

Executive Summary

Issaquah/ Lakemont - Area 065

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010

Number of Improved Sales: 827

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	\$231,100	\$385,700	\$616,800			7.04%
2014 Value	\$253,700	\$460,800	\$714,500	\$764,900	93.4%	7.02%
\$ Change	+\$22,600	+\$75,100	+\$97,700			
% Change	+9.8%	+19.5%	+15.8%			

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 7.02% is an improvement from the previous COD of 7.04%. 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	\$360,000	\$596,000
2014 Value	\$259,200	\$431,700	\$690,900
% Change	+9.8%	+19.9%	+15.9%

Number of one to three unit residences in the population: 5021

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 characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub 1 (without Neighborhood 12) was generally at a lower assessment levels than the rest of the population. On the other hand, Neighborhood 12 (The Highlands at Bellevue) was at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.



Area 065 - Area Map

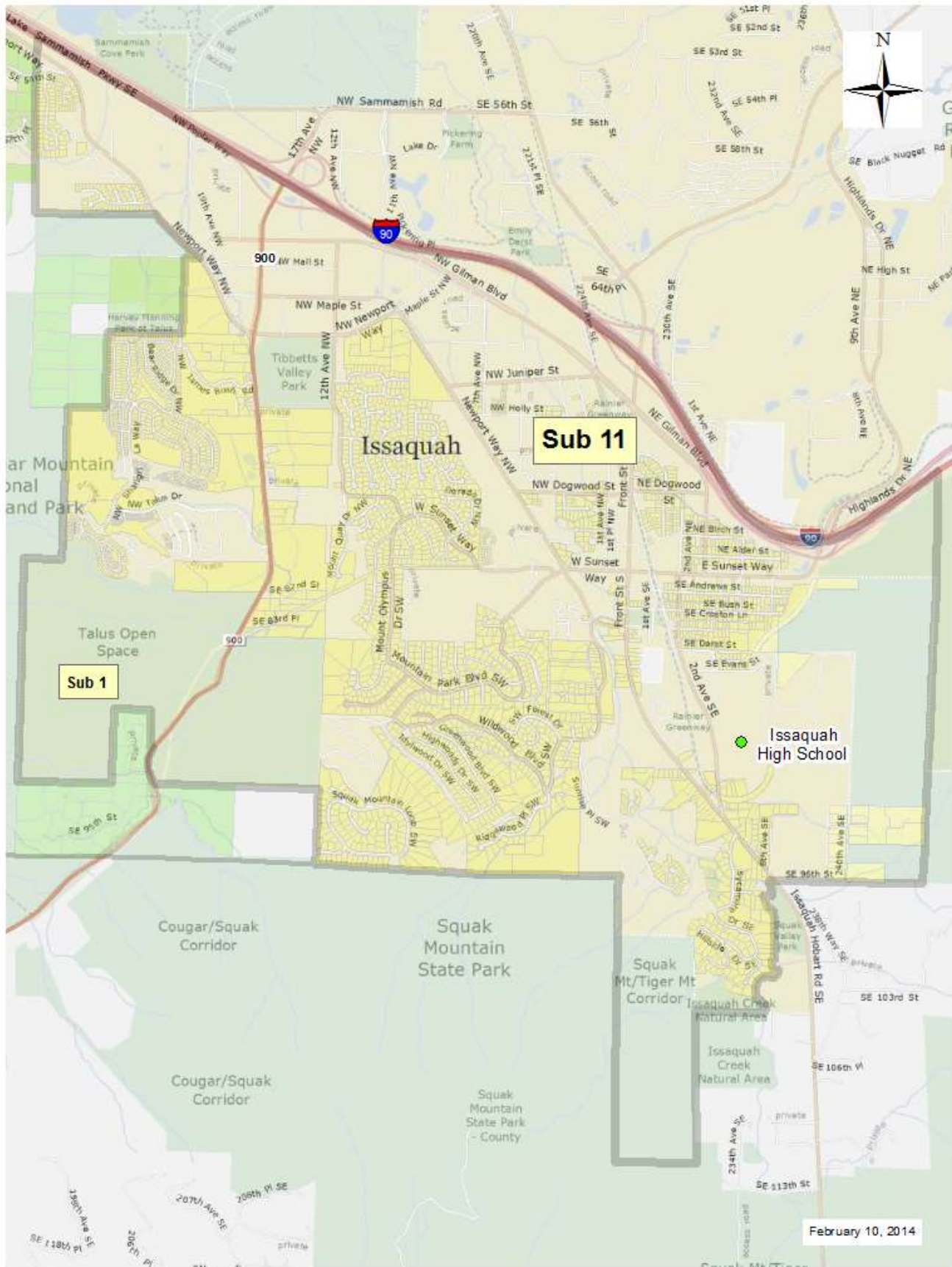


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Area 065 – Sub Area 1 Map



Area 065 - Sub Area 11 Map



Area 065 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.24%	2,676	53%

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.

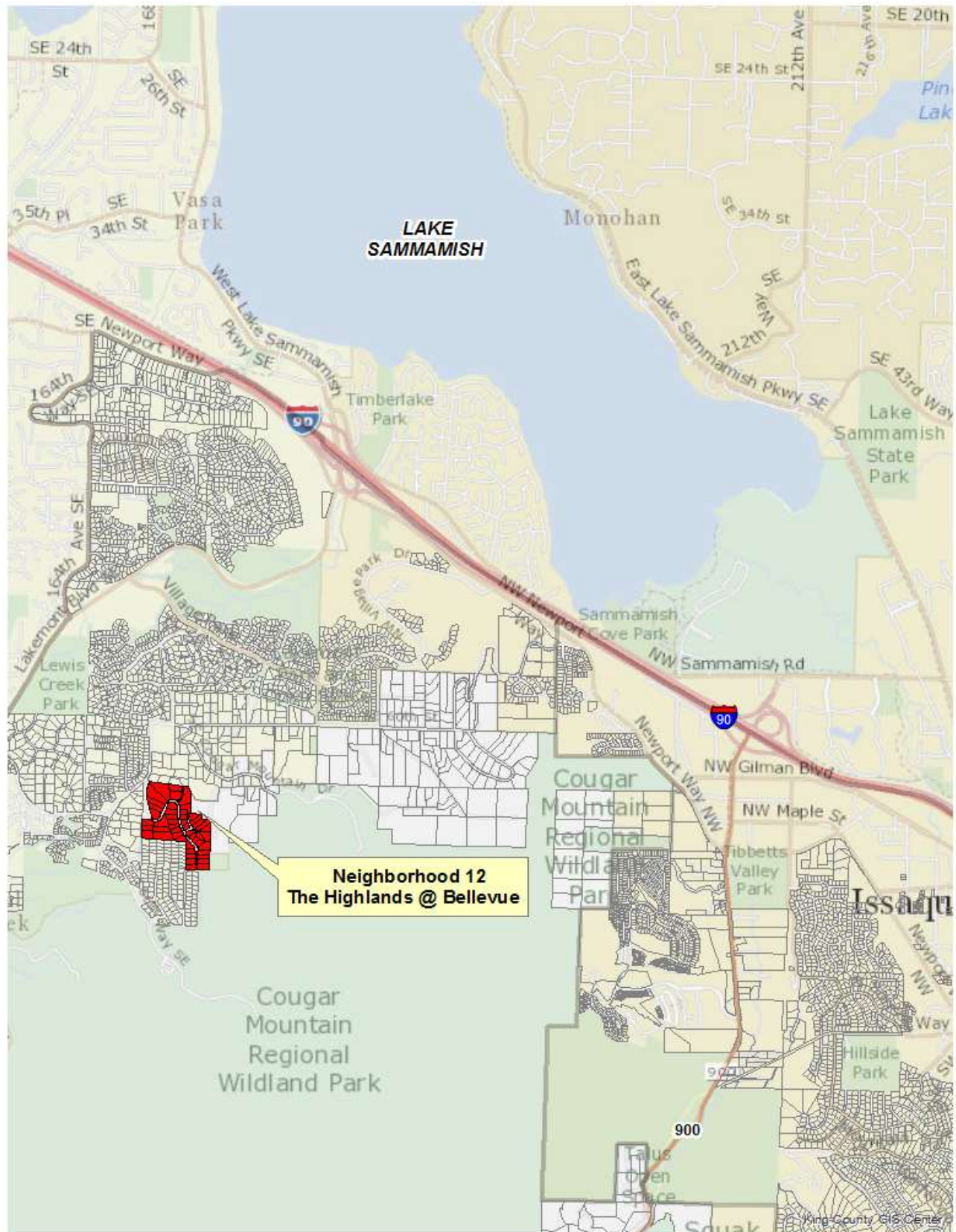
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Sub 1 (without Neighborhood 12)	+16.73%	350	2298	15%
Neighborhood 12 (Highlands at Bellevue)	+9.05%	9	47	19%

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

Generally, Sub 1 (without Neighborhood 12) was generally at a lower assessment levels than the rest of the population. On the other hand, Neighborhood 12 (The Highlands at Bellevue) was at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 065 - Neighborhood 12 Map



**Neighborhood 12
The Highlands @ Bellevue**

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Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 19, 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 14 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 * 1.10, 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 characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area.

For instance, Sub 1 (without Neighborhood 12) was generally at a lower assessment levels than the rest of the population. On the other hand, Neighborhood 12 (The Highlands at Bellevue) was at a higher assessment level than the rest of the population. 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 827 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8157207 - 1.041331E-02 * \text{Sub1} + 4.625383E-02 * \text{Sub1N13})$$

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 no recent fair market sales of mobile homes within Area 065; therefore, mobile homes received the Total % Change indicated by the sales sample as reflected on the Executive Summary page of +15.8%. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.158 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.934. 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 +15.9%. 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) * 1.158.
- 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) * 1.158.
- 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 $\leq$ \$10,000 no adjustment is applied.
- If improvements and accessories $\leq$ \$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.

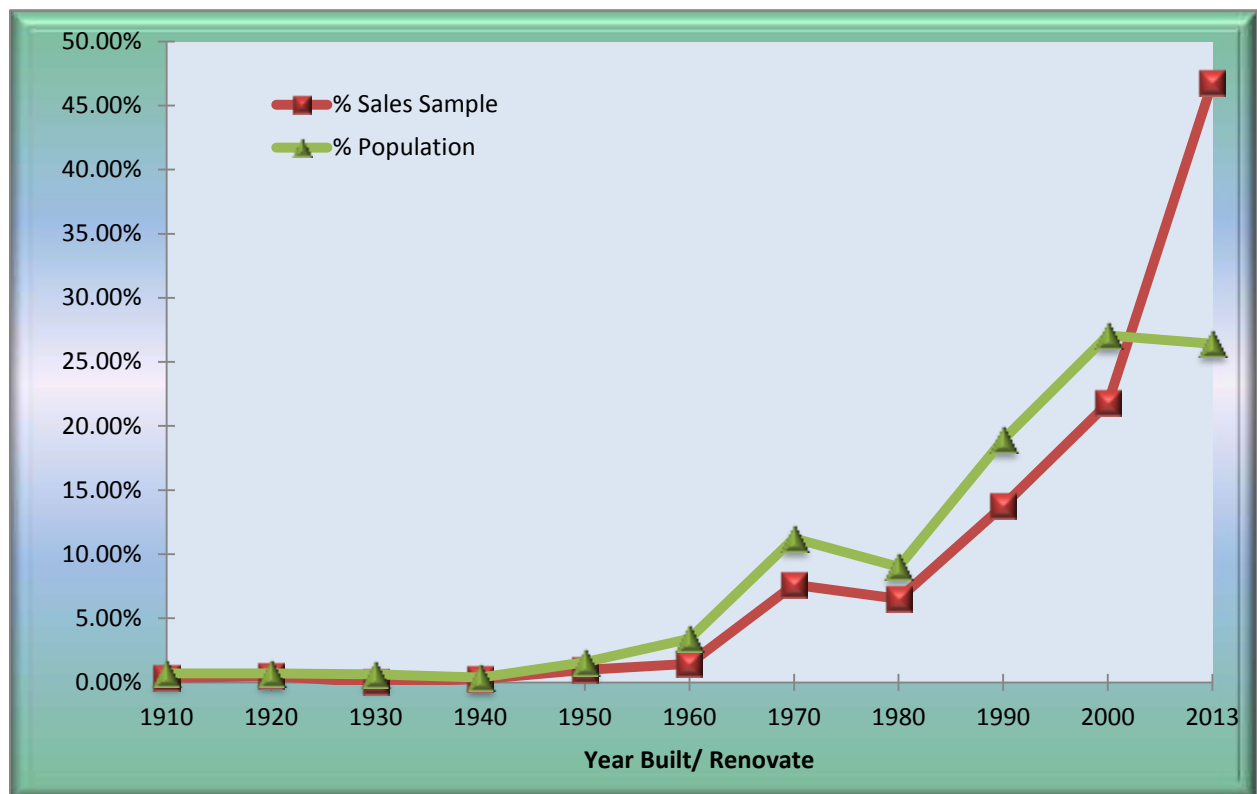
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	3	0.36%
1920	4	0.48%
1930	0	0.00%
1940	2	0.24%
1950	8	0.97%
1960	12	1.45%
1970	63	7.62%
1980	54	6.53%
1990	114	13.78%
2000	180	21.77%
2013	387	46.80%
	827	

Population

Year Built/Ren	Frequency	% Population
1910	35	0.70%
1920	35	0.70%
1930	31	0.62%
1940	19	0.38%
1950	79	1.57%
1960	170	3.39%
1970	564	11.23%
1980	452	9.00%
1990	951	18.94%
2000	1,359	27.07%
2013	1,326	26.41%
	5,021	



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

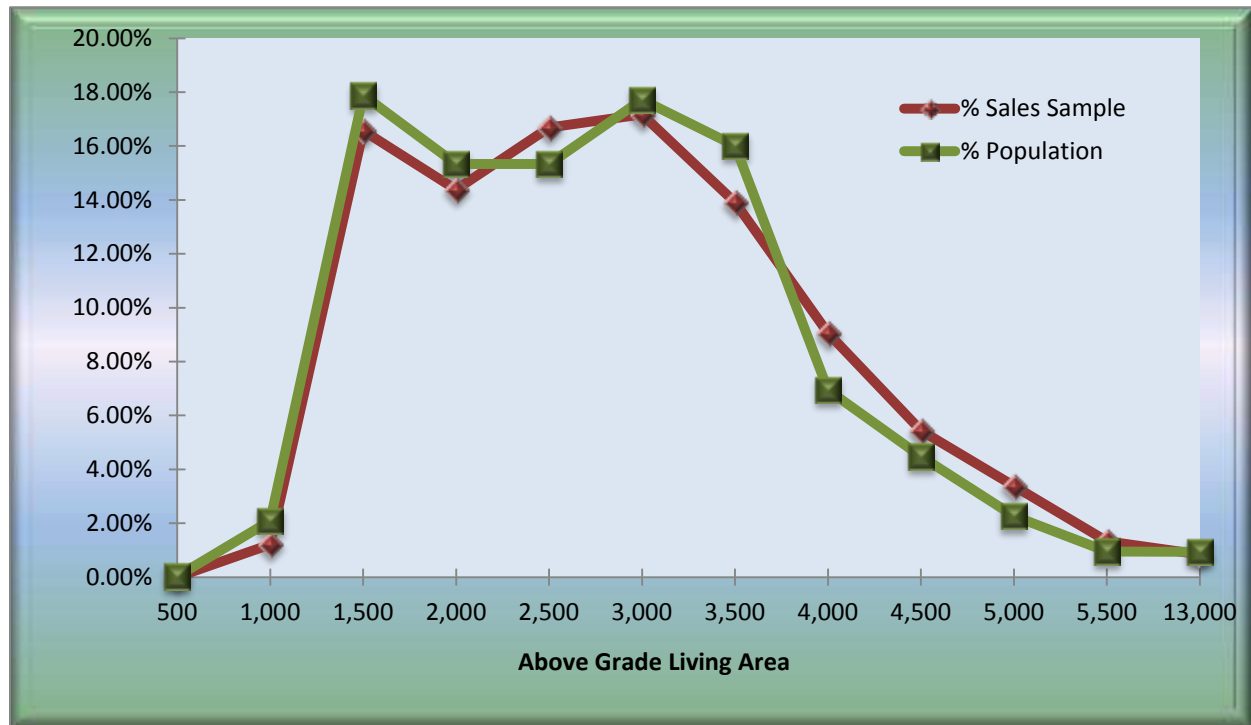
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	10	1.21%
1,500	137	16.57%
2,000	119	14.39%
2,500	138	16.69%
3,000	142	17.17%
3,500	115	13.91%
4,000	75	9.07%
4,500	45	5.44%
5,000	28	3.39%
5,500	11	1.33%
13,000	7	0.85%
827		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	105	2.09%
1,500	898	17.88%
2,000	770	15.34%
2,500	770	15.34%
3,000	890	17.73%
3,500	804	16.01%
4,000	349	6.95%
4,500	225	4.48%
5,000	114	2.27%
5,500	48	0.96%
13,000	47	0.94%
5,021		



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.

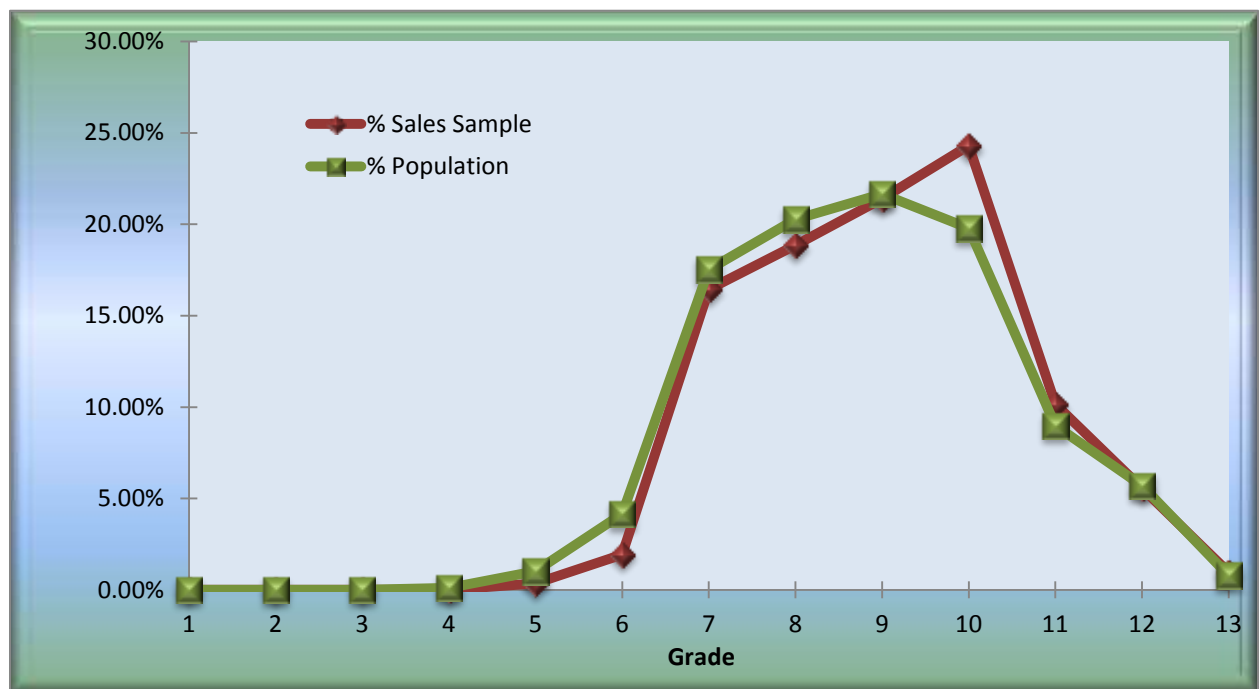
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.36%
6	16	1.93%
7	136	16.44%
8	156	18.86%
9	177	21.40%
10	201	24.30%
11	84	10.16%
12	46	5.56%
13	8	0.97%
827		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.12%
5	51	1.02%
6	209	4.16%
7	880	17.53%
8	1,018	20.27%
9	1,087	21.65%
10	993	19.78%
11	451	8.98%
12	286	5.70%
13	40	0.80%
5,021		



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

Area 065 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 1.144, resulting in an adjusted value of \$543,000 ($\$475,000 * 1.144 = \$543,000$)-truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
01/01/11	1.193	19.3%
02/01/11	1.195	19.5%
03/01/11	1.196	19.6%
04/01/11	1.197	19.7%
05/01/11	1.198	19.8%
06/01/11	1.198	19.8%
07/01/11	1.197	19.7%
08/01/11	1.197	19.7%
09/01/11	1.196	19.6%
10/01/11	1.194	19.4%
11/01/11	1.192	19.2%
12/01/11	1.190	19.0%
01/01/12	1.187	18.7%
02/01/12	1.184	18.4%
03/01/12	1.180	18.0%
04/01/12	1.176	17.6%
05/01/12	1.172	17.2%
06/01/12	1.167	16.7%
07/01/12	1.162	16.2%
08/01/12	1.157	15.7%
09/01/12	1.150	15.0%
10/01/12	1.144	14.4%
11/01/12	1.137	13.7%
12/01/12	1.130	13.0%
01/01/13	1.123	12.3%
02/01/13	1.114	11.4%
03/01/13	1.107	10.7%
04/01/13	1.098	9.8%
05/01/13	1.089	8.9%
06/01/13	1.079	7.9%
07/01/13	1.069	6.9%
08/01/13	1.058	5.8%
09/01/13	1.047	4.7%
10/01/13	1.036	3.6%
11/01/13	1.025	2.5%
12/01/13	1.013	1.3%
01/01/14	1.000	0.0%

The time adjustment formula for Area 065 is: $(.8157207 - 3.370337E-04 * \text{SaleDay} - 1.76916E-07 * \text{SaleDaySq} - 1.041331E-02 * 0.4232164 + 4.625383E-02 * 1.088271E-02) / (.8157207 - 1.041331E-02 * 0.4232164 + 4.625383E-02 * 1.088271E-02)$

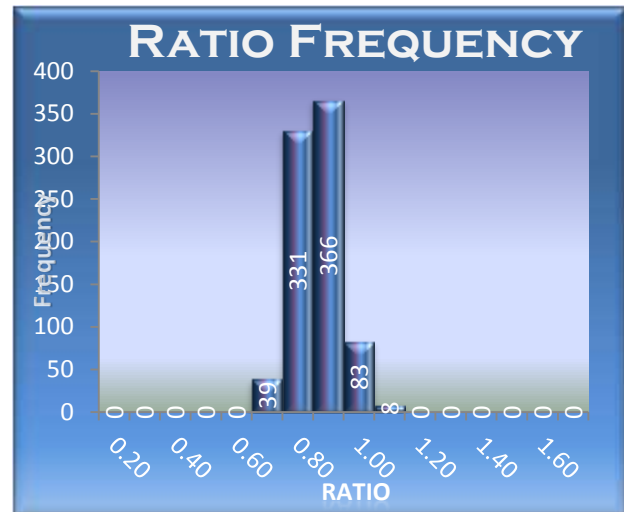
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Issaquah/ Lakemont	1/1/2013	5/19/2014	1/2011 - 12/2013
Area Number: 65	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	827
Mean Assessed Value	616,800
Mean Adj. Sales Price	764,900
Standard Deviation AV	275,918
Standard Deviation SP	348,791
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.812
Median Ratio	0.808
Weighted Mean Ratio	0.806
UNIFORMITY	
Lowest ratio	0.624
Highest ratio:	1.072
Coefficient of Dispersion	7.04%
Standard Deviation	0.072
Coefficient of Variation	8.90%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.803
Upper limit	0.813
95% Confidence: Mean	
Lower limit	0.807
Upper limit	0.817
SAMPLE SIZE EVALUATION	
N (population size)	5021
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.072
Recommended minimum:	8
Actual sample size:	827
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	438
# ratios above mean:	389
z:	1.704
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 065

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Issaquah/ Lakemont		1/1/2014	5/19/2014	1/2011 - 12/2013
Area Number: 65		Appr. ID:	Property Type:	Adjusted for time?
		MTIA	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		827		
Mean Assessed Value		714,500		
Mean Sales Price		764,900		
Standard Deviation AV		320,223		
Standard Deviation SP		348,791		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.939		
Median Ratio		0.934		
Weighted Mean Ratio		0.934		
UNIFORMITY				
Lowest ratio		0.725		
Highest ratio:		1.233		
Coefficient of Dispersion		7.02%		
Standard Deviation		0.083		
Coefficient of Variation		8.87%		
Price Related Differential (PRD)		1.006		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.927		
Upper limit		0.941		
95% Confidence: Mean				
Lower limit		0.934		
Upper limit		0.945		
SAMPLE SIZE EVALUATION				
N (population size)		5021		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.083		
Recommended minimum:		11		
Actual sample size:		827		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		433		
# ratios above mean:		394		
z:		1.356		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

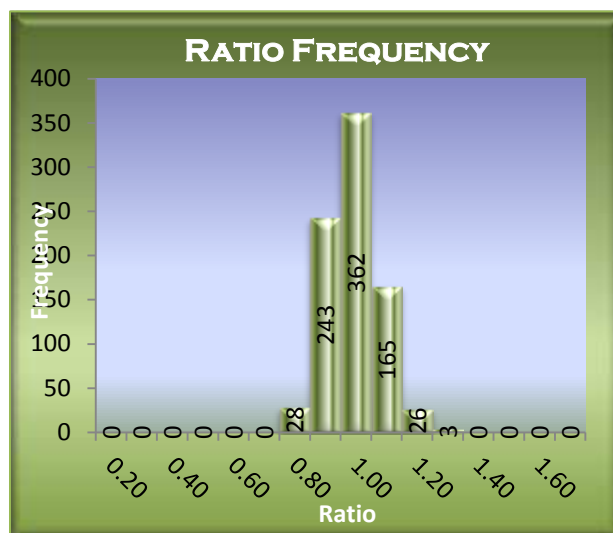
RATIO FREQUENCY

Ratio	Frequency
0.80	28
0.85	243
0.90	362
0.95	165
1.00	26
1.05	3
1.10	0
1.15	0
1.20	0
1.25	0
1.30	0
1.35	0
1.40	0
1.45	0
1.50	0
1.55	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 065

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



COMMENTS:

1 to 3 Unit Residences throughout Area 065

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

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	2	132405	9081	01/08/13	\$360,000	\$403,000	800	7	1959	V-Good	12,075	Y	N	16627 SE 43RD ST
1	2	942950	0240	04/22/13	\$430,000	\$469,000	1320	7	1957	Avg	28,800	Y	N	17023 SE NEWPORT WAY
1	0	242405	9039	07/30/13	\$400,000	\$424,000	1340	7	1971	Good	81,029	Y	N	17904 SE 60TH ST
1	3	221170	0300	01/10/12	\$399,000	\$473,000	1550	7	1965	Good	19,039	N	N	16761 SE 45TH ST
1	5	896545	0200	12/13/11	\$289,000	\$344,000	1560	7	1994	Avg	3,055	N	N	16730 SE 48TH PL
1	2	942950	0154	04/24/12	\$390,000	\$458,000	1760	7	1949	Avg	41,547	N	N	4116 165TH PL SE
1	0	262405	9043	06/20/13	\$550,000	\$590,000	2150	7	1982	Avg	35,743	N	N	7238 LAKEMONT BLVD SE
1	3	221170	0460	08/09/13	\$630,000	\$665,000	2320	7	1967	V-Good	16,666	N	N	4534 165TH AVE SE
1	3	221170	0115	04/17/13	\$400,000	\$437,000	1010	8	1980	Good	7,781	N	N	4500 164TH AVE SE
1	2	750450	0030	09/12/12	\$505,000	\$580,000	1120	8	1972	Good	14,950	Y	N	17217 SE 42ND PL
1	2	884990	0040	10/30/13	\$480,000	\$492,000	1140	8	1972	Good	15,101	N	N	16441 SE 42ND PL
1	3	221170	0365	06/11/12	\$615,000	\$717,000	1340	8	1962	V-Good	17,100	N	N	16551 SE 45TH PL
1	3	140400	0070	07/22/11	\$545,000	\$652,000	1540	8	1966	Good	15,046	Y	N	16455 SE 44TH PL
1	3	221170	0150	12/05/12	\$515,000	\$582,000	1600	8	1968	Good	17,341	Y	N	16618 SE 45TH ST
1	4	221170	0025	09/01/11	\$589,900	\$705,000	1610	8	1988	Avg	18,602	N	N	16741 SE 46TH ST
1	0	242405	9049	05/14/12	\$529,000	\$619,000	1610	8	1967	V-Good	42,310	N	N	17707 SE 60TH ST
1	3	221170	0450	07/21/11	\$458,000	\$548,000	1880	8	1969	Good	16,748	N	N	16524 SE 45TH PL
1	4	780546	0140	03/18/11	\$575,000	\$688,000	2080	8	1987	Avg	12,526	N	N	17225 SE 47TH PL
1	3	221170	0385	08/12/13	\$582,500	\$614,000	2220	8	1968	V-Good	17,300	N	N	16622 SE 46TH ST
1	0	192406	9053	11/06/13	\$737,000	\$754,000	3060	8	1976	Good	116,305	N	N	18305 SE 60TH ST
1	5	780545	0210	08/10/11	\$622,000	\$744,000	1140	9	1987	Avg	12,859	Y	N	4672 177TH AVE SE
1	4	780546	0360	12/28/13	\$658,000	\$659,000	1620	9	1987	Avg	10,210	N	N	17210 SE 46TH PL
1	1	177838	0410	06/03/13	\$535,000	\$577,000	1760	9	2003	Avg	3,924	N	N	16361 SE 66TH ST
1	1	177838	0420	06/27/11	\$453,360	\$543,000	2030	9	2001	Avg	4,419	N	N	16373 SE 66TH ST
1	0	242405	9154	05/30/13	\$880,000	\$950,000	2110	9	2004	Avg	9,938	Y	N	6230 167TH AVE SE
1	4	413941	0080	06/08/11	\$565,000	\$677,000	2200	9	1992	Avg	7,276	N	N	4980 173RD PL SE
1	4	896550	0010	08/12/13	\$667,000	\$703,000	2230	9	1986	Avg	9,770	N	N	16801 SE 46TH ST
1	4	780546	0170	04/02/13	\$622,000	\$683,000	2280	9	1987	Avg	15,062	N	N	17322 SE 48TH CT
1	4	896550	0460	04/19/11	\$670,000	\$802,000	2280	9	1987	Good	14,217	N	N	4533 172ND AVE SE
1	1	177838	0010	12/29/11	\$520,000	\$617,000	2290	9	2001	Avg	6,669	N	N	6577 163RD PL SE
1	1	177838	0200	02/23/11	\$507,250	\$607,000	2290	9	2002	Avg	5,096	N	N	6687 163RD PL SE
1	2	947840	0120	04/13/12	\$585,000	\$687,000	2330	9	2001	Avg	7,294	N	N	6396 166TH PL SE
1	1	009760	0090	06/08/12	\$655,000	\$764,000	2350	9	2007	Avg	5,216	N	N	16509 SE 66TH ST
1	1	177838	0090	06/11/13	\$767,500	\$826,000	2420	9	2002	Avg	8,689	N	N	16403 NW 66TH ST
1	3	221170	0335	06/22/12	\$525,000	\$611,000	2420	9	1989	Avg	19,922	N	N	16514 SE 46TH ST

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	1	177838	0460	03/13/13	\$672,500	\$742,000	2430	9	2001	Avg	4,811	N	N	16380 SE 66TH ST
1	5	896550	0750	05/29/13	\$815,800	\$881,000	2490	9	1984	Avg	14,418	Y	N	4452 170TH AVE SE
1	5	896540	0510	08/01/12	\$679,000	\$785,000	2500	9	1990	Avg	12,342	N	N	16482 SE 49TH ST
1	2	947840	0250	08/08/11	\$642,000	\$768,000	2520	9	2000	Avg	5,973	N	N	6429 165TH PL SE
1	1	177838	0540	06/04/13	\$702,000	\$757,000	2540	9	2001	Avg	5,600	N	N	6590 163RD PL SE
1	2	947840	0280	08/08/12	\$680,000	\$786,000	2560	9	2000	Avg	5,771	N	N	6423 165TH PL SE
1	5	413943	0380	06/05/12	\$740,000	\$863,000	2580	9	1993	Avg	11,373	Y	N	6006 166TH AVE SE
1	0	226080	0070	11/26/12	\$706,000	\$799,000	2600	9	1975	Good	52,707	N	N	19129 SE 63RD PL
1	0	252405	9029	10/25/13	\$824,950	\$847,000	2660	9	2013	Avg	18,915	Y	N	6438 167TH LN SE
1	2	942950	0118	11/22/11	\$635,000	\$756,000	2660	9	2007	Avg	8,300	N	N	4114 164TH AVE SE
1	5	896540	0030	05/19/11	\$635,000	\$761,000	2660	9	1989	Avg	11,630	N	N	4915 165TH PL SE
1	3	560801	0340	08/12/13	\$705,000	\$743,000	2680	9	1999	Avg	7,548	N	N	5905 MONT BLANC PL NW
1	5	896545	0260	09/11/12	\$705,000	\$810,000	2710	9	1993	Avg	8,594	N	N	4682 165TH AVE SE
1	5	896550	0710	09/08/11	\$675,000	\$807,000	2720	9	1987	Avg	10,294	N	N	17200 SE 45TH ST
1	1	177838	0480	06/19/12	\$639,000	\$744,000	2740	9	2002	Avg	15,834	N	N	16350 SE 66TH ST
1	4	780546	0210	08/23/12	\$686,500	\$791,000	2750	9	1987	Avg	11,038	N	N	17232 SE 47TH ST
1	4	780545	0510	02/01/11	\$560,000	\$669,000	2750	9	1984	Avg	12,368	Y	N	4637 176TH AVE SE
1	0	242405	9069	11/27/12	\$900,000	\$1,018,000	2760	9	2008	Avg	22,192	Y	N	5955 173RD LN SE
1	1	009760	0100	03/10/11	\$670,000	\$802,000	2760	9	2007	Avg	5,008	N	N	16513 SE 66TH ST
1	2	132405	9164	02/07/13	\$841,582	\$936,000	2810	9	2013	Avg	14,997	N	N	16832 SE 43RD ST
1	3	221170	0280	08/27/13	\$800,000	\$839,000	2850	9	1998	Avg	19,100	N	N	4510 167TH AVE SE
1	5	896550	0840	03/04/11	\$639,800	\$765,000	2870	9	1983	Avg	11,483	N	N	4404 170TH AVE SE
1	1	009760	0040	07/30/12	\$660,000	\$764,000	2920	9	2007	Avg	5,879	N	N	16417 SE 66TH ST
1	1	009760	0200	03/11/11	\$626,000	\$749,000	2920	9	2007	Avg	5,591	N	N	16404 SE 66TH ST
1	3	221170	0165	01/18/11	\$610,000	\$728,000	2930	9	1995	Avg	17,208	N	N	16726 SE 45TH ST
1	2	947840	0320	04/30/12	\$692,500	\$812,000	2950	9	2000	Avg	6,685	N	N	6410 164TH PL SE
1	4	780546	0610	08/12/13	\$890,000	\$939,000	2960	9	1987	V-Good	12,440	Y	N	17519 SE 46TH ST
1	3	413944	0620	08/10/11	\$660,000	\$790,000	2970	9	1992	Avg	8,000	N	N	16580 SE 57TH PL
1	3	560801	0300	11/20/13	\$718,000	\$730,000	3010	9	1996	Avg	7,287	N	N	5808 NW LAC LEMAN DR
1	2	942950	0183	06/26/13	\$630,000	\$675,000	3090	9	2002	Avg	7,601	N	N	16717 SE NEWPORT WAY
1	2	942950	0183	05/20/11	\$532,000	\$637,000	3090	9	2002	Avg	7,601	N	N	16717 SE NEWPORT WAY
1	0	232405	9318	09/23/11	\$640,000	\$764,000	3120	9	2005	Avg	7,210	N	N	15915 SE COUGAR MOUNTAIN
1	5	896550	0830	05/09/12	\$627,000	\$734,000	3220	9	1984	Avg	11,265	N	N	4408 170TH AVE SE
1	5	896541	0130	12/27/13	\$851,000	\$853,000	3250	9	1996	Avg	9,883	N	N	16527 SE 48TH CT
1	5	896545	0050	08/10/12	\$665,000	\$768,000	3250	9	1993	Avg	11,446	N	N	4739 165TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	3	413944	0320	05/06/13	\$795,600	\$865,000	3270	9	1994	Avg	8,471	N	N	16496 SE 56TH PL
1	5	896541	0070	01/20/11	\$740,000	\$884,000	3280	9	1996	Avg	9,996	N	N	16426 SE 48TH CT
1	3	560801	0930	06/13/12	\$750,000	\$874,000	3290	9	1994	Avg	9,616	N	N	5889 NW LAC LEMAN DR
1	3	560801	0560	11/18/13	\$790,000	\$804,000	3290	9	2000	Avg	7,400	N	N	5688 NW LAC LEMAN DR
1	3	560801	0060	05/05/11	\$770,000	\$922,000	3290	9	1995	Avg	10,825	N	N	5860 NW LAC LEMAN DR
1	3	560801	0280	07/08/11	\$685,000	\$820,000	3290	9	1995	Avg	8,389	N	N	5820 NW LAC LEMAN DR
1	1	009760	0030	08/20/12	\$675,000	\$778,000	3290	9	2007	Avg	7,601	N	N	16413 SE 66TH ST
1	1	009760	0150	08/09/13	\$765,000	\$808,000	3300	9	2007	Avg	5,000	N	N	16533 SE 66TH ST
1	3	560801	0400	04/23/13	\$800,000	\$873,000	3310	9	1998	Avg	7,529	N	N	5988 MONT BLANC PL NW
1	5	896546	0140	08/18/11	\$736,000	\$880,000	3340	9	1995	Avg	8,770	N	N	16644 SE 48TH PL
1	5	896541	0110	08/02/13	\$880,000	\$931,000	3390	9	1995	Avg	9,886	N	N	16449 SE 48TH CT
1	0	242405	9155	07/05/11	\$775,000	\$928,000	3400	9	2004	Avg	9,938	N	N	6238 167TH AVE SE
1	5	896546	0160	09/30/13	\$825,000	\$855,000	3420	9	1995	Avg	10,145	N	N	16610 SE 48TH PL
1	5	896546	0120	05/13/13	\$810,000	\$879,000	3420	9	1995	Avg	9,003	N	N	16704 SE 48TH PL
1	5	896545	0130	08/27/12	\$751,000	\$865,000	3420	9	1994	Avg	14,106	N	N	16497 SE 48TH PL
1	5	232405	9075	05/07/13	\$793,000	\$862,000	3480	9	1992	Avg	18,152	N	N	5111 165TH PL SE
1	4	413941	0120	06/20/12	\$735,000	\$856,000	3480	9	1992	Avg	13,822	N	N	17321 SE 48TH CT
1	5	896545	0270	05/14/13	\$859,000	\$932,000	3510	9	1994	Avg	9,419	N	N	16486 SE 47TH PL
1	3	560801	0100	03/12/13	\$770,000	\$850,000	3530	9	1995	Avg	7,257	N	N	18032 NW VARESE CT
1	10	723750	0690	04/26/13	\$929,888	\$1,014,000	3620	9	2006	Avg	7,694	N	N	15230 SE 83RD LN
1	5	896545	0250	03/16/12	\$745,000	\$878,000	3630	9	1994	Avg	8,387	N	N	4698 165TH AVE SE
1	10	723750	0710	04/28/11	\$825,000	\$988,000	3640	9	2005	Avg	8,070	N	N	15212 SE 83RD LN
1	0	192406	9058	03/29/12	\$799,000	\$940,000	3710	9	1978	V-Good	49,222	N	N	18524 SE 60TH ST
1	5	896541	0150	04/18/11	\$735,000	\$880,000	3780	9	1997	Avg	23,623	N	N	4853 167TH AVE SE
1	0	252405	9130	09/04/13	\$1,145,000	\$1,198,000	3840	9	2003	Avg	13,220	Y	N	7021 169TH AVE SE
1	2	132405	9057	11/14/12	\$725,000	\$822,000	1780	10	1999	Avg	7,864	Y	N	4214 167TH CT SE
1	2	132405	9158	09/13/13	\$828,000	\$864,000	2030	10	2007	Avg	10,620	Y	N	4210 167TH CT SE
1	5	780545	0200	11/12/13	\$880,000	\$898,000	2050	10	1985	Avg	14,035	Y	N	4678 177TH AVE SE
1	5	896550	0660	07/07/11	\$925,000	\$1,108,000	2090	10	1984	Avg	16,491	Y	N	4427 173RD AVE SE
1	0	226080	0020	11/27/12	\$1,352,000	\$1,529,000	2100	10	1963	V-Good	289,238	Y	N	19222 SE 62ND PL
1	0	242405	9172	12/22/11	\$900,000	\$1,069,000	2110	10	2009	Avg	41,831	N	N	6033 174TH AVE SE
1	5	413940	0720	05/29/13	\$707,000	\$763,000	2300	10	1992	Avg	9,915	N	N	16847 SE 47TH WAY
1	5	413943	0080	10/21/13	\$860,000	\$885,000	2380	10	1993	Avg	19,296	N	N	16434 SE 58TH PL
1	0	226080	0110	07/27/12	\$750,000	\$868,000	2440	10	2003	Avg	59,677	N	N	18913 SE 63RD PL
1	5	413940	0380	06/25/12	\$635,000	\$739,000	2460	10	1993	Avg	8,529	N	N	4774 172ND CT SE

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	2	750450	0080	12/05/12	\$800,000	\$903,000	2480	10	2000	Avg	11,050	Y	N	17232 SE 43RD ST
1	5	780545	0320	11/15/11	\$915,000	\$1,090,000	2540	10	1984	Avg	17,295	Y	N	17528 SE 47TH ST
1	3	177835	0130	07/18/11	\$620,000	\$742,000	2560	10	1996	Avg	10,381	N	N	19437 SE 57TH PL
1	5	413940	0580	04/05/11	\$645,000	\$772,000	2570	10	1991	Avg	9,839	N	N	17142 SE 47TH CT
1	3	221170	0243	03/11/13	\$911,000	\$1,006,000	2600	10	2006	Avg	17,633	N	N	4570 167TH AVE SE
1	5	413940	0030	05/24/11	\$702,500	\$841,000	2600	10	1992	Avg	7,760	N	N	17086 SE 47TH CT
1	5	413940	0730	10/22/12	\$699,500	\$797,000	2600	10	1992	Avg	7,734	N	N	16875 SE 47TH WAY
1	5	413940	0870	02/28/13	\$720,000	\$797,000	2620	10	1992	Avg	13,391	N	N	4810 171ST AVE SE
1	0	192406	9153	08/04/11	\$1,300,000	\$1,556,000	2700	10	1984	Good	127,630	Y	N	6235 182ND AVE SE
1	5	413940	0430	03/28/12	\$699,000	\$823,000	2710	10	1992	Avg	8,369	N	N	4725 172ND CT SE
1	5	413940	0430	05/04/11	\$695,000	\$832,000	2710	10	1992	Avg	8,369	N	N	4725 172ND CT SE
1	4	896550	0500	08/03/11	\$595,000	\$712,000	2710	10	1985	Avg	10,009	N	N	17217 SE 45TH ST
1	5	413940	0680	06/15/12	\$679,000	\$791,000	2730	10	1993	Avg	6,604	N	N	16846 SE 47TH WAY
1	3	413944	0510	08/05/11	\$639,950	\$766,000	2740	10	1992	Avg	9,470	N	N	5624 167TH PL SE
1	4	896550	0550	11/15/13	\$779,500	\$794,000	2750	10	1984	Avg	10,579	N	N	4524 173RD AVE SE
1	5	413940	0390	09/04/13	\$813,000	\$851,000	2750	10	1993	Avg	6,910	N	N	4762 172ND CT SE
1	3	177835	0070	07/15/13	\$705,000	\$750,000	2790	10	1996	Avg	10,819	N	N	19490 SE 57TH PL
1	5	896550	0860	03/12/13	\$780,000	\$861,000	2800	10	1983	Avg	10,272	Y	N	4411 170TH AVE SE
1	4	780545	0130	10/20/11	\$642,000	\$766,000	2820	10	1986	Avg	20,156	N	N	17449 SE 47TH ST
1	2	132405	9145	12/27/12	\$838,000	\$942,000	2840	10	1992	Avg	28,362	Y	N	16732 SE 43RD ST
1	5	413940	0490	04/17/13	\$670,000	\$732,000	2840	10	1992	Avg	8,235	N	N	17124 SE 47TH PL
1	5	413940	0500	10/16/13	\$745,000	\$768,000	2860	10	1991	Avg	9,422	N	N	17112 SE 47TH PL
1	4	177836	0220	09/16/13	\$860,000	\$896,000	2860	10	2005	Avg	9,065	N	N	7082 166TH WAY SE
1	4	177836	0230	04/11/13	\$827,700	\$906,000	2860	10	2005	Avg	8,071	N	N	7074 166TH WAY SE
1	3	177835	0030	06/04/12	\$650,000	\$758,000	2880	10	1995	Avg	10,997	N	N	5654 194TH LN SE
1	5	896540	0320	09/24/13	\$745,000	\$774,000	2890	10	1989	Avg	10,750	N	N	16731 SE 49TH ST
1	5	896540	0320	07/26/11	\$650,000	\$778,000	2890	10	1989	Avg	10,750	N	N	16731 SE 49TH ST
1	4	780545	0380	08/14/12	\$880,000	\$1,016,000	2900	10	1984	Good	13,752	Y	N	17615 SE 46TH PL
1	5	780545	0250	07/30/12	\$960,000	\$1,111,000	2900	10	1984	Avg	12,396	Y	N	4648 177TH AVE SE
1	5	413940	0070	03/27/13	\$801,000	\$880,000	2910	10	1992	Avg	8,488	N	N	17046 SE 47TH CT
1	0	413955	0030	07/10/12	\$811,000	\$941,000	2920	10	2012	Avg	6,750	N	N	16470 SE 61ST PL
1	5	413940	0190	05/14/13	\$835,000	\$906,000	2940	10	1992	Avg	7,584	N	N	17084 SE 47TH PL
1	5	413940	0240	02/17/11	\$687,500	\$822,000	2940	10	1992	Avg	8,442	N	N	17033 SE 47TH PL
1	5	413940	0760	06/09/11	\$700,000	\$838,000	2960	10	1992	Avg	7,328	N	N	4751 171ST AVE SE
1	5	413940	0470	04/23/13	\$776,000	\$847,000	2980	10	1992	Avg	10,065	N	N	17148 SE 47TH PL

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	4	730800	0330	06/18/12	\$725,000	\$844,000	2980	10	1999	Avg	8,547	N	N	16702 SE 63RD PL
1	4	730800	0080	12/06/12	\$733,000	\$828,000	2990	10	2000	Avg	9,689	N	N	16573 SE 63RD PL
1	5	896540	0350	12/11/11	\$655,000	\$779,000	2990	10	1989	Avg	11,840	N	N	16777 SE 49TH ST
1	5	413943	0370	06/22/12	\$740,000	\$861,000	3000	10	1992	Avg	13,137	N	N	6038 166TH AVE SE
1	0	988800	0040	08/26/11	\$648,888	\$776,000	3000	10	1998	Avg	23,591	N	N	17109 SE COUGAR MOUNTAIN DR
1	4	413946	0240	04/21/11	\$700,000	\$838,000	3040	10	1996	Avg	8,492	N	N	5586 178TH AVE SE
1	3	413944	0050	02/20/13	\$750,000	\$832,000	3070	10	1994	Avg	8,998	N	N	16813 SE 56TH PL
1	4	413946	0330	09/27/11	\$700,000	\$836,000	3080	10	1995	Avg	9,107	N	N	5571 178TH AVE SE
1	5	896540	0480	06/01/11	\$583,000	\$698,000	3090	10	1990	Avg	11,370	N	N	16548 SE 49TH ST
1	5	896550	0790	03/20/13	\$1,131,000	\$1,245,000	3090	10	1983	Avg	18,253	Y	N	4428 170TH AVE SE
1	3	413944	0170	07/23/12	\$820,500	\$950,000	3100	10	1992	Avg	9,290	N	N	16822 SE 56TH PL
1	9	071500	0220	07/23/13	\$993,129	\$1,054,000	3100	10	2013	Avg	14,869	Y	N	6868 168TH AVE SE
1	0	413955	0020	05/29/12	\$849,950	\$993,000	3120	10	2011	Avg	6,750	N	N	16450 SE 61ST PL
1	4	780545	0840	01/11/13	\$720,000	\$806,000	3120	10	1984	Avg	11,671	N	N	4677 174TH AVE SE
1	0	242405	9168	01/31/13	\$900,000	\$1,003,000	3120	10	2006	Avg	10,316	Y	N	6185 168TH PL SE
1	0	192406	9147	10/05/12	\$739,000	\$845,000	3150	10	2012	Avg	64,904	N	N	18657 SE 60TH ST
1	4	413945	0120	08/23/12	\$780,000	\$899,000	3170	10	1995	Avg	8,806	N	N	5528 176TH PL SE
1	4	780546	0710	05/29/12	\$768,000	\$897,000	3190	10	1987	Avg	11,716	N	N	17226 SE 46TH ST
1	0	252405	9006	09/26/11	\$750,000	\$896,000	3200	10	2011	Avg	13,139	N	N	16405 SE COUGAR MOUNTAIN
1	4	730800	0140	05/12/12	\$840,000	\$983,000	3210	10	2000	Avg	13,452	N	N	6373 167TH AVE SE
1	4	730800	0050	08/24/11	\$753,000	\$901,000	3210	10	1999	Avg	10,397	N	N	16499 SE 63RD PL
1	4	730800	0320	03/23/12	\$700,000	\$824,000	3210	10	2000	Avg	8,524	N	N	16718 SE 63RD PL
1	3	177835	0220	07/03/13	\$850,000	\$908,000	3220	10	1996	Avg	12,900	N	N	5677 193RD PL SE
1	4	730800	0200	11/15/13	\$780,000	\$795,000	3220	10	1999	Avg	10,331	N	N	16729 SE 63RD PL
1	4	730800	0030	09/16/11	\$850,000	\$1,016,000	3240	10	2000	Avg	10,335	N	N	16457 SE 63RD PL
1	4	413946	0130	10/18/12	\$765,000	\$872,000	3240	10	1996	Avg	9,208	N	N	5569 179TH AVE SE
1	5	896540	0130	05/10/13	\$870,000	\$945,000	3260	10	1989	Avg	12,590	N	N	5032 165TH PL SE
1	4	413945	0270	10/31/13	\$773,800	\$793,000	3310	10	1994	Avg	8,120	N	N	17576 SE 55TH ST
1	9	413943	0440	03/07/11	\$760,000	\$909,000	3310	10	1994	Avg	12,149	Y	N	6025 167TH AVE SE
1	0	252405	9265	06/14/12	\$772,000	\$900,000	3330	10	2012	Avg	10,445	N	N	16415 SE COUGAR MOUNTAIN
1	5	896540	0450	11/15/11	\$715,000	\$852,000	3340	10	1989	Avg	10,210	N	N	16646 SE 49TH ST
1	5	560800	0770	05/14/12	\$730,000	\$854,000	3360	10	1995	Avg	11,319	N	N	5380 EIGER PL NW
1	4	413946	0120	06/09/11	\$895,000	\$1,072,000	3370	10	1996	Avg	10,265	N	N	5525 179TH AVE SE
1	10	723750	1570	07/07/11	\$782,000	\$936,000	3370	10	2004	Avg	20,820	N	N	7931 148TH AVE SE
1	4	560804	0090	07/11/11	\$909,000	\$1,088,000	3400	10	1996	Avg	14,700	N	N	5428 CHAMPERY PL NW

Improved Sales Used in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	4	413946	0270	11/11/11	\$735,000	\$876,000	3400	10	1995	Avg	8,715	N	N	5504 178TH AVE SE
1	0	866510	0050	02/16/12	\$782,500	\$925,000	3400	10	2012	Avg	12,464	N	N	16760 SE 61ST LN
1	5	413943	0100	05/13/11	\$795,000	\$952,000	3420	10	1993	Good	21,700	Y	N	16411 SE 58TH PL
1	0	413955	0070	06/25/13	\$872,950	\$935,000	3430	10	2013	Avg	7,021	N	N	16550 SE 61ST PL
1	0	242405	9014	05/10/12	\$850,000	\$995,000	3430	10	2011	Avg	40,545	N	N	17611 SE 60TH ST
1	0	413955	0090	07/12/12	\$854,950	\$992,000	3450	10	2012	Avg	8,713	N	N	16590 SE 61ST PL
1	0	413955	0110	08/23/13	\$967,057	\$1,016,000	3480	10	2013	Avg	8,943	N	N	16565 SE 61ST PL
1	4	730800	0120	09/06/13	\$829,000	\$867,000	3480	10	1999	Avg	10,801	N	N	16699 SE 63RD PL
1	4	730800	0070	08/25/12	\$769,500	\$886,000	3540	10	1999	Avg	10,000	N	N	16549 SE 63RD PL
1	4	780545	0410	03/13/12	\$749,950	\$884,000	3540	10	1987	Avg	12,842	Y	N	4642 176TH AVE SE
1	4	413946	0010	04/23/13	\$810,000	\$884,000	3560	10	1995	Good	14,102	N	N	5692 179TH AVE SE
1	0	413955	0160	02/06/13	\$876,950	\$976,000	3580	10	2012	Avg	7,461	N	N	16465 SE 61ST PL
1	4	780545	0660	04/17/13	\$825,000	\$902,000	3640	10	1984	Avg	12,403	Y	N	4633 175TH AVE SE
1	0	866510	0110	12/27/12	\$925,000	\$1,039,000	3660	10	2012	Avg	8,500	N	N	6131 167TH AVE SE
1	10	723750	0020	07/03/13	\$822,900	\$879,000	3670	10	2004	Avg	9,453	N	N	14815 SE 79TH PL
1	0	866510	0020	01/29/13	\$835,000	\$931,000	3760	10	2012	Avg	9,692	N	N	6160 167TH AVE SE
1	0	413955	0080	07/02/13	\$865,053	\$924,000	3790	10	2013	Avg	9,451	N	N	16570 SE 61ST PL
1	5	413942	0020	11/05/12	\$805,000	\$915,000	3790	10	1994	Avg	13,085	Y	N	5496 170TH PL SE
1	0	413955	0100	02/01/13	\$948,643	\$1,057,000	3810	10	2013	Avg	9,726	N	N	16585 SE 61ST PL
1	0	413955	0060	02/25/13	\$894,421	\$991,000	3810	10	2013	Avg	7,305	N	N	16530 SE 61ST PL
1	0	413955	0150	09/26/12	\$879,950	\$1,008,000	3810	10	2012	Avg	7,511	N	N	16485 SE 61ST PL
1	0	413955	0120	07/22/13	\$878,254	\$933,000	3810	10	2013	Avg	7,470	N	N	16545 SE 61ST PL
1	5	560800	0650	04/25/13	\$900,000	\$981,000	3820	10	1991	Avg	11,322	N	N	5315 GRAN PARADISO PL NW
1	10	723750	0540	09/17/13	\$974,950	\$1,015,000	3830	10	2004	Avg	10,404	N	N	15116 SE 82ND CT
1	5	896540	0440	09/18/12	\$775,000	\$889,000	3870	10	1989	Avg	10,000	N	N	4877 167TH AVE SE
1	4	177836	0170	07/11/13	\$905,000	\$964,000	3880	10	2004	Avg	7,763	N	N	16715 SE 69TH WAY
1	4	177836	0300	09/04/13	\$947,500	\$991,000	3900	10	2005	Avg	7,558	N	N	16601 SE 70TH ST
1	0	413955	0050	05/09/13	\$942,029	\$1,023,000	3920	10	2013	Avg	6,750	N	N	16510 SE 61ST PL
1	4	177836	0070	07/16/13	\$915,000	\$974,000	3930	10	2003	Good	7,438	N	N	16633 SE 69TH WAY
1	0	302406	9005	05/25/12	\$935,000	\$1,092,000	3930	10	1990	Avg	82,510	Y	N	18601 SE 65TH PL
1	0	252405	9266	02/14/12	\$790,000	\$934,000	3960	10	2012	Avg	11,503	N	N	16419 SE COUGAR MOUNTAIN
1	0	177700	0050	09/16/13	\$905,000	\$943,000	3970	10	1983	Avg	35,135	Y	N	17019 SE 59TH ST
1	4	177836	0270	08/01/12	\$780,000	\$902,000	4010	10	2005	Avg	7,789	N	N	16620 SE 70TH ST
1	0	866510	0010	08/09/12	\$864,950	\$999,000	4030	10	2012	Avg	10,549	N	N	6180 167TH AVE SE
1	0	866510	0040	04/24/12	\$839,950	\$985,000	4030	10	2012	Avg	10,157	N	N	16789 SE 61ST ST

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	10	723750	0160	01/06/11	\$850,000	\$1,015,000	4030	10	2004	Avg	11,956	N	N	8143 150TH PL SE
1	10	723750	0090	06/19/13	\$1,100,000	\$1,180,000	4131	10	2008	Avg	12,005	N	N	8027 149TH PL SE
1	10	723750	0090	03/11/11	\$810,000	\$969,000	4131	10	2008	Avg	12,005	N	N	8027 149TH PL SE
1	10	723750	0030	07/25/12	\$846,088	\$980,000	4140	10	2004	Avg	11,253	N	N	14823 SE 79TH PL
1	3	140400	0080	01/21/11	\$905,000	\$1,081,000	4160	10	2008	Avg	15,071	Y	N	16445 SE 44TH PL
1	0	252405	9131	03/21/12	\$1,086,850	\$1,280,000	4200	10	2004	Avg	13,220	Y	N	7015 169TH AVE SE
1	13	723750	1360	12/12/12	\$1,050,000	\$1,184,000	4200	10	2012	Avg	12,052	Y	N	15402 SE 80TH ST
1	13	723750	1440	05/09/11	\$1,106,000	\$1,325,000	4220	10	2008	Avg	11,695	Y	N	15206 SE 80TH ST
1	10	723750	1350	02/13/13	\$1,100,000	\$1,222,000	4270	10	2012	Avg	11,926	Y	N	15414 SE 80TH ST
1	2	132405	9149	03/21/12	\$945,000	\$1,113,000	4320	10	2005	Avg	17,597	N	N	16838 SE 43RD ST
1	10	723750	0100	02/22/13	\$1,000,000	\$1,109,000	4450	10	2012	Avg	13,037	N	N	8019 149TH PL SE
1	0	242405	9032	10/01/12	\$915,000	\$1,047,000	4460	10	2007	Avg	41,080	N	N	17619 SE COUGAR MOUNTAIN DR
1	0	177700	0020	06/01/11	\$850,000	\$1,018,000	4570	10	1985	Avg	39,229	N	N	17104 SE 60TH ST
1	4	177836	0330	05/20/13	\$1,035,000	\$1,121,000	4620	10	2004	Avg	8,060	N	N	16635 SE 70TH ST
1	4	177836	0330	08/05/11	\$925,000	\$1,107,000	4620	10	2004	Avg	8,060	N	N	16635 SE 70TH ST
1	4	177836	0010	08/30/12	\$1,200,000	\$1,381,000	4640	10	2004	Avg	13,492	N	N	16710 SE 69TH WAY
1	4	177836	0320	06/23/11	\$920,000	\$1,102,000	4640	10	2005	Avg	8,983	N	N	16629 SE 70TH ST
1	10	723750	0140	03/13/13	\$1,030,000	\$1,136,000	4680	10	2004	Avg	14,484	N	N	8129 150TH PL SE
1	10	723750	0170	06/14/13	\$1,112,000	\$1,195,000	4690	10	2004	Avg	9,671	N	N	8142 150TH PL SE
1	13	723750	1400	06/22/12	\$1,150,000	\$1,338,000	4750	10	2007	Avg	14,099	Y	N	15304 SE 80TH ST
1	13	723750	1370	01/17/12	\$1,025,000	\$1,215,000	4800	10	2011	Avg	12,727	Y	N	15328 SE 80TH ST
1	5	896551	0240	10/30/11	\$988,888	\$1,179,000	2160	11	1985	Avg	15,846	Y	N	4430 175TH PL SE
1	8	413948	0080	08/10/11	\$1,060,000	\$1,268,000	2680	11	1998	Avg	13,366	Y	N	17806 SE 57TH PL
1	9	413948	0210	11/07/11	\$1,090,000	\$1,299,000	2690	11	1997	Avg	11,038	Y	N	17892 SE 58TH PL
1	8	413948	0070	07/09/12	\$1,243,500	\$1,443,000	2710	11	1998	Avg	10,300	Y	N	17810 SE 57TH PL
1	5	560800	0520	08/27/12	\$754,000	\$868,000	2830	11	1997	Avg	8,197	N	N	5590 NW KONIGS CT
1	5	560800	0550	01/25/11	\$650,000	\$776,000	2860	11	1992	Avg	12,348	N	N	5560 NW KONIGS CT
1	5	560800	0060	11/13/13	\$1,269,800	\$1,295,000	2910	11	1993	Avg	18,867	Y	N	18606 NW CERVINIA CT
1	5	560800	0430	09/24/13	\$920,000	\$956,000	2950	11	1992	Avg	17,493	N	N	5265 JUNG FRAU PL NW
1	4	560801	1070	08/15/13	\$779,900	\$822,000	3060	11	1996	Avg	10,221	N	N	18171 NW VILLAGE PARK DR
1	5	413945	0640	07/22/13	\$838,000	\$890,000	3080	11	1997	Avg	10,016	N	N	17247 SE 54TH ST
1	7	560801	1050	06/23/11	\$700,000	\$838,000	3230	11	1994	Avg	15,001	N	N	18145 NW VILLAGE PARK DR
1	0	242405	9018	04/18/12	\$1,000,000	\$1,174,000	3270	11	1989	Avg	35,445	N	N	6040 164TH AVE SE
1	8	413950	0160	09/04/12	\$843,000	\$969,000	3350	11	1997	Avg	11,504	N	N	5640 173RD AVE SE
1	8	413948	0140	01/27/12	\$920,000	\$1,090,000	3480	11	1996	Avg	15,957	Y	N	17807 SE 57TH PL

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	2	132405	9045	03/24/11	\$775,000	\$928,000	3480	11	1992	Good	31,396	Y	N	16902 SE 43RD ST
1	11	413990	0190	07/09/13	\$1,200,000	\$1,280,000	3500	11	1989	Avg	43,920	N	N	6148 160TH AVE SE
1	5	896552	0220	07/30/12	\$985,000	\$1,140,000	3520	11	1986	Avg	11,339	Y	N	17657 SE 45TH CT
1	5	560800	0460	07/10/12	\$868,000	\$1,007,000	3520	11	1991	Avg	13,421	N	N	18106 NW MONTREUX DR
1	10	723750	1630	10/01/12	\$1,000,000	\$1,144,000	3560	11	2005	Avg	18,689	Y	N	14710 SE 83RD PL
1	8	413948	0410	04/25/12	\$785,000	\$921,000	3580	11	1996	Avg	11,244	Y	N	5776 179TH AVE SE
1	5	896551	0330	09/19/13	\$850,000	\$885,000	3590	11	1987	Good	9,605	N	N	17310 SE 45TH ST
1	0	413955	0010	06/19/12	\$859,950	\$1,001,000	3610	11	2012	Avg	8,063	Y	N	16430 SE 61ST PL
1	0	413955	0170	06/19/12	\$867,800	\$1,010,000	3620	11	2012	Avg	6,843	Y	N	16445 SE 61ST PL
1	8	413950	0150	06/03/13	\$985,000	\$1,062,000	3640	11	1997	Avg	11,953	Y	N	5662 173RD AVE SE
1	5	413943	0120	04/25/12	\$975,000	\$1,144,000	3660	11	1993	Avg	12,832	N	N	16483 SE 58TH PL
1	10	723750	0580	02/19/13	\$920,000	\$1,021,000	3660	11	2004	Avg	10,762	N	N	8207 154TH AVE SE
1	7	560801	0840	11/26/12	\$790,125	\$894,000	3660	11	1995	Avg	9,642	N	N	5795 MATTERHORN PL NW
1	5	413945	0620	05/13/13	\$910,000	\$987,000	3710	11	1998	Avg	10,338	N	N	17150 SE 54TH PL
1	10	723750	0570	05/02/11	\$900,000	\$1,078,000	3720	11	2004	Avg	10,701	N	N	15229 SE 82ND CT
1	5	560800	0370	12/11/13	\$825,000	\$832,000	3730	11	1993	Avg	9,659	N	N	5207 JUNG FRAU PL NW
1	12	330385	0130	02/23/12	\$1,035,000	\$1,223,000	3740	11	2000	Avg	27,433	N	N	6599 170TH PL SE
1	9	413943	0560	02/08/11	\$950,000	\$1,136,000	3780	11	1998	Avg	14,973	Y	N	16827 SE 59TH ST
1	0	866510	0080	04/04/12	\$885,000	\$1,041,000	3790	11	2012	Avg	12,023	Y	N	6101 167TH AVE SE
1	0	866510	0100	09/20/11	\$1,014,712	\$1,212,000	3800	11	2011	Avg	8,647	Y	N	6121 167TH AVE SE
1	10	723750	1120	04/08/13	\$1,115,000	\$1,222,000	3870	11	2003	Avg	11,121	N	N	15305 SE 82ND ST
1	0	177700	0110	06/27/13	\$1,445,000	\$1,547,000	3880	11	1979	V-Good	34,860	Y	N	17008 SE 59TH ST
1	0	866510	0030	09/11/12	\$830,000	\$953,000	3880	11	2012	Avg	9,968	N	N	6140 167TH AVE SE
1	5	413945	0750	12/17/13	\$948,000	\$954,000	3932	11	1996	Avg	9,637	N	N	5517 174TH PL SE
1	5	413945	0790	10/15/13	\$925,000	\$954,000	4023	11	1996	Avg	10,145	N	N	5595 174TH PL SE
1	3	177835	0120	08/08/13	\$998,000	\$1,054,000	4050	11	1996	Avg	12,993	N	N	19451 SE 57TH PL
1	10	723750	1590	07/21/11	\$910,000	\$1,089,000	4090	11	2004	Avg	19,023	N	N	14744 SE 83RD PL
1	9	413943	0650	05/10/13	\$1,312,500	\$1,425,000	4120	11	1996	Avg	13,822	Y	N	5880 169TH AVE SE
1	13	723750	1170	12/11/12	\$901,000	\$1,016,000	4121	11	2006	Avg	13,539	Y	N	15513 SE 79TH PL
1	12	330385	0270	02/24/12	\$1,065,000	\$1,258,000	4150	11	2003	Avg	18,954	Y	N	6640 170TH PL SE
1	5	560800	0480	08/17/11	\$805,000	\$963,000	4160	11	1992	Avg	13,716	N	N	5555 NW KONIGS CT
1	10	723750	0720	03/12/12	\$855,000	\$1,008,000	4170	11	2006	Avg	8,882	N	N	15401 SE 83RD LN
1	13	723750	0480	03/26/13	\$1,250,000	\$1,374,000	4190	11	2004	Avg	13,001	Y	N	15230 SE 82ND ST
1	0	866510	0090	07/09/12	\$972,950	\$1,129,000	4240	11	2012	Avg	10,526	Y	N	6111 167TH AVE SE
1	8	413942	0520	03/03/12	\$913,000	\$1,078,000	4240	11	1996	Avg	18,937	Y	N	5776 168TH PL SE

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Area 065 -- 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
1	11	413991	0230	12/13/12	\$985,000	\$1,110,000	4250	11	1990	Avg	35,110	N	N	6134 162ND PL SE
1	13	723750	0520	06/25/12	\$1,000,000	\$1,163,000	4270	11	2006	Avg	9,775	N	N	15132 SE 82ND CT
1	13	723750	0320	05/11/12	\$1,150,000	\$1,346,000	4290	11	2005	Avg	11,257	Y	N	15143 SE 80TH ST
1	9	413948	0370	08/03/12	\$1,480,000	\$1,711,000	4310	11	1997	Avg	12,655	Y	N	17863 SE 58TH PL
1	10	723750	0610	01/27/11	\$875,900	\$1,046,000	4420	11	2005	Avg	9,380	N	N	8225 154TH AVE SE
1	10	723750	0640	08/31/13	\$1,030,000	\$1,079,000	4470	11	2006	Avg	9,375	N	N	8245 154TH AVE SE
1	10	723750	0600	03/28/13	\$900,000	\$989,000	4520	11	2005	Avg	9,137	N	N	8217 154TH AVE SE
1	0	242405	9033	04/10/13	\$1,361,500	\$1,491,000	4540	11	2008	Avg	64,606	Y	N	5970 173RD LN SE
1	10	723750	1010	05/09/12	\$1,050,000	\$1,229,000	4560	11	2005	Avg	10,464	Y	N	8255 155TH AVE SE
1	0	866510	0060	06/25/13	\$1,175,000	\$1,258,000	4610	11	2012	Avg	10,616	N	N	16740 SE 61ST ST
1	0	866510	0060	10/02/12	\$1,017,470	\$1,164,000	4610	11	2012	Avg	10,616	N	N	16740 SE 61ST ST
1	12	330385	0200	05/24/11	\$1,150,000	\$1,377,000	4610	11	2003	Avg	38,008	Y	N	6788 170TH PL SE
1	12	330385	0170	06/04/12	\$1,175,000	\$1,371,000	4610	11	2001	Avg	24,059	Y	N	6749 170TH PL SE
1	10	723750	0660	07/01/11	\$1,190,000	\$1,425,000	4620	11	2005	Avg	8,843	N	N	8251 154TH AVE SE
1	12	330385	0140	09/22/13	\$1,423,000	\$1,480,000	4620	11	2000	Avg	26,442	Y	N	6601 170TH PL SE
1	13	723750	0510	12/16/13	\$1,150,000	\$1,158,000	4630	11	2007	Avg	9,867	N	N	15210 SE 82ND CT
1	10	723750	0670	02/12/13	\$1,200,000	\$1,334,000	4660	11	2005	Avg	9,141	N	N	8255 154TH AVE SE
1	13	723750	0500	07/13/11	\$1,310,000	\$1,568,000	4760	11	2003	Avg	11,746	N	N	15214 SE 82ND ST
1	10	723750	0650	03/27/11	\$850,000	\$1,017,000	5040	11	2004	Avg	9,466	N	N	8247 154TH AVE SE
1	13	723750	0380	05/21/13	\$1,350,000	\$1,461,000	5110	11	2004	Avg	13,590	Y	N	15313 SE 80TH ST
1	13	723750	0380	03/19/12	\$1,277,000	\$1,505,000	5110	11	2004	Avg	13,590	Y	N	15313 SE 80TH ST
1	13	723750	1300	06/14/13	\$1,500,000	\$1,612,000	5170	11	2005	Avg	13,811	Y	N	7802 155TH AVE SE
1	10	723750	0990	08/13/13	\$1,425,000	\$1,502,000	5390	11	2008	Avg	11,141	Y	N	8233 155TH AVE SE
1	0	192406	9086	04/02/13	\$900,000	\$988,000	5580	11	1979	Avg	161,607	N	N	18528 SE 58TH ST
1	0	177700	0040	02/26/13	\$1,375,000	\$1,523,000	5720	11	1992	Good	35,332	Y	N	5924 SE 170TH ST
1	13	723750	1160	12/05/13	\$1,312,000	\$1,326,000	5831	11	2006	Avg	13,326	Y	N	15507 SE 79TH PL
1	5	560800	0200	11/08/12	\$1,078,000	\$1,224,000	2200	12	1995	Avg	15,858	Y	N	18210 NW MONTREUX DR
1	9	413943	0940	06/24/11	\$1,010,000	\$1,209,000	2300	12	1998	Avg	15,200	Y	N	5804 167TH AVE SE
1	8	413942	0550	06/19/12	\$1,100,000	\$1,281,000	2480	12	1995	Avg	15,177	Y	N	16833 SE 57TH PL
1	5	560800	0120	11/08/12	\$1,115,000	\$1,266,000	2520	12	1996	Avg	13,000	Y	N	18408 NW MONTREUX DR
1	5	132405	9151	10/27/11	\$1,340,000	\$1,598,000	2800	12	1997	Avg	17,652	Y	N	4405 164TH LN SE
1	8	413942	0180	06/25/13	\$2,050,000	\$2,196,000	2850	12	2000	Avg	19,366	Y	N	16930 SE 58TH ST
1	9	413947	0100	03/15/13	\$1,475,000	\$1,626,000	2860	12	1996	Good	10,607	Y	N	17062 SE 58TH ST
1	8	413950	0290	07/23/13	\$1,525,000	\$1,619,000	2890	12	1998	Avg	13,041	Y	N	17234 SE 57TH PL
1	8	413949	0020	05/20/11	\$1,100,000	\$1,317,000	2910	12	1996	Avg	11,351	Y	N	5645 176TH PL SE

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	413943	0710	11/05/12	\$1,800,000	\$2,045,000	2940	12	1999	Avg	13,975	Y	N	16790 SE 58TH PL
1	8	413942	0660	05/09/13	\$1,275,000	\$1,385,000	2980	12	1996	Avg	13,838	Y	N	16858 SE 58TH ST
1	8	413942	0290	06/07/13	\$1,575,000	\$1,696,000	3010	12	1999	Avg	24,447	Y	N	5521 171ST AVE SE
1	5	140400	0010	09/08/13	\$1,400,000	\$1,463,000	3340	12	1996	Avg	134,600	Y	N	4423 164TH LN SE
1	8	413949	0170	04/27/11	\$1,240,000	\$1,485,000	3450	12	1999	Avg	11,048	Y	N	5768 176TH PL SE
1	0	242405	9137	11/09/12	\$1,180,000	\$1,340,000	3470	12	2000	Avg	60,984	Y	N	17550 SE 60TH ST
1	9	413943	0760	08/20/13	\$1,429,000	\$1,503,000	3530	12	2000	Avg	14,797	Y	N	5841 167TH AVE SE
1	9	413943	0760	02/29/12	\$1,325,000	\$1,564,000	3530	12	2000	Avg	14,797	Y	N	5841 167TH AVE SE
1	8	413950	0130	06/07/13	\$1,495,000	\$1,610,000	3590	12	1999	Avg	12,825	Y	N	5730 173RD AVE SE
1	0	262405	9066	09/13/13	\$1,145,000	\$1,194,000	3620	12	1996	Avg	44,866	N	N	16106 SE COUGAR MOUNTAIN
1	8	413949	0120	08/26/13	\$1,460,000	\$1,532,000	3620	12	1998	Avg	18,948	Y	N	5817 176TH PL SE
1	9	413947	0040	08/08/11	\$1,500,000	\$1,795,000	3630	12	1998	Avg	11,853	Y	N	17093 SE 58TH ST
1	9	413947	0040	08/05/13	\$1,500,000	\$1,586,000	3630	12	1998	Avg	11,853	Y	N	17093 SE 58TH ST
1	7	560801	0790	10/16/12	\$950,000	\$1,084,000	3640	12	1996	Avg	12,229	Y	N	5669 MATTERHORN PL NW
1	8	413950	0030	11/21/13	\$1,275,000	\$1,296,000	3780	12	1998	Avg	14,187	Y	N	17183 SE 58TH ST
1	8	413942	0280	04/16/13	\$1,535,000	\$1,678,000	3920	12	1996	Avg	27,401	Y	N	5520 171ST AVE SE
1	0	242405	9145	01/11/13	\$1,175,000	\$1,316,000	3940	12	1997	Avg	35,753	N	N	6048 164TH AVE SE
1	8	413942	0530	06/26/12	\$1,304,000	\$1,517,000	4040	12	2000	Avg	14,533	Y	N	5768 168TH PL SE
1	8	413949	0200	08/05/13	\$1,275,000	\$1,348,000	4090	12	1997	Avg	12,114	Y	N	5660 176TH PL SE
1	8	413950	0390	05/08/12	\$1,290,000	\$1,511,000	4130	12	1997	Avg	14,500	Y	N	17186 SE 58TH ST
1	11	413991	0130	06/19/13	\$1,259,000	\$1,351,000	4140	12	1990	Avg	36,490	N	N	6173 164TH AVE SE
1	8	413950	0360	05/03/13	\$1,350,000	\$1,469,000	4370	12	1999	Avg	15,069	Y	N	5789 173RD AVE SE
1	3	221170	0114	12/05/13	\$1,130,000	\$1,142,000	4430	12	2008	Avg	10,687	N	N	16408 SE 45TH WAY
1	11	413990	0220	08/01/13	\$1,365,000	\$1,445,000	4440	12	1988	Avg	33,330	N	N	6133 160TH AVE SE
1	11	413990	0220	06/21/12	\$1,290,000	\$1,502,000	4440	12	1988	Avg	33,330	N	N	6133 160TH AVE SE
1	13	723750	0810	01/25/11	\$1,320,000	\$1,577,000	4440	12	2005	Avg	17,987	Y	N	15624 SE 83RD CT
1	9	413948	0320	06/06/11	\$1,608,000	\$1,926,000	4450	12	1999	Avg	12,341	Y	N	17745 SE 58TH PL
1	8	413942	0260	12/30/13	\$1,750,000	\$1,751,000	4630	12	2003	Avg	18,374	Y	N	5546 171ST AVE SE
1	11	413990	0120	11/14/12	\$1,010,000	\$1,146,000	4670	12	1989	Avg	43,950	N	N	6324 160TH PL SE
1	11	413991	0180	05/17/13	\$1,468,000	\$1,591,000	4770	12	1990	Avg	31,570	N	N	16264 SE 63RD ST
1	11	413990	0070	03/22/12	\$1,070,000	\$1,260,000	4950	12	1988	Avg	35,000	N	N	6317 160TH PL SE
1	11	413990	0230	01/11/11	\$1,425,000	\$1,701,000	5050	12	1988	Avg	31,860	N	N	6151 160TH AVE SE
1	8	413942	0220	09/25/12	\$1,885,000	\$2,159,000	5090	12	1998	Avg	23,687	Y	N	5672 171ST AVE SE
1	13	723750	0250	09/25/13	\$1,318,750	\$1,370,000	5410	12	2006	Avg	12,740	Y	N	15023 SE 80TH ST
1	12	330385	0250	01/14/11	\$1,650,000	\$1,970,000	5580	12	2002	Avg	20,536	N	N	6700 170TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
1	12	330385	0350	07/24/13	\$1,608,000	\$1,706,000	6110	12	2002	Avg	25,693	Y	N	17024 SE 65TH PL
1	12	330385	0090	08/09/13	\$1,950,000	\$2,058,000	3680	13	2001	Avg	27,682	Y	N	6555 170TH PL SE
1	11	413990	0040	05/03/11	\$1,210,000	\$1,449,000	4810	13	1988	Avg	36,500	N	N	6249 160TH AVE SE
1	13	723750	0910	07/13/11	\$2,125,000	\$2,544,000	4960	13	2008	Avg	12,674	Y	N	8204 155TH AVE SE
1	11	413990	0110	01/03/13	\$1,225,000	\$1,374,000	4990	13	1990	Avg	33,660	N	N	6336 160TH PL SE
1	13	723750	1270	02/15/12	\$1,500,000	\$1,773,000	5060	13	2006	Avg	13,709	Y	N	15514 SE 79TH PL
1	13	723750	1200	11/12/12	\$1,369,000	\$1,553,000	5290	13	2003	Avg	15,937	N	N	15541 SE 79TH PL
1	12	330385	0080	10/16/12	\$2,100,000	\$2,396,000	5470	13	2001	Avg	32,890	Y	N	6539 170TH PL SE
1	11	413991	0220	07/26/11	\$1,550,000	\$1,855,000	5810	13	1990	Avg	40,940	N	N	6158 162ND PL SE
11	7	527910	0721	10/27/11	\$210,000	\$250,000	640	5	1948	Avg	3,250	N	N	250 3RD AVE NE
11	0	292406	9049	10/17/12	\$447,000	\$510,000	1180	5	1920	Avg	356,048	N	N	21003 SE 75TH ST
11	7	235430	0445	07/05/12	\$285,000	\$331,000	1380	5	1900	Good	6,000	N	N	180 SE BUSH ST
11	8	332406	9052	11/14/12	\$206,000	\$234,000	830	6	1952	Good	6,098	N	N	465 WILDWOOD BLVD SW
11	7	342406	9076	06/13/12	\$285,500	\$333,000	930	6	1919	Good	6,098	N	N	395 SE ANDREWS ST
11	7	342406	9099	11/15/11	\$275,000	\$328,000	960	6	1967	Avg	7,945	N	N	575 SE CROSTON LN
11	7	527910	0560	09/17/12	\$395,000	\$453,000	970	6	1945	V-Good	6,650	N	N	430 NE ALDER ST
11	3	570620	0110	12/01/11	\$320,000	\$381,000	1060	6	1982	V-Good	38,425	N	N	365 MOUNT DEFIANCE CIR SW
11	7	527910	0265	01/25/11	\$295,000	\$352,000	1080	6	1920	V-Good	7,980	N	N	210 NE ALDER ST
11	87	332406	9460	02/24/12	\$199,900	\$236,000	1090	6	1967	Good	14,374	N	N	455 FRONT ST S
11	8	342406	9191	10/29/13	\$327,500	\$336,000	1140	6	2009	Avg	9,636	N	N	555 SE LEWIS ST
11	7	235430	0835	12/17/12	\$340,000	\$383,000	1140	6	1943	Avg	12,000	N	N	309 SE CROSTON LN
11	8	332406	9063	10/22/13	\$270,000	\$278,000	1180	6	1943	Avg	32,600	N	N	275 FRONT ST S
11	7	552860	0030	09/17/13	\$310,000	\$323,000	1190	6	1950	Avg	6,000	N	N	270 1ST AVE NE
11	7	342406	9234	06/04/13	\$299,900	\$323,000	1280	6	1963	V-Good	7,800	N	N	564 SE ANDREWS ST
11	7	235430	0345	12/20/11	\$320,000	\$380,000	1540	6	1964	Good	8,120	N	N	335 2ND AVE SE
11	7	282406	9207	10/29/12	\$255,000	\$290,000	1560	6	1948	Good	6,728	N	N	140 NW DOGWOOD ST
11	7	235430	0750	07/18/12	\$320,000	\$371,000	1670	6	1900	Good	6,000	N	N	290 SE BUSH ST
11	7	235430	0818	11/15/13	\$440,000	\$448,000	1820	6	1984	Good	6,000	N	N	257 SE CROSTON LN
11	77	884390	0387	10/18/11	\$205,000	\$245,000	860	7	1943	Avg	13,400	N	N	310 NW HOLLY ST
11	0	193880	0032	06/04/13	\$320,000	\$345,000	940	7	1961	Avg	42,287	N	N	9303 240TH AVE SE
11	8	342406	9215	08/28/12	\$379,000	\$436,000	1000	7	1959	Avg	10,800	N	N	930 2ND AVE SE
11	3	570620	0080	12/05/13	\$390,000	\$394,000	1020	7	1969	Avg	15,015	N	N	385 MOUNT DEFIANCE CIR SW
11	3	570620	0040	06/24/13	\$265,000	\$284,000	1020	7	1969	Avg	11,640	N	N	465 MOUNT DEFIANCE CIR SW
11	3	570620	0280	05/13/11	\$284,000	\$340,000	1040	7	1967	Good	9,000	N	N	450 MOUNT DEFIANCE CIR SW
11	7	235430	0455	05/31/11	\$260,000	\$311,000	1050	7	2001	Avg	1,500	N	N	195 SE ANDREWS ST

Improved Sales Used in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	3	941450	0120	09/11/12	\$269,000	\$309,000	1080	7	1968	Good	10,488	N	N	611 SW FERNWOOD ST
11	3	941220	0400	12/21/11	\$317,500	\$377,000	1080	7	1967	Good	16,100	N	N	460 SW FOREST PL
11	0	029131	0360	08/05/13	\$299,900	\$317,000	1090	7	2005	Avg	831	N	N	2011 NW BOULDER WAY DR
11	0	029130	0160	12/03/12	\$277,500	\$314,000	1090	7	2003	Avg	984	N	N	404 SHANGRI-LA WAY NW
11	0	029131	0450	08/06/12	\$265,000	\$306,000	1090	7	2005	Avg	865	N	N	2047 NW BOULDER WAY DR
11	0	029130	0120	06/21/11	\$242,000	\$290,000	1090	7	2003	Avg	913	N	N	372 SHANGRI-LA WAY NW
11	3	570620	1790	06/06/13	\$310,000	\$334,000	1100	7	1961	Avg	12,500	N	N	375 MOUNT MCKINLEY DR SW
11	0	856278	0730	06/25/13	\$330,000	\$353,000	1120	7	2012	Avg	757	N	N	2165 NW TALUS DR
11	0	856278	0720	05/16/13	\$314,990	\$341,000	1120	7	2012	Avg	757	N	N	2161 NW TALUS DR
11	0	856278	0710	03/07/13	\$300,981	\$333,000	1120	7	2012	Avg	758	N	N	2157 NW TALUS DR
11	0	856278	0680	02/20/13	\$299,990	\$333,000	1120	7	2012	Avg	780	N	N	2145 NW TALUS DR
11	0	856278	0700	03/20/13	\$299,990	\$330,000	1120	7	2012	Avg	759	N	N	2153 NW TALUS DR
11	0	856278	0810	03/24/12	\$287,900	\$339,000	1120	7	2012	Avg	758	N	N	2201 NW TALUS DR
11	0	856278	0690	02/27/13	\$289,990	\$321,000	1120	7	2012	Avg	766	N	N	2149 NW TALUS DR
11	0	856278	0770	11/12/12	\$280,000	\$318,000	1120	7	2012	Avg	758	N	N	2183 NW TALUS DR
11	0	856278	0780	12/18/12	\$278,998	\$314,000	1120	7	2012	Avg	758	N	N	2187 NW TALUS DR
11	0	856278	0790	06/08/12	\$277,190	\$323,000	1120	7	2012	Avg	758	N	N	2193 NW TALUS DR
11	0	856278	0760	06/26/12	\$275,000	\$320,000	1120	7	2012	Avg	758	N	N	2179 NW TALUS DR
11	0	856278	0800	10/09/12	\$269,990	\$308,000	1120	7	2012	Avg	758	N	N	2197 NW TALUS DR
11	0	856278	0400	03/07/13	\$306,990	\$339,000	1150	7	2013	Avg	698	N	N	2167 NW MORAINÉ PL
11	0	856278	0490	06/24/13	\$308,410	\$330,000	1150	7	2013	Avg	683	N	N	2135 NW MORAINÉ PL
11	0	856278	0480	06/19/13	\$308,050	\$331,000	1150	7	2013	Avg	683	N	N	2137 NW MORAINÉ PL
11	0	856278	0440	03/20/13	\$306,990	\$338,000	1150	7	2013	Avg	698	N	N	2151 NW MORAINÉ PL
11	0	856278	0310	04/21/12	\$297,224	\$349,000	1150	7	2012	Avg	698	N	N	2207 NW MORAINÉ PL
11	0	856278	0410	02/20/13	\$303,990	\$337,000	1150	7	2013	Avg	698	N	N	2163 NW MORAINÉ PL
11	0	856278	0430	03/12/13	\$299,662	\$331,000	1150	7	2013	Avg	698	N	N	2155 NW MORAINÉ PL
11	0	856278	0450	03/07/13	\$303,900	\$336,000	1150	7	2013	Avg	698	N	N	2147 NW MORAINÉ PL
11	0	856278	0420	03/04/13	\$298,000	\$330,000	1150	7	2013	Avg	698	N	N	2159 NW MORAINÉ PL
11	0	856278	0360	03/24/12	\$289,900	\$341,000	1150	7	2012	Avg	698	N	N	2185 NW MORAINÉ PL
11	0	856278	0320	05/30/12	\$280,000	\$327,000	1150	7	2012	Avg	698	N	N	2203 NW MORAINÉ PL
11	0	856278	0370	10/22/12	\$279,900	\$319,000	1150	7	2012	Avg	698	N	N	2181 NW MORAINÉ PL
11	0	856278	0340	10/23/12	\$273,000	\$311,000	1150	7	2012	Avg	698	N	N	2195 NW MORAINÉ PL
11	0	856278	0330	10/04/12	\$269,990	\$309,000	1150	7	2012	Avg	698	N	N	2199 NW MORAINÉ PL
11	3	941220	0830	05/29/13	\$420,000	\$454,000	1190	7	1965	V-Good	37,100	N	N	820 SW CEDARGLADE
11	0	807860	0440	04/21/11	\$400,000	\$479,000	1190	7	1985	Avg	7,270	N	N	2525 NW OAKCREST DR

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nggh	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	807860	0440	05/23/12	\$365,500	\$427,000	1190	7	1985	Avg	7,270	N	N	2525 NW OAKCREST DR
11	7	342406	9070	05/20/13	\$295,000	\$319,000	1200	7	1913	Avg	6,000	N	N	385 E SUNSET WAY
11	0	807860	0520	02/18/11	\$392,000	\$469,000	1200	7	1986	Avg	6,600	N	N	2365 NW OAKCREST DR
11	0	856278	0500	06/19/13	\$317,945	\$341,000	1200	7	2013	Avg	941	N	N	2133 NW MORaine PL
11	0	856278	0390	02/08/13	\$314,625	\$350,000	1200	7	2013	Avg	989	N	N	2173 NW MORaine PL
11	0	856278	0470	06/18/13	\$312,990	\$336,000	1200	7	2013	Avg	958	N	N	2139 NW MORaine PL
11	0	856278	0460	03/20/13	\$309,990	\$341,000	1200	7	2013	Avg	1,020	N	N	2143 NW MORaine PL
11	3	570620	1950	11/04/13	\$405,000	\$414,000	1210	7	1961	Avg	12,458	N	N	420 MOUNT KENYA DR SW
11	3	146060	0060	05/28/13	\$350,000	\$378,000	1210	7	1979	Good	18,360	N	N	590 MOUNT CEDAR DR SW
11	3	570620	1110	09/23/11	\$270,000	\$323,000	1250	7	1962	Avg	15,000	N	N	480 MOUNT JUPITER DR SW
11	3	941450	0430	10/26/12	\$375,000	\$427,000	1250	7	1969	V-Good	11,286	N	N	1500 WILDWOOD BLVD SW
11	3	941461	0180	09/14/12	\$398,500	\$457,000	1260	7	1987	Good	9,333	N	N	895 HIGHWOOD DR SW
11	3	941450	0550	10/15/13	\$442,000	\$456,000	1270	7	1967	Good	9,660	N	N	910 GREENWOOD BLVD SW
11	0	029131	0210	06/22/11	\$309,000	\$370,000	1290	7	2005	Avg	1,288	N	N	2068 NW BOULDER WAY DR
11	0	029130	0070	09/06/12	\$305,000	\$351,000	1290	7	2003	Avg	1,447	N	N	2247 NW BOULDER WAY DR
11	0	029131	0070	04/18/12	\$289,500	\$340,000	1290	7	2004	Avg	1,264	N	N	2152 NW BOULDER WAY DR
11	0	029130	0080	01/11/13	\$290,000	\$325,000	1290	7	2003	Avg	1,437	N	N	2235 NW BOULDER WAY DR
11	0	029130	0220	09/18/12	\$289,950	\$333,000	1290	7	2003	Avg	1,371	N	N	384 NW PEBBLE LN
11	0	029130	0210	03/19/12	\$288,000	\$339,000	1290	7	2003	Avg	1,326	N	N	378 NW PEBBLE LN
11	0	029130	0330	02/08/11	\$284,900	\$341,000	1290	7	2004	Avg	1,286	N	N	410 NW PEBBLE LN
11	0	029131	0220	04/19/12	\$277,000	\$325,000	1290	7	2005	Avg	1,289	N	N	2062 NW BOULDER WAY DR
11	0	029130	0050	03/29/11	\$262,500	\$314,000	1290	7	2003	Avg	1,399	N	N	2271 NW BOULDER WAY DR
11	0	029131	0480	08/26/13	\$379,950	\$399,000	1300	7	2005	Avg	1,526	N	N	2059 NW BOULDER WAY DR
11	0	029131	0650	11/01/13	\$347,500	\$356,000	1300	7	2004	Avg	1,082	N	N	2161 NW BOULDER WAY DR
11	0	029130	0270	09/20/13	\$360,000	\$375,000	1300	7	2004	Avg	1,305	N	N	377 NW PEBBLE LN
11	3	941220	0250	07/29/13	\$440,000	\$466,000	1300	7	1966	V-Good	12,600	N	N	480 SW FOREST DR
11	0	029131	0550	05/28/13	\$358,000	\$387,000	1300	7	2004	Avg	1,434	N	N	2121 NW BOULDER WAY DR
11	0	029131	0400	07/24/13	\$349,000	\$370,000	1300	7	2005	Avg	1,388	N	N	2027 NW BOULDER WAY DR
11	0	029130	0030	07/01/13	\$325,000	\$347,000	1300	7	2003	Avg	1,498	N	N	356 SHANGRI-LA WAY NW
11	0	029131	0590	04/12/12	\$300,000	\$352,000	1300	7	2004	Avg	1,080	N	N	2137 NW BOULDER WAY DR
11	0	029131	0390	04/12/12	\$293,000	\$344,000	1300	7	2005	Avg	1,087	N	N	2023 NW BOULDER WAY DR
11	0	029131	0600	05/02/12	\$309,000	\$362,000	1300	7	2004	Avg	1,510	N	N	2141 NW BOULDER WAY DR
11	0	029131	0350	11/25/11	\$305,000	\$363,000	1300	7	2005	Avg	1,590	N	N	2009 NW BOULDER WAY DR
11	0	029130	0290	12/07/12	\$276,000	\$312,000	1300	7	2004	Avg	1,452	N	N	403 NW PEBBLE LN
11	8	332406	9529	11/13/11	\$350,000	\$417,000	1320	7	1978	Avg	12,632	N	N	245 SW HEPLER LN

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Area 065 -- 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
11	3	570620	1430	08/10/12	\$309,500	\$357,000	1350	7	1966	Good	12,885	N	N	595 MOUNTAINSIDE DR SW
11	3	570620	0490	08/26/13	\$445,000	\$467,000	1360	7	1992	Good	9,014	N	N	490 MOUNT FURY CIR SW
11	3	941450	0580	08/23/12	\$371,975	\$429,000	1390	7	1968	V-Good	9,782	N	N	970 GREENWOOD BLVD SW
11	3	941450	0570	11/13/13	\$390,000	\$398,000	1400	7	1968	Good	9,787	N	N	950 GREENWOOD BLVD SW
11	3	146060	0110	06/24/11	\$350,000	\$419,000	1400	7	1979	Good	13,330	N	N	575 MOUNT CEDAR DR SW
11	3	941450	0490	02/15/13	\$415,000	\$461,000	1410	7	1967	Good	9,585	N	N	780 GREENWOOD BLVD SW
11	3	146060	0130	06/26/13	\$410,000	\$439,000	1410	7	1979	Good	12,245	N	N	555 MOUNT CEDAR DR SW
11	3	570620	1210	09/12/11	\$350,000	\$418,000	1410	7	1959	Good	10,730	N	N	765 MOUNTAIN PARK BLVD SW
11	0	807860	0470	02/01/13	\$449,950	\$501,000	1420	7	1985	Avg	6,600	N	N	2465 NW OAKCREST DR
11	3	570620	1490	06/19/13	\$440,000	\$472,000	1430	7	1966	Avg	13,712	N	N	1005 MOUNTAIN PARK BLVD SW
11	7	527910	0307	12/15/13	\$395,000	\$398,000	1440	7	1966	Good	10,160	N	N	269 NE ALDER ST
11	3	570620	0550	05/17/12	\$294,000	\$344,000	1450	7	1965	Avg	20,482	N	N	580 MOUNT EVEREST LN SW
11	0	807860	0210	05/01/12	\$355,000	\$416,000	1450	7	1985	Avg	7,650	N	N	2530 NW OAKCREST DR
11	3	941450	0080	02/03/11	\$392,000	\$468,000	1460	7	1968	Good	11,800	N	N	751 GREENWOOD BLVD SW
11	3	941461	0560	01/03/12	\$400,000	\$475,000	1460	7	1969	V-Good	16,000	N	N	1095 GREENWOOD BLVD SW
11	77	509740	0050	09/25/12	\$340,000	\$389,000	1490	7	1955	Good	10,030	Y	N	185 NW CHERRY PL
11	7	527910	0575	03/28/13	\$332,000	\$365,000	1490	7	1937	Good	9,975	N	N	380 NE ALDER ST
11	3	570620	0830	03/22/13	\$366,000	\$403,000	1510	7	1958	Avg	11,258	N	N	705 MOUNTAIN PARK BLVD SW
11	7	282406	9038	06/21/13	\$318,500	\$342,000	1530	7	1958	Avg	7,613	N	N	100 NW DOGWOOD ST
11	0	856278	0820	06/13/13	\$400,000	\$430,000	1580	7	2012	Avg	1,275	N	N	2205 NW TALUS DR
11	0	856278	0670	12/19/12	\$382,040	\$430,000	1580	7	2012	Avg	1,360	N	N	2141 NW TALUS DR
11	0	856278	0740	12/11/12	\$377,990	\$426,000	1580	7	2012	Avg	1,270	N	N	2171 NW TALUS DR
11	0	856278	0750	03/24/12	\$369,990	\$436,000	1580	7	2012	Avg	1,270	N	N	2175 NW TALUS DR
11	0	856278	0820	06/19/12	\$349,000	\$406,000	1580	7	2012	Avg	1,275	N	N	2205 NW TALUS DR
11	3	941220	0760	08/26/13	\$363,000	\$381,000	1660	7	1965	Good	13,758	N	N	875 SW CEDARGLADE
11	3	941450	0340	10/21/12	\$535,000	\$610,000	1670	7	1968	V-Good	13,000	N	N	955 GREENWOOD BLVD SW
11	0	807860	0200	05/03/13	\$480,000	\$522,000	1670	7	1985	Good	6,831	N	N	1205 OAKWOOD PL NW
11	0	807860	0110	05/24/13	\$476,000	\$515,000	1720	7	1986	Avg	6,424	N	N	1210 OAKWOOD PL NW
11	7	527910	0685	08/20/13	\$337,000	\$354,000	1730	7	1955	Good	8,850	N	N	440 NE BIRCH ST
11	0	807860	0030	08/23/13	\$436,000	\$458,000	1740	7	1986	Avg	7,502	N	N	1230 OAKCREEK PL NW
11	7	235430	0930	07/09/13	\$408,700	\$436,000	1740	7	1981	Avg	10,875	N	N	320 SE DONNELLY LN
11	8	332406	9074	08/09/13	\$369,000	\$390,000	1760	7	1953	Avg	15,246	N	N	225 SW GIBSON LN
11	0	007510	0081	01/28/13	\$365,000	\$407,000	1770	7	1958	Good	26,180	N	N	200 NE CRESCENT DR
11	7	527910	0540	01/04/11	\$328,000	\$391,000	1820	7	1936	V-Good	7,121	N	N	480 NE ALDER ST
11	3	570620	0990	05/29/13	\$375,000	\$405,000	1830	7	1959	Avg	11,000	N	N	375 MOUNT HOOD DR SW

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
11	7	527910	1167	04/05/12	\$380,000	\$447,000	1870	7	1966	Good	7,000	N	N	510 NE ALDER ST
11	3	570620	2140	05/13/11	\$340,000	\$407,000	1900	7	1976	Good	11,700	N	N	265 MOUNT OLYMPUS DR SW
11	3	941450	0360	04/20/11	\$460,000	\$551,000	2050	7	1968	Good	9,548	N	N	675 SW ELLERWOOD ST
11	3	570620	1450	10/26/12	\$350,000	\$399,000	2050	7	1962	Good	15,504	N	N	575 MOUNTAINSIDE DR SW
11	7	282406	9302	12/16/13	\$482,500	\$486,000	2070	7	1968	Avg	7,546	N	N	173 1ST AVE NW
11	3	570620	2010	11/13/13	\$469,000	\$478,000	2140	7	1966	Good	12,728	N	N	290 MOUNT OLYMPUS DR SW
11	3	570620	2050	08/29/11	\$467,000	\$558,000	2160	7	1966	Good	12,220	N	N	190 MOUNT OLYMPUS DR SW
11	7	235430	0880	03/15/12	\$407,000	\$480,000	2230	7	1900	V-Good	6,000	N	N	225 SE BUSH ST
11	3	570620	1730	07/03/13	\$495,000	\$529,000	2250	7	1964	Good	14,764	N	N	340 MOUNT OLYMPUS DR SW
11	3	570620	1320	12/06/13	\$417,600	\$422,000	2250	7	1965	Avg	10,312	N	N	660 MOUNTAINSIDE DR SW
11	0	570600	0080	01/14/13	\$446,000	\$499,000	2260	7	1961	Good	23,250	N	N	550 SE EVANS LN
11	3	570620	1870	10/14/13	\$436,000	\$450,000	2290	7	1966	Good	13,608	N	N	455 MOUNT KENYA DR SW
11	8	332406	9547	04/04/13	\$439,900	\$482,000	2330	7	1988	Avg	18,261	N	N	280 SW FRANCIS LN
11	3	571050	0140	11/15/12	\$450,000	\$510,000	2350	7	1967	Good	9,600	N	N	50 MOUNT OLYMPUS DR NW
11	3	570620	1780	04/19/11	\$470,000	\$563,000	2430	7	2003	Avg	11,704	N	N	405 MOUNT MCKINLEY DR SW
11	0	570600	0070	04/18/12	\$499,000	\$586,000	2460	7	1962	Good	15,000	N	N	530 SE EVANS LN
11	3	332406	9545	01/18/11	\$369,950	\$442,000	1080	8	1984	Good	43,995	N	N	1057 GREENWOOD BLVD SW
11	3	941461	0440	03/21/11	\$395,000	\$473,000	1120	8	1980	Good	10,356	N	N	910 HIGHWOOD DR SW
11	3	571060	0020	01/24/13	\$342,000	\$382,000	1160	8	1969	Avg	10,625	N	N	900 W SUNSET WAY
11	3	571061	0470	12/20/11	\$362,000	\$430,000	1210	8	1974	V-Good	7,128	N	N	255 CAPELLA DR NW
11	0	807860	0250	01/14/13	\$450,000	\$504,000	1230	8	1987	Avg	7,770	Y	N	2630 NW OAKCREST DR
11	3	571050	0170	05/29/13	\$380,000	\$410,000	1270	8	1968	Avg	9,600	N	N	35 MOUNT OLYMPUS DR NW
11	3	571060	0030	02/03/11	\$375,000	\$448,000	1270	8	1969	V-Good	9,215	N	N	920 W SUNSET WAY
11	2	954520	0560	10/28/13	\$495,000	\$508,000	1300	8	1984	Avg	9,520	Y	N	775 KALMIA CT NW
11	3	941461	0430	05/19/11	\$350,000	\$419,000	1310	8	1976	Good	9,366	N	N	890 HIGHWOOD DR SW
11	0	928610	0010	12/04/13	\$485,000	\$491,000	1320	8	2000	Avg	3,567	N	N	10 SUNSET CT NW
11	3	571060	0400	08/23/12	\$445,000	\$513,000	1330	8	1973	Avg	13,589	N	N	51 BIG BEAR CT NW
11	3	941461	0170	11/22/13	\$515,000	\$523,000	1360	8	1976	Good	12,207	N	N	925 HIGHWOOD DR SW
11	3	941450	0240	10/17/13	\$450,000	\$464,000	1370	8	1977	Good	10,080	N	N	821 GREENWOOD BLVD SW
11	3	941461	0160	03/14/13	\$420,000	\$463,000	1370	8	1976	Good	10,516	N	N	945 HIGHWOOD DR SW
11	3	571061	0080	07/30/13	\$375,000	\$397,000	1400	8	1975	Avg	12,180	N	N	190 DORADO DR NW
11	0	731320	0080	08/17/11	\$425,000	\$508,000	1410	8	1989	Good	14,994	N	N	1015 SW RIDGEWOOD CIR
11	3	332406	9555	11/14/12	\$372,000	\$422,000	1410	8	1987	Good	14,722	N	N	350 SW MOUNT BAKER DR
11	3	571061	0580	04/25/11	\$378,000	\$453,000	1420	8	1973	Good	10,810	N	N	325 DORADO DR NW
11	3	571061	0510	10/14/12	\$451,000	\$515,000	1430	8	1973	Avg	11,726	N	N	230 CAPELLA DR NW

Improved Sales Used in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	2	954524	0070	08/12/11	\$460,000	\$550,000	1440	8	1986	Avg	9,603	N	N	425 INDIGO PL NW
11	3	941461	0350	05/06/13	\$392,000	\$426,000	1450	8	1976	Good	9,600	N	N	780 HIGHWOOD DR SW
11	3	865000	0200	07/16/12	\$389,500	\$452,000	1450	8	1974	Good	12,668	N	N	705 IDYLWOOD DR SW
11	3	571061	0760	04/25/13	\$507,900	\$554,000	1480	8	1974	V-Good	9,900	N	N	160 MOUNT SI PL NW
11	3	571062	0080	03/25/11	\$455,000	\$545,000	1480	8	1979	Good	12,684	N	N	300 MOUNT PILCHUCK AVE SW
11	3	571060	0250	09/01/11	\$405,000	\$484,000	1480	8	1973	Avg	10,450	N	N	170 MOUNT OLYMPUS DR NW
11	3	571050	0160	11/13/12	\$380,000	\$431,000	1480	8	1967	Good	9,600	N	N	15 MOUNT OLYMPUS DR NW
11	0	029131	0680	07/24/13	\$305,000	\$324,000	1490	8	2004	Avg	1,111	N	N	2113 NW BOULDER WAY DR
11	0	029131	0690	05/21/13	\$389,000	\$421,000	1530	8	2004	Avg	1,708	N	N	2109 NW BOULDER WAY DR
11	0	029131	0700	02/14/11	\$285,000	\$341,000	1530	8	2005	Avg	1,795	N	N	2095 NW BOULDER WAY DR
11	2	954524	0230	04/25/13	\$479,000	\$522,000	1540	8	1985	Avg	9,655	N	N	975 NW FIRWOOD BLVD
11	3	571061	0440	04/21/12	\$345,000	\$405,000	1540	8	1973	Good	10,922	N	N	205 CAPELLA DR NW
11	3	571060	0240	08/21/13	\$475,000	\$499,000	1550	8	1973	Good	10,450	N	N	150 AIRES PL NW
11	3	570620	1170	01/29/13	\$360,000	\$401,000	1580	8	1961	Avg	12,500	N	N	455 MOUNT JUPITER DR SW
11	3	865000	0080	02/28/13	\$420,000	\$465,000	1580	8	1976	V-Good	9,630	N	N	955 IDYLWOOD DR SW
11	0	731320	0140	06/27/11	\$380,000	\$455,000	1590	8	1984	Good	30,797	N	N	1130 SW RIDGEWOOD PL
11	3	571061	0070	11/25/13	\$469,950	\$477,000	1600	8	1974	V-Good	14,950	N	N	180 DORADO DR NW
11	0	029131	0110	04/05/13	\$398,000	\$436,000	1600	8	2004	Avg	2,408	N	N	2128 NW BOULDER WAY DR
11	0	029131	0030	08/26/12	\$329,900	\$380,000	1600	8	2004	Avg	2,388	N	N	2180 NW BOULDER WAY DR
11	0	029131	0240	06/30/11	\$320,000	\$383,000	1600	8	2005	Avg	2,476	N	N	2048 NW BOULDER WAY DR
11	0	029131	0170	03/02/12	\$310,000	\$366,000	1600	8	2005	Avg	2,610	N	N	2092 NW BOULDER WAY DR
11	0	029131	0300	06/14/11	\$328,000	\$393,000	1600	8	2005	Avg	3,224	Y	N	2012 NW BOULDER WAY DR
11	0	029131	0270	04/25/12	\$305,000	\$358,000	1600	8	2005	Avg	2,042	Y	N	2030 NW BOULDER WAY DR
11	3	571060	0560	07/10/13	\$511,000	\$545,000	1610	8	1978	Good	10,400	N	N	130 BIG BEAR PL NW
11	7	272406	9130	06/10/13	\$335,000	\$360,000	1630	8	1961	Avg	9,688	N	N	260 2ND AVE NE
11	3	941450	0560	04/12/11	\$397,000	\$475,000	1630	8	1979	Good	9,912	N	N	930 GREENWOOD BLVD SW
11	3	941461	0260	08/19/11	\$418,500	\$501,000	1630	8	1980	V-Good	9,525	N	N	795 HIGHWOOD DR SW
11	3	571060	0460	03/19/13	\$415,000	\$457,000	1640	8	1976	Avg	14,300	N	N	21 BIG BEAR CT NW
11	0	856277	0580	05/14/13	\$512,116	\$555,000	1650	8	2006	Avg	3,152	Y	N	574 MOUNTAIN VIEW LN NW
11	2	954520	0110	04/29/12	\$412,000	\$483,000	1650	8	1982	Avg	10,500	N	N	385 KALMIA PL NW
11	0	856277	0110	08/01/11	\$421,000	\$504,000	1650	8	2006	Avg	3,290	Y	N	546 LINGERING PINE DR NW
11	2	954524	0270	09/04/12	\$459,000	\$528,000	1660	8	1986	Avg	9,643	N	N	940 NW FIRWOOD BLVD
11	9	816330	0320	10/01/13	\$447,000	\$463,000	1660	8	1968	Good	11,880	N	N	1504 HILLSIDE DR SE
11	2	954523	0300	07/31/12	\$421,000	\$487,000	1660	8	1984	Avg	9,633	N	N	1030 NW INNESWOOD DR
11	2	954523	0050	12/26/13	\$510,000	\$511,000	1670	8	1985	Avg	11,074	N	N	1003 NW INNESWOOD DR

Improved Sales Used in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	928610	0310	05/23/13	\$445,000	\$481,000	1670	8	2001	Avg	6,229	N	N	23 SUNSET CT NW
11	3	570620	2260	06/19/13	\$399,000	\$428,000	1680	8	1978	Good	11,700	N	N	130 MOUNT PILCHUCK AVE SW
11	3	571061	0190	06/11/13	\$486,000	\$523,000	1700	8	1974	Good	9,657	N	N	350 DORADO DR NW
11	0	856277	0340	07/17/13	\$541,000	\$575,000	1710	8	2005	Avg	3,433	Y	N	562 ALPINE RIDGE PL NW
11	0	856277	0140	07/18/12	\$500,000	\$580,000	1710	8	2006	Avg	2,590	Y	N	564 LINGERING PINE DR NW
11	2	954520	0140	10/02/12	\$434,000	\$496,000	1710	8	1980	Avg	9,000	N	N	400 KALMIA PL NW
11	0	856277	0060	02/19/13	\$440,000	\$488,000	1710	8	2005	Avg	2,836	Y	N	516 LINGERING PINE DR NW
11	0	856277	0120	05/25/11	\$440,000	\$527,000	1710	8	2006	Avg	2,590	Y	N	552 LINGERING PINE DR NW
11	3	571061	0600	08/16/11	\$500,000	\$598,000	1720	8	1973	Avg	13,727	N	N	225 MOUNT OLYMPUS DR NW
11	3	571060	0370	08/19/13	\$525,000	\$552,000	1730	8	1972	V-Good	10,500	N	N	65 BIG BEAR PL NW
11	0	928610	0240	02/25/13	\$415,000	\$460,000	1730	8	2000	Avg	2,576	N	N	71 SUNSET CT NW
11	2	954523	0230	03/12/13	\$445,000	\$491,000	1730	8	1984	Avg	9,603	N	N	960 NW INNESWOOD PL
11	9	816330	0140	10/21/12	\$340,000	\$388,000	1750	8	1966	Good	27,683	Y	N	1600 BROOKSIDE DR SE
11	0	071060	0020	03/19/12	\$462,000	\$544,000	1760	8	2011	Avg	3,137	N	N	714 6TH AVE NW
11	3	865000	0110	06/20/12	\$450,000	\$524,000	1760	8	1987	Good	11,863	N	N	905 IDYLWOOD DR SW
11	7	071060	0050	05/17/11	\$454,000	\$544,000	1760	8	2011	Avg	3,137	N	N	756 6TH AVE NW
11	3	941461	0360	04/19/11	\$348,000	\$417,000	1810	8	1974	V-Good	9,600	N	N	790 HIGHWOOD DR SW
11	3	571061	0700	03/05/13	\$383,000	\$423,000	1820	8	1974	Avg	10,541	N	N	245 MOUNT RAINIER PL NW
11	2	954523	0070	08/31/11	\$420,000	\$502,000	1830	8	1985	Avg	9,750	N	N	1005 NW HONEYWOOD CT
11	0	292406	9134	08/09/11	\$472,000	\$565,000	1860	8	1980	Good	85,813	N	N	1900 NW GOODE PL
11	0	856277	0410	10/08/12	\$469,950	\$537,000	1880	8	2006	Avg	2,470	N	N	558 MOUNTAIN VIEW LN NW
11	0	856277	0560	01/13/12	\$450,000	\$534,000	1880	8	2006	Avg	3,766	N	N	568 MOUNTAIN VIEW LN NW
11	0	856277	0550	10/11/12	\$460,000	\$525,000	1880	8	2006	Avg	3,184	N	N	561 MOUNTAIN VIEW LN NW
11	0	193880	0010	08/22/12	\$547,000	\$630,000	1880	8	1965	Good	61,420	N	N	9523 240TH AVE SE
11	0	856277	0380	04/12/12	\$379,500	\$446,000	1880	8	2006	Avg	2,699	N	N	586 ALPINE RIDGE PL NW
11	2	954520	0240	12/05/11	\$430,000	\$511,000	1890	8	1987	Avg	9,350	N	N	1095 NW FIRWOOD BLVD
11	3	570620	2220	05/11/12	\$440,000	\$515,000	1910	8	1967	V-Good	13,000	N	N	65 MOUNT OLYMPUS DR SW
11	2	954522	0120	12/31/12	\$455,000	\$511,000	1940	8	1987	Avg	10,017	N	N	710 JASMINE PL NW
11	0	856277	0420	02/14/13	\$486,000	\$540,000	1960	8	2006	Avg	2,741	N	N	559 MOUNTAIN VIEW LN NW
11	0	856277	0390	04/20/13	\$460,000	\$502,000	1960	8	2006	Avg	3,059	N	N	592 ALPINE RIDGE PL NW
11	0	856277	0490	05/29/12	\$430,000	\$502,000	1960	8	2005	Avg	2,867	N	N	501 LINGERING PINE DR NW
11	0	342406	9370	08/30/11	\$375,000	\$448,000	1970	8	2010	Avg	3,000	N	N	160 6TH AVE SE
11	3	571061	0460	11/15/13	\$479,950	\$489,000	1980	8	1975	Good	9,660	N	N	245 CAPELLA DR NW
11	0	731320	0150	02/13/11	\$385,000	\$460,000	1990	8	1987	Good	34,879	N	N	1140 SW RIDGEWOOD PL
11	3	865000	0350	05/14/13	\$598,000	\$649,000	2020	8	1979	Good	31,170	N	N	1135 GREENWOOD BLVD SW

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Area 065 -- 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
11	2	954520	0470	06/18/11	\$599,000	\$717,000	2020	8	1986	Good	11,021	N	N	1135 NW HONEYWOOD PL
11	2	954522	0190	08/09/12	\$432,000	\$499,000	2020	8	1985	Avg	10,588	N	N	645 JASMINE PL NW
11	2	954520	0700	06/29/11	\$416,000	\$498,000	2020	8	1980	Avg	9,525	N	N	715 KALMIA PL NW
11	0	731320	0030	11/13/12	\$386,000	\$438,000	2040	8	1990	Good	65,781	N	N	1070 SW RIDGEWOOD CIR
11	2	954522	0210	02/01/13	\$450,000	\$501,000	2070	8	1985	Good	10,435	N	N	625 JASMINE PL NW
11	0	856275	0260	07/01/13	\$519,777	\$556,000	2080	8	2003	Avg	4,000	N	N	2125 NW COYOTE CREEK LN
11	2	954523	0250	02/25/13	\$505,000	\$559,000	2080	8	1984	Avg	9,603	N	N	980 NW INNESWOOD PL
11	0	856275	0310	05/13/13	\$495,000	\$537,000	2080	8	2003	Avg	3,980	N	N	2180 NW COYOTE CREEK LN
11	2	954524	0240	03/02/11	\$436,000	\$522,000	2090	8	1987	Avg	9,645	N	N	965 NW FIRWOOD BLVD
11	2	954524	0180	07/30/13	\$499,000	\$528,000	2120	8	1985	Avg	9,603	N	N	500 INDIGO PL NW
11	3	570620	1440	05/29/12	\$380,000	\$444,000	2190	8	1962	Good	14,272	N	N	585 MOUNTAINSIDE DR SW
11	0	071060	0040	07/14/11	\$501,000	\$600,000	2210	8	2011	Avg	3,137	N	N	742 6TH AVE NW
11	0	071060	0080	05/26/11	\$490,000	\$587,000	2210	8	2011	Avg	3,000	N	N	796 6TH AVE NW
11	2	954522	0090	01/22/13	\$493,000	\$551,000	2220	8	1985	Avg	9,603	N	N	680 JASMINE PL NW
11	0	071060	0200	11/22/11	\$504,950	\$601,000	2230	8	2011	Avg	3,474	N	N	771 6TH AVE NW
11	0	071060	0180	11/10/11	\$499,950	\$596,000	2230	8	2011	Avg	3,474	N	N	743 6TH AVE NW
11	0	071060	0030	07/05/11	\$499,500	\$598,000	2230	8	2011	Avg	3,137	N	N	728 6TH AVE NW
11	0	071060	0160	06/16/11	\$499,000	\$598,000	2230	8	2011	Avg	3,474	N	N	715 6TH AVE NW
11	0	071060	0060	04/27/11	\$419,500	\$502,000	2280	8	2011	Avg	3,137	N	N	770 6TH AVE NW
11	2	954523	0140	07/27/11	\$499,950	\$598,000	2310	8	1984	Avg	9,624	N	N	960 NW HONEYWOOD CT
11	2	954524	0200	03/13/12	\$442,000	\$521,000	2310	8	1985	Avg	9,614	N	N	540 INDIGO PL NW
11	0	071060	0010	09/08/11	\$471,000	\$563,000	2330	8	2011	Avg	3,529	N	N	700 6TH AVE NW
11	0	071060	0210	02/07/11	\$469,000	\$561,000	2330	8	2011	Avg	3,478	N	N	785 6TH AVE NW
11	0	071060	0190	05/10/11	\$465,000	\$557,000	2330	8	2011	Avg	3,474	N	N	757 6TH AVE NW
11	0	071060	0170	08/04/11	\$464,800	\$556,000	2330	8	2011	Avg	3,474	N	N	729 6TH AVE NW
11	1	872855	0190	12/31/13	\$598,000	\$598,000	2380	8	1993	Avg	12,349	N	N	645 MOUNT LOGAN DR SW
11	2	954520	0070	08/14/12	\$429,000	\$495,000	2380	8	1979	Avg	9,200	N	N	465 KALMIA PL NW
11	2	954524	0320	07/08/11	\$495,000	\$593,000	2410	8	1985	Avg	9,602	N	N	990 NW FIRWOOD BLVD
11	2	954524	0300	09/13/12	\$485,000	\$557,000	2410	8	1986	Avg	9,603	N	N	970 NW FIRWOOD BLVD
11	3	570620	2120	09/03/13	\$528,850	\$554,000	2450	8	1976	Good	19,958	N	N	315 MOUNT OLYMPUS DR SW
11	9	115200	0030	12/03/12	\$485,000	\$548,000	2450	8	1968	Good	21,380	Y	N	1730 BROOKSIDE DR SE
11	2	954520	0020	12/05/13	\$586,000	\$592,000	2460	8	1979	V-Good	9,639	N	N	565 KALMIA PL NW
11	7	282406	9382	05/05/11	\$492,500	\$590,000	2460	8	2007	Avg	4,125	N	N	381 NW DOGWOOD ST
11	0	856275	0570	06/27/13	\$533,000	\$570,000	2520	8	2005	Avg	3,980	N	N	2106 NW SPRING FORK LN
11	2	954520	0650	12/14/11	\$430,000	\$511,000	2550	8	1980	Avg	9,790	N	N	620 KALMIA CT NW

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
11	2	954524	0100	10/19/12	\$468,388	\$534,000	2560	8	1986	Avg	10,154	N	N	365 INDIGO PL NW
11	0	856275	0590	04/09/13	\$525,000	\$575,000	2580	8	2004	Avg	5,215	N	N	2105 NW FAR COUNTRY LN
11	0	856275	0340	06/27/13	\$542,000	\$580,000	2590	8	2003	Avg	3,980	N	N	2120 NW COYOTE CREEK LN
11	0	856275	0690	06/28/13	\$545,000	\$583,000	2610	8	2005	Avg	6,492	N	N	2215 NW FAR COUNTRY LN
11	0	856275	0540	02/06/13	\$516,000	\$574,000	2610	8	2004	Avg	3,980	N	N	2136 NW SPRING FORK LN
11	0	856275	0560	12/07/12	\$499,900	\$564,000	2610	8	2005	Avg	3,980	N	N	2116 NW SPRING FORK LN
11	0	856275	0760	05/15/12	\$467,500	\$547,000	2610	8	2005	Avg	4,000	N	N	2140 NW FAR COUNTRY LN
11	0	259765	0270	11/25/11	\$495,000	\$589,000	2670	8	1987	Avg	23,066	N	N	3205 SIERRA CT SW
11	0	856275	0880	12/03/12	\$505,000	\$571,000	2680	8	2004	Avg	5,850	N	N	1000 BIG TREE DR NW
11	8	332406	9525	06/14/12	\$540,000	\$629,000	2740	8	1981	Avg	10,045	N	N	200 SW CLARK ST
11	0	856275	0480	10/23/13	\$578,000	\$594,000	2800	8	2003	Avg	3,980	N	N	2196 NW SPRING FORK LN
11	7	552860	0025	04/05/12	\$600,000	\$706,000	2810	8	2000	Avg	6,000	N	N	260 1ST AVE NE
11	3	571060	0060	07/24/12	\$567,000	\$657,000	2890	8	1969	Good	11,670	N	N	185 MOUNT OLYMPUS DR NW
11	1	872855	0140	08/15/13	\$545,000	\$574,000	2920	8	1996	Avg	19,427	N	N	670 MOUNT LOGAN DR SW
11	0	856275	0720	11/20/13	\$600,000	\$610,000	2990	8	2004	Avg	4,000	N	N	2186 NW FAR COUNTRY LN
11	0	856275	0710	09/14/12	\$562,000	\$645,000	2990	8	2004	Avg	4,000	N	N	2202 NW FAR COUNTRY LN
11	0	856275	0460	07/18/12	\$540,000	\$626,000	2990	8	2003	Avg	5,662	N	N	2193 NW SPRING FORK LN
11	0	856275	0500	04/28/11	\$515,000	\$617,000	2990	8	2003	Avg	3,980	N	N	2176 NW SPRING FORK LN
11	0	856275	0490	01/19/12	\$497,000	\$589,000	3000	8	2003	Avg	3,980	N	N	2186 NW SPRING FORK LN
11	2	954520	0410	03/07/12	\$516,000	\$609,000	3220	8	1980	Good	8,064	N	N	1030 NW HONEYWOOD PL
11	3	570620	0150	04/05/11	\$450,000	\$539,000	880	9	1992	Avg	16,800	N	N	265 MOUNTAIN PARK BLVD SW
11	3	941450	0320	05/02/13	\$355,294	\$387,000	1240	9	1990	Avg	10,444	N	N	530 SW ELLERWOOD ST
11	0	731320	0190	06/04/12	\$498,788	\$582,000	1350	9	1988	Good	32,056	Y	N	1145 SW RIDGEWOOD PL
11	2	954520	0770	03/26/13	\$467,000	\$513,000	1570	9	1988	Avg	9,802	N	N	1125 NW INNESWOOD DR
11	0	858201	0220	06/08/12	\$515,000	\$601,000	1730	9	1987	Avg	10,194	N	N	2775 NW PINECONE DR
11	0	858201	0270	04/12/13	\$550,000	\$602,000	1770	9	1988	Avg	11,318	Y	N	2725 NW PINECONE DR
11	9	816330	0490	12/21/11	\$535,000	\$636,000	1780	9	1972	Avg	12,998	Y	N	391 SE CRYSTAL CREEK CIR
11	0	259765	0440	07/25/13	\$535,500	\$568,000	1780	9	1985	Avg	75,760	Y	N	2370 SQUAK MOUNTAIN LOOP SW
11	0	856274	0490	08/15/13	\$725,000	\$764,000	1840	9	2004	Avg	7,232	Y	N	520 WILDERNESS PEAK DR NW
11	0	856274	0170	12/12/13	\$689,000	\$695,000	1840	9	2004	Avg	5,916	Y	N	452 SKY COUNTRY WAY NW
11	0	856274	0170	09/09/13	\$550,000	\$574,000	1840	9	2004	Avg	5,916	Y	N	452 SKY COUNTRY WAY NW
11	9	816330	0300	03/20/13	\$555,000	\$611,000	1880	9	1964	Good	13,110	N	N	1524 HILLSIDE DR SE
11	0	856274	0460	09/13/12	\$675,000	\$775,000	1900	9	2004	Avg	6,317	Y	N	496 WILDERNESS PEAK DR NW
11	0	856274	0450	01/22/13	\$695,500	\$777,000	1920	9	2003	Avg	6,581	Y	N	476 WILDERNESS PEAK DR NW
11	0	856277	0700	12/26/12	\$445,000	\$500,000	1960	9	2006	Avg	2,984	Y	N	581 MOUNTAIN VIEW LN NW

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	856274	0380	10/09/12	\$550,000	\$628,000	2060	9	2003	Avg	7,365	N	N	352 WILDERNESS PEAK DR NW
11	0	778700	0050	12/24/12	\$531,000	\$597,000	2080	9	2006	Avg	3,393	N	N	91 SHY BEAR WAY NW
11	0	778700	0100	05/24/12	\$484,990	\$567,000	2080	9	2006	Avg	3,742	N	N	129 SHY BEAR WAY NW
11	0	778700	0070	08/12/13	\$566,000	\$597,000	2100	9	2006	Avg	2,017	N	N	101 SHY BEAR WAY NW
11	0	778700	0090	08/03/12	\$469,000	\$542,000	2100	9	2006	Avg	2,017	N	N	121 SHY BEAR WAY NW
11	0	856275	0040	06/20/12	\$544,225	\$634,000	2130	9	2004	Avg	4,983	N	N	698 BEAR RIDGE DR NW
11	1	954526	0160	05/08/13	\$700,000	\$761,000	2190	9	1995	Avg	11,338	N	N	370 NW DATEWOOD DR
11	0	858201	0140	04/17/13	\$579,000	\$633,000	2210	9	1987	Avg	9,087	Y	N	1505 PINEVIEW DR NW
11	0	856274	0440	01/14/11	\$615,000	\$734,000	2210	9	2003	Avg	5,280	Y	N	454 WILDERNESS PEAK DR NW
11	0	856275	0020	04/04/11	\$563,500	\$675,000	2220	9	2004	Avg	4,947	N	N	678 BEAR RIDGE DR NW
11	0	884390	0439	06/18/12	\$575,000	\$670,000	2290	9	2011	Avg	3,081	N	N	815 4TH AVE NW
11	0	858201	0290	09/06/11	\$522,000	\$624,000	2300	9	1998	Avg	9,218	Y	N	2705 NW PINECONE DR
11	1	954525	0260	03/12/13	\$575,000	\$635,000	2310	9	1993	Avg	8,395	N	N	655 EVERWOOD DR NW
11	1	954526	0410	10/25/12	\$562,500	\$641,000	2350	9	1994	Avg	9,664	N	N	570 EVERWOOD DR NW
11	1	954525	0070	09/06/12	\$685,000	\$787,000	2440	9	1993	Avg	11,261	N	N	670 NW DATEWOOD DR
11	0	856275	1070	03/19/13	\$545,000	\$600,000	2450	9	2004	Avg	4,500	N	N	783 BEAR RIDGE DR NW
11	0	856274	0160	03/28/12	\$640,000	\$753,000	2460	9	2003	Avg	5,916	Y	N	432 SKY COUNTRY WAY NW
11	7	342406	9363	01/17/12	\$606,367	\$719,000	2470	9	2011	Avg	6,998	N	N	433 SE CLARK ST
11	0	856275	0940	10/01/12	\$508,000	\$581,000	2470	9	2005	Avg	5,533	Y	N	913 BEAR RIDGE DR NW
11	0	062989	0220	07/29/13	\$699,950	\$742,000	2480	9	2013	Avg	6,340	Y	N	2661 NW PINECONE PL
11	0	062989	0260	05/18/12	\$599,000	\$701,000	2480	9	2012	Avg	5,475	Y	N	2681 NW PINECONE PL
11	0	856275	1080	06/04/13	\$583,000	\$628,000	2500	9	2003	Avg	4,500	N	N	777 BEAR RIDGE DR NW
11	0	062989	0010	07/03/12	\$749,950	\$871,000	2500	9	2012	Avg	6,196	Y	N	2744 NW PINECONE PL
11	0	856275	0960	04/03/12	\$508,000	\$597,000	2500	9	2005	Avg	4,500	N	N	891 BEAR RIDGE DR NW
11	0	856275	0190	06/08/12	\$620,000	\$723,000	2520	9	2004	Avg	4,500	N	N	866 BIG TREE DR NW
11	0	856275	0130	02/17/11	\$572,000	\$684,000	2520	9	2003	Avg	4,502	N	N	794 BIG TREE DR NW
11	0	858201	0090	02/13/13	\$624,000	\$693,000	2530	9	1996	Avg	10,223	Y	N	1625 PINEVIEW DR NW
11	0	062989	0120	06/28/12	\$640,000	\$744,000	2540	9	2012	Avg	5,132	Y	N	2678 NW PINECONE PL
11	0	062989	0180	01/09/13	\$644,950	\$723,000	2540	9	2013	Avg	4,512	Y	N	2642 NW PINECONE PL
11	1	954525	0300	04/10/13	\$628,100	\$688,000	2600	9	1993	Avg	8,662	N	N	725 EVERWOOD DR NW
11	0	062989	0200	12/18/12	\$639,950	\$721,000	2620	9	2013	Avg	4,684	Y	N	2651 NW PINECONE PL
11	0	062989	0190	01/31/13	\$653,878	\$729,000	2620	9	2013	Avg	4,122	Y	N	2647 NW PINECONE PL
11	0	062989	0270	05/23/12	\$614,950	\$719,000	2620	9	2012	Avg	5,230	Y	N	2683 NW PINECONE PL
11	0	062989	0230	11/15/12	\$630,677	\$715,000	2630	9	2012	Avg	6,391	Y	N	2675 NW PINECONE PL
11	0	062989	0250	11/14/12	\$625,870	\$710,000	2640	9	2012	Avg	5,180	Y	N	2677 NW PINECONE PL

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Area 065 -- 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
11	0	062989	0210	08/12/13	\$689,950	\$728,000	2650	9	2013	Avg	4,346	Y	N	2659 NW PINECONE PL
11	0	062989	0160	07/29/13	\$665,000	\$705,000	2650	9	2013	Avg	5,220	Y	N	2654 NW PINECONE PL
11	0	062989	0170	07/10/13	\$654,950	\$698,000	2650	9	2013	Avg	4,095	Y	N	2648 NW PINECONE PL
11	0	062989	0240	09/20/12	\$630,000	\$722,000	2660	9	2012	Avg	5,068	Y	N	2677 NW PINECONE PL
11	0	856275	0800	12/17/12	\$635,000	\$715,000	2690	9	2005	Avg	4,275	N	N	920 BIG TREE DR NW
11	1	954526	0360	04/05/11	\$505,000	\$605,000	2690	9	1995	Avg	11,036	N	N	415 EVERWOOD CT NW
11	0	856274	0070	05/06/13	\$800,000	\$870,000	2700	9	2004	Avg	9,720	Y	N	493 SKY COUNTRY WAY NW
11	0	856274	0120	12/08/11	\$665,000	\$791,000	2700	9	2003	Avg	7,250	Y	N	395 SKY COUNTRY WAY NW
11	0	856274	0050	11/07/11	\$649,900	\$774,000	2700	9	2003	Avg	6,613	Y	N	605 WILDERNESS PEAK DR NW
11	1	954526	0030	07/08/12	\$567,000	\$658,000	2700	9	1994	Avg	8,937	N	N	500 NW DATEWOOD DR
11	0	258960	0110	03/31/11	\$590,000	\$706,000	2720	9	2000	Avg	10,201	N	N	1050 1ST PL SE
11	0	258960	0210	05/12/11	\$608,200	\$728,000	2720	9	2000	Avg	8,799	N	N	1228 SUNRISE PL SE
11	0	062989	0090	08/06/13	\$669,950	\$708,000	2780	9	2013	Avg	5,934	N	N	2696 NW PINECONE PL
11	0	062989	0110	07/18/13	\$659,217	\$701,000	2780	9	2013	Avg	6,323	N	N	2684 NW PINECONE PL
11	0	856274	0350	12/15/12	\$610,000	\$687,000	2800	9	2003	Avg	5,550	N	N	451 WILDERNESS PEAK DR NW
11	0	856275	0050	01/10/13	\$570,000	\$639,000	2850	9	2004	Avg	5,431	N	N	716 BEAR RIDGE DR NW
11	0	856275	0910	08/14/12	\$633,000	\$731,000	2860	9	2005	Avg	10,653	N	N	1030 BIG TREE DR NW
11	0	856275	0830	07/18/13	\$651,000	\$692,000	2860	9	2004	Avg	5,869	N	N	950 BIG TREE DR NW
11	0	856275	1030	10/29/13	\$688,000	\$706,000	2890	9	2003	Avg	5,082	N	N	821 BEAR RIDGE DR NW
11	0	062989	0030	03/06/13	\$729,950	\$807,000	2890	9	2012	Avg	6,351	Y	N	2732 NW PINECONE PL
11	0	856275	1190	05/19/11	\$590,000	\$707,000	2910	9	2004	Avg	5,401	N	N	687 BEAR RIDGE DR NW
11	0	258960	0190	06/11/13	\$749,000	\$806,000	2940	9	2000	Avg	12,763	Y	N	1212 SUNRISE PL SE
11	0	258960	0280	10/11/11	\$625,000	\$746,000	2950	9	1999	Avg	6,555	N	N	1247 SUNRISE PL SE
11	0	062989	0080	07/17/13	\$724,950	\$771,000	2960	9	2013	Avg	6,402	N	N	2702 NW PINECONE PL
11	0	062989	0130	03/07/13	\$787,151	\$870,000	2960	9	2013	Avg	6,326	Y	N	2672 NW PINECONE PL
11	0	856274	0040	01/12/12	\$617,000	\$732,000	2960	9	2003	Avg	6,346	Y	N	615 WILDERNESS PEAK DR NW
11	0	856274	0340	08/26/13	\$660,000	\$693,000	2970	9	2003	Avg	5,368	N	N	471 WILDERNESS PEAK DR NW
11	1	282406	9369	02/15/13	\$651,650	\$724,000	2970	9	1996	Avg	9,608	N	N	745 EVERWOOD DR NW
11	0	258960	0170	02/02/11	\$605,000	\$723,000	2970	9	2000	Avg	10,726	Y	N	1204 SUNRISE PL SE
11	0	258960	0120	08/06/12	\$689,000	\$796,000	3020	9	2001	Avg	7,292	N	N	1160 SUNRISE PL SE
11	0	258960	0300	07/16/13	\$709,162	\$755,000	3050	9	1999	Avg	7,053	N	N	1243 SUNRISE PL SE
11	1	954526	0080	11/14/13	\$725,000	\$739,000	3080	9	1994	Avg	13,214	N	N	850 CYPRUS CT NW
11	0	856275	0070	07/12/13	\$714,000	\$761,000	3090	9	2004	Avg	7,767	N	N	754 BEAR RIDGE DR NW
11	0	292406	9161	10/31/11	\$550,000	\$656,000	3090	9	2007	Avg	14,498	Y	N	687 17TH AVE NW
11	1	954525	0210	03/27/12	\$587,000	\$691,000	3100	9	1993	Avg	7,668	N	N	620 EVERWOOD DR NW

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
11	0	856275	0090	08/13/12	\$689,950	\$796,000	3110	9	2003	Avg	6,664	N	N	772 BIG TREE DR NW
11	0	856275	1180	12/04/12	\$642,500	\$726,000	3130	9	2004	Avg	6,366	N	N	697 BEAR RIDGE DR NW
11	5	872855	0050	02/20/13	\$760,000	\$843,000	3140	9	1996	Avg	122,470	N	N	625 MOUNT OLYMPUS DR SW
11	5	872855	0260	05/01/12	\$555,000	\$651,000	3180	9	1995	Avg	9,664	N	N	570 MOUNT OLYMPUS DR SW
11	4	282406	9367	08/14/13	\$754,500	\$795,000	3190	9	1997	Avg	39,457	N	N	55 MOUNT QUAY DR NW
11	0	258960	0320	02/06/13	\$650,000	\$723,000	3190	9	1999	Avg	6,225	N	N	1239 SUNRISE PL SE
11	1	954525	0180	08/27/13	\$735,000	\$771,000	3240	9	1993	Avg	8,558	N	N	755 NW DATEWOOD DR
11	0	856275	0990	01/06/12	\$675,000	\$801,000	3240	9	2004	Avg	4,500	N	N	861 BEAR RIDGE DR NW
11	0	856275	1020	08/02/12	\$653,000	\$755,000	3240	9	2004	Avg	4,843	N	N	831 BEAR RIDGE DR NW
11	0	856275	1010	03/11/11	\$555,000	\$664,000	3240	9	2004	Avg	4,500	N	N	841 BEAR RIDGE DR NW
11	1	954525	0010	07/29/13	\$745,000	\$789,000	3270	9	1993	Avg	9,578	N	N	760 NW DATEWOOD DR
11	9	330397	0050	10/22/13	\$764,000	\$786,000	3270	9	2003	Avg	14,491	N	N	1505 HILLSIDE DR SE
11	0	062989	0020	04/25/13	\$784,950	\$856,000	3330	9	2012	Avg	6,229	Y	N	2738 NW PINECONE PL
11	0	856274	0060	11/05/11	\$690,000	\$822,000	3430	9	2005	Avg	7,483	Y	N	601 WILDERNESS PEAK DR NW
11	8	342406	9308	10/28/13	\$760,000	\$780,000	3550	9	2013	Avg	25,769	N	N	1035 6TH AVE SE
11	0	259765	0310	10/24/13	\$746,000	\$767,000	3580	9	1988	Avg	18,000	N	N	2235 SQUAK MOUNTAIN LOOP SW
11	8	342406	9272	09/04/13	\$810,000	\$848,000	3880	9	2013	Avg	69,162	N	N	1003 6TH AVE SE
11	0	856279	1010	04/04/12	\$499,900	\$588,000	1690	10	2011	Avg	1,850	Y	N	2382 NW STONEY CREEK DR
11	0	856279	0990	05/14/12	\$499,900	\$585,000	1690	10	2011	Avg	1,850	Y	N	2336 NW STONEY CREEK DR
11	0	856279	0960	02/12/13	\$529,900	\$589,000	1700	10	2013	Avg	1,867	N	N	2250 NW STONEY CREEK DR
11	0	856279	0920	03/18/13	\$524,900	\$578,000	1700	10	2013	Avg	1,850	N	N	2170 NW STONEY CREEK DR
11	0	856279	0800	08/10/12	\$500,000	\$577,000	1870	10	2012	Avg	1,850	N	N	2548 NW ALPINE CREST WAY
11	0	856279	0780	10/01/12	\$499,900	\$572,000	1870	10	2012	Avg	1,900	N	N	2532 NW ALPINE CREST WAY
11	0	856279	0770	09/20/12	\$515,000	\$590,000	1890	10	2012	Avg	2,222	Y	N	2520 NW ALPINE CREST WAY
11	0	856279	0790	08/08/12	\$497,400	\$575,000	1890	10	2012	Avg	1,850	N	N	2544 NW ALPINE CREST WAY
11	0	856279	1000	11/11/11	\$519,900	\$619,000	1950	10	2011	Avg	1,850	Y	N	2340 NW STONEY CREEK DR
11	0	856279	0930	05/13/13	\$554,900	\$602,000	1960	10	2013	Avg	2,041	N	N	2186 NW STONEY CREEK DR
11	0	856279	0620	03/04/13	\$629,900	\$697,000	1990	10	2012	Avg	2,520	N	N	2541 NW ALPINE CREST WAY
11	0	856279	0440	11/26/12	\$619,900	\$701,000	2010	10	2012	Avg	3,152	N	N	2429 NW STONEY CREEK DR
11	0	856279	0480	09/10/12	\$609,900	\$701,000	2010	10	2012	Avg	2,873	Y	N	2459 NW STONEY CREEK DR
11	0	856279	0500	06/27/12	\$594,990	\$692,000	2010	10	2011	Avg	2,873	Y	N	2473 NW STONEY CREEK DR
11	0	856279	0520	07/01/11	\$585,000	\$700,000	2010	10	2011	Avg	2,983	Y	N	2483 NW STONEY CREEK DR
11	0	856279	0950	12/12/13	\$605,000	\$610,000	2020	10	2012	Avg	2,155	N	N	2236 NW STONEY CREEK DR
11	0	856279	0950	03/07/13	\$559,900	\$619,000	2020	10	2012	Avg	2,155	N	N	2236 NW STONEY CREEK DR
11	0	856279	0910	10/22/12	\$557,810	\$636,000	2020	10	2012	Avg	2,407	N	N	2162 NW STONEY CREEK DR

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
11	0	856279	0980	12/20/11	\$520,000	\$618,000	2020	10	2011	Avg	1,850	Y	N	2328 NW STONEY CREEK DR
11	0	856279	0640	08/09/13	\$655,900	\$692,000	2030	10	2013	Avg	2,520	N	N	NW ALPINE CREST WAY
11	0	856279	0660	06/10/13	\$625,000	\$672,000	2040	10	2013	Avg	3,052	N	N	2565 NW ALPINE CREST WAY
11	0	856279	0590	05/23/12	\$634,900	\$742,000	2050	10	2012	Avg	2,813	N	N	2523 NW ALPINE CREST WAY
11	0	856279	0610	02/25/13	\$649,900	\$720,000	2060	10	2012	Avg	2,520	N	N	2535 NW ALPINE CREST WAY
11	0	856279	0120	10/11/12	\$659,900	\$754,000	2070	10	2010	Avg	3,296	N	N	2372 HARMONY LN
11	0	856279	0050	03/24/11	\$639,950	\$766,000	2070	10	2009	Avg	3,528	Y	N	2498 NW STONEY CREEK DR
11	0	856279	0040	04/04/11	\$640,000	\$766,000	2070	10	2010	Avg	4,246	Y	N	2516 NW STONEY CREEK DR
11	0	856279	0630	07/22/13	\$661,750	\$703,000	2078	10	2013	Avg	2,520	N	N	NW ALPINE CREST WAY
11	0	856279	0650	06/25/13	\$647,900	\$694,000	2080	10	2013	Avg	2,587	N	N	2559 ALPINE WAY NW
11	0	856279	0450	09/17/12	\$627,000	\$719,000	2080	10	2012	Avg	3,082	N	N	2443 NW STONEY CREEK DRIVE
11	0	856279	0550	06/13/11	\$580,000	\$695,000	2080	10	2010	Avg	3,035	N	N	2529 NW STONEY CREEK DR
11	0	856279	0490	07/09/12	\$609,900	\$708,000	2080	10	2012	Avg	2,748	Y	N	2465 NW STONEY CREEK DR
11	0	856279	0510	11/15/11	\$601,080	\$716,000	2080	10	2011	Avg	2,940	Y	N	2477 NW STONEY CREEK DR
11	0	856279	0530	05/25/11	\$599,353	\$718,000	2080	10	2011	Avg	3,007	Y	N	2495 NW STONEY CREEK DR
11	0	856279	0100	09/21/12	\$679,900	\$779,000	2090	10	2012	Avg	4,465	N	N	2408 HARMONY LN
11	0	856279	0830	05/08/13	\$769,900	\$836,000	2180	10	2013	Avg	5,634	Y	N	2332 NW FALL LINE LANE
11	0	856279	0010	11/15/13	\$779,000	\$794,000	2190	10	2009	Avg	7,317	Y	N	2570 NW STONEY CREEK DR
11	0	856279	0110	10/25/11	\$663,000	\$791,000	2210	10	2010	Avg	5,224	N	N	2390 HARMONY LN
11	0	856279	0070	05/24/13	\$759,000	\$821,000	2220	10	2012	Avg	4,977	Y	N	2462 NW STONEY CREEK DR
11	0	856279	0840	07/08/13	\$699,900	\$747,000	2230	10	2013	Avg	2,680	N	N	2302 NW FALL LINE LANE
11	0	856279	0090	01/28/13	\$704,900	\$786,000	2260	10	2012	Avg	3,759	N	N	2426 NW HARMONY WAY
11	0	856279	0080	12/11/12	\$684,900	\$772,000	2270	10	2012	Avg	3,737	Y	N	2444 NW STONEY CREEK DR
11	0	856279	0420	03/01/12	\$617,000	\$728,000	2290	10	2011	Avg	3,581	N	N	2835 NW STONEY CREEK DR
11	0	856279	0030	01/07/11	\$667,000	\$796,000	2400	10	2010	Avg	4,979	Y	N	2534 NW STONEY CREEK DR
11	0	856279	0430	02/24/12	\$633,000	\$748,000	2458	10	2011	Avg	3,554	N	N	2399 NW STONEY CREEK DR
11	0	062987	0020	03/01/11	\$970,000	\$1,160,000	2510	10	2007	Avg	7,474	Y	N	1690 PINE VIEW DR NW
11	0	856271	0020	10/27/11	\$700,000	\$835,000	3070	10	2007	Avg	8,140	Y	N	698 SUMMERHILL RIDGE DR NW
11	0	856271	0570	06/28/11	\$650,000	\$778,000	3070	10	2005	Avg	5,827	Y	N	852 SUMMERHILL RIDGE DR NW
11	0	202406	9122	09/09/11	\$772,000	\$923,000	3100	10	2005	Avg	6,227	Y	N	1735 PINEVIEW DR NW
11	0	062986	0020	02/14/11	\$855,000	\$1,022,000	3130	10	2007	Avg	7,352	Y	N	1685 PINE VIEW DR NW
11	0	856271	0190	12/18/12	\$625,000	\$704,000	3169	10	2006	Avg	6,501	N	N	881 SUMMERHILL RIDGE DR NW
11	0	856271	0160	07/07/11	\$760,000	\$910,000	3180	10	2005	Avg	6,295	Y	N	880 LINGERING PINE LN NW
11	0	856271	0040	01/26/11	\$749,400	\$895,000	3220	10	2007	Avg	8,864	Y	N	705 NW LINGERING PINE CT
11	0	062986	0030	06/24/13	\$1,030,000	\$1,103,000	3230	10	2007	Avg	10,768	Y	N	1675 PINE VIEW DR NW

Improved Sales Used in This Annual Update Analysis

Area 065 -- 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
11	0	856271	0580	07/13/11	\$682,000	\$816,000	3400	10	2005	Avg	5,118	N	N	871 LINGERING PINE DR NW
11	9	816330	0310	09/23/11	\$700,000	\$836,000	3400	10	2005	Avg	11,880	Y	N	1512 HILLSIDE DR SE
11	0	856271	0710	08/21/12	\$710,000	\$818,000	3410	10	2006	Avg	6,644	N	N	741 LINGERING PINE DR NW
11	0	856271	0420	02/24/11	\$682,500	\$816,000	3410	10	2005	Avg	5,577	Y	N	707 SUMMERHILL RIDGE DR NW
11	0	856271	0320	06/04/13	\$635,000	\$684,000	3410	10	2007	Avg	5,750	N	N	783 SUMMERHILL RIDGE DR NW
11	0	856271	0730	11/26/12	\$612,299	\$693,000	3410	10	2006	Avg	6,330	Y	N	721 LINGERING PINE DR NW
11	0	856271	0260	12/18/13	\$850,000	\$855,000	3460	10	2006	Avg	5,750	N	N	843 SUMMERHILL RIDGE DR NW
11	0	856271	0220	04/30/12	\$685,000	\$803,000	3460	10	2007	Avg	5,750	Y	N	873 COUGAR MOUNTAIN LN NW
11	0	856271	0400	01/04/11	\$645,000	\$770,000	3460	10	2007	Avg	6,020	Y	N	723 SUMMERHILL RIDGE DR NW
11	0	856271	0030	03/23/12	\$775,000	\$913,000	3550	10	2007	Avg	9,290	Y	N	709 NW LINGERING PINE CT
11	0	259765	0070	09/11/13	\$919,888	\$960,000	3710	10	1987	Avg	85,499	Y	N	3115 DOUGLAS CT SW
11	0	292406	9151	06/25/12	\$750,000	\$872,000	4140	10	2005	Avg	68,684	N	N	7792 RENTON-ISSAQUAH RD SE
11	0	202406	9126	06/22/12	\$840,000	\$978,000	2810	11	2006	Avg	8,207	Y	N	1730 PINE VIEW DR NW
11	0	856272	0010	05/11/11	\$740,000	\$886,000	3370	11	2004	Avg	7,716	N	N	647 SADDLEBACK LOOP WAY NW
11	0	856272	0220	11/13/12	\$855,000	\$970,000	3470	11	2007	Avg	7,442	N	N	545 TIMBER CREEK DR NW
11	0	856272	0210	03/21/12	\$840,000	\$989,000	3720	11	2006	Avg	6,811	N	N	561 TIMBER CREEK DR NW
11	0	856272	0090	05/14/12	\$849,588	\$994,000	3740	11	2005	Avg	6,869	N	N	575 SADDLEBACK LOOP WAY NW
11	0	856272	0330	04/05/13	\$1,135,000	\$1,245,000	3750	11	2008	Avg	7,404	Y	N	530 TIMBER CREEK DR NW
11	0	856272	0190	07/19/12	\$865,000	\$1,003,000	3771	11	2006	Avg	6,545	N	N	581 TIMBER CREEK DR NW
11	0	856272	0300	09/26/13	\$1,300,000	\$1,350,000	4040	11	2008	Avg	8,261	Y	N	490 TIMBER CREEK DR NW
11	0	856272	0450	05/03/13	\$961,000	\$1,046,000	4180	11	2005	Avg	8,636	Y	N	654 TIMBER CREEK DR NW
11	0	342406	9041	02/16/12	\$1,164,048	\$1,376,000	6010	12	1997	Avg	227,130	N	N	24202 SE 93RD ST

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	009760	0150	06/03/13	\$765,000	RELOCATION - SALE TO SERVICE
1	9	071500	0060	09/11/13	\$1,218,647	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	9	071501	0020	12/02/13	\$1,169,812	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	9	071501	0120	11/08/13	\$1,243,152	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	9	071501	0170	12/13/13	\$1,354,020	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	9	071501	0550	11/26/13	\$1,631,550	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	0	177700	0070	09/20/13	\$893,500	OBSOLESCENCE
1	0	177700	0070	09/26/12	\$395,000	OBSOLESCENCE
1	4	177836	0210	12/21/12	\$1,142,300	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
1	4	177836	0330	05/18/13	\$1,035,000	RELOCATION - SALE TO SERVICE
1	1	177838	0130	04/05/13	\$486,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	1	177838	0460	03/13/13	\$672,500	RELOCATION - SALE TO SERVICE
1	1	177838	0580	02/25/13	\$485,750	QUIT CLAIM DEED
1	3	221170	0116	08/19/13	\$719,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	3	221170	0290	08/22/13	\$6,500	DOR RATIO
1	0	226080	0021	12/02/11	\$700,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	242405	9024	02/13/13	\$578,000	SAS DIAGNOSTIC OUTLIER;NON NORMAL DISTRIBUTION
1	0	242405	9058	07/30/13	\$502,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	0	242405	9155	04/18/11	\$775,000	RELOCATION - SALE TO SERVICE
1	0	252405	9130	09/03/13	\$1,145,000	RELOCATION - SALE TO SERVICE
1	0	252405	9156	03/13/11	\$1,000,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	322406	9080	10/17/12	\$485,000	OPEN SPACE
1	3	368590	0060	12/11/13	\$506,365	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	5	413940	0230	12/31/12	\$591,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; FORCED SALE
1	5	413940	0570	06/25/12	\$588,100	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; FORCED SALE
1	5	413940	0930	11/10/11	\$580,000	NON-REPRESENTATIVE SALE
1	5	413942	0060	10/01/12	\$791,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	9	413943	0450	05/03/11	\$725,000	NON-REPRESENTATIVE SALE
1	9	413943	0620	10/13/12	\$908,000	SAS DIAGNOSTIC OUTLIER;ANOMALY DETECTION
1	9	413943	0760	02/03/12	\$1,325,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	413944	0340	05/08/13	\$641,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE; AND OTHER WARNINGS
1	3	413944	0350	02/08/13	\$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3	413944	0670	11/09/12	\$782,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
1	3	413944	0750	09/27/12	\$688,000	RELOCATION - SALE TO SERVICE
1	3	413944	0880	12/06/12	\$637,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	413945	0350	03/16/12	\$650,000	NON-REPRESENTATIVE SALE
1	9	413947	0100	10/05/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	413948	0290	05/22/12	\$1,205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	8	413949	0040	03/21/11	\$925,000	NON-REPRESENTATIVE SALE
1	8	413949	0090	04/18/11	\$1,033,000	NON-REPRESENTATIVE SALE
1	8	413950	0200	12/17/12	\$867,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	413955	0130	09/04/13	\$908,635	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	0	413955	0140	09/18/13	\$865,694	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
1	11	413990	0010	12/14/11	\$663,700	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NON-REPRESENTATIVE SALE
1	11	413990	0110	12/31/12	\$1,225,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	11	413990	0190	07/09/13	\$1,200,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	11	413990	0220	07/26/13	\$1,365,000	RELOCATION - SALE TO SERVICE
1	11	413991	0100	02/16/11	\$761,800	SAS DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
1	5	560800	0090	07/17/12	\$600,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	5	560800	0890	02/16/13	\$697,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	560801	0100	03/11/13	\$770,000	RELOCATION - SALE TO SERVICE
1	3	560803	0030	03/05/12	\$470,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	560803	0050	12/19/12	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3	560803	0080	05/03/12	\$530,000	SAS DIAGNOSTIC OUTLIER;BOX PLOTS
1	4	560803	0200	04/01/11	\$510,000	OBSOLESCENCE
1	4	560803	0240	01/31/11	\$535,000	NON-REPRESENTATIVE SALE
1	11	675250	0070	12/30/13	\$1,730,000	IMP COUNT
1	13	723750	0260	02/14/11	\$1,100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	13	723750	0380	05/21/13	\$1,350,000	RELOCATION - SALE TO SERVICE
1	13	723750	0880	01/05/11	\$1,022,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	13	723750	1310	07/19/11	\$1,182,500	NON-REPRESENTATIVE SALE
1	10	723750	1330	06/01/12	\$700,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	10	723750	1350	01/29/13	\$216,000	DOR RATIO
1	13	723750	1360	12/12/12	\$216,000	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	13	723750	1370	01/12/12	\$216,000	DOR RATIO;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	4	730800	0140	01/19/12	\$661,232	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	730800	0320	03/23/12	\$722,500	RELOCATION - SALE TO SERVICE
1	4	730800	0390	05/15/13	\$773,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	2	750450	0120	11/29/11	\$515,000	SAS DIAGNOSTIC OUTLIER;ANOMALY DETECTION
1	4	780545	0060	11/04/11	\$600,000	NON-REPRESENTATIVE SALE
1	4	780545	0500	09/17/13	\$995,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
1	0	866510	0060	06/13/13	\$1,175,000	RELOCATION - SALE TO SERVICE
1	5	896540	0060	03/04/11	\$525,000	NON-REPRESENTATIVE SALE
1	4	896550	0020	12/23/11	\$489,950	NON-REPRESENTATIVE SALE
1	4	896550	0210	03/15/13	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	5	896550	0850	06/08/11	\$550,000	NON-REPRESENTATIVE SALE
1	4	896550	0950	06/24/11	\$525,300	NON-REPRESENTATIVE SALE
1	5	896551	0140	11/15/13	\$850,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	942950	0150	04/24/12	\$357,500	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
1	2	942950	0190	11/26/13	\$379,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	947840	0250	07/30/11	\$642,000	RELOCATION - SALE TO SERVICE
11	0	029130	0130	03/13/12	\$189,000	NON-REPRESENTATIVE SALE
11	0	029130	0250	01/03/13	\$205,000	NON-REPRESENTATIVE SALE
11	0	029130	0330	02/08/11	\$284,900	RELOCATION - SALE TO SERVICE
11	0	029131	0250	08/30/12	\$103,134	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	029131	0360	06/03/13	\$256,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	029131	0440	01/11/12	\$195,000	SAS DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
11	0	029131	0480	08/21/13	\$379,950	RELOCATION - SALE TO SERVICE
11	9	032306	9123	08/31/12	\$465,000	IMP COUNT
11	0	062989	0100	08/15/13	\$654,950	% COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	062989	0140	08/29/13	\$729,706	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	062989	0150	11/21/13	\$785,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	062989	0290	11/04/13	\$664,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	062989	0300	11/21/13	\$725,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	9	115200	0050	11/04/13	\$736,000	% COMPLETE
11	7	235430	0090	03/14/13	\$460,000	% COMPLETE
11	7	235430	0685	04/19/13	\$128,333	DOR RATIO
11	7	235430	0730	06/10/12	\$459,000	% COMPLETE
11	7	235430	0750	12/05/11	\$555,294	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	7	235430	0880	03/08/12	\$407,000	RELOCATION - SALE TO SERVICE
11	0	258960	0090	02/14/13	\$490,000	NON-REPRESENTATIVE SALE
11	0	258960	0190	04/10/13	\$749,000	RELOCATION - SALE TO SERVICE
11	0	258960	0280	09/16/11	\$625,000	RELOCATION - SALE TO SERVICE
11	0	259765	0070	06/20/13	\$688,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	259765	0460	03/04/13	\$540,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
11	7	272406	9085	01/03/13	\$150,000	PARTIAL INTEREST (1/3, 1/2, Etc.);RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	292406	9062	06/05/13	\$360,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
11	9	322406	9032	10/25/13	\$100,750	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	87	332406	9517	03/07/12	\$354,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	8	342406	9066	01/17/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	7	342406	9068	05/29/12	\$240,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	7	342406	9078	12/30/13	\$238,126	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	8	342406	9102	01/30/13	\$150,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.)
11	7	342406	9114	02/11/13	\$77,975	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
11	8	342406	9170	12/10/13	\$360,000	% COMPLETE
11	8	342406	9215	04/30/12	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	7	342406	9219	06/25/13	\$460,502	% COMPLETE
11	7	342406	9219	03/12/13	\$509,882	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	7	342406	9234	10/16/12	\$432,291	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	0	342406	9257	03/04/11	\$412,000	OPEN SPACE

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	7	342406	9270	12/05/11	\$288,500	NON-REPRESENTATIVE SALE
11	8	342406	9294	08/10/12	\$209,000	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
11	7	363010	0020	08/21/13	\$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	77	509740	0045	12/20/11	\$247,000	SAS DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
11	7	527910	0510	10/29/12	\$304,100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
11	7	527910	0560	08/24/12	\$417,000	RELOCATION - SALE TO SERVICE
11	7	527910	0625	07/31/13	\$141,500	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	7	527910	1190	09/03/12	\$138,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	527910	1235	12/17/13	\$750,000	% COMPLETE: MULTI-PARCEL SALE
11	7	552860	0040	12/26/12	\$322,564	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	7	552860	0040	03/07/13	\$187,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	570600	0051	03/15/12	\$175,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
11	0	570600	0145	01/27/12	\$282,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	570620	0110	07/15/11	\$211,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	570620	1240	05/25/11	\$274,000	NON-REPRESENTATIVE SALE
11	3	570620	1660	05/02/12	\$264,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	570620	2220	02/27/12	\$395,991	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	571060	0070	06/17/13	\$477,781	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	3	571060	0100	04/19/11	\$290,000	NO MARKET EXPOSURE
11	3	571060	0435	01/31/11	\$475,000	OBSOLESCENCE
11	3	571060	0570	12/17/13	\$500,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
11	3	571061	0070	03/26/13	\$280,000	NON-REPRESENTATIVE SALE
11	3	571061	0330	02/28/13	\$582,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
11	3	571061	0440	01/10/12	\$557,132	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	571061	0800	05/10/13	\$555,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
11	3	571062	0020	07/09/13	\$482,500	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
11	0	807860	0100	12/12/11	\$339,000	NON-REPRESENTATIVE SALE
11	0	807860	0210	04/28/12	\$355,000	RELOCATION - SALE TO SERVICE
11	0	807860	0520	02/18/11	\$392,000	RELOCATION - SALE TO SERVICE
11	0	856271	0220	11/10/11	\$674,058	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	856271	0450	01/25/13	\$606,000	NON-REPRESENTATIVE SALE
11	0	856271	0670	02/16/11	\$580,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	0	856271	0730	08/03/12	\$649,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856272	0210	03/21/12	\$840,000	RELOCATION - SALE TO SERVICE
11	0	856272	0300	09/26/13	\$1,425,000	RELOCATION - SALE TO SERVICE
11	0	856274	0050	10/31/11	\$649,900	RELOCATION - SALE TO SERVICE
11	0	856274	0160	03/28/12	\$640,000	RELOCATION - SALE TO SERVICE
11	0	856274	0420	08/22/13	\$530,000	NON-REPRESENTATIVE SALE
11	0	856275	0170	06/24/13	\$594,188	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856275	0830	06/19/12	\$620,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856278	0510	09/22/13	\$326,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0520	09/17/13	\$316,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0530	09/27/13	\$354,592	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0540	12/11/13	\$332,500	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0550	09/29/13	\$309,430	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0560	09/29/13	\$316,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0570	09/29/13	\$344,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0580	09/29/13	\$325,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0590	08/21/13	\$405,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0600	08/18/13	\$314,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0610	08/22/13	\$344,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0620	08/16/13	\$314,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0630	09/03/13	\$312,580	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0640	08/13/13	\$307,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0650	08/18/13	\$309,990	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856278	0660	08/15/13	\$395,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0010	11/12/13	\$779,000	RELOCATION - SALE TO SERVICE
11	0	856279	0130	12/18/13	\$724,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0670	09/24/13	\$684,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0680	10/08/13	\$687,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	856279	0850	08/23/13	\$695,292	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0860	10/19/13	\$749,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0900	12/09/13	\$699,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	0	856279	0940	09/09/13	\$554,900	ACTIVE PERMIT BEFORE SALE>25K;%COMPLETE
11	3	941220	0100	12/19/12	\$358,840	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
11	3	941220	0170	02/22/12	\$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	941220	0280	03/30/11	\$82,800	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	941220	0400	12/21/11	\$317,500	RELOCATION - SALE TO SERVICE
11	3	941450	0320	12/28/12	\$346,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	941450	0390	11/21/12	\$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	941450	0490	11/07/12	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	941450	0560	04/12/11	\$397,000	RELOCATION - SALE TO SERVICE
11	3	941450	0580	06/16/12	\$385,000	RELOCATION - SALE TO SERVICE
11	3	941460	0020	10/17/13	\$268,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	2	954520	0370	11/06/12	\$413,847	NON-REPRESENTATIVE SALE
11	2	954520	0500	07/21/11	\$131,468	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
11	1	954526	0360	01/14/11	\$17,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis

Area 065

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	2	132405	9007	08/18/12	\$800,000	164656	Y	N
1	0	192406	9147	09/14/11	\$110,000	64904	N	N
1	0	242405	9176	10/02/13	\$360,000	22750	Y	N
1	3	368590	0050	10/25/12	\$225,000	15185	Y	N
1	13	723750	0850	10/01/12	\$617,500	11644	Y	N
1	0	988800	0030	03/20/13	\$280,000	36750	Y	N
11	9	322406	9025	08/01/12	\$208,000	217800	N	N
11	8	332406	9121	03/16/11	\$100,000	174240	N	N
11	8	342406	9035	08/17/12	\$100,000	42111	Y	N
11	8	342406	9087	07/29/13	\$189,950	37253	N	N
11	3	570620	0120	07/24/13	\$190,000	12167	N	N
11	3	570620	0185	07/25/13	\$190,000	23390	N	N
11	3	571060	0450	04/29/13	\$87,000	9660	N	N
11	0	856279	0570	12/22/11	\$675,000	2926	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 065

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	132405	9165	08/19/13	\$150,000	NO MARKET EXPOSURE;RELATED PARTY, FRIEND OR NEIGHBOR
1	0	242405	9071	01/20/11	\$225,000	SEGREGATION AND/OR MERGER
1	0	252405	9264	03/14/11	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	0	988800	0030	11/26/12	\$366,919	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	2	132405	9140	12/09/11	\$150,000	SEGREGATION AND/OR MERGER
11	3	570620	0400	03/15/13	\$40,000	SEGREGATION AND/OR MERGER; NON REPRESENTATIVE SALE
11	7	342406	9144	11/17/11	\$473,000	SEGREGATION AND/OR MERGER

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:

- Annual Update Model Development and Report Preparation
- Sales Verification
- Appeals Response Preparation / Review

Maui "Minky" Tianson

05/19/14

Appraiser II

Date