

Executive Summary

North Sammamish Plateau - Area 035

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 1252
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$228,300	\$323,100	\$551,400			7.97%
2014 Value	\$249,900	\$401,300	\$651,200	\$697,500	93.2%	7.40%
\$ Change	+\$21,600	+\$78,200	+\$99,800			
% Change	+9.5%	+24.2%	+18.1%			

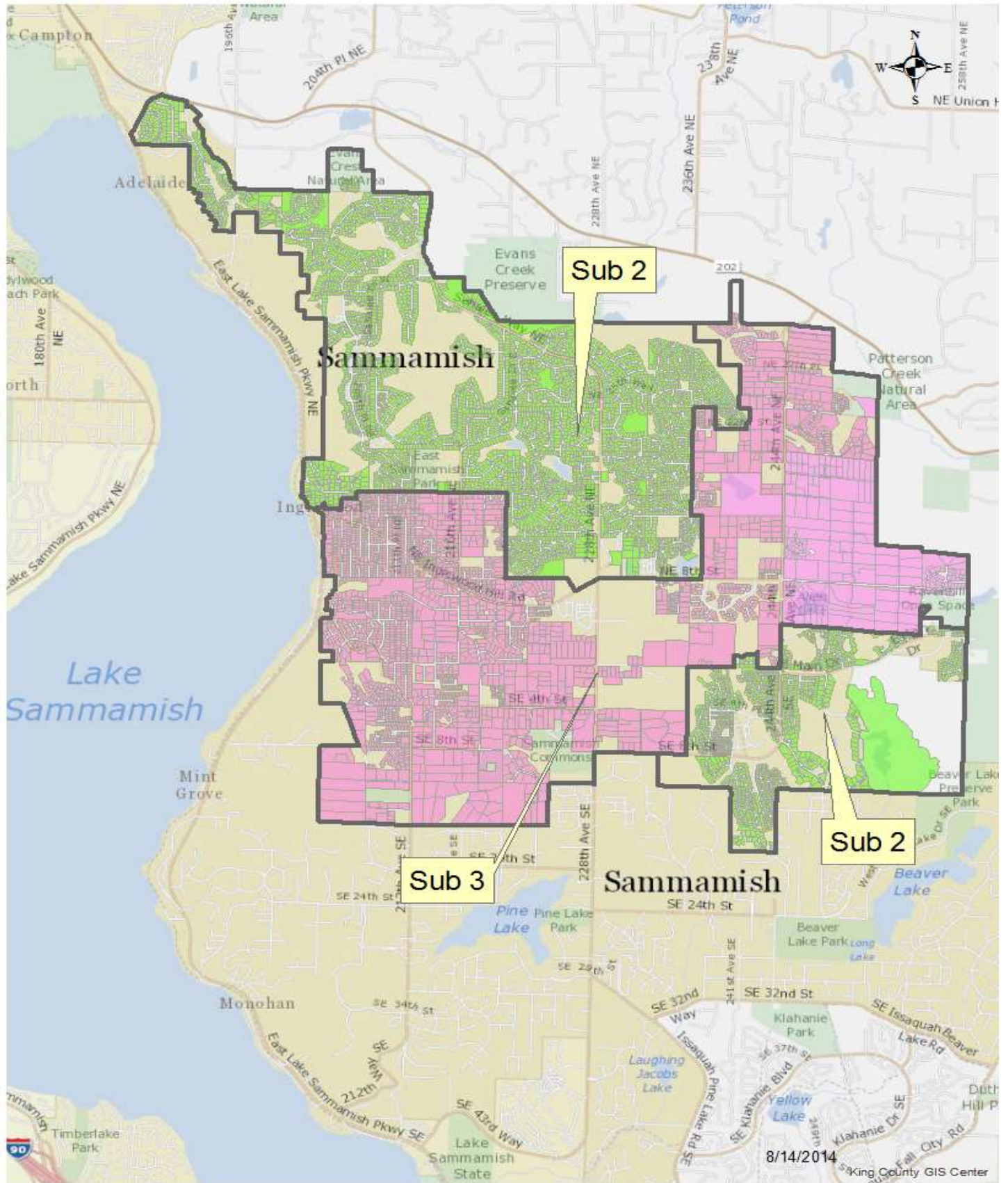
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.40% is an improvement from the previous COD of 7.97%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$236,000	\$283,800	\$519,800
2014 Value	\$259,200	\$360,400	\$619,600
% Change	+9.8%	+27.0%	+19.2%

Number of one to three unit residences in the population: 8,119

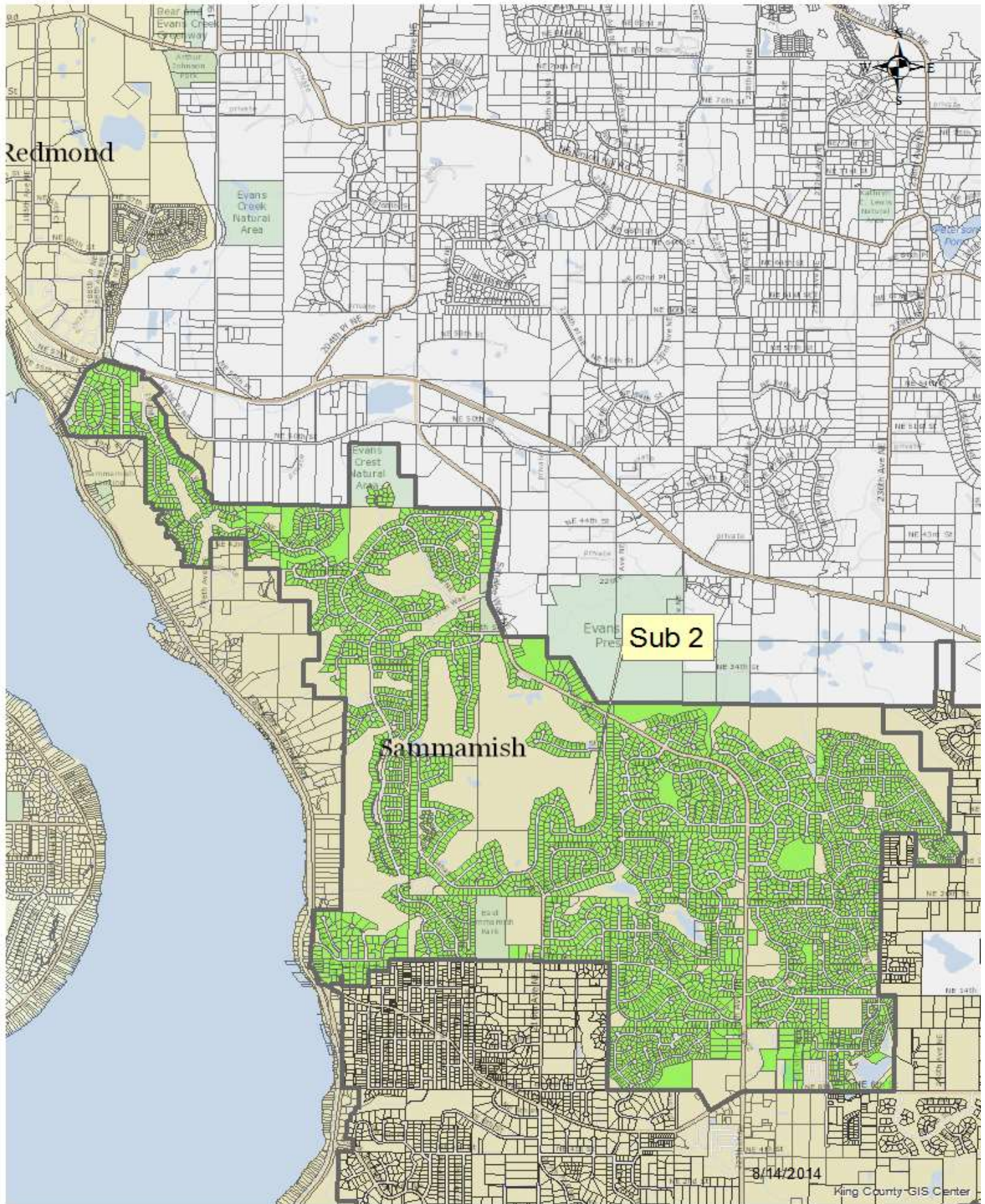
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables and one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Generally, parcels in 6 plats located in Major 306640 & 306641 (Hampton Woods Div 1 and Div2), Major 863576 (Three Willows Div 2), Major 289573 (GreenBriar), Major 723740 (The Reserve at Inglewood), Major 286250 (Gramercy Park) and Major 802200 (Stirling Manor) were at a higher assessment level than the rest of the population. This was also the case for Grade 11 and higher homes. This annual update valuation model corrects for these strata differences.

Area 035 - Map

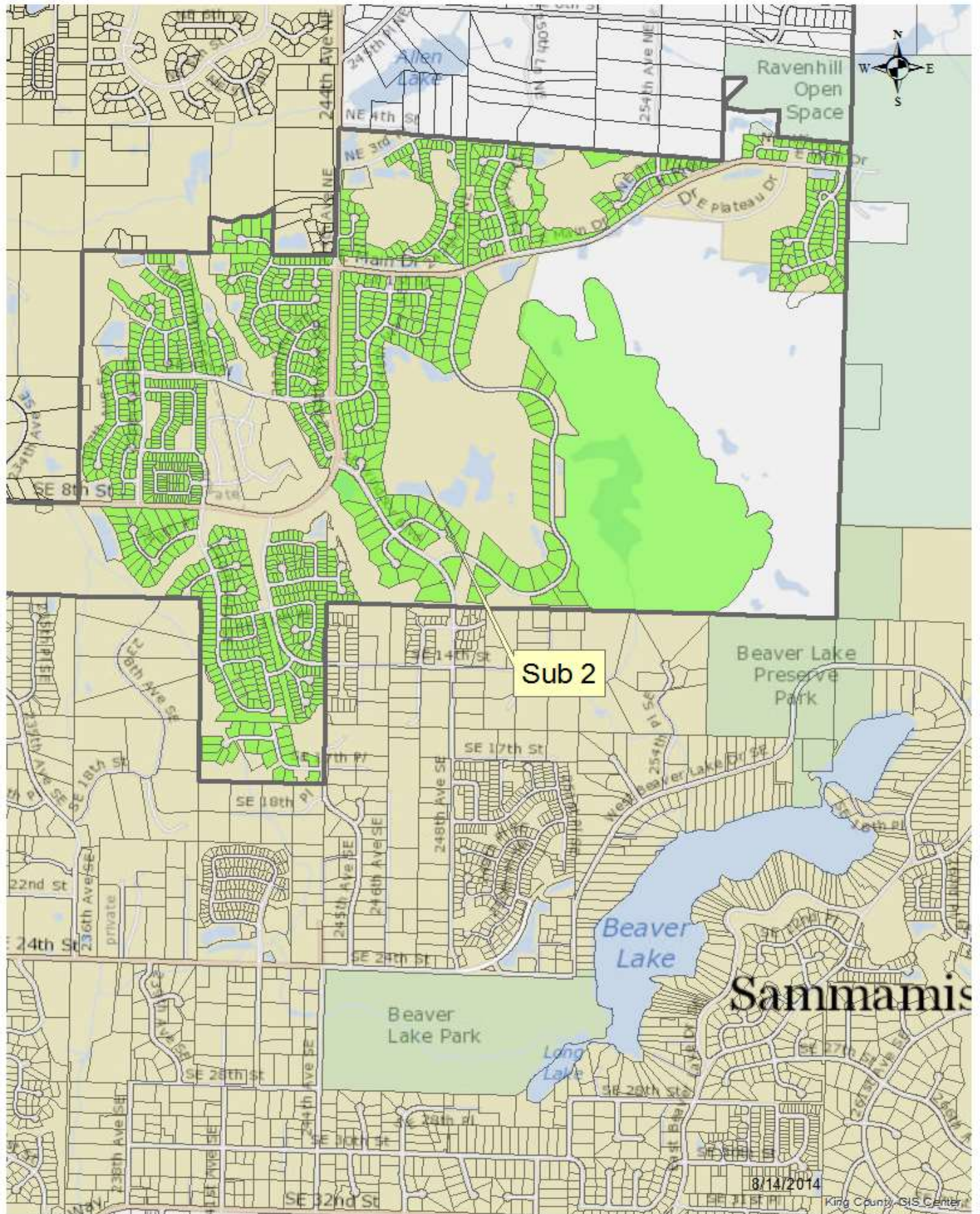


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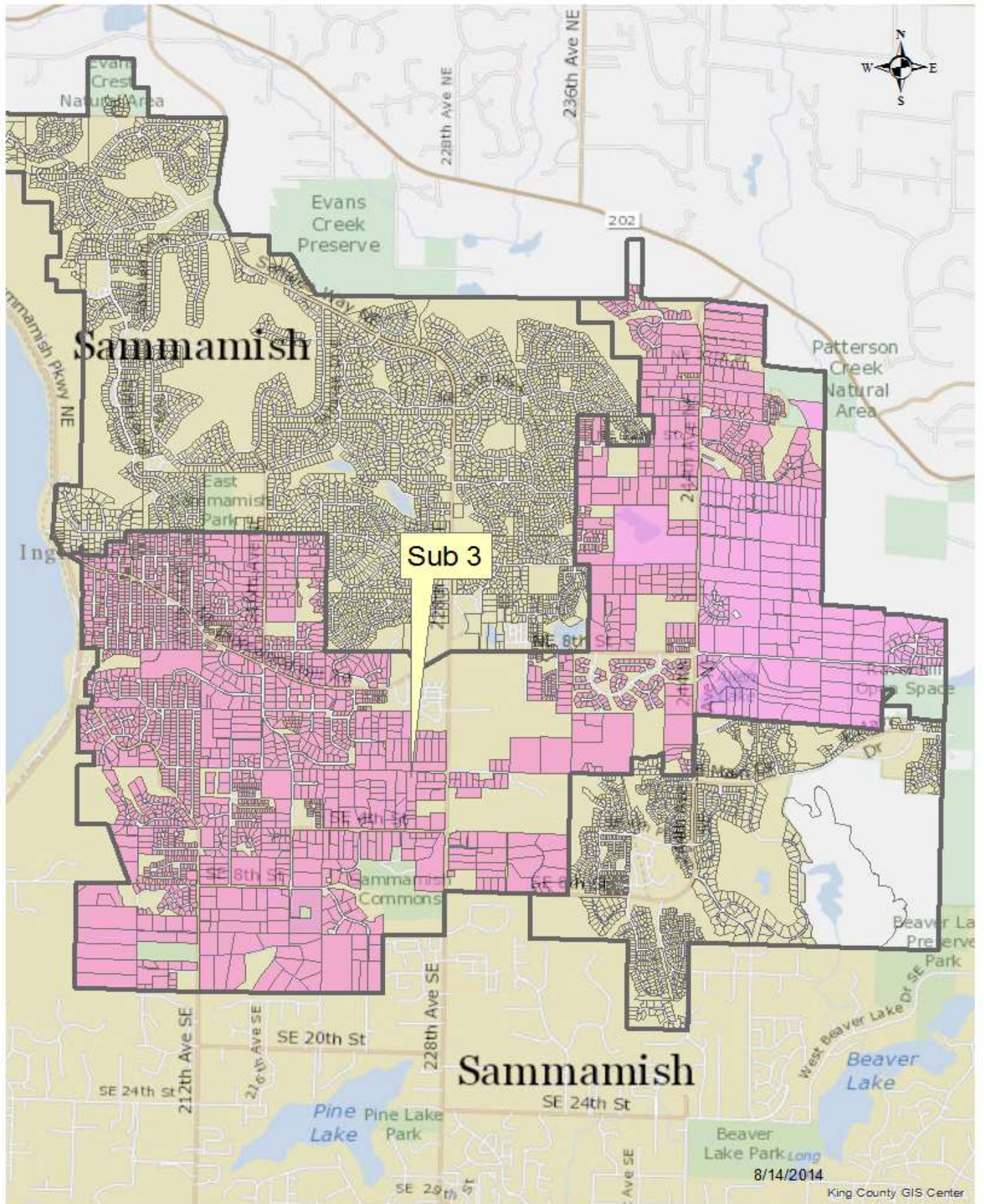
Area 035 – Sub Area 2 North Map



Area 035 – Sub Area 2 South Map



Area 035 – Sub Area 3 Map



Area 035 - Model Adjustments 1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+20.31%	7,271	90%

Due to truncating 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.

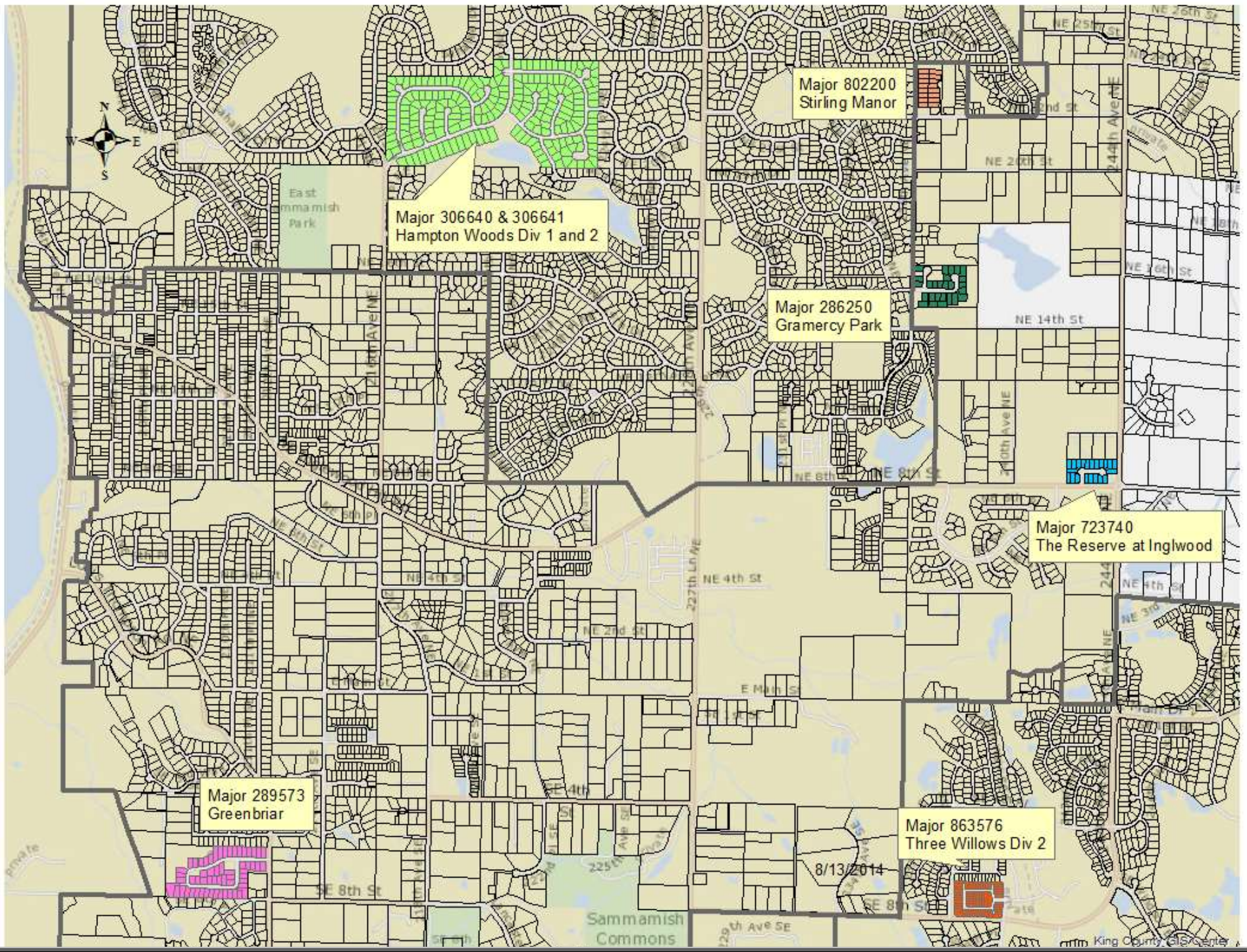
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Major306640&306641 (Hampton Woods Div 1&2)	+15.63%	32	213	15%
Major863576 (Three Willows Div 2)	+6.88%	10	62	16%
Major289573 (GreenBriar)	+8.97%	50	58	86%
Major723740 (The Reserve at Inglewood)	-0.53%	15	20	75%
Major286250 (Gramercy Park)	-0.55%	10	15	67%
Major802200 (Stirling Manor)	-0.71%	6	11	55%
HighGrade>10	+15.54%	72	469	15%

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

Generally, parcels in 6 plats in Area 35, Major 306640 & 306641(Hampton Woods Div 1 and Div2), Major 863576 (Three Willows Div 2), Major 289573 (GreenBriar), Major 723740 (The Reserve at Inglewood) and plats Major 286250 (Gramercy Park) and Major 802200 (Stirling Manor) were at a higher assessment level than the rest of the population. This was also the case for Grade 11 and higher homes. This model corrects for these strata differences.

Area 035- Plat Map



Area 035 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
Major306640 and 306641	Hampton Woods Div 1 and Div 2	32	213	15%	NW-28-25-6 and NE-28-25-6	2	8 - 10	1985 - 1992
Major863576	Three Willows Div 2	10	62	16%	SE-34-25-6	2	8	1999
Major289573	GreenBriar	50	58	86%	SE-32-25-6	3	10	2011 - 2013
Major723740	The Reserve at Inglewood	15	20	75%	SE-27-25-6	3	9	2012 - 2013
Major286250	Gramercy Park	10	15	67%	NE-27-25-6 and SE-27-25-6	3	9	2012 - 2013
Major802200	Stirling Manor	6	11	55%	NE-27-25-6	3	10	2012 - 2013



Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 14, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 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 19 usable land sales available in the area, their 2013 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 +9.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.100, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables and one characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Generally, parcels in 6 plats in, Major 306640 & 306641 (Hampton Woods Div 1 and Div2), Major 863576 (Three Willows Div 2), Major 289573 (GreenBriar), Major 723740 (The Reserve at Inglewood) and plats Major 286250 (Gramercy Park) and Major 802200 (Stirling Manor) were at a higher assessment level than the rest of the population. This was also the case for Grade 11 and higher homes. This annual update valuation model corrects for these strata differences. 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 1,252 useable residential sales in the area.



Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} = & 2013 \text{ Total Value} * (1 - 0.06) / (.781334 - 4.568271E-04 * \text{SaleDay} - 2.561136E- \\ & 07 * \text{SaleDaySq} + .0316086 * \text{Major306640} + 306641 + .0981171 * \text{Major863576} + 8.131903E- \\ & 02 * \text{Major289573} + .1636343 * \text{Major723740} + .1638318 * \text{Major286250} + .1654153 * \text{Major802200} + \\ & 3.226798E-02 * \text{HighGrade} > 10) \end{aligned}$$

The resulting total value is truncated to the next \$1,000, then:

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Mobile Home Update

There were only two sales of mobile homes within Area 03535. Therefore, due to this insignificant representation of mobile homes, a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +18.1% will be applied. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.181 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.932. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +19.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.181.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.181.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.

- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

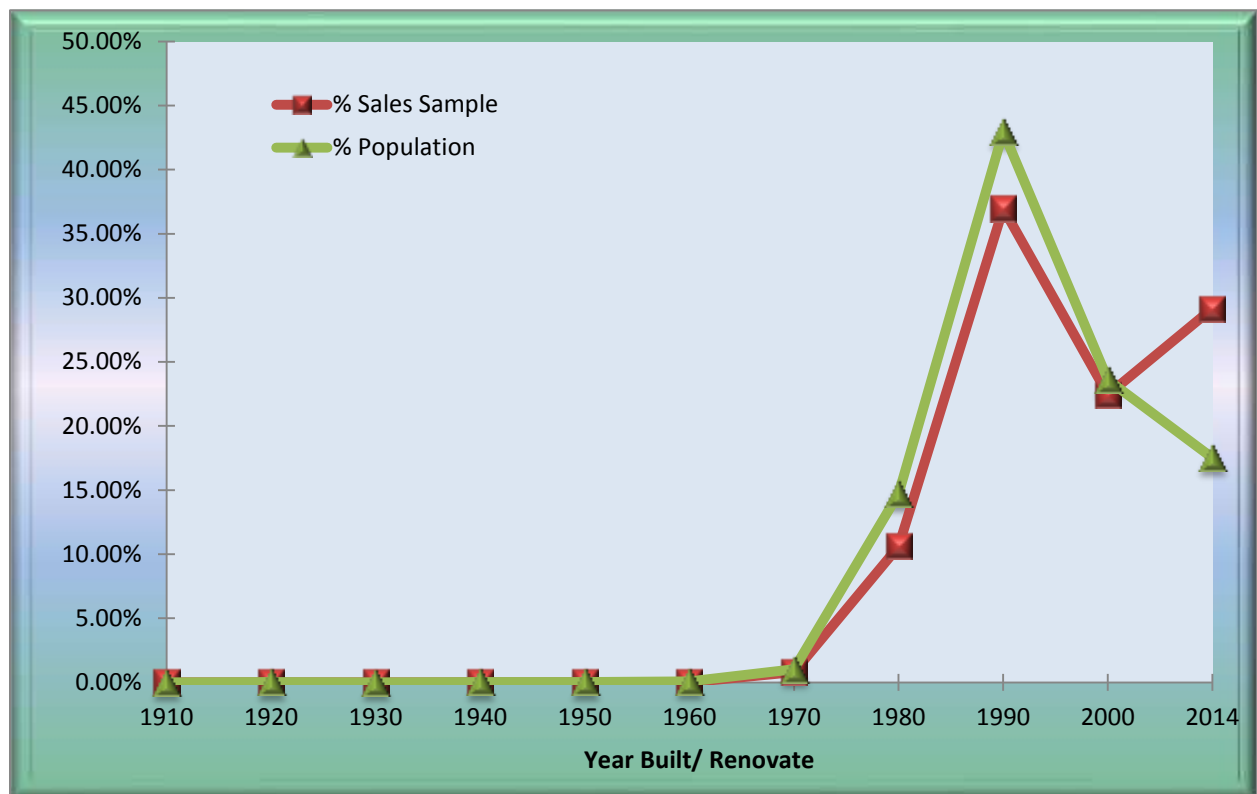
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	10	0.80%
1980	133	10.62%
1990	463	36.98%
2000	281	22.44%
2014	365	29.15%
1,252		

Population

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	2	0.02%
1930	0	0.00%
1940	2	0.02%
1950	3	0.04%
1960	6	0.07%
1970	84	1.03%
1980	1,196	14.73%
1990	3,488	42.96%
2000	1,915	23.59%
2014	1,422	17.51%
8,119		



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 have statistical significance and results are reflected by the plat variables in the model.

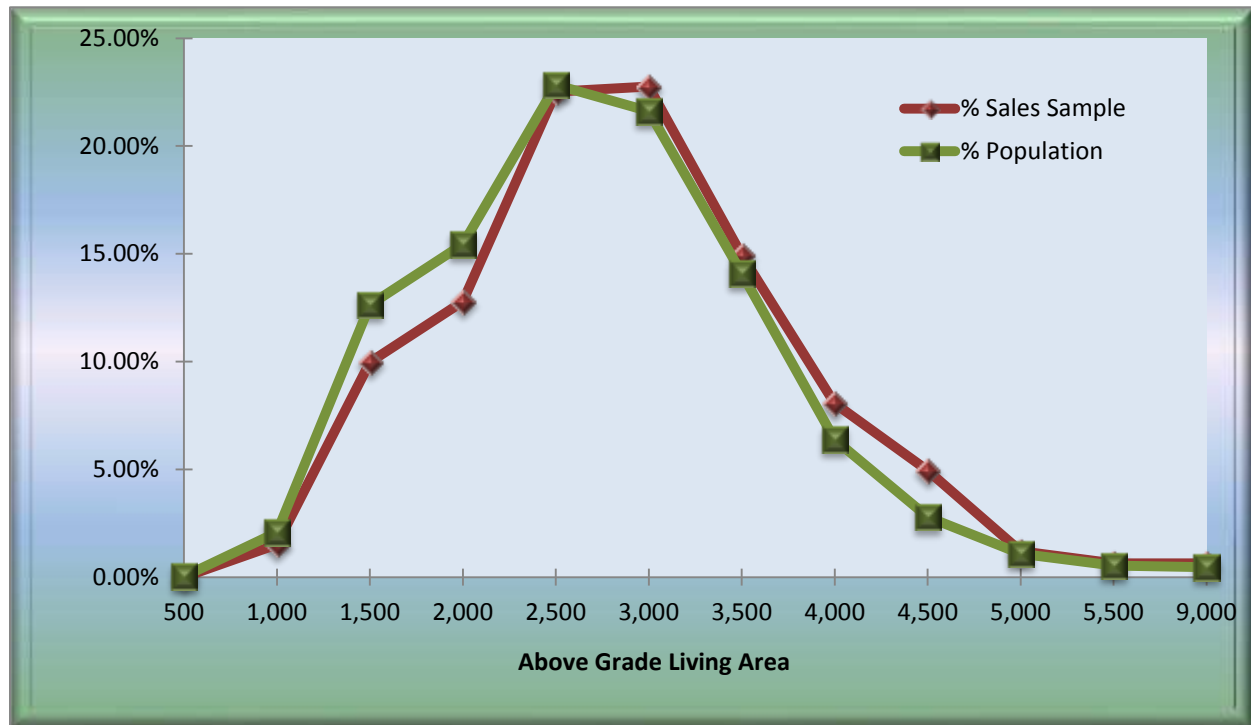
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	19	1.52%
1,500	125	9.98%
2,000	160	12.78%
2,500	282	22.52%
3,000	285	22.76%
3,500	187	14.94%
4,000	101	8.07%
4,500	62	4.95%
5,000	15	1.20%
5,500	8	0.64%
9,000	8	0.64%
1252		

Population

AGLA	Frequency	% Population
500	2	0.02%
1,000	169	2.08%
1,500	1,026	12.64%
2,000	1,254	15.45%
2,500	1,854	22.84%
3,000	1,755	21.62%
3,500	1,144	14.09%
4,000	519	6.39%
4,500	227	2.80%
5,000	88	1.08%
5,500	43	0.53%
9,000	38	0.47%
8,119		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). This distribution is adequate for both accurate analysis and appraisals.



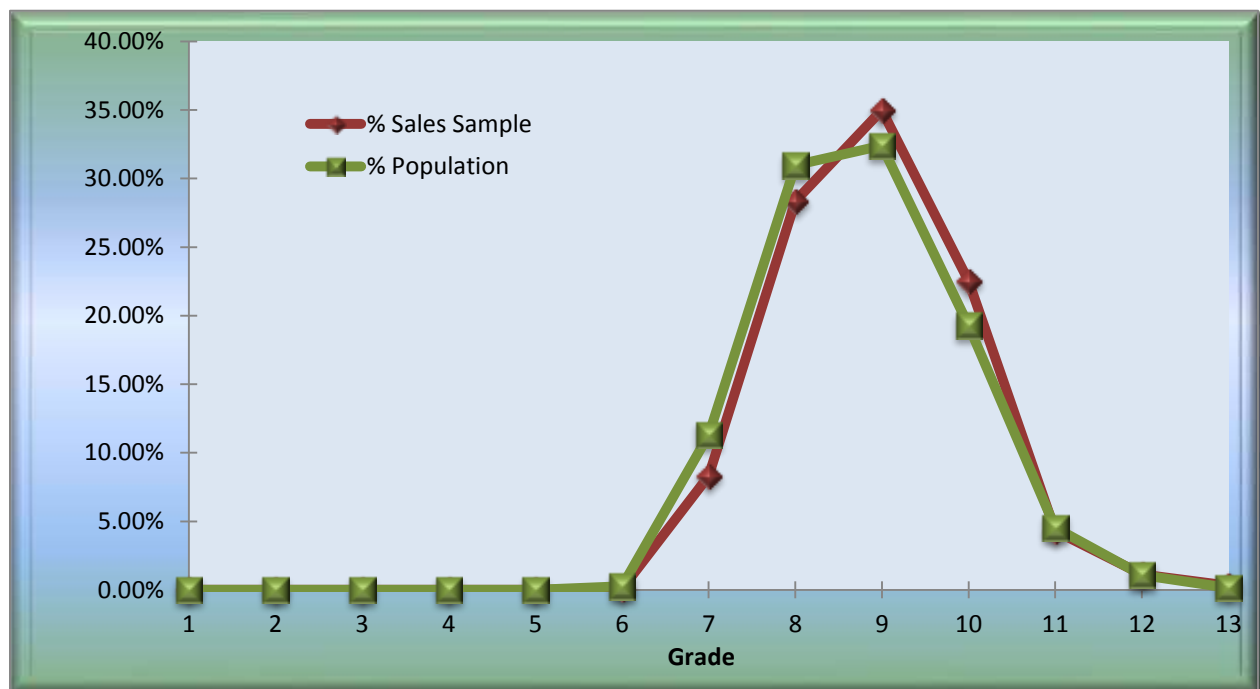
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.08%
7	104	8.31%
8	355	28.35%
9	438	34.98%
10	282	22.52%
11	54	4.31%
12	14	1.12%
13	4	0.32%
	1252	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.01%
6	21	0.26%
7	918	11.31%
8	2,515	30.98%
9	2,630	32.39%
10	1,565	19.28%
11	369	4.54%
12	88	1.08%
13	12	0.15%
	8,119	



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



Area 035 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.196, resulting in an adjusted value of \$568,000 ($\$475,000 \times 1.196 = \$568,100$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.24	24.4%
2/1/2011	1.25	24.7%
3/1/2011	1.25	25.0%
4/1/2011	1.25	25.3%
5/1/2011	1.25	25.5%
6/1/2011	1.26	25.6%
7/1/2011	1.26	25.7%
8/1/2011	1.26	25.7%
9/1/2011	1.26	25.7%
10/1/2011	1.26	25.6%
11/1/2011	1.25	25.4%
12/1/2011	1.25	25.2%
1/1/2012	1.25	24.9%
2/1/2012	1.25	24.5%
3/1/2012	1.24	24.1%
4/1/2012	1.24	23.7%
5/1/2012	1.23	23.1%
6/1/2012	1.23	22.6%
7/1/2012	1.22	21.9%
8/1/2012	1.21	21.2%
9/1/2012	1.20	20.4%
10/1/2012	1.20	19.6%
11/1/2012	1.19	18.7%
12/1/2012	1.18	17.8%
1/1/2013	1.17	16.7%
2/1/2013	1.16	15.7%
3/1/2013	1.15	14.6%
4/1/2013	1.13	13.4%
5/1/2013	1.12	12.2%
6/1/2013	1.11	10.9%
7/1/2013	1.10	9.5%
8/1/2013	1.08	8.1%
9/1/2013	1.07	6.6%
10/1/2013	1.05	5.0%
11/1/2013	1.03	3.4%
12/1/2013	1.02	1.8%
1/1/2014	1.00	0.0%

The time adjustment formula for Area 035 is: $(.781334 - 4.568271E-04 * \text{SaleDay} - 2.561136E-07 * \text{SaleDaySq} + .0316086 * 0.0255591 + .0981171 * 7.987221E-03 + 8.131903E-02 * 0.0399361 + .1636343 * 1.198083E-02 + .1638318 * 7.987221E-03 + .1654153 * 4.792332E-03 + 3.226798E-02 * 5.750799E-02) / (.781334 + .0316086 * 0.0255591 + .0981171 * 7.987221E-03 + 8.131903E-02 * 0.0399361 + .1636343 * 1.198083E-02 + .1638318 * 7.987221E-03 + .1654153 * 4.792332E-03 + 3.226798E-02 * 5.750799E-02)$

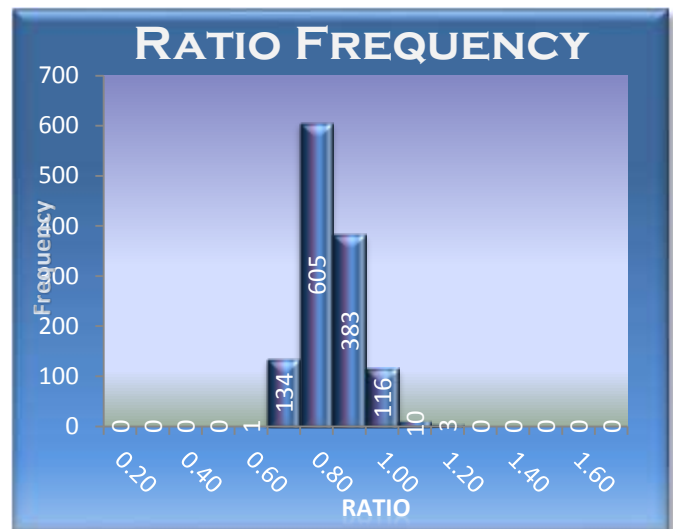
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Sammamish Plateau	1/1/2013	8/14/2014	1/2011 - 12/2013
Area Number: 35	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1252
Mean Assessed Value	551,400
Mean Adj. Sales Price	697,500
Standard Deviation AV	203,136
Standard Deviation SP	251,214
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.792
Median Ratio	0.784
Weighted Mean Ratio	0.791
UNIFORMITY	
Lowest ratio	0.532
Highest ratio:	1.175
Coefficient of Dispersion	7.97%
Standard Deviation	0.080
Coefficient of Variation	10.12%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.778
Upper limit	0.789
95% Confidence: Mean	
Lower limit	0.788
Upper limit	0.797
SAMPLE SIZE EVALUATION	
N (population size)	8119
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.080
Recommended minimum:	10
Actual sample size:	1252
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	686
# ratios above mean:	566
z:	3.391
Conclusion:	Non-normal



COMMENTS:

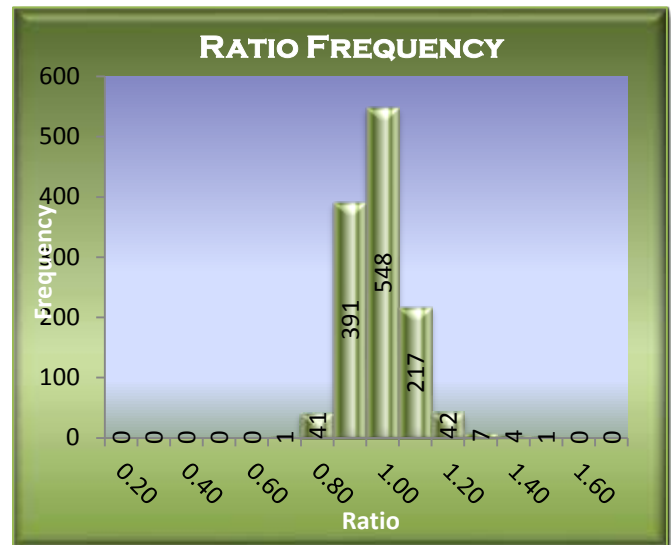
1 to 3 Unit Residences throughout Area 035

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Sammamish Plateau	1/1/2014	8/14/2014	1/2011 - 12/2013
Area Number: 35	Appr. ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1252
Mean Assessed Value	651,200
Mean Sales Price	697,500
Standard Deviation AV	228,648
Standard Deviation SP	251,214
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.940
Median Ratio	0.932
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.614
Highest ratio:	1.412
Coefficient of Dispersion	7.40%
Standard Deviation	0.090
Coefficient of Variation	9.56%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.926
Upper limit	0.937
95% Confidence: Mean	
Lower limit	0.935
Upper limit	0.945
SAMPLE SIZE EVALUATION	
N (population size)	8119
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	1252
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	670
# ratios above mean:	582
z:	2.487
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 035

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	681780	1210	11/18/11	\$280,000	\$351,000	760	7	1981	Good	10,334	N	N	22937 NE 27TH PL
2	0	681781	0050	03/20/12	\$285,000	\$353,000	830	7	1981	Avg	10,465	N	N	2920 229TH PL NE
2	0	681780	0860	09/10/12	\$317,700	\$382,000	850	7	1984	Avg	13,281	N	N	23014 NE 29TH ST
2	0	681781	0270	05/26/11	\$315,000	\$396,000	900	7	1983	Avg	10,637	N	N	3033 229TH PL NE
2	0	681781	0230	05/08/12	\$285,000	\$351,000	900	7	1983	Avg	12,696	N	N	3004 229TH PL NE
2	0	681780	0380	10/02/12	\$320,000	\$383,000	910	7	1981	VGood	10,900	N	N	2518 231ST AVE NE
2	0	681780	1090	12/09/13	\$386,000	\$391,000	920	7	1983	Good	11,609	N	N	22967 NE 26TH PL
2	0	681780	1090	11/03/11	\$347,000	\$435,000	920	7	1983	Good	11,609	N	N	22967 NE 26TH PL
2	0	681780	0970	09/27/12	\$294,000	\$352,000	920	7	1983	Avg	11,020	N	N	2823 230TH AVE NE
2	0	681780	0460	04/04/11	\$292,000	\$366,000	920	7	1981	Avg	11,985	N	N	2525 231ST AVE NE
2	0	681781	0360	08/14/13	\$330,000	\$355,000	940	7	1984	Avg	11,247	N	N	2905 229TH PL NE
2	0	681780	0520	01/09/11	\$255,000	\$317,000	940	7	1981	Avg	10,700	N	N	23005 NE 27TH ST
2	0	681781	0360	02/24/12	\$245,000	\$304,000	940	7	1984	Avg	11,247	N	N	2905 229TH PL NE
2	0	771580	0160	11/07/13	\$415,000	\$428,000	960	7	1981	Good	7,200	N	N	1744 211TH PL NE
2	0	681780	0030	03/23/11	\$391,000	\$490,000	1,010	7	1985	Good	13,309	N	N	22819 NE 25TH WAY
2	0	771580	0210	07/20/12	\$320,000	\$389,000	1,010	7	1982	Avg	7,000	N	N	1828 211TH PL NE
2	0	771580	0410	03/08/12	\$271,000	\$336,000	1,010	7	1984	Avg	9,100	N	N	1840 211TH CT NE
2	0	771580	1100	11/30/11	\$260,000	\$325,000	1,020	7	1982	Avg	8,120	N	N	21137 NE 18TH ST
2	0	681780	0900	11/18/13	\$375,000	\$384,000	1,050	7	1984	Avg	14,929	N	N	2922 230TH AVE NE
2	0	681780	0770	03/27/13	\$335,000	\$381,000	1,060	7	1983	Avg	10,658	N	N	23029 NE 29TH ST
2	0	771580	0360	05/23/13	\$394,824	\$439,000	1,080	7	1984	Good	8,424	N	N	1808 211TH CT NE
2	0	681780	0220	08/25/13	\$402,000	\$430,000	1,140	7	1983	Avg	11,067	N	N	22925 NE 25TH WAY
2	0	771580	0350	06/26/13	\$465,000	\$510,000	1,160	7	1984	Avg	8,400	N	N	1800 211TH CT NE
2	0	660022	0300	03/03/11	\$475,000	\$594,000	1,180	7	1981	Good	12,753	N	N	2200 229TH AVE NE
2	0	681780	1430	02/07/13	\$446,000	\$515,000	1,190	7	1985	Avg	11,430	N	N	22814 NE 25TH WAY
2	0	681780	0890	04/11/13	\$422,500	\$477,000	1,190	7	1984	Avg	12,436	N	N	2914 230TH AVE NE
2	0	681780	0170	10/12/11	\$352,000	\$442,000	1,190	7	1983	Avg	12,266	N	N	22914 NE 24TH PL
2	0	752505	0140	08/20/13	\$430,000	\$461,000	1,200	7	1981	Avg	12,047	N	N	21919 NE 18TH ST
2	0	660022	0670	11/29/12	\$328,000	\$386,000	1,210	7	1981	Good	14,117	N	N	2012 228TH PL NE
2	0	664400	0060	04/12/11	\$324,950	\$407,000	1,220	7	1987	Avg	7,461	N	N	1806 225TH PL NE
2	0	664400	0080	01/14/13	\$318,000	\$370,000	1,220	7	1987	Avg	9,532	N	N	1839 225TH PL NE
2	0	681780	0150	05/24/13	\$350,000	\$389,000	1,240	7	1983	Avg	10,849	N	N	22949 NE 24TH PL



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	771580	0950	01/30/13	\$408,000	\$472,000	1,250	7	1981	Avg	7,500	N	N	21039 NE 17TH ST
2	0	681780	1340	02/09/12	\$400,000	\$498,000	1,270	7	1984	Avg	10,580	N	N	22841 NE 26TH ST
2	0	660022	0200	04/07/11	\$377,000	\$473,000	1,270	7	1982	Avg	17,649	N	N	2413 231ST PL NE
2	0	681780	0690	05/27/11	\$320,000	\$402,000	1,290	7	1981	Good	10,957	N	N	23028 NE 28TH ST
2	0	752505	0010	12/10/13	\$430,000	\$435,000	1,310	7	1982	Avg	11,386	N	N	1602 220TH PL NE
2	0	752505	0070	05/07/12	\$425,000	\$523,000	1,330	7	1982	Avg	12,920	N	N	1637 220TH PL NE
2	0	681780	1250	06/30/11	\$360,000	\$453,000	1,360	7	1981	Avg	11,278	N	N	22932 NE 27TH PL
2	0	570630	0110	12/14/12	\$399,950	\$469,000	1,390	7	1987	Avg	14,824	N	N	23218 NE 10TH PL
2	0	771580	1040	04/11/12	\$350,500	\$433,000	1,430	7	1984	Good	7,125	N	N	1740 211TH WAY NE
2	0	681780	1200	12/16/13	\$425,000	\$429,000	1,460	7	1981	Good	10,274	N	N	22935 NE 27TH PL
2	0	664400	0100	07/08/11	\$370,000	\$465,000	1,470	7	1987	Avg	7,567	N	N	1831 225TH PL NE
2	0	681780	1020	01/25/12	\$389,950	\$486,000	1,500	7	1983	Avg	11,092	N	N	2603 230TH AVE NE
2	0	660022	0230	10/23/13	\$474,000	\$492,000	1,560	7	1986	Avg	10,549	N	N	2409 231ST PL NE
2	0	771580	0010	05/04/11	\$380,000	\$477,000	1,650	7	1982	Avg	7,722	N	N	21144 NE 16TH ST
2	0	681780	0910	06/24/11	\$385,000	\$484,000	1,690	7	1984	Avg	16,061	N	N	2928 230TH AVE NE
2	0	357840	0740	07/23/13	\$365,000	\$396,000	1,010	8	1980	Avg	9,664	N	N	22103 NE 16TH ST
2	0	357840	0710	12/13/12	\$310,000	\$364,000	1,010	8	1982	Avg	14,183	N	N	1346 222ND PL NE
2	0	357840	1190	12/07/11	\$290,000	\$363,000	1,010	8	1980	Avg	13,077	N	N	1139 222ND PL NE
2	0	357840	0930	04/24/13	\$412,000	\$463,000	1,020	8	1980	VGood	11,747	N	N	22031 NE 15TH ST
2	0	771580	1150	11/07/12	\$386,000	\$457,000	1,030	8	1981	Avg	8,256	N	N	21038 NE 17TH ST
2	0	287290	0460	02/03/11	\$265,000	\$331,000	1,090	8	1985	Avg	11,349	N	N	1824 226TH PL NE
2	0	807841	0270	01/25/12	\$385,000	\$480,000	1,160	8	1987	Avg	8,304	N	N	23235 NE 29TH CT
2	0	325990	0030	04/17/13	\$437,500	\$493,000	1,180	8	1991	Avg	7,589	N	N	1735 221ST PL NE
2	0	193905	0110	07/23/13	\$424,000	\$460,000	1,180	8	1988	Avg	15,661	N	N	22612 NE 14TH PL
2	0	807840	0170	08/28/13	\$451,050	\$482,000	1,190	8	1984	Avg	11,667	N	N	2621 234TH AVE NE
2	0	807840	0170	05/11/12	\$410,000	\$504,000	1,190	8	1984	Avg	11,667	N	N	2621 234TH AVE NE
2	0	865152	0040	09/09/13	\$555,000	\$589,000	1,200	8	1985	Good	7,070	N	N	21053 NE 42ND ST
2	0	771580	1160	12/16/13	\$425,550	\$429,000	1,200	8	1982	Avg	7,098	N	N	21028 NE 17TH ST
2	0	357840	1580	03/27/12	\$300,000	\$371,000	1,200	8	1980	Avg	8,614	N	N	22608 NE 12TH PL
2	0	807840	0210	07/30/12	\$378,000	\$458,000	1,220	8	1984	Avg	8,076	N	N	2605 234TH AVE NE
2	0	178540	0140	10/02/13	\$460,000	\$483,000	1,240	8	1981	Avg	15,971	N	N	22525 NE 23RD CT
2	0	807840	0180	06/21/11	\$367,500	\$462,000	1,250	8	1984	Avg	8,437	N	N	2617 234TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807840	0420	06/17/13	\$426,500	\$470,000	1,260	8	1985	Good	7,725	N	N	2501 233RD PL NE
2	0	357840	1020	10/18/12	\$414,700	\$494,000	1,270	8	1983	Avg	9,835	N	N	1518 220TH PL NE
2	0	357840	1690	01/17/12	\$330,000	\$412,000	1,280	8	1984	Avg	11,057	N	N	22525 NE 14TH DR
2	0	807841	0330	02/15/12	\$439,950	\$547,000	1,290	8	1987	Good	9,433	N	N	2803 233RD PL NE
2	0	357840	1240	10/25/12	\$375,000	\$446,000	1,290	8	1983	Avg	12,741	N	N	22411 NE 12TH CT
2	0	357840	1390	08/14/12	\$379,000	\$458,000	1,310	8	1983	Avg	10,410	N	N	22424 NE 13TH CT
2	0	357840	0920	06/22/12	\$429,000	\$524,000	1,320	8	1980	Good	11,167	N	N	22025 NE 15TH ST
2	0	807845	0090	06/26/13	\$500,000	\$549,000	1,330	8	1990	Avg	7,542	N	N	23621 NE 25TH WAY
2	0	357840	1450	07/05/13	\$445,000	\$487,000	1,330	8	1984	Avg	9,468	N	N	1239 225TH AVE NE
2	0	357840	0410	09/20/13	\$410,000	\$433,000	1,330	8	1980	Good	20,385	N	N	22401 NE 14TH DR
2	0	721572	1440	07/09/12	\$363,000	\$442,000	1,330	8	1999	Avg	4,924	N	N	913 243RD PL SE
2	0	721572	1500	04/15/13	\$362,000	\$409,000	1,330	8	1999	Avg	4,559	N	N	24243 SE 9TH ST
2	0	357840	0020	02/14/13	\$478,000	\$551,000	1,340	8	1984	VGood	12,946	N	N	22706 NE 12TH PL
2	0	807842	0150	06/20/11	\$405,000	\$509,000	1,340	8	1988	Avg	7,698	N	N	2832 234TH PL NE
2	0	865151	0360	03/11/13	\$385,000	\$440,000	1,340	8	1984	Avg	9,371	N	N	20932 NE 44TH ST
2	0	865151	0290	05/03/13	\$530,000	\$594,000	1,350	8	1983	Good	19,199	N	N	21032 NE 44TH ST
2	0	807843	0330	06/16/11	\$431,500	\$542,000	1,350	8	1988	Avg	8,894	N	N	23440 NE 28TH PL
2	0	193905	0160	05/30/12	\$368,000	\$451,000	1,350	8	1988	Avg	8,083	N	N	1421 227TH PL NE
2	0	807842	0010	12/05/12	\$430,000	\$506,000	1,360	8	1988	Avg	8,887	N	N	2829 234TH PL NE
2	0	287290	0140	03/17/13	\$443,000	\$505,000	1,390	8	1984	Avg	14,684	N	N	22623 NE 19TH PL
2	0	750446	0160	06/18/13	\$416,500	\$459,000	1,390	8	1980	Avg	12,168	N	N	1622 217TH PL NE
2	0	195443	0260	06/28/13	\$465,000	\$510,000	1,400	8	1987	Avg	6,398	N	N	911 224TH AVE NE
2	0	750400	1020	11/06/13	\$400,000	\$413,000	1,400	8	1972	Avg	12,750	N	N	2025 208TH PL NE
2	0	357840	1110	10/18/13	\$480,000	\$500,000	1,420	8	1983	Avg	9,768	N	N	1325 220TH PL NE
2	0	865152	0350	09/23/13	\$534,000	\$563,000	1,450	8	1986	Avg	8,013	N	N	21113 NE 43RD PL
2	0	195442	0410	02/21/12	\$370,000	\$460,000	1,450	8	1987	Avg	6,502	N	N	22212 NE 9TH DR
2	0	771580	0920	04/22/11	\$385,000	\$483,000	1,470	8	1980	Avg	9,000	N	N	21027 NE 17TH ST
2	0	287290	0160	03/13/13	\$410,000	\$468,000	1,490	8	1984	Avg	10,387	N	N	22622 NE 19TH PL
2	0	865152	0140	12/12/12	\$456,000	\$535,000	1,510	8	1984	Avg	14,398	N	N	4121 211TH PL NE
2	0	865151	1480	03/25/11	\$437,000	\$547,000	1,520	8	1982	Avg	9,334	N	N	20820 NE 42ND ST
2	0	896199	0180	09/13/12	\$370,000	\$444,000	1,530	8	1999	Avg	5,976	N	N	458 243RD PL SE
2	0	896199	0150	12/07/12	\$365,000	\$429,000	1,530	8	1999	Avg	5,051	N	N	476 243RD PL SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	896199	0150	07/30/12	\$345,000	\$418,000	1,530	8	1999	Avg	5,051	N	N	476 243RD PL SE
2	0	896199	0120	09/20/11	\$333,000	\$418,000	1,530	8	1999	Avg	5,568	N	N	481 243RD PL SE
2	0	750401	0110	02/28/13	\$520,000	\$596,000	1,550	8	1975	Good	12,000	N	N	3214 SAHALEE DR W
2	0	815800	0090	08/08/13	\$460,000	\$496,000	1,550	8	1984	Avg	7,276	N	N	1812 226TH PL NE
2	0	771580	0440	11/25/13	\$459,000	\$469,000	1,550	8	1984	Good	7,125	N	N	1825 211TH CT NE
2	0	195444	0240	11/14/13	\$440,000	\$452,000	1,550	8	1988	Avg	6,590	N	N	22115 NE 11TH PL
2	0	721572	1670	09/26/13	\$465,000	\$490,000	1,560	8	1999	Avg	5,475	N	N	1116 243RD PL SE
2	0	195444	0170	10/05/11	\$343,000	\$431,000	1,590	8	1988	Avg	8,468	N	N	1121 221ST CT NE
2	0	325990	0020	07/20/12	\$375,000	\$456,000	1,600	8	1991	Avg	9,393	N	N	1739 221ST PL NE
2	0	195443	0010	08/15/12	\$439,950	\$532,000	1,610	8	1989	Avg	6,553	N	N	22464 NE 9TH DR
2	0	750410	0960	01/22/13	\$385,000	\$447,000	1,610	8	1983	Avg	12,495	N	N	22409 NE 25TH WAY
2	0	750440	0560	03/25/13	\$498,000	\$566,000	1,620	8	1978	Avg	12,665	N	N	1811 218TH PL NE
2	0	750440	0260	04/19/13	\$516,000	\$581,000	1,630	8	1978	Avg	13,073	N	N	1629 219TH PL NE
2	0	195441	0130	02/13/12	\$350,000	\$435,000	1,630	8	1987	Avg	7,943	N	N	22432 NE 10TH ST
2	0	750440	0090	03/05/13	\$449,800	\$515,000	1,640	8	1978	Avg	12,000	N	N	21719 NE 18TH WAY
2	0	357840	0190	04/07/11	\$370,000	\$464,000	1,640	8	1984	Avg	11,542	N	N	1440 224TH AVE NE
2	0	721573	0750	09/19/13	\$466,000	\$492,000	1,650	8	2001	Avg	4,171	N	N	1427 242ND PL SE
2	0	721572	1380	08/27/13	\$459,000	\$490,000	1,650	8	1999	Avg	4,580	N	N	24264 SE 10TH PL
2	0	721573	0910	04/25/13	\$445,000	\$500,000	1,650	8	2001	Avg	5,687	N	N	24212 SE 14TH CT
2	0	195441	0050	06/25/12	\$435,000	\$531,000	1,650	8	1987	Avg	9,965	N	N	22472 NE 10TH ST
2	0	721572	1300	11/02/12	\$412,000	\$489,000	1,650	8	2000	Avg	5,569	N	N	924 242ND CT SE
2	0	721572	1000	04/24/12	\$380,000	\$468,000	1,650	8	1999	Avg	5,170	N	N	24258 SE 9TH ST
2	0	750446	0170	02/22/12	\$431,000	\$536,000	1,670	8	1978	Avg	13,510	N	N	1621 217TH PL NE
2	0	865152	0120	09/04/13	\$463,000	\$493,000	1,680	8	1984	Avg	7,815	N	N	21109 NE 42ND ST
2	0	195444	0310	03/25/13	\$392,000	\$446,000	1,690	8	1987	Avg	7,840	N	N	22307 NE 11TH PL
2	0	807840	0280	09/10/13	\$416,000	\$441,000	1,700	8	1985	Avg	7,739	N	N	2640 234TH AVE NE
2	0	815800	0080	06/18/13	\$449,000	\$494,000	1,710	8	1984	Avg	7,291	N	N	1808 226TH PL NE
2	0	287290	0060	08/23/13	\$408,500	\$437,000	1,710	8	1983	Avg	10,004	N	N	1842 226TH PL NE
2	0	178540	0450	06/03/13	\$500,000	\$554,000	1,730	8	1983	Avg	16,289	N	N	2007 227TH AVE NE
2	0	750420	0100	02/09/13	\$285,000	\$329,000	1,740	8	1971	Avg	3,450	N	N	2422 SAHALEE DR W
2	0	865151	1290	08/23/13	\$540,000	\$578,000	1,750	8	1984	Avg	9,551	N	N	4334 209TH AVE NE
2	0	750440	0670	12/14/12	\$450,000	\$528,000	1,750	8	1978	Avg	12,352	N	N	21629 NE 18TH PL



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865151	0680	04/20/11	\$425,000	\$533,000	1,770	8	1983	Avg	9,680	N	N	20427 NE 41ST ST
2	0	863576	0320	09/12/13	\$383,000	\$406,000	1,770	8	1999	Avg	2,936	N	N	23931 SE 7TH LN
2	0	863576	0040	12/03/11	\$327,950	\$410,000	1,770	8	1999	Avg	3,993	N	N	714 239TH PL SE
2	0	660022	0470	06/10/13	\$595,000	\$657,000	1,780	8	1986	Good	11,700	N	N	2019 231ST PL NE
2	0	865152	0420	05/04/12	\$490,000	\$603,000	1,780	8	1985	Avg	9,568	N	N	21124 NE 42ND ST
2	0	195440	0430	06/13/13	\$550,000	\$607,000	1,790	8	1989	Avg	7,622	N	N	945 221ST AVE NE
2	0	863575	1300	01/03/11	\$400,000	\$498,000	1,790	8	1998	Avg	4,200	N	N	508 239TH AVE SE
2	0	721572	1270	04/12/12	\$398,000	\$491,000	1,790	8	2000	Avg	6,278	N	N	929 242ND CT SE
2	0	195440	0060	08/08/11	\$393,000	\$494,000	1,790	8	1989	Avg	7,167	N	N	920 221ST AVE NE
2	0	807841	0350	11/15/11	\$379,000	\$475,000	1,790	8	1987	Avg	6,821	N	N	2729 233RD PL NE
2	0	721572	1010	07/24/13	\$492,000	\$534,000	1,800	8	1999	Avg	6,517	N	N	900 243RD PL SE
2	0	807845	0420	09/17/13	\$455,000	\$481,000	1,800	8	1990	Avg	8,737	N	N	2521 238TH CT NE
2	0	721573	0810	01/10/13	\$450,000	\$524,000	1,800	8	2000	Avg	6,052	N	N	1438 242ND PL SE
2	0	721572	0950	07/16/12	\$435,000	\$529,000	1,800	8	1998	Avg	7,806	N	N	24218 SE 9TH ST
2	0	721572	1480	11/05/12	\$428,000	\$508,000	1,800	8	1999	Avg	4,538	N	N	24259 SE 9TH ST
2	0	721572	1320	11/04/11	\$425,000	\$533,000	1,800	8	2000	Avg	4,504	N	N	934 242ND CT SE
2	0	721573	0800	04/27/11	\$425,000	\$533,000	1,800	8	2001	Avg	6,689	N	N	1443 242ND PL SE
2	0	721573	0970	06/15/11	\$421,000	\$529,000	1,800	8	2001	Avg	4,991	N	N	1404 242ND PL SE
2	0	721572	0980	07/06/11	\$417,000	\$524,000	1,800	8	1999	Avg	5,393	N	N	24242 SE 9TH ST
2	0	721572	1430	02/03/12	\$408,600	\$509,000	1,800	8	1999	Avg	5,233	N	N	917 243RD PL SE
2	0	721572	1150	04/30/12	\$407,000	\$501,000	1,800	8	1999	Avg	4,500	N	N	24249 SE 10TH PL
2	0	721573	0840	03/17/11	\$400,500	\$501,000	1,800	8	2001	Avg	5,933	N	N	1430 242ND PL SE
2	0	721573	0890	09/06/11	\$390,000	\$490,000	1,800	8	2001	Avg	5,875	N	N	24211 SE 14TH CT
2	0	195440	0370	06/28/12	\$510,000	\$622,000	1,810	8	1990	Avg	6,582	N	N	1007 221ST AVE NE
2	0	750401	0310	11/27/12	\$385,000	\$454,000	1,810	8	1976	Avg	11,480	N	N	3510 SAHALEE DR W
2	0	287290	0290	09/21/11	\$398,000	\$500,000	1,820	8	1984	Good	10,400	N	N	22525 NE 19TH PL
2	0	863576	0050	06/23/11	\$339,000	\$426,000	1,820	8	1999	Avg	3,897	N	N	708 239TH PL SE
2	0	863576	0600	07/19/13	\$377,000	\$410,000	1,830	8	1999	Avg	2,839	N	N	23953 SE 7TH ST
2	0	863576	0130	02/27/13	\$365,000	\$419,000	1,830	8	1999	Avg	2,839	N	N	23932 SE 7TH ST
2	0	863576	0580	08/13/12	\$349,950	\$423,000	1,830	8	1999	Avg	2,839	N	N	23937 SE 7TH ST
2	0	863576	0510	11/27/12	\$319,000	\$376,000	1,830	8	1999	Avg	2,839	N	N	23942 SE 7TH LN
2	0	807841	0220	09/05/13	\$485,000	\$516,000	1,840	8	1987	Avg	10,609	N	N	23230 NE 29TH CT

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807841	0220	02/20/12	\$390,000	\$485,000	1,840	8	1987	Avg	10,609	N	N	23230 NE 29TH CT
2	0	195441	0180	04/27/11	\$385,000	\$483,000	1,840	8	1988	Good	6,548	N	N	22461 NE 10TH ST
2	0	664620	0350	06/09/12	\$376,500	\$461,000	1,840	8	1990	Avg	5,582	Y	N	22314 NE 17TH CT
2	0	807841	0440	05/30/12	\$340,000	\$417,000	1,850	8	1987	Avg	6,401	N	N	23427 NE 27TH ST
2	0	807842	0250	08/21/12	\$449,950	\$543,000	1,860	8	1988	Avg	7,970	N	N	23426 NE 29TH PL
2	0	807841	0120	09/19/11	\$422,500	\$531,000	1,860	8	1987	Good	9,472	N	N	2836 234TH PL NE
2	0	660022	0580	12/20/11	\$358,000	\$448,000	1,860	8	1983	Avg	13,813	N	N	22910 NE 20TH PL
2	0	807848	0130	05/10/11	\$475,000	\$596,000	1,870	8	1990	Avg	13,608	N	N	23534 NE 29TH ST
2	0	807841	0010	07/01/13	\$473,500	\$519,000	1,870	8	1985	Good	7,433	N	N	2714 233RD PL NE
2	0	660022	0330	03/15/11	\$353,000	\$442,000	1,870	8	1985	Avg	12,198	N	N	22904 NE 21ST ST
2	0	195443	0290	04/17/12	\$455,000	\$561,000	1,890	8	1990	Avg	8,485	N	N	22401 NE 9TH DR
2	0	807843	0120	10/18/11	\$415,000	\$521,000	1,890	8	1988	Avg	9,341	N	N	2617 236TH PL NE
2	0	807841	0340	12/09/13	\$496,500	\$503,000	1,900	8	1985	Avg	6,750	N	N	2735 233RD PL NE
2	0	807843	0460	07/22/13	\$495,000	\$537,000	1,900	8	1990	Avg	7,834	N	N	23508 NE 27TH ST
2	0	178540	0700	11/05/12	\$452,000	\$536,000	1,900	8	1983	Avg	15,293	N	N	1933 224TH PL NE
2	0	721572	0570	09/19/13	\$520,000	\$549,000	1,910	8	1999	Avg	5,649	N	N	24032 SE 11TH PL
2	0	721572	1820	05/17/13	\$505,000	\$563,000	1,910	8	2000	Avg	7,794	N	N	1221 243RD PL SE
2	0	721572	0880	12/18/12	\$487,000	\$571,000	1,910	8	1999	Avg	7,246	N	N	24041 SE 9TH CT
2	0	225390	0160	08/11/11	\$400,000	\$503,000	1,910	8	2003	Avg	3,840	N	N	1105 231ST PL NE
2	0	807843	0280	09/03/13	\$506,000	\$539,000	1,920	8	1988	Avg	7,035	N	N	2800 235TH PL NE
2	0	807843	0150	02/22/13	\$485,000	\$557,000	1,920	8	1989	Avg	8,353	N	N	2601 236TH PL NE
2	0	863575	1190	03/08/13	\$400,000	\$457,000	1,920	8	1999	Avg	4,200	N	N	579 239TH AVE SE
2	0	750420	0220	08/24/12	\$325,000	\$392,000	1,920	8	1971	Avg	4,275	N	N	2417 209TH AVE NE
2	0	807842	0030	08/07/12	\$445,950	\$540,000	1,930	8	1987	Avg	9,107	N	N	2821 234TH PL NE
2	0	807842	0280	11/22/13	\$472,000	\$483,000	1,940	8	1988	Avg	7,685	N	N	23408 NE 29TH PL
2	0	660022	0520	05/03/12	\$450,000	\$554,000	1,940	8	1983	Avg	11,978	N	N	22927 NE 20TH PL
2	0	807845	0180	10/10/11	\$345,000	\$433,000	1,940	8	1990	Avg	7,151	N	N	2502 239TH PL NE
2	0	178540	0800	03/27/12	\$445,000	\$551,000	1,950	8	1983	Avg	12,997	N	N	2022 227TH AVE NE
2	0	807843	0040	07/03/13	\$545,000	\$596,000	1,960	8	1988	Good	9,984	N	N	2617 235TH CT NE
2	0	178540	0770	03/13/12	\$370,000	\$459,000	1,960	8	1984	Avg	12,436	N	N	1938 226TH PL NE
2	0	865152	0270	09/05/12	\$383,450	\$461,000	1,970	8	1985	Avg	42,828	Y	N	4334 212TH AVE NE
2	0	660022	0510	11/19/13	\$548,999	\$562,000	1,980	8	1983	Good	14,479	N	N	2010 230TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807846	0410	04/02/13	\$461,900	\$524,000	1,980	8	1994	Avg	8,460	N	N	2413 239TH PL NE
2	0	865151	1520	01/16/13	\$455,000	\$529,000	1,980	8	1984	Avg	8,367	N	N	4201 208TH AVE NE
2	0	865151	0550	10/05/12	\$515,000	\$615,000	1,990	8	1984	Avg	11,282	N	N	4201 204TH AVE NE
2	0	750420	0050	06/18/13	\$335,000	\$369,000	2,000	8	1971	Avg	5,084	N	N	2412 SAHALEE DR W
2	0	807842	0100	07/09/13	\$486,000	\$530,000	2,010	8	1987	Avg	9,015	N	N	2810 234TH PL NE
2	0	357840	0970	04/23/13	\$470,000	\$529,000	2,010	8	1984	Avg	16,419	N	N	22032 NE 15TH ST
2	0	225390	0140	02/25/13	\$445,000	\$511,000	2,010	8	2003	Avg	3,150	N	N	1109 231ST PL NE
2	0	195444	0030	05/05/11	\$424,000	\$532,000	2,010	8	1987	Avg	8,568	N	N	22330 NE 11TH PL
2	0	815800	0020	08/22/11	\$364,000	\$458,000	2,010	8	1985	Avg	7,362	N	N	1809 226TH PL NE
2	0	570630	0010	11/16/11	\$363,000	\$455,000	2,020	8	1985	Avg	12,600	N	N	23237 NE 10TH PL
2	0	195442	0230	10/17/13	\$498,000	\$519,000	2,030	8	1988	Avg	7,549	N	N	927 223RD PL NE
2	0	807846	0210	10/17/11	\$427,000	\$536,000	2,030	8	1991	Avg	8,082	N	N	23400 NE 24TH PL
2	0	807846	0800	09/06/12	\$457,500	\$550,000	2,040	8	1993	Avg	8,226	N	N	23746 NE 24TH PL
2	0	195444	0050	10/04/12	\$435,000	\$520,000	2,050	8	1987	Avg	8,683	N	N	22314 NE 11TH PL
2	0	807843	0070	07/29/13	\$508,000	\$550,000	2,060	8	1988	Avg	8,692	N	N	23505 NE 27TH ST
2	0	195443	0380	12/11/12	\$463,000	\$544,000	2,060	8	1990	Avg	7,321	N	N	22447 NE 9TH DR
2	0	195442	0250	06/10/11	\$464,000	\$583,000	2,070	8	1988	Avg	6,886	N	N	919 223RD PL NE
2	0	896199	0260	07/24/13	\$458,500	\$497,000	2,070	8	1999	Avg	4,473	N	N	414 243RD PL SE
2	0	896199	0260	07/16/12	\$440,000	\$535,000	2,070	8	1999	Avg	4,473	N	N	414 243RD PL SE
2	0	195442	0210	04/10/12	\$408,000	\$504,000	2,070	8	1988	Avg	7,973	N	N	935 223RD PL NE
2	0	721572	1860	06/05/12	\$470,000	\$576,000	2,080	8	1999	Avg	7,898	N	N	24271 SE 12TH CT
2	0	896199	0050	05/09/11	\$420,000	\$527,000	2,080	8	1999	Avg	4,057	N	N	439 243RD PL SE
2	0	178540	0350	05/19/11	\$392,000	\$492,000	2,080	8	1984	Avg	16,962	N	N	2021 227TH AVE NE
2	0	721572	1830	08/24/12	\$490,000	\$591,000	2,090	8	1999	Avg	6,445	N	N	24289 SE 12TH CT
2	0	807845	0240	03/28/12	\$433,000	\$536,000	2,090	8	1990	Avg	8,712	N	N	23808 NE 27TH ST
2	0	664620	0620	06/10/13	\$631,000	\$697,000	2,100	8	1990	Avg	7,380	Y	N	1610 223RD PL NE
2	0	807845	0120	04/16/13	\$520,000	\$587,000	2,100	8	1990	Avg	7,978	N	N	23713 NE 25TH WAY
2	0	863575	1160	07/24/12	\$467,000	\$567,000	2,100	8	1999	Avg	5,869	N	N	23804 SE 6TH ST
2	0	807845	0070	04/17/12	\$450,000	\$555,000	2,100	8	1990	Avg	8,089	N	N	23609 NE 25TH WAY
2	0	865151	1530	01/05/12	\$430,000	\$537,000	2,100	8	1984	Avg	10,621	N	N	4131 208TH AVE NE
2	0	807845	0150	11/14/12	\$460,000	\$544,000	2,110	8	1990	Avg	7,035	N	N	23811 NE 25TH WAY
2	0	750404	0080	09/17/13	\$440,000	\$465,000	2,110	8	1983	Avg	13,244	N	N	3511 210TH PL NE



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865151	1070	11/08/13	\$437,100	\$450,000	2,110	8	1981	Avg	12,501	N	N	20711 NE 42ND PL
2	0	195444	0250	07/29/13	\$400,000	\$433,000	2,110	8	1988	Avg	6,681	N	N	22125 NE 11TH PL
2	0	865152	0370	08/07/13	\$503,950	\$543,000	2,120	8	1987	Avg	8,808	N	N	4227 212TH AVE NE
2	0	195441	0200	12/07/11	\$420,000	\$526,000	2,120	8	1987	Avg	7,429	N	N	22479 NE 10TH ST
2	0	178540	0200	05/06/13	\$528,000	\$591,000	2,130	8	1981	Avg	15,105	N	N	2209 226TH PL NE
2	0	178540	0150	10/18/12	\$440,000	\$524,000	2,130	8	1985	Avg	15,074	N	N	22529 NE 23RD CT
2	0	865151	1100	04/22/11	\$398,000	\$499,000	2,130	8	1982	Avg	11,267	N	N	4214 208TH AVE NE
2	0	941640	0420	06/24/11	\$418,000	\$525,000	2,140	8	2002	Avg	4,450	N	N	819 233RD PL NE
2	0	195442	0150	09/01/13	\$520,370	\$554,000	2,150	8	1988	Avg	6,707	N	N	922 223RD PL NE
2	0	195441	0230	06/27/11	\$490,000	\$616,000	2,150	8	1990	Avg	7,468	N	N	915 225TH CT NE
2	0	195444	0270	06/28/12	\$470,000	\$573,000	2,150	8	1988	Good	6,581	N	N	22209 NE 11TH PL
2	0	721572	0580	10/24/13	\$550,000	\$571,000	2,170	8	1999	Avg	5,626	N	N	24024 SE 11TH PL
2	0	721572	1610	08/08/13	\$542,000	\$584,000	2,170	8	1999	Avg	5,385	N	N	24244 SE 11TH PL
2	0	721573	0180	10/04/12	\$480,000	\$574,000	2,170	8	2001	Avg	6,228	N	N	24041 SE 12TH PL
2	0	721572	2020	06/05/12	\$465,000	\$569,000	2,170	8	1999	Avg	7,278	N	N	24205 SE 11TH PL
2	0	721572	1560	07/20/12	\$460,000	\$559,000	2,170	8	1999	Avg	7,097	N	N	24204 SE 11TH PL
2	0	195442	0080	10/12/12	\$517,500	\$617,000	2,180	8	1990	Avg	11,555	N	N	22329 NE 9TH DR
2	0	807841	0430	04/09/13	\$490,000	\$554,000	2,180	8	1987	Avg	7,121	N	N	23433 NE 27TH ST
2	0	807846	0700	07/19/13	\$557,000	\$605,000	2,190	8	1993	Good	7,341	N	N	2442 238TH PL NE
2	0	807843	0430	08/23/12	\$470,000	\$567,000	2,190	8	1988	Avg	7,807	N	N	23439 NE 28TH PL
2	0	807846	0890	04/01/11	\$524,950	\$658,000	2,200	8	1992	Avg	7,351	N	N	23608 NE 24TH PL
2	0	865152	0150	01/10/13	\$494,000	\$575,000	2,200	8	1984	Avg	15,791	N	N	4117 211TH PL NE
2	0	195444	0190	10/13/11	\$480,000	\$602,000	2,200	8	1988	Avg	7,537	N	N	1013 221ST AVE NE
2	0	664620	0470	09/12/12	\$458,000	\$550,000	2,200	8	1990	Avg	10,557	N	N	1435 223RD PL NE
2	0	865150	1130	11/01/11	\$455,000	\$571,000	2,200	8	1981	Good	9,311	N	N	20535 NE 37TH WAY
2	0	750440	0570	07/17/13	\$579,200	\$630,000	2,210	8	1979	Avg	16,809	N	N	1807 218TH PL NE
2	0	807846	0560	09/19/13	\$558,000	\$590,000	2,210	8	1993	Avg	7,126	N	N	2482 239TH PL NE
2	0	195442	0190	03/09/12	\$424,000	\$526,000	2,210	8	1988	Avg	5,728	N	N	940 223RD PL NE
2	0	225390	0010	05/06/11	\$400,000	\$502,000	2,220	8	2003	Avg	3,510	N	N	1034 231ST PL NE
2	0	142530	0040	07/10/12	\$599,000	\$729,000	2,230	8	1997	Avg	6,965	N	N	1730 232ND AVE NE
2	0	752700	0020	12/10/12	\$650,000	\$764,000	2,250	8	1999	Avg	19,270	N	N	18732 NE 55TH ST
2	0	807845	0230	05/03/11	\$485,000	\$609,000	2,260	8	1990	Avg	11,453	N	N	23814 NE 27TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807844	0020	11/15/11	\$451,000	\$565,000	2,260	8	1990	Avg	8,070	N	N	2425 233RD AVE NE
2	0	697995	0020	03/19/13	\$520,000	\$592,000	2,290	8	1996	Avg	10,596	N	N	22625 NE 19TH ST
2	0	225390	0190	04/12/11	\$425,000	\$533,000	2,290	8	2002	Avg	5,883	N	N	1033 231ST PL NE
2	0	225390	0020	09/19/11	\$425,500	\$534,000	2,300	8	2002	Avg	4,290	N	N	1030 231ST PL NE
2	0	865152	0380	09/02/13	\$497,000	\$529,000	2,310	8	1984	Avg	7,500	N	N	4219 212TH AVE NE
2	0	750406	0080	12/13/12	\$459,000	\$539,000	2,310	8	1992	Avg	12,750	N	N	21832 NE 30TH PL
2	0	865152	0380	01/06/12	\$410,000	\$512,000	2,310	8	1984	Avg	7,500	N	N	4219 212TH AVE NE
2	0	807846	0770	08/27/13	\$547,000	\$584,000	2,320	8	1993	Avg	8,237	N	N	2451 238TH PL NE
2	0	750440	0370	01/16/13	\$404,500	\$470,000	2,320	8	1978	Avg	12,004	N	N	1644 219TH PL NE
2	0	863576	0070	05/08/13	\$442,000	\$495,000	2,330	8	1999	Avg	3,957	N	N	23978 SE 7TH ST
2	0	863576	0590	09/24/12	\$381,500	\$457,000	2,330	8	1999	Avg	3,610	N	N	23945 SE 7TH ST
2	0	863576	0590	09/28/12	\$370,000	\$443,000	2,330	8	1999	Avg	3,610	N	N	23945 SE 7TH ST
2	0	750420	0070	06/18/12	\$382,000	\$467,000	2,350	8	1971	Avg	3,500	N	N	2416 SAHALEE DR W
2	0	807846	0360	06/25/13	\$550,000	\$604,000	2,360	8	1993	Avg	7,203	N	N	23749 NE 24TH PL
2	0	807845	0010	07/31/12	\$508,000	\$616,000	2,360	8	1990	Avg	7,662	N	N	2402 236TH AVE NE
2	0	325990	0090	11/21/12	\$590,000	\$697,000	2,380	8	2007	Avg	8,942	N	N	1703 221ST PL NE
2	0	195440	0280	10/01/13	\$529,800	\$556,000	2,380	8	1988	Avg	6,867	N	N	22117 NE 10TH PL
2	0	142530	0160	01/24/12	\$530,000	\$661,000	2,390	8	1997	Avg	8,140	N	N	1619 232ND AVE NE
2	0	807846	0390	07/19/12	\$515,000	\$626,000	2,390	8	1993	Avg	7,441	N	N	23815 NE 24TH PL
2	0	195442	0120	04/24/12	\$475,000	\$586,000	2,390	8	1987	Avg	6,385	N	N	906 223RD PL NE
2	0	863575	0740	08/22/13	\$550,000	\$589,000	2,460	8	1998	Avg	4,200	N	N	23808 SE 5TH ST
2	0	863575	1140	09/11/13	\$533,500	\$566,000	2,460	8	1999	Avg	4,200	N	N	23809 SE 6TH ST
2	0	865152	0170	07/01/11	\$475,000	\$597,000	2,460	8	1984	Avg	13,035	Y	N	4122 211TH PL NE
2	0	863575	1060	10/25/12	\$455,000	\$541,000	2,460	8	1998	Avg	4,200	N	N	23943 SE 6TH ST
2	0	863575	1030	11/16/12	\$438,000	\$518,000	2,460	8	1999	Avg	5,983	N	N	607 240TH WAY SE
2	0	863575	0930	09/19/11	\$385,000	\$484,000	2,460	8	1998	Avg	4,200	N	N	534 240TH AVE SE
2	0	865152	0090	07/23/13	\$525,000	\$570,000	2,480	8	1984	Avg	14,873	N	N	4120 211TH CT NE
2	0	856296	0110	08/29/12	\$519,999	\$627,000	2,480	8	1986	Avg	13,716	N	N	22627 NE 15TH PL
2	0	941640	0030	07/23/13	\$552,550	\$599,000	2,490	8	2002	Avg	4,002	N	N	23315 NE 8TH PL
2	0	896197	0020	03/02/11	\$489,000	\$611,000	2,490	8	1999	Avg	5,963	N	N	24313 SE 2ND CT
2	0	807844	0060	06/01/12	\$579,000	\$710,000	2,510	8	1990	Good	11,545	N	N	2402 233RD AVE NE
2	0	941640	0460	08/15/11	\$475,000	\$597,000	2,510	8	2002	Avg	6,630	N	N	23302 NE 8TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865152	0390	08/30/11	\$515,000	\$647,000	2,520	8	1984	Good	7,000	N	N	4211 212TH AVE NE
2	0	865152	0320	09/17/12	\$499,950	\$600,000	2,550	8	1984	Avg	10,610	N	N	21114 NE 43RD PL
2	0	941640	0360	05/03/13	\$576,000	\$646,000	2,560	8	2002	Avg	4,350	N	N	909 233RD PL NE
2	0	142530	0050	06/29/11	\$559,000	\$703,000	2,560	8	1998	Avg	6,078	N	N	1722 232ND AVE NE
2	0	178540	0420	02/15/13	\$550,000	\$633,000	2,570	8	1984	Avg	15,890	N	N	22605 NE 20TH PL
2	0	750440	0330	09/26/13	\$480,000	\$505,000	2,570	8	1978	Avg	12,002	N	N	1604 219TH PL NE
2	0	750410	0790	09/07/12	\$540,000	\$649,000	2,580	8	1982	Good	11,730	N	N	22229 NE 25TH WAY
2	0	178540	0630	05/16/12	\$449,000	\$552,000	2,580	8	1984	Avg	13,587	N	N	2215 224TH PL NE
2	0	863575	0830	06/06/13	\$590,000	\$653,000	2,640	8	1999	Avg	4,200	N	N	23934 SE 5TH ST
2	0	863575	0790	08/02/13	\$500,000	\$540,000	2,640	8	1999	Avg	4,200	N	N	23902 SE 5TH ST
2	0	863575	0940	07/17/12	\$489,000	\$594,000	2,640	8	1998	Avg	4,200	N	N	540 240TH AVE SE
2	0	195440	0320	03/22/13	\$486,000	\$553,000	2,650	8	1988	Avg	7,324	N	N	22130 NE 10TH PL
2	0	896198	0040	03/01/12	\$460,500	\$572,000	2,650	8	1999	Avg	6,132	N	N	24317 SE 3RD PL
2	0	185490	0640	04/05/11	\$528,000	\$662,000	2,670	8	2003	Avg	7,991	N	N	223 247TH PL NE
2	0	941640	0450	09/21/11	\$473,500	\$595,000	2,670	8	2001	Avg	5,250	N	N	23306 NE 8TH PL
2	0	664620	0750	06/18/12	\$555,000	\$678,000	2,690	8	1990	Avg	11,686	Y	N	1712 224TH CT NE
2	0	807846	0550	01/15/13	\$550,000	\$639,000	2,740	8	1993	Avg	7,140	N	N	2476 239TH PL NE
2	0	957803	0120	05/04/12	\$510,000	\$628,000	2,840	8	2003	Avg	5,657	N	N	1003 244TH CT SE
2	0	185490	0070	07/01/12	\$564,000	\$688,000	2,860	8	2003	Avg	7,881	N	N	232 245TH PL NE
2	0	290930	0260	06/20/13	\$650,000	\$715,000	2,890	8	2002	Avg	7,089	N	N	239TH WAY SE
2	0	290930	0150	11/02/11	\$550,000	\$690,000	2,900	8	2002	Avg	5,505	N	N	320 239TH WAY SE
2	0	290930	0300	07/25/12	\$590,000	\$716,000	2,910	8	2003	Avg	8,911	N	N	134 239TH WAY SE
2	0	290930	0790	07/25/12	\$541,000	\$657,000	2,970	8	2001	Avg	5,157	N	N	317 239TH WAY SE
2	0	185490	0270	03/28/13	\$574,000	\$652,000	2,990	8	2004	Avg	4,654	N	N	216 246TH CT NE
2	0	185490	0450	05/24/12	\$495,000	\$607,000	2,990	8	2004	Avg	5,016	N	N	24754 NE 3RD PL
2	0	185490	0380	11/21/11	\$490,000	\$614,000	2,990	8	2003	Avg	5,006	N	N	24627 NE 3RD PL
2	0	290930	0780	04/22/13	\$650,000	\$732,000	3,030	8	2001	Avg	5,143	N	N	313 239TH WAY SE
2	0	941640	0430	07/03/13	\$652,000	\$713,000	3,040	8	2002	Avg	6,675	N	N	815 233RD PL NE
2	0	896198	0100	07/25/12	\$530,000	\$643,000	3,040	8	1999	Avg	8,537	N	N	24342 SE 3RD PL
2	0	771580	0730	07/13/12	\$662,500	\$806,000	3,090	8	1984	Avg	7,519	Y	N	1701 209TH PL NE
2	0	185490	0530	06/17/13	\$680,000	\$749,000	3,130	8	2003	Avg	9,932	N	N	252 247TH PL NE
2	0	185490	0250	05/16/12	\$555,000	\$682,000	3,160	8	2003	Avg	7,496	N	N	222 246TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	185490	0180	05/25/12	\$535,500	\$657,000	3,160	8	2003	Avg	4,925	N	N	24509 NE 3RD WAY
2	0	185490	0370	11/07/11	\$495,500	\$621,000	3,160	8	2003	Avg	5,006	N	N	24623 NE 3RD PL
2	0	941640	0440	11/28/11	\$500,000	\$626,000	3,200	8	2001	Avg	6,454	N	N	807 233RD PL NE
2	0	896198	0030	09/12/12	\$554,000	\$666,000	3,420	8	2000	Avg	6,637	N	N	24309 SE 3RD PL
2	0	896197	0130	12/18/13	\$657,500	\$663,000	3,440	8	1999	Avg	7,119	N	N	234 243RD AVE SE
2	0	193910	0480	01/10/13	\$445,000	\$518,000	1,400	9	1987	Avg	8,602	N	N	1818 230TH AVE NE
2	0	282506	9070	08/22/11	\$595,000	\$748,000	1,480	9	1982	Good	48,351	N	N	1010 227TH AVE NE
2	0	750400	0920	08/16/13	\$580,000	\$623,000	1,560	9	1972	Avg	12,410	N	N	2425 SAHALEE DR W
2	0	750411	0280	08/05/13	\$590,000	\$636,000	1,590	9	1987	Avg	12,839	N	N	2626 226TH PL NE
2	0	750402	0090	11/26/13	\$485,000	\$495,000	1,590	9	1978	Avg	12,054	N	N	2824 SAHALEE DR E
2	0	750411	0190	09/21/11	\$524,950	\$659,000	1,600	9	1987	Good	10,732	N	N	22625 NE 26TH CT
2	0	750400	1100	09/19/13	\$536,000	\$566,000	1,630	9	1970	Avg	11,696	N	N	2315 SAHALEE DR W
2	0	750404	0200	09/03/13	\$475,000	\$506,000	1,630	9	1980	Avg	13,224	N	N	3513 208TH PL NE
2	0	750401	0890	08/10/12	\$397,555	\$481,000	1,630	9	1976	Avg	11,400	N	N	3133 SAHALEE DR W
2	0	750400	1140	12/17/12	\$470,000	\$551,000	1,670	9	1975	Avg	12,193	N	N	2261 SAHALEE DR W
2	0	865150	0370	05/19/11	\$499,950	\$628,000	1,690	9	1983	Avg	10,164	N	N	3908 206TH PL NE
2	0	750400	1330	09/25/13	\$575,000	\$606,000	1,700	9	1977	Good	12,215	N	N	2109 SAHALEE DR W
2	0	750402	0660	10/24/13	\$490,000	\$509,000	1,700	9	1977	Avg	11,880	N	N	2120 SAHALEE DR E
2	0	865158	0420	03/27/12	\$502,500	\$622,000	1,720	9	1985	Avg	8,497	N	N	4236 201ST AVE NE
2	0	750401	0990	09/16/13	\$406,100	\$430,000	1,740	9	1976	Avg	11,985	N	N	2611 SAHALEE DR W
2	0	750401	0300	09/11/13	\$565,000	\$599,000	1,770	9	1976	Avg	9,000	N	N	3504 SAHALEE DR W
2	0	865150	0630	08/11/11	\$525,000	\$660,000	1,790	9	1984	Avg	10,551	N	N	3714 204TH CT NE
2	0	193910	0200	05/09/11	\$388,000	\$487,000	1,820	9	1987	Avg	8,018	N	N	22909 NE 17TH PL
2	0	750402	0370	05/09/13	\$580,000	\$649,000	1,830	9	1978	Avg	12,428	N	N	21637 NE 24TH ST
2	0	750404	0210	01/08/13	\$479,000	\$558,000	1,870	9	1980	Avg	12,543	N	N	3505 208TH PL NE
2	0	865153	0290	03/22/11	\$645,000	\$808,000	1,920	9	1984	Avg	12,000	Y	N	3811 203RD AVE NE
2	0	752500	0020	10/08/13	\$503,950	\$527,000	1,920	9	1980	Avg	11,360	N	N	1810 220TH PL NE
2	0	807720	0440	04/29/13	\$532,500	\$598,000	1,930	9	1993	Avg	11,282	N	N	23228 NE 21ST PL
2	0	865150	0310	09/03/13	\$480,000	\$511,000	1,960	9	1981	Avg	11,620	N	N	3828 206TH PL NE
2	0	865154	0010	05/03/11	\$369,000	\$463,000	1,980	9	1981	Avg	8,568	N	N	21125 NE 36TH ST
2	0	865151	0250	01/28/11	\$395,745	\$494,000	2,000	9	1982	Avg	29,723	Y	N	4404 211TH CT NE
2	0	664620	0080	09/05/12	\$524,950	\$632,000	2,060	9	1990	Avg	17,146	N	N	22348 NE 18TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	193910	0160	06/03/11	\$399,000	\$501,000	2,060	9	1987	Avg	9,560	N	N	22916 NE 16TH PL
2	0	750415	0030	01/08/13	\$595,000	\$693,000	2,070	9	1979	Avg	11,419	N	N	2220 SAHALEE DR W
2	0	807721	0170	08/05/13	\$530,000	\$572,000	2,070	9	1990	Avg	8,493	N	N	23406 NE 21ST ST
2	0	193910	0680	10/01/12	\$505,000	\$604,000	2,080	9	1991	Avg	11,118	N	N	22921 NE 16TH PL
2	0	437940	0190	08/22/13	\$649,000	\$695,000	2,090	9	2005	Avg	4,493	N	N	23527 NE 13TH PL
2	0	750400	1120	06/12/13	\$524,300	\$579,000	2,090	9	1979	Good	12,240	Y	N	2307 SAHALEE DR W
2	0	750410	1670	08/01/13	\$551,100	\$596,000	2,110	9	1979	Avg	11,250	N	N	22232 NE 28TH ST
2	0	865150	0090	06/12/12	\$499,000	\$610,000	2,110	9	1981	Avg	18,450	N	N	20721 NE 38TH ST
2	0	865150	0090	06/23/11	\$477,700	\$600,000	2,110	9	1981	Avg	18,450	N	N	20721 NE 38TH ST
2	0	771580	1210	06/05/12	\$470,000	\$576,000	2,110	9	1981	Avg	9,900	N	N	20924 NE 17TH ST
2	0	865158	0610	12/18/12	\$450,000	\$527,000	2,110	9	1985	Avg	8,452	N	N	4313 202ND AVE NE
2	0	865158	0790	02/08/13	\$585,000	\$675,000	2,120	9	1985	Avg	7,682	N	N	20141 NE 42ND ST
2	0	193912	0200	07/11/13	\$574,000	\$626,000	2,120	9	1989	Avg	7,816	N	N	23311 NE 19TH DR
2	0	193911	0060	01/23/13	\$489,500	\$568,000	2,120	9	1988	Avg	8,445	N	N	1845 231ST PL NE
2	0	750401	0750	05/27/11	\$465,000	\$584,000	2,130	9	1976	Avg	11,900	N	N	3406 211TH AVE NE
2	0	807720	0160	05/17/11	\$439,950	\$552,000	2,140	9	1987	Avg	9,337	N	N	23304 NE 22ND ST
2	0	865150	0810	10/23/13	\$562,500	\$584,000	2,150	9	1983	Avg	11,365	N	N	3806 204TH AVE NE
2	0	865158	0580	06/25/12	\$475,000	\$580,000	2,150	9	1986	Avg	9,768	N	N	20153 NE 44TH ST
2	0	863575	0280	08/07/13	\$567,000	\$611,000	2,160	9	1998	Avg	6,465	N	N	536 237TH AVE SE
2	0	865150	0740	08/13/13	\$535,000	\$575,000	2,160	9	1983	Avg	12,111	N	N	3712 204TH PL NE
2	0	750401	0820	09/09/13	\$534,000	\$567,000	2,160	9	1976	Avg	12,200	N	N	3323 SAHALEE DR W
2	0	863575	0150	10/17/12	\$527,500	\$628,000	2,160	9	1999	Avg	7,186	N	N	631 237TH PL SE
2	0	865153	0010	07/25/12	\$477,000	\$579,000	2,160	9	1984	Avg	9,215	N	N	20324 NE 39TH ST
2	0	865150	0650	08/01/13	\$615,000	\$665,000	2,170	9	1982	Avg	13,614	N	N	3722 204TH CT NE
2	0	807721	0100	12/03/12	\$480,000	\$565,000	2,170	9	1990	Avg	8,711	N	N	23520 NE 21ST ST
2	0	159200	0230	08/27/12	\$454,500	\$548,000	2,180	9	1986	Avg	8,530	N	N	1336 229TH PL NE
2	0	193911	0160	12/10/12	\$387,000	\$455,000	2,180	9	1988	Avg	6,781	N	N	1902 232ND PL NE
2	0	193910	0290	04/17/13	\$520,000	\$586,000	2,190	9	1987	Good	9,697	N	N	1728 229TH AVE NE
2	0	322460	0210	02/13/12	\$425,000	\$529,000	2,190	9	1999	Avg	5,597	N	N	24109 SE 1ST CT
2	0	750410	0140	08/29/13	\$515,000	\$550,000	2,200	9	1979	Avg	9,900	N	N	22102 NE 28TH PL
2	0	807720	0520	02/13/13	\$435,000	\$501,000	2,200	9	1986	Avg	7,615	N	N	23203 NE 21ST PL
2	0	193910	0320	06/12/13	\$577,000	\$637,000	2,210	9	1990	Avg	8,309	N	N	1806 229TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807721	0350	01/08/13	\$512,000	\$596,000	2,210	9	1990	Avg	9,875	N	N	2031 236TH AVE NE
2	0	356040	0050	03/16/11	\$650,000	\$814,000	2,240	9	2010	Avg	7,305	N	N	23422 NE 11TH CT
2	0	664620	0120	06/25/13	\$625,000	\$686,000	2,240	9	1990	Avg	7,609	Y	N	1806 223RD PL NE
2	0	159200	0270	11/20/13	\$587,000	\$601,000	2,240	9	1987	Avg	9,298	N	N	1231 230TH AVE NE
2	0	750400	0560	06/12/13	\$599,950	\$662,000	2,250	9	1974	Avg	10,800	N	N	2413 209TH PL NE
2	0	159200	0800	08/23/13	\$549,950	\$588,000	2,250	9	1987	Avg	8,187	N	N	1410 229TH AVE NE
2	0	865158	0760	08/10/12	\$505,000	\$611,000	2,250	9	1985	Avg	9,644	N	N	20117 NE 42ND ST
2	0	356040	0160	09/11/13	\$650,000	\$689,000	2,260	9	2010	Avg	6,600	N	N	23410 NE 10TH PL
2	0	193912	0520	04/21/11	\$463,000	\$581,000	2,260	9	1989	Avg	7,536	N	N	1926 234TH CT NE
2	0	193911	0300	10/19/11	\$450,000	\$565,000	2,260	9	1987	Avg	8,387	N	N	23030 NE 19TH DR
2	0	750404	0050	11/15/11	\$425,000	\$533,000	2,260	9	1984	Avg	11,628	N	N	3506 210TH PL NE
2	0	193913	0110	07/19/12	\$550,000	\$668,000	2,270	9	1990	Avg	9,665	N	N	23254 NE 17TH ST
2	0	356040	0130	03/21/13	\$650,000	\$740,000	2,280	9	2010	Avg	5,500	N	N	23440 NE 10TH PL
2	0	865153	0030	06/28/12	\$580,000	\$708,000	2,280	9	1984	Avg	8,923	N	N	20312 NE 39TH ST
2	0	750400	1380	09/18/13	\$565,000	\$597,000	2,280	9	1975	Avg	11,738	N	N	21452 NE 20TH CT
2	0	865150	0720	07/09/13	\$500,000	\$546,000	2,290	9	1985	Avg	10,017	N	N	20420 NE 37TH WAY
2	0	750400	0730	08/29/12	\$475,000	\$572,000	2,290	9	1989	Avg	8,400	N	N	20930 NE 25TH ST
2	0	159200	0360	10/04/12	\$460,000	\$550,000	2,290	9	1987	Avg	8,758	N	N	22908 NE 12TH PL
2	0	322460	0130	03/22/11	\$492,000	\$616,000	2,300	9	1999	Avg	6,542	N	N	109 242ND AVE SE
2	0	437940	0040	07/09/13	\$635,000	\$693,000	2,310	9	2005	Avg	4,405	N	N	23518 NE 13TH PL
2	0	322460	0050	03/26/13	\$575,000	\$654,000	2,310	9	1999	Avg	5,506	N	N	24304 E MAIN DR
2	0	807720	0330	04/10/13	\$562,500	\$636,000	2,310	9	1986	Avg	10,800	N	N	2303 233RD AVE NE
2	0	865150	1050	11/05/13	\$555,000	\$573,000	2,310	9	1983	Avg	17,642	N	N	3624 204TH PL NE
2	0	865158	0800	08/18/11	\$500,000	\$628,000	2,310	9	1985	Avg	9,726	N	N	20149 NE 42ND ST
2	0	170305	0250	06/13/12	\$499,500	\$611,000	2,310	9	2002	Avg	5,349	N	N	2218 238TH PL NE
2	0	170305	0540	06/25/12	\$499,000	\$609,000	2,310	9	2003	Avg	4,267	N	N	23730 NE 22ND ST
2	0	807720	0120	09/24/13	\$576,500	\$608,000	2,320	9	1987	Avg	8,892	N	N	2108 232ND PL NE
2	0	865153	0090	12/17/12	\$540,000	\$633,000	2,330	9	1983	Avg	11,200	N	N	20136 NE 39TH ST
2	0	750402	0040	10/15/13	\$539,000	\$562,000	2,330	9	1978	Avg	12,750	N	N	2914 SAHALEE DR E
2	0	750400	0060	12/18/12	\$530,000	\$621,000	2,330	9	1977	Avg	13,173	N	N	2018 213TH AVE NE
2	0	863575	0060	07/15/13	\$598,200	\$651,000	2,340	9	1999	Avg	6,242	N	N	23767 SE 7TH PL
2	0	863575	0030	07/30/13	\$560,000	\$606,000	2,340	9	1999	Avg	6,738	N	N	23779 SE 7TH PL



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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	863575	0270	03/26/12	\$496,000	\$614,000	2,340	9	1998	Avg	6,774	N	N	530 237TH AVE SE
2	0	750411	0300	05/03/11	\$424,000	\$532,000	2,340	9	1988	Avg	12,797	N	N	2722 226TH PL NE
2	0	193910	0030	02/27/12	\$400,000	\$497,000	2,340	9	1989	Avg	8,624	N	N	1833 229TH AVE NE
2	0	322460	0350	06/17/13	\$590,000	\$650,000	2,350	9	1998	Avg	6,785	N	N	115 242ND CT SE
2	0	437940	0050	02/22/11	\$633,000	\$791,000	2,360	9	2006	Avg	4,814	N	N	23514 NE 13TH PL
2	0	896198	0370	07/04/11	\$489,000	\$615,000	2,360	9	2000	Avg	7,034	N	N	186 241ST PL SE
2	0	865150	1140	04/23/13	\$459,000	\$516,000	2,360	9	1981	Good	12,531	N	N	20541 NE 37TH WAY
2	0	807720	0300	07/25/12	\$450,000	\$546,000	2,360	9	1987	Avg	7,331	N	N	2331 233RD AVE NE
2	0	807721	0380	09/09/13	\$575,000	\$610,000	2,370	9	1989	Avg	8,651	N	N	23524 NE 22ND ST
2	0	193912	0350	04/15/13	\$542,700	\$612,000	2,370	9	1989	Avg	8,841	N	N	1911 236TH AVE NE
2	0	865150	1040	04/13/12	\$465,000	\$574,000	2,370	9	1982	Avg	12,420	N	N	3620 204TH PL NE
2	0	322460	0270	06/08/11	\$540,000	\$679,000	2,380	9	1999	Avg	5,846	N	N	135 242ND AVE SE
2	0	807721	0510	01/08/13	\$525,000	\$612,000	2,380	9	1988	Avg	9,543	N	N	23431 NE 23RD ST
2	0	322460	0080	11/01/12	\$522,500	\$620,000	2,380	9	1998	Avg	5,726	N	N	24224 E MAIN DR
2	0	750402	1130	05/30/13	\$519,880	\$577,000	2,380	9	1978	Avg	12,000	N	N	2707 SAHALEE DR E
2	0	170305	0490	03/15/11	\$517,400	\$648,000	2,380	9	2002	Avg	6,123	N	N	2201 238TH PL NE
2	0	170305	0260	03/21/13	\$502,400	\$572,000	2,380	9	2003	Avg	4,113	N	N	23803 NE 23RD PL
2	0	863575	0290	06/06/13	\$623,750	\$690,000	2,390	9	1998	Avg	6,667	N	N	542 237TH AVE SE
2	0	863575	0240	09/23/13	\$613,000	\$646,000	2,390	9	1998	Avg	6,500	N	N	23709 SE 5TH PL
2	0	193912	0160	09/23/13	\$437,825	\$462,000	2,390	9	1989	Avg	7,825	N	N	23203 NE 18TH PL
2	0	865161	0390	07/16/13	\$637,950	\$694,000	2,400	9	1998	Avg	6,643	N	N	20536 NE 31ST ST
2	0	865150	0610	09/24/13	\$635,000	\$669,000	2,400	9	1983	Avg	9,624	N	N	3700 204TH CT NE
2	0	807720	0070	04/09/12	\$525,000	\$649,000	2,400	9	1987	Avg	9,615	N	N	23256 NE 20TH PL
2	0	193912	0580	09/14/12	\$523,000	\$628,000	2,400	9	1990	Avg	6,935	N	N	23300 NE 19TH DR
2	0	865158	0230	06/01/11	\$510,000	\$641,000	2,400	9	1986	Avg	8,486	N	N	20134 NE 44TH ST
2	0	865158	0750	08/19/11	\$510,000	\$641,000	2,410	9	1985	Avg	8,906	N	N	20109 NE 42ND ST
2	0	865158	0550	08/20/13	\$665,000	\$713,000	2,420	9	1988	Avg	10,595	N	N	4318 201ST PL NE
2	0	193911	0140	12/05/13	\$616,500	\$626,000	2,420	9	1990	Avg	8,249	N	N	1836 232ND CT NE
2	0	750400	1320	01/31/11	\$480,000	\$599,000	2,420	9	1990	Avg	11,953	N	N	2113 SAHALEE DR W
2	0	865151	0260	03/12/13	\$479,000	\$547,000	2,420	9	1980	Avg	28,574	Y	N	4414 211TH CT NE
2	0	193910	0380	09/28/11	\$435,000	\$546,000	2,420	9	1990	Avg	9,802	N	N	1851 230TH AVE NE
2	0	750400	0980	05/18/11	\$375,000	\$471,000	2,420	9	1973	Good	13,855	N	N	2405 SAHALEE DR W

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	306641	0500	06/25/12	\$525,000	\$641,000	2,430	9	1989	Avg	12,000	N	N	22101 NE 21ST WAY
2	0	807721	0110	10/22/12	\$569,500	\$678,000	2,440	9	1990	Avg	8,811	N	N	23512 NE 21ST ST
2	0	193912	0260	11/15/13	\$611,000	\$627,000	2,450	9	1990	Avg	8,906	N	N	1833 235TH PL NE
2	0	896197	0260	07/12/12	\$465,000	\$566,000	2,450	9	2000	Avg	7,016	N	N	24231 SE 1ST PL
2	0	193913	0550	07/29/13	\$641,000	\$694,000	2,460	9	1990	Avg	9,386	N	N	23522 NE 17TH PL
2	0	193912	0280	06/03/13	\$578,000	\$640,000	2,460	9	1990	Avg	8,465	N	N	1821 235TH PL NE
2	0	193912	0280	05/16/11	\$526,000	\$660,000	2,460	9	1990	Avg	8,465	N	N	1821 235TH PL NE
2	0	863575	0340	11/30/12	\$525,299	\$619,000	2,460	9	1999	Avg	9,123	N	N	575 237TH AVE SE
2	0	306640	1150	02/06/12	\$515,000	\$641,000	2,460	9	1989	Avg	12,066	N	N	21621 NE 20TH WAY
2	0	159200	0630	07/31/12	\$532,500	\$646,000	2,470	9	1990	Avg	9,582	N	N	23008 NE 13TH ST
2	0	865158	0080	07/24/12	\$515,000	\$625,000	2,470	9	1985	Avg	12,700	N	N	4020 203RD AVE NE
2	0	750402	0610	10/01/11	\$520,160	\$653,000	2,480	9	1978	Avg	12,070	N	N	2206 SAHALEE DR E
2	0	664620	0540	05/08/12	\$500,000	\$615,000	2,480	9	1990	Avg	8,818	N	N	1409 222ND PL NE
2	0	193912	0010	04/02/12	\$510,000	\$631,000	2,490	9	1989	Avg	7,323	N	N	1831 233RD PL NE
2	0	807721	0780	09/19/11	\$495,000	\$622,000	2,500	9	1988	Avg	7,721	N	N	2313 234TH CT NE
2	0	750410	1630	04/22/11	\$492,500	\$618,000	2,500	9	1990	Avg	13,500	N	N	2827 223RD PL NE
2	0	031950	0700	05/21/12	\$520,000	\$638,000	2,510	9	1994	Avg	8,628	Y	N	1413 233RD AVE NE
2	0	865161	0380	07/08/11	\$589,000	\$740,000	2,520	9	1999	Avg	6,276	N	N	20528 NE 31ST ST
2	0	193912	0030	03/12/12	\$505,000	\$626,000	2,520	9	1989	Avg	8,370	N	N	23206 NE 18TH PL
2	0	750410	0650	01/14/13	\$525,000	\$611,000	2,530	9	1983	Avg	13,806	N	N	2439 222ND AVE NE
2	0	159200	0040	09/19/12	\$469,000	\$563,000	2,530	9	1984	Avg	8,157	N	N	22829 NE 14TH ST
2	0	193912	0170	08/24/11	\$535,000	\$672,000	2,540	9	1989	Avg	8,600	N	N	23211 NE 18TH PL
2	0	437940	0150	02/20/12	\$517,500	\$643,000	2,540	9	2005	Avg	5,781	N	N	1231 235TH CT NE
2	0	750410	0090	04/13/11	\$480,000	\$602,000	2,550	9	1984	Avg	14,751	N	N	2825 222ND AVE NE
2	0	750400	0370	07/17/13	\$670,000	\$729,000	2,560	9	1984	Good	12,040	N	N	2013 211TH AVE NE
2	0	865150	0770	08/07/12	\$499,950	\$605,000	2,560	9	1983	Avg	12,436	N	N	3717 204TH PL NE
2	0	306640	0020	02/02/12	\$534,000	\$665,000	2,570	9	1989	Avg	10,550	N	N	2009 216TH PL NE
2	0	193910	0280	09/12/13	\$600,000	\$636,000	2,580	9	1987	Good	9,240	N	N	1718 229TH AVE NE
2	0	437940	0020	05/17/12	\$569,500	\$700,000	2,580	9	2005	Avg	4,732	N	N	23526 NE 13TH PL
2	0	750401	0740	07/03/13	\$650,000	\$711,000	2,590	9	1976	Avg	11,900	N	N	3326 211TH AVE NE
2	0	170305	0460	03/11/13	\$620,000	\$708,000	2,590	9	2001	Avg	8,338	N	N	2207 238TH PL NE
2	0	437940	0500	05/07/13	\$685,000	\$767,000	2,600	9	2005	Avg	6,062	N	N	1029 235TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	437940	0710	09/05/13	\$669,950	\$713,000	2,600	9	2005	Avg	7,524	N	N	813 235TH AVE NE
2	0	752700	0190	03/16/13	\$650,000	\$741,000	2,600	9	1987	Avg	19,414	Y	N	5123 190TH PL NE
2	0	437940	0180	02/21/13	\$590,000	\$678,000	2,600	9	2005	Avg	5,093	N	N	1306 235TH CT NE
2	0	437940	0600	07/02/12	\$564,000	\$687,000	2,600	9	2005	Avg	6,758	N	N	1138 235TH PL NE
2	0	170305	0130	08/21/12	\$539,000	\$651,000	2,600	9	2003	Avg	5,543	N	N	2215 239TH PL NE
2	0	437940	0170	06/20/11	\$527,000	\$662,000	2,600	9	2005	Avg	5,720	N	N	1238 235TH CT NE
2	0	437940	0530	06/11/12	\$520,000	\$636,000	2,600	9	2005	Avg	4,500	N	N	1106 235TH PL NE
2	0	437940	0380	10/05/11	\$512,500	\$643,000	2,600	9	2005	Avg	4,950	N	N	1213 235TH PL NE
2	0	807721	0130	08/23/12	\$544,950	\$657,000	2,610	9	1990	Avg	9,404	N	N	23430 NE 21ST ST
2	0	170305	0160	05/10/12	\$529,950	\$652,000	2,610	9	2003	Avg	5,267	N	N	2209 239TH PL NE
2	0	170305	0140	09/06/11	\$510,000	\$641,000	2,610	9	2003	Avg	5,309	N	N	2213 239TH PL NE
2	0	807720	0490	09/03/13	\$605,000	\$644,000	2,620	9	1987	Avg	8,296	N	N	23208 NE 21ST PL
2	0	437940	0120	10/09/13	\$585,000	\$612,000	2,620	9	2006	Avg	4,580	N	N	1243 235TH CT NE
2	0	750411	0700	06/24/13	\$575,000	\$632,000	2,630	9	1985	Avg	8,008	N	N	2520 225TH PL NE
2	0	807720	0100	07/08/11	\$547,500	\$688,000	2,630	9	1986	Good	8,481	N	N	2010 232ND PL NE
2	0	664620	0220	07/15/11	\$525,000	\$660,000	2,630	9	1990	Avg	6,003	Y	N	1808 221ST PL NE
2	0	750410	0190	10/07/11	\$525,000	\$659,000	2,630	9	1987	Avg	9,347	N	N	2844 220TH PL NE
2	0	750400	1070	07/11/13	\$515,000	\$562,000	2,640	9	1975	Avg	12,000	N	N	2028 208TH PL NE
2	0	807721	0540	06/13/13	\$685,000	\$756,000	2,650	9	1990	Good	9,435	N	N	2220 235TH CT NE
2	0	896197	0250	01/23/13	\$575,000	\$667,000	2,650	9	2000	Avg	5,555	N	N	164 242ND WAY SE
2	0	193910	0130	06/17/13	\$564,500	\$622,000	2,650	9	1987	Avg	8,911	N	N	1603 229TH AVE NE
2	0	356040	0080	05/23/11	\$705,000	\$885,000	2,660	9	2010	Avg	8,573	N	N	23415 NE 11TH CT
2	0	356040	0040	03/04/11	\$685,000	\$857,000	2,660	9	2010	Avg	6,274	N	N	23432 NE 11TH CT
2	0	356040	0060	10/31/11	\$650,000	\$815,000	2,660	9	2010	Avg	10,340	N	N	23412 NE 11TH CT
2	0	356040	0030	01/06/11	\$642,000	\$799,000	2,660	9	2010	Avg	6,000	N	N	23442 NE 11TH CT
2	0	863575	0080	11/18/13	\$642,500	\$658,000	2,690	9	1999	Avg	6,113	N	N	673 237TH PL SE
2	0	863575	0040	02/07/13	\$585,000	\$675,000	2,690	9	1999	Avg	6,262	N	N	23775 SE 7TH PL
2	0	193911	0240	05/20/13	\$511,000	\$569,000	2,690	9	1987	Avg	7,697	N	N	23118 NE 19TH DR
2	0	306640	1140	01/17/13	\$489,500	\$569,000	2,690	9	1985	Avg	14,353	N	N	21629 NE 20TH WAY
2	0	062981	1380	06/14/13	\$662,000	\$730,000	2,700	9	1999	Avg	6,704	N	N	24923 NE 3RD PL
2	0	306641	0610	03/16/12	\$545,000	\$675,000	2,700	9	1989	Avg	10,248	N	N	2116 221ST PL NE
2	0	193910	0570	11/18/11	\$444,180	\$556,000	2,700	9	1990	Avg	8,515	N	N	23006 NE 19TH DR



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	170305	0380	06/24/13	\$670,000	\$736,000	2,710	9	2002	Avg	6,276	N	N	2223 238TH PL NE
2	0	863575	0110	10/29/13	\$640,000	\$663,000	2,710	9	1998	Avg	5,239	N	N	655 237TH PL SE
2	0	750401	0420	04/05/12	\$595,000	\$735,000	2,710	9	2006	Good	11,640	N	N	21019 NE 33RD PL
2	0	193913	0090	04/24/12	\$539,000	\$664,000	2,710	9	1990	Avg	9,022	N	N	23266 NE 17TH ST
2	0	750415	0120	01/04/11	\$460,000	\$572,000	2,710	9	1979	Avg	12,600	N	N	2240 SAHALEE DR W
2	0	771580	0910	07/22/13	\$525,000	\$570,000	2,720	9	1980	Good	8,760	Y	N	21023 NE 17TH ST
2	0	193910	0460	04/07/11	\$512,500	\$642,000	2,720	9	1987	Avg	8,852	N	N	1801 230TH AVE NE
2	0	062981	1170	11/11/13	\$675,000	\$694,000	2,730	9	1999	Avg	8,657	N	N	24850 NE 2ND CT
2	0	865150	0280	08/21/13	\$575,000	\$616,000	2,730	9	1982	Avg	11,200	N	N	3816 206TH PL NE
2	0	062981	1370	12/11/12	\$570,000	\$669,000	2,730	9	1999	Avg	7,701	N	N	24920 NE 3RD PL
2	0	062981	1320	12/05/11	\$523,750	\$655,000	2,730	9	1999	Avg	6,908	N	N	24854 NE 3RD PL
2	0	031950	0320	10/17/12	\$510,000	\$608,000	2,730	9	1996	Avg	11,356	N	N	23248 NE 15TH ST
2	0	031950	0270	11/09/12	\$525,000	\$622,000	2,740	9	1996	Avg	7,347	N	N	23274 NE 15TH ST
2	0	031950	0690	07/17/13	\$664,850	\$723,000	2,750	9	1997	Avg	8,387	Y	N	23157 NE 14TH CT
2	0	807720	0010	02/19/13	\$600,000	\$690,000	2,750	9	1986	Avg	8,872	N	N	23241 NE 20TH PL
2	0	031950	0150	02/17/11	\$570,000	\$712,000	2,750	9	1996	Avg	8,545	N	N	1508 233RD AVE NE
2	0	750411	0570	02/01/12	\$443,000	\$552,000	2,750	9	1987	Avg	9,600	N	N	2715 226TH PL NE
2	0	062981	0990	09/10/13	\$688,000	\$730,000	2,760	9	1998	Avg	10,924	N	N	24867 NE 1ST PL
2	0	664620	0060	07/08/13	\$675,000	\$737,000	2,760	9	1990	Avg	15,220	N	N	22408 NE 18TH ST
2	0	865161	0420	10/23/13	\$638,000	\$663,000	2,760	9	1999	Avg	5,957	N	N	20560 NE 31ST ST
2	0	863575	0440	09/07/11	\$535,400	\$673,000	2,760	9	1998	Avg	8,384	N	N	525 237TH AVE SE
2	0	062981	1030	09/09/13	\$700,000	\$743,000	2,770	9	1998	Avg	12,509	N	N	24843 NE 1ST PL
2	0	800147	0020	07/03/12	\$650,000	\$792,000	2,780	9	2001	Avg	6,716	N	N	1924 205TH PL NE
2	0	062981	1560	04/19/13	\$615,300	\$693,000	2,780	9	1999	Avg	7,602	N	N	24925 NE 1ST PL
2	0	863575	0610	07/11/13	\$647,000	\$706,000	2,790	9	1998	Avg	7,474	N	N	440 237TH AVE SE
2	0	896197	0440	08/13/13	\$625,000	\$672,000	2,790	9	1999	Avg	5,852	N	N	141 242ND AVE SE
2	0	031950	0550	03/05/12	\$565,000	\$701,000	2,790	9	1996	Avg	8,058	N	N	23155 NE 15TH CT
2	0	062981	1390	03/08/12	\$555,000	\$688,000	2,790	9	1998	Avg	10,811	N	N	258 249TH PL NE
2	0	896198	0340	09/04/12	\$550,000	\$662,000	2,790	9	2000	Avg	7,734	N	N	170 241ST PL SE
2	0	896197	0440	04/26/13	\$531,000	\$597,000	2,790	9	1999	Avg	5,852	N	N	141 242ND AVE SE
2	0	322460	0420	05/23/12	\$530,000	\$650,000	2,790	9	1998	Avg	7,084	N	N	105 243RD PL SE
2	0	322460	0160	04/17/12	\$530,000	\$654,000	2,790	9	1999	Avg	5,788	N	N	24144 SE 1ST CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	031950	0330	02/09/12	\$518,000	\$645,000	2,790	9	1996	Avg	8,042	N	N	23244 NE 15TH ST
2	0	863575	0550	07/23/13	\$631,000	\$685,000	2,810	9	1998	Avg	6,208	N	N	23718 SE 4TH PL
2	0	863575	0700	02/27/13	\$617,000	\$708,000	2,810	9	1999	Avg	7,589	N	N	522 237TH AVE SE
2	0	863575	0700	02/20/13	\$617,000	\$709,000	2,810	9	1999	Avg	7,589	N	N	522 237TH AVE SE
2	0	807721	0250	10/01/12	\$585,000	\$700,000	2,810	9	1990	Avg	9,262	N	N	2007 235TH PL NE
2	0	896198	0250	12/03/13	\$700,000	\$712,000	2,820	9	2000	Avg	8,698	N	N	197 241ST PL SE
2	0	865161	0550	06/12/12	\$639,000	\$782,000	2,820	9	1999	Avg	6,182	N	N	3020 206TH WAY NE
2	0	193913	0030	08/31/12	\$580,000	\$699,000	2,820	9	1990	Avg	8,596	N	N	1743 233RD PL NE
2	0	437940	0610	07/18/13	\$695,000	\$756,000	2,830	9	2005	Avg	6,633	N	N	1139 236TH PL NE
2	0	807721	0390	10/05/12	\$585,000	\$699,000	2,830	9	1989	Avg	7,872	N	N	23516 NE 22ND ST
2	0	750410	0270	07/26/11	\$550,000	\$691,000	2,830	9	1984	Avg	14,940	N	N	2843 220TH PL NE
2	0	750410	1140	03/27/12	\$556,500	\$689,000	2,840	9	1982	Avg	10,332	N	N	22103 NE 26TH PL
2	0	062981	1160	03/20/12	\$555,000	\$687,000	2,840	9	1999	Avg	7,928	N	N	24844 NE 2ND CT
2	0	750400	1260	08/26/11	\$475,000	\$597,000	2,840	9	1976	Avg	19,196	N	N	2213 SAHALEE DR W
2	0	750411	0580	07/26/12	\$595,000	\$722,000	2,850	9	1984	Avg	9,600	N	N	2707 226TH PL NE
2	0	193913	0490	05/22/13	\$660,000	\$735,000	2,860	9	1991	Avg	8,496	N	N	1724 233RD PL NE
2	0	437940	0700	06/21/11	\$578,000	\$726,000	2,860	9	2005	Avg	6,656	N	N	809 235TH AVE NE
2	0	863575	0570	11/30/11	\$536,000	\$671,000	2,860	9	1998	Avg	7,376	N	N	23730 SE 4TH PL
2	0	863575	0410	06/04/13	\$630,000	\$698,000	2,880	9	1999	Avg	7,000	N	N	543 237TH AVE SE
2	0	437940	0880	01/30/12	\$535,000	\$666,000	2,880	9	2005	Avg	5,898	N	N	23411 NE 10TH PL
2	0	031950	0220	03/21/13	\$632,602	\$720,000	2,890	9	1997	Avg	8,560	N	N	1515 233RD PL NE
2	0	031950	0220	05/12/11	\$599,500	\$753,000	2,890	9	1997	Avg	8,560	N	N	1515 233RD PL NE
2	0	807721	0630	03/04/11	\$569,500	\$712,000	2,900	9	1989	Avg	10,831	N	N	23522 NE 23RD ST
2	0	031950	0020	10/28/11	\$551,500	\$692,000	2,910	9	1994	Avg	7,252	N	N	1414 233RD AVE NE
2	0	437940	0680	01/23/12	\$498,000	\$621,000	2,930	9	2005	Avg	7,823	N	N	801 235TH AVE NE
2	0	193913	0160	06/21/13	\$690,000	\$759,000	2,940	9	1990	Avg	8,691	N	N	23269 NE 17TH ST
2	0	193910	0270	08/22/12	\$528,000	\$637,000	2,940	9	1987	Avg	8,566	N	N	1710 229TH AVE NE
2	0	306641	0620	09/23/13	\$647,000	\$682,000	2,960	9	1989	Avg	11,674	N	N	2110 221ST PL NE
2	0	721572	0310	06/03/13	\$672,250	\$745,000	2,970	9	1999	Avg	10,254	N	N	23990 SE 10TH ST
2	0	721573	0570	06/14/13	\$653,000	\$720,000	2,970	9	2001	Avg	6,588	N	N	1305 241ST PL SE
2	0	721572	0890	08/21/12	\$614,500	\$742,000	2,970	9	2001	Avg	10,448	N	N	24045 SE 9TH CT
2	0	721573	0440	09/07/11	\$565,000	\$710,000	2,970	9	2001	Avg	11,784	N	N	1425 240TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	721573	0690	04/11/12	\$551,500	\$681,000	2,970	9	2001	Avg	6,964	N	N	1406 241ST PL SE
2	0	721573	0610	06/21/11	\$550,000	\$691,000	2,970	9	2001	Avg	6,175	N	N	1413 241ST PL SE
2	0	896197	0500	09/27/13	\$699,950	\$737,000	2,980	9	1999	Avg	7,765	N	N	24201 SE 1ST PL
2	0	664620	0680	04/01/13	\$564,000	\$640,000	2,980	9	2000	Avg	8,958	N	N	22323 NE 18TH ST
2	0	664620	0680	04/16/12	\$531,000	\$655,000	2,980	9	2000	Avg	8,958	N	N	22323 NE 18TH ST
2	0	896197	0240	08/14/13	\$700,000	\$752,000	2,990	9	2000	Avg	7,974	N	N	174 242ND WAY SE
2	0	941640	0250	04/05/13	\$636,000	\$720,000	2,990	9	2002	Avg	6,257	N	N	1019 233RD PL NE
2	0	170305	0440	05/13/12	\$560,000	\$688,000	2,990	9	2002	Avg	6,134	N	N	2211 238TH PL NE
2	0	170305	0100	05/11/12	\$560,000	\$689,000	2,990	9	2003	Avg	6,966	N	N	2302 239TH PL NE
2	0	170305	0270	12/13/11	\$550,000	\$688,000	2,990	9	2003	Avg	5,515	N	N	2220 238TH PL NE
2	0	437940	0810	10/16/12	\$784,500	\$935,000	3,000	9	2010	Avg	6,614	N	N	23505 NE 10TH PL
2	0	306640	1060	01/29/13	\$675,000	\$781,000	3,000	9	1988	Avg	16,177	N	N	21817 NE 20TH WAY
2	0	170305	0020	05/22/12	\$579,950	\$712,000	3,000	9	2001	Avg	6,501	N	N	2204 239TH PL NE
2	0	863575	0420	03/07/11	\$569,000	\$712,000	3,000	9	1999	Avg	7,000	N	N	537 237TH AVE SE
2	0	170305	0010	06/01/12	\$479,000	\$587,000	3,000	9	2001	Avg	6,550	N	N	2202 239TH PL SE
2	0	896197	0340	01/18/12	\$510,000	\$636,000	3,010	9	1999	Avg	7,196	N	N	24280 SE 1ST PL
2	0	193913	0210	09/12/12	\$610,000	\$733,000	3,040	9	1990	Avg	7,248	N	N	1633 233RD PL NE
2	0	193913	0250	04/08/13	\$648,000	\$733,000	3,060	9	1990	Avg	8,836	N	N	23276 NE 16TH PL
2	0	750401	0870	10/04/13	\$555,000	\$582,000	3,070	9	1975	Avg	12,000	N	N	3215 SAHALEE DR W
2	0	159200	0350	03/18/11	\$525,000	\$657,000	3,070	9	1984	Good	10,683	N	N	22914 NE 12TH PL
2	0	800147	0060	10/11/12	\$652,000	\$778,000	3,090	9	2000	Avg	8,547	N	N	20509 NE 21ST CT
2	0	721572	0800	07/29/13	\$681,267	\$737,000	3,150	9	1999	Avg	8,655	N	N	24030 SE 10TH ST
2	0	721572	0320	04/11/13	\$636,000	\$719,000	3,150	9	1999	Avg	9,482	N	N	23982 SE 10TH ST
2	0	721572	0820	08/09/12	\$615,000	\$744,000	3,150	9	1999	Good	7,955	N	N	24022 SE 10TH ST
2	0	721572	0370	09/01/11	\$615,000	\$773,000	3,150	9	1999	Avg	11,613	N	N	23950 SE 10TH ST
2	0	721572	0380	01/21/11	\$585,000	\$729,000	3,150	9	1999	Avg	9,760	N	N	23955 SE 10TH ST
2	0	721573	0550	06/27/12	\$579,950	\$708,000	3,150	9	2000	Avg	6,593	N	N	24023 SE 13TH PL
2	0	721573	0630	11/27/12	\$572,000	\$674,000	3,150	9	2001	Avg	6,175	N	N	1423 241ST PL SE
2	0	721572	0630	02/17/12	\$565,000	\$702,000	3,150	9	1999	Avg	7,153	N	N	24013 SE 10TH CT
2	0	721573	0530	07/16/12	\$562,500	\$684,000	3,150	9	2001	Avg	11,723	N	N	1402 240TH WAY SE
2	0	750410	0120	03/01/13	\$562,000	\$644,000	3,150	9	1982	Avg	11,925	N	N	22114 NE 28TH PL
2	0	721573	0490	05/09/11	\$550,000	\$690,000	3,150	9	2001	Avg	9,807	N	N	1420 240TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	721573	0650	10/20/11	\$515,000	\$646,000	3,150	9	2001	Avg	6,853	N	N	1434 241ST PL SE
2	0	306640	0050	07/15/13	\$615,000	\$670,000	3,160	9	1988	Avg	10,012	N	N	2031 216TH PL NE
2	0	865161	0620	05/10/13	\$737,000	\$824,000	3,170	9	1999	Avg	5,931	N	N	20575 NE 31ST ST
2	0	193913	0300	01/03/12	\$510,000	\$637,000	3,170	9	1991	Avg	9,245	N	N	23255 NE 16TH PL
2	0	865161	1610	08/08/13	\$788,000	\$849,000	3,210	9	2001	Avg	9,680	N	N	20644 NE 25TH CT
2	0	571190	0040	07/12/13	\$675,000	\$736,000	3,230	9	2003	Avg	10,511	N	N	25434 NE 3RD PL
2	0	306641	0170	04/10/13	\$615,000	\$695,000	3,230	9	1988	Avg	10,852	N	N	2218 223RD PL NE
2	0	290930	0720	02/06/13	\$652,000	\$753,000	3,300	9	2004	Avg	8,131	N	N	326 239TH CT SE
2	0	750410	0260	05/07/12	\$550,000	\$677,000	3,350	9	1984	Avg	10,686	N	N	2849 220TH PL NE
2	0	193912	0470	06/20/13	\$665,000	\$732,000	3,360	9	1989	Avg	8,924	N	N	1905 235TH CT NE
2	0	290930	0690	05/10/11	\$650,000	\$816,000	3,410	9	2003	Avg	6,654	N	N	327 239TH CT SE
2	0	571190	0100	10/26/12	\$767,500	\$912,000	3,420	9	2004	Avg	9,784	N	N	25410 NE 3RD PL
2	0	306641	0640	06/21/11	\$592,000	\$744,000	3,420	9	1989	Avg	11,114	N	N	22122 NE 21ST WAY
2	0	865161	0220	02/26/13	\$739,000	\$848,000	3,530	9	2003	Avg	8,933	N	N	20554 NE 32ND CT
2	0	800147	0330	08/20/12	\$725,000	\$875,000	3,590	9	2001	Avg	8,659	N	N	20508 NE 23RD CT
2	0	750402	0260	08/24/12	\$549,000	\$662,000	3,800	9	1977	Avg	18,000	N	N	21912 NE 24TH CT
2	0	290930	0460	10/15/13	\$782,500	\$816,000	3,870	9	2001	Avg	7,981	N	N	218 238TH AVE SE
2	0	290930	0610	02/22/12	\$665,000	\$826,000	3,870	9	2001	Avg	8,880	N	N	324 238TH AVE SE
2	0	290930	0420	10/22/13	\$855,000	\$889,000	3,900	9	2004	Avg	7,462	N	N	23822 SE 2ND PL
2	0	800147	0210	08/21/12	\$730,000	\$881,000	3,920	9	2001	Avg	8,222	N	N	20507 NE 23RD CT
2	0	800147	0080	07/29/13	\$847,750	\$917,000	3,990	9	2000	Avg	9,407	N	N	20508 NE 21ST CT
2	0	290930	0530	01/18/11	\$720,000	\$897,000	4,020	9	2003	Avg	8,042	N	N	215 238TH AVE SE
2	0	290930	0600	08/20/13	\$889,000	\$953,000	4,040	9	2003	Avg	8,114	N	N	334 238TH AVE SE
2	0	290930	0710	02/15/12	\$600,000	\$746,000	4,060	9	2003	Avg	9,891	N	N	330 239TH CT SE
2	0	865153	0350	02/22/11	\$850,000	\$1,062,000	4,250	9	1983	Good	14,405	Y	N	20211 NE 38TH CT
2	0	750401	0610	06/27/12	\$480,500	\$586,000	1,500	10	1976	Avg	12,835	N	N	3032 211TH AVE NE
2	0	357530	0489	10/31/13	\$603,000	\$624,000	1,630	10	1998	Avg	9,127	Y	N	1554 E LAKE SAMM. PKWY NE
2	0	357530	0450	06/04/12	\$490,000	\$600,000	1,630	10	1998	Avg	6,263	Y	N	1530 E LAKE SAMM. PKWY NE
2	0	664620	0180	03/30/12	\$550,000	\$680,000	1,900	10	1997	Avg	6,187	Y	N	1813 223RD PL NE
2	0	750410	1200	09/12/13	\$755,000	\$800,000	2,090	10	1983	Avg	15,250	N	N	22140 NE 26TH PL
2	0	306640	0770	11/07/11	\$455,000	\$570,000	2,140	10	1987	Avg	11,149	N	N	2008 216TH PL NE
2	0	306641	0890	04/11/12	\$466,000	\$576,000	2,190	10	1987	Avg	10,020	N	N	22233 NE 23RD ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865148	0170	08/22/13	\$601,000	\$643,000	2,220	10	1987	Avg	8,840	N	N	20613 NE 34TH PL
2	0	306640	0760	12/04/12	\$557,000	\$655,000	2,260	10	1986	Avg	10,067	N	N	2016 216TH PL NE
2	0	750403	0100	08/28/13	\$535,000	\$571,000	2,290	10	1979	Avg	12,000	N	N	20846 NE 26TH PL
2	0	306641	0710	06/17/13	\$610,000	\$672,000	2,320	10	1987	Avg	14,871	N	N	2137 222ND PL NE
2	0	750411	0510	08/07/12	\$495,000	\$599,000	2,320	10	1985	Avg	14,505	N	N	2704 226TH AVE NE
2	0	306640	0600	04/27/12	\$498,000	\$614,000	2,340	10	1988	Avg	10,170	N	N	2105 219TH PL NE
2	0	750403	0060	06/22/12	\$479,000	\$585,000	2,340	10	1978	Avg	13,175	N	N	20841 NE 26TH PL
2	0	865148	0090	11/13/13	\$630,000	\$647,000	2,350	10	1987	Avg	9,779	N	N	20522 NE 34TH PL
2	0	750401	0090	11/11/11	\$418,000	\$524,000	2,350	10	1977	Avg	12,000	N	N	3132 SAHALEE DR W
2	0	205010	0350	06/22/12	\$696,000	\$850,000	2,370	10	1994	Avg	13,422	Y	N	5323 189TH AVE NE
2	0	182930	0550	12/10/12	\$559,900	\$658,000	2,370	10	1988	Avg	10,301	N	N	3005 224TH AVE NE
2	0	306641	0070	05/15/13	\$640,000	\$714,000	2,380	10	1988	Avg	10,160	N	N	22202 NE 23RD ST
2	0	750400	0870	05/28/13	\$725,000	\$805,000	2,390	10	1974	Avg	18,161	N	N	2511 SAHALEE DR W
2	0	750401	0080	03/27/12	\$610,000	\$755,000	2,430	10	1977	Good	12,000	N	N	3122 SAHALEE DR W
2	0	750410	1260	07/21/11	\$510,000	\$641,000	2,460	10	1982	Avg	12,672	N	N	2618 221ST AVE NE
2	0	306640	0220	10/23/13	\$602,000	\$625,000	2,480	10	1987	Avg	10,297	N	N	21812 NE 22ND ST
2	0	306640	0480	05/15/12	\$512,000	\$629,000	2,490	10	1987	Avg	12,669	N	N	2305 220TH PL NE
2	0	865148	0640	11/14/11	\$517,500	\$648,000	2,500	10	1987	Avg	8,894	N	N	20347 NE 34TH CT
2	0	750403	0200	08/31/11	\$433,000	\$544,000	2,510	10	1979	Avg	13,000	Y	N	2732 209TH AVE NE
2	0	306641	0030	05/25/13	\$563,550	\$626,000	2,520	10	1987	Avg	10,000	N	N	22028 NE 23RD ST
2	0	306640	1100	09/21/11	\$526,000	\$661,000	2,520	10	1992	Avg	16,177	N	N	21713 NE 20TH WAY
2	0	306641	0130	06/27/11	\$519,500	\$653,000	2,520	10	1987	Avg	10,950	N	N	2318 223RD CT NE
2	0	750403	0080	02/28/13	\$545,000	\$625,000	2,550	10	1978	Avg	10,800	N	N	20849 NE 26TH PL
2	0	306640	0510	05/01/12	\$523,000	\$644,000	2,570	10	1987	Avg	10,053	N	N	22005 NE 23RD ST
2	0	357530	0295	11/01/13	\$615,000	\$636,000	2,590	10	1998	Avg	8,642	Y	N	1548 E LAKE SAMM. PKWY NE
2	0	306641	0760	10/23/12	\$649,000	\$772,000	2,600	10	1987	Avg	13,761	N	N	2128 222ND PL NE
2	0	306640	0890	09/05/13	\$609,000	\$648,000	2,600	10	1987	Avg	10,425	N	N	2026 217TH PL NE
2	0	182930	0160	12/05/12	\$650,000	\$765,000	2,610	10	1990	Avg	17,644	N	N	3042 224TH AVE NE
2	0	182930	0160	04/04/11	\$618,000	\$774,000	2,610	10	1990	Avg	17,644	N	N	3042 224TH AVE NE
2	0	750410	1100	06/08/11	\$528,000	\$663,000	2,620	10	1987	Avg	13,366	N	N	22212 NE 25TH WAY
2	0	306641	0960	09/13/11	\$545,000	\$685,000	2,630	10	1987	Avg	10,400	N	N	22021 NE 23RD ST
2	0	240550	0070	04/18/11	\$520,000	\$652,000	2,630	10	1990	Avg	8,879	N	N	1911 224TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	750410	1390	01/15/13	\$517,000	\$601,000	2,650	10	1983	Avg	10,458	N	N	22213 NE 28TH PL
2	0	306640	0110	03/17/11	\$569,500	\$713,000	2,660	10	1988	Avg	11,481	N	N	21607 NE 22ND CT
2	0	182930	0100	06/19/13	\$785,000	\$864,000	2,670	10	1987	Avg	12,959	N	N	22414 NE 30TH CT
2	0	306641	0460	05/15/13	\$660,300	\$737,000	2,670	10	1989	Avg	10,360	N	N	2031 222ND AVE NE
2	0	182930	0380	10/09/13	\$630,000	\$659,000	2,680	10	1987	Avg	11,323	N	N	22213 NE 31ST ST
2	0	750403	0170	05/13/13	\$552,500	\$617,000	2,680	10	1978	Avg	15,579	N	N	2721 209TH AVE NE
2	0	750403	0180	05/21/13	\$550,000	\$612,000	2,680	10	1979	Avg	12,240	N	N	2720 209TH AVE NE
2	0	306640	0680	09/10/12	\$517,500	\$622,000	2,680	10	1987	Avg	10,171	N	N	21631 NE 22ND ST
2	0	205010	0020	08/21/13	\$721,250	\$772,000	2,690	10	1995	Avg	10,622	N	N	5325 188TH PL NE
2	0	306640	0780	08/01/13	\$598,000	\$646,000	2,730	10	1986	Avg	11,296	N	N	21638 NE 20TH WAY
2	0	750411	0360	07/30/12	\$464,000	\$563,000	2,740	10	1989	Avg	12,103	N	N	22514 NE 28TH ST
2	0	750403	0160	10/23/13	\$600,000	\$623,000	2,750	10	1979	Avg	11,500	N	N	2727 209TH AVE NE
2	0	865148	0190	05/24/11	\$665,000	\$835,000	2,760	10	1987	Good	16,271	N	N	20625 NE 34TH PL
2	0	635260	0730	09/23/13	\$743,000	\$783,000	2,780	10	2001	Avg	9,606	N	N	19612 NE 44TH PL
2	0	750403	0090	10/29/12	\$537,600	\$639,000	2,780	10	1978	Good	9,900	N	N	20850 NE 26TH PL
2	0	327589	0150	05/10/11	\$615,000	\$772,000	2,810	10	1992	Avg	14,650	N	N	19110 NE 48TH ST
2	0	635260	0170	07/08/13	\$743,250	\$812,000	2,830	10	2000	Avg	7,473	N	N	19185 NE 44TH CT
2	0	750400	0310	11/14/12	\$542,300	\$642,000	2,840	10	1978	Avg	17,602	N	N	2063 211TH AVE NE
2	0	750400	0325	06/27/12	\$703,500	\$858,000	2,850	10	1977	VGood	12,325	N	N	2051 211TH AVE NE
2	0	865148	0530	04/01/13	\$680,000	\$771,000	2,850	10	1987	Avg	9,513	N	N	20336 NE 34TH CT
2	0	327589	0440	01/07/13	\$680,000	\$792,000	2,890	10	1993	Avg	8,169	N	N	4706 191ST PL NE
2	0	327589	0180	09/25/13	\$752,000	\$792,000	2,910	10	1992	Avg	10,691	N	N	4711 191ST PL NE
2	0	920650	0020	05/20/11	\$735,000	\$923,000	2,910	10	2005	Avg	8,400	N	N	19643 NE 44TH PL
2	0	750411	0060	12/24/13	\$595,000	\$598,000	2,930	10	1989	Avg	15,033	N	N	2526 227TH PL NE
2	0	306640	0910	05/15/13	\$569,000	\$635,000	2,930	10	1989	Avg	11,116	N	N	2012 217TH PL NE
2	0	327589	0170	10/17/13	\$691,000	\$720,000	2,940	10	1992	Avg	10,530	N	N	4717 191ST PL NE
2	0	865161	0120	11/03/13	\$743,500	\$768,000	2,950	10	1999	Avg	8,648	N	N	20581 NE 33RD CT
2	0	750405	0020	08/16/12	\$709,000	\$857,000	2,970	10	1989	Avg	11,974	N	N	3305 SAHALEE WAY NE
2	0	327589	0360	01/30/13	\$623,500	\$722,000	2,970	10	1994	Avg	7,182	N	N	19118 NE 45TH PL
2	0	306640	0640	05/03/13	\$640,000	\$717,000	2,980	10	1985	Good	10,018	N	N	21801 NE 22ND ST
2	0	750410	1500	01/25/12	\$485,000	\$604,000	3,000	10	1979	Avg	10,400	N	N	2719 224TH AVE NE
2	0	750405	0110	03/03/11	\$479,000	\$599,000	3,000	10	1984	Avg	12,600	N	N	3341 SAHALEE WAY NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	635260	0470	08/20/13	\$825,000	\$884,000	3,010	10	2005	Avg	8,543	N	N	19323 NE 42ND CT
2	0	865148	0340	07/17/12	\$600,000	\$729,000	3,010	10	1986	Avg	10,564	N	N	20428 NE 35TH ST
2	0	750401	0520	07/05/12	\$720,000	\$877,000	3,030	10	1976	Avg	13,260	N	N	3035 211TH AVE NE
2	0	721572	0090	07/13/12	\$650,000	\$791,000	3,030	10	1999	Avg	11,673	N	N	23958 SE 8TH PL
2	0	865161	0090	07/11/13	\$748,000	\$816,000	3,060	10	1999	Avg	8,874	N	N	20582 NE 33RD CT
2	0	865161	0200	08/27/12	\$688,500	\$830,000	3,060	10	1999	Avg	8,731	N	N	20538 NE 32ND CT
2	0	062981	0480	08/15/12	\$619,200	\$748,000	3,074	10	1998	Avg	9,800	N	N	135 245TH PL SE
2	0	865161	0180	07/13/12	\$685,000	\$833,000	3,080	10	1999	Avg	9,363	N	N	20522 NE 32ND CT
2	0	635260	0700	06/14/11	\$812,400	\$1,021,000	3,090	10	2002	Avg	7,194	N	N	4475 194TH WAY NE
2	0	951092	0100	08/05/11	\$660,000	\$830,000	3,100	10	1992	Good	17,381	N	N	24107 SE 16TH PL
2	0	635260	0390	07/16/12	\$795,000	\$967,000	3,110	10	2001	Avg	6,949	N	N	4217 194TH PL NE
2	0	750400	0340	04/03/12	\$625,000	\$773,000	3,110	10	1990	Good	18,008	N	N	2041 211TH AVE NE
2	0	865161	1050	03/18/11	\$739,500	\$926,000	3,130	10	2001	Avg	6,028	N	N	2812 206TH TER NE
2	0	327589	0450	07/25/12	\$695,000	\$843,000	3,160	10	1992	Avg	8,476	N	N	4712 191ST PL NE
2	0	920650	0170	02/28/12	\$766,000	\$951,000	3,190	10	2006	Avg	8,799	N	N	19720 NE 42ND WAY
2	0	750410	0690	08/13/12	\$625,000	\$756,000	3,190	10	1984	Avg	16,182	N	N	2419 222ND AVE NE
2	0	182930	0290	01/10/13	\$720,000	\$838,000	3,200	10	1987	Avg	18,712	Y	N	22230 NE 31ST ST
2	0	182930	0110	04/07/11	\$606,500	\$760,000	3,200	10	1987	Avg	14,951	N	N	22410 NE 30TH CT
2	0	158700	0110	09/04/13	\$775,000	\$825,000	3,210	10	2003	Avg	22,095	N	N	4122 198TH CT NE
2	0	865161	1140	11/29/12	\$717,000	\$845,000	3,230	10	1999	Avg	6,302	N	N	20537 NE 27TH PL
2	0	750411	0850	09/12/11	\$561,800	\$706,000	3,230	10	1984	Avg	10,597	N	N	22621 NE 25TH WAY
2	0	062981	0660	02/22/12	\$615,000	\$764,000	3,240	10	1999	Avg	7,842	N	N	215 246TH WAY SE
2	0	635260	0300	07/15/11	\$750,000	\$943,000	3,300	10	2001	Avg	6,793	N	N	19173 NE 43RD CT
2	0	865161	1290	12/13/11	\$685,000	\$857,000	3,300	10	2000	Avg	6,660	N	N	20631 NE 28TH CT
2	0	750411	0030	08/23/12	\$675,000	\$814,000	3,300	10	1984	Avg	10,514	N	N	2510 227TH PL NE
2	0	327589	0130	09/06/12	\$687,000	\$826,000	3,310	10	1994	Avg	9,607	N	N	4815 192ND DR NE
2	0	635260	0650	06/26/13	\$840,000	\$922,000	3,330	10	2001	Avg	8,897	N	N	19412 NE 43RD PL
2	0	750402	1000	03/11/13	\$648,000	\$740,000	3,340	10	1990	Avg	11,726	N	N	2411 SAHALEE DR E
2	0	721572	0010	12/13/13	\$753,000	\$761,000	3,350	10	1999	Avg	13,741	N	N	23996 SE 8TH PL
2	0	750401	0240	05/14/13	\$710,000	\$793,000	3,350	10	1987	Avg	11,025	N	N	3421 210TH PL NE
2	0	750410	1550	03/23/11	\$550,000	\$689,000	3,350	10	1984	Avg	8,364	N	N	2708 224TH AVE NE
2	0	750411	0130	02/10/12	\$550,000	\$684,000	3,360	10	1984	Avg	12,126	N	N	22622 NE 25TH WAY

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865161	1000	09/05/13	\$1,151,759	\$1,225,000	3,370	10	2001	Avg	7,457	N	N	20548 NE 29TH ST
2	0	865161	1000	12/27/13	\$906,100	\$909,000	3,370	10	2001	Avg	7,457	N	N	20548 NE 29TH ST
2	0	635260	0510	10/30/13	\$818,000	\$847,000	3,380	10	2002	Avg	6,939	N	N	4101 194TH PL NE
2	0	182930	0310	05/01/13	\$617,000	\$692,000	3,390	10	1987	Avg	15,031	N	N	22218 NE 31ST ST
2	0	635260	0480	08/22/13	\$890,000	\$953,000	3,410	10	2003	Avg	7,560	N	N	19327 NE 42ND CT
2	0	635260	0500	11/14/11	\$765,000	\$959,000	3,410	10	2002	Avg	6,972	N	N	4109 194TH PL NE
2	0	306640	0920	09/11/13	\$730,000	\$774,000	3,420	10	1988	Avg	17,329	N	N	2017 218TH PL NE
2	0	865161	0050	04/18/11	\$779,000	\$977,000	3,430	10	1998	Avg	8,552	N	N	20550 NE 33RD CT
2	0	865161	0290	12/05/13	\$742,000	\$753,000	3,430	10	1999	Avg	10,039	N	N	20585 NE 32ND CT
2	0	951092	0150	08/05/13	\$555,000	\$599,000	3,470	10	1994	Avg	21,307	N	N	24145 SE 16TH PL
2	0	143758	0080	02/13/13	\$726,500	\$837,000	3,480	10	2004	Avg	7,595	N	N	229 259TH AVE NE
2	0	062981	0860	05/01/13	\$848,000	\$951,000	3,490	10	1997	Avg	10,102	N	N	24631 SE 1ST ST
2	0	062981	0710	11/01/13	\$810,000	\$838,000	3,490	10	1998	Avg	10,466	N	N	111 246TH WAY SE
2	0	865161	1090	04/29/13	\$762,500	\$856,000	3,500	10	2000	Avg	6,025	N	N	2734 206TH TER NE
2	0	327589	0620	04/14/11	\$641,790	\$805,000	3,500	10	1994	Avg	9,650	N	N	4527 194TH WAY NE
2	0	062981	0960	06/15/12	\$677,500	\$828,000	3,510	10	1998	Avg	8,918	N	N	142 247TH AVE SE
2	0	062981	0620	06/19/12	\$661,500	\$808,000	3,515	10	1998	Avg	9,782	N	N	128 245TH PL SE
2	0	062981	0310	08/23/12	\$649,000	\$783,000	3,515	10	1998	Avg	9,610	N	N	24415 SE 4TH PL
2	0	062981	0810	06/21/13	\$780,000	\$858,000	3,520	10	1998	Avg	8,518	N	N	126 247TH AVE SE
2	0	062981	0630	11/21/13	\$770,000	\$788,000	3,522	10	1998	Good	9,350	N	N	134 245TH PL SE
2	0	062981	0510	07/31/13	\$747,000	\$808,000	3,522	10	1998	Avg	9,800	N	N	119 245TH PL SE
2	0	750410	0240	10/02/13	\$660,000	\$693,000	3,540	10	1984	Avg	13,860	N	N	2859 220TH PL NE
2	0	062981	0250	07/23/13	\$830,000	\$901,000	3,547	10	1998	Avg	12,602	N	N	447 245TH AVE SE
2	0	062981	0280	05/17/11	\$748,000	\$939,000	3,547	10	1998	Avg	12,837	N	N	409 245TH AVE SE
2	0	750410	0420	07/21/11	\$595,000	\$748,000	3,550	10	1983	Avg	13,410	N	N	2609 221ST AVE NE
2	0	158700	0050	03/06/13	\$1,230,000	\$1,407,000	3,590	10	2003	Avg	14,545	Y	N	19819 NE 42ND WAY
2	0	290930	0870	05/30/13	\$850,000	\$943,000	3,590	10	2005	Avg	9,100	N	N	116 239TH WAY SE
2	0	865161	1100	04/01/13	\$790,000	\$896,000	3,590	10	2000	Avg	6,546	N	N	2728 206TH TER NE
2	0	062981	0360	09/30/13	\$780,000	\$820,000	3,600	10	1998	Avg	11,138	N	N	313 246TH WAY SE
2	0	750410	0860	12/16/11	\$570,000	\$713,000	3,630	10	1983	Avg	12,000	N	N	2413 223RD PL NE
2	0	143758	0130	06/24/12	\$849,950	\$1,038,000	3,660	10	2005	Avg	8,869	N	N	25822 NE 2ND CT
2	0	232700	0010	01/25/13	\$750,000	\$869,000	3,660	10	2002	Avg	14,908	N	N	24139 NE 1ST PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	182930	0300	06/11/12	\$655,000	\$801,000	3,700	10	1987	Avg	14,539	N	N	22224 NE 31ST ST
2	0	635260	0400	06/20/13	\$892,000	\$981,000	3,730	10	2003	Avg	6,921	N	N	4213 194TH PL NE
2	0	800147	0580	07/20/12	\$745,000	\$905,000	3,730	10	2002	Avg	9,741	N	N	1921 205TH PL NE
2	0	635260	0290	07/14/11	\$800,000	\$1,006,000	3,760	10	2001	Avg	10,708	N	N	19167 NE 43RD CT
2	0	750411	0410	05/02/13	\$697,500	\$782,000	3,760	10	1985	Avg	10,700	N	N	22413 NE 28TH ST
2	0	750410	1090	03/15/11	\$590,000	\$738,000	3,760	10	1984	Avg	11,782	N	N	22220 NE 25TH WAY
2	0	232700	0090	07/30/13	\$1,002,501	\$1,084,000	3,790	10	2001	Avg	22,656	N	N	24134 NE 1ST PL
2	0	800147	0520	09/19/13	\$849,500	\$897,000	3,840	10	2001	Avg	10,028	N	N	2128 204TH PL NE
2	0	205010	0110	11/20/12	\$760,000	\$898,000	3,840	10	1997	Avg	14,058	Y	N	18713 NE 51ST CT
2	0	716760	0110	02/21/13	\$915,000	\$1,052,000	3,860	10	2002	Avg	8,000	N	N	25740 SE 4TH PL
2	0	143758	0170	04/02/12	\$877,415	\$1,085,000	3,890	10	2004	Avg	11,321	N	N	25825 NE 2ND CT
2	0	290930	0010	08/23/11	\$748,000	\$940,000	3,890	10	2003	Avg	8,800	N	N	328 240TH PL SE
2	0	062981	0390	05/08/12	\$695,000	\$855,000	3,890	10	1999	Avg	9,071	N	N	24500 SE 3RD CT
2	0	143758	0070	07/18/13	\$872,000	\$948,000	3,900	10	2004	Avg	8,199	N	N	237 259TH AVE NE
2	0	143758	0520	06/06/13	\$900,000	\$996,000	3,970	10	2004	Avg	8,204	N	N	207 259TH PL NE
2	0	232700	0050	06/17/13	\$890,000	\$980,000	3,970	10	2002	Avg	15,051	N	N	24115 NE 1ST PL
2	0	800147	0530	05/09/13	\$893,000	\$999,000	3,980	10	2001	Avg	9,689	N	N	2136 204TH PL NE
2	0	143758	0150	08/07/13	\$990,000	\$1,067,000	3,990	10	2004	Avg	9,931	N	N	25817 NE 2ND CT
2	0	143758	0090	11/12/13	\$865,000	\$889,000	4,010	10	2004	Avg	7,552	N	N	221 259TH AVE NE
2	0	272506	9158	04/29/12	\$675,000	\$832,000	4,010	10	1988	Avg	23,890	N	N	1010 231ST PL NE
2	0	716760	0080	07/17/12	\$974,000	\$1,184,000	4,080	10	2003	Avg	8,000	N	N	25818 NE 4TH PL
2	0	716760	0030	04/22/13	\$922,500	\$1,038,000	4,080	10	2003	Avg	9,936	N	N	25846 NE 4TH PL
2	0	143758	0220	05/21/13	\$938,000	\$1,044,000	4,170	10	2006	Avg	7,773	N	N	25814 NE 1ST PL
2	0	143758	0450	07/18/13	\$919,000	\$999,000	4,180	10	2005	Avg	7,085	N	N	222 259TH PL NE
2	0	750410	0810	07/19/13	\$760,000	\$826,000	4,190	10	1983	Avg	12,150	N	N	2439 223RD PL NE
2	0	143758	0420	01/11/12	\$947,000	\$1,182,000	4,400	10	2005	Avg	7,507	N	N	134 259TH PL NE
2	0	143758	0190	09/19/12	\$875,000	\$1,049,000	4,400	10	2006	Avg	8,555	N	N	121 259TH AVE NE
2	0	716760	0010	04/22/13	\$920,000	\$1,036,000	4,580	10	2003	Avg	8,283	N	N	25854 NE 4TH PL
2	0	716760	0140	11/23/11	\$750,000	\$939,000	4,600	10	2001	Avg	9,760	N	N	25714 NE 4TH PL
2	0	750400	0130	12/13/12	\$908,000	\$1,066,000	4,800	10	2002	Avg	12,767	N	N	2061 213TH AVE NE
2	0	290930	0880	10/24/13	\$1,120,000	\$1,163,000	4,860	10	2005	Avg	9,162	N	N	118 239TH WAY SE
2	0	721572	0070	10/18/12	\$1,165,000	\$1,388,000	5,000	10	2000	Avg	32,909	N	N	23970 SE 8TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	752595	0130	04/29/13	\$833,500	\$936,000	2,470	11	1996	Avg	24,198	Y	N	1632 205TH PL NE
2	0	752675	0170	10/02/12	\$1,055,000	\$1,262,000	2,520	11	1994	Avg	29,160	Y	N	1619 204TH AVE NE
2	0	865161	0890	08/05/13	\$1,050,000	\$1,133,000	3,150	11	2000	Avg	10,259	N	N	2525 204TH TER NE
2	0	865161	1910	09/19/13	\$1,170,000	\$1,236,000	3,170	11	2000	Avg	10,390	Y	N	3113 204TH CT NE
2	0	750405	0150	07/05/13	\$838,000	\$916,000	3,200	11	1991	Avg	22,100	N	N	21215 NE 35TH LN
2	0	182506	9117	11/11/13	\$750,000	\$771,000	3,270	11	2000	Avg	8,426	N	N	19028 NE 51ST ST
2	0	865161	1800	06/27/13	\$1,005,000	\$1,102,000	3,280	11	2000	Avg	10,742	N	N	3053 205TH CT NE
2	0	752675	0030	03/04/11	\$785,000	\$982,000	3,340	11	1994	Avg	18,318	Y	N	1628 204TH AVE NE
2	0	062980	0360	06/10/13	\$1,051,129	\$1,161,000	3,430	11	1997	Avg	30,746	N	N	431 WINDSOR DR SE
2	0	062980	0360	09/09/13	\$1,007,500	\$1,070,000	3,430	11	1997	Avg	30,746	N	N	431 WINDSOR DR SE
2	0	357530	0965	08/01/13	\$1,255,000	\$1,356,000	3,470	11	1997	Avg	16,250	Y	N	1531 205TH CT NE
2	0	865149	0030	09/11/12	\$810,000	\$973,000	3,470	11	1999	Avg	14,619	N	N	3328 203RD PL NE
2	0	752675	0010	06/20/13	\$940,000	\$1,034,000	3,480	11	1993	Avg	15,703	Y	N	1618 204TH AVE NE
2	0	062981	0110	04/22/13	\$990,000	\$1,114,000	3,830	11	1999	Avg	13,667	N	N	316 246TH WAY SE
2	0	062981	0160	02/23/12	\$949,900	\$1,180,000	3,830	11	1999	Avg	11,940	N	N	428 245TH AVE SE
2	0	357530	0950	10/13/12	\$865,000	\$1,032,000	3,850	11	1991	Avg	16,250	Y	N	1516 204TH AVE NE
2	0	681785	0010	03/19/13	\$714,000	\$813,000	3,850	11	1985	Avg	64,529	N	N	3300 217TH PL NE
2	0	865161	0990	07/25/13	\$870,000	\$943,000	3,940	11	2000	Avg	11,015	N	N	2431 204TH TER NE
2	0	800147	0400	09/25/11	\$1,050,000	\$1,319,000	4,000	11	2003	Avg	7,498	N	N	2203 204TH PL NE
2	0	865149	0050	09/14/11	\$910,000	\$1,143,000	4,040	11	1999	Avg	14,703	N	N	3316 203RD PL NE
2	0	800147	0410	04/09/13	\$992,000	\$1,122,000	4,140	11	2003	Avg	7,710	N	N	2139 204TH PL NE
2	0	865161	1890	06/11/13	\$1,258,000	\$1,389,000	4,260	11	2000	Avg	11,321	Y	N	20430 NE 31ST ST
2	0	750401	0050	11/29/12	\$850,000	\$1,002,000	4,310	11	2001	Avg	11,466	N	N	3034 SAHALEE DR W
2	0	357530	0928	10/19/11	\$885,000	\$1,110,000	4,320	11	1990	Avg	22,750	Y	N	1520 204TH AVE NE
2	0	800147	0370	08/07/13	\$1,300,000	\$1,401,000	4,330	11	2001	Avg	14,294	N	N	2221 204TH PL NE
2	0	062980	0180	09/05/12	\$1,050,000	\$1,263,000	4,580	11	1999	Avg	40,787	N	N	410 WINDSOR DR SE
2	0	357530	0937	06/26/13	\$1,380,000	\$1,514,000	4,690	11	1990	Avg	16,250	Y	N	20423 NE 16TH ST
2	0	062980	0090	06/24/13	\$1,320,000	\$1,450,000	4,090	12	1998	Avg	44,287	N	N	24733 SE WINDSOR BLVD
2	0	062980	0110	07/10/12	\$1,145,800	\$1,395,000	4,310	12	1999	Avg	41,413	N	N	24730 WINDSOR DR SE
2	0	062980	0620	04/23/12	\$1,300,000	\$1,603,000	4,680	12	1999	Avg	28,223	N	N	24634 SE 9TH PL
2	0	062980	0560	11/15/13	\$1,700,000	\$1,745,000	4,770	12	1999	Avg	24,341	N	N	24680 SE 9TH PL
2	0	062980	0660	06/02/11	\$1,380,000	\$1,734,000	4,790	12	1999	Avg	25,412	N	N	24419 SE 7TH CT



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	062980	0420	08/25/12	\$1,473,500	\$1,777,000	5,040	12	1999	Avg	25,236	N	N	641 WINDSOR DR SE
2	0	062980	0220	04/16/13	\$1,880,000	\$2,121,000	5,660	12	2006	Avg	24,104	N	N	130 WINDSOR DR SE
2	0	062980	0330	05/09/11	\$1,586,000	\$1,991,000	5,780	12	2000	Avg	23,316	N	N	153 WINDSOR DR SE
2	0	062980	0070	07/08/13	\$1,525,000	\$1,665,000	6,150	12	1999	Avg	38,671	N	N	24605 SE 9TH PL
3	0	124010	0050	07/20/12	\$267,500	\$325,000	990	6	1974	Good	11,298	N	N	817 216TH AVE NE
3	0	856290	0820	04/27/11	\$272,000	\$341,000	910	7	1976	Good	18,713	N	N	129 210TH AVE NE
3	0	357530	3755	07/26/13	\$350,000	\$379,000	930	7	1978	Good	7,500	N	N	903 209TH AVE NE
3	0	357530	1595	05/23/13	\$392,100	\$436,000	960	7	1978	Good	10,000	N	N	838 206TH AVE NE
3	0	322506	9261	11/12/13	\$427,000	\$439,000	980	7	1977	Avg	14,958	Y	N	431 205TH AVE NE
3	0	357530	2747	02/26/13	\$375,000	\$430,000	1,010	7	1968	Avg	23,250	N	N	909 208TH AVE NE
3	0	856290	1130	04/25/11	\$360,000	\$452,000	1,010	7	1983	Good	10,800	N	N	13 211TH PL SE
3	0	357530	1760	06/12/13	\$350,000	\$386,000	1,010	7	1978	Avg	10,000	Y	N	943 207TH AVE NE
3	0	357530	5449	02/28/12	\$297,000	\$369,000	1,010	7	1969	Avg	6,305	N	N	1101 211TH AVE NE
3	0	432370	0090	08/17/12	\$265,000	\$320,000	1,030	7	1975	Avg	14,549	N	N	1020 213TH PL NE
3	0	856290	0810	07/03/12	\$232,000	\$283,000	1,040	7	1976	Avg	15,283	N	N	205 210TH AVE NE
3	0	432370	0260	08/01/13	\$356,000	\$385,000	1,090	7	1975	Good	10,015	N	N	21224 NE 10TH PL
3	0	357530	5813	06/19/12	\$265,000	\$324,000	1,120	7	1976	Avg	7,500	N	N	819 212TH AVE NE
3	0	856290	0960	11/07/13	\$400,000	\$412,000	1,150	7	1976	Good	13,700	N	N	217 208TH AVE NE
3	0	357530	5018	09/27/13	\$211,000	\$222,000	1,170	7	1968	Avg	7,500	N	N	1121 211TH AVE NE
3	0	357530	5459	11/26/12	\$266,000	\$314,000	1,180	7	1978	Avg	13,000	N	N	1335 211TH PL NE
3	0	856290	1000	11/19/12	\$385,000	\$455,000	1,190	7	1981	Avg	10,800	N	N	28 211TH PL SE
3	0	605465	0190	04/10/12	\$245,000	\$303,000	1,190	7	1977	Avg	21,420	N	N	153 221ST AVE NE
3	0	432360	0060	02/20/13	\$270,000	\$310,000	1,200	7	1972	Avg	9,770	N	N	21204 NE 10TH PL
3	0	432360	0040	09/12/13	\$356,000	\$377,000	1,220	7	1975	Avg	9,600	N	N	1020 212TH AVE NE
3	0	124110	0005	10/22/12	\$406,000	\$483,000	1,230	7	1979	VGood	44,633	N	N	23016 SE 1ST ST
3	0	256133	0100	11/22/11	\$340,000	\$426,000	1,240	7	1977	Avg	11,790	N	N	714 218TH AVE NE
3	0	256132	0060	12/04/12	\$337,500	\$397,000	1,240	7	1977	Avg	9,928	N	N	720 216TH AVE NE
3	0	357530	3806	08/01/13	\$336,000	\$363,000	1,240	7	1974	Good	10,000	N	N	1019 209TH AVE NE
3	0	357530	5675	04/25/12	\$220,000	\$271,000	1,240	7	1976	Good	7,500	N	N	1105 212TH AVE NE
3	0	357530	1195	03/11/13	\$380,000	\$434,000	1,250	7	1974	Good	7,937	N	N	1116 205TH AVE NE
3	0	432370	0050	09/06/12	\$289,000	\$348,000	1,250	7	1975	Good	9,605	N	N	21301 NE 10TH PL
3	0	432370	0240	04/13/11	\$256,503	\$322,000	1,250	7	1975	Good	9,511	N	N	21240 NE 10TH PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	918651	0050	10/15/13	\$485,000	\$506,000	1,260	7	1981	Good	53,234	N	N	21837 SE 1ST ST
3	0	432370	0130	10/11/12	\$390,000	\$465,000	1,270	7	1975	Avg	9,429	N	N	21244 NE 12TH ST
3	0	357530	5420	03/25/11	\$299,950	\$376,000	1,270	7	1976	Good	10,000	N	N	1117 211TH PL NE
3	0	256133	0140	09/20/13	\$371,000	\$392,000	1,290	7	1977	Avg	10,480	N	N	738 218TH AVE NE
3	0	357530	5506	09/20/12	\$323,500	\$388,000	1,290	7	1974	Avg	10,625	Y	N	1516 211TH AVE NE
3	0	605465	0080	07/15/11	\$310,000	\$390,000	1,300	7	1977	Good	9,680	N	N	22110 NE 3RD PL
3	0	357530	2761	05/19/11	\$238,500	\$299,000	1,320	7	1974	Avg	7,500	N	N	920 207TH PL NE
3	0	322506	9247	03/29/12	\$420,000	\$520,000	1,340	7	1968	Good	10,454	Y	N	424 205TH AVE NE
3	0	605465	0360	08/22/12	\$305,000	\$368,000	1,370	7	1977	Good	11,000	N	N	170 221ST AVE NE
3	0	605465	0290	03/16/12	\$365,700	\$453,000	1,410	7	1978	Avg	10,500	N	N	22035 NE 1ST ST
3	0	357530	2655	04/01/13	\$316,000	\$358,000	1,420	7	1984	Good	5,000	N	N	818 207TH AVE NE
3	0	357530	2655	03/16/12	\$244,500	\$303,000	1,420	7	1984	Good	5,000	N	N	818 207TH AVE NE
3	0	357530	5661	12/05/13	\$508,000	\$516,000	1,430	7	1980	VGood	10,000	N	N	1401 212TH AVE NE
3	0	856290	0990	06/07/12	\$380,000	\$465,000	1,430	7	1984	Avg	10,800	N	N	20 211TH PL SE
3	0	856290	0610	12/27/11	\$440,000	\$550,000	1,450	7	1983	Good	13,095	Y	N	21007 NE 4TH ST
3	0	750418	0080	10/01/12	\$371,000	\$444,000	1,450	7	1989	Good	22,878	N	N	21402 NE 10TH PL
3	0	856290	0860	03/21/11	\$367,500	\$460,000	1,450	7	1990	Avg	14,880	N	N	204 208TH AVE NE
3	0	124010	0102	09/06/12	\$450,000	\$541,000	1,490	7	1969	Avg	106,028	N	N	1230 216TH AVE NE
3	0	856290	0640	06/04/12	\$361,000	\$442,000	1,520	7	1995	Avg	10,800	Y	N	230 210TH AVE NE
3	0	272506	9034	07/20/12	\$410,000	\$498,000	1,610	7	1978	Avg	141,816	N	N	24127 NE 20TH ST
3	0	357530	3405	06/13/12	\$256,650	\$314,000	1,620	7	1974	Avg	10,000	N	N	20814 NE 13TH ST
3	0	750418	0030	12/04/12	\$451,100	\$531,000	1,680	7	1989	Avg	18,894	N	N	21511 NE 10TH PL
3	0	750418	0030	04/27/13	\$410,000	\$461,000	1,680	7	1989	Avg	18,894	N	N	21511 NE 10TH PL
3	0	357530	3760	11/23/11	\$230,000	\$288,000	1,680	7	1979	Avg	7,500	N	N	909 209TH AVE NE
3	0	357530	4016	09/26/11	\$316,300	\$397,000	1,770	7	1978	Good	10,000	N	N	832 209TH AVE NE
3	0	124070	0030	08/13/13	\$400,000	\$430,000	1,780	7	1974	Avg	44,866	N	N	624 212TH AVE SE
3	0	357530	5483	03/15/12	\$335,000	\$415,000	1,890	7	2011	Avg	6,500	N	N	21078 NE 15TH ST
3	0	856290	1810	10/24/11	\$415,000	\$521,000	2,030	7	1990	Avg	12,880	N	N	445 210TH AVE NE
3	0	357530	5487	10/28/11	\$470,000	\$589,000	2,230	7	2011	Avg	10,025	N	N	1518 211TH PL NE
3	0	856290	0440	06/01/12	\$542,000	\$664,000	2,610	7	1985	Good	11,214	Y	N	246 210TH PL NE
3	0	111730	0020	09/10/12	\$375,000	\$451,000	1,200	8	1981	Avg	35,203	N	N	21324 SE 3RD ST
3	0	357520	0050	05/22/13	\$449,000	\$500,000	1,260	8	1985	Avg	34,500	N	N	21204 NE 13TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	750446	0110	07/08/13	\$497,000	\$543,000	1,380	8	1978	Good	11,844	N	N	1516 219TH PL NE
3	0	750446	0110	04/19/12	\$396,000	\$489,000	1,380	8	1978	Good	11,844	N	N	1516 219TH PL NE
3	0	357530	5635	09/26/11	\$395,000	\$496,000	1,400	8	1984	Good	7,800	N	N	1524 211TH PL NE
3	0	432370	0080	07/02/13	\$482,000	\$528,000	1,480	8	1994	Good	9,600	N	N	1010 213TH PL NE
3	0	358250	0020	02/01/13	\$441,500	\$511,000	1,520	8	1980	Avg	17,250	N	N	616 222ND PL NE
3	0	111730	0050	08/10/11	\$348,950	\$439,000	1,550	8	1982	Avg	27,003	N	N	21313 SE 3RD ST
3	0	225150	0090	05/23/11	\$415,000	\$521,000	1,680	8	1978	Good	14,725	N	N	208 207TH AVE NE
3	0	357530	2937	04/10/12	\$339,500	\$419,000	1,700	8	1990	Good	14,391	N	N	20732 NE INGLEWOOD HILL RD
3	0	124010	0081	12/07/11	\$325,000	\$407,000	1,720	8	1974	Avg	48,351	N	N	1509 216TH AVE NE
3	0	358250	0180	11/23/11	\$324,000	\$406,000	1,720	8	1985	Avg	43,560	N	N	768 222ND PL NE
3	0	864440	0195	01/09/12	\$470,000	\$587,000	1,770	8	1995	Avg	159,146	N	N	21250 NE 4TH ST
3	0	856290	0310	01/31/13	\$559,000	\$647,000	1,800	8	1978	Good	20,820	N	N	12 210TH PL NE
3	0	741200	0160	10/17/12	\$399,000	\$475,000	1,810	8	1985	Avg	27,594	N	N	21838 NE 8TH ST
3	0	124010	0150	02/27/12	\$540,000	\$671,000	1,890	8	1968	Good	66,646	N	N	1260 218TH AVE NE
3	0	124010	0150	06/11/12	\$495,000	\$606,000	1,890	8	1968	Good	66,646	N	N	1260 218TH AVE NE
3	0	224970	0070	06/29/11	\$401,000	\$504,000	1,890	8	1991	Avg	22,500	N	N	102 206TH AVE NE
3	0	856290	1960	12/06/12	\$407,000	\$479,000	1,960	8	1993	Avg	10,880	N	N	459 209TH AVE NE
3	0	222506	9076	07/22/11	\$455,000	\$572,000	2,000	8	1985	Avg	61,855	N	N	24100 NE 27TH PL
3	0	332506	9132	07/22/12	\$405,000	\$492,000	2,020	8	1980	Good	44,431	N	N	107 224TH AVE SE
3	0	867730	0510	08/27/13	\$500,000	\$534,000	2,050	8	1987	Avg	13,201	N	N	412 242ND PL NE
3	0	357530	4700	06/12/12	\$625,000	\$765,000	2,110	8	2012	Avg	5,000	Y	N	20920 NE 15TH ST
3	0	357530	5369	10/15/13	\$530,000	\$553,000	2,120	8	2007	Avg	10,000	N	N	830 211TH AVE NE
3	0	357530	5663	08/09/13	\$530,000	\$571,000	2,140	8	1985	Avg	12,500	N	N	1421 212TH AVE NE
3	0	357530	5663	11/14/12	\$345,400	\$409,000	2,140	8	1985	Avg	12,500	N	N	1421 212TH AVE NE
3	0	357530	5453	12/18/12	\$562,000	\$659,000	2,170	8	2012	Avg	5,000	N	N	1321 211TH PL SE
3	0	352506	9044	10/15/12	\$515,000	\$614,000	2,200	8	1987	Avg	220,849	N	N	414 254TH AVE NE
3	0	262506	9097	08/25/13	\$525,000	\$561,000	2,230	8	1988	Avg	52,560	N	N	1812 248TH PL NE
3	0	613450	0040	04/30/12	\$455,000	\$560,000	2,230	8	2002	Avg	6,656	N	N	24821 NE 25TH ST
3	0	357530	5452	05/20/13	\$575,000	\$640,000	2,240	8	2013	Avg	5,000	N	N	1317 211TH PL NE
3	0	357530	3250	02/04/13	\$569,500	\$658,000	2,250	8	2012	Avg	4,594	N	N	1501 209TH AVE NE
3	0	788090	0030	05/27/11	\$495,500	\$622,000	2,260	8	1989	Avg	13,295	N	N	21518 NE 9TH PL
3	0	124110	0003	02/04/13	\$482,500	\$558,000	2,260	8	1968	Good	21,000	N	N	22820 SE 1ST ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	613450	0200	09/24/12	\$475,000	\$569,000	2,310	8	2001	Avg	6,600	N	N	2503 248TH PL NE
3	0	124010	0080	03/13/12	\$435,000	\$539,000	2,340	8	1988	Avg	48,351	N	N	21407 NE 16TH ST
3	0	357530	5457	05/01/13	\$639,950	\$718,000	2,360	8	2013	Avg	5,000	N	N	1333 211TH PL NE
3	0	357530	5455	08/15/13	\$619,950	\$666,000	2,360	8	2013	Avg	5,000	N	N	1327 211TH PL NE
3	0	856290	1410	02/15/11	\$415,000	\$518,000	2,380	8	1998	Avg	12,080	N	N	24314 NE 8TH PL
3	0	029020	0210	11/17/12	\$534,000	\$631,000	2,400	8	2003	Avg	5,782	N	N	24332 NE 8TH PL
3	0	357530	5630	12/16/11	\$489,950	\$613,000	2,420	8	2011	Avg	5,000	N	N	23444 NE 8TH PL
3	0	357530	5632	11/21/11	\$484,950	\$607,000	2,420	8	2011	Avg	5,000	N	N	24338 NE 8TH PL
3	0	357530	2394	02/27/13	\$470,000	\$539,000	2,450	8	2008	Avg	5,000	N	N	24326 NE 8TH PL
3	0	357530	5508	08/02/12	\$541,500	\$656,000	2,470	8	2012	Avg	8,250	N	N	21123 SE 6TH PL
3	0	029020	0050	12/03/13	\$600,000	\$610,000	2,490	8	2003	Avg	4,540	N	N	20917 SE 7TH PL
3	0	357530	5475	12/06/12	\$555,885	\$654,000	2,490	8	2012	Avg	6,500	N	N	20977 SE 7TH PL
3	0	029020	0160	02/25/13	\$550,000	\$631,000	2,510	8	2003	Avg	5,369	N	N	712 210TH PL SE
3	0	342506	9077	06/15/12	\$580,000	\$709,000	2,540	8	1993	Avg	116,779	N	N	20958 SE 6TH PL
3	0	357530	1255	07/20/12	\$637,000	\$774,000	2,550	8	2011	Avg	5,000	Y	N	20974 SE 6TH PL
3	0	357530	1275	06/01/12	\$630,000	\$772,000	2,550	8	2011	Avg	5,000	Y	N	20905 SE 7TH PL
3	0	357530	4695	06/06/12	\$590,000	\$722,000	2,550	8	2011	Avg	5,000	Y	N	1514 209TH AVE NE
3	0	613450	0130	05/23/13	\$581,000	\$646,000	2,550	8	2002	Avg	6,040	N	N	2548 248TH TER NE
3	0	613450	0170	05/06/13	\$563,500	\$631,000	2,550	8	2002	Avg	7,700	N	N	2521 248TH PL NE
3	0	062720	0070	10/03/12	\$554,500	\$663,000	2,560	8	2008	Avg	5,145	N	N	23318 NE 7TH CT
3	0	357530	5380	02/08/11	\$460,000	\$574,000	2,570	8	2008	Avg	10,000	N	N	905 211TH PL NE
3	0	357530	5645	03/08/12	\$600,000	\$744,000	2,660	8	2011	Avg	8,981	Y	N	1520 211TH PL NE
3	0	272506	9089	10/25/12	\$567,000	\$674,000	2,660	8	1999	Avg	24,286	N	N	1131 244TH AVE NE
3	0	342506	9103	10/24/11	\$533,000	\$669,000	2,660	8	1993	Avg	35,032	N	N	23410 SE 8TH ST
3	0	357530	5000	11/22/11	\$504,000	\$631,000	2,690	8	2011	Avg	7,500	N	N	1304 210TH AVE NE
3	0	357530	4995	02/06/12	\$465,000	\$579,000	2,690	8	2011	Avg	5,000	N	N	1310 210TH AVE NE
3	0	357530	5029	02/03/11	\$460,000	\$574,000	2,690	8	2010	Avg	5,000	N	N	1208 210TH AVE NE
3	0	357530	5027	01/24/11	\$457,273	\$570,000	2,690	8	2010	Avg	5,000	N	N	1210 210TH AVE NE
3	0	029020	0220	02/21/13	\$567,750	\$652,000	2,710	8	2003	Avg	5,368	N	N	21462 SE 2ND ST
3	0	357530	4510	06/05/12	\$639,950	\$784,000	2,720	8	2012	Avg	10,000	N	N	20911 SE 15TH ST
3	0	788090	0100	06/26/13	\$555,500	\$610,000	2,730	8	1988	Avg	15,254	N	N	21519 NE 9TH PL
3	0	029020	0120	09/13/11	\$553,000	\$695,000	2,730	8	2003	Avg	7,274	N	N	110 214TH PL SE



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	332506	9149	05/22/13	\$616,000	\$686,000	2,780	8	1988	Avg	39,170	N	N	226 223RD PL NE
3	0	029020	0200	10/11/13	\$657,000	\$687,000	2,790	8	2003	Avg	5,573	N	N	21507 SE 1ST PL
3	0	062720	0010	09/12/12	\$705,000	\$847,000	2,820	8	2009	Avg	7,229	N	N	23301 NE 7TH CT
3	0	357530	5625	12/01/11	\$549,500	\$688,000	2,870	8	2011	Avg	5,000	N	N	1546 211TH PL NE
3	0	272506	9029	05/17/13	\$650,000	\$725,000	2,940	8	1979	Good	51,803	N	N	24323 NE 10TH ST
3	0	222506	9100	12/04/13	\$695,000	\$706,000	2,960	8	2013	Avg	7,485	N	N	24380 NE 26TH CT
3	0	029020	0090	04/23/13	\$638,000	\$718,000	3,000	8	2004	Avg	4,533	N	N	21414 SE 1ST PL
3	0	029020	0240	09/24/12	\$600,000	\$719,000	3,020	8	2003	Avg	5,368	N	N	21420 SE 2ND ST
3	0	124010	0076	09/26/12	\$600,000	\$718,000	3,210	8	1976	Good	53,143	N	N	21410 NE 14TH ST
3	0	272506	9159	06/03/13	\$810,000	\$897,000	3,400	8	2000	Avg	26,508	N	N	868 238TH AVE NE
3	0	342506	9081	11/13/13	\$775,000	\$796,000	3,510	8	1985	Good	54,450	N	N	414 235TH AVE NE
3	0	225150	0130	04/26/13	\$556,700	\$626,000	1,650	9	1979	Good	15,010	N	N	20725 NE 3RD ST
3	0	357530	5664	08/01/12	\$599,950	\$727,000	1,890	9	1999	Avg	22,649	N	N	1429 212TH AVE NE
3	0	225150	0050	01/12/12	\$419,750	\$524,000	1,930	9	1978	Avg	11,900	N	N	20717 NE 2ND ST
3	0	867730	0820	05/16/13	\$519,950	\$580,000	2,050	9	1987	Avg	12,400	N	N	24206 NE 7TH PL
3	0	225150	0030	11/05/12	\$409,000	\$485,000	2,080	9	1978	Avg	14,760	N	N	20701 NE 2ND ST
3	0	357530	1980	07/20/12	\$395,000	\$480,000	2,100	9	1986	Avg	13,212	Y	N	1223 206TH PL NE
3	0	225150	0040	11/20/12	\$415,000	\$490,000	2,170	9	1979	Avg	16,150	N	N	20709 NE 2ND ST
3	0	867730	0410	11/28/12	\$480,000	\$566,000	2,180	9	1983	Avg	12,100	N	N	525 239TH AVE NE
3	0	867730	0760	04/22/11	\$432,500	\$543,000	2,180	9	1984	Avg	12,200	N	N	24124 NE 6TH PL
3	0	554770	0210	06/24/13	\$539,900	\$593,000	2,230	9	2000	Avg	5,764	N	N	535 235TH AVE NE
3	0	554770	0170	01/08/13	\$500,000	\$583,000	2,260	9	2000	Avg	6,658	N	N	511 235TH AVE NE
3	0	554770	0050	07/25/12	\$510,000	\$619,000	2,270	9	2001	Avg	6,298	N	N	607 234TH PL NE
3	0	332506	9124	03/04/13	\$567,400	\$650,000	2,280	9	1982	Avg	84,942	N	N	22421 NE 2ND ST
3	0	322506	9004	05/24/11	\$412,000	\$517,000	2,300	9	1979	Avg	60,112	N	N	123 LOUIS THOMPSON RD NE
3	0	357530	3251	11/26/12	\$621,550	\$733,000	2,320	9	2012	Avg	4,752	N	N	1505 209TH AVE NE
3	0	867730	0240	01/30/12	\$475,000	\$592,000	2,330	9	1983	Avg	12,367	N	N	421 238TH AVE NE
3	0	124010	0158	04/03/13	\$527,500	\$598,000	2,340	9	1976	Good	34,828	N	N	1432 218TH AVE NE
3	0	124010	0158	11/01/12	\$525,000	\$623,000	2,340	9	1976	Good	34,828	N	N	1432 218TH AVE NE
3	0	864440	0070	08/24/11	\$429,000	\$539,000	2,350	9	1978	Avg	69,696	N	N	641 213TH PL NE
3	0	541160	0260	06/14/13	\$600,000	\$662,000	2,380	9	2005	Avg	3,657	N	N	326 222ND AVE NE
3	0	864440	0250	10/04/13	\$555,000	\$582,000	2,400	9	1978	Avg	33,673	N	N	416 219TH AVE NE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	867730	0380	07/24/13	\$550,000	\$596,000	2,420	9	1984	Avg	13,236	N	N	507 239TH AVE NE
3	0	262506	9028	08/02/11	\$560,000	\$704,000	2,450	9	1988	Good	54,619	N	N	24412 NE 19TH ST
3	0	867730	0690	07/17/11	\$454,900	\$572,000	2,450	9	1984	Avg	13,148	N	N	24113 NE 6TH PL
3	0	052406	9041	09/05/12	\$680,000	\$818,000	2,470	9	1991	Avg	113,094	N	N	20929 SE 14TH PL
3	0	322506	9266	05/23/12	\$630,000	\$773,000	2,470	9	1988	Avg	144,619	N	N	149 LOUIS THOMPSON RD NE
3	0	554770	0200	03/29/11	\$505,000	\$633,000	2,470	9	2000	Avg	5,762	N	N	529 235TH AVE NE
3	0	357530	1210	02/06/13	\$499,000	\$576,000	2,470	9	2001	Avg	6,948	N	N	1110 205TH AVE NE
3	0	679190	0160	02/16/12	\$550,000	\$684,000	2,480	9	2011	Avg	4,599	N	N	268 218TH PL SE
3	0	342506	9095	07/02/13	\$624,500	\$684,000	2,550	9	1988	Avg	40,837	N	N	500 233RD AVE NE
3	0	867730	0530	12/02/11	\$472,000	\$591,000	2,560	9	1983	Avg	13,251	N	N	422 242ND PL NE
3	0	867730	0790	09/11/12	\$507,000	\$609,000	2,590	9	1985	Avg	12,268	N	N	24140 NE 6TH PL
3	0	867730	0570	08/24/11	\$480,000	\$603,000	2,590	9	1984	Avg	12,100	N	N	24243 NE 5TH PL
3	0	867730	0570	08/24/12	\$476,000	\$574,000	2,590	9	1984	Avg	12,100	N	N	24243 NE 5TH PL
3	0	342506	9097	06/11/13	\$624,500	\$690,000	2,610	9	1988	Good	40,861	N	N	528 233RD AVE NE
3	0	867730	0190	11/04/13	\$619,000	\$639,000	2,610	9	1982	Avg	13,091	N	N	23704 NE 4TH PL
3	0	342506	9064	09/09/12	\$570,000	\$685,000	2,610	9	1978	Avg	36,450	N	N	23112 E MAIN DR
3	0	867730	0560	05/13/11	\$469,000	\$589,000	2,630	9	1983	Avg	12,424	N	N	24239 NE 5TH PL
3	0	272506	9036	06/15/13	\$635,000	\$700,000	2,640	9	1996	Avg	219,106	N	N	1402 236TH AVE NE
3	0	918630	0340	04/25/11	\$565,000	\$709,000	2,660	9	1981	Avg	25,200	N	N	313 219TH AVE NE
3	0	679190	0060	06/13/11	\$583,000	\$733,000	2,770	9	2011	Avg	5,558	N	N	249 218TH PL SE
3	0	867730	0050	11/07/13	\$580,000	\$598,000	2,780	9	1982	Avg	13,897	N	N	23623 NE 7TH CT
3	0	856290	0460	07/19/12	\$589,000	\$716,000	2,800	9	1998	Avg	12,963	N	N	7 210TH PL NE
3	0	541160	0160	03/07/12	\$626,000	\$777,000	2,810	9	2005	Avg	4,630	N	N	22325 NE 6TH CT
3	0	541160	0090	05/30/12	\$515,000	\$631,000	2,810	9	2005	Avg	4,585	N	N	22314 NE 6TH CT
3	0	867730	0160	10/22/12	\$499,900	\$595,000	2,810	9	1983	Avg	13,571	N	N	433 238TH AVE NE
3	0	286250	0100	05/17/13	\$735,950	\$821,000	2,860	9	2013	Avg	9,012	N	N	1579 237TH CT NE
3	0	554770	0140	10/28/13	\$617,000	\$639,000	2,860	9	2001	Avg	5,669	N	N	23433 NE 5TH ST
3	0	541160	0200	01/26/12	\$626,000	\$780,000	2,890	9	2005	Avg	4,349	N	N	22349 NE 6TH CT
3	0	272506	9131	08/14/12	\$670,000	\$810,000	2,900	9	1985	Good	81,675	N	N	23909 NE 14TH ST
3	0	541160	0060	06/06/12	\$530,000	\$649,000	2,920	9	2005	Avg	4,848	N	N	22332 NE 6TH CT
3	0	679190	0120	08/07/12	\$580,000	\$702,000	2,940	9	2011	Avg	4,227	N	N	236 218TH PL SE
3	0	679190	0250	01/18/12	\$570,000	\$711,000	2,940	9	2011	Avg	4,200	N	N	370 218TH PL SE



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	679190	0210	04/15/11	\$565,650	\$709,000	2,940	9	2010	Avg	4,601	N	N	314 218TH PL SE
3	0	679190	0120	08/22/11	\$560,500	\$704,000	2,940	9	2011	Avg	4,227	N	N	236 218TH PL SE
3	0	679190	0090	01/06/12	\$560,000	\$699,000	2,940	9	2011	Avg	4,635	N	N	212 218TH PL SE
3	0	723740	0060	01/03/13	\$599,990	\$700,000	2,950	9	2012	Avg	6,532	N	N	24379 NE 8TH PL
3	0	679190	0010	02/27/12	\$618,000	\$767,000	2,960	9	2011	Avg	5,575	N	N	299 218TH PL SE
3	0	679190	0080	07/06/11	\$598,690	\$753,000	2,960	9	2010	Avg	7,069	N	N	229 218TH PL SE
3	0	679190	0150	07/21/11	\$587,000	\$738,000	2,960	9	2011	Avg	5,250	N	N	260 218TH PL SE
3	0	679190	0140	06/28/11	\$580,000	\$729,000	2,960	9	2010	Avg	6,276	N	N	252 218TH PL SE
3	0	679190	0190	03/22/11	\$580,000	\$726,000	2,960	9	2010	Avg	5,375	N	N	292 218TH PL SE
3	0	679190	0130	09/27/11	\$565,000	\$710,000	2,960	9	2011	Avg	4,208	N	N	244 218TH PL SE
3	0	867730	0670	09/10/13	\$640,000	\$679,000	2,980	9	1984	Avg	12,194	N	N	24125 NE 6TH PL
3	0	679190	0240	06/16/11	\$577,500	\$726,000	3,000	9	2010	Avg	4,200	N	N	356 218TH PL SE
3	0	679190	0180	03/20/12	\$570,000	\$706,000	3,000	9	2011	Avg	4,678	N	N	284 218TH PL SE
3	0	554770	0160	03/14/11	\$593,000	\$742,000	3,020	9	2001	Avg	6,109	N	N	23443 NE 5TH ST
3	0	286250	0010	05/28/13	\$729,950	\$811,000	3,050	9	2013	Avg	7,257	N	N	1595 236TH CT NE
3	0	286250	0210	12/24/12	\$685,749	\$802,000	3,050	9	2013	Avg	7,087	N	N	23641 NE 15TH PL
3	0	286250	0040	12/05/12	\$679,950	\$800,000	3,050	9	2012	Avg	6,866	N	N	23620 NE 15TH PL
3	0	679190	0070	06/01/11	\$617,000	\$775,000	3,090	9	2011	Avg	4,858	N	N	239 218TH PL SE
3	0	332506	9165	11/17/11	\$545,000	\$683,000	3,110	9	1999	Avg	22,216	N	N	245 223RD PL NE
3	0	131380	0130	08/01/12	\$635,200	\$770,000	3,130	9	2005	Avg	10,778	N	N	20903 SE 5TH ST
3	0	225150	0140	04/12/13	\$520,000	\$587,000	3,140	9	1979	Good	18,358	Y	N	20724 NE 3RD ST
3	0	272506	9167	07/25/13	\$752,655	\$816,000	3,180	9	2013	Avg	6,500	N	N	1585 236TH CT SE
3	0	286250	0090	06/25/13	\$714,265	\$784,000	3,180	9	2012	Avg	7,624	N	N	1571 237TH CT NE
3	0	286250	0160	02/12/13	\$712,050	\$821,000	3,180	9	2012	Avg	8,144	N	N	1548 237TH CT NE
3	0	286250	0220	11/13/12	\$701,402	\$830,000	3,180	9	2012	Avg	8,484	N	N	23631 NE 15TH PL
3	0	025540	0140	01/05/12	\$510,000	\$637,000	3,180	9	2001	Avg	10,728	N	N	21125 SE 5TH PL
3	0	554770	0130	01/10/12	\$580,000	\$724,000	3,200	9	2001	Avg	8,545	N	N	23429 NE 5TH ST
3	0	322506	9326	11/16/12	\$760,000	\$899,000	3,220	9	2012	Avg	9,504	Y	N	320 205TH CT NE
3	0	554770	0110	03/16/12	\$500,000	\$620,000	3,220	9	2000	Avg	6,072	N	N	507 234TH PL NE
3	0	286250	0110	04/23/13	\$739,950	\$833,000	3,230	9	2012	Avg	7,782	N	N	1587 237TH CT NE
3	0	286250	0260	11/26/12	\$699,950	\$825,000	3,230	9	2012	Avg	8,813	N	N	23601 NE 15TH PL
3	0	679190	0170	11/22/11	\$627,500	\$786,000	3,230	9	2011	Avg	5,453	N	N	276 218TH PL SE



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	131380	0160	06/05/12	\$616,000	\$754,000	3,240	9	2004	Avg	7,200	N	N	20921 SE 5TH ST
3	0	111730	0010	07/28/11	\$435,000	\$547,000	3,260	9	1982	Good	34,970	N	N	21334 SE 3RD ST
3	0	272506	9087	08/13/13	\$765,000	\$822,000	3,280	9	2000	Avg	15,705	N	N	825 240TH AVE NE
3	0	723740	0080	04/24/13	\$699,990	\$787,000	3,290	9	2013	Avg	7,209	N	N	24362 NE 8TH PL
3	0	723740	0150	07/31/13	\$679,990	\$735,000	3,290	9	2013	Avg	6,388	N	N	24320 NE 8TH PL
3	0	723740	0070	03/05/13	\$667,990	\$765,000	3,290	9	2013	Avg	7,297	N	N	24368 NE 8TH PL
3	0	723740	0100	04/10/13	\$665,000	\$752,000	3,290	9	2013	Avg	6,084	N	N	24350 NE 8TH PL
3	0	131380	0110	09/03/13	\$719,999	\$766,000	3,300	9	2005	Avg	7,630	N	N	424 209TH AVE SE
3	0	679190	0020	03/13/12	\$652,500	\$809,000	3,320	9	2011	Avg	6,059	N	N	289 218TH PL SE
3	0	679190	0230	02/08/11	\$647,850	\$809,000	3,320	9	2010	Avg	5,250	N	N	342 218TH PL SE
3	0	679190	0110	09/08/11	\$626,450	\$787,000	3,320	9	2011	Avg	5,761	N	N	228 218TH PL SE
3	0	856290	1550	12/20/13	\$620,000	\$624,000	3,320	9	1980	Avg	13,790	Y	N	412 211TH AVE NE
3	0	679190	0100	10/04/13	\$715,500	\$750,000	3,340	9	2011	Avg	5,301	N	N	220 218TH PL SE
3	0	679190	0100	01/17/12	\$627,800	\$783,000	3,340	9	2011	Avg	5,301	N	N	220 218TH PL SE
3	0	723740	0020	10/17/13	\$810,000	\$844,000	3,360	9	2012	Avg	6,479	N	N	24339 NE 8TH PL
3	0	723740	0160	08/06/13	\$791,697	\$854,000	3,380	9	2013	Avg	7,739	N	N	24314 NE 8TH PL
3	0	723740	0130	06/19/13	\$763,512	\$840,000	3,380	9	2013	Avg	6,905	N	N	24332 NE 8TH PL
3	0	723740	0110	05/01/13	\$740,150	\$830,000	3,380	9	2013	Avg	6,916	N	N	23444 NE 8TH PL
3	0	723740	0040	10/04/12	\$703,823	\$841,000	3,380	9	2012	Avg	6,106	N	N	24359 NE 8TH PL
3	0	723740	0050	10/23/12	\$700,000	\$833,000	3,380	9	2012	Avg	6,177	N	N	24369 NE 8TH PL
3	0	856290	1890	10/22/12	\$785,000	\$934,000	3,400	9	2007	Avg	10,720	Y	N	420 209TH AVE NE
3	0	131380	0060	10/22/12	\$607,500	\$723,000	3,410	9	2004	Avg	6,301	N	N	20908 SE 5TH ST
3	0	124010	0157	08/02/13	\$776,000	\$838,000	3,415	9	2005	Avg	23,593	N	N	1426 218TH AVE NE
3	0	131380	0020	10/24/12	\$636,000	\$756,000	3,430	9	2004	Avg	6,152	N	N	420 209TH PL SE
3	0	222506	9081	08/10/12	\$525,000	\$635,000	3,440	9	1987	Avg	93,654	N	N	24113 NE 27TH PL
3	0	025540	0110	01/07/12	\$637,000	\$795,000	3,450	9	2001	Avg	8,292	N	N	21107 SE 5TH PL
3	0	286250	0050	02/22/13	\$705,950	\$811,000	3,490	9	2012	Avg	6,500	N	N	23636 NE 15TH PL
3	0	322506	9003	06/12/13	\$840,000	\$927,000	3,500	9	2013	Avg	9,635	Y	N	330 205TH CT NE
3	0	357530	0835	06/21/12	\$820,000	\$1,002,000	3,560	9	1986	VGood	30,772	Y	N	906 E LAKE SAMM. PKWY NE
3	0	723740	0120	05/29/13	\$762,619	\$846,000	3,570	9	2013	Avg	6,915	N	N	24338 NE 8TH PL
3	0	723740	0140	11/14/13	\$750,000	\$770,000	3,570	9	2013	Avg	6,055	N	N	24326 NE 8TH PL
3	0	723740	0090	04/01/13	\$735,005	\$834,000	3,570	9	2013	Avg	6,400	N	N	24356 NE 8TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	723740	0030	11/21/12	\$688,888	\$813,000	3,570	9	2012	Avg	6,715	N	N	24349 NE 8TH PL
3	0	321600	0150	10/14/11	\$680,000	\$853,000	3,730	9	1997	Avg	74,405	N	N	24718 NE 24TH ST
3	0	918630	0280	02/23/12	\$670,000	\$832,000	3,740	9	1999	Good	30,475	N	N	21609 NE 4TH ST
3	0	025540	0130	04/19/13	\$812,625	\$916,000	3,840	9	2001	Avg	9,352	N	N	21119 SE 5TH PL
3	0	025540	0180	07/11/12	\$730,000	\$888,000	3,840	9	2003	Avg	7,748	N	N	21110 SE 5TH ST
3	0	262506	9033	06/24/13	\$810,000	\$890,000	3,850	9	1998	Avg	55,037	N	N	24403 NE 18TH ST
3	0	856290	1590	02/13/13	\$748,000	\$862,000	3,850	9	2007	Avg	10,320	N	N	446 211TH AVE NE
3	0	262506	9054	02/08/11	\$860,000	\$1,073,000	3,860	9	2008	Avg	96,703	N	N	1021 250TH AVE NE
3	0	679190	0040	02/03/11	\$728,000	\$908,000	4,170	9	2010	Avg	6,506	N	N	269 218TH PL SE
3	0	679190	0030	01/14/11	\$727,000	\$905,000	4,330	9	2010	Avg	6,385	N	N	279 218TH PL SE
3	0	332506	9177	06/21/12	\$875,000	\$1,069,000	4,780	9	2011	Avg	15,960	N	N	221 223RD PL NE
3	0	042406	9142	02/25/13	\$855,000	\$981,000	4,920	9	1968	Avg	179,364	N	N	21637 SE 8TH ST
3	0	262506	9069	01/12/12	\$1,188,202	\$1,482,000	5,120	9	2005	Avg	215,036	N	N	1026 250TH AVE NE
3	0	856290	0290	03/18/11	\$575,000	\$720,000	2,260	10	1992	Avg	11,340	Y	N	249 211TH PL NE
3	0	272506	9120	03/22/12	\$780,000	\$966,000	2,280	10	2000	Avg	52,707	N	N	24310 NE 16TH ST
3	0	856290	0740	12/04/13	\$800,000	\$813,000	2,470	10	2002	Avg	16,713	N	N	21002 MAIN ST
3	0	417870	0120	09/20/11	\$850,000	\$1,068,000	2,540	10	1988	Avg	54,885	N	N	828 LANCASTER WAY SE
3	0	111850	0330	04/25/11	\$666,000	\$836,000	2,550	10	1994	Avg	14,076	N	N	24009 NE 29TH ST
3	0	856290	2070	04/05/12	\$535,000	\$661,000	2,590	10	1989	Avg	10,800	Y	N	520 208TH AVE NE
3	0	357530	0925	10/28/13	\$706,000	\$732,000	2,600	10	1995	Avg	12,000	Y	N	1433 205TH AVE NE
3	0	124010	0141	07/25/12	\$615,000	\$746,000	2,680	10	2008	Avg	7,023	N	N	21915 NE 11TH ST
3	0	124070	0077	06/20/13	\$602,500	\$663,000	2,730	10	1977	Avg	35,283	N	N	21719 SE 5TH PL
3	0	856290	1660	12/10/13	\$815,000	\$825,000	2,770	10	2005	Avg	10,720	N	N	419 211TH AVE NE
3	0	558140	0100	08/26/11	\$807,000	\$1,014,000	2,770	10	1995	Avg	60,532	N	N	206 209TH PL SE
3	0	042406	9193	06/10/13	\$796,525	\$880,000	2,820	10	1978	Avg	168,577	N	N	21326 SE 13TH PL
3	0	185290	0300	09/16/11	\$645,000	\$810,000	2,830	10	1993	Avg	21,800	N	N	901 258TH AVE NE
3	0	050900	0050	10/15/13	\$860,000	\$897,000	2,850	10	1991	Avg	77,527	N	N	644 222ND PL SE
3	0	289573	0440	02/27/12	\$619,990	\$770,000	2,880	10	2011	Avg	8,736	N	N	21199 SE 6TH PL
3	0	289573	0430	01/13/12	\$606,900	\$757,000	2,880	10	2011	Avg	6,990	N	N	21177 SE 6TH PL
3	0	111850	0180	10/11/11	\$575,000	\$722,000	2,910	10	1991	Avg	17,105	N	N	23948 NE 31ST WAY
3	0	185290	0030	06/24/12	\$667,000	\$814,000	2,930	10	1992	Avg	18,666	N	N	25819 NE 9TH ST
3	0	815585	0090	04/04/12	\$519,950	\$643,000	2,940	10	1991	Avg	16,563	N	N	24540 NE 11TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	111850	0100	06/27/13	\$713,000	\$782,000	2,960	10	1990	Avg	18,793	N	N	24004 NE 31ST WAY
3	0	111850	0420	06/10/11	\$589,950	\$741,000	2,980	10	1990	Avg	21,621	N	N	24112 NE 29TH ST
3	0	185290	0150	07/13/13	\$780,000	\$850,000	3,050	10	1992	Avg	18,464	N	N	25818 NE 9TH ST
3	0	124110	0049	05/26/11	\$610,000	\$766,000	3,050	10	1989	Good	48,671	N	N	23010 SE 8TH ST
3	0	289573	0420	12/16/11	\$625,000	\$781,000	3,060	10	2011	Avg	6,990	N	N	21155 SE 6TH PL
3	0	558140	0070	08/16/11	\$485,000	\$610,000	3,060	10	1994	Avg	15,194	N	N	20902 SE 2ND PL
3	0	752535	0030	05/26/11	\$594,000	\$746,000	3,100	10	2003	Avg	10,435	N	N	21927 NE 11TH ST
3	0	558140	0060	11/28/12	\$680,000	\$801,000	3,110	10	1993	Avg	16,265	N	N	20910 SE 2ND PL
3	0	752535	0010	09/18/12	\$625,000	\$750,000	3,110	10	2003	Avg	11,845	N	N	21944 NE 11TH ST
3	0	111850	0150	10/04/13	\$670,000	\$703,000	3,130	10	1990	Avg	16,803	N	N	3123 240TH AVE NE
3	0	815585	0200	12/27/12	\$555,000	\$649,000	3,160	10	1990	Avg	24,729	N	N	24404 NE 11TH ST
3	0	357530	0831	09/24/13	\$765,000	\$806,000	3,170	10	2002	Avg	24,871	Y	N	808 E LAKE SAMM. PKWY NE
3	0	558140	0230	12/02/13	\$782,000	\$795,000	3,180	10	1992	Avg	13,118	N	N	21007 SE 2ND PL
3	0	111850	0220	01/31/13	\$639,000	\$739,000	3,220	10	1991	Avg	26,122	N	N	23905 NE 31ST WAY
3	0	111850	0250	02/14/11	\$620,000	\$774,000	3,250	10	1991	Avg	16,585	N	N	23927 NE 31ST WAY
3	0	185290	0210	08/05/13	\$750,000	\$809,000	3,270	10	1993	Avg	21,661	N	N	25724 NE 10TH ST
3	0	111850	0380	06/06/12	\$636,500	\$779,000	3,280	10	1991	Avg	13,661	N	N	24049 NE 29TH ST
3	0	815585	0100	12/09/11	\$460,000	\$575,000	3,280	10	1990	Avg	15,395	N	N	24524 NE 11TH ST
3	0	289573	0500	08/21/13	\$809,990	\$867,000	3,320	10	2012	Avg	6,420	N	N	20936 SE 7TH PL
3	0	289573	0550	05/06/13	\$781,990	\$876,000	3,320	10	2013	Avg	7,710	N	N	21034 SE 7TH PL
3	0	289573	0530	12/06/12	\$732,990	\$862,000	3,320	10	2012	Avg	6,449	N	N	20992 SE 7TH PL
3	0	289573	0060	10/10/12	\$705,990	\$843,000	3,320	10	2012	Avg	8,010	N	N	21108 SE 6TH PL
3	0	856290	0298	02/27/13	\$948,925	\$1,088,000	3,340	10	2010	Avg	11,340	N	N	245 211TH PL NE
3	0	558140	0090	09/24/13	\$740,000	\$780,000	3,360	10	1995	Avg	15,347	N	N	210 209TH PL SE
3	0	272506	9147	04/09/13	\$735,000	\$831,000	3,360	10	1988	Good	48,081	N	N	854 238TH AVE NE
3	0	815585	0020	06/12/13	\$695,500	\$768,000	3,390	10	1990	Avg	24,852	N	N	24509 NE 11TH ST
3	0	289573	0010	08/08/12	\$675,000	\$817,000	3,440	10	2011	Avg	8,010	N	N	21198 SE 6TH PL
3	0	289573	0570	06/11/13	\$849,990	\$939,000	3,450	10	2013	Avg	6,702	N	N	715 210TH PL SE
3	0	289573	0340	10/31/12	\$736,990	\$875,000	3,450	10	2012	Avg	6,866	N	N	736 210TH PL SE
3	0	289573	0300	10/24/12	\$730,500	\$869,000	3,450	10	2012	Avg	7,208	N	N	21041 SE 7TH PL
3	0	289573	0090	02/27/12	\$712,990	\$885,000	3,450	10	2012	Avg	8,859	N	N	21056 SE 6TH PL
3	0	558140	0320	08/16/12	\$690,000	\$834,000	3,460	10	1991	Avg	14,359	N	N	20734 SE 3RD WAY



Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	815585	0150	04/29/13	\$733,300	\$823,000	3,470	10	1992	Avg	15,738	N	N	24520 NE 11TH PL
3	0	289573	0480	03/01/13	\$775,000	\$888,000	3,480	10	2013	Avg	8,199	N	N	20975 SE 6TH PL
3	0	289573	0510	01/03/13	\$769,990	\$898,000	3,480	10	2012	Avg	7,920	N	N	20968 SE 7TH PL
3	0	289573	0470	07/16/12	\$738,990	\$898,000	3,480	10	2012	Avg	9,266	N	N	20997 SE 6TH PL
3	0	289573	0400	04/22/13	\$810,000	\$912,000	3,500	10	2013	Avg	8,248	N	N	21123 SE 6TH PL
3	0	289573	0490	06/06/13	\$772,990	\$855,000	3,500	10	2013	Avg	7,297	N	N	20914 SE 7TH PL
3	0	802200	0120	08/07/13	\$878,990	\$947,000	3,510	10	2012	Avg	7,800	N	N	2316 236TH AVE NE
3	0	289573	0240	05/02/13	\$809,990	\$908,000	3,510	10	2012	Avg	7,201	N	N	20917 SE 7TH PL
3	0	289573	0410	04/03/13	\$781,990	\$886,000	3,510	10	2013	Avg	6,548	N	N	21131 SE 6TH PL
3	0	289573	0330	10/29/12	\$779,990	\$927,000	3,540	10	2012	Avg	7,591	N	N	21087 SE 7TH PL
3	0	802200	0140	07/30/13	\$862,990	\$933,000	3,550	10	2013	Avg	7,800	N	N	2288 236TH AVE NE
3	0	289573	0520	11/05/12	\$741,990	\$880,000	3,560	10	2012	Avg	6,300	N	N	20980 SE 7TH PL
3	0	289573	0350	08/16/12	\$706,990	\$854,000	3,560	10	2012	Avg	10,939	N	N	728 210TH PL SE
3	0	815585	0030	04/01/11	\$655,000	\$821,000	3,560	10	1990	Avg	20,461	N	N	24517 NE 11TH ST
3	0	289573	0080	03/08/12	\$689,990	\$856,000	3,570	10	2012	Avg	8,208	N	N	21076 SE 6TH PL
3	0	289573	0030	11/15/11	\$669,990	\$839,000	3,570	10	2011	Avg	8,010	N	N	21154 SE 6TH PL
3	0	289573	0390	08/09/13	\$825,990	\$889,000	3,600	10	2011	Avg	6,810	N	N	706 210TH PL SE
3	0	289573	0320	10/24/12	\$734,990	\$874,000	3,600	10	2012	Avg	7,219	N	N	21063 SE 7TH PL
3	0	289573	0020	04/16/12	\$699,990	\$864,000	3,600	10	2011	Avg	8,010	N	N	21176 SE 6TH PL
3	0	289573	0100	04/05/12	\$738,000	\$912,000	3,670	10	2012	Avg	10,024	N	N	21026 SE 6TH PL
3	0	856290	1820	02/27/12	\$945,000	\$1,174,000	3,680	10	2009	Avg	12,155	Y	N	437 210TH AVE NE
3	0	289573	0370	08/13/13	\$869,990	\$935,000	3,710	10	2011	Avg	6,811	N	N	716 210TH PL SE
3	0	289573	0210	08/29/12	\$820,990	\$989,000	3,710	10	2011	Avg	10,799	N	N	20865 SE 7TH PL
3	0	289573	0170	05/11/12	\$799,990	\$984,000	3,710	10	2011	Avg	9,328	N	N	707 209TH AVE SE
3	0	289573	0040	03/13/12	\$772,990	\$958,000	3,710	10	2011	Avg	8,010	N	N	21132 SE 6TH PL
3	0	289573	0270	04/05/13	\$864,990	\$980,000	3,730	10	2013	Avg	7,191	N	N	20977 SE 7TH PL
3	0	289573	0070	07/12/12	\$771,990	\$939,000	3,730	10	2012	Avg	8,014	N	N	21096 SE 6TH PL
3	0	802200	0100	07/24/13	\$929,990	\$1,009,000	3,740	10	2013	Avg	7,800	N	N	2320 236TH AVE NE
3	0	289573	0250	08/28/13	\$873,990	\$933,000	3,740	10	2013	Avg	7,180	N	N	20931 SE 7TH PL
3	0	802200	0020	06/20/13	\$864,990	\$952,000	3,740	10	2013	Avg	8,466	N	N	2253 237TH PL NE
3	0	289573	0290	12/18/12	\$824,990	\$967,000	3,740	10	2012	Avg	7,202	N	N	20995 SE 7TH PL
3	0	645355	0100	03/15/11	\$805,000	\$1,008,000	3,740	10	2008	Avg	7,272	N	N	21560 SE 3RD PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	272506	9101	06/25/12	\$829,000	\$1,012,000	3,800	10	1999	Avg	54,450	N	N	1213 243RD AVE NE
3	0	645355	0160	04/10/12	\$830,000	\$1,025,000	3,869	10	2007	Avg	8,073	N	N	21440 SE 3RD PL
3	0	417870	0110	10/06/11	\$835,000	\$1,048,000	3,890	10	1988	Avg	51,400	N	N	832 LANCASTER WAY SE
3	0	289573	0380	07/15/13	\$893,990	\$973,000	3,940	10	2012	Avg	6,810	N	N	712 210TH PL SE
3	0	289573	0140	04/24/13	\$869,990	\$979,000	3,940	10	2012	Avg	6,572	N	N	20958 SE 6TH PL
3	0	124070	0160	02/21/12	\$760,000	\$944,000	3,940	10	2002	Avg	22,911	N	N	21418 SE 5TH PL
3	0	124070	0155	10/25/11	\$855,000	\$1,073,000	3,970	10	2003	Avg	22,640	N	N	21420 SE 5TH PL
3	0	645355	0105	10/16/12	\$810,000	\$965,000	3,980	10	2008	Avg	8,784	N	N	21550 SE 3RD PL
3	0	802200	0110	07/11/13	\$894,990	\$976,000	4,020	10	2013	Avg	7,800	N	N	2318 236TH AVE NE
3	0	124070	0150	03/21/12	\$889,000	\$1,101,000	4,020	10	2004	Avg	29,156	N	N	21422 SE 5TH PL
3	0	124070	0140	08/08/11	\$840,000	\$1,056,000	4,060	10	2002	Avg	16,094	N	N	506 215TH CT SE
3	0	645355	0080	07/01/11	\$915,000	\$1,150,000	4,070	10	2007	Avg	8,275	Y	N	21581 SE 3RD PL
3	0	111850	0320	04/20/12	\$840,000	\$1,036,000	4,080	10	1991	Good	20,575	N	N	24001 NE 29TH ST
3	0	289573	0180	04/23/13	\$900,000	\$1,013,000	4,120	10	2013	Avg	7,543	N	N	717 209TH AVE SE
3	0	289573	0130	07/23/13	\$879,990	\$955,000	4,120	10	2013	Avg	7,089	N	N	20974 SE 6TH PL
3	0	802200	0130	06/03/13	\$884,990	\$980,000	4,130	10	2012	Avg	7,800	N	N	2314 236TH AVE NE
3	0	289573	0110	06/25/12	\$876,500	\$1,070,000	4,130	10	2012	Avg	11,775	N	N	21006 SE 6TH PL
3	0	289573	0200	05/14/12	\$875,990	\$1,077,000	4,130	10	2012	Avg	18,990	N	N	20845 SE 7TH PL
3	0	289573	0190	08/09/12	\$874,978	\$1,059,000	4,130	10	2012	Avg	8,764	N	N	727 209TH AVE SE
3	0	289573	0360	06/27/13	\$841,990	\$924,000	4,130	10	2012	Avg	7,270	N	N	722 210TH PL SE
3	0	289573	0260	12/07/12	\$832,990	\$979,000	4,130	10	2012	Avg	7,186	N	N	20965 SE 7TH PL
3	0	289573	0280	06/15/12	\$825,101	\$1,009,000	4,130	10	2012	Avg	7,197	N	N	20987 SE 7TH PL
3	0	289573	0050	05/21/13	\$862,990	\$961,000	4,150	10	2013	Avg	8,010	N	N	21120 SE 6TH PL
3	0	289573	0230	06/13/13	\$844,990	\$932,000	4,150	10	2013	Avg	8,427	N	N	20905 SE 7TH PL
3	0	124010	0100	08/22/12	\$897,665	\$1,083,000	4,220	10	2000	Avg	60,721	N	N	1206 216TH AVE NE
3	0	042406	9198	11/16/11	\$842,950	\$1,056,000	4,230	10	1979	Avg	166,399	N	N	1415 217TH AVE SE
3	0	124070	0091	04/19/12	\$940,000	\$1,160,000	4,240	10	2006	Avg	17,452	N	N	21763 SE 4TH PL
3	0	289573	0150	06/07/13	\$909,990	\$1,006,000	4,330	10	2013	Avg	6,552	N	N	20924 SE 6TH PL
3	0	289573	0220	10/19/12	\$869,990	\$1,036,000	4,340	10	2012	Avg	10,807	N	N	20885 SE 7TH PL
3	0	357530	4245	03/14/12	\$710,000	\$880,000	4,470	10	2008	Avg	21,382	N	N	20907 NE INGLEWOOD HILL RD
3	0	272506	9075	06/24/11	\$800,000	\$1,006,000	4,530	10	2001	Avg	95,907	N	N	23720 NE 22ND ST
3	0	332506	9171	08/19/13	\$1,100,000	\$1,179,000	5,160	10	2000	Avg	26,225	N	N	22626 NE 2ND ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	124070	0003	05/17/12	\$830,000	\$1,020,000	3,290	11	1990	Avg	105,850	Y	N	310 214TH AVE NE
3	0	111850	0470	03/15/11	\$670,000	\$839,000	3,490	11	1990	Good	18,200	N	N	24035 NE 30TH PL
3	0	417870	0070	04/30/13	\$1,525,000	\$1,712,000	3,730	11	1989	Good	125,279	N	N	1130 LANCASTER WAY SE
3	0	131103	0060	03/29/11	\$701,400	\$879,000	3,810	11	1998	Avg	15,762	N	N	2203 246TH PL NE
3	0	156175	0270	03/07/11	\$975,000	\$1,220,000	3,890	11	2010	Avg	12,150	N	N	860 211TH PL SE
3	0	131103	0400	09/02/11	\$820,000	\$1,030,000	3,960	11	1999	Avg	16,703	N	N	2205 247TH CT NE
3	0	185290	0340	07/18/13	\$1,125,000	\$1,223,000	3,970	11	2000	Avg	285,467	N	N	1019 258TH AVE NE
3	0	156175	0260	09/22/11	\$993,116	\$1,247,000	4,030	11	2011	Avg	13,991	N	N	880 211TH PL SE
3	0	322506	9314	03/01/11	\$971,000	\$1,214,000	4,030	11	2010	Avg	12,185	N	N	21140 SE 8TH ST
3	0	322506	9319	11/25/12	\$970,000	\$1,144,000	4,050	11	2012	Avg	10,946	N	N	21180 NE 8TH ST
3	0	052406	9070	05/24/13	\$1,051,699	\$1,170,000	4,060	11	2012	Avg	14,391	N	N	940 211TH PL SE
3	0	156175	0280	03/27/12	\$1,050,000	\$1,299,000	4,080	11	2011	Avg	12,150	N	N	840 211TH PL SE
3	0	156175	0290	02/19/13	\$1,095,000	\$1,259,000	4,100	11	2012	Avg	14,245	N	N	830 211TH PL SE
3	0	156175	0310	08/08/11	\$1,100,000	\$1,383,000	4,170	11	2011	Avg	12,420	N	N	845 211TH PL SE
3	0	156175	0130	07/24/12	\$1,225,000	\$1,487,000	4,210	11	2011	Avg	13,509	N	N	20985 SE 8TH PL
3	0	156175	0320	04/07/11	\$1,125,000	\$1,410,000	4,210	11	2011	Avg	12,420	N	N	865 211TH PL SE
3	0	156175	0230	07/25/13	\$1,300,000	\$1,409,000	4,220	11	2013	Avg	14,826	N	N	955 211TH PL SE
3	0	156175	0330	08/01/13	\$1,325,000	\$1,432,000	4,280	11	2013	Avg	14,263	N	N	885 211TH PL SE
3	0	865360	0240	10/01/13	\$969,500	\$1,018,000	4,420	11	1988	Good	17,133	Y	N	20708 NE 5TH PL
3	0	156175	0030	02/10/12	\$1,233,000	\$1,534,000	4,470	11	2012	Avg	16,124	N	N	20970 SE 8TH PL
3	0	156175	0010	05/24/11	\$1,175,000	\$1,476,000	4,470	11	2011	Avg	15,468	N	N	21070 SE 8TH ST
3	0	156175	0300	11/03/11	\$1,295,000	\$1,624,000	4,480	11	2011	Avg	15,651	N	N	825 211TH PL SE
3	0	156175	0070	05/29/12	\$1,295,000	\$1,588,000	4,580	11	2012	Avg	13,416	N	N	20930 SE 8TH PL
3	0	342506	9084	05/23/13	\$1,095,000	\$1,218,000	4,990	11	2007	Avg	27,500	N	N	106 239TH WAY SE
3	0	272506	9109	04/18/12	\$1,462,000	\$1,804,000	5,050	11	2008	Avg	71,520	N	N	24131 NE 14TH ST
3	0	272506	9161	10/18/11	\$1,175,000	\$1,474,000	5,230	11	2003	Avg	142,426	N	N	1838 236TH AVE NE
3	0	357530	2277	08/20/12	\$1,250,000	\$1,509,000	4,100	12	2009	Avg	13,000	Y	N	20615 NE 16TH ST
3	0	352506	9018	06/17/11	\$1,350,000	\$1,697,000	5,030	12	2005	Avg	291,416	N	N	710 250TH LN NE
3	0	131103	0230	07/10/12	\$1,430,000	\$1,741,000	5,080	12	1999	Avg	29,973	N	N	24916 NE 20TH PL
3	0	131103	0200	10/12/11	\$1,300,000	\$1,632,000	5,360	12	1999	Avg	33,940	N	N	24833 NE 20TH ST
3	0	124010	0093	09/12/12	\$1,043,000	\$1,253,000	7,490	12	1989	Avg	54,179	N	N	21638 NE 14TH PL
3	0	131104	0040	04/24/12	\$1,895,000	\$2,336,000	5,780	13	2000	Avg	52,101	N	N	2030 250TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	131104	0040	12/03/12	\$1,736,000	\$2,043,000	5,780	13	2000	Avg	52,101	N	N	2030 250TH PL NE
3	0	131104	0010	10/10/13	\$2,160,200	\$2,259,000	6,280	13	2003	Avg	83,813	N	N	2006 250TH PL NE
3	0	131104	0010	06/07/11	\$1,960,000	\$2,463,000	6,280	13	2003	Avg	83,813	N	N	2006 250TH PL NE
3	1	262506	9083	02/16/12	\$988,000	\$1,228,000	4,450	11	1990	Good	189,486	N	N	25418 NE 8TH ST

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	062980	0220	04/11/13	\$1,880,000	RELOCATION - SALE TO SERVICE
2	0	062981	0550	07/10/13	\$650,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	062981	0360	09/30/13	\$780,000	RELOCATION - SALE TO SERVICE
2	0	143758	0500	08/15/12	\$805,000	INCORRECT DATA CHARECTERISTICS
2	0	143758	0370	03/26/12	\$1,212,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143758	0570	04/03/13	\$705,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	143758	0420	10/21/11	\$947,000	RELOCATION - SALE TO SERVICE
2	0	143758	0190	09/11/12	\$933,500	RELOCATION - SALE TO SERVICE
2	0	159200	0200	04/20/12	\$519,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE;
2	0	159200	0200	03/29/12	\$523,000	RELOCATION - SALE TO SERVICE
2	0	170305	0250	06/13/12	\$499,500	RELOCATION - SALE TO SERVICE
2	0	178540	0190	12/31/12	\$385,000	INCORRECT DATA CHARECTERISTICS
2	0	178540	0190	07/06/11	\$350,000	INCORRECT DATA CHARECTERISTICS
2	0	182930	0310	03/01/13	\$570,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	193912	0280	06/03/13	\$578,000	RELOCATION - SALE TO SERVICE
2	0	193913	0520	08/16/13	\$672,500	INCORRECT DATA CHARECTERISTICS
2	0	193913	0520	08/09/13	\$672,500	RELOCATION - SALE TO SERVICE
2	0	195440	0320	10/01/12	\$449,259	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	195440	0150	05/23/12	\$269,000	NO MARKET EXPOSURE
2	0	195441	0180	01/19/11	\$308,231	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	195442	0300	05/31/13	\$382,785	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	195443	0150	07/22/11	\$109,045	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	195443	0310	05/22/12	\$370,100	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	195444	0250	12/20/12	\$425,000	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	232700	0100	07/06/12	\$353,711	%COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	232700	0100	11/28/12	\$515,126	%COMPL;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	272506	9124	03/10/11	\$430,000	DIAGNOSTIC OUTLIER / NON NORMAL DISTRIBUTION
2	0	290930	0880	10/24/13	\$1,120,000	RELOCATION - SALE TO SERVICE
2	0	290930	0690	05/10/11	\$650,000	RELOCATION - SALE TO SERVICE
2	0	292506	9006	10/29/13	\$410,732	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	306640	0630	09/11/12	\$555,000	INCORRECT DATA CHARECTERISTICS
2	0	306640	0910	12/26/12	\$489,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	306640	0440	01/09/13	\$200,270	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	306640	0630	09/11/12	\$555,000	RELOCATION - SALE TO SERVICE
2	0	306640	0020	02/02/12	\$534,000	RELOCATION - SALE TO SERVICE
2	0	325990	0090	05/03/12	\$200,000	DOR RATIO
2	0	357530	0960	06/19/13	\$1,018,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	357840	0020	08/08/12	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	357840	1680	10/04/13	\$386,402	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	357840	0950	08/02/13	\$370,357	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	357840	0710	11/19/12	\$310,000	RELOCATION - SALE TO SERVICE
2	0	437940	0380	09/28/11	\$512,500	RELOCATION - SALE TO SERVICE
2	0	570630	0060	01/16/12	\$344,942	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	570630	0060	01/16/12	\$303,808	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	570630	0060	03/26/12	\$225,000	EXEMPT FROM EXCISE TAX; SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	0	571190	0330	04/23/13	\$724,800	DIAGNOSTIC OUTLIER / STATISTICAL OUTLIER
2	0	571190	0331	07/27/12	\$200,000	DOR RATIO
2	0	571190	0330	06/28/12	\$200,000	DOR RATIO
2	0	571190	0331	07/26/13	\$993,224	NO MARKET EXPOSURE
2	0	635260	0290	07/11/11	\$800,000	RELOCATION - SALE TO SERVICE
2	0	660022	0210	07/15/13	\$501,000	INCORRECT DATA CHARECTERISTICS
2	0	660022	0640	10/14/13	\$485,000	INCORRECT DATA CHARECTERISTICS
2	0	660022	0060	08/31/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	664620	0020	12/10/12	\$555,000	INCORRECT DATA CHARECTERISTICS
2	0	664620	0190	04/03/11	\$500,000	INCORRECT DATA CHARECTERISTICS
2	0	664620	0360	06/20/11	\$150,000	DOR RATIO;NO MARKET EXPOSURE
2	0	664620	0190	06/21/11	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
2	0	664620	0300	04/26/12	\$375,000	NO MARKET EXPOSURE
2	0	664620	0020	12/07/12	\$555,000	RELOCATION - SALE TO SERVICE
2	0	681780	1210	07/14/11	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	681780	0330	11/19/13	\$349,931	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	681780	0380	06/04/12	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	681780	1420	12/06/11	\$195,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	681780	0630	05/21/13	\$287,000	PREVIMP<=25K
2	0	681780	1250	06/30/11	\$360,000	RELOCATION - SALE TO SERVICE
2	0	681781	0380	02/14/12	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	721572	0930	08/15/11	\$571,457	INCORRECT DATA CHARECTERISTICS
2	0	721572	0820	07/27/12	\$615,000	RELOCATION - SALE TO SERVICE
2	0	721573	0680	05/07/12	\$570,100	INCORRECT DATA CHARECTERISTICS
2	0	721573	0550	06/27/12	\$579,950	RELOCATION - SALE TO SERVICE
2	0	721573	0970	06/15/11	\$421,000	RELOCATION - SALE TO SERVICE
2	0	750400	0680	05/15/13	\$510,000	INCORRECT DATA CHARECTERISTICS
2	0	750400	0410	05/03/11	\$1,068,000	DIAGNOSTIC OUTLIER / STATISTICAL OUTLIER
2	0	750400	0325	01/12/12	\$397,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
2	0	750400	1020	04/25/13	\$346,438	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	750400	0940	12/02/11	\$388,209	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	750400	0680	05/15/13	\$510,000	RELOCATION - SALE TO SERVICE
2	0	750401	0250	09/19/13	\$775,000	INCORRECT DATA CHARECTERISTICS
2	0	750401	0960	04/26/12	\$390,000	INCORRECT DATA CHARECTERISTICS
2	0	750401	0130	10/20/11	\$387,000	INCORRECT DATA CHARECTERISTICS
2	0	750401	0710	01/24/13	\$125,000	DOR RATIO
2	0	750401	0150	11/12/13	\$312,348	NO MARKET EXPOSURE
2	0	750401	0420	04/05/12	\$636,667	RELOCATION - SALE TO SERVICE
2	0	750402	1020	03/27/13	\$875,000	INCORRECT DATA CHARECTERISTICS
2	0	750402	1380	07/25/12	\$712,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	750405	0080	01/24/11	\$563,000	UNFIN AREA
2	0	750410	1620	01/08/12	\$417,500	NON-REPRESENTATIVE SALE
2	0	750410	0140	08/29/13	\$515,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	750410	0650	12/31/12	\$525,000	RELOCATION - SALE TO SERVICE
2	0	750410	0800	05/09/12	\$607,000	UNFIN AREA

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	750410	0800	11/17/11	\$360,000	UNFIN AREA
2	0	750411	0570	02/01/12	\$443,000	RELOCATION - SALE TO SERVICE
2	0	750420	0110	11/06/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	750420	0160	02/08/12	\$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	750440	0540	10/04/13	\$675,000	INCORRECT DATA CHARECTERISTICS
2	0	752700	0140	08/25/13	\$776,000	INCORRECT DATA CHARECTERISTICS
2	0	771580	1260	02/20/13	\$497,500	INCORRECT DATA CHARECTERISTICS
2	0	771580	0980	11/17/11	\$275,000	DIAGNOSTIC OUTLIER / OBSERVATION OUTSIDE THE NORM
2	0	771580	0980	04/05/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	771580	0590	09/04/12	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	807720	0110	07/16/13	\$589,000	INCORRECT DATA CHARECTERISTICS
2	0	807840	0450	06/21/11	\$145,915	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	807844	0060	05/16/12	\$579,000	RELOCATION - SALE TO SERVICE
2	0	807846	0380	05/01/13	\$201,086	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	863575	0440	07/14/11	\$540,000	RELOCATION - SALE TO SERVICE
2	0	863576	0510	08/30/12	\$100,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	865148	0620	12/30/11	\$450,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	865148	0620	01/26/12	\$450,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	865150	0250	06/18/13	\$509,000	INCORRECT DATA CHARECTERISTICS
2	0	865150	1110	01/14/13	\$336,000	INCORRECT DATA CHARECTERISTICS
2	0	865150	1070	12/03/12	\$531,164	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	865150	0250	06/18/13	\$310,800	NO MARKET EXPOSURE
2	0	865150	0870	05/12/11	\$529,400	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	865150	1070	02/15/13	\$429,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	865150	0370	03/14/11	\$499,950	RELOCATION - SALE TO SERVICE
2	0	865150	0090	06/12/12	\$499,000	RELOCATION - SALE TO SERVICE
2	0	865151	1320	03/29/13	\$505,000	INCORRECT DATA CHARECTERISTICS
2	0	865151	0330	03/09/12	\$415,000	INCORRECT DATA CHARECTERISTICS
2	0	865151	1360	03/05/13	\$522,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865151	1360	06/22/12	\$275,634	IMP. CHARACTERISTICS CHANGED SINCE SALE;

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865152	0330	05/16/12	\$340,000	NON-REPRESENTATIVE SALE
2	0	865152	0390	08/25/11	\$525,000	RELOCATION - SALE TO SERVICE
2	0	865152	0380	08/30/13	\$497,000	RELOCATION - SALE TO SERVICE
2	0	865153	0440	12/20/11	\$500,000	INCORRECT DATA CHARECTERISTICS
2	0	865153	0340	04/12/11	\$646,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	865153	0100	07/01/13	\$480,000	NO MARKET EXPOSURE; STATEMENT TO DOR
2	0	865159	0070	06/24/11	\$2,080,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
2	0	865161	0980	01/18/11	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	0	865161	0950	10/28/11	\$1,399,000	NO MARKET EXPOSURE
2	0	896198	0030	09/10/12	\$554,000	RELOCATION - SALE TO SERVICE
2	0	920650	0170	02/28/12	\$766,000	RELOCATION - SALE TO SERVICE
2	0	951092	0100	08/05/11	\$660,000	RELOCATION - SALE TO SERVICE
3	0	025540	0170	08/22/13	\$683,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	0	029020	0180	12/20/12	\$456,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	042406	9189	10/01/13	\$675,126	DIAGNOSTIC OUTLIER / ANOMOLY DETECTION
3	0	042406	9168	11/22/13	\$412,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	042406	9203	09/03/13	\$1,825,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	0	104270	0010	12/06/13	\$724,250	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
3	0	111730	0080	01/04/13	\$331,000	INCORRECT DATA CHARECTERISTICS
3	0	111850	0320	03/26/12	\$840,000	RELOCATION - SALE TO SERVICE
3	0	111850	0470	03/15/11	\$670,000	RELOCATION - SALE TO SERVICE
3	0	124010	0051	09/02/11	\$87,500	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
3	0	124010	0053	10/02/13	\$336,000	PREVIMP<=25K
3	0	124070	0087	05/28/13	\$1,098,000	INCORRECT DATA CHARECTERISTICS
3	0	124070	0075	09/13/13	\$408,500	INCORRECT DATA CHARECTERISTICS
3	0	124070	0012	08/20/12	\$1,389,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	124070	0007	07/22/13	\$1,500,000	NO MARKET EXPOSURE
3	0	124070	0005	08/15/13	\$2,725,000	OBSOL;PREVIMP<=25K
3	0	124110	0005	01/25/12	\$302,273	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	124110	0009	11/05/13	\$225,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	124110	0015	12/23/13	\$1,000,000	PREVIMP<=25K
3	0	131103	0250	11/20/13	\$1,200,000	INCORRECT DATA CHARECTERISTICS
3	0	131103	0450	05/19/11	\$820,000	INCORRECT DATA CHARECTERISTICS
3	0	131103	0400	08/29/11	\$820,000	RELOCATION - SALE TO SERVICE
3	0	131104	0010	10/01/13	\$2,160,200	RELOCATION - SALE TO SERVICE
3	0	131104	0040	04/24/12	\$1,895,000	RELOCATION - SALE TO SERVICE
3	0	147315	0100	03/15/13	\$1,306,901	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	156175	0340	12/05/13	\$1,396,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	156175	0140	12/30/13	\$1,310,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	156175	0050	09/18/13	\$1,250,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	156175	0080	12/16/11	\$1,195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	185290	0348	08/28/13	\$1,750,000	INCORRECT DATA CHARECTERISTICS
3	0	185290	0080	08/20/13	\$750,000	INCORRECT DATA CHARECTERISTICS
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	222506	9104	11/25/13	\$747,803	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	222506	9103	10/28/13	\$720,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	222506	9101	09/23/13	\$710,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	222506	9102	08/27/13	\$705,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	222506	9018	11/06/13	\$695,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	222506	9082	04/20/12	\$436,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
3	0	222506	9042	06/09/11	\$212,500	DOR RATIO;PREVIMP<=25K
3	0	222506	9018	02/16/12	\$675,000	NO MARKET EXPOSURE
3	0	225150	0130	07/02/12	\$297,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	225150	0250	05/14/13	\$466,904	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	232506	9041	04/20/11	\$315,000	DOR RATIO;PREVIMP<=25K
3	0	232506	9032	05/02/13	\$773,300	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	0	232506	9041	09/09/13	\$525,000	PREVIMP<=25K
3	0	262506	9100	04/29/13	\$500,000	INCORRECT DATA CHARECTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	262506	9011	01/03/13	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	262506	9036	10/11/13	\$410,000	PREVIMP<=25K;NO MARKET EXPOSURE
3	0	272506	9168	12/17/13	\$858,331	DOR RATIO;PREVIMP<=25K
3	0	272506	9019	04/04/11	\$738,958	IMP COUNT
3	0	272506	9060	08/26/13	\$487,500	PREVIMP<=25K
3	0	272506	9060	11/20/12	\$363,000	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
3	0	272506	9125	08/09/11	\$725,000	UNFIN AREA
3	0	286250	0250	11/04/13	\$867,164	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	286250	0200	09/26/13	\$830,920	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	286250	0150	08/29/13	\$771,025	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	286250	0020	07/12/13	\$739,950	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	289573	0540	09/10/13	\$882,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	289573	0120	10/03/13	\$817,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	289573	0070	07/09/12	\$63,600	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
3	0	289573	0400	04/02/13	\$63,600	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	322506	9003	03/29/12	\$234,000	DOR RATIO
3	0	332506	9174	07/05/13	\$640,000	UNFIN AREA
3	0	342506	9076	12/27/12	\$1,076,000	NO MARKET EXPOSURE
3	0	357530	1248	12/13/13	\$756,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	357530	5484	12/19/12	\$145,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	357530	4690	12/31/13	\$568,000	INCORRECT DATA CHARECTERISTICS
3	0	357530	2565	05/17/13	\$521,500	INCORRECT DATA CHARECTERISTICS
3	0	357530	2595	05/21/13	\$410,100	INCORRECT DATA CHARECTERISTICS
3	0	357530	2880	10/03/13	\$335,000	INCORRECT DATA CHARECTERISTICS
3	0	357530	4210	06/17/13	\$321,000	INCORRECT DATA CHARECTERISTICS
3	0	357530	2290	05/09/12	\$690,000	INCORRECT DATA CHARECTERISTICS
3	0	357530	1145	09/20/13	\$499,950	INCORRECT DATA CHARECTERISTICS
3	0	357530	3900	10/23/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
3	0	357530	5485	11/20/13	\$400,000	ACTIVE PERMIT BEFORE SALE>25K
3	0	357530	5485	04/10/12	\$326,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	357530	3051	12/10/13	\$560,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
3	0	357530	1980	12/16/11	\$348,510	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	357530	3251	05/25/11	\$67,500	DOR RATIO
3	0	357530	5455	06/19/12	\$30,000	DOR RATIO
3	0	357530	1245	05/03/13	\$642,638	DOR RATIO;PREVIMP<=25K
3	0	357530	2347	08/14/13	\$402,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	357530	4690	07/31/13	\$410,100	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	0	357530	5640	08/24/12	\$600,000	NO MARKET EXPOSURE
3	0	357530	1730	05/06/13	\$310,000	NO MARKET EXPOSURE
3	0	357530	5226	11/14/13	\$340,000	OBSOL
3	0	357530	5362	10/05/13	\$329,950	OBSOL
3	0	357530	5510	04/11/12	\$520,000	PREVIMP<=25K
3	0	357530	2765	04/03/13	\$223,000	REAL MH;PREVIMP<=25K
3	0	432370	0020	09/06/12	\$249,000	NO MARKET EXPOSURE
3	0	558140	0420	06/14/13	\$1,165,000	INCORRECT DATA CHARECTERISTICS
3	0	605465	0390	11/16/11	\$269,000	EXEMPT FROM EXCISE TAX; SELLING OR BUYING COSTS AFFECTING SALE PRICE
3	0	613450	0200	09/24/12	\$475,000	RELOCATION - SALE TO SERVICE
3	0	645355	0160	04/10/12	\$830,000	RELOCATION - SALE TO SERVICE
3	0	679190	0100	10/04/13	\$715,500	RELOCATION - SALE TO SERVICE
3	0	723740	0170	10/03/13	\$729,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	723740	0190	09/30/13	\$727,166	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	723740	0010	11/19/13	\$715,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	723740	0200	12/03/13	\$710,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	723740	0210	10/11/13	\$699,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	723740	0180	11/27/13	\$612,217	PREVIMP<=25K
3	0	741200	0080	12/12/11	\$408,750	QUIT CLAIM DEED
3	0	788090	0030	05/27/11	\$515,000	RELOCATION - SALE TO SERVICE
3	0	802200	0030	11/01/13	\$966,722	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	802200	0060	11/26/13	\$929,571	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	802200	0050	10/07/13	\$909,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	802200	0040	09/27/13	\$893,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	802200	0150	08/15/13	\$893,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
3	0	802200	0070	12/06/13	\$956,990	DOR RATIO;PREVIMP<=25K
3	0	802200	0010	12/18/13	\$875,990	DOR RATIO;PREVIMP<=25K
3	0	802200	0160	10/28/13	\$862,908	DOR RATIO;PREVIMP<=25K
3	0	802200	0090	12/04/13	\$854,990	DOR RATIO;PREVIMP<=25K
3	0	856290	0420	04/19/13	\$750,000	INCORRECT DATA CHARECTERISTICS
3	0	856290	0430	04/05/13	\$750,000	INCORRECT DATA CHARECTERISTICS
3	0	856290	1860	12/13/13	\$450,000	INCORRECT DATA CHARECTERISTICS
3	0	856290	0240	11/17/11	\$359,000	INCORRECT DATA CHARECTERISTICS
3	0	856290	1890	05/04/11	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	856290	1400	06/07/13	\$118,404	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2)
3	0	856290	1890	05/08/12	\$19,250	DOR RATIO;CORPORATE AFFILIATES
3	0	856290	1400	03/20/12	\$174,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
3	0	856290	1420	06/30/11	\$183,474	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	856290	0440	06/01/12	\$542,000	RELOCATION - SALE TO SERVICE
3	0	856290	0610	12/23/11	\$440,000	RELOCATION - SALE TO SERVICE
3	0	864440	0180	12/26/13	\$363,700	INCORRECT DATA CHARECTERISTICS
3	0	864440	0180	10/16/13	\$427,600	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	0	864440	0420	12/20/12	\$368,600	NON-REPRESENTATIVE SALE
3	0	867730	0600	05/13/13	\$549,000	INCORRECT DATA CHARECTERISTICS
3	0	867730	0060	08/27/12	\$324,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
3	0	867730	0060	02/27/13	\$469,200	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	867730	0600	05/10/13	\$549,000	RELOCATION - SALE TO SERVICE
3	0	867730	0240	01/30/12	\$475,000	RELOCATION - SALE TO SERVICE
3	0	867730	0530	11/30/11	\$472,000	RELOCATION - SALE TO SERVICE
3	1	262506	9084	04/17/12	\$700,000	%COMPL;PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	158700	0170	3/7/2011	\$175,000	9,474	Y	N
3	0	052406	9126	12/10/2012	\$280,000	22,038	N	N
3	0	052406	9127	12/8/2012	\$265,000	22,022	N	N
3	0	124010	0083	8/31/2012	\$218,000	47,916	N	N
3	0	332506	9175	11/16/2012	\$216,000	48,295	N	N
3	0	357530	0902	4/6/2013	\$248,500	15,357	Y	N
3	0	357530	1355	5/7/2013	\$125,000	5,000	Y	N
3	0	357530	2273	10/7/2013	\$170,000	6,500	N	N
3	0	357530	2280	10/15/2012	\$441,000	13,000	Y	N
3	0	357530	2280	6/7/2011	\$250,000	13,000	Y	N
3	0	357530	3251	5/25/2011	\$67,500	4,752	N	N
3	0	357530	4870	4/11/2013	\$85,000	5,000	N	N
3	0	357530	5436	9/14/2012	\$43,500	5,000	N	N
3	0	357530	5437	9/14/2012	\$43,500	5,000	N	N
3	0	357530	5481	1/7/2013	\$130,000	5,000	N	N
3	0	357530	5510	9/8/2011	\$135,000	7,500	N	N
3	0	357530	5640	6/24/2011	\$120,000	7,083	Y	N
3	0	856290	1880	12/17/2012	\$140,000	10,720	N	N
3	0	856290	1930	11/13/2013	\$131,000	10,800	N	N

Vacant Sales Removed in this Annual Update Analysis Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	062980	0570	11/28/2012	\$1,450,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
002	0	571190	0332	1/24/2012	\$3,300	NO MARKET EXPOSURE; QUIT CLAIM DEED
003	0	124010	0090	7/26/2013	\$210,000	NO MARKET EXPOSURE
003	0	124110	0014	8/12/2012	\$120,000	DOR RATIO;PREVIMP<=25K
003	0	262506	9035	11/21/2013	\$390,000	NO MARKET EXPOSURE
003	0	262506	9039	4/12/2011	\$375,000	DOR RATIO;PREVIMP<=25K
003	0	289573	0270	3/13/2013	\$63,600	CORPORATE AFFILIATES; QUIT CLAIM DEED
003	0	289573	0330	8/3/2012	\$63,600	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0	352506	9035	7/24/2012	\$300,000	NO MARKET EXPOSURE
003	0	357530	1850	3/27/2013	\$130,000	NO MARKET EXPOSURE
003	0	357530	1925	12/3/2013	\$50,000	NO MARKET EXPOSURE
003	0	357530	2275	5/28/2013	\$135,000	SEGGREGATION AND OR MERGER
003	0	357530	2346	10/29/2013	\$90,000	NO MARKET EXPOSURE
003	0	357530	2643	9/13/2013	\$27,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
003	0	357530	2643	7/15/2013	\$55,000	NO MARKET EXPOSURE
003	0	357530	2645	5/2/2013	\$65,000	NO MARKET EXPOSURE
003	0	357530	2995	10/24/2012	\$12,000	NO MARKET EXPOSURE
003	0	357530	3190	8/27/2013	\$25,000	NO MARKET EXPOSURE
003	0	357530	3250	5/25/2011	\$67,500	NO MARKET EXPOSURE
003	0	357530	4956	8/29/2013	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
003	0	357530	5452	9/21/2012	\$146,500	BUILDER OR DEVELOPER SALES
003	0	357530	5475	9/15/2011	\$36,000	DOR RATIO
003	0	357530	5480	10/5/2011	\$40,000	DOR RATIO;PREVIMP<=25K
003	0	357530	5485	4/4/2011	\$45,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO
003	0	357530	5487	3/2/2011	\$60,000	DOR RATIO
003	0	856290	2032	11/16/2012	\$143,000	CORPORATE AFFILIATES; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

Highest and Best Use

RCW 84.40.030

All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.



WAC 458-07-030 (3) True and fair value -- Highest and best use.

Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

Date of Value Estimate

RCW 84.36.005

All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.

RCW 36.21.080

The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)

...the entire [fee] estate is to be assessed and taxed as a unit...

Folsom v. Spokane County, 111 Wn. 2d 256 (1988)

...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...

The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.



8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

Scope of Work Performed:

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

Certification:

I certify that, to the best of my knowledge and belief:

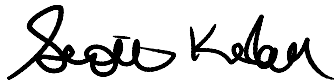
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the "appraisal team" and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- None



8-14-2014

Appraiser II

Date