

# Executive Summary

## Medina/Clyde Hill/Hunts Point/Yarrow Point - Area 033

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2013

**Number of Improved Sales:** 375

**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
<b>2013 Value</b>	\$1,006,800	\$817,800	\$1,824,600			9.72%
<b>2014 Value</b>	\$1,144,200	\$944,800	\$2,089,000	\$2,234,300	93.6%	9.51%
<b>\$ Change</b>	+\$137,400	+\$127,000	+\$264,400			
<b>% Change</b>	+13.6%	+15.5%	+14.5%			

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 9.51% is an improvement from the previous COD of 9.72%. 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
<b>2013 Value</b>	\$1,084,600	\$778,900	\$1,863,500
<b>2014 Value</b>	\$1,232,700	\$886,300	\$2,119,000
<b>% Change</b>	+13.7%	+13.8%	+13.7%

**Number of one to three unit residences in the population:** 3,052

**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 upland (non-waterfront) parcels located in Sub Area 1 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, upland parcels in Sub Area 1 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



## Area 033- Area Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.



## Area 033 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.68%	2,690	88%

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 Area 1 Upland (Non-Waterfront)	+8.84%	70	362	19%

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

Generally, Sub Area 1 Upland parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: August 1, 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 29 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 +13.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.137, 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 upland (non-waterfront) parcels located in Sub Area 1 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, upland parcels in Sub Area 1 were generally at higher assessment levels 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 375 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (0.8126053 + 0.05103705 * \text{Sub Area 1 Upland})$$

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 mobile homes in this area.

## Results

The resulting assessment level is 0.936. 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 +13.7%. 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) \* 1.145.
- 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) \* 1.145.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

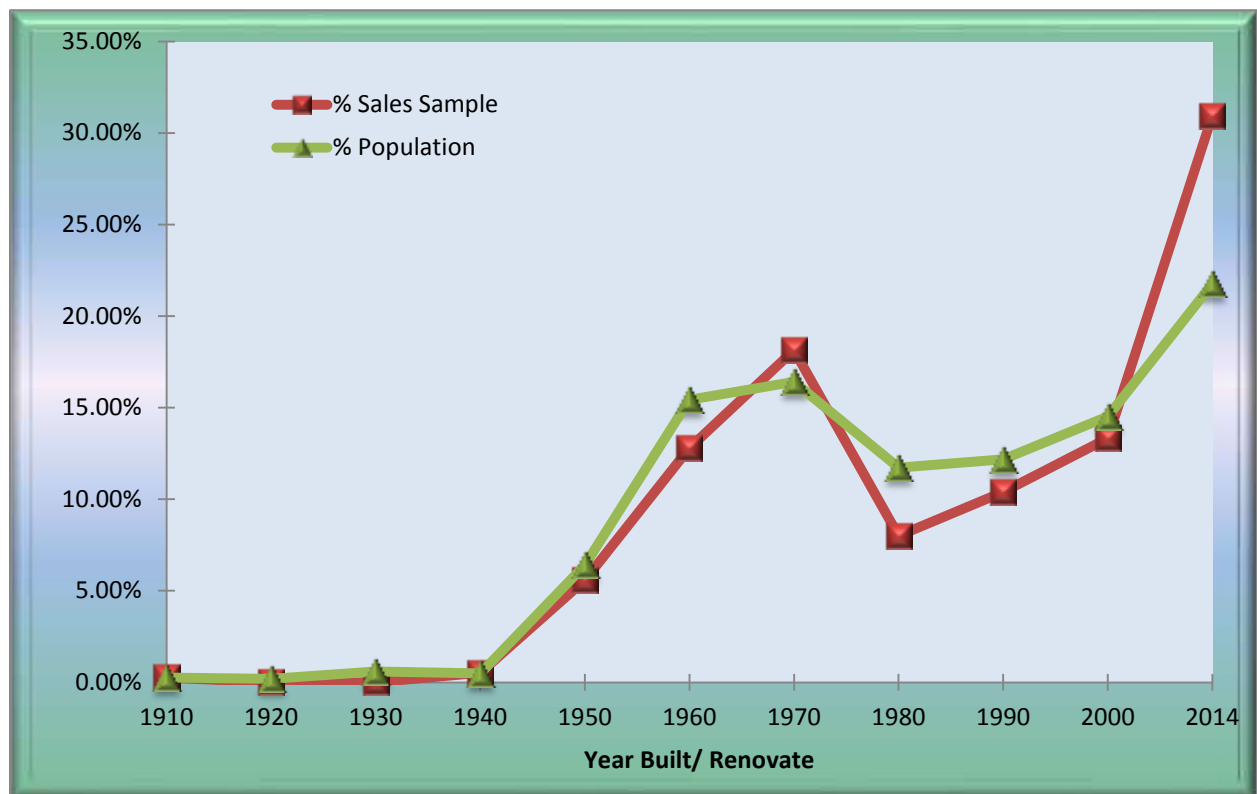
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.27%
1920	0	0.00%
1930	0	0.00%
1940	2	0.53%
1950	21	5.60%
1960	48	12.80%
1970	68	18.13%
1980	30	8.00%
1990	39	10.40%
2000	50	13.33%
2014	116	30.93%
375		

**Population**

Year Built/Ren	Frequency	% Population
1910	8	0.26%
1920	6	0.20%
1930	18	0.59%
1940	15	0.49%
1950	196	6.42%
1960	471	15.43%
1970	501	16.42%
1980	358	11.73%
1990	372	12.19%
2000	443	14.52%
2014	664	21.76%
3,052		



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.

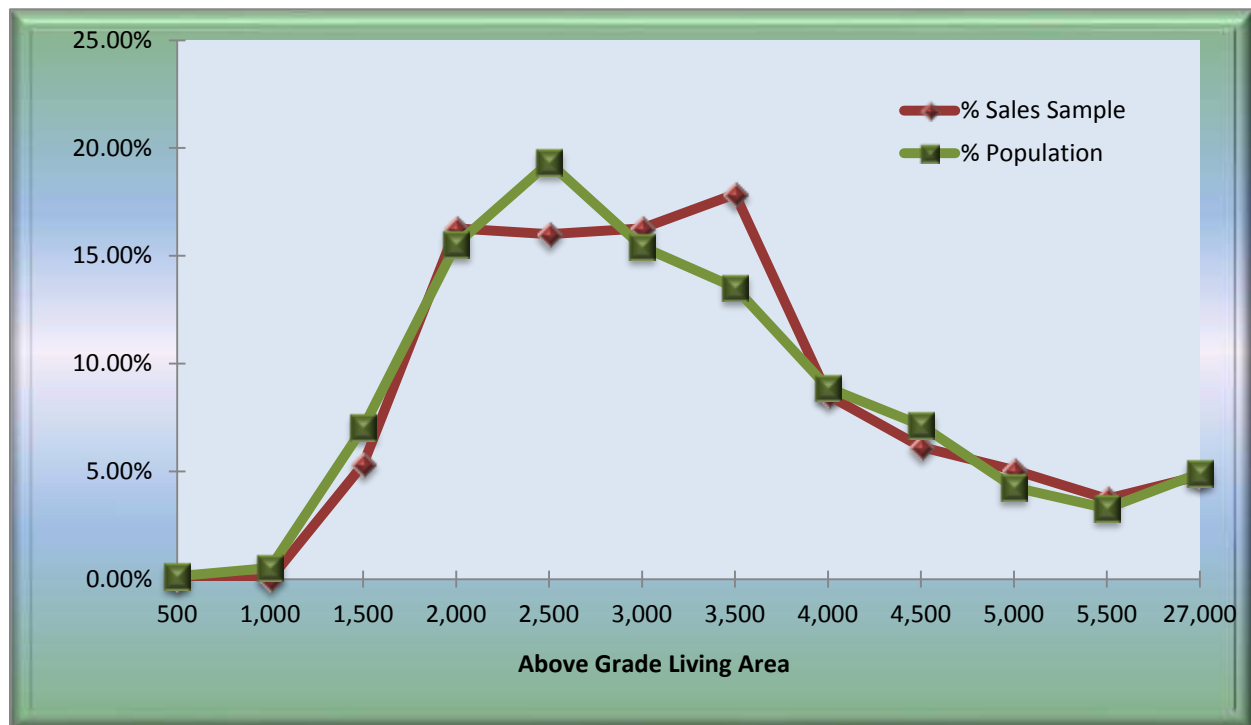
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	0	0.00%
1,500	20	5.33%
2,000	61	16.27%
2,500	60	16.00%
3,000	61	16.27%
3,500	67	17.87%
4,000	32	8.53%
4,500	23	6.13%
5,000	19	5.07%
5,500	14	3.73%
27,000	18	4.80%
375		

**Population**

AGLA	Frequency	% Population
500	4	0.13%
1,000	16	0.52%
1,500	215	7.04%
2,000	474	15.53%
2,500	590	19.33%
3,000	471	15.43%
3,500	413	13.53%
4,000	271	8.88%
4,500	218	7.14%
5,000	130	4.26%
5,500	100	3.28%
27,000	150	4.91%
3,052		



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

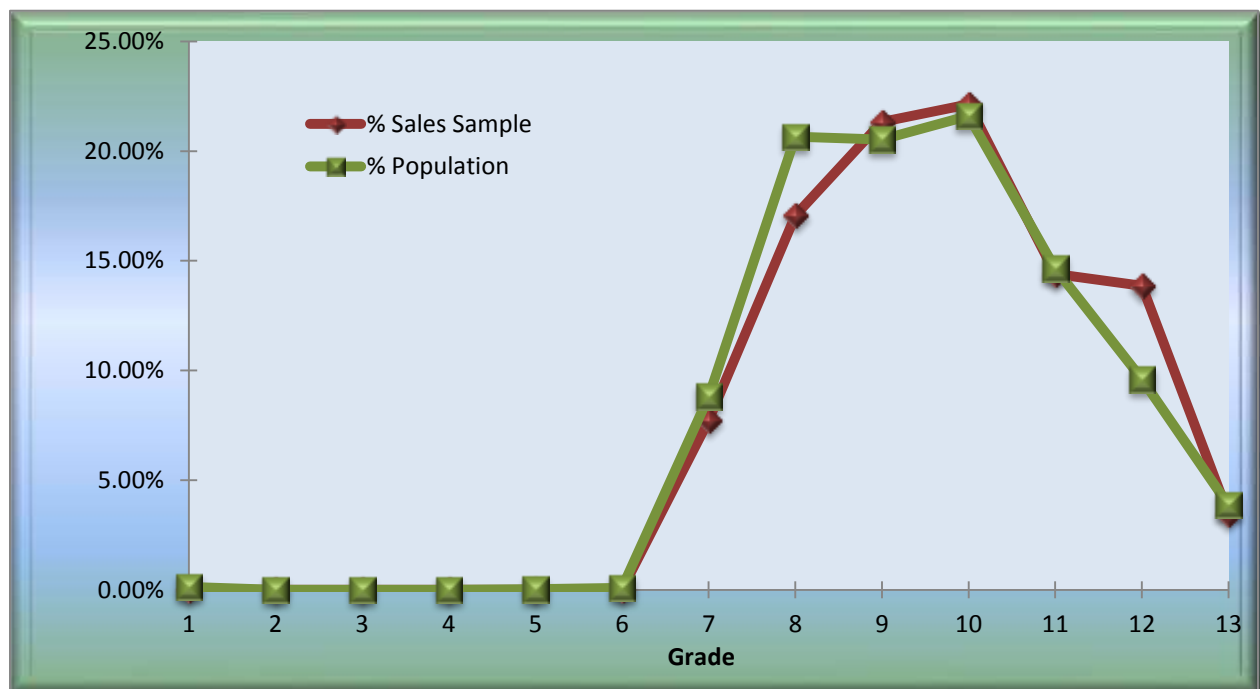
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	29	7.73%
8	64	17.07%
9	80	21.33%
10	83	22.13%
11	54	14.40%
12	52	13.87%
13	13	3.47%
	375	

**Population**

Grade	Frequency	% Population
1	4	0.13%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.03%
6	3	0.10%
7	269	8.82%
8	630	20.66%
9	626	20.52%
10	659	21.61%
11	447	14.66%
12	293	9.61%
13	118	3.87%
	3,050	



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



## Area 033 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.171, resulting in an adjusted value of \$556,000 ( $\$475,000 \times 1.171 = \$556,225$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.409	40.9%
2/1/2011	1.397	39.7%
3/1/2011	1.387	38.7%
4/1/2011	1.375	37.5%
5/1/2011	1.364	36.4%
6/1/2011	1.353	35.3%
7/1/2011	1.341	34.1%
8/1/2011	1.330	33.0%
9/1/2011	1.318	31.8%
10/1/2011	1.307	30.7%
11/1/2011	1.296	29.6%
12/1/2011	1.284	28.4%
1/1/2012	1.273	27.3%
2/1/2012	1.261	26.1%
3/1/2012	1.250	25.0%
4/1/2012	1.239	23.9%
5/1/2012	1.228	22.8%
6/1/2012	1.216	21.6%
7/1/2012	1.205	20.5%
8/1/2012	1.193	19.3%
9/1/2012	1.182	18.2%
10/1/2012	1.171	17.1%
11/1/2012	1.159	15.9%
12/1/2012	1.148	14.8%
1/1/2013	1.136	13.6%
2/1/2013	1.125	12.5%
3/1/2013	1.114	11.4%
4/1/2013	1.103	10.3%
5/1/2013	1.091	9.1%
6/1/2013	1.080	8.0%
7/1/2013	1.069	6.9%
8/1/2013	1.057	5.7%
9/1/2013	1.046	4.6%
10/1/2013	1.034	3.4%
11/1/2013	1.023	2.3%
12/1/2013	1.012	1.2%
1/1/2014	1.000	0.0%

The time adjustment formula for Area **Error! Reference source not found.** is:  $(0.8126053 - 0.0003068016 * \text{SaleDay} + 0.05103705 * \text{SUB1}) / (0.8126053 + 0.05103705 * \text{Sub Area 1 Upland})$

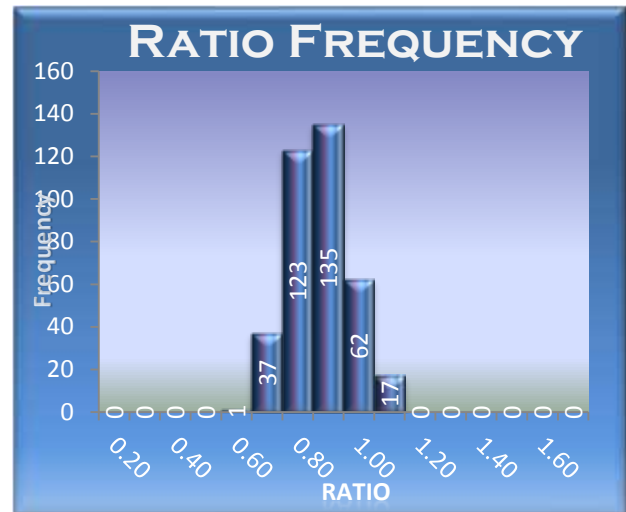
$\text{SaleDay} = \text{SaleDate} - 41640$

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

## Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Medina/Clyde Hill/Hunts</b>	<b>1/1/2013</b>	<b>8/1/2014</b>	<b>1/2011 - 12/2013</b>
<b>Point/Yarrow Point</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 33</b>	<b>JDAR</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	375
<b>Mean Assessed Value</b>	1,824,600
<b>Mean Adj. Sales Price</b>	2,234,300
<b>Standard Deviation AV</b>	1,461,241
<b>Standard Deviation SP</b>	1,753,527
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.822
<b>Median Ratio</b>	0.822
<b>Weighted Mean Ratio</b>	0.817
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.593
<b>Highest ratio:</b>	1.083
<b>Coefficient of Dispersion</b>	9.72%
<b>Standard Deviation</b>	0.097
<b>Coefficient of Variation</b>	11.75%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.806
Upper limit	0.838
<b>95% Confidence: Mean</b>	
Lower limit	0.812
Upper limit	0.832
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3052
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.097
<b>Recommended minimum:</b>	15
<b>Actual sample size:</b>	375
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	189
# ratios above mean:	186
z:	0.155
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

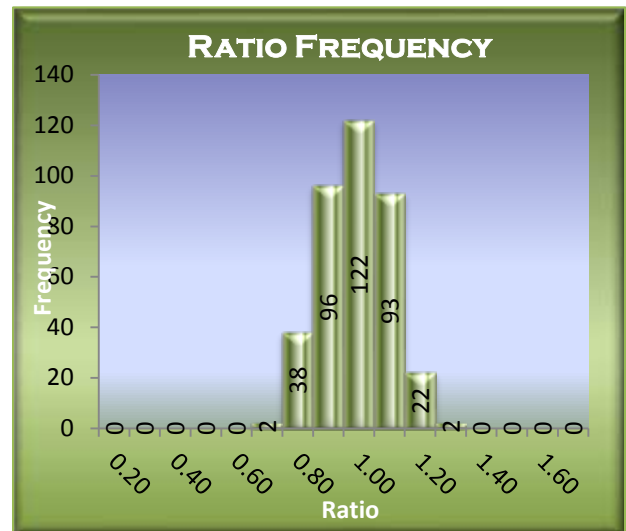
1 to 3 Unit Residences throughout Area 033.

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

## Annual Update Ratio Study Report (After) – 2014 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Medina/Clyde Hill/Hunts</b>	<b>1/1/2014</b>	<b>8/1/2014</b>	<b>1/2011 - 12/2013</b>
<b>Point/Yarrow Point</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 33</b>	<b>JDAR</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	375
<b>Mean Assessed Value</b>	2,089,000
<b>Mean Sales Price</b>	2,234,300
<b>Standard Deviation AV</b>	1,690,353
<b>Standard Deviation SP</b>	1,753,527
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.940
<b>Median Ratio</b>	0.936
<b>Weighted Mean Ratio</b>	0.935
UNIFORMITY	
<b>Lowest ratio</b>	0.686
<b>Highest ratio:</b>	1.209
<b>Coefficient of Dispersion</b>	9.51%
<b>Standard Deviation</b>	0.108
<b>Coefficient of Variation</b>	11.49%
<b>Price Related Differential (PRD)</b>	1.005
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.921
Upper limit	0.956
<b>95% Confidence: Mean</b>	
Lower limit	0.929
Upper limit	0.951
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	3052
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.108
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	375
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	190
# ratios above mean:	185
z:	0.258
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 033

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

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	980870	0604	10/18/12	\$810,000	\$937,000	1,170	7	1953	Good	11,780	N	N	4020 94TH AVE NE
1	0	362504	9040	08/19/13	\$1,390,000	\$1,457,000	1,660	7	1955	Good	15,399	N	N	7757 OVERLAKE DR W
1	0	192505	9143	05/28/13	\$618,000	\$666,000	1,670	7	1952	Good	16,540	N	N	9445 POINTS DR NE
1	0	353790	0175	03/09/12	\$500,000	\$618,000	1,580	8	1952	Good	12,000	N	N	8311 HUNTS POINT CIR
1	0	565350	0030	08/06/12	\$1,210,000	\$1,431,000	1,620	8	1968	Good	15,077	Y	N	9520 NE 42ND PL
1	0	353790	0050	01/25/11	\$710,000	\$980,000	1,700	8	1952	Good	15,600	N	N	3001 HUNTS POINT RD
1	0	980870	0495	12/10/13	\$1,474,550	\$1,486,000	1,740	8	1969	Good	22,236	N	N	4239 95TH AVE NE
1	0	242504	9102	05/15/13	\$2,950,000	\$3,207,000	1,870	8	1958	Good	22,645	Y	Y	3405 EVERGREEN POINT RD
1	0	220740	0040	05/31/11	\$930,000	\$1,243,000	2,220	8	1964	Good	15,570	Y	N	9036 NE 41ST ST
1	0	399990	0035	06/13/11	\$1,450,000	\$1,931,000	2,320	8	1977	VGood	11,885	Y	N	1659 RAMBLING LN
1	0	192505	9088	07/23/13	\$1,010,000	\$1,068,000	2,490	8	1967	VGood	18,977	N	N	9414 NE POINTS DR
1	0	739730	0231	03/07/12	\$1,050,000	\$1,298,000	3,260	8	1968	Good	23,500	N	N	3245 78TH PL NE
1	0	400050	0075	07/27/11	\$2,500,000	\$3,339,000	1,650	9	1950	Avg	10,000	Y	Y	1651 73RD AVE NE
1	0	980810	0116	09/21/12	\$1,200,000	\$1,399,000	1,890	9	1965	Good	15,000	Y	N	4408 92ND AVE NE
1	0	866240	0060	07/18/12	\$1,100,000	\$1,308,000	1,920	9	1961	Avg	14,012	Y	N	9221 NE 37TH PL
1	0	192505	9198	11/05/12	\$1,147,500	\$1,320,000	2,100	9	1961	Good	17,853	N	N	9100 NE 40TH PL
1	0	980870	0747	10/25/13	\$1,310,000	\$1,342,000	2,320	9	1990	Avg	10,218	Y	N	4606 95TH AVE NE
1	0	201870	0141	04/23/12	\$1,172,000	\$1,429,000	2,380	9	1952	VGood	10,960	N	N	8223 OVERLAKE DR W
1	0	980870	0676	07/03/13	\$930,000	\$990,000	2,400	9	1988	Avg	9,359	N	N	4236 94TH AVE NE
1	0	242504	9067	04/20/12	\$1,100,000	\$1,343,000	2,440	9	1931	Good	19,274	Y	N	3243 EVERGREEN POINT RD
1	0	206800	0200	06/25/12	\$1,755,000	\$2,101,000	2,650	9	1964	VGood	15,520	Y	N	8939 NE 36TH ST
1	0	920890	0066	05/02/12	\$1,300,000	\$1,581,000	2,660	9	1966	Good	20,130	N	N	1855 EVERGREEN POINT RD
1	0	739730	0211	06/05/13	\$1,750,000	\$1,881,000	2,860	9	2000	Avg	21,208	N	N	3244 76TH AVE NE
1	0	866240	0050	09/29/13	\$1,335,000	\$1,380,000	2,950	9	1966	Avg	14,350	N	N	9249 NE 37TH PL
1	0	980870	0075	12/12/13	\$1,300,000	\$1,309,000	2,970	9	1982	Good	8,190	N	N	3842 94TH AVE NE
1	0	192505	9055	12/12/11	\$1,963,500	\$2,520,000	3,050	9	1976	Avg	23,002	Y	Y	9009 NE 37TH PL
1	0	739730	0210	07/13/11	\$1,250,000	\$1,651,000	3,720	9	1963	Good	21,190	N	N	3239 78TH PL NE
1	0	192505	9196	05/29/13	\$1,700,000	\$1,831,000	3,750	9	2007	Avg	20,588	N	N	3624 92ND AVE NE
1	0	206800	0140	07/01/13	\$1,360,000	\$1,449,000	1,670	10	1961	Good	15,118	Y	N	8926 NE 36TH ST
1	0	206800	0220	05/28/13	\$1,576,000	\$1,698,000	1,830	10	1987	Avg	15,001	Y	N	9009 NE 36TH ST
1	0	242504	9125	06/06/11	\$1,650,000	\$2,201,000	2,000	10	1969	Good	15,995	Y	N	3655 EVERGREEN POINT RD
1	0	980810	0192	01/18/13	\$1,390,000	\$1,562,000	2,110	10	1987	VGood	20,113	N	N	3916 95TH AVE NE
1	0	383550	0940	07/17/12	\$1,560,000	\$1,855,000	2,350	10	1983	Good	19,748	Y	N	9 92ND AVE NE
1	0	980870	0375	10/12/12	\$1,180,000	\$1,367,000	2,460	10	1984	Good	7,305	N	N	4433 94TH AVE NE
1	0	339500	0060	04/08/13	\$1,350,000	\$1,479,000	2,590	10	1965	Good	15,139	N	N	9024 NE 37TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	194230	0010	06/22/12	\$1,495,000	\$1,791,000	2,760	10	1990	Good	25,000	N	N	1249 EVERGREEN POINT RD
1	0	247270	0075	06/20/12	\$2,112,000	\$2,559,000	2,850	10	1965	VGood	17,261	Y	Y	3072 80TH AVE NE
1	0	739730	0115	06/14/13	\$1,678,000	\$1,798,000	2,890	10	1982	Avg	20,000	Y	N	3254 78TH PL NE
1	0	353690	0070	03/17/11	\$1,600,000	\$2,180,000	2,940	10	1979	Good	22,170	N	N	8581 HUNTS POINT LN
1	0	220740	0020	05/20/13	\$1,900,000	\$2,053,000	3,090	10	1966	VGood	15,001	N	N	9060 NE 41ST ST
1	0	362504	9095	03/11/13	\$4,900,000	\$5,448,000	3,120	10	1966	Good	30,826	Y	Y	7747 OVERLAKE DR W
1	0	980810	0190	03/23/11	\$950,000	\$1,293,000	3,160	10	1984	Avg	25,017	N	N	3926 95TH AVE NE
1	0	242504	9238	02/21/12	\$3,000,000	\$3,770,000	3,180	10	1969	Good	15,400	Y	Y	3615 EVERGREEN POINT RD
1	0	383550	0930	10/17/12	\$3,660,000	\$4,269,000	3,190	10	2004	Avg	12,776	Y	Y	5 92ND AVE NE
1	0	980870	0760	07/29/11	\$1,375,000	\$1,808,000	3,540	10	1999	Avg	12,089	N	N	4440 95TH AVE NE
1	0	192505	9201	05/23/12	\$2,075,000	\$2,508,000	3,670	10	2010	Avg	15,652	N	N	3610 92ND AVE NE
1	0	242504	9256	03/02/12	\$1,485,000	\$1,838,000	3,800	10	1978	Avg	28,314	Y	N	3245 EVERGREEN POINT RD
1	0	980870	0810	03/07/13	\$2,608,000	\$2,903,000	4,450	10	1980	Avg	39,199	Y	Y	4234 95TH AVE NE
1	0	192505	9163	08/09/12	\$1,745,000	\$2,061,000	4,560	10	2012	Avg	11,250	N	N	3436 92ND AVE NE
1	0	980870	0771	05/30/12	\$1,870,000	\$2,256,000	4,670	10	2011	Avg	12,038	Y	N	4434 95TH AVE NE
1	0	980870	0035	09/25/12	\$1,675,000	\$1,950,000	4,890	10	1996	Avg	21,163	N	N	3835 95TH AVE NE
1	0	192505	9079	08/15/13	\$5,150,000	\$5,420,000	6,120	10	1996	Avg	29,453	Y	Y	9005 NE 37TH PL
1	0	206800	0250	11/16/12	\$1,719,000	\$1,970,000	2,530	11	2001	Avg	15,001	N	N	9105 NE 36TH ST
1	0	362504	9098	10/17/13	\$1,925,000	\$1,977,000	2,560	11	1965	Good	30,186	Y	N	7739 OVERLAKE DR W
1	0	980870	0200	06/13/12	\$2,050,000	\$2,463,000	2,790	11	2004	Avg	16,019	Y	N	9229 NE 40TH ST
1	0	242504	9184	04/27/12	\$1,660,000	\$2,022,000	2,970	11	2008	Avg	6,098	Y	N	3461 EVERGREEN POINT RD
1	0	920890	0050	03/08/12	\$1,677,000	\$2,073,000	3,010	11	1985	Good	20,060	N	N	2021 EVERGREEN POINT RD
1	0	353490	0300	10/26/12	\$6,900,000	\$8,025,000	3,190	11	1949	VGood	39,470	Y	Y	4308 HUNTS POINT RD
1	0	201870	0105	05/25/12	\$1,925,000	\$2,326,000	3,285	11	2012	Avg	9,265	N	N	8117 OVERLAKE DR E
1	0	182505	9007	05/31/11	\$1,420,000	\$1,897,000	3,380	11	2000	Avg	15,002	N	N	9111 NE 42ND ST
1	0	920890	0011	04/25/12	\$1,720,000	\$2,096,000	3,430	11	1983	Good	20,043	N	N	2301 EVERGREEN POINT RD
1	0	192505	9243	08/01/11	\$1,220,000	\$1,603,000	3,910	11	1999	Good	18,526	N	N	9243 POINTS DR NE
1	0	353790	0010	07/18/13	\$2,545,000	\$2,696,000	4,010	11	2005	Avg	14,130	N	N	3133 HUNTS POINT RD
1	0	675620	0010	11/09/11	\$2,200,000	\$2,813,000	4,300	11	2001	Avg	18,760	Y	N	4631 92ND AVE NE
1	0	980810	0080	11/12/12	\$17,500,000	\$20,242,000	4,590	11	1900	VGood	146,789	Y	Y	4664 95TH AVE NE
1	0	192505	9157	10/10/13	\$2,548,000	\$2,623,000	4,840	11	2012	Avg	10,948	N	N	3798 94TH AVE NE
1	0	242504	9202	05/31/11	\$3,575,000	\$4,852,000	5,050	11	2001	Avg	32,686	Y	Y	7944 NE 32ND ST
1	0	192505	9275	09/27/11	\$2,025,000	\$2,620,000	5,390	11	2009	Avg	19,966	N	N	9298 NE POINTS DR
1	0	192505	9044	09/13/11	\$2,300,000	\$2,987,000	6,190	11	2009	Avg	19,583	N	N	9288 NE POINTS DR
1	0	201870	0211	03/31/11	\$5,397,615	\$7,450,000	7,700	11	1983	Good	80,150	Y	Y	321 82ND AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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	0	206800	0180	12/21/12	\$6,725,000	\$7,680,000	3,280	12	2006	Avg	16,087	Y	Y	8907 NE 36TH ST
1	0	739730	0170	01/02/13	\$3,300,000	\$3,727,000	3,350	12	2000	Good	28,078	Y	N	3220 78TH PL NE
1	0	192505	9224	10/24/13	\$1,630,000	\$1,670,000	3,460	12	1999	Avg	17,400	N	N	9228 NE POINTS DR
1	0	242504	9081	08/23/11	\$1,872,000	\$2,445,000	3,620	12	1989	Avg	23,028	Y	N	2609 EVERGREEN POINT RD
1	0	980870	1076	04/11/12	\$1,483,000	\$1,815,000	3,820	12	1992	Avg	15,002	N	N	4235 91ST AVE NE
1	0	353490	0015	06/13/12	\$3,900,000	\$4,735,000	4,020	12	2001	Avg	26,792	Y	Y	3236 HUNTS POINT RD
1	0	565350	0010	04/30/12	\$2,185,000	\$2,659,000	4,280	12	1999	Avg	15,366	N	N	4200 95TH AVE NE
1	0	980870	0746	07/11/12	\$4,100,000	\$4,934,000	4,670	12	1996	Avg	15,100	Y	Y	4620 95TH AVE NE
1	0	192505	9254	08/01/11	\$1,825,000	\$2,398,000	4,960	12	2007	Avg	16,481	N	N	8910 NE 33RD ST
1	0	242504	9225	03/14/11	\$4,500,000	\$6,240,000	5,210	12	1987	Avg	27,364	Y	Y	3645 EVERGREEN POINT RD
1	0	399990	0075	12/04/13	\$3,080,000	\$3,111,000	5,240	12	1990	Avg	26,540	N	N	1641 EVERGREEN POINT RD
1	0	192505	9272	02/16/12	\$1,800,000	\$2,238,000	5,370	12	2007	Avg	16,017	N	N	8928 NE 33RD ST
1	0	192505	9274	04/04/12	\$1,705,000	\$2,091,000	5,490	12	2007	Avg	19,744	N	N	8911 NE 33RD ST
1	0	353490	0140	12/14/12	\$5,500,000	\$6,295,000	5,510	12	1988	Avg	47,173	Y	Y	3622 HUNTS POINT RD
1	0	926960	0020	06/09/11	\$3,175,000	\$4,232,000	5,510	12	2005	Avg	20,482	Y	N	2795 EVERGREEN POINT RD
1	0	353490	0495	09/06/13	\$8,300,000	\$8,667,000	5,640	12	1975	Good	63,337	Y	Y	3445 HUNTS POINT RD
1	0	353490	0215	06/19/12	\$6,495,000	\$7,871,000	5,910	12	1987	Avg	68,643	Y	Y	4024 HUNTS POINT RD
1	0	194230	0030	09/24/13	\$3,475,000	\$3,597,000	6,025	12	2000	Avg	25,000	N	N	1251 EVERGREEN POINT RD
1	0	220740	0010	05/10/12	\$2,775,000	\$3,367,000	3,500	13	2005	Avg	15,013	Y	N	9072 NE 41ST ST
1	0	249810	0070	06/13/12	\$5,404,000	\$6,561,000	3,600	13	1999	Avg	29,814	Y	Y	9449 NE LAKE WASHINGTON
1	0	242504	9186	10/02/13	\$2,965,450	\$3,061,000	4,740	13	1997	Avg	19,166	Y	N	3421 EVERGREEN POINT RD
1	0	226030	0040	03/31/11	\$6,433,000	\$8,879,000	4,860	13	2006	Avg	31,700	Y	Y	1465 EVERGREEN POINT RD
1	0	242504	9062	08/26/13	\$7,250,000	\$7,600,000	4,990	13	2003	Avg	27,418	Y	Y	3329 EVERGREEN POINT RD
1	0	438920	0945	04/12/11	\$7,030,000	\$9,671,000	6,480	13	2003	Avg	39,213	Y	Y	9627 LAKE WASHINGTON BLVD
1	0	920890	0051	10/25/12	\$11,300,000	\$13,147,000	9,080	13	2007	Avg	63,048	Y	Y	2033 EVERGREEN POINT RD
5	0	302530	0205	05/28/13	\$825,000	\$893,000	1,050	7	1951	Good	8,313	Y	N	7858 NE 14TH ST
5	0	896480	0700	11/01/12	\$880,000	\$1,022,000	1,130	7	1948	Good	11,788	N	N	1022 SUNSET WAY
5	0	326230	0030	03/25/11	\$555,000	\$767,000	1,160	7	1950	Avg	8,120	N	N	2626 EVERGREEN POINT RD
5	0	165150	0070	02/01/11	\$535,000	\$750,000	1,180	7	1951	Good	7,800	N	N	3023 92ND PL NE
5	0	438920	1057	02/13/13	\$614,000	\$689,000	1,180	7	1951	Good	8,467	N	N	730 95TH AVE NE
5	0	438920	0946	04/08/13	\$895,000	\$986,000	1,200	7	1948	Good	21,321	N	N	9705 NE 1ST ST
5	0	542570	0052	05/20/13	\$1,000,000	\$1,085,000	1,230	7	1963	Good	15,388	N	N	2610 82ND AVE NE
5	0	383550	2285	01/27/11	\$650,000	\$913,000	1,260	7	1954	Avg	9,900	Y	N	515 OVERLAKE DR E
5	0	165350	0005	01/28/13	\$779,000	\$878,000	1,280	7	1953	Good	12,209	N	N	9140 NE 21ST ST
5	0	542570	0160	04/18/12	\$690,000	\$852,000	1,320	7	1967	VGood	9,382	N	N	8049 NE 28TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	326230	1500	07/26/11	\$727,000	\$971,000	1,390	7	1971	Good	10,826	N	N	2447 80TH AVE NE
5	0	758370	0070	02/04/13	\$725,693	\$816,000	1,480	7	1946	Avg	12,669	N	N	825 92ND AVE NE
5	0	155210	0040	04/24/13	\$924,000	\$1,012,000	1,490	7	1953	Avg	10,505	Y	N	1325 98TH AVE NE
5	0	165350	0055	04/19/11	\$695,000	\$954,000	1,510	7	1956	Avg	12,239	N	N	9105 NE 21ST ST
5	0	758370	0005	10/09/13	\$567,500	\$585,000	1,620	7	1946	Fair	12,794	N	N	8909 NE 10TH ST
5	0	302530	0170	06/03/13	\$1,185,000	\$1,280,000	1,640	7	2004	Avg	19,852	Y	N	7657 NE 14TH ST
5	0	383550	0025	01/04/11	\$645,000	\$911,000	1,640	7	1962	Avg	10,080	N	N	1040 91ST AVE NE
5	0	542630	0040	09/15/11	\$580,000	\$764,000	1,650	7	1954	Good	10,155	N	N	2420 80TH AVE NE
5	0	326230	1095	12/26/13	\$900,000	\$902,000	1,700	7	1955	Good	8,119	N	N	2235 79TH AVE NE
5	0	326230	0745	07/18/11	\$700,000	\$937,000	1,730	7	1974	Fair	16,020	N	N	2603 78TH AVE NE
5	0	252504	9148	05/28/13	\$1,050,000	\$1,136,000	1,760	7	1932	Good	20,412	N	N	7635 NE 12TH ST
5	0	302505	9102	04/04/12	\$799,000	\$991,000	1,790	7	1952	Good	21,510	N	N	2212 92ND AVE NE
5	0	438920	1201	05/29/12	\$673,500	\$821,000	1,830	7	1949	Good	8,316	N	N	9220 NE 5TH ST
5	0	896480	0997	09/12/11	\$688,000	\$907,000	1,850	7	1950	Good	11,068	N	N	9645 EVERGREEN DR
5	0	383550	2535	10/23/12	\$1,047,500	\$1,220,000	1,870	7	1948	Avg	15,180	Y	N	8733 NE 4TH ST
5	0	155210	0080	09/06/12	\$860,000	\$1,017,000	1,950	7	1953	Good	11,184	Y	N	9719 NE 13TH ST
5	0	247270	0115	05/25/11	\$484,714	\$659,000	1,040	8	1981	Avg	12,084	N	N	8014 NE 28TH ST
5	0	546130	0030	04/24/13	\$1,487,500	\$1,629,000	1,060	8	1956	Avg	17,998	Y	N	9115 NE 19TH ST
5	0	896480	0920	06/06/13	\$1,200,000	\$1,295,000	1,240	8	1952	VGood	18,452	N	N	901 SUNSET WAY
5	0	542570	0050	07/19/12	\$895,000	\$1,074,000	1,250	8	1963	Good	15,625	N	N	2618 82ND AVE NE
5	0	332350	0015	08/26/13	\$1,075,000	\$1,127,000	1,400	8	1959	Avg	22,284	N	N	1035 89TH AVE NE
5	0	252504	9231	03/30/11	\$1,042,500	\$1,439,000	1,430	8	1966	Good	13,815	N	N	820 80TH AVE NE
5	0	542470	0230	03/04/13	\$1,645,000	\$1,833,000	1,520	8	1987	Avg	16,621	Y	N	8405 NE 7TH ST
5	0	542570	0240	11/18/12	\$850,000	\$981,000	1,530	8	1953	Good	13,370	N	N	8021 NE 27TH ST
5	0	438920	1247	06/06/12	\$815,000	\$992,000	1,550	8	1948	Avg	11,700	N	N	9232 NE 1ST ST
5	0	438920	0820	04/30/13	\$1,220,000	\$1,333,000	1,560	8	1993	Avg	12,730	Y	N	9521 NE 1ST ST
5	0	249810	0005	09/05/12	\$1,200,000	\$1,419,000	1,580	8	1957	Avg	11,984	Y	N	9515 NE 1ST ST
5	0	542570	0215	09/19/12	\$925,000	\$1,089,000	1,580	8	1963	Avg	16,505	N	N	2635 82ND AVE NE
5	0	896480	0795	11/23/13	\$1,205,000	\$1,223,000	1,580	8	1950	Good	12,000	Y	N	1011 EVERGREEN DR
5	0	896480	0295	03/14/13	\$1,300,000	\$1,444,000	1,590	8	1953	Avg	15,919	Y	N	9867 VINEYARD CREST
5	0	438920	0835	09/17/12	\$780,000	\$919,000	1,600	8	1950	Avg	12,740	N	N	9526 NE LAKE WASHINGTON
5	0	896480	0335	07/11/12	\$1,000,000	\$1,204,000	1,650	8	1953	Good	13,347	N	N	1014 BELFAIR RD
5	0	155210	0090	07/12/12	\$1,200,000	\$1,444,000	1,720	8	1953	Avg	12,582	Y	N	9803 NE 13TH ST
5	0	896480	0355	05/14/13	\$1,175,000	\$1,278,000	1,740	8	1950	Good	11,065	N	N	1031 BELFAIR RD
5	0	896480	0355	05/17/12	\$1,080,000	\$1,322,000	1,740	8	1950	Good	11,065	N	N	1031 BELFAIR RD



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	896480	0215	02/10/13	\$1,200,000	\$1,347,000	1,740	8	1951	Good	23,123	Y	N	9670 NE 12TH ST
5	0	362504	9059	03/11/13	\$1,350,000	\$1,501,000	1,750	8	2007	Avg	16,212	N	N	631 84TH AVE NE
5	0	362504	9059	05/12/11	\$1,250,398	\$1,706,000	1,750	8	2007	Avg	16,212	N	N	631 84TH AVE NE
5	0	896480	0115	04/12/13	\$1,050,000	\$1,155,000	1,760	8	1951	Good	10,689	Y	N	9640 VINEYARD CREST
5	0	302505	9098	04/11/12	\$1,100,000	\$1,362,000	1,780	8	1965	VGood	26,400	N	N	9221 NE 24TH ST
5	0	896480	0865	12/13/12	\$1,267,000	\$1,451,000	1,800	8	1953	Avg	12,240	Y	N	9338 VINEYARD CREST
5	0	054010	0170	04/12/11	\$630,000	\$867,000	1,840	8	1977	Avg	24,297	N	N	8806 NE POINTS DR
5	0	644730	0242	05/18/12	\$1,450,000	\$1,775,000	1,910	8	1999	Avg	11,289	Y	N	8605 NE 5TH ST
5	0	896480	0940	01/25/12	\$780,000	\$988,000	1,918	8	1949	Good	10,711	N	N	9327 SUNSET WAY
5	0	201870	0170	12/29/12	\$1,165,000	\$1,327,000	1,990	8	1947	Good	15,606	N	N	8300 OVERLAKE DR W
5	0	105100	0030	04/08/13	\$1,375,000	\$1,514,000	2,000	8	1968	Good	20,053	N	N	9528 NE 32ND ST
5	0	438920	0505	08/08/11	\$770,000	\$1,025,000	2,000	8	1947	VGood	9,775	Y	N	9830 NE LAKE WASHINGTON
5	0	362504	9108	08/27/13	\$1,380,000	\$1,446,000	2,040	8	1979	Avg	16,034	N	N	7742 OVERLAKE DR W
5	0	542570	0125	11/10/11	\$765,000	\$991,000	2,050	8	1981	Good	8,339	N	N	2646 80TH AVE NE
5	0	808490	0070	08/28/13	\$1,305,000	\$1,367,000	2,050	8	1967	Good	17,442	Y	N	9201 NE 26TH ST
5	0	252504	9195	04/20/11	\$725,000	\$995,000	2,100	8	1992	Good	9,338	N	N	1049 84TH AVE NE
5	0	896480	0380	03/08/12	\$1,265,000	\$1,582,000	2,160	8	1955	Avg	10,758	Y	N	9832 BELFAIR LN
5	0	332350	0035	07/09/13	\$1,050,000	\$1,120,000	2,180	8	1954	Avg	16,654	N	N	8712 NE 11TH ST
5	0	165150	0010	05/18/11	\$649,995	\$885,000	2,230	8	1992	Avg	10,200	N	N	3023 92ND AVE NE
5	0	221050	0200	08/22/11	\$1,127,500	\$1,495,000	2,230	8	2000	Good	19,272	N	N	1020 LAKE WASHINGTON BLVD
5	0	180200	0010	11/11/13	\$1,200,000	\$1,223,000	2,260	8	1966	Avg	20,213	N	N	2261 95TH AVE NE
5	0	249810	0035	10/10/13	\$1,150,000	\$1,186,000	2,280	8	1988	Good	11,985	N	N	9440 NE LAKE WASHINGTON
5	0	054010	0060	05/30/13	\$825,000	\$892,000	2,340	8	1953	Good	10,800	N	N	9056 NE POINTS DR
5	0	192505	9199	12/17/13	\$1,067,000	\$1,073,000	2,340	8	1970	Good	12,920	N	N	9401 NE 32ND ST
5	0	896480	0055	09/02/11	\$1,325,000	\$1,751,000	2,370	8	1989	Avg	14,347	Y	N	9622 HILLTOP RD
5	0	326230	1515	11/19/13	\$980,000	\$996,000	2,400	8	1964	Good	16,240	N	N	2650 79TH AVE NE
5	0	252504	9247	05/29/13	\$1,175,000	\$1,271,000	2,410	8	1976	Avg	17,904	N	N	850 80TH AVE NE
5	0	326230	0580	05/29/12	\$1,800,000	\$2,196,000	2,460	8	1965	VGood	32,485	N	N	2231 78TH AVE NE
5	0	931560	0090	05/24/12	\$975,000	\$1,191,000	2,490	8	1968	VGood	20,484	N	N	8411 NE 21ST PL
5	0	438920	0721	07/03/13	\$1,370,000	\$1,464,000	2,650	8	2005	Avg	8,570	N	N	709 99TH AVE NE
5	0	252504	9144	03/18/13	\$1,130,000	\$1,253,000	2,660	8	1972	Good	24,927	N	N	7720 NE 8TH ST
5	0	326230	0705	05/26/11	\$857,500	\$1,165,000	2,680	8	1982	Good	12,181	N	N	7701 NE 28TH ST
5	0	896480	0515	12/30/13	\$1,565,000	\$1,566,000	2,680	8	1949	Good	16,386	Y	N	9812 BELFAIR RD
5	0	252504	9230	02/22/13	\$1,390,000	\$1,554,000	2,980	8	1966	VGood	13,816	N	N	830 80TH AVE NE
5	0	302530	0242	06/24/13	\$1,501,000	\$1,609,000	3,030	8	1967	VGood	19,827	N	N	7814 NE 14TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	201870	0115	03/02/11	\$980,000	\$1,363,000	3,250	8	1995	Avg	19,695	N	N	8222 OVERLAKE DR W
5	0	932380	0045	03/25/13	\$1,500,000	\$1,660,000	1,570	9	1958	Good	13,799	Y	N	1615 90TH AVE NE
5	0	546130	0260	06/14/13	\$1,275,000	\$1,372,000	1,620	9	1958	Good	18,898	Y	N	9026 NE 19TH ST
5	0	302530	0207	07/26/13	\$1,325,000	\$1,405,000	1,640	9	2006	Avg	9,903	Y	N	1427 80TH AVE NE
5	0	165180	0380	10/29/12	\$1,000,000	\$1,162,000	1,670	9	1967	Good	20,828	N	N	1409 88TH AVE NE
5	0	808490	0095	06/20/11	\$1,016,000	\$1,371,000	1,670	9	1966	Good	16,200	Y	N	9246 NE 25TH ST
5	0	896480	0635	10/17/13	\$2,000,000	\$2,057,000	1,780	9	2000	Avg	13,356	Y	N	9421 VINEYARD CREST
5	0	929090	0220	01/16/12	\$859,000	\$1,091,000	1,830	9	1974	Avg	20,230	N	N	8610 NE 20TH ST
5	0	439560	0030	05/14/12	\$780,000	\$956,000	1,880	9	1974	Good	1,903	N	N	119 98TH AVE NE
5	0	302530	0200	05/07/12	\$890,000	\$1,093,000	2,010	9	1968	Good	19,864	N	N	7829 NE 14TH ST
5	0	247000	0180	11/29/12	\$1,600,000	\$1,840,000	2,030	9	1962	Avg	31,082	N	N	1686 77TH AVE NE
5	0	932380	0115	06/06/13	\$2,030,000	\$2,190,000	2,050	9	1963	VGood	12,173	Y	N	9029 NE 16TH ST
5	0	808490	0165	07/12/12	\$1,200,000	\$1,444,000	2,070	9	1964	Good	16,200	Y	N	9235 NE 25TH ST
5	0	025150	0260	01/03/12	\$1,365,000	\$1,741,000	2,090	9	2005	Avg	20,185	N	N	2845 93RD AVE NE
5	0	165180	0430	06/04/13	\$1,550,000	\$1,673,000	2,110	9	1992	Avg	20,100	Y	N	1461 88TH AVE NE
5	0	094280	0035	04/08/13	\$1,333,750	\$1,469,000	2,120	9	1976	Good	20,660	N	N	1918 94TH AVE NE
5	0	932030	0070	02/27/13	\$1,225,000	\$1,367,000	2,130	9	1965	Good	18,485	Y	N	8628 NE 17TH PL
5	0	302530	0280	08/23/11	\$950,000	\$1,259,000	2,140	9	1991	Good	10,206	N	N	7622 NE 14TH ST
5	0	201870	0125	02/25/13	\$1,550,000	\$1,731,000	2,220	9	1983	Good	10,812	Y	N	417 84TH AVE NE
5	0	896480	0045	06/12/12	\$1,170,000	\$1,421,000	2,300	9	1951	VGood	12,115	Y	N	9642 HILLTOP RD
5	0	932020	0050	03/23/11	\$900,000	\$1,245,000	2,310	9	1964	Good	25,697	N	N	8610 NE 17TH ST
5	0	165250	0030	11/02/12	\$1,210,000	\$1,404,000	2,320	9	1964	Good	20,500	N	N	2634 90TH AVE NE
5	0	165200	0060	10/04/12	\$1,900,000	\$2,226,000	2,330	9	1961	Good	20,085	Y	N	1736 89TH PL NE
5	0	931560	0040	03/30/12	\$1,175,000	\$1,460,000	2,380	9	1963	VGood	20,772	N	N	2001 86TH AVE NE
5	0	094280	0041	06/11/13	\$1,400,000	\$1,508,000	2,400	9	1969	Good	20,660	N	N	1902 94TH AVE NE
5	0	302505	9138	08/29/13	\$1,295,000	\$1,356,000	2,400	9	1953	Avg	12,327	N	N	9010 NE 20TH ST
5	0	932380	0060	03/22/11	\$1,100,000	\$1,522,000	2,400	9	1960	Good	10,801	Y	N	1713 91ST AVE NE
5	0	896480	0150	03/27/12	\$1,550,000	\$1,927,000	2,430	9	2005	Avg	11,689	Y	N	9424 VINEYARD CREST
5	0	254070	0242	11/15/11	\$1,049,950	\$1,358,000	2,450	9	2007	Avg	9,600	N	N	1028 84TH AVE NE
5	0	896480	0945	08/06/13	\$1,675,000	\$1,769,000	2,450	9	2007	Avg	10,918	N	N	9335 SUNSET WAY
5	0	955740	0010	02/09/11	\$786,000	\$1,100,000	2,450	9	1997	Avg	20,261	N	N	2722 86TH AVE NE
5	0	932380	0090	08/26/13	\$1,450,000	\$1,520,000	2,500	9	1957	Good	17,701	Y	N	9121 NE 17TH ST
5	0	207900	0020	08/15/11	\$650,000	\$864,000	2,520	9	1978	Avg	21,074	N	N	3234 95TH PL NE
5	0	326230	0970	11/01/11	\$1,080,000	\$1,403,000	2,520	9	1979	VGood	8,120	N	N	2407 79TH AVE NE
5	0	932030	0040	11/09/11	\$1,215,000	\$1,575,000	2,540	9	1967	VGood	19,056	Y	N	8644 NE 17TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	542680	0060	10/18/13	\$1,025,000	\$1,054,000	2,550	9	1974	Good	5,287	N	N	1260 80TH PL NE
5	0	546130	0270	12/10/13	\$1,680,000	\$1,694,000	2,550	9	1959	Good	20,436	Y	N	9032 NE 19TH ST
5	0	932020	0110	08/28/13	\$1,255,000	\$1,315,000	2,560	9	1964	Avg	18,006	N	N	1615 85TH AVE NE
5	0	025150	0200	07/03/13	\$1,040,000	\$1,111,000	2,580	9	1967	Good	18,769	N	N	3021 93RD PL NE
5	0	542710	0170	09/26/11	\$700,000	\$919,000	2,600	9	1985	Avg	17,014	N	N	2522 MEDINA CIR
5	0	932380	0095	06/28/11	\$975,000	\$1,313,000	2,610	9	1957	Good	15,497	N	N	9121 NE 16TH ST
5	0	255900	0060	06/12/13	\$1,550,000	\$1,669,000	2,640	9	1962	Good	20,237	Y	N	2310 91ST PL NE
5	0	438920	1225	06/13/13	\$1,235,000	\$1,329,000	2,680	9	1952	Good	9,490	N	N	9206 NE 1ST ST
5	0	542680	0050	04/30/13	\$1,140,000	\$1,246,000	2,680	9	1974	Good	5,291	N	N	1250 80TH PL NE
5	0	062690	0010	11/22/13	\$1,330,000	\$1,350,000	2,700	9	1958	Good	11,232	N	N	932 87TH AVE NE
5	0	256630	0120	12/26/12	\$1,240,000	\$1,414,000	2,780	9	1954	VGood	15,054	N	N	9420 NE 17TH ST
5	0	896480	0145	07/09/13	\$1,700,000	\$1,813,000	2,790	9	1952	VGood	11,588	Y	N	9428 VINEYARD CREST
5	0	542710	0010	03/28/11	\$840,088	\$1,160,000	2,840	9	1979	Avg	14,939	N	N	2544 MEDINA CIR
5	0	192505	9262	07/06/11	\$750,000	\$1,008,000	2,880	9	2007	Avg	24,402	N	N	9015 NE 32ND PL
5	0	192505	9104	05/17/13	\$1,139,000	\$1,237,000	2,900	9	1982	Good	15,234	N	N	3037 92ND AVE NE
5	0	221050	0052	06/28/12	\$1,325,000	\$1,601,000	2,920	9	2007	Avg	11,130	N	N	958 87TH AVE NE
5	0	362504	9041	04/22/13	\$1,420,000	\$1,556,000	2,990	9	1995	VGood	10,000	N	N	7614 OVERLAKE DR W
5	0	062690	0051	05/02/13	\$1,356,000	\$1,481,000	3,140	9	1955	Good	17,030	N	N	911 87TH AVE NE
5	0	896480	0035	07/26/13	\$1,940,000	\$2,056,000	3,210	9	1995	Avg	16,060	Y	N	9671 HILLTOP RD
5	0	221050	0050	11/18/13	\$1,320,000	\$1,342,000	3,250	9	1951	Good	20,049	N	N	8623 NE 10TH ST
5	0	438920	1187	04/12/13	\$1,300,000	\$1,430,000	3,250	9	2012	Avg	7,513	N	N	520 94TH AVE NE
5	0	252504	9192	04/19/11	\$1,050,000	\$1,442,000	3,280	9	2001	Avg	11,345	N	N	1033 84TH AVE NE
5	0	410710	0261	06/18/13	\$1,480,000	\$1,590,000	3,280	9	1999	Avg	10,125	N	N	9711 NE 14TH ST
5	0	165180	0100	10/24/13	\$1,506,500	\$1,546,000	3,300	9	1966	VGood	21,120	N	N	1501 86TH AVE NE
5	0	808490	0005	08/04/11	\$1,222,000	\$1,628,000	3,510	9	2001	Avg	16,614	N	N	9525 NE 26TH ST
5	0	326230	0480	08/22/13	\$1,500,000	\$1,575,000	3,560	9	2007	Avg	8,118	N	N	2033 78TH AVE NE
5	0	410710	0182	12/29/11	\$1,275,000	\$1,628,000	3,610	9	1988	Good	18,480	Y	N	9244 NE 13TH ST
5	0	326230	0015	10/14/13	\$1,580,000	\$1,627,000	3,850	9	1993	Avg	16,050	N	N	2710 EVERGREEN POINT RD
5	0	644730	0135	08/07/13	\$2,200,000	\$2,322,000	3,860	9	1950	Good	22,454	Y	N	322 84TH AVE NE
5	0	252504	9041	08/13/13	\$1,575,000	\$1,659,000	4,020	9	1992	Good	13,099	N	N	7626 NE 8TH ST
5	0	247000	0190	09/03/13	\$2,200,000	\$2,300,000	1,920	10	1962	Good	29,250	N	N	1800 77TH AVE NE
5	0	644860	0150	06/15/12	\$1,600,000	\$1,941,000	1,980	10	1964	VGood	20,075	Y	N	8649 NE 20TH ST
5	0	929090	0100	05/03/13	\$1,526,000	\$1,666,000	2,110	10	1967	Good	22,247	N	N	8704 NE 21ST ST
5	0	929090	0200	07/01/13	\$1,815,000	\$1,941,000	2,160	10	1966	Good	19,683	N	N	8630 NE 20TH ST
5	0	164800	0070	04/29/13	\$1,515,000	\$1,656,000	2,260	10	1978	Good	20,266	N	N	2305 86TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	890750	0005	08/20/13	\$1,500,000	\$1,576,000	2,320	10	1963	Avg	19,875	Y	N	1501 92ND AVE NE
5	0	932030	0100	06/16/11	\$1,790,000	\$2,419,000	2,320	10	2001	Avg	17,969	Y	N	8651 NE 17TH ST
5	0	025150	0110	02/14/11	\$1,225,000	\$1,712,000	2,400	10	1985	Avg	18,633	Y	N	2945 96TH AVE NE
5	0	336850	0080	06/15/11	\$1,640,000	\$2,216,000	2,430	10	1977	Good	20,150	Y	N	1301 91ST AVE NE
5	0	025160	0100	03/28/13	\$1,450,000	\$1,603,000	2,470	10	1969	VGood	20,008	Y	N	9244 NE 26TH ST
5	0	302505	9193	09/04/13	\$1,680,000	\$1,755,000	2,520	10	1991	Good	18,551	Y	N	2045 94TH AVE NE
5	0	980600	0050	06/24/12	\$1,350,000	\$1,633,000	2,580	10	1984	VGood	19,885	N	N	2790 91ST PL NE
5	0	025150	0060	05/22/13	\$1,645,000	\$1,784,000	2,590	10	2005	Avg	20,469	Y	N	2817 95TH AVE NE
5	0	896480	0275	06/12/12	\$1,696,800	\$2,061,000	2,600	10	2008	Avg	9,959	Y	N	9841 VINEYARD CREST
5	0	932380	0040	10/25/11	\$1,815,000	\$2,363,000	2,620	10	2003	Avg	13,799	Y	N	1701 90TH AVE NE
5	0	410710	0204	02/22/12	\$1,620,000	\$2,035,000	2,630	10	1975	Good	17,820	Y	N	9409 NE 14TH ST
5	0	221050	0008	04/20/12	\$1,195,000	\$1,475,000	2,750	10	1987	Avg	15,210	N	N	802 84TH AVE NE
5	0	302505	9112	07/11/13	\$1,130,000	\$1,204,000	2,770	10	1978	Good	16,544	N	N	2200 92ND AVE NE
5	0	165200	0050	10/02/13	\$3,150,000	\$3,258,000	2,790	10	1965	VGood	21,041	Y	N	1746 89TH PL NE
5	0	383550	2315	05/13/13	\$1,400,000	\$1,523,000	2,790	10	1990	Avg	6,534	Y	N	531 OVERLAKE DR E
5	0	302505	9130	07/11/13	\$1,815,000	\$1,934,000	2,840	10	2001	Avg	12,880	N	N	9120 NE 17TH ST
5	0	252504	9146	01/02/12	\$1,230,000	\$1,569,000	2,900	10	2003	Avg	8,424	N	N	7615 NE 12TH ST
5	0	500650	0030	11/08/13	\$1,735,000	\$1,770,000	2,950	10	1974	Good	20,083	Y	N	9242 NE 14TH ST
5	0	247020	0040	05/24/11	\$1,275,000	\$1,734,000	3,000	10	1965	Avg	19,863	N	N	1536 79TH PL NE
5	0	410710	0281	08/20/12	\$1,060,000	\$1,260,000	3,020	10	1996	Avg	9,450	N	N	9819 NE 14TH ST
5	0	896480	0090	01/08/13	\$1,802,000	\$2,046,000	3,020	10	1950	Good	13,095	Y	N	9605 HILLTOP RD
5	0	165180	0270	03/15/12	\$1,195,000	\$1,491,000	3,070	10	1972	VGood	23,000	N	Y	1340 85TH AVE NE
5	0	438920	0640	11/19/13	\$1,520,000	\$1,545,000	3,070	10	2001	Avg	8,570	N	N	517 99TH AVE NE
5	0	247000	0100	10/04/13	\$1,650,000	\$1,705,000	3,140	10	1968	VGood	23,805	N	N	1885 77TH AVE NE
5	0	254070	0166	07/11/13	\$1,540,000	\$1,641,000	3,170	10	1983	Good	16,037	N	N	8606 NE 10TH ST
5	0	165180	0110	09/28/12	\$1,635,000	\$1,919,000	3,220	10	1998	Avg	24,360	N	Y	1376 85TH AVE NE
5	0	054010	0546	04/20/11	\$1,665,000	\$2,285,000	3,250	10	2010	Avg	23,369	N	N	9010 NE 28TH ST
5	0	929090	0050	07/13/11	\$1,425,000	\$1,911,000	3,260	10	1969	Good	18,074	N	N	8725 NE 21ST ST
5	0	955740	0050	09/10/13	\$1,375,000	\$1,434,000	3,260	10	1970	Good	20,550	N	N	8620 NE 26TH PL
5	0	955740	0050	06/11/12	\$1,200,000	\$1,458,000	3,260	10	1970	Good	20,550	N	N	8620 NE 26TH PL
5	0	247020	0010	03/14/13	\$2,398,000	\$2,663,000	3,330	10	2005	Avg	19,900	N	N	1535 79TH PL NE
5	0	254070	0015	07/05/11	\$1,185,000	\$1,593,000	3,330	10	1996	Avg	16,586	N	N	1036 84TH AVE NE
5	0	252504	9226	10/12/11	\$1,673,000	\$2,186,000	3,345	10	2000	Avg	17,058	N	N	7831 NE 10TH ST
5	0	438920	0710	08/29/12	\$1,330,998	\$1,577,000	3,380	10	2000	Avg	8,570	N	N	720 98TH AVE NE
5	0	302530	0145	02/08/11	\$1,183,000	\$1,656,000	3,390	10	2014	Avg	20,412	N	N	7623 NE 14TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	896480	0525	04/23/12	\$1,850,000	\$2,282,000	3,390	10	2001	Avg	14,346	Y	N	9805 VINEYARD CREST
5	0	221050	0226	11/21/12	\$1,475,000	\$1,701,000	3,450	10	1988	Good	24,331	N	N	8650 NE 10TH ST
5	0	383550	2250	07/25/12	\$2,770,000	\$3,319,000	3,450	10	2004	Avg	22,935	Y	N	508 UPLAND RD
5	0	247010	0170	04/19/13	\$3,250,000	\$3,565,000	3,640	10	2012	Avg	29,523	N	N	2242 79TH AVE NE
5	0	438920	0705	07/25/12	\$1,390,000	\$1,666,000	3,640	10	2001	Avg	8,570	N	N	721 99TH AVE NE
5	0	201870	0050	06/12/11	\$1,440,000	\$1,948,000	3,660	10	1996	Avg	18,498	N	N	8206 OVERLAKE DR W
5	0	890750	0035	02/13/13	\$2,200,000	\$2,467,000	3,670	10	1956	Good	21,525	Y	N	8962 NE 14TH ST
5	0	542470	0045	10/26/11	\$1,550,000	\$2,017,000	3,680	10	2008	Avg	11,386	N	N	8460 NE 7TH ST
5	0	326230	0205	08/31/12	\$1,595,000	\$1,889,000	3,750	10	1979	VGood	16,104	N	N	2254 EVERGREEN POINT RD
5	0	302505	9139	01/21/11	\$1,610,000	\$2,264,000	3,760	10	2009	Avg	11,000	N	N	9008 NE 20TH ST
5	0	326230	0575	09/18/13	\$1,810,000	\$1,882,000	3,790	10	2004	Avg	8,119	N	N	2227 78TH AVE NE
5	0	302505	9115	11/20/13	\$1,900,000	\$1,930,000	3,840	10	2005	Avg	11,364	N	N	9460 NE 20TH ST
5	0	164800	0040	03/16/12	\$1,240,000	\$1,547,000	3,880	10	1977	Good	21,477	N	N	2320 85TH PL NE
5	0	410710	0061	02/21/12	\$2,180,000	\$2,740,000	4,030	10	1988	Good	19,375	Y	N	9418 NE 14TH ST
5	0	410710	0241	02/21/12	\$1,500,000	\$1,885,000	4,130	10	1999	Avg	21,000	Y	N	9615 NE 14TH ST
5	0	165200	0040	07/07/12	\$1,575,000	\$1,898,000	4,150	10	1960	VGood	22,390	Y	N	1745 89TH PL NE
5	0	808490	0065	05/22/12	\$1,895,000	\$2,316,000	4,290	10	1998	Avg	16,312	Y	N	9219 NE 26TH ST
5	0	165150	0040	02/22/11	\$1,450,000	\$2,022,000	4,360	10	2007	Avg	12,081	N	N	3028 92ND PL NE
5	0	209900	0070	04/24/12	\$2,700,000	\$3,329,000	4,960	10	2006	Good	22,412	Y	N	9514 NE 13TH ST
5	0	896480	0480	05/17/12	\$2,000,000	\$2,449,000	2,190	11	2006	Avg	13,315	Y	N	9851 BELFAIR LN
5	0	890762	0090	01/23/12	\$2,210,000	\$2,802,000	2,670	11	2004	Avg	20,340	Y	N	8935 NE 13TH ST
5	0	165190	0230	07/26/13	\$1,130,000	\$1,198,000	2,840	11	1978	Avg	20,015	N	N	8535 NE 25TH ST
5	0	064320	0100	03/19/13	\$2,155,000	\$2,389,000	2,880	11	1986	Avg	18,772	Y	N	2425 91ST PL NE
5	0	302505	9162	03/02/11	\$1,779,500	\$2,476,000	2,920	11	2001	Avg	26,400	N	N	2331 94TH AVE NE
5	0	890762	0020	02/22/13	\$2,000,000	\$2,236,000	2,940	11	1977	VGood	20,000	Y	N	8930 NE 13TH ST
5	0	063200	0120	06/28/12	\$2,463,000	\$2,976,000	3,010	11	2001	Avg	19,000	Y	N	9214 NE 19TH ST
5	0	896480	0410	10/22/12	\$2,525,000	\$2,941,000	3,020	11	2012	Avg	10,155	Y	N	920 BELFAIR RD
5	0	302530	0175	05/08/13	\$2,000,000	\$2,180,000	3,030	11	2006	Avg	19,854	N	N	7661 NE 14TH ST
5	0	932380	0075	04/11/11	\$2,100,000	\$2,890,000	3,060	11	2001	Avg	12,077	Y	N	1624 90TH AVE NE
5	0	932380	0025	04/17/12	\$1,825,000	\$2,255,000	3,100	11	1995	Avg	14,270	Y	N	9006 NE 17TH ST
5	0	896480	0170	02/21/13	\$2,395,000	\$2,679,000	3,120	11	1987	Good	14,959	Y	N	9500 HILLTOP RD
5	0	247000	0240	03/20/13	\$2,196,750	\$2,435,000	3,160	11	1965	Good	28,868	N	N	2012 77TH AVE NE
5	0	252504	9168	02/07/13	\$1,680,000	\$1,888,000	3,270	11	2001	Good	14,700	N	N	811 82ND AVE NE
5	0	252504	9168	08/10/11	\$1,450,000	\$1,929,000	3,270	11	2001	Good	14,700	N	N	811 82ND AVE NE
5	0	247000	0210	04/08/13	\$2,100,000	\$2,312,000	3,290	11	1963	VGood	25,586	N	N	1848 77TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	644800	0050	11/05/12	\$1,435,000	\$1,664,000	3,330	11	2013	Avg	20,001	N	N	8545 NE 13TH ST
5	0	302530	0370	05/29/12	\$2,275,000	\$2,775,000	3,350	11	2014	Avg	19,844	Y	N	1564 77TH PL NE
5	0	542470	0035	08/06/13	\$1,962,000	\$2,072,000	3,350	11	2001	Avg	11,407	N	N	8446 NE 7TH ST
5	0	644730	0270	05/01/13	\$3,970,000	\$4,337,000	3,710	11	2011	Avg	25,632	Y	N	8400 NE 4TH ST
5	0	247020	0060	08/16/13	\$2,268,000	\$2,386,000	3,760	11	1965	VGood	19,975	Y	N	1556 79TH PL NE
5	0	438920	1160	02/24/11	\$1,715,000	\$2,390,000	3,840	11	2003	Avg	8,568	N	N	713 95TH AVE NE
5	0	438920	1066	11/01/12	\$1,701,000	\$1,975,000	3,930	11	2001	Avg	10,302	N	N	501 96TH AVE NE
5	0	254070	0075	07/02/13	\$2,000,000	\$2,138,000	4,080	11	1995	Good	18,141	N	N	1034 84TH AVE NE
5	0	438920	0745	03/05/11	\$1,525,000	\$2,120,000	4,100	11	2007	Avg	8,570	N	N	526 97TH AVE NE
5	0	410710	0280	10/13/11	\$1,400,000	\$1,829,000	4,220	11	2005	Avg	8,641	Y	N	1340 99TH AVE NE
5	0	302530	0341	04/19/13	\$2,870,000	\$3,148,000	4,400	11	2007	Avg	13,360	N	N	1444 76TH AVE NE
5	0	302530	0341	07/25/11	\$1,850,000	\$2,472,000	4,400	11	2007	Avg	13,360	N	N	1444 76TH AVE NE
5	0	252504	9118	04/25/11	\$1,503,000	\$2,060,000	4,540	11	1998	Avg	11,489	N	N	7828 NE 8TH ST
5	0	383550	2655	01/04/12	\$1,718,000	\$2,190,000	4,540	11	1988	Avg	14,406	Y	N	8812 NE 2ND PL
5	0	542470	0225	07/13/12	\$3,400,000	\$4,089,000	4,590	11	1986	Good	26,794	Y	N	8443 NE 6TH ST
5	0	254070	0111	08/14/12	\$1,920,000	\$2,286,000	4,750	11	2001	Avg	16,000	N	N	8629 LAKE WASHINGTON BLVD
5	0	758370	0060	05/26/11	\$1,920,000	\$2,609,000	4,790	11	2007	Avg	12,930	N	N	811 92ND AVE NE
5	0	410710	0105	11/20/12	\$3,450,000	\$3,980,000	4,880	11	2011	Avg	15,673	Y	N	1488 92ND AVE NE
5	0	383550	0070	08/16/13	\$2,600,000	\$2,735,000	5,190	11	2005	Avg	11,025	N	N	1020 91ST AVE NE
5	0	302505	9120	12/20/12	\$2,525,000	\$2,884,000	5,580	11	2003	Avg	26,143	N	N	2226 92ND AVE NE
5	0	644730	0200	07/23/12	\$4,063,000	\$4,871,000	2,570	12	2012	Avg	12,848	Y	N	8448 MIDLAND RD
5	0	896480	0415	09/20/12	\$2,400,000	\$2,824,000	2,950	12	2011	Avg	9,546	Y	N	916 BELFAIR RD
5	0	302505	9011	01/26/11	\$1,700,000	\$2,387,000	3,100	12	1998	Avg	20,846	Y	N	1604 92ND AVE NE
5	0	890750	0040	01/03/13	\$3,853,000	\$4,381,000	3,110	12	2010	Avg	19,767	Y	N	9125 NE 15TH ST
5	0	438920	0402	08/07/12	\$1,632,500	\$1,948,000	3,130	12	1997	Avg	7,500	N	N	9741 NE 1ST ST
5	0	438920	0400	04/20/11	\$1,800,000	\$2,471,000	3,170	12	1997	Avg	17,753	N	N	9735 NE 1ST ST
5	0	890750	0055	05/30/12	\$3,600,000	\$4,390,000	3,290	12	2006	Avg	23,621	Y	N	9026 NE 14TH ST
5	0	187290	0035	05/17/13	\$3,100,000	\$3,368,000	3,320	12	2005	Avg	17,376	Y	N	9027 NE 1ST ST
5	0	890760	0110	09/20/12	\$3,898,000	\$4,587,000	3,380	12	2006	Avg	23,200	Y	N	8830 NE 14TH ST
5	0	180200	0040	06/27/13	\$2,725,000	\$2,918,000	3,470	12	2006	Avg	20,319	N	N	2231 95TH AVE NE
5	0	644730	0320	08/07/12	\$2,900,000	\$3,461,000	3,470	12	2008	Avg	17,094	Y	N	8715 MIDLAND RD
5	0	410710	0163	11/20/13	\$2,520,000	\$2,560,000	3,820	12	2000	Avg	13,200	N	N	9207 NE 13TH ST
5	0	438920	1121	05/09/12	\$2,525,000	\$3,099,000	3,850	12	2004	Avg	7,800	Y	N	9433 NE 5TH ST
5	0	025160	0020	09/30/11	\$2,765,000	\$3,625,000	3,880	12	2000	Avg	20,168	Y	N	2715 96TH AVE NE
5	0	302530	0245	09/13/13	\$1,950,000	\$2,031,000	3,960	12	1992	Good	19,857	N	N	7804 NE 14TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 033 -- 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
5	0	890762	0050	09/19/13	\$3,588,000	\$3,729,000	4,110	12	2007	Avg	20,800	N	N	1311 89TH AVE NE
5	0	796090	0010	06/02/11	\$2,300,000	\$3,120,000	4,150	12	2005	Avg	26,652	Y	N	8829 NE 24TH ST
5	0	383550	0425	04/05/13	\$3,360,000	\$3,704,000	4,200	12	2009	Avg	17,225	Y	N	1044 89TH AVE NE
5	0	383550	0425	02/12/11	\$2,700,000	\$3,774,000	4,200	12	2009	Avg	17,225	Y	N	1044 89TH AVE NE
5	0	410710	0206	09/04/13	\$3,750,000	\$3,918,000	4,200	12	2000	Avg	21,060	Y	N	9427 NE 14TH ST
5	0	054010	0540	04/23/13	\$3,100,000	\$3,396,000	4,260	12	2012	Avg	23,604	N	N	9020 NE 28TH ST
5	0	542470	0115	09/06/11	\$2,475,000	\$3,267,000	4,770	12	1993	Good	18,569	N	N	8457 NE 7TH ST
5	0	187290	0025	10/29/12	\$2,500,000	\$2,905,000	4,870	12	2010	Avg	18,750	N	N	9021 NE 1ST ST
5	0	302505	9093	09/26/13	\$2,900,000	\$3,006,000	5,090	12	2006	Avg	23,669	N	N	2115 94TH AVE NE
5	0	302505	9077	03/08/13	\$2,260,000	\$2,515,000	5,250	12	2003	Avg	22,605	N	N	2111 94TH AVE NE
5	0	326230	0815	12/13/13	\$2,975,000	\$2,996,000	5,320	12	2007	Avg	15,564	N	N	2656 78TH AVE NE
5	0	087800	0070	08/02/12	\$2,300,000	\$2,749,000	5,350	12	2005	Avg	19,999	N	N	9420 NE 31ST ST
5	0	644860	0122	03/15/11	\$2,448,000	\$3,394,000	5,360	12	2007	Good	21,029	N	N	8617 NE 20TH ST
5	0	326230	0170	02/13/12	\$2,600,000	\$3,275,000	5,370	12	2009	Avg	16,694	N	N	2436 EVERGREEN POINT RD
5	0	247010	0040	06/24/13	\$3,775,000	\$4,047,000	5,470	12	2008	Avg	20,294	N	N	2038 78TH AVE NE
5	0	025150	0170	09/20/13	\$2,650,000	\$2,753,000	6,300	12	2005	Avg	18,423	N	N	9350 NE 30TH ST
5	0	025150	0170	09/19/12	\$2,361,000	\$2,779,000	6,300	12	2005	Avg	18,423	N	N	9350 NE 30TH ST
5	0	087800	0050	02/25/13	\$3,100,000	\$3,463,000	7,030	12	2007	Avg	20,002	N	N	9516 NE 31ST ST
5	0	252504	9100	11/08/11	\$3,000,000	\$3,889,000	7,940	12	2007	Avg	27,357	N	N	7842 NE 8TH ST
5	0	932380	0070	09/12/13	\$3,000,000	\$3,126,000	2,810	13	2007	Avg	10,072	Y	N	9007 NE 17TH ST
5	0	332350	0020	01/08/13	\$3,000,000	\$3,405,000	3,240	13	2012	Avg	15,732	Y	N	1022 88TH AVE NE
5	0	302505	9027	07/24/13	\$4,050,000	\$4,296,000	4,240	13	2008	Avg	19,073	Y	N	1442 88TH AVE NE
5	0	247010	0110	09/07/13	\$5,900,000	\$6,158,000	6,200	13	2001	Avg	35,069	N	N	2010 79TH AVE NE
5	0	302505	9076	10/21/11	\$3,750,000	\$4,887,000	6,340	13	2006	Avg	27,457	Y	N	9042 NE 20TH ST
5	0	302505	9179	11/05/13	\$5,850,000	\$5,976,000	7,600	13	1993	VGood	63,597	Y	N	1750 92ND AVE NE

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	192505	9133	07/15/13	\$2,490,000	INCORRECT SALE IDENTIFICATION
1	0	192505	9144	07/14/11	\$547,950	DOR RATIO
1	0	192505	9163	08/24/11	\$567,500	DOR RATIO
1	0	192505	9058	02/24/12	\$2,210,000	EXEMPT FROM EXCISE TAX
1	0	192505	9273	11/04/11	\$1,390,000	FINANCIAL INSTITUTION RESALE
1	0	192505	9226	06/05/12	\$7,640,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	192505	9058	03/14/12	\$2,210,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	192505	9173	03/22/13	\$2,725,000	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
1	0	192505	9109	07/23/13	\$400,000	PREVIMP<=25K;QUIT CLAIM DEED
1	0	192505	9121	04/24/13	\$900,000	TEAR DOWN;
1	0	201870	0100	12/01/11	\$1,825,000	FINANCIAL INSTITUTION RESALE
1	0	206800	0270	08/26/11	\$25,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	242504	9191	08/07/13	\$1,210,000	DIAGNOSTIC OUTLIER; SAS
1	0	242504	9208	11/16/11	\$848,500	QUIT CLAIM DEED; SHORT SALE
1	0	242504	9256	03/02/12	\$1,485,000	RELOCATION - SALE TO SERVICE
1	0	242504	9123	06/13/11	\$3,000,000	TEAR DOWN;
1	0	242504	9212	12/11/13	\$2,180,000	UNFIN AREA
1	0	247270	0070	05/11/13	\$35,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	247270	0070	05/01/13	\$35,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	247270	0070	07/12/13	\$35,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	252504	9222	08/06/12	\$2,396,880	IMP COUNT;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	293901	0030	01/14/11	\$15,250,000	TEAR DOWN;
1	0	339500	0100	10/27/11	\$1,480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	353490	0005	12/24/13	\$3,600,000	DIAGNOSTIC OUTLIER; SAS
1	0	353490	0450	08/23/11	\$4,799,000	%COMPL
1	0	353490	0460	01/22/12	\$10,975,000	IMP COUNT
1	0	353490	0505	01/26/12	\$4,500,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	353490	0325	05/22/13	\$6,255,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	353490	0263	05/27/11	\$14,750,000	SEGREGATION AND/OR MERGER;
1	0	362504	9040	08/18/11	\$1,125,000	DIAGNOSTIC OUTLIER; SAS
1	0	383550	2357	06/20/11	\$535,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	383550	2910	03/10/12	\$1,880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;



**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	399990	0055	02/07/11	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	399990	0085	06/09/11	\$3,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	438920	0806	01/25/11	\$2,785,000	DIAGNOSTIC OUTLIER; SAS
1	0	644730	0050	01/13/12	\$12,224,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	739730	0120	03/29/13	\$9,750,000	IMP COUNT
1	0	739730	0120	04/11/11	\$7,250,000	IMP COUNT
1	0	739730	0090	05/08/12	\$3,665,000	QUESTIONABLE PER APPRAISAL
1	0	739730	0243	06/29/11	\$967,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	920890	0076	04/25/12	\$1,990,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	920890	0080	05/31/12	\$2,850,000	OBSOLESCENCE
1	0	920890	0076	04/20/12	\$1,990,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	920890	0072	09/29/11	\$712,000	QUIT CLAIM DEED
1	0	938910	0105	05/25/11	\$4,200,000	%COMPL
1	0	938910	0035	11/21/11	\$2,300,000	PREVIMP<=25K
1	0	980810	0040	12/09/12	\$2,850,000	TEAR DOWN;
1	0	980850	0040	01/10/12	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	980870	0395	04/26/13	\$1,575,000	ACTIVE PERMIT BEFORE SALE>25K
1	0	980870	0154	08/19/11	\$690,000	DOR RATIO;%COMPL
1	0	980870	0665	04/20/12	\$585,000	DOR RATIO;%COMPL
1	0	980870	0690	11/08/12	\$652,000	DOR RATIO;%COMPL
1	0	980870	0110	01/14/13	\$20,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	0	980870	0847	11/20/12	\$360,800	DOR RATIO;PREVIMP<=25K;PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	980870	0395	06/22/12	\$915,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	980870	0805	03/30/11	\$2,625,985	IMP. CHARACTERISTICS CHANGED SINCE SALE;
1	0	980870	0900	07/16/13	\$2,200,000	OBSOLESCENCE
1	0	980870	0275	01/17/13	\$1,375,000	PREVIMP<=25K
1	0	980870	0686	12/07/11	\$1,675,000	SHORT SALE
5	0	025150	0160	09/27/11	\$1,050,000	CORPORATE AFFILIATES; RELOCATION - SALE BY SERVICE
5	0	025150	0170	01/14/13	\$2,800,000	RELOCATION - SALE TO SERVICE
5	0	025162	0180	06/25/12	\$950,000	DOR RATIO
5	0	054010	0060	03/14/13	\$706,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	054010	0541	03/01/12	\$968,000	BUILDER OR DEVELOPER SALES

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	054010	0125	11/17/11	\$489,000	DOR RATIO;QUESTIONABLE PER APPRAISAL
5	0	054010	0545	11/26/12	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	064320	0090	09/21/13	\$2,098,000	DIAGNOSTIC OUTLIER; SAS
5	0	064320	0070	03/07/12	\$1,800,000	DOR RATIO
5	0	087800	0010	03/18/13	\$1,485,000	OBSOLESCENCE
5	0	094280	0040	09/22/11	\$1,262,500	DOR RATIO;%COMPL
5	0	155210	0085	10/08/12	\$708,000	DOR RATIO
5	0	155210	0015	05/30/12	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	155210	0120	11/01/11	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	155210	0160	10/15/13	\$1,599,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	155210	0030	07/18/12	\$839,000	PREVIMP<=25K
5	0	155210	0040	11/05/12	\$742,007	SHORT SALE
5	0	165160	0060	06/27/11	\$1,175,000	DOR RATIO
5	0	165180	0450	08/11/11	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	165180	0190	07/03/13	\$1,225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	165180	0320	01/24/11	\$720,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	165190	0020	09/18/12	\$1,570,000	IMP COUNT
5	0	165190	0090	07/02/13	\$985,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	187290	0050	01/14/11	\$580,000	DOR RATIO;NON-REPRESENTATIVE SALE
5	0	187290	0040	01/10/11	\$685,000	SHORT SALE
5	0	187290	0091	09/26/11	\$1,180,354	SHORT SALE
5	0	192505	9154	01/27/12	\$1,681,077	%COMPL;PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	192505	9154	07/25/12	\$485,000	%COMPL;PREVIMP<=25K;TEAR DOWN; RELOCATION - SALE TO SERVICE
5	0	192505	9056	07/26/11	\$32,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY
5	0	192505	9127	05/04/11	\$1,025,000	PREVIMP<=25K
5	0	192505	9150	07/05/13	\$584,100	PREVIMP<=25K
5	0	192505	9087	07/21/11	\$401,000	PREVIMP<=25K
5	0	192505	9150	10/19/12	\$495,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE
5	0	192505	9124	06/16/11	\$660,000	SHORT SALE
5	0	221050	0052	06/28/12	\$1,325,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
5	0	247000	0200	03/16/11	\$1,100,000	TEAR DOWN
5	0	247000	0200	03/28/13	\$1,939,000	TEAR DOWN

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	247000	0155	07/06/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	247000	0040	04/09/12	\$1,560,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	247010	0140	10/03/11	\$979,000	DIAGNOSTIC OUTLIER; SAS
5	0	247010	0170	01/27/12	\$1,400,000	DOR RATIO
5	0	247010	0130	09/13/13	\$1,600,000	NO MARKET EXPOSURE
5	0	249810	0025	09/09/13	\$1,080,000	CORPORATE AFFILIATES
5	0	249810	0020	03/28/12	\$800,000	DOR RATIO
5	0	249810	0025	02/07/13	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	252504	9158	04/18/13	\$1,715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	252504	9085	03/16/12	\$1,763,000	QUESTIONABLE PER APPRAISAL
5	0	252504	9236	07/28/11	\$881,111	SHORT SALE
5	0	254070	0300	05/15/13	\$1,660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	254070	0306	09/03/12	\$600,000	TEAR DOWN; SHORT SALE
5	0	255900	0010	10/24/11	\$938,000	SHORT SALE
5	0	256630	0005	05/20/13	\$1,625,000	%COMPL
5	0	256630	0036	12/19/12	\$1,068,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	302505	9081	08/27/13	\$1,255,000	%COMPL
5	0	302505	9036	05/18/11	\$815,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	302505	9186	11/29/11	\$1,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	302505	9155	02/05/13	\$2,025,000	PREVIMP<=25K
5	0	302505	9155	05/11/12	\$1,726,000	PREVIMP<=25K
5	0	302505	9075	06/26/13	\$1,600,000	PREVIMP<=25K
5	0	302505	9162	03/02/11	\$2,100,000	RELOCATION - SALE TO SERVICE
5	0	302505	9151	10/08/13	\$1,730,000	TEAR DOWN;
5	0	302530	0145	12/15/13	\$1,845,000	ACTIVE PERMIT BEFORE SALE>25K
5	0	302530	0145	12/14/13	\$1,845,000	ACTIVE PERMIT BEFORE SALE>25K;RELOCATION - SALE TO SERVICE
5	0	302530	0351	11/26/12	\$1,290,000	PREVIMP<=25K
5	0	302530	0070	12/03/12	\$860,000	PREVIMP<=25K
5	0	302530	0271	05/24/11	\$1,300,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	326230	0295	02/03/11	\$1,350,000	DIAGNOSTIC OUTLIER; SAS
5	0	326230	0950	06/11/13	\$630,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	326230	0945	01/31/11	\$100,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	326230	1520	06/13/12	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	326230	0410	10/08/13	\$2,850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	326230	0057	07/20/11	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	326230	1115	05/27/11	\$2,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	326230	0777	03/06/12	\$760,000	PREVIMP<=25K
5	0	326230	0245	07/09/13	\$2,690,000	UNFIN AREA
5	0	362504	9106	09/25/12	\$1,370,000	%NETCOND
5	0	362504	9041	07/26/12	\$1,020,411	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	362504	9101	07/02/12	\$1,096,550	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	362504	9085	03/29/12	\$1,725,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	362504	9061	06/04/13	\$840,000	TEAR DOWN;
5	0	383550	2190	06/09/11	\$2,775,000	DIAGNOSTIC OUTLIER; SAS
5	0	383550	0405	05/06/11	\$2,600,000	DIAGNOSTIC OUTLIER; SAS
5	0	383550	2870	06/20/11	\$2,750,000	DIAGNOSTIC OUTLIER; SAS
5	0	383550	0295	12/09/13	\$2,925,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
5	0	383550	0295	10/19/12	\$688,500	DOR RATIO;%COMPL
5	0	383550	1955	01/23/13	\$991,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	383550	2300	09/26/11	\$1,406,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	383550	2725	07/07/12	\$1,866,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	383550	2325	06/12/13	\$950,000	NO MARKET EXPOSURE;
5	0	410710	0062	01/24/11	\$1,750,000	DOR RATIO
5	0	410710	0189	06/17/13	\$300,000	DOR RATIO;PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	410710	0304	04/23/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	410710	0306	06/27/11	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	410710	0082	04/25/11	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	410710	0144	07/31/12	\$1,310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	410710	0192	12/27/13	\$1,600,000	NON-REPRESENTATIVE SALE
5	0	438920	0786	11/15/13	\$1,386,000	DIAGNOSTIC OUTLIER; SAS
5	0	438920	0955	09/16/13	\$1,250,000	ACTIVE PERMIT BEFORE SALE>25K
5	0	438920	0955	07/30/13	\$900,000	ACTIVE PERMIT BEFORE SALE>25K;SHORT SALE
5	0	438920	0432	10/11/12	\$764,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
5	0	438920	0961	01/11/12	\$2,282,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	438920	0760	12/09/13	\$350,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	438920	1051	05/23/12	\$858,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	438920	0942	03/08/13	\$721,775	FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
5	0	438920	0726	06/10/13	\$860,000	IMP COUNT;PREVIMP<=25K
5	0	438920	1282	07/26/11	\$550,000	NO MARKET EXPOSURE
5	0	438920	1084	10/04/13	\$875,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
5	0	438920	1250	05/22/13	\$694,000	PREVIMP<=25K
5	0	438920	1110	06/04/13	\$1,800,000	PREVIMP<=25K
5	0	438920	0490	08/02/11	\$670,000	PREVIMP<=25K
5	0	438920	0610	06/09/11	\$580,000	PREVIMP<=25K
5	0	438920	0705	07/24/12	\$1,390,000	RELOCATION - SALE TO SERVICE
5	0	438920	0745	03/03/11	\$1,525,000	RELOCATION - SALE TO SERVICE
5	0	438920	1160	02/24/11	\$1,925,000	RELOCATION - SALE TO SERVICE
5	0	438920	0695	06/17/11	\$700,000	SHORT SALE
5	0	438920	1192	01/12/12	\$1,150,000	SHORT SALE
5	0	439560	0050	04/25/11	\$524,000	NON-REPRESENTATIVE SALE
5	0	542470	0145	07/13/12	\$1,375,000	OBSOLESCENCE
5	0	542470	0080	02/15/13	\$880,000	PREVIMP<=25K
5	0	542470	0232	04/08/11	\$799,500	PREVIMP<=25K
5	0	542710	0130	06/20/13	\$1,295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
5	0	542710	0120	09/17/12	\$875,000	SHORT SALE
5	0	542711	0030	06/23/12	\$935,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	546130	0060	03/16/11	\$1,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE;
5	0	546140	0015	02/27/13	\$897,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	546140	0005	08/26/13	\$825,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	546140	0005	08/26/13	\$825,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	553610	0005	01/29/13	\$605,000	PREVIMP<=25K
5	0	644730	0280	07/10/13	\$2,250,000	DIAGNOSTIC OUTLIER; SAS
5	0	644730	0105	11/22/11	\$1,402,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	644730	0366	07/17/12	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TENANT;
5	0	644730	0315	09/10/12	\$1,275,000	PREVIMP<=25K
5	0	644730	0096	01/28/13	\$1,090,000	QUIT CLAIM DEED

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	644760	0020	12/05/12	\$900,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	644760	0010	05/13/13	\$670,000	QUESTIONABLE PER APPRAISAL
5	0	644800	0020	08/08/12	\$1,099,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	644800	0030	12/07/12	\$1,006,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	758370	0050	11/14/11	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	758370	0090	05/10/11	\$1,080,000	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	0	796090	0030	11/10/11	\$154,167	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	0	796090	0030	11/17/11	\$462,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	796090	0012	06/19/12	\$2,445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	808490	0160	06/16/11	\$1,730,000	DIAGNOSTIC OUTLIER; SAS
5	0	808490	0020	06/16/11	\$2,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	808490	0140	12/02/13	\$660,000	PREVIMP<=25K
5	0	808490	0160	06/07/11	\$1,775,000	RELOCATION - SALE TO SERVICE
5	0	890750	0060	05/01/13	\$1,400,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
5	0	890760	0100	06/13/12	\$1,480,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
5	0	890762	0050	09/19/13	\$3,588,000	RELOCATION - SALE TO SERVICE
5	0	896480	0865	09/11/12	\$1,310,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELOCATION - SALE TO SERVICE
5	0	896480	1001	01/25/11	\$779,000	FINANCIAL INSTITUTION RESALE
5	0	896480	0130	01/12/12	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	896480	0820	09/20/12	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	896480	0770	09/29/12	\$1,065,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	896480	0470	05/20/11	\$1,562,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	896480	0745	05/23/11	\$1,690,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	896480	0910	11/07/11	\$780,000	SHORT SALE
5	0	896480	0120	03/07/12	\$1,850,000	UNFIN AREA
5	0	929090	0150	01/23/13	\$996,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	929090	0060	03/20/13	\$1,130,000	SHORT SALE
5	0	931390	0015	04/24/13	\$1,218,000	DIAGNOSTIC OUTLIER; SAS
5	0	931390	0015	08/13/13	\$1,225,000	DIAGNOSTIC OUTLIER; SAS
5	0	931560	0030	02/23/11	\$843,250	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	931560	0170	09/12/13	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	931570	0070	10/15/13	\$1,950,000	IMP COUNT

**Improved Sales Removed in This Annual Update Analysis**  
**Area Error! Reference source not found. -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	932380	0105	07/18/11	\$1,275,000	DIAGNOSTIC OUTLIER; SAS
5	0	932380	0030	04/24/12	\$1,335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
5	0	941590	0020	06/15/13	\$1,150,000	DIAGNOSTIC OUTLIER; SAS
5	0	955740	0050	01/23/12	\$635,000	DOR RATIO;GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX



## Vacant Sales Used in this Annual Update Analysis

### Area 033

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	0	180170	0050	08/19/11	\$3,600,000	76,304	Y	Y
001	0	192505	9015	03/18/13	\$1,660,000	17,853	Y	N
001	0	201870	0150	02/28/13	\$890,000	20,314	N	N
001	0	242504	9193	05/05/11	\$850,000	21,420	N	N
001	0	353790	0110	12/04/12	\$610,000	10,091	N	N
001	0	383550	1330	02/22/12	\$1,790,000	11,870	Y	Y
005	0	054010	0245	08/27/13	\$1,060,000	17,500	N	N
005	0	155210	0110	10/12/11	\$797,000	11,400	Y	N
005	0	252504	9043	09/12/11	\$1,330,000	23,735	N	N
005	0	256630	0060	03/26/12	\$975,000	13,204	N	N
005	0	302505	9084	11/11/12	\$1,060,000	30,900	N	N
005	0	302505	9173	08/29/12	\$1,445,000	19,165	Y	N
005	0	302505	9191	09/07/11	\$750,000	12,200	N	N
005	0	326230	0835	08/27/13	\$752,500	8,120	N	N
005	0	326230	0835	11/07/12	\$750,000	8,120	N	N
005	0	410710	0162	04/19/13	\$850,000	12,223	N	N
005	0	410710	0060	09/06/11	\$2,400,000	32,160	Y	N
005	0	438920	1203	01/30/13	\$671,000	8,316	N	N
005	0	438920	0014	11/13/12	\$575,000	8,635	N	N
005	0	438920	1195	10/24/12	\$773,000	12,121	N	N
005	0	438920	0795	09/24/12	\$825,000	13,064	Y	N
005	0	438920	1187	07/31/12	\$510,000	7,513	N	N
005	0	546130	0140	07/17/13	\$1,910,000	23,672	Y	N
005	0	644730	0365	06/10/12	\$912,500	14,600	Y	N
005	0	644730	0175	04/05/11	\$1,600,000	11,808	Y	N
005	0	805600	0071	09/07/11	\$685,000	12,535	N	N
005	0	896480	0790	06/28/12	\$999,000	12,000	Y	N
005	0	896480	0300	08/10/11	\$1,000,000	12,450	Y	N
005	0	896480	0330	04/29/11	\$856,000	14,823	N	N



## Vacant Sales Removed in this Annual Update Analysis

### Area 033

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	201870	0150	05/05/11	\$819,500	MULTI-PARCEL SALE;
001	0	201870	0150	06/25/13	\$15,000	EASEMENT OR RIGHT-OF-WAY;
001	0	242504	9270	04/20/12	\$625,000	PLOTTAGE;
001	0	353790	0110	01/20/11	\$430,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE;
005	0	438920	0645	07/06/11	\$400,000	SHORT SALE;
005	0	438920	1035	10/06/11	\$615,000	QUESTIONABLE PER APPRAISAL; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
005	0	805600	0015	03/13/12	\$1,000,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; 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:

- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development, Report Preparation and Review



Senior Appraiser

08/01/2014

Date