

Executive Summary

Redmond Ridge & Environs - Area 071

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012

Number of Improved Sales: 1000

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	\$209,600	\$371,100	\$580,700			6.43%
2014 Value	\$240,000	\$418,600	\$658,600	\$705,100	93.7%	6.04%
\$ Change	+\$30,400	+\$47,500	+\$77,900			
% Change	+14.5%	+12.8%	+13.4%			

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 6.04% is an improvement from the previous COD of 6.43%. 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.

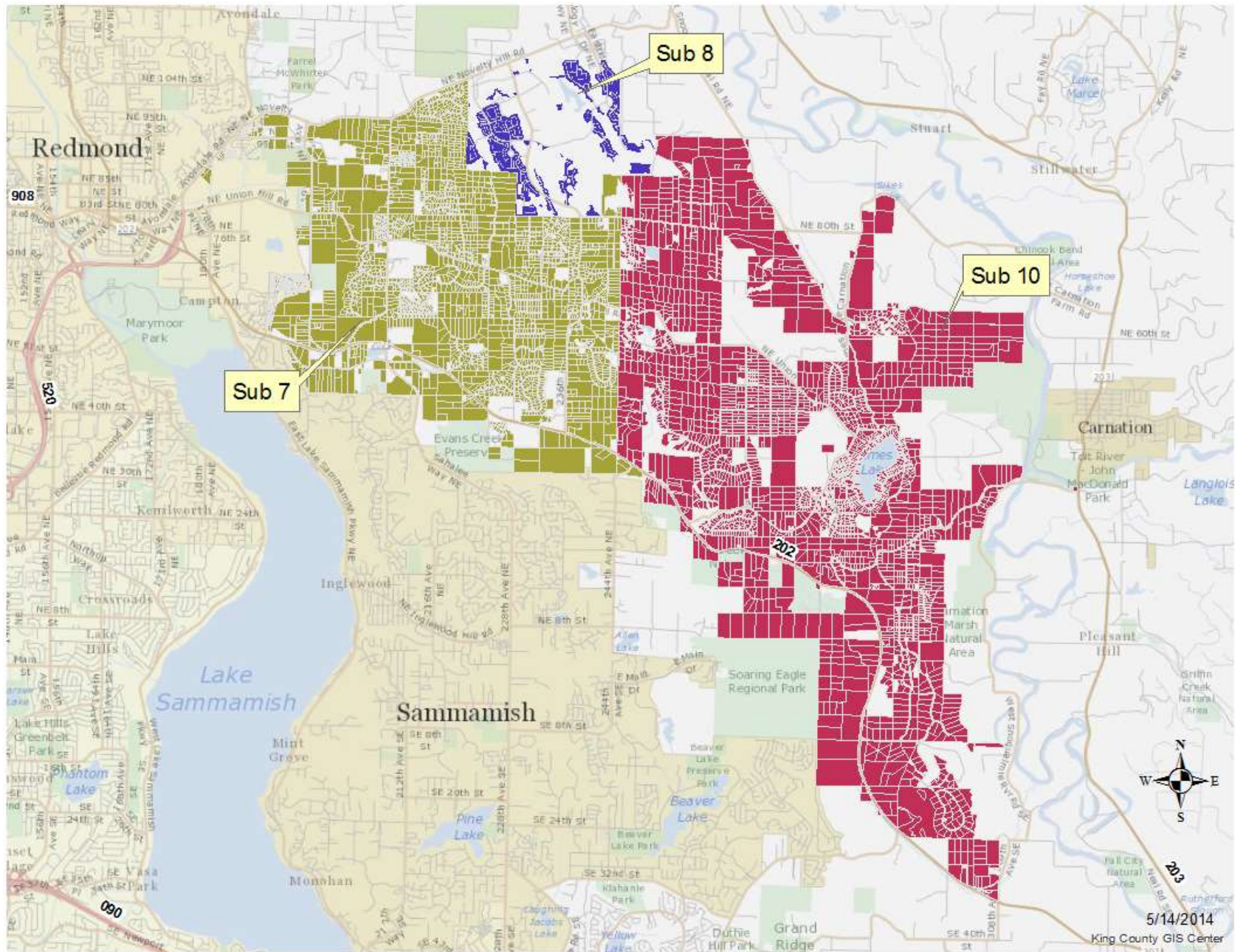
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$218,900	\$328,500	\$547,400
2014 Value	\$250,600	\$376,500	\$627,100
% Change	+14.5%	+14.6%	+14.6%

Number of one to three unit residences in the population: 5,710

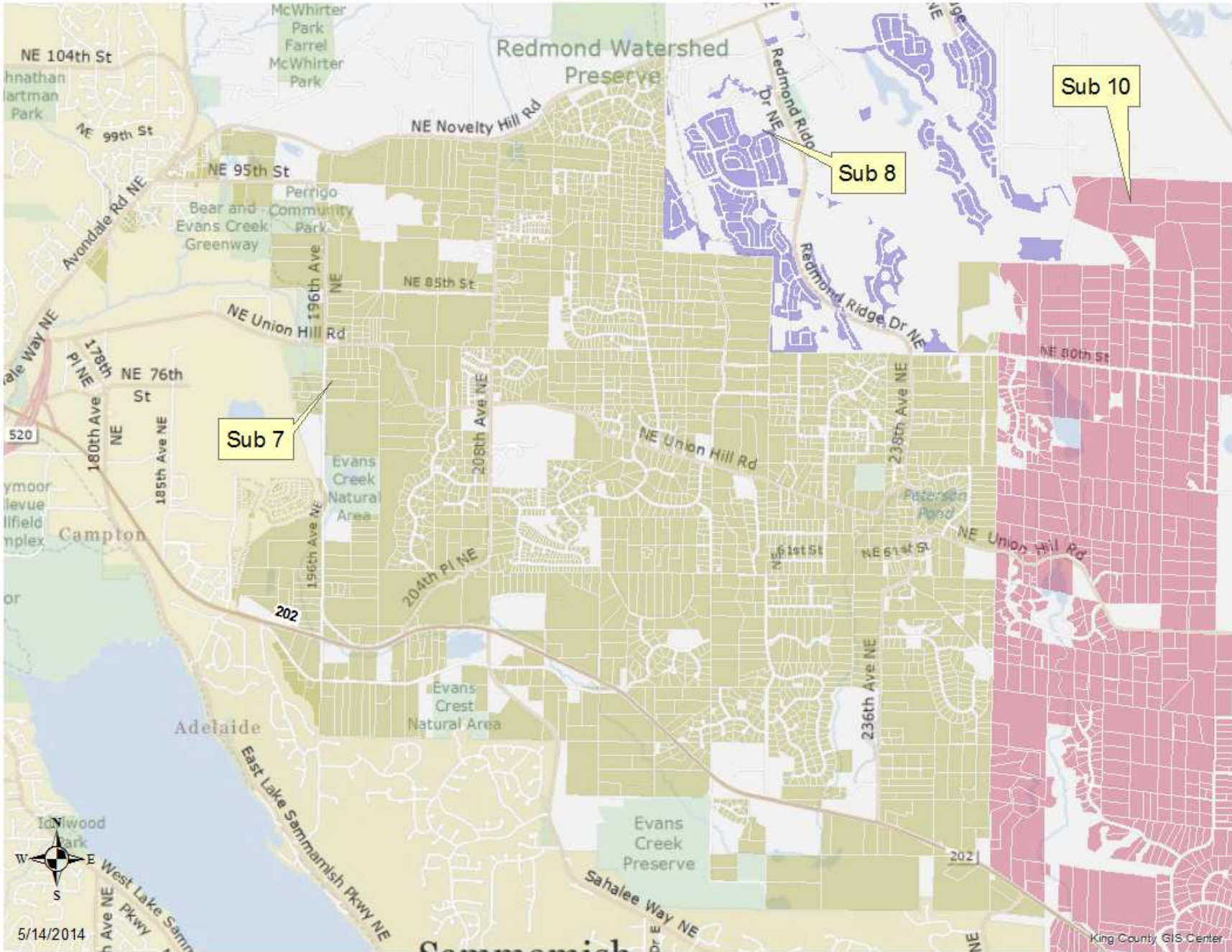
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that Building Grade 7 improvements located in Redmond Ridge (Majors: 7202226, 720227, 720228, 720229, 720231, 720233, 720234, 720235, 720238), were at a lower assessment level than the rest of the population and new improvements (built after 2010), were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 071 Map

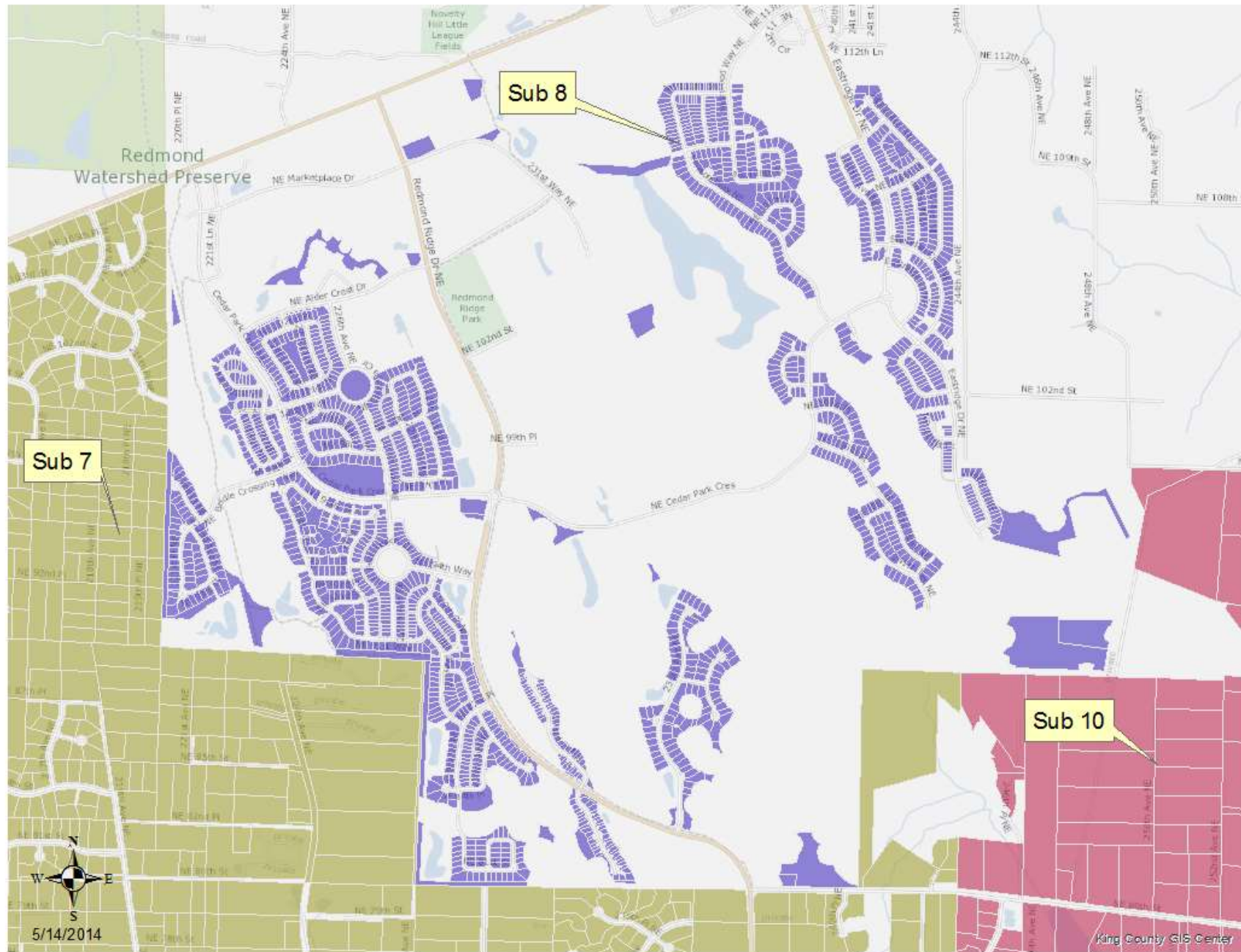


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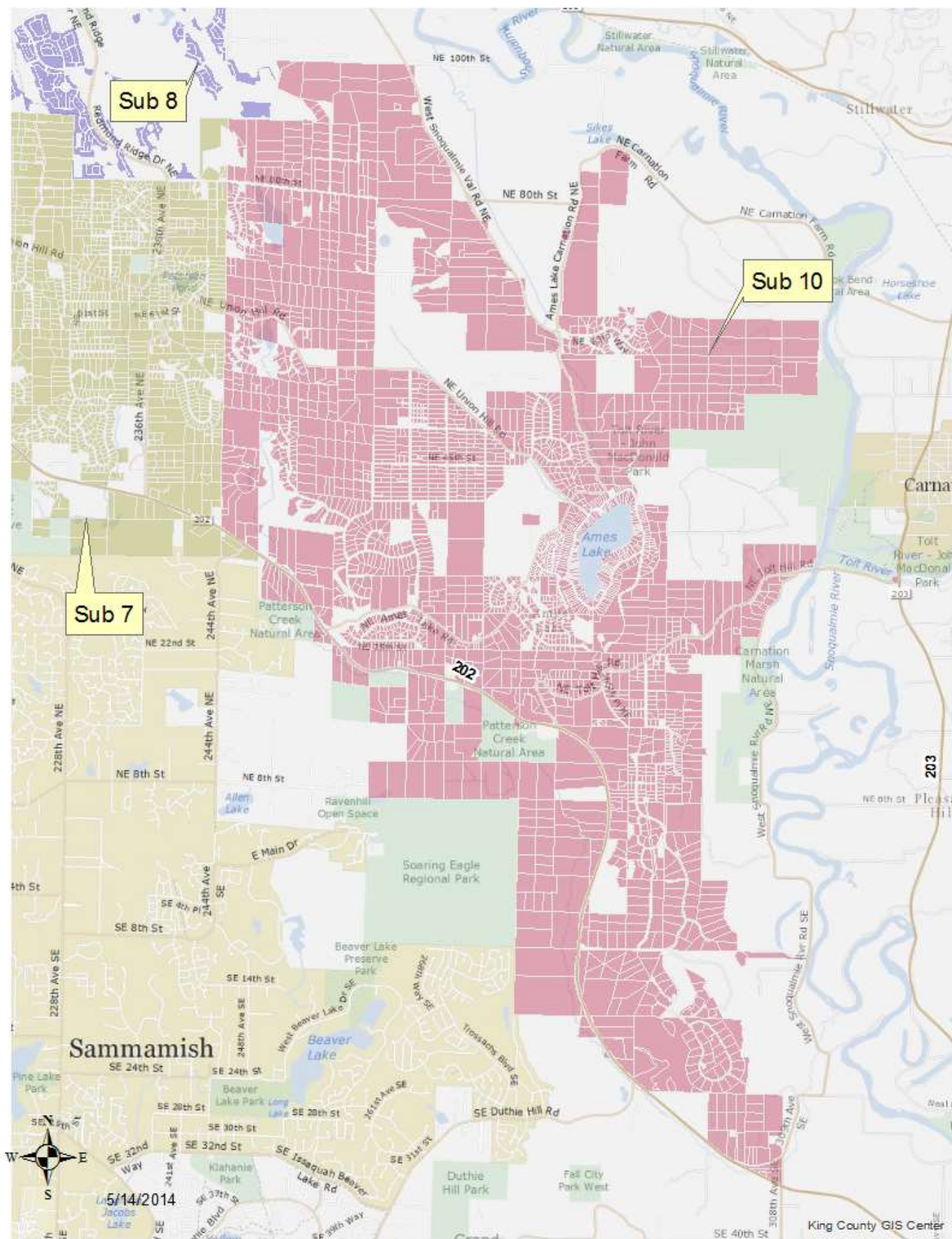
Area 071 – Sub Area 7 Map



Area 071 – Sub Area 8 Map



Area 071 – Sub Area 10 Map



Area 071 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.65%	4,655	82%

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.

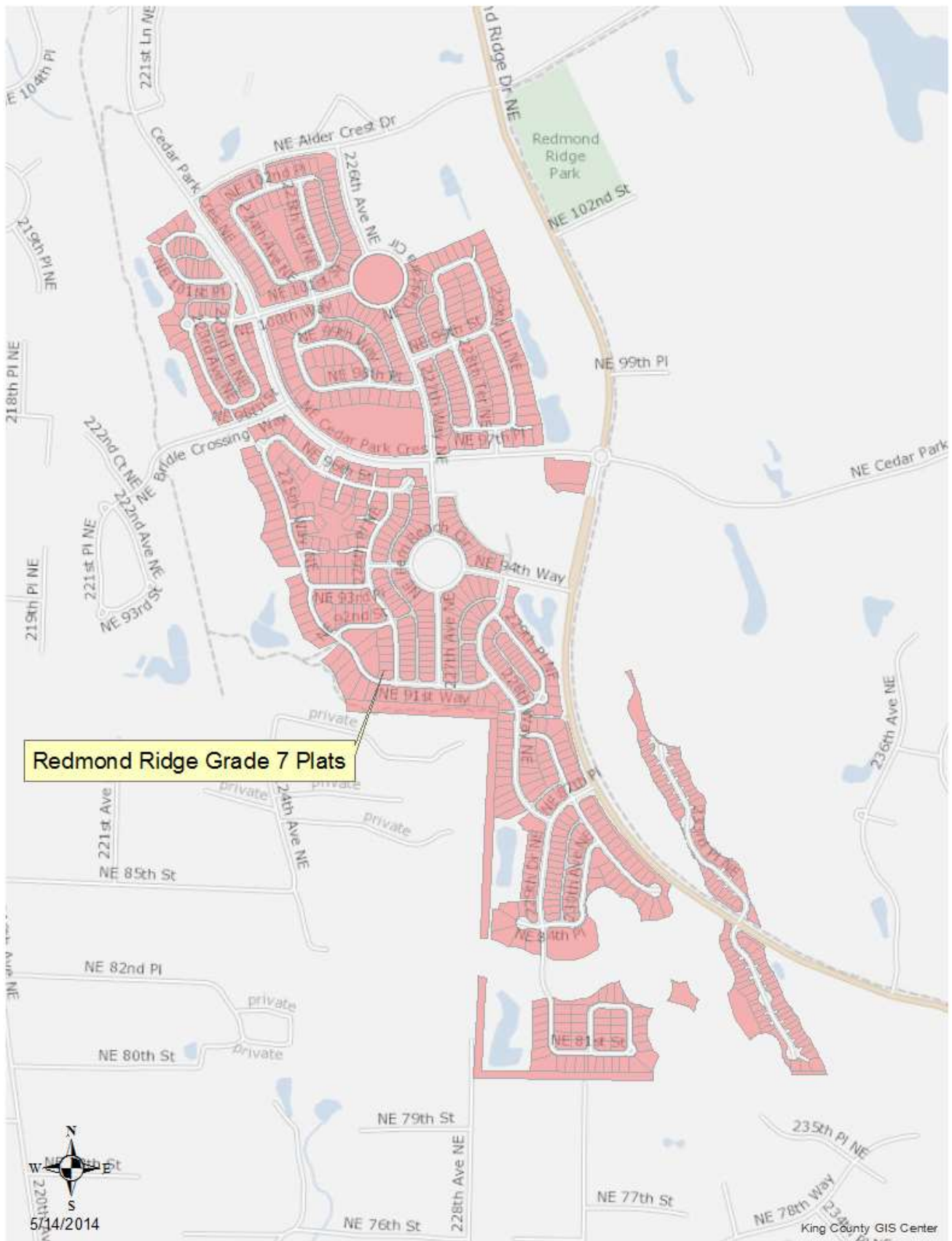
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Redmond Ridge Grade 7	+18.44%	135	717	19%
New Year Built >2010	+8.88%	251	338	74%

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

Generally, Building Grade 7 improvements located in Redmond Ridge (Majors: 7202226, 720227, 720228, 720229, 720231, 720233, 720234, 720235, 720238), were at a lower assessment level than the rest of the population and new improvements (built after 2010), were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 071 - Plat Map



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Area 071 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
720226 to 720238	Redmond Ridge Div. 2, 3, 4, 5, 7, 9, 10, 11, 13	160	717	22%	SE-33-26-6 NE-4-25-6 NW-3-25-6	8	7	2000-2005 (716) 2008 (1)

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 13, 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 36 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 +14.5% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.147, 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 Building Grade 7 improvements located in Redmond Ridge (Majors: 7202226, 720227, 720228, 720229, 720231, 720233, 720234, 720235, 720238), were at a lower assessment level than the rest of the population and new improvements (built after 2010), were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 1,000 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8198794 - 2.620119E-02 * \text{Plat720226to720238Grade7} + 4.343094E-02 * \text{NewYB})$$

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 8 sales of mobile homes within Area 071. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +13.4%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.134$$
$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Results

The resulting assessment level is 0.937. 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 +14.6%. 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) * 1.134.
- 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) * 1.134.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.



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

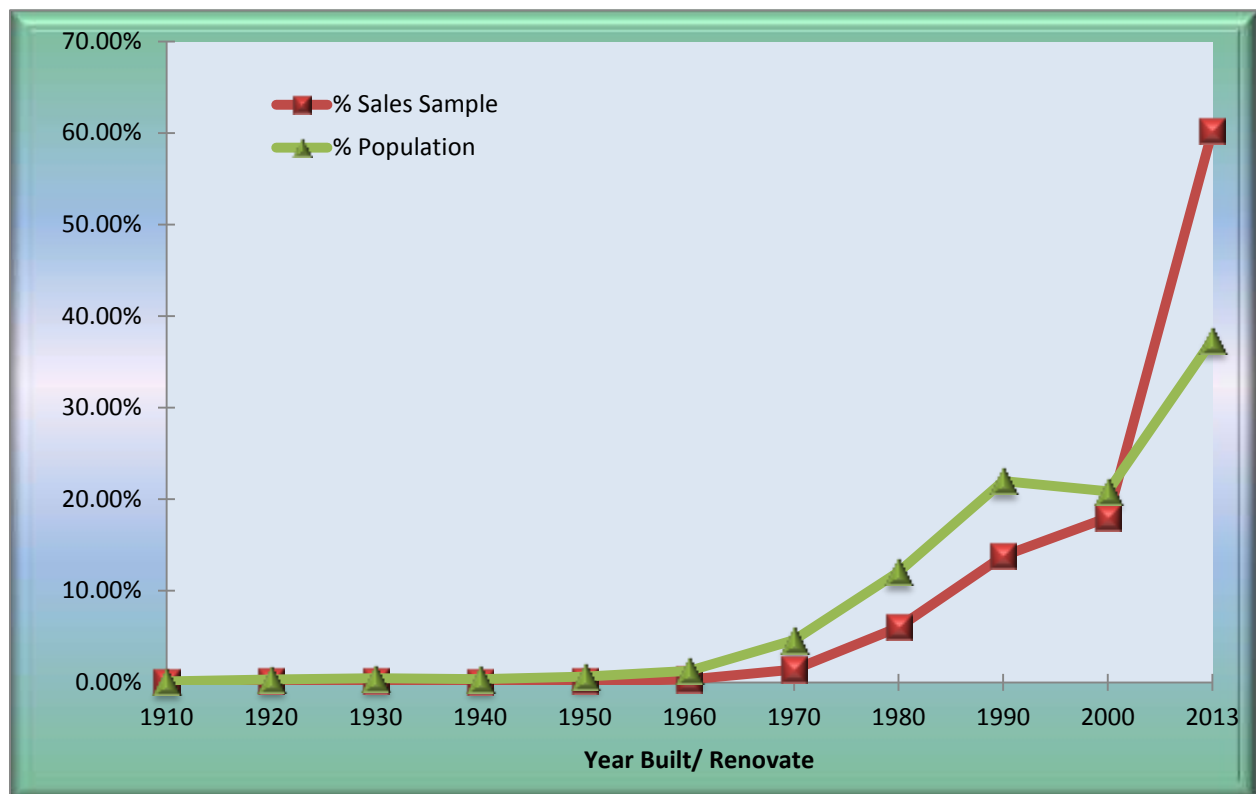
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.10%
1930	1	0.10%
1940	0	0.00%
1950	1	0.10%
1960	3	0.30%
1970	14	1.40%
1980	60	6.00%
1990	138	13.80%
2000	180	18.00%
2013	602	60.20%
1,000		

Population

Year Built/Ren	Frequency	% Population
1910	6	0.11%
1920	18	0.32%
1930	26	0.46%
1940	20	0.35%
1950	36	0.63%
1960	72	1.26%
1970	263	4.61%
1980	688	12.05%
1990	1,256	22.00%
2000	1,191	20.86%
2013	2,134	37.37%
5,710		



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

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to have statistical significance and results are reflected in the model.

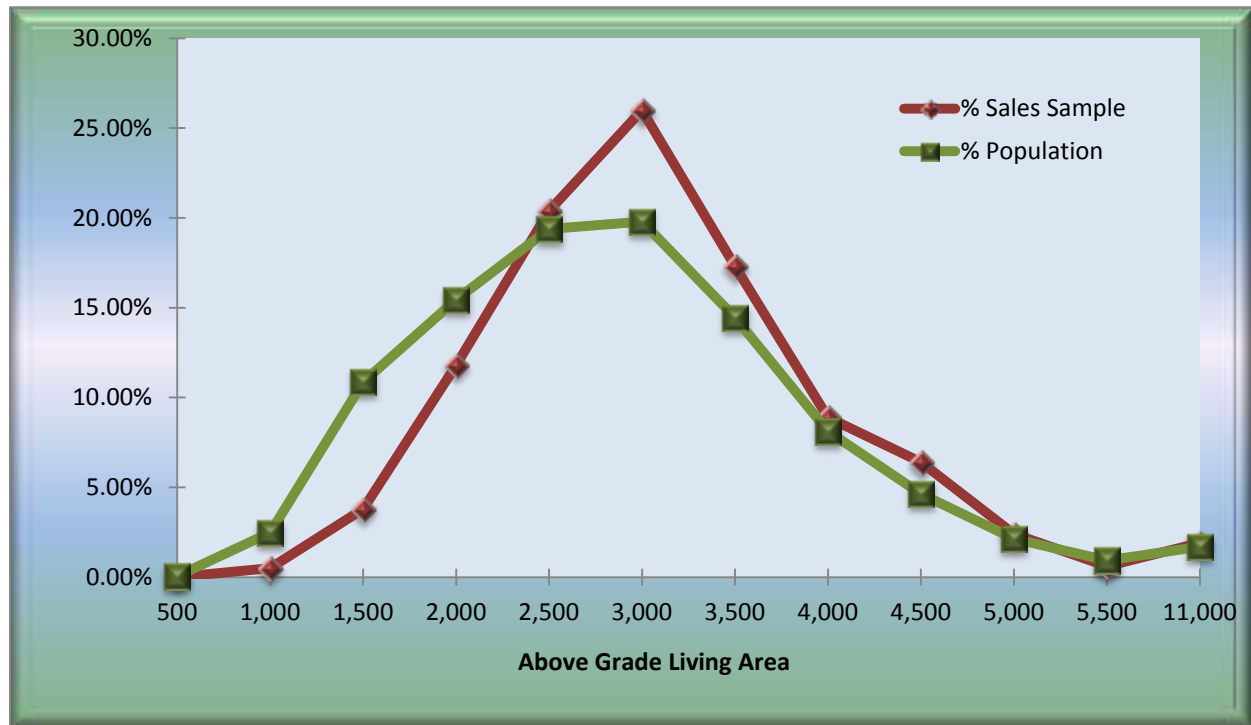
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	5	0.50%
1,500	38	3.80%
2,000	118	11.80%
2,500	204	20.40%
3,000	260	26.00%
3,500	173	17.30%
4,000	89	8.90%
4,500	64	6.40%
5,000	24	2.40%
5,500	6	0.60%
11,000	19	1.90%
1000		

Population

AGLA	Frequency	% Population
500	3	0.05%
1,000	141	2.47%
1,500	621	10.88%
2,000	882	15.45%
2,500	1,107	19.39%
3,000	1,130	19.79%
3,500	825	14.45%
4,000	464	8.13%
4,500	265	4.64%
5,000	122	2.14%
5,500	53	0.93%
11,000	97	1.70%
5,710		



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



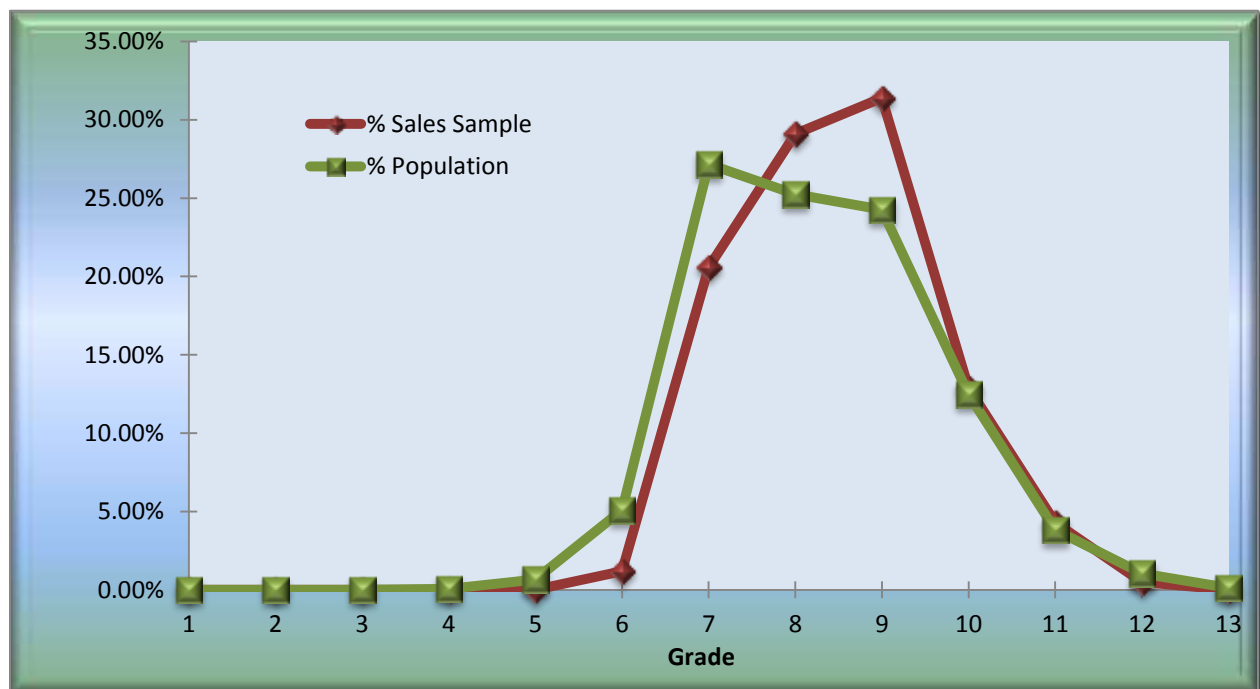
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	12	1.20%
7	206	20.60%
8	291	29.10%
9	314	31.40%
10	129	12.90%
11	43	4.30%
12	5	0.50%
13	0	0.00%
1000		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	4	0.07%
5	38	0.67%
6	291	5.10%
7	1,551	27.16%
8	1,441	25.24%
9	1,386	24.27%
10	713	12.49%
11	218	3.82%
12	60	1.05%
13	7	0.12%
5,710		



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

Area 071 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 1.141, resulting in an adjusted value of \$541,000 ($\$475,000 \times 1.141 = \$541,975$) – truncated to the nearest \$1000.

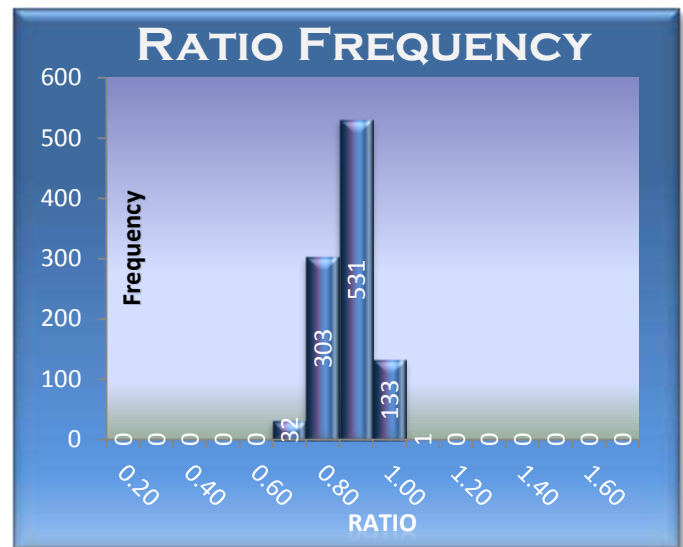
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.172	17.2%
2/1/2011	1.175	17.5%
3/1/2011	1.177	17.7%
4/1/2011	1.179	17.9%
5/1/2011	1.181	18.1%
6/1/2011	1.182	18.2%
7/1/2011	1.183	18.3%
8/1/2011	1.183	18.3%
9/1/2011	1.183	18.3%
10/1/2011	1.182	18.2%
11/1/2011	1.181	18.1%
12/1/2011	1.180	18.0%
1/1/2012	1.178	17.8%
2/1/2012	1.175	17.5%
3/1/2012	1.173	17.3%
4/1/2012	1.169	16.9%
5/1/2012	1.166	16.6%
6/1/2012	1.162	16.2%
7/1/2012	1.157	15.7%
8/1/2012	1.152	15.2%
9/1/2012	1.147	14.7%
10/1/2012	1.141	14.1%
11/1/2012	1.134	13.4%
12/1/2012	1.128	12.8%
1/1/2013	1.120	12.0%
2/1/2013	1.113	11.3%
3/1/2013	1.105	10.5%
4/1/2013	1.097	9.7%
5/1/2013	1.088	8.8%
6/1/2013	1.078	7.8%
7/1/2013	1.069	6.9%
8/1/2013	1.058	5.8%
9/1/2013	1.047	4.7%
10/1/2013	1.036	3.6%
11/1/2013	1.025	2.5%
12/1/2013	1.013	1.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 071 is: $(.8198794 - 3.444781E-04 * \text{SaleDay} - 1.959895E-07 * \text{SaleDaySq} - 2.620119E-02 * 0.135 + 4.343094E-02 * 0.251) / (.8198794 - 2.620119E-02 * 0.135 + 4.343094E-02 * 0.251)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond Ridge & Environs	1/1/2013	5/13/2014	1/2011 - 12/2013
Area Number: 071	Appr ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1000
Mean Assessed Value	580,700
Mean Adj. Sales Price	705,100
Standard Deviation AV	200,241
Standard Deviation SP	249,249
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.827
Median Ratio	0.827
Weighted Mean Ratio	0.824
UNIFORMITY	
Lowest ratio	0.633
Highest ratio:	1.006
Coefficient of Dispersion	6.43%
Standard Deviation	0.068
Coefficient of Variation	8.17%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.822
Upper limit	0.831
95% Confidence: Mean	
Lower limit	0.823
Upper limit	0.831
SAMPLE SIZE EVALUATION	
N (population size)	5710
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.068
Recommended minimum:	7
Actual sample size:	1000
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	495
# ratios above mean:	505
z:	0.316
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

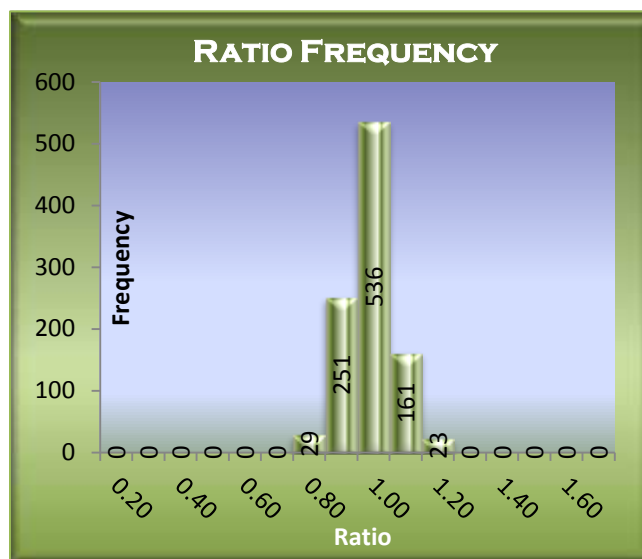
1 to 3 Unit Residences throughout Area 071

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond Ridge & Environs	1/1/2014	5/13/2014	1/2011 - 12/2013
Area Number: 071	Appr. ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1000
Mean Assessed Value	658,600
Mean Sales Price	705,100
Standard Deviation AV	226,472
Standard Deviation SP	249,249
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.937
Weighted Mean Ratio	0.934
UNIFORMITY	
Lowest ratio	0.726
Highest ratio:	1.146
Coefficient of Dispersion	6.04%
Standard Deviation	0.073
Coefficient of Variation	7.81%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.942
95% Confidence: Mean	
Lower limit	0.935
Upper limit	0.944
SAMPLE SIZE EVALUATION	
N (population size)	5710
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.073
Recommended minimum:	9
Actual sample size:	1000
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	510
# ratios above mean:	490
z:	0.632
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 071

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

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	144480	0030	07/20/11	\$199,000	\$235,000	910	6	1977	Avg	9,686	N	N	7203 234TH AVE NE
7	0	880730	0310	01/29/13	\$269,900	\$301,000	910	6	1969	Avg	9,360	N	N	7551 206TH PL NE
7	0	880760	0430	04/18/13	\$270,000	\$295,000	960	6	1969	Good	10,350	N	N	20804 NE 91ST ST
7	0	880770	0140	11/05/13	\$295,000	\$302,000	960	6	1969	Good	11,648	N	N	9200 211TH PL NE
7	0	880781	0610	08/10/12	\$238,000	\$274,000	1,150	6	1970	Good	13,054	N	N	6054 212TH AVE NE
7	0	880781	0280	06/05/12	\$325,000	\$377,000	1,170	6	1981	Avg	12,510	N	N	21509 NE 60TH PL
7	0	880781	0170	11/19/12	\$349,000	\$395,000	1,670	6	1972	Good	15,300	N	N	21205 NE 60TH PL
7	0	880781	0270	11/05/12	\$350,000	\$397,000	1,740	6	1976	Good	12,510	N	N	21501 NE 60TH PL
7	0	052506	9012	10/25/11	\$400,000	\$473,000	1,830	6	1948	Good	35,150	N	N	19710 NE UNION HILL RD
7	0	880781	0320	02/22/11	\$306,000	\$360,000	1,930	6	1976	Good	10,800	N	N	21430 NE 60TH PL
7	0	033960	0080	08/06/13	\$307,000	\$324,000	920	7	1987	Avg	2,930	N	N	18110 NE 91ST CT
7	0	033960	0190	03/09/12	\$277,500	\$325,000	1,060	7	1986	Avg	3,963	N	N	9105 183RD CT NE
7	0	052506	9034	04/12/13	\$410,000	\$448,000	1,100	7	1956	Avg	102,801	N	N	9421 208TH AVE NE
7	0	751120	0360	03/25/11	\$380,000	\$448,000	1,210	7	1983	Avg	62,597	N	N	5309 221ST AVE NE
7	0	152506	9050	03/31/11	\$399,000	\$470,000	1,230	7	1997	Good	79,714	N	N	5039 236TH AVE NE
7	0	880760	0330	06/08/12	\$300,000	\$348,000	1,230	7	1968	Good	10,625	N	N	9121 210TH AVE NE
7	0	880730	0330	06/17/13	\$290,000	\$311,000	1,240	7	1977	Avg	9,600	N	N	7535 206TH PL NE
7	0	033960	0180	11/12/12	\$385,000	\$436,000	1,300	7	1986	Avg	3,363	N	N	9109 183RD CT NE
7	0	033960	0490	09/14/11	\$280,000	\$331,000	1,300	7	1987	Avg	3,100	N	N	9106 182ND AVE NE
7	0	102506	9126	01/17/13	\$420,000	\$469,000	1,320	7	1969	Good	41,350	N	N	22828 NE UNION HILL RD
7	0	880760	0320	03/20/12	\$323,900	\$379,000	1,360	7	1968	Avg	10,170	N	N	9203 210TH AVE NE
7	0	102506	9092	09/21/11	\$375,000	\$443,000	1,450	7	1969	Good	29,040	N	N	7511 230TH AVE NE
7	0	102506	9169	11/21/12	\$410,000	\$463,000	1,550	7	1976	Good	96,703	N	N	7707 238TH AVE NE
7	0	033960	0100	01/22/11	\$309,000	\$363,000	1,620	7	1987	Avg	3,549	N	N	18102 NE 91ST CT
7	0	812160	0030	08/09/11	\$370,000	\$438,000	1,940	7	1974	Avg	36,599	N	N	6514 227TH AVE NE
7	0	241391	0180	09/23/11	\$635,000	\$751,000	1,970	7	1970	Good	36,313	N	N	20942 NE 78TH ST
7	0	241391	0270	05/09/13	\$402,000	\$436,000	2,030	7	1976	Avg	21,850	N	N	7711 211TH AVE NE
7	0	082506	9059	10/18/11	\$440,000	\$520,000	2,200	7	1956	Avg	83,199	N	N	6062 208TH AVE NE
7	0	102506	9161	10/02/13	\$558,000	\$578,000	2,370	7	1978	Good	40,510	N	N	6601 229TH AVE NE
7	0	880781	0780	09/26/11	\$334,950	\$396,000	2,660	7	1981	Good	11,160	N	N	21404 NE 61ST ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	241391	0150	02/21/13	\$585,000	\$648,000	2,860	7	1973	Avg	60,984	N	N	21100 NE 78TH ST
7	0	241391	0200	09/09/13	\$483,000	\$504,000	1,340	8	1973	Avg	50,213	N	N	20918 NE 78TH ST
7	0	178730	0020	08/12/13	\$546,500	\$576,000	1,380	8	1985	Good	30,377	N	N	22810 NE 57TH ST
7	0	133090	0730	03/04/11	\$411,000	\$484,000	1,400	8	1981	Good	37,200	N	N	4326 229TH AVE NE
7	0	102506	9049	04/20/13	\$520,000	\$567,000	1,480	8	1979	Good	60,984	N	N	23725 NE 63RD PL
7	0	042506	9075	07/16/13	\$559,000	\$595,000	1,500	8	1988	Avg	53,143	N	N	9708 218TH PL NE
7	0	133091	0180	02/12/13	\$435,000	\$483,000	1,520	8	1981	Avg	42,921	N	N	22904 NE 51ST ST
7	0	133090	0800	02/19/13	\$424,500	\$470,000	1,570	8	1981	Avg	31,540	N	N	22904 NE 46TH ST
7	0	133090	0430	06/18/13	\$485,000	\$520,000	1,620	8	1983	Good	42,469	N	N	22934 NE 47TH ST
7	0	162506	9068	07/31/13	\$627,000	\$664,000	1,630	8	2005	Avg	28,247	N	N	4417 221ST PL NE
7	0	152506	9078	11/20/12	\$573,000	\$648,000	1,670	8	1982	Good	110,206	N	N	23816 NE 43RD ST
7	0	133090	0560	12/10/13	\$449,000	\$453,000	1,680	8	1980	Avg	35,370	N	N	23121 NE 47TH ST
7	0	241390	0010	02/07/11	\$471,100	\$554,000	1,720	8	1977	Good	22,464	N	N	7305 216TH AVE NE
7	0	241390	0010	10/21/13	\$550,000	\$566,000	1,720	8	1977	Good	22,464	N	N	7305 216TH AVE NE
7	0	162100	0020	09/05/12	\$405,000	\$464,000	1,750	8	1986	Avg	35,111	N	N	23811 NE 75TH ST
7	0	812150	0180	12/05/12	\$420,000	\$473,000	1,750	8	1974	Avg	40,635	N	N	22820 NE 64TH ST
7	0	102506	9203	06/18/12	\$472,000	\$547,000	1,780	8	1988	Good	39,445	N	N	23321 NE 71ST ST
7	0	042506	9162	05/15/12	\$520,990	\$606,000	1,800	8	1988	Good	48,787	N	N	21627 NE 97TH PL
7	0	102506	9185	03/16/12	\$425,000	\$498,000	1,810	8	1979	Avg	61,855	N	N	23732 NE 63RD PL
7	0	102506	9241	05/31/12	\$492,000	\$572,000	1,830	8	1988	Avg	37,457	N	N	23314 NE 71ST ST
7	0	082506	9035	03/06/13	\$580,000	\$640,000	1,840	8	1978	Avg	43,560	N	N	6416 208TH AVE NE
7	0	262170	0030	07/09/12	\$480,000	\$555,000	1,850	8	1980	Avg	42,157	N	N	7324 217TH CT NE
7	0	950885	0230	08/08/11	\$438,000	\$518,000	1,870	8	1980	Avg	35,818	N	N	6914 237TH AVE NE
7	0	812161	0140	12/14/12	\$424,100	\$477,000	1,890	8	1974	Avg	40,704	N	N	22857 NE 61ST ST
7	0	052506	9078	07/22/13	\$590,000	\$626,000	1,940	8	1972	Good	93,909	N	N	20356 NE 85TH ST
7	0	152506	9105	05/09/11	\$480,000	\$567,000	2,020	8	1990	Avg	45,116	N	N	4538 243RD AVE NE
7	0	950885	0110	05/02/12	\$499,000	\$582,000	2,090	8	1980	Avg	38,165	N	N	23612 NE 72ND ST
7	0	102506	9098	12/20/11	\$450,000	\$530,000	2,130	8	1993	Avg	12,196	N	N	23209 NE 73RD ST
7	0	172506	9097	10/26/12	\$499,950	\$568,000	2,170	8	1988	Good	83,635	Y	N	20926 NE 58TH ST
7	0	152506	9038	05/19/12	\$539,000	\$627,000	2,180	8	1965	Good	30,215	N	N	5033 236TH AVE NE

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Area 071 -- 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
7	0	152506	9075	12/10/12	\$526,500	\$593,000	2,190	8	1979	Avg	76,665	N	N	23811 NE 43RD ST
7	0	381100	0260	07/20/12	\$582,000	\$672,000	2,220	8	1980	Good	70,657	N	N	20525 NE 66TH ST
7	0	042506	9085	06/11/13	\$651,000	\$700,000	2,230	8	1987	Good	45,302	N	N	9010 218TH AVE NE
7	0	106130	0010	10/24/11	\$515,000	\$608,000	2,260	8	1989	Avg	36,888	N	N	7704 216TH AVE NE
7	0	880780	0180	04/01/13	\$538,000	\$590,000	2,260	8	2013	Avg	12,875	N	N	6617 211TH PL NE
7	0	042506	9103	10/28/13	\$565,000	\$580,000	2,280	8	1996	Avg	118,483	N	N	8610 219TH AVE NE
7	0	102506	9136	11/10/11	\$580,000	\$685,000	2,300	8	1912	VGood	67,953	Y	N	23260 UNION HILL RD
7	0	052506	9099	10/25/11	\$615,000	\$727,000	2,320	8	1993	Good	219,978	N	N	20630 NE 92ND PL
7	0	262170	0020	03/28/13	\$500,000	\$549,000	2,320	8	1980	Avg	37,424	N	N	7314 217TH PL NE
7	0	092506	9153	11/29/12	\$450,000	\$508,000	2,340	8	1984	Avg	45,738	N	N	6323 227TH AVE NE
7	0	178730	0220	04/04/13	\$550,000	\$603,000	2,350	8	1985	Avg	30,597	N	N	22815 NE 57TH ST
7	0	262170	0040	09/06/13	\$545,000	\$570,000	2,350	8	1980	Avg	39,158	N	N	7334 217TH CT NE
7	0	262170	0060	11/27/12	\$495,000	\$559,000	2,350	8	1980	Avg	35,575	N	N	7325 217TH CT NE
7	0	133090	0290	04/19/13	\$491,500	\$536,000	2,400	8	1979	Avg	36,112	N	N	4420 232ND AVE NE
7	0	133091	0120	06/25/13	\$570,000	\$610,000	2,400	8	1983	Good	37,422	N	N	23224 NE 51ST CT
7	0	812150	0060	07/04/12	\$567,500	\$656,000	2,460	8	1968	VGood	40,635	N	N	23021 NE 64TH ST
7	0	102506	9067	05/08/12	\$575,000	\$670,000	2,490	8	1977	Good	82,188	N	N	7714 230TH AVE NE
7	0	152506	9035	02/24/12	\$524,000	\$615,000	2,490	8	1983	Good	110,597	N	N	5317 236TH AVE NE
7	0	102506	9222	01/12/11	\$550,000	\$645,000	2,500	8	1987	Avg	40,080	N	N	22832 NE 74TH ST
7	0	133091	0130	07/24/13	\$530,000	\$562,000	2,500	8	1981	Good	35,028	N	N	23208 NE 51ST CT
7	0	241391	0030	09/19/13	\$674,000	\$701,000	2,510	8	1924	VGood	43,093	N	N	7606 208TH AVE NE
7	0	092506	9090	03/11/11	\$549,999	\$648,000	2,530	8	2004	Avg	21,260	N	N	8001 219TH AVE NE
7	0	133091	0020	12/13/12	\$535,000	\$602,000	2,550	8	1983	Good	29,842	N	N	22821 NE 51ST ST
7	0	092506	9148	05/03/13	\$655,000	\$712,000	2,570	8	1979	VGood	119,882	N	N	6419 225TH AVE NE
7	0	381100	0100	08/18/12	\$525,000	\$603,000	2,600	8	1982	Good	36,462	N	N	6818 205TH AVE NE
7	0	133090	0410	11/15/12	\$515,000	\$583,000	2,610	8	1983	Avg	38,319	N	N	23112 NE 47TH ST
7	0	950885	0020	11/18/11	\$466,575	\$551,000	2,660	8	1979	Good	35,100	N	N	7214 237TH AVE NE
7	0	133091	0140	10/25/12	\$518,000	\$588,000	2,880	8	1983	Avg	36,496	N	N	23016 NE 51ST ST
7	0	751120	0330	05/23/12	\$594,000	\$691,000	2,880	8	1983	Good	34,850	N	N	5320 221ST AVE NE
7	0	133090	0700	02/09/12	\$570,000	\$670,000	2,970	8	1980	VGood	34,144	N	N	4218 229TH AVE NE

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Area 071 -- 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
7	0	950885	0240	04/14/13	\$557,000	\$609,000	2,990	8	1980	Good	29,675	N	N	6924 237TH AVE NE
7	0	133091	0050	09/18/12	\$560,000	\$640,000	3,060	8	1983	Avg	37,812	N	N	22929 NE 51ST ST
7	0	241390	0050	10/05/12	\$495,000	\$564,000	3,410	8	1987	Good	15,143	N	N	7333 216TH AVE NE
7	0	102506	9191	09/19/13	\$755,000	\$786,000	3,540	8	2001	Good	57,499	N	N	23526 NE 61ST ST
7	0	951091	0360	02/16/11	\$470,000	\$553,000	1,695	9	2002	Avg	4,436	N	N	6051 189TH PL NE
7	0	102506	9157	09/12/11	\$840,000	\$993,000	1,760	9	1999	Avg	229,996	N	N	23503 NE 61ST ST
7	0	951086	0250	12/22/11	\$460,000	\$542,000	1,770	9	2003	Avg	3,431	N	N	6636 190TH AVE NE
7	0	951097	0200	07/26/12	\$510,000	\$588,000	1,840	9	2005	Avg	3,980	N	N	19406 NE 68TH WAY
7	0	951086	0530	12/18/13	\$590,000	\$593,000	1,870	9	2003	Avg	3,533	N	N	6627 188TH PL NE
7	0	951097	0160	01/20/11	\$508,000	\$596,000	1,870	9	2005	Avg	3,220	N	N	19332 NE 68TH WAY
7	0	951091	0440	01/31/11	\$480,000	\$564,000	1,900	9	2002	Avg	3,283	N	N	6115 189TH PL NE
7	0	951086	0490	07/01/11	\$530,000	\$627,000	1,920	9	2003	Avg	4,155	N	N	6701 188TH PL NE
7	0	951086	0600	06/06/13	\$580,000	\$624,000	1,960	9	2003	Avg	3,365	N	N	6511 188TH PL NE
7	0	732291	0010	07/19/13	\$550,000	\$584,000	1,970	9	1990	Avg	37,780	N	N	5322 240TH AVE NE
7	0	092506	9124	10/30/13	\$947,227	\$971,000	2,000	9	2013	Avg	216,928	N	N	21827 NE 62ND PL
7	0	951086	0050	06/24/13	\$726,000	\$777,000	2,030	9	2003	Avg	4,169	N	N	6522 188TH PL NE
7	0	951086	0130	08/31/11	\$522,500	\$618,000	2,030	9	2003	Avg	4,142	N	N	6637 190TH AVE NE
7	0	951091	0210	07/25/11	\$540,000	\$639,000	2,040	9	2002	Avg	4,566	N	N	6056 189TH PL NE
7	0	751121	0160	05/23/11	\$440,640	\$521,000	2,070	9	1984	Avg	34,200	N	N	22408 NE 46TH ST
7	0	951097	0930	08/03/12	\$525,000	\$605,000	2,070	9	2005	Avg	3,600	N	N	6774 193RD PL NE
7	0	951097	0760	06/03/13	\$625,000	\$674,000	2,090	9	2005	Avg	4,822	N	N	6616 194TH PL NE
7	0	951097	0790	10/08/12	\$580,000	\$661,000	2,090	9	2004	Avg	6,817	N	N	19319 NE 65TH WAY
7	0	951091	0260	03/19/12	\$570,000	\$667,000	2,100	9	2002	Avg	4,497	N	N	5936 189TH PL NE
7	0	951086	0070	06/07/13	\$726,160	\$782,000	2,100	9	2003	Avg	4,144	N	N	6628 188TH PL NE
7	0	951086	0110	09/07/11	\$575,000	\$680,000	2,110	9	2003	Avg	4,126	N	N	6641 190TH AVE NE
7	0	951091	0110	07/29/13	\$660,000	\$699,000	2,115	9	2002	Avg	5,416	N	N	6214 189TH PL NE
7	0	951091	0200	04/23/13	\$635,000	\$692,000	2,115	9	2002	Avg	4,257	N	N	6060 189TH PL NE
7	0	951086	0540	12/05/13	\$635,000	\$642,000	2,180	9	2003	Avg	3,628	N	N	6625 188TH PL NE
7	0	951097	0550	05/23/13	\$585,000	\$632,000	2,210	9	2004	Avg	4,592	N	N	6457 193RD PL NE
7	0	951091	0310	07/29/13	\$720,000	\$763,000	2,225	9	2002	Avg	4,241	N	N	5818 189TH PL NE

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Area 071 -- 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
7	0	951086	1130	02/20/13	\$585,000	\$648,000	2,230	9	2004	Avg	4,050	N	N	19153 NE 66TH WAY
7	0	951097	1040	06/17/11	\$556,500	\$658,000	2,250	9	2004	Avg	3,600	N	N	19204 NE 66TH WAY
7	0	951097	1070	06/16/11	\$547,000	\$647,000	2,250	9	2004	Avg	4,134	N	N	19152 NE 66TH WAY
7	0	951097	0590	10/11/11	\$562,000	\$664,000	2,260	9	2005	Avg	5,571	N	N	19302 NE 64TH WAY
7	0	152506	9029	03/11/11	\$504,000	\$594,000	2,280	9	1984	Good	218,097	N	N	5006 236TH AVE NE
7	0	312150	0220	07/02/13	\$680,000	\$726,000	2,320	9	1993	Avg	26,775	N	N	23526 NE 78TH WAY
7	0	033935	0050	04/18/12	\$530,000	\$619,000	2,320	9	2004	Avg	7,373	N	N	18417 NE 95TH CT
7	0	732290	0300	12/02/13	\$580,000	\$587,000	2,330	9	1987	Avg	49,658	N	N	5113 243RD AVE NE
7	0	162506	9077	11/21/12	\$668,000	\$755,000	2,350	9	1984	Good	211,266	Y	N	5805 216TH PL NE
7	0	732290	0340	08/25/12	\$540,000	\$620,000	2,360	9	1988	Avg	50,529	N	N	5014 240TH AVE NE
7	0	951097	0460	12/20/11	\$545,000	\$642,000	2,390	9	2004	Avg	4,226	N	N	6456 192ND PL NE
7	0	951097	0480	06/10/13	\$686,000	\$738,000	2,390	9	2005	Avg	3,600	N	N	6532 192ND PL NE
7	0	951097	0570	11/12/13	\$655,000	\$668,000	2,390	9	2004	Avg	3,662	N	N	6453 193RD PL NE
7	0	951097	0580	07/21/11	\$567,750	\$672,000	2,390	9	2004	Avg	4,886	N	N	6451 193RD PL NE
7	0	102506	9189	09/15/11	\$549,000	\$649,000	2,400	9	1979	Good	58,806	N	N	24117 NE 75TH ST
7	0	951086	0460	10/04/13	\$617,000	\$639,000	2,410	9	2003	Avg	4,399	N	N	18881 NE 68TH ST
7	0	951097	0870	03/25/13	\$624,800	\$686,000	2,410	9	2005	Avg	3,887	N	N	6781 194TH PL NE
7	0	951091	0170	06/28/12	\$606,000	\$702,000	2,420	9	2002	Avg	4,366	N	N	6106 189TH PL NE
7	0	951086	0420	05/09/12	\$560,000	\$652,000	2,420	9	2003	Avg	4,657	N	N	18889 NE 68TH ST
7	0	951086	1040	08/28/12	\$565,000	\$648,000	2,430	9	2004	Avg	4,486	N	N	19134 NE 65TH WAY
7	0	232450	0020	07/15/13	\$634,500	\$675,000	2,440	9	2005	Avg	4,572	N	N	9927 187TH CT NE
7	0	951097	0840	09/24/12	\$590,000	\$674,000	2,480	9	2004	Avg	4,481	N	N	6545 194TH PL NE
7	0	312150	0020	10/24/12	\$552,900	\$628,000	2,490	9	1993	Avg	23,891	N	N	7514 232ND AVE NE
7	0	033935	0010	02/28/11	\$498,500	\$587,000	2,490	9	2004	Avg	4,671	N	N	18437 NE 95TH CT
7	0	951097	0900	05/16/12	\$580,000	\$675,000	2,540	9	2005	Avg	4,446	N	N	6787 194TH PL NE
7	0	951097	1000	05/09/12	\$596,250	\$695,000	2,540	9	2005	Avg	4,256	N	N	6771 193RD PL NE
7	0	951097	1030	01/19/11	\$575,000	\$675,000	2,540	9	2004	Avg	3,976	N	N	19206 NE 66TH WAY
7	0	152506	9083	11/29/11	\$650,000	\$767,000	2,560	9	1998	Avg	221,284	N	N	4420 243RD AVE NE
7	0	162506	9120	08/09/12	\$575,500	\$662,000	2,580	9	1994	Avg	87,120	N	N	22423 NE 60TH ST
7	0	052506	9064	11/15/12	\$848,500	\$960,000	2,590	9	1961	Good	195,148	Y	N	20409 NE NOVELTY HILL RD

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7	0	951086	0900	06/10/12	\$608,250	\$706,000	2,590	9	2004	Avg	3,955	N	N	19112 NE 64TH WAY
7	0	312150	0270	12/31/12	\$629,000	\$705,000	2,610	9	1993	Avg	38,938	N	N	7834 235TH PL NE
7	0	751121	0180	07/17/12	\$530,000	\$612,000	2,660	9	1987	Good	36,167	N	N	4729 225TH AVE NE
7	0	033935	0060	05/24/13	\$630,000	\$681,000	2,700	9	2004	Avg	9,156	N	N	18409 NE 95TH CT
7	0	951097	0540	08/10/12	\$630,000	\$725,000	2,730	9	2005	Avg	4,920	N	N	6531 193RD PL NE
7	0	951097	0450	06/03/13	\$655,000	\$706,000	2,760	9	2004	Avg	3,602	N	N	6454 192ND PL NE
7	0	951097	0500	10/14/13	\$706,000	\$728,000	2,760	9	2005	Avg	4,635	N	N	6536 192ND PL NE
7	0	951097	0510	09/28/11	\$610,000	\$721,000	2,770	9	2005	Avg	4,650	N	N	6537 193RD PL NE
7	0	951097	0890	12/03/13	\$697,500	\$706,000	2,770	9	2005	Avg	3,733	N	N	6785 194TH PL NE
7	0	951097	1100	05/23/11	\$630,000	\$744,000	2,770	9	2005	Avg	5,237	N	N	19160 NE 67TH WAY
7	0	312150	0330	04/01/11	\$595,000	\$702,000	2,790	9	1993	Avg	21,043	N	N	7819 233RD AVE NE
7	0	880730	0580	12/26/13	\$735,750	\$738,000	2,830	9	2004	Good	10,200	N	N	20709 NE 79TH ST
7	0	092506	9129	08/03/11	\$690,000	\$816,000	2,840	9	1987	Good	42,432	N	N	7523 220TH AVE NE
7	0	108561	0020	07/01/11	\$585,111	\$692,000	2,840	9	1998	Avg	25,426	N	N	6519 214TH AVE NE
7	0	732291	0100	08/26/13	\$730,000	\$766,000	2,840	9	1990	Avg	58,806	N	N	5137 243RD AVE NE
7	0	232450	0130	07/15/13	\$670,000	\$713,000	2,840	9	2006	Avg	6,051	N	N	9920 187TH CT NE
7	0	751121	0140	09/02/11	\$548,084	\$648,000	2,850	9	1984	Avg	38,357	N	N	4527 224TH PL NE
7	0	152506	9073	06/24/13	\$740,500	\$793,000	2,880	9	1979	Good	219,134	N	N	23851 NE 58TH PL
7	0	951097	0350	11/25/13	\$738,000	\$749,000	2,890	9	2005	Avg	5,009	N	N	19307 NE 64TH WAY
7	0	951097	0380	03/19/12	\$705,000	\$825,000	2,890	9	2005	Avg	5,006	N	N	19301 NE 64TH WAY
7	0	751121	0100	07/09/12	\$610,000	\$705,000	2,900	9	1984	Good	31,033	N	N	4530 224TH PL NE
7	0	751121	0210	09/09/11	\$537,500	\$636,000	2,950	9	1984	Avg	35,920	N	N	4917 225TH AVE NE
7	0	312100	0050	04/22/11	\$612,662	\$723,000	3,000	9	1990	Avg	35,709	N	N	7317 233RD PL NE
7	0	312100	0050	10/14/13	\$691,000	\$713,000	3,000	9	1990	Avg	35,709	N	N	7317 233RD PL NE
7	0	732290	0160	08/20/12	\$704,000	\$809,000	3,000	9	1987	Good	35,780	N	N	5115 240TH AVE NE
7	0	166850	0020	07/06/12	\$665,000	\$769,000	3,010	9	1986	Good	37,529	N	N	4616 224TH CT NE
7	0	951097	0390	08/26/13	\$790,000	\$829,000	3,010	9	2005	Avg	5,253	N	N	19227 NE 64TH WAY
7	0	082506	9041	02/23/11	\$700,000	\$824,000	3,030	9	1993	Good	69,696	N	N	20528 NE UNION HILL RD
7	0	108561	0060	08/22/11	\$622,000	\$736,000	3,050	9	1997	Avg	24,602	N	N	6410 214TH AVE NE
7	0	312150	0070	07/24/12	\$660,000	\$761,000	3,050	9	1995	Avg	22,081	N	N	7723 234TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	732291	0070	11/27/13	\$763,000	\$774,000	3,050	9	1990	Good	44,431	N	N	24038 NE 53RD PL
7	0	102506	9245	10/18/12	\$589,000	\$670,000	3,060	9	1991	Avg	50,529	N	N	7314 238TH AVE NE
7	0	751121	0260	04/12/11	\$589,000	\$695,000	3,080	9	1984	Avg	53,081	N	N	22506 NE 46TH ST
7	0	052506	9125	09/06/12	\$680,000	\$779,000	3,110	9	1998	Avg	35,001	N	N	8334 208TH AVE NE
7	0	312150	0380	04/04/13	\$725,000	\$794,000	3,140	9	1992	Avg	24,979	N	N	7817 235TH PL NE
7	0	162506	9108	11/08/12	\$640,000	\$725,000	3,170	9	1990	Good	104,529	N	N	5421 228TH AVE NE
7	0	751121	0060	09/04/13	\$712,000	\$745,000	3,200	9	1984	Good	35,011	N	N	4529 227TH PL NE
7	0	102506	9232	02/14/11	\$635,000	\$747,000	3,210	9	1998	Avg	111,949	N	N	7810 238TH AVE NE
7	0	108561	0120	08/27/13	\$643,000	\$675,000	3,210	9	1998	Good	27,386	N	N	6433 214TH AVE NE
7	0	812161	0080	11/02/12	\$925,000	\$1,049,000	3,220	9	1999	Good	37,324	N	N	22828 NE 61ST ST
7	0	042506	9061	08/23/11	\$620,000	\$733,000	3,250	9	1994	Avg	101,930	N	N	21230 NE 92ND PL
7	0	951086	0850	07/03/11	\$728,000	\$861,000	3,290	9	2004	Avg	6,682	N	N	19115 NE 64TH WAY
7	0	951086	0860	08/03/11	\$736,030	\$871,000	3,310	9	2004	Avg	6,482	N	N	19117 NE 64TH WAY
7	0	951097	0270	06/05/12	\$738,000	\$857,000	3,310	9	2005	Avg	5,176	N	N	6672 195TH PL NE
7	0	162506	9004	09/08/11	\$760,000	\$899,000	3,320	9	2010	Avg	452,588	N	N	4940 225TH AVE NE
7	0	108561	0100	09/10/12	\$550,000	\$630,000	3,390	9	1994	Avg	31,642	N	N	6513 214TH AVE NE
7	0	082506	9095	04/05/13	\$720,000	\$789,000	3,500	9	2013	Avg	223,027	N	N	19821 NE 61ST PL
7	0	162506	9100	06/11/13	\$848,500	\$912,000	3,540	9	1986	Good	116,740	N	N	22700 NE 57TH CT
7	0	880730	0410	10/30/12	\$665,000	\$755,000	3,540	9	2005	Avg	15,133	N	N	7928 207TH PL NE
7	0	092506	9168	07/13/11	\$785,000	\$929,000	3,570	9	1987	Avg	44,377	N	N	21702 NE 76TH ST
7	0	751121	0030	07/18/13	\$683,000	\$726,000	3,690	9	1983	Avg	33,590	N	N	22709 NE 46TH ST
7	0	162506	9092	09/15/11	\$737,000	\$872,000	3,790	9	1990	Avg	222,156	N	N	22119 NE 56TH ST
7	0	102506	9176	04/10/13	\$720,000	\$788,000	4,160	9	1978	Good	42,688	N	N	7525 238TH AVE NE
7	0	312150	0370	12/09/11	\$852,000	\$1,005,000	4,400	9	1994	Avg	45,747	N	N	23404 NE 78TH WAY
7	0	092506	9051	10/04/13	\$967,500	\$1,002,000	4,620	9	2007	Avg	90,604	N	N	22718 NE 79TH ST
7	0	352800	0080	04/13/11	\$660,000	\$779,000	1,900	10	1988	Good	35,035	N	N	21506 NE 67TH ST
7	0	352950	0040	05/18/12	\$617,000	\$718,000	2,330	10	1993	Avg	19,954	N	N	21704 NE 81ST ST
7	0	133085	0140	03/13/12	\$559,500	\$655,000	2,810	10	1994	Avg	21,783	N	N	22410 NE 39TH WAY
7	0	052506	9049	08/17/12	\$975,000	\$1,121,000	2,860	10	2009	Avg	144,489	N	N	20535 NE NOVELTY HILL RD
7	0	352800	0330	10/28/11	\$610,000	\$721,000	2,860	10	1988	Good	28,313	N	N	6751 214TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	352800	0400	07/29/13	\$688,300	\$729,000	2,890	10	1988	Avg	35,028	N	N	6628 214TH CT NE
7	0	352950	0060	12/08/11	\$645,000	\$761,000	2,970	10	1993	Avg	20,119	N	N	21610 NE 81ST ST
7	0	352950	0270	04/22/11	\$685,000	\$809,000	2,970	10	1993	Avg	32,825	N	N	21711 NE 81ST ST
7	0	082506	9098	06/11/13	\$849,500	\$913,000	3,060	10	1986	Good	49,658	N	N	20728 NE 70TH PL
7	0	042506	9168	04/20/11	\$640,000	\$755,000	3,140	10	1992	Avg	41,695	N	N	9726 216TH AVE NE
7	0	102506	9213	09/07/11	\$778,000	\$920,000	3,150	10	1982	Good	60,112	N	N	6924 229TH PL NE
7	0	770210	0020	10/25/12	\$617,000	\$701,000	3,150	10	1995	Avg	35,835	N	N	23730 NE 61ST ST
7	0	352800	0190	11/08/11	\$650,000	\$768,000	3,160	10	1988	Good	40,187	N	N	21419 NE 68TH CT
7	0	548090	0020	10/08/13	\$800,000	\$827,000	3,170	10	1998	Avg	28,521	N	N	5428 239TH PL NE
7	0	929087	0080	10/16/13	\$785,000	\$809,000	3,180	10	1994	Avg	43,388	N	N	21339 NE 97TH PL
7	0	052506	9132	07/02/13	\$670,000	\$716,000	3,190	10	1990	Avg	40,993	N	N	9101 208TH AVE NE
7	0	352800	0550	07/29/13	\$822,000	\$871,000	3,200	10	1988	Avg	64,904	N	N	21830 NE 69TH ST
7	0	929085	0230	04/03/12	\$715,000	\$836,000	3,200	10	1989	Avg	32,901	N	N	10020 216TH AVE NE
7	0	042506	9167	11/28/12	\$705,000	\$796,000	3,210	10	1989	Good	41,707	N	N	9910 216TH AVE NE
7	0	929085	0160	07/09/12	\$736,000	\$851,000	3,210	10	1989	Avg	35,457	N	N	21331 NE 101ST CT
7	0	352800	0540	07/16/12	\$655,000	\$756,000	3,220	10	1988	Avg	66,211	N	N	21840 NE 69TH ST
7	0	152506	9121	01/07/13	\$724,500	\$811,000	3,260	10	1994	Avg	57,934	N	N	5350 242ND PL NE
7	0	815580	0010	10/24/13	\$746,000	\$767,000	3,260	10	1990	Avg	36,192	N	N	6320 240TH WAY NE
7	0	352800	0371	09/06/11	\$750,000	\$887,000	3,280	10	1989	Avg	31,600	N	N	6621 214TH AVE NE
7	0	815580	0330	07/24/13	\$1,040,000	\$1,103,000	3,290	10	2001	Avg	58,281	N	Y	6305 240TH WAY NE
7	0	082506	9083	04/07/11	\$748,000	\$882,000	3,300	10	1990	Avg	218,671	N	N	7504 196TH AVE NE
7	0	032506	9051	09/20/12	\$775,000	\$886,000	3,345	10	2003	Avg	40,903	N	N	8042 243RD PL SE
7	0	929085	0240	06/24/13	\$889,500	\$953,000	3,350	10	1989	Avg	36,290	N	N	21609 NE 102ND ST
7	0	929085	0350	07/31/12	\$750,000	\$864,000	3,350	10	1990	Avg	36,322	N	N	10113 219TH PL NE
7	0	929085	0350	01/10/11	\$782,500	\$918,000	3,350	10	1990	Avg	36,322	N	N	10113 219TH PL NE
7	0	352950	0210	09/15/11	\$710,000	\$840,000	3,370	10	1994	Avg	29,856	N	N	21507 NE 81ST ST
7	0	152506	9109	10/29/13	\$765,000	\$785,000	3,380	10	1990	Good	35,048	N	N	22817 NE 58TH PL
7	0	929085	0780	03/27/13	\$815,000	\$895,000	3,380	10	1989	Avg	57,438	N	N	21425 NE 103RD ST
7	0	929085	0850	11/17/11	\$665,000	\$785,000	3,390	10	1989	Avg	35,492	N	N	21817 NE 103RD ST
7	0	352961	0050	07/31/13	\$815,000	\$863,000	3,410	10	1995	Avg	28,956	N	N	21724 NE 86TH ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	352801	0210	08/08/11	\$745,000	\$881,000	3,420	10	1989	Avg	35,024	N	N	22230 NE 66TH PL
7	0	929085	0630	11/08/13	\$885,000	\$904,000	3,420	10	1989	Avg	35,024	N	N	21732 NE 105TH PL
7	0	172506	9119	04/05/13	\$839,000	\$919,000	3,460	10	1991	Avg	39,601	N	N	19711 NE 58TH PL
7	0	929085	1000	11/26/12	\$784,900	\$886,000	3,460	10	1989	Avg	39,710	N	N	10131 214TH AVE NE
7	0	352950	0290	05/17/13	\$748,000	\$810,000	3,480	10	1994	Avg	30,973	N	N	21815 NE 81ST ST
7	0	815580	0290	05/03/11	\$975,000	\$1,151,000	3,520	10	1996	Avg	43,546	N	Y	6423 240TH WAY NE
7	0	352950	0170	05/23/12	\$715,000	\$832,000	3,540	10	1994	Avg	26,334	N	N	21329 NE 81ST ST
7	0	352802	0080	11/11/13	\$875,000	\$893,000	3,550	10	1991	Avg	40,875	N	N	6109 224TH AVE NE
7	0	929085	0300	12/06/13	\$855,000	\$864,000	3,590	10	1989	Avg	38,437	N	N	10116 218TH AVE NE
7	0	929085	0710	03/27/12	\$799,950	\$936,000	3,620	10	1992	Avg	30,963	N	N	10315 218TH AVE NE
7	0	352960	0010	09/16/11	\$715,000	\$846,000	3,650	10	1996	Avg	26,597	N	N	8512 213TH PL NE
7	0	352960	0010	03/27/13	\$757,024	\$831,000	3,650	10	1996	Avg	26,597	N	N	8512 213TH PL NE
7	0	363680	0240	06/15/12	\$753,000	\$873,000	3,660	10	1997	Avg	37,333	N	N	21511 NE 84TH ST
7	0	352960	0070	06/29/12	\$715,000	\$828,000	3,680	10	1995	Avg	32,057	N	N	8731 213TH PL NE
7	0	929085	0790	01/07/11	\$716,000	\$839,000	3,790	10	1989	Avg	49,896	N	N	21523 NE 103RD ST
7	0	352801	0100	06/25/12	\$910,000	\$1,054,000	3,805	10	1988	Avg	56,716	N	N	22229 NE 66TH PL
7	0	042506	9084	09/06/13	\$875,000	\$915,000	3,810	10	1990	Avg	49,658	N	N	9220 219TH PL NE
7	0	363680	0190	03/14/11	\$757,250	\$892,000	3,830	10	1997	Avg	22,920	N	N	8305 213TH PL NE
7	0	352800	0480	08/06/13	\$835,000	\$882,000	3,850	10	1988	Avg	107,875	N	N	6710 218TH AVE NE
7	0	929085	0090	08/26/13	\$799,950	\$839,000	3,850	10	1989	Avg	39,188	N	N	10115 214TH AVE NE
7	0	929085	0720	03/28/12	\$760,000	\$889,000	3,890	10	1991	Avg	29,258	N	N	21530 NE 103RD ST
7	0	133091	0250	03/28/11	\$755,000	\$890,000	3,900	10	1984	Good	108,907	N	N	22841 NE 54TH ST
7	0	363680	0230	10/14/11	\$1,355,000	\$1,601,000	3,960	10	1997	Avg	40,560	N	N	21425 NE 84TH ST
7	0	815580	0190	12/09/13	\$945,000	\$954,000	3,980	10	1998	Avg	66,854	N	Y	23925 NE 69TH PL
7	0	929085	0450	05/04/12	\$810,000	\$944,000	3,980	10	1990	Avg	47,032	N	N	10310 219TH CT NE
7	0	929085	0390	08/08/12	\$1,000,000	\$1,151,000	4,020	10	1990	Avg	35,042	N	N	10128 219TH PL NE
7	0	929085	0270	08/18/11	\$742,000	\$878,000	4,040	10	1989	Avg	38,052	N	N	10115 218TH CT NE
7	0	815580	0160	04/19/11	\$790,000	\$932,000	4,050	10	1990	Avg	28,010	N	N	23900 NE 69TH PL
7	0	815580	0160	12/13/12	\$890,000	\$1,001,000	4,050	10	1990	Avg	28,010	N	N	23900 NE 69TH PL
7	0	352801	0060	06/11/12	\$830,000	\$963,000	4,085	10	1989	Avg	37,200	N	N	22101 NE 66TH PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	929085	0690	01/23/12	\$875,000	\$1,029,000	4,090	10	1991	Avg	36,512	N	N	21725 NE 105TH PL
7	0	929085	0930	06/12/12	\$1,028,000	\$1,193,000	4,090	10	1990	Good	35,634	N	N	10207 217TH CT NE
7	0	152506	9037	11/23/13	\$1,057,500	\$1,074,000	4,160	10	1998	Avg	67,640	N	N	5707 238TH PL NE
7	0	042506	9152	01/26/11	\$925,000	\$1,086,000	4,240	10	2007	Avg	45,738	N	N	9807 218TH PL NE
7	0	042506	9152	02/01/13	\$1,100,000	\$1,224,000	4,240	10	2007	Avg	45,738	N	N	9807 218TH PL NE
7	0	102506	9085	08/22/13	\$1,110,000	\$1,166,000	4,240	10	2008	Avg	114,998	N	N	23600 NE 61ST ST
7	0	363680	0320	11/14/13	\$886,000	\$903,000	4,260	10	1996	Avg	28,251	N	N	21809 NE 84TH ST
7	0	929085	0380	09/12/13	\$1,000,000	\$1,043,000	4,430	10	1991	Avg	35,077	N	N	10112 219TH PL NE
7	0	929085	0820	09/26/12	\$1,000,000	\$1,142,000	4,450	10	1989	Avg	33,928	N	N	21615 NE 103RD ST
7	0	352800	0430	07/10/12	\$745,000	\$861,000	4,470	10	1988	Avg	92,461	N	N	21507 NE 67TH ST
7	0	352801	0080	05/01/13	\$1,160,000	\$1,262,000	4,480	10	1988	Good	36,062	N	N	22205 NE 66TH PL
7	0	052506	9065	09/14/11	\$1,100,000	\$1,301,000	4,625	10	2001	Avg	87,120	N	N	8420 208TH AVE NE
7	0	042506	9151	09/25/12	\$1,250,000	\$1,428,000	4,990	10	2008	Avg	45,738	N	N	9723 218TH PL NE
7	0	042506	9151	09/25/13	\$1,332,000	\$1,383,000	4,990	10	2008	Avg	45,738	N	N	9723 218TH PL NE
7	0	133085	0070	08/23/12	\$745,000	\$855,000	5,000	10	1995	Avg	21,781	N	N	22506 NE 39TH WAY
7	0	798750	0020	03/23/12	\$955,000	\$1,118,000	5,530	10	1997	Good	35,832	N	N	22832 NE 58TH PL
7	0	092506	9057	09/15/13	\$1,080,000	\$1,126,000	5,640	10	2007	Avg	223,462	N	N	22630 NE 79TH ST
7	0	295440	0210	06/14/12	\$870,000	\$1,009,000	4,060	11	1990	Good	35,373	N	N	20427 NE 64TH PL
7	0	295440	0250	05/15/13	\$940,000	\$1,019,000	4,080	11	1994	Avg	37,772	N	N	20416 NE 63RD ST
7	0	042506	9100	03/27/13	\$1,419,000	\$1,558,000	4,090	11	2003	Avg	114,998	N	N	21726 NE 87TH PL
7	0	052506	9106	04/12/11	\$875,000	\$1,032,000	4,220	11	2008	Avg	111,319	N	N	9710 208TH AVE NE
7	0	152506	9268	07/03/12	\$959,000	\$1,109,000	4,230	11	2006	Avg	92,924	N	N	24016 NE 58TH PL
7	0	295440	0500	05/17/13	\$1,290,000	\$1,397,000	4,240	11	1992	Avg	30,687	N	N	6711 204TH DR NE
7	0	102506	9254	07/12/11	\$1,025,000	\$1,212,000	4,290	11	2004	Avg	51,645	N	N	7910 240TH AVE NE
7	0	295440	0090	09/06/13	\$1,400,000	\$1,464,000	4,530	11	1996	Avg	35,034	N	N	20411 NE 71ST ST
7	0	295440	0280	04/15/11	\$1,010,000	\$1,192,000	4,650	11	1990	Avg	39,139	N	N	20413 NE 63RD ST
7	0	815580	0310	11/14/11	\$1,085,000	\$1,281,000	4,700	11	1990	Avg	37,056	N	Y	6401 240TH WAY NE
7	0	295440	0270	10/11/13	\$1,120,000	\$1,156,000	4,860	11	1991	Avg	43,814	N	N	20419 NE 63RD ST
7	0	295440	0040	10/04/12	\$1,250,000	\$1,425,000	4,870	11	1990	Avg	35,532	N	N	20440 NE 71ST ST
7	0	042506	9128	09/11/12	\$1,400,000	\$1,603,000	4,900	11	2008	Avg	72,745	N	N	22335 NE 85TH ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
7	0	052506	9126	05/17/11	\$1,339,400	\$1,582,000	5,190	11	2004	Avg	145,490	N	N	20011 NE 85TH ST
7	0	815580	0280	05/16/12	\$1,040,000	\$1,210,000	5,720	11	1990	Avg	37,017	N	Y	6507 240TH WAY NE
7	0	102506	9032	04/17/12	\$1,353,000	\$1,580,000	5,980	11	2007	Avg	55,756	N	N	7533 238TH AVE NE
7	0	042506	9107	08/10/12	\$1,585,000	\$1,824,000	6,892	11	2002	Avg	156,816	N	N	22211 NE 85TH ST
7	0	295440	0350	06/16/11	\$1,425,000	\$1,685,000	5,200	12	2001	Avg	43,986	N	N	20331 NE 61ST CT
7	0	295440	0050	05/26/11	\$1,450,000	\$1,714,000	5,390	12	1995	Good	49,087	N	N	20450 NE 71ST ST
7	1	154280	0020	03/03/11	\$338,000	\$398,000	1,550	8	1996	Avg	3,175	N	N	18397 NE 97TH CT
7	1	154280	0060	09/18/13	\$439,950	\$458,000	1,760	8	1996	Avg	3,267	N	N	18389 NE 97TH CT
7	1	154280	0110	12/18/13	\$450,000	\$453,000	1,760	8	1996	Avg	3,591	N	N	18394 NE 97TH CT
7	1	154280	0180	07/08/13	\$415,000	\$443,000	1,760	8	1996	Avg	3,450	N	N	9779 184TH CT NE
8	0	720229	0810	08/28/13	\$357,000	\$374,000	1,130	7	2003	Avg	4,246	N	N	10175 223RD PL NE
8	0	720233	0280	04/21/12	\$318,000	\$371,000	1,350	7	2003	Avg	2,839	N	N	9148 228TH WAY NE
8	0	720229	0150	02/26/13	\$370,000	\$409,000	1,440	7	2001	Avg	4,515	N	N	9821 233RD AVE NE
8	0	720229	0490	09/26/13	\$365,903	\$380,000	1,440	7	2002	Avg	2,941	N	N	22336 NE 100TH WAY
8	0	720310	1560	05/08/13	\$325,000	\$353,000	1,460	7	2008	Avg	4,827	N	N	11061 236TH PL NE
8	0	720310	1680	05/18/12	\$310,000	\$361,000	1,460	7	2008	Avg	4,093	N	N	11062 ELLISTON WAY NE
8	0	720314	0200	01/07/13	\$325,000	\$364,000	1,460	7	2010	Avg	3,497	N	N	9947 244TH PL NE
8	0	720234	0460	10/10/12	\$350,000	\$399,000	1,480	7	2004	Avg	4,000	N	N	8530 229TH DR NE
8	0	720229	0610	03/28/13	\$371,200	\$407,000	1,500	7	2002	Avg	3,026	N	N	22369 NE 101ST PL
8	0	720229	0090	06/08/11	\$325,420	\$385,000	1,600	7	2002	Avg	4,272	N	N	22331 NE 98TH ST
8	0	720229	0230	08/04/11	\$335,640	\$397,000	1,600	7	2002	Avg	3,129	N	N	9926 223RD AVE NE
8	0	720233	0550	06/26/13	\$437,000	\$468,000	1,600	7	2003	Avg	3,605	N	N	9215 228TH WAY NE
8	0	720310	1340	09/18/12	\$332,000	\$380,000	1,600	7	2009	Avg	4,036	N	N	11020 236TH PL NE
8	0	720310	2060	02/23/12	\$335,000	\$393,000	1,600	7	2008	Avg	5,277	N	N	11093 ELLISTON WAY NE
8	0	720229	0500	08/14/12	\$372,000	\$428,000	1,650	7	2002	Avg	2,941	N	N	22330 NE 100TH WAY
8	0	720233	0070	04/03/13	\$410,000	\$449,000	1,650	7	2003	Avg	4,044	N	N	9158 229TH PL NE
8	0	720233	0240	03/21/11	\$382,950	\$451,000	1,650	7	2003	Avg	2,989	N	N	9189 229TH PL NE
8	0	720233	0290	02/02/12	\$349,000	\$410,000	1,650	7	2003	Avg	3,064	N	N	9136 228TH WAY NE
8	0	720233	0490	05/20/13	\$415,000	\$449,000	1,650	7	2003	Avg	3,060	N	N	9125 228TH WAY NE
8	0	720229	0440	03/14/12	\$351,000	\$411,000	1,690	7	2004	Avg	3,129	N	N	9925 223RD PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720229	0620	11/09/11	\$341,400	\$403,000	1,690	7	2002	Avg	3,026	N	N	22363 NE 101ST PL
8	0	720229	0750	07/09/13	\$412,000	\$439,000	1,690	7	2001	Avg	5,298	N	N	10158 223RD PL NE
8	0	720234	0390	06/06/11	\$340,000	\$402,000	1,690	7	2004	Avg	4,851	N	N	22913 NE 87TH PL
8	0	720234	0410	07/29/13	\$425,000	\$450,000	1,690	7	2004	Avg	4,628	N	N	8632 229TH DR NE
8	0	720310	1740	09/03/13	\$379,000	\$397,000	1,710	7	2008	Avg	3,781	N	N	11022 ELLISTON WAY NE
8	0	720310	1350	07/06/12	\$336,000	\$389,000	1,740	7	2008	Avg	3,476	N	N	11012 236TH PL NE
8	0	720310	1710	03/22/13	\$350,000	\$385,000	1,740	7	2008	Avg	3,937	N	N	11042 ELLISTON WAY NE
8	0	720314	0090	11/11/13	\$360,091	\$368,000	1,740	7	2010	Avg	3,653	N	N	9892 244TH PL NE
8	0	720314	0020	08/09/13	\$392,500	\$414,000	1,820	7	2010	Avg	5,841	N	N	9836 244TH PL NE
8	0	720314	0160	08/17/12	\$362,000	\$416,000	1,820	7	2010	Avg	6,722	N	N	9956 244TH PL NE
8	0	720310	1490	06/05/13	\$420,700	\$453,000	1,840	7	2008	Avg	5,453	N	N	11005 236TH PL NE
8	0	720310	2000	05/29/13	\$420,000	\$453,000	1,840	7	2008	Avg	4,910	N	N	11057 ELLISTON WAY NE
8	0	720314	0320	09/06/12	\$319,330	\$366,000	1,850	7	2010	Avg	3,400	N	N	10013 EASTRIDGE DR NE
8	0	720234	1500	11/21/12	\$420,000	\$475,000	1,940	7	2004	Avg	5,176	N	N	8114 230TH PL NE
8	0	720233	0800	01/26/12	\$410,000	\$482,000	2,010	7	2003	Avg	4,080	N	N	9127 227TH AVE NE
8	0	720233	0650	10/08/13	\$482,500	\$499,000	2,020	7	2003	Avg	7,407	N	N	22725 NE FERN REACH CIR
8	0	720233	0690	03/05/13	\$435,000	\$480,000	2,020	7	2003	Avg	4,178	N	N	9230 227TH AVE NE
8	0	720238	0110	12/20/11	\$450,000	\$530,000	2,020	7	2005	Avg	4,138	N	N	8216 233RD PL NE
8	0	720238	0230	09/04/13	\$499,998	\$523,000	2,020	7	2005	Avg	6,574	N	N	8118 233RD PL NE
8	0	720238	0310	07/02/13	\$520,500	\$556,000	2,020	7	2005	Avg	3,877	N	N	8229 233RD PL NE
8	0	720238	0400	10/17/11	\$430,500	\$509,000	2,020	7	2005	Avg	4,169	N	N	8343 233RD PL NE
8	0	720238	0390	04/12/12	\$430,250	\$503,000	2,030	7	2005	Avg	3,388	N	N	8335 233RD PL NE
8	0	720234	0120	09/21/12	\$405,000	\$463,000	2,050	7	2004	Avg	5,057	N	N	8436 230TH WAY NE
8	0	720234	0180	05/18/12	\$415,000	\$483,000	2,050	7	2004	Avg	5,796	N	N	8431 230TH WAY NE
8	0	720233	0860	07/23/13	\$455,000	\$483,000	2,100	7	2003	Avg	4,098	N	N	9229 227TH AVE NE
8	0	720227	0670	11/26/13	\$505,000	\$512,000	2,120	7	2001	Avg	4,786	N	N	9811 228TH TER NE
8	0	720228	0320	02/08/11	\$425,000	\$500,000	2,120	7	2001	Avg	4,710	N	N	9536 226TH PL NE
8	0	720229	0390	11/20/13	\$475,000	\$483,000	2,120	7	2001	Avg	3,709	N	N	9831 223RD PL NE
8	0	720233	0620	01/15/13	\$458,000	\$512,000	2,120	7	2003	Avg	6,259	N	N	22753 NE 94TH WAY
8	0	720235	0140	02/26/13	\$482,500	\$534,000	2,120	7	2004	Avg	3,540	N	N	8636 233RD PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720235	0190	06/16/11	\$410,000	\$485,000	2,120	7	2004	Avg	3,600	N	N	8566 233RD PL NE
8	0	720235	0240	10/19/12	\$460,000	\$523,000	2,120	7	2004	Avg	3,450	N	N	8526 233RD PL NE
8	0	720235	0330	08/18/11	\$425,000	\$503,000	2,120	7	2004	Avg	3,630	N	N	8659 233RD PL NE
8	0	720234	0040	10/22/13	\$530,000	\$545,000	2,120	7	2005	Avg	5,080	N	N	8630 230TH WAY NE
8	0	720234	0130	08/20/13	\$539,000	\$567,000	2,120	7	2004	Avg	4,629	N	N	8428 230TH WAY NE
8	0	720234	1250	05/13/13	\$510,000	\$553,000	2,120	7	2005	Avg	5,070	N	N	23033 NE 81ST ST
8	0	720233	1020	05/17/13	\$490,000	\$531,000	2,220	7	2003	Avg	5,594	N	N	9198 226TH PL NE
8	0	720234	0300	04/30/13	\$485,500	\$528,000	2,220	7	2004	Avg	4,000	N	N	8505 230TH AVE NE
8	0	720226	1110	09/27/12	\$428,500	\$489,000	2,240	7	2000	Avg	4,773	N	N	10136 225TH TER NE
8	0	720234	0440	07/26/13	\$505,000	\$535,000	2,250	7	2004	Avg	4,000	N	N	8608 229TH DR NE
8	0	720227	0680	03/21/12	\$422,000	\$494,000	2,270	7	2001	Avg	4,729	N	N	9819 228TH TER NE
8	0	720227	0730	07/08/13	\$511,000	\$545,000	2,270	7	2001	Avg	4,504	N	N	9917 228TH TER NE
8	0	720226	1140	06/01/11	\$422,000	\$499,000	2,280	7	2000	Avg	4,295	N	N	10160 225TH TER NE
8	0	720227	0060	04/18/11	\$436,800	\$515,000	2,280	7	2001	Avg	5,221	N	N	9954 227TH WAY NE
8	0	720228	0270	01/18/13	\$450,000	\$502,000	2,280	7	2001	Avg	4,530	N	N	9424 226TH PL NE
8	0	720228	0330	11/03/11	\$425,000	\$502,000	2,280	7	2001	Avg	4,501	N	N	9544 226TH PL NE
8	0	720231	0050	05/07/12	\$439,500	\$512,000	2,280	7	2002	Avg	6,327	N	N	22706 NE FERN REACH CIR
8	0	720231	0090	07/03/12	\$460,000	\$532,000	2,280	7	2002	Avg	4,908	N	N	22730 NE FERN REACH CIR
8	0	720231	0110	08/19/13	\$532,000	\$560,000	2,280	7	2002	Avg	6,407	N	N	22748 NE 94TH WAY
8	0	720233	0780	06/23/11	\$457,000	\$540,000	2,280	7	2003	Avg	4,925	N	N	9103 227TH AVE NE
8	0	720233	0960	12/12/13	\$535,101	\$540,000	2,330	7	2003	Avg	4,796	N	N	9304 226TH PL NE
8	0	720226	1070	07/23/13	\$490,000	\$520,000	2,360	7	2000	Avg	3,596	N	N	10104 225TH TER NE
8	0	720234	1020	12/15/11	\$385,000	\$454,000	2,370	7	2005	Avg	5,590	N	N	8806 228TH WAY NE
8	0	720229	0820	06/10/13	\$536,100	\$577,000	2,380	7	2002	Avg	5,211	N	N	22340 NE 101ST PL
8	0	720234	0760	03/28/11	\$450,000	\$531,000	2,390	7	2004	Avg	5,026	N	N	8805 228TH WAY NE
8	0	720231	0130	12/18/13	\$522,500	\$526,000	2,410	7	2002	Avg	4,489	N	N	22760 NE 94TH WAY
8	0	720227	0650	11/15/13	\$526,800	\$537,000	2,420	7	2001	Avg	4,791	N	N	9755 228TH TER NE
8	0	720229	0010	05/10/12	\$432,000	\$503,000	2,480	7	2005	Avg	3,754	N	N	9924 223RD PL NE
8	0	720233	1230	09/17/12	\$480,000	\$549,000	2,480	7	2003	Avg	5,982	N	N	22559 NE 91ST WAY
8	0	720233	1460	08/13/13	\$567,500	\$598,000	2,480	7	2003	Avg	7,444	N	N	22547 NE 93RD PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720234	1230	12/06/11	\$430,000	\$507,000	2,480	7	2004	Avg	5,070	N	N	23017 NE 81ST ST
8	0	720226	0620	08/21/13	\$560,000	\$589,000	2,510	7	2001	Avg	5,092	N	N	22417 NE 101ST ST
8	0	720226	1360	07/23/12	\$480,000	\$554,000	2,510	7	2000	Avg	5,132	N	N	10135 225TH TER NE
8	0	720227	0940	09/24/12	\$460,000	\$525,000	2,510	7	2001	Avg	5,456	N	N	9960 228TH TER NE
8	0	720228	0070	04/15/11	\$443,000	\$523,000	2,510	7	2001	Avg	4,327	N	N	22592 NE 96TH ST
8	0	720228	0750	05/25/12	\$440,000	\$512,000	2,510	7	2001	Avg	8,394	N	N	9427 225TH WAY NE
8	0	720228	0680	12/04/11	\$445,000	\$525,000	2,520	7	2004	Avg	5,350	N	N	9405 226TH PL NE
8	0	720228	0600	04/13/12	\$465,000	\$543,000	2,565	7	2002	Avg	4,489	N	N	9515 226TH PL NE
8	0	720233	0990	06/24/13	\$526,000	\$563,000	2,600	7	2003	Avg	4,099	N	N	9232 226TH PL NE
8	0	720233	1010	07/28/11	\$432,500	\$512,000	2,600	7	2003	Avg	6,474	N	N	9208 226TH PL NE
8	0	720234	0360	02/16/11	\$450,000	\$529,000	2,600	7	2004	Avg	6,204	N	N	8611 230TH AVE NE
8	0	720234	0980	08/06/13	\$555,000	\$586,000	2,600	7	2004	Avg	6,500	N	N	22906 NE 87TH PL
8	0	720231	0120	06/19/13	\$555,000	\$595,000	2,610	7	2002	Avg	4,595	N	N	22754 NE 94TH WAY
8	0	720227	0600	09/12/13	\$533,000	\$556,000	2,620	7	2001	Avg	4,091	N	N	9820 227TH WAY NE
8	0	720233	0680	11/28/12	\$507,000	\$572,000	2,620	7	2003	Avg	7,203	N	N	9254 227TH AVE NE
8	0	720233	0750	04/14/11	\$459,500	\$542,000	2,620	7	2003	Avg	4,080	N	N	9128 227TH AVE NE
8	0	720234	0200	10/17/12	\$460,000	\$523,000	2,620	7	2004	Avg	5,848	N	N	8503 230TH WAY NE
8	0	720234	1090	08/21/13	\$545,000	\$573,000	2,620	7	2004	Avg	4,459	N	N	8807 230TH WAY NE
8	0	720234	1170	05/27/11	\$425,000	\$502,000	2,620	7	2005	Avg	5,302	N	N	8109 229TH DR NE
8	0	720234	1400	10/18/13	\$550,000	\$566,000	2,620	7	2005	Avg	5,076	N	N	8113 230TH PL NE
8	0	720233	1160	08/13/12	\$505,000	\$581,000	2,640	7	2003	Avg	7,096	N	N	9181 226TH PL NE
8	0	720226	0850	12/18/13	\$547,500	\$551,000	2,660	7	2001	Avg	5,381	N	N	22514 NE 102ND PL
8	0	720227	0860	07/27/12	\$481,000	\$555,000	2,690	7	2001	Avg	4,737	N	N	9818 228TH TER NE
8	0	720228	0040	03/21/11	\$449,000	\$529,000	2,720	7	2001	Avg	4,932	N	N	22578 NE 96TH ST
8	0	720228	0490	06/26/13	\$566,000	\$606,000	2,755	7	2001	Avg	6,065	N	N	9508 225TH WAY NE
8	0	720228	0560	08/01/13	\$538,000	\$569,000	2,755	7	2002	Avg	4,383	N	N	9422 225TH WAY NE
8	0	720228	0810	06/14/12	\$484,000	\$561,000	2,755	7	2002	Avg	6,106	N	N	9517 225TH WAY NE
8	0	720226	0700	05/08/12	\$485,000	\$565,000	2,760	7	2001	Avg	5,125	N	N	10153 224TH AVE NE
8	0	720226	0740	09/11/12	\$493,000	\$564,000	2,760	7	2001	Avg	5,421	N	N	10185 224TH AVE NE
8	0	720226	1340	07/06/11	\$427,500	\$506,000	2,760	7	2000	Avg	5,160	N	N	10119 225TH TER NE

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Area 071 -- 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
8	0	720226	1370	09/09/12	\$493,475	\$565,000	2,760	7	2000	Avg	5,126	N	N	10143 225TH TER NE
8	0	720227	0820	10/18/12	\$480,000	\$546,000	2,890	7	2001	Avg	4,736	N	N	9746 228TH TER NE
8	0	720226	0770	06/29/12	\$511,400	\$592,000	2,920	7	2001	Avg	5,577	N	N	22416 NE 102ND PL
8	0	720228	0620	04/02/12	\$507,000	\$593,000	3,020	7	2002	Avg	6,046	N	N	9503 226TH PL NE
8	0	720233	1490	12/18/12	\$560,000	\$629,000	3,020	7	2003	Avg	6,591	N	N	22523 NE 93RD PL
8	0	720226	0610	05/06/13	\$590,000	\$641,000	3,040	7	2001	Avg	5,185	N	N	22425 NE 101ST ST
8	0	720234	0680	07/10/12	\$525,000	\$607,000	3,040	7	2004	Avg	5,000	N	N	8531 229TH DR NE
8	0	720233	1450	12/13/13	\$605,500	\$610,000	3,210	7	2003	Avg	8,996	N	N	22556 NE 92ND ST
8	0	720228	0840	10/22/12	\$529,000	\$601,000	3,270	7	2002	Avg	6,666	N	N	9539 225TH WAY NE
8	0	720234	0830	11/20/12	\$540,000	\$610,000	3,280	7	2004	Avg	4,998	N	N	8923 228TH WAY NE
8	0	720234	0930	09/26/11	\$440,000	\$520,000	3,280	7	2005	Avg	4,904	N	N	8716 230TH WAY NE
8	0	720234	1540	06/17/13	\$655,000	\$703,000	3,280	7	2004	Avg	5,176	N	N	8123 231ST PL NE
8	0	720226	0750	07/19/13	\$650,000	\$691,000	3,430	7	2001	Avg	5,742	N	N	10193 224TH AVE NE
8	0	720233	1200	09/11/12	\$560,000	\$641,000	3,880	7	2003	Avg	5,700	N	N	22619 NE 91ST WAY
8	0	720233	1240	10/01/12	\$550,000	\$627,000	3,880	7	2003	Avg	6,167	N	N	22551 NE 91ST WAY
8	0	720234	1260	05/06/13	\$567,100	\$616,000	3,880	7	2005	Avg	6,098	N	N	23041 NE 81ST ST
8	0	720234	1390	05/01/13	\$666,000	\$724,000	3,880	7	2004	Avg	6,091	N	N	8121 230TH PL NE
8	0	720233	1170	05/14/13	\$672,000	\$728,000	4,140	7	2003	Avg	15,118	N	N	9150 225TH WAY NE
8	0	720233	1360	03/21/12	\$560,000	\$656,000	4,140	7	2003	Avg	6,994	N	N	9261 225TH WAY NE
8	0	720234	0170	11/15/13	\$690,000	\$703,000	4,160	7	2004	Avg	5,684	N	N	8423 230TH WAY NE
8	0	720234	0560	11/28/11	\$548,500	\$647,000	4,160	7	2004	Avg	6,733	N	N	8323 229TH DR NE
8	0	720234	0600	08/10/12	\$595,000	\$685,000	4,160	7	2004	Avg	10,028	N	N	22820 NE 84TH PL
8	0	720234	1460	12/27/13	\$625,000	\$626,000	4,160	7	2005	Avg	6,094	N	N	8136 229TH DR NE
8	0	720226	0240	09/23/11	\$430,000	\$508,000	2,190	8	2001	Avg	8,250	N	N	22523 NE 100TH WAY
8	0	720226	0470	09/23/13	\$477,000	\$496,000	2,190	8	2001	Avg	5,019	N	N	22534 NE 99TH WAY
8	0	720226	1020	08/21/13	\$515,000	\$541,000	2,190	8	2001	Avg	4,267	N	N	22536 NE CASCARA CIR
8	0	720310	0580	12/13/11	\$484,000	\$571,000	2,220	8	2008	Avg	4,134	N	N	10838 243RD AVE NE
8	0	720226	0910	08/06/13	\$557,000	\$588,000	2,330	8	2001	Avg	4,101	N	N	10165 226TH AVE NE
8	0	720226	0960	04/16/13	\$572,000	\$625,000	2,330	8	2001	Avg	4,102	N	N	10125 226TH AVE NE
8	0	720311	0080	07/31/13	\$610,000	\$646,000	2,380	8	2010	Avg	3,863	N	N	10664 EASTRIDGE DR NE

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Area 071 -- 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
8	0	720311	0190	05/10/13	\$606,000	\$658,000	2,380	8	2010	Avg	3,752	N	N	10701 242ND PL NE
8	0	720311	0560	03/17/11	\$575,000	\$677,000	2,420	8	2011	Avg	5,871	N	N	10748 243RD AVE NE
8	0	720311	0560	04/26/13	\$665,000	\$724,000	2,420	8	2011	Avg	5,871	N	N	10748 243RD AVE NE
8	0	720311	0590	06/20/11	\$579,000	\$685,000	2,420	8	2011	Avg	5,500	N	N	10724 243RD AVE NE
8	0	720311	0670	11/10/11	\$582,000	\$687,000	2,420	8	2011	Avg	7,582	N	N	10630 243RD AVE NE
8	0	720310	0590	10/08/12	\$516,500	\$589,000	2,440	8	2008	Avg	5,013	N	N	10835 243RD AVE NE
8	0	720310	0590	10/14/13	\$627,500	\$647,000	2,440	8	2008	Avg	5,013	N	N	10835 243RD AVE NE
8	0	720310	0300	09/10/13	\$620,000	\$647,000	2,450	8	2008	Avg	4,762	N	N	24272 NE 108TH ST
8	0	720310	0530	09/19/13	\$629,000	\$655,000	2,450	8	2008	Avg	6,324	N	N	10921 243RD AVE NE
8	0	720311	0220	07/09/12	\$504,000	\$583,000	2,460	8	2010	Avg	4,056	N	N	10725 242ND PL NE
8	0	720317	0320	01/03/13	\$532,625	\$597,000	2,460	8	2012	Avg	3,916	N	N	10494 EASTRIDGE LN NE
8	0	720317	0360	01/19/13	\$530,210	\$592,000	2,460	8	2012	Avg	3,916	N	N	10564 EASTRIDGE LN NE
8	0	720317	0410	04/17/13	\$563,575	\$615,000	2,460	8	2012	Avg	4,221	N	N	10610 EASTRIDGE DR NE
8	0	720317	0480	12/05/12	\$528,393	\$595,000	2,460	8	2012	Avg	3,950	N	N	10593 SHERIDAN CRES NE
8	0	720317	0500	12/07/12	\$556,826	\$627,000	2,460	8	2012	Avg	4,827	N	N	10563 SHERIDAN CRES NE
8	0	720317	0550	11/02/12	\$511,414	\$580,000	2,460	8	2012	Avg	3,780	N	N	10467 SHERIDAN CRES NE
8	0	720319	0250	06/13/13	\$557,874	\$599,000	2,460	8	2013	Avg	4,403	N	N	10909 EASTRIDGE DR NE
8	0	720315	0260	07/03/12	\$505,440	\$585,000	2,470	8	2011	Avg	4,988	N	N	10230 242ND AVE NE
8	0	720315	0310	06/11/13	\$650,000	\$699,000	2,470	8	2011	Avg	4,930	N	N	10269 EASTRIDGE DR NE
8	0	720315	0350	12/01/11	\$504,000	\$595,000	2,470	8	2011	Avg	5,608	N	N	10245 EASTRIDGE DR NE
8	0	720315	0380	03/23/12	\$504,940	\$591,000	2,470	8	2011	Avg	5,496	N	N	10227 EASTRIDGE DR NE
8	0	720317	0260	10/09/12	\$531,053	\$605,000	2,470	8	2012	Avg	4,512	N	N	10410 EASTRIDGE LN NE
8	0	720317	0570	11/19/12	\$512,010	\$579,000	2,470	8	2012	Avg	3,780	N	N	10441 SHERIDAN CRES NE
8	0	720319	0220	07/18/13	\$552,870	\$588,000	2,475	8	2013	Avg	4,400	N	N	10929 EASTRIDGE DR NE
8	0	720319	0270	06/06/13	\$558,203	\$601,000	2,475	8	2013	Avg	4,416	N	N	10815 EASTRIDGE DR NE
8	0	720317	0050	09/27/12	\$579,990	\$662,000	2,480	8	2012	Avg	5,263	N	N	10506 SHERIDAN CRES NE
8	0	720317	0050	07/23/13	\$655,000	\$695,000	2,480	8	2012	Avg	5,263	N	N	10506 SHERIDAN CRES NE
8	0	720317	0280	10/23/12	\$521,853	\$593,000	2,480	8	2012	Avg	3,918	N	N	10438 EASTRIDGE LN NE
8	0	720317	0340	01/31/13	\$536,307	\$597,000	2,480	8	2012	Avg	3,916	N	N	10518 EASTRIDGE LN NE
8	0	720317	0380	03/09/13	\$566,500	\$625,000	2,480	8	2012	Avg	3,916	N	N	10572 EASTRIDGE LN NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720317	0450	05/02/13	\$545,408	\$593,000	2,480	8	2012	Avg	3,950	N	N	10613 SHERIDAN CRES NE
8	0	720317	0520	01/05/13	\$515,008	\$577,000	2,480	8	2012	Avg	3,780	N	N	10501 SHERIDAN CRES NE
8	0	720315	0250	06/17/11	\$509,335	\$602,000	2,490	8	2011	Avg	5,000	N	N	10224 242ND AVE NE
8	0	720310	0020	03/02/12	\$555,100	\$651,000	2,500	8	2011	Avg	6,227	N	N	11017 243RD AVE NE
8	0	720311	0550	02/11/11	\$567,500	\$667,000	2,500	8	2010	Avg	6,153	N	N	10756 243RD AVE NE
8	0	720311	0580	05/16/11	\$553,000	\$653,000	2,500	8	2010	Avg	5,500	N	N	10732 243RD AVE NE
8	0	720315	0240	05/05/11	\$493,990	\$583,000	2,500	8	2011	Avg	5,000	N	N	10218 242ND AVE NE
8	0	720317	0250	10/16/12	\$527,990	\$601,000	2,500	8	2012	Avg	3,601	N	N	10406 EASTRIDGE LN NE
8	0	720317	0420	05/13/13	\$541,524	\$587,000	2,500	8	2013	Avg	4,226	N	N	10618 EASTRIDGE DR NE
8	0	720317	0560	11/16/12	\$516,799	\$585,000	2,500	8	2012	Avg	3,780	N	N	10449 SHERIDAN CRES NE
8	0	720317	0430	05/20/13	\$564,303	\$611,000	2,509	8	2013	Avg	4,829	N	N	10626 EASTRIDGE DR NE
8	0	720311	0400	10/20/11	\$545,000	\$644,000	2,510	8	2011	Avg	6,076	N	N	10635 243RD AVE NE
8	0	720315	0030	02/25/11	\$566,630	\$667,000	2,510	8	2011	Avg	5,991	N	N	10273 SHERIDAN CRES NE
8	0	720315	0050	01/12/12	\$550,000	\$647,000	2,510	8	2011	Avg	12,544	N	N	10261 SHERIDAN CRES NE
8	0	720315	0080	12/08/11	\$530,448	\$626,000	2,510	8	2011	Avg	5,436	N	N	10243 242ND AVE NE
8	0	720315	0110	11/16/11	\$530,000	\$626,000	2,510	8	2011	Avg	5,350	N	N	10225 242ND AVE NE
8	0	720315	0140	11/04/11	\$530,340	\$626,000	2,510	8	2011	Avg	8,345	N	N	10207 242ND AVE NE
8	0	720315	0170	06/23/12	\$532,694	\$617,000	2,510	8	2012	Avg	6,227	N	N	24209 NE 102ND ST
8	0	720315	0200	05/16/12	\$523,533	\$609,000	2,510	8	2012	Avg	4,950	N	N	24227 NE 102ND ST
8	0	720315	0230	01/24/11	\$510,972	\$600,000	2,510	8	2011	Avg	4,812	N	N	10212 242ND AVE NE
8	0	720315	0280	08/17/11	\$505,900	\$598,000	2,510	8	2011	Avg	4,718	N	N	10242 242ND AVE NE
8	0	720315	0300	07/15/11	\$504,134	\$596,000	2,510	8	2011	Avg	5,468	N	N	10254 242ND AVE NE
8	0	720315	0320	08/02/13	\$640,000	\$677,000	2,510	8	2011	Avg	4,495	N	N	10263 EASTRIDGE DR NE
8	0	720315	0340	08/15/11	\$509,900	\$603,000	2,510	8	2011	Avg	5,345	N	N	10251 EASTRIDGE DR NE
8	0	720315	0370	10/19/11	\$500,000	\$591,000	2,510	8	2011	Avg	5,473	N	N	10233 EASTRIDGE DR NE
8	0	720317	0080	08/01/12	\$559,013	\$644,000	2,510	8	2012	Avg	5,041	N	N	10470 SHERIDAN CRES NE
8	0	720317	0240	07/10/12	\$528,652	\$611,000	2,510	8	2012	Avg	4,378	N	N	10396 EASTRIDGE LN NE
8	0	720317	0300	01/23/13	\$535,340	\$597,000	2,510	8	2012	Avg	3,916	N	N	10468 EASTRIDGE LN NE
8	0	720317	0350	01/10/13	\$536,963	\$600,000	2,510	8	2012	Avg	3,890	N	N	10536 EASTRIDGE LN NE
8	0	720317	0390	03/13/13	\$557,552	\$614,000	2,510	8	2012	Avg	4,907	N	N	10586 EASTRIDGE LN NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720317	0460	04/11/13	\$528,661	\$578,000	2,510	8	2012	Avg	3,950	N	N	10607 SHERIDAN CRES NE
8	0	720317	0470	12/11/12	\$518,990	\$584,000	2,510	8	2012	Avg	3,950	N	N	10599 SHERIDAN CRES NE
8	0	720317	0530	02/11/13	\$535,276	\$594,000	2,510	8	2012	Avg	3,780	N	N	10495 SHERIDAN CRES NE
8	0	720317	0580	09/13/12	\$520,000	\$595,000	2,510	8	2012	Avg	4,957	N	N	10417 SHERIDAN CRES NE
8	0	720319	0260	06/18/13	\$543,804	\$583,000	2,510	8	2013	Avg	4,408	N	N	10821 EASTRIDGE DR NE
8	0	720319	0240	07/01/13	\$560,478	\$599,000	2,515	8	2013	Avg	4,400	N	N	10915 EASTRIDGE DR NE
8	0	720315	0270	04/26/12	\$513,990	\$600,000	2,520	8	2011	Avg	4,896	N	N	10236 242ND AVE NE
8	0	720315	0290	04/10/12	\$509,990	\$596,000	2,520	8	2011	Avg	4,742	N	N	10248 242ND AVE NE
8	0	720315	0360	12/20/11	\$505,950	\$596,000	2,520	8	2011	Avg	5,343	N	N	10239 EASTRIDGE DR NE
8	0	720315	0390	01/04/11	\$507,990	\$595,000	2,520	8	2011	Avg	5,405	N	N	10221 EASTRIDGE DR NE
8	0	720317	0130	11/02/12	\$559,036	\$634,000	2,520	8	2012	Avg	5,521	N	N	10398 243RD CT NE
8	0	720317	0180	02/19/13	\$574,741	\$637,000	2,520	8	2012	Avg	5,793	N	N	10379 243RD CT NE
8	0	720317	0230	03/21/13	\$574,665	\$632,000	2,520	8	2012	Avg	4,694	N	N	10393 SHERIDAN CRES NE
8	0	720317	0270	09/14/12	\$537,000	\$614,000	2,520	8	2012	Avg	4,204	N	N	10416 EASTRIDGE LN NE
8	0	720317	0290	12/02/12	\$537,816	\$606,000	2,520	8	2012	Avg	3,890	N	N	10450 EASTRIDGE LN NE
8	0	720317	0310	11/28/12	\$525,348	\$593,000	2,520	8	2012	Avg	3,890	N	N	10480 EASTRIDGE LN NE
8	0	720317	0330	01/28/13	\$529,872	\$590,000	2,520	8	2012	Avg	3,890	N	N	10504 EASTRIDGE LN NE
8	0	720317	0370	03/04/13	\$560,888	\$619,000	2,520	8	2012	Avg	3,890	N	N	10568 EASTRIDGE LN NE
8	0	720317	0400	05/08/13	\$583,872	\$634,000	2,520	8	2012	Avg	6,066	N	N	10598 EASTRIDGE DR NE
8	0	720317	0440	03/28/13	\$576,046	\$632,000	2,520	8	2012	Avg	4,850	N	N	10619 SHERIDAN CRES NE
8	0	720317	0490	02/11/13	\$535,528	\$594,000	2,520	8	2012	Avg	3,950	N	N	10589 SHERIDAN CRES NE
8	0	720317	0540	09/25/12	\$517,678	\$591,000	2,520	8	2012	Avg	3,780	N	N	10481 SHERIDAN CRES NE
8	0	720319	0120	05/08/13	\$592,581	\$643,000	2,520	8	2013	Avg	4,887	N	N	10818 240TH AVE NE
8	0	720319	0170	06/24/13	\$605,898	\$649,000	2,520	8	2013	Avg	4,850	N	N	10940 240TH AVE NE
8	0	720319	0230	07/12/13	\$566,258	\$603,000	2,520	8	2013	Avg	4,409	N	N	10921 EASTRIDGE DR NE
8	0	720317	0020	10/24/12	\$562,990	\$640,000	2,530	8	2012	Avg	5,402	N	N	10572 SHERIDAN CRES NE
8	0	720317	0150	10/29/12	\$579,266	\$657,000	2,530	8	2012	Avg	6,587	N	N	10388 243RD CT NE
8	0	720319	0150	04/03/13	\$582,284	\$638,000	2,530	8	2012	Avg	5,127	N	N	10918 240TH AVE NE
8	0	720311	0640	10/24/11	\$569,500	\$673,000	2,540	8	2011	Avg	5,500	N	N	10654 243RD AVE NE
8	0	720317	0110	07/18/12	\$553,728	\$639,000	2,540	8	2012	Avg	6,969	N	N	10422 SHERIDAN CRES NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720226	0870	05/04/12	\$440,000	\$513,000	2,560	8	2001	Avg	4,568	N	N	10197 226TH AVE NE
8	0	720315	0090	02/06/12	\$530,000	\$623,000	2,560	8	2011	Avg	5,233	N	N	10237 242ND AVE NE
8	0	720315	0120	01/10/12	\$535,000	\$630,000	2,560	8	2011	Avg	5,108	N	N	10219 242ND AVE NE
8	0	720315	0150	12/08/11	\$540,000	\$637,000	2,560	8	2011	Avg	9,859	N	N	10201 242ND AVE NE
8	0	720315	0190	06/15/12	\$546,349	\$634,000	2,560	8	2012	Avg	4,950	N	N	24221 NE 102ND ST
8	0	720315	0210	12/07/11	\$525,000	\$619,000	2,560	8	2011	Avg	5,696	N	N	24233 NE 102ND ST
8	0	720315	0220	02/28/12	\$535,000	\$628,000	2,560	8	2011	Avg	6,921	N	N	10206 242ND AVE NE
8	0	720311	0440	07/11/11	\$546,875	\$647,000	2,580	8	2011	Avg	5,124	N	N	10705 243RD AVE NE
8	0	720310	0080	04/06/11	\$576,691	\$680,000	2,590	8	2009	Avg	9,009	N	N	11024 243RD AVE NE
8	0	720311	0410	09/21/11	\$564,990	\$668,000	2,590	8	2011	Avg	5,665	N	N	10647 243RD AVE NE
8	0	720315	0040	02/28/13	\$594,624	\$657,000	2,630	8	2012	Avg	6,093	N	N	10267 SHERIDAN CRES NE
8	0	720317	0030	10/15/12	\$571,211	\$650,000	2,630	8	2012	Avg	5,718	N	N	10550 SHERIDAN CRES NE
8	0	720317	0070	10/09/12	\$560,988	\$639,000	2,630	8	2012	Avg	4,891	N	N	10482 SHERIDAN CRES NE
8	0	720317	0140	12/04/12	\$575,984	\$649,000	2,630	8	2012	Avg	5,866	N	N	10394 243RD CT NE
8	0	720317	0160	03/21/13	\$589,148	\$648,000	2,630	8	2012	Avg	6,732	N	N	10371 243RD CT NE
8	0	720317	0170	11/21/12	\$583,990	\$660,000	2,640	8	2012	Avg	8,440	N	N	10375 243RD CT NE
8	0	720319	0140	04/03/13	\$618,737	\$678,000	2,640	8	2012	Avg	5,099	N	N	10910 240TH AVE NE
8	0	720319	0180	07/02/13	\$611,992	\$654,000	2,640	8	2013	Avg	4,499	N	N	10956 240TH AVE NE
8	0	720315	0060	01/24/12	\$555,990	\$654,000	2,650	8	2011	Avg	8,396	N	N	10255 242ND AVE NE
8	0	720315	0070	05/23/12	\$540,287	\$628,000	2,650	8	2012	Avg	8,473	N	N	10249 242ND AVE NE
8	0	720315	0100	11/09/11	\$530,000	\$626,000	2,650	8	2011	Avg	5,732	N	N	10231 242ND AVE NE
8	0	720315	0130	11/28/11	\$539,000	\$636,000	2,650	8	2011	Avg	5,752	N	N	10213 242ND AVE NE
8	0	720315	0180	06/22/12	\$542,076	\$628,000	2,650	8	2011	Avg	4,950	N	N	24215 NE 102ND ST
8	0	720317	0010	08/10/12	\$554,990	\$639,000	2,650	8	2012	Avg	5,318	N	N	10586 SHERIDAN CRES NE
8	0	720317	0040	06/21/12	\$555,205	\$643,000	2,650	8	2012	Avg	5,789	N	N	10524 SHERIDAN CRES NE
8	0	720317	0060	08/07/12	\$562,881	\$648,000	2,650	8	2012	Avg	4,964	N	N	10498 SHERIDAN CRES NE
8	0	720317	0090	07/18/12	\$559,954	\$646,000	2,650	8	2012	Avg	5,421	N	N	10452 SHERIDAN CRES NE
8	0	720317	0100	07/27/12	\$584,988	\$674,000	2,650	8	2012	Avg	6,057	N	N	10434 SHERIDAN CRES NE
8	0	720317	0120	07/06/12	\$570,914	\$660,000	2,650	8	2012	Avg	8,237	N	N	10404 SHERIDAN CRES NE
8	0	720317	0220	09/10/12	\$566,272	\$648,000	2,650	8	2012	Avg	6,204	N	N	10399 SHERIDAN CRES NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720319	0110	05/07/13	\$615,836	\$669,000	2,650	8	2013	Avg	4,644	N	N	10814 240TH AVE NE
8	0	720319	0160	06/05/13	\$587,515	\$633,000	2,655	8	2013	Avg	5,078	N	N	10932 240TH AVE NE
8	0	720226	0220	11/18/13	\$625,000	\$636,000	2,660	8	2001	Avg	5,460	N	N	22507 NE 100TH WAY
8	0	720226	0980	05/04/11	\$485,000	\$573,000	2,660	8	2001	Avg	4,049	N	N	10109 226TH AVE NE
8	0	720311	0290	03/19/12	\$572,000	\$670,000	2,700	8	2010	Avg	5,000	N	N	10726 242ND PL NE
8	0	720311	0460	01/17/11	\$551,192	\$647,000	2,700	8	2010	Avg	5,280	N	N	10721 243RD AVE NE
8	0	720311	0540	06/15/11	\$551,938	\$653,000	2,700	8	2010	Avg	6,319	N	N	10764 243RD AVE NE
8	0	720226	0030	06/16/11	\$530,000	\$627,000	2,750	8	2001	Avg	6,599	N	N	22617 NE 98TH PL
8	0	720226	0160	08/24/11	\$538,000	\$636,000	2,750	8	2001	Avg	6,791	N	N	9903 225TH AVE NE
8	0	720311	0380	01/14/11	\$597,261	\$701,000	2,750	8	2010	Avg	7,067	N	N	10613 243RD AVE NE
8	0	720311	0420	09/23/11	\$568,000	\$672,000	2,760	8	2011	Avg	5,115	N	N	10655 243RD AVE NE
8	0	720311	0450	02/22/11	\$563,000	\$662,000	2,760	8	2010	Avg	5,143	N	N	10713 243RD AVE NE
8	0	720311	0700	01/11/12	\$567,500	\$668,000	2,760	8	2011	Avg	7,202	N	N	10606 243RD AVE NE
8	0	720226	0130	11/02/11	\$530,000	\$626,000	2,780	8	2000	Avg	7,581	N	N	9817 225TH AVE NE
8	0	720226	0560	05/17/11	\$535,000	\$632,000	2,780	8	2000	Avg	6,888	N	N	22532 NE 98TH PL
8	0	720310	0050	02/16/12	\$542,000	\$636,000	2,780	8	2011	Avg	6,801	N	N	11041 243RD AVE NE
8	0	720226	0550	04/26/13	\$635,000	\$692,000	2,790	8	2000	Avg	8,179	N	N	22540 NE 98TH PL
8	0	720311	0390	11/04/11	\$557,000	\$658,000	2,790	8	2011	Avg	5,355	N	N	10625 243RD AVE NE
8	0	720311	0600	06/22/11	\$555,000	\$656,000	2,790	8	2011	Avg	5,500	N	N	10716 243RD AVE NE
8	0	720311	0630	10/27/11	\$573,600	\$678,000	2,790	8	2011	Avg	5,500	N	N	10662 243RD AVE NE
8	0	720227	0160	03/31/12	\$541,000	\$633,000	2,800	8	2002	Avg	5,637	N	N	22832 NE 100TH PL
8	0	720227	0160	06/14/13	\$657,000	\$706,000	2,800	8	2002	Avg	5,637	N	N	22832 NE 100TH PL
8	0	720227	0970	07/20/11	\$543,500	\$643,000	2,800	8	2002	Avg	6,187	N	N	9951 229TH LN NE
8	0	720227	1040	12/16/11	\$528,000	\$622,000	2,800	8	2001	Avg	5,712	N	N	9823 229TH LN NE
8	0	720311	0330	12/21/12	\$602,000	\$676,000	2,820	8	2010	Avg	4,415	N	N	10660 242ND PL NE
8	0	720311	0370	12/14/11	\$566,500	\$668,000	2,820	8	2010	Avg	7,217	N	N	10628 242ND PL NE
8	0	720311	0430	11/03/11	\$571,500	\$675,000	2,820	8	2011	Avg	5,120	N	N	10665 243RD AVE NE
8	0	720311	0570	06/08/11	\$569,450	\$673,000	2,820	8	2010	Avg	5,500	N	N	10740 243RD AVE NE
8	0	720311	0610	08/24/11	\$568,800	\$673,000	2,820	8	2011	Avg	5,500	N	N	10708 243RD AVE NE
8	0	720311	0660	12/20/11	\$552,000	\$651,000	2,820	8	2011	Avg	5,998	N	N	10638 243RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720311	0690	12/20/11	\$558,000	\$658,000	2,820	8	2011	Avg	7,850	N	N	10614 243RD AVE NE
8	0	720310	0030	11/23/11	\$582,000	\$687,000	2,840	8	2011	Avg	6,404	N	N	11025 243RD AVE NE
8	0	720310	0040	09/08/11	\$573,500	\$678,000	2,840	8	2011	Avg	7,036	N	N	11033 243RD AVE NE
8	0	720310	0060	09/27/11	\$561,000	\$663,000	2,890	8	2011	Avg	11,699	N	N	11040 243RD AVE NE
8	0	720311	0470	04/12/11	\$560,000	\$661,000	2,890	8	2010	Avg	5,443	N	N	10729 243RD AVE NE
8	0	720226	0050	07/01/13	\$664,100	\$710,000	2,900	8	2001	Avg	6,701	N	N	22601 NE 98TH PL
8	0	720227	1100	10/10/11	\$547,500	\$647,000	2,980	8	2001	Avg	5,895	N	N	9729 229TH LN NE
8	0	720227	1100	11/06/13	\$650,000	\$665,000	2,980	8	2001	Avg	5,895	N	N	9729 229TH LN NE
8	0	720310	0250	02/15/13	\$620,000	\$688,000	2,990	8	2010	Avg	6,657	N	N	10788 243RD AVE NE
8	0	720227	0310	11/04/13	\$663,500	\$679,000	3,055	8	2001	Avg	6,339	N	N	9824 229TH LN NE
8	0	720311	0620	07/26/11	\$580,000	\$686,000	3,120	8	2011	Avg	5,500	N	N	10670 243RD AVE NE
8	0	720311	0620	02/13/13	\$635,000	\$705,000	3,120	8	2011	Avg	5,500	N	N	10670 243RD AVE NE
8	0	720311	0680	09/13/11	\$585,870	\$693,000	3,120	8	2011	Avg	8,323	N	N	10622 243RD AVE NE
8	0	720310	0180	03/18/13	\$649,950	\$715,000	3,130	8	2010	Avg	4,950	N	N	10912 243RD AVE NE
8	0	720311	0650	10/27/11	\$570,000	\$673,000	3,130	8	2011	Avg	6,239	N	N	10646 243RD AVE NE
8	0	720227	0170	02/29/12	\$542,000	\$636,000	3,140	8	2003	Avg	5,698	N	N	22840 NE 100TH PL
8	0	720227	1080	02/04/13	\$590,000	\$656,000	3,140	8	2001	Avg	5,896	N	N	9745 229TH LN NE
8	0	720227	0200	05/23/11	\$550,000	\$650,000	3,150	8	2003	Avg	5,587	N	N	10010 229TH LN NE
8	0	720227	0250	11/21/11	\$532,530	\$629,000	3,150	8	2001	Avg	7,400	N	N	9934 229TH LN NE
8	0	720310	0600	08/04/11	\$549,990	\$651,000	2,500	9	2011	Avg	6,242	N	N	11108 MUIRWOOD WAY NE
8	0	720318	0210	08/20/12	\$602,250	\$692,000	2,700	9	2012	Avg	4,745	N	N	23986 NE 100TH ST
8	0	720316	0110	08/15/12	\$657,257	\$756,000	2,730	9	2012	Avg	4,871	N	N	10625 ELLISTON WAY NE
8	0	720318	0230	06/20/12	\$606,329	\$703,000	2,740	9	2012	Avg	5,895	N	N	23970 NE 100TH ST
8	0	720318	0260	08/28/12	\$631,600	\$725,000	2,740	9	2012	Avg	5,803	N	N	23961 NE 101ST PL
8	0	720318	0290	04/23/12	\$595,000	\$694,000	2,750	9	2012	Avg	6,782	N	N	23999 NE 100TH ST
8	0	720318	0310	07/02/12	\$595,000	\$688,000	2,750	9	2012	Avg	6,940	N	N	10071 240TH AVE NE
8	0	720318	0420	11/08/12	\$620,000	\$702,000	2,750	9	2012	Avg	6,286	N	N	23980 NE 101ST PL
8	0	720318	0440	10/17/12	\$613,545	\$698,000	2,750	9	2012	Avg	5,413	N	N	23968 NE 101ST PL
8	0	720319	0010	03/15/13	\$619,990	\$683,000	2,770	9	2012	Avg	6,107	N	N	10634 240TH AVE NE
8	0	720318	0200	10/03/12	\$600,000	\$684,000	2,800	9	2012	Avg	5,687	N	N	23994 NE 100TH ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720318	0330	10/15/12	\$633,754	\$721,000	2,810	9	2012	Avg	6,605	N	N	10057 240TH AVE NE
8	0	720310	0610	05/15/11	\$567,000	\$670,000	2,820	9	2011	Avg	6,209	N	N	11100 MUIRWOOD WAY NE
8	0	720319	0070	05/02/13	\$654,990	\$712,000	2,830	9	2013	Avg	5,695	N	N	10734 240TH AVE NE
8	0	720319	0300	12/18/12	\$633,400	\$712,000	2,830	9	2012	Avg	5,819	N	N	10623 240TH AVE NE
8	0	720318	0130	12/20/12	\$699,500	\$786,000	2,840	9	2012	Avg	8,597	N	N	9954 242ND WAY NE
8	0	720318	0190	11/20/12	\$625,000	\$706,000	2,840	9	2012	Avg	5,808	N	N	24038 NE 100TH ST
8	0	720319	0020	04/15/13	\$637,306	\$696,000	2,840	9	2012	Avg	5,386	N	N	10646 240TH AVE NE
8	0	720319	0080	06/03/13	\$640,000	\$690,000	2,840	9	2013	Avg	6,129	N	N	10756 240TH AVE NE
8	0	720318	0250	05/14/12	\$600,000	\$698,000	2,910	9	2012	Avg	5,609	N	N	23960 NE 100TH ST
8	0	720318	0280	05/09/12	\$600,000	\$699,000	2,910	9	2012	Avg	6,927	N	N	23979 NE 100TH ST
8	0	720230	0300	10/20/11	\$689,000	\$814,000	2,930	9	2003	Avg	6,530	N	N	9317 221ST PL NE
8	0	720230	0300	08/26/13	\$729,000	\$765,000	2,930	9	2003	Avg	6,530	N	N	9317 221ST PL NE
8	0	720230	0470	09/20/13	\$650,000	\$676,000	2,930	9	2004	Avg	6,245	N	N	9420 222ND AVE NE
8	0	720310	0910	01/06/11	\$607,000	\$712,000	3,100	9	2010	Avg	5,000	N	N	10832 237TH AVE NE
8	0	720318	0180	11/05/12	\$627,500	\$711,000	3,100	9	2012	Avg	5,992	N	N	24046 NE 100TH ST
8	0	720318	0220	09/05/12	\$625,000	\$716,000	3,100	9	2012	Avg	6,022	N	N	23978 NE 100TH ST
8	0	720318	0270	02/15/12	\$600,000	\$705,000	3,100	9	2012	Avg	6,786	N	N	23973 NE 100TH ST
8	0	720318	0300	07/31/12	\$610,000	\$703,000	3,100	9	2012	Avg	6,790	N	N	10087 240TH AVE NE
8	0	720318	0320	09/10/12	\$626,000	\$717,000	3,100	9	2012	Avg	6,648	N	N	10063 240TH AVE NE
8	0	720318	0430	11/26/12	\$632,990	\$715,000	3,100	9	2012	Avg	6,184	N	N	23974 NE 101ST PL
8	0	720318	0450	11/26/12	\$629,990	\$711,000	3,100	9	2012	Avg	5,427	N	N	23958 NE 101ST PL
8	0	720319	0060	08/07/13	\$667,279	\$705,000	3,110	9	2013	Avg	5,667	N	N	10710 240TH AVE NE
8	0	720319	0090	06/13/13	\$682,200	\$733,000	3,110	9	2013	Avg	6,501	N	N	10770 240TH AVE NE
8	0	720319	0290	04/30/13	\$664,990	\$724,000	3,110	9	2012	Avg	8,044	N	N	10621 240TH AVE NE
8	0	720319	0530	08/29/13	\$697,990	\$732,000	3,110	9	2013	Avg	5,502	N	N	10967 240TH AVE NE
8	0	720316	0240	08/22/12	\$624,000	\$717,000	3,130	9	2012	Avg	5,852	N	N	10656 238TH PL NE
8	0	720316	0300	02/22/12	\$620,000	\$728,000	3,130	9	2012	Avg	7,390	N	N	23752 NE 107TH LN
8	0	720319	0050	05/15/13	\$658,500	\$714,000	3,155	9	2013	Avg	5,657	N	N	10702 240TH AVE NE
8	0	720319	0030	04/15/13	\$649,990	\$710,000	3,160	9	2012	Avg	5,528	N	N	10660 240TH AVE NE
8	0	720230	0120	10/15/12	\$605,000	\$688,000	3,170	9	2003	Avg	7,432	N	N	9633 222ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720316	0070	07/24/12	\$670,000	\$773,000	3,190	9	2011	Avg	5,350	N	N	10657 ELLISTON WAY NE
8	0	720316	0370	09/21/11	\$625,350	\$739,000	3,190	9	2011	Avg	6,617	N	N	23703 NE 107TH LN
8	0	720318	0040	10/25/12	\$689,990	\$784,000	3,220	9	2012	Avg	5,250	N	N	23977 NE 100TH ST
8	0	720316	0330	11/21/11	\$628,000	\$741,000	3,300	9	2011	Avg	10,380	N	N	23728 NE 107TH LN
8	0	720316	0330	06/24/13	\$727,000	\$779,000	3,300	9	2011	Avg	10,380	N	N	23728 NE 107TH LN
8	0	720316	0350	07/15/11	\$632,000	\$748,000	3,300	9	2011	Avg	6,868	N	N	23712 NE 107TH LN
8	0	720316	0120	08/03/12	\$659,855	\$760,000	3,309	9	2012	Avg	5,492	N	N	10617 ELLISTON WAY NE
8	0	720312	0020	06/29/12	\$640,000	\$741,000	3,310	9	2010	Avg	4,850	N	N	10907 237TH AVE NE
8	0	720316	0410	05/22/12	\$698,000	\$812,000	3,310	9	2012	Avg	8,029	N	N	10651 238TH PL NE
8	0	720313	0040	08/31/12	\$660,000	\$757,000	3,320	9	2010	Avg	5,864	N	N	10775 ELLISTON WAY NE
8	0	720316	0280	02/16/12	\$650,741	\$764,000	3,320	9	2012	Avg	7,098	N	N	10680 238TH PL NE
8	0	720310	0720	06/22/11	\$670,000	\$792,000	3,324	9	2011	Avg	6,206	N	N	23716 NE 109TH PL
8	0	720310	0720	11/28/12	\$719,000	\$811,000	3,324	9	2011	Avg	6,206	N	N	23716 NE 109TH PL
8	0	720236	0580	07/02/12	\$617,500	\$714,000	3,330	9	2004	Avg	10,267	N	N	8823 237TH PL NE
8	0	720236	0630	07/18/12	\$640,000	\$739,000	3,330	9	2004	Avg	6,878	N	N	23611 NE 89TH ST
8	0	720236	0750	05/16/12	\$620,000	\$722,000	3,330	9	2004	Avg	8,592	N	N	8602 236TH AVE NE
8	0	720318	0050	12/10/12	\$695,000	\$782,000	3,340	9	2012	Avg	5,250	N	N	23985 NE 100TH ST
8	0	720316	0080	07/20/12	\$655,000	\$756,000	3,350	9	2012	Avg	5,406	N	N	10649 ELLISTON WAY NE
8	0	720316	0320	03/05/12	\$627,990	\$736,000	3,350	9	2012	Avg	7,629	N	N	23736 NE 107TH LN
8	0	720318	0120	04/30/13	\$709,990	\$773,000	3,355	9	2012	Avg	5,250	N	N	9951 242ND WAY NE
8	0	720319	0310	05/21/13	\$725,000	\$784,000	3,355	9	2013	Avg	5,605	N	N	10625 240TH AVE NE
8	0	720319	0330	08/23/13	\$739,990	\$777,000	3,360	9	2013	Avg	5,642	N	N	10629 240TH AVE NE
8	0	720230	0050	08/05/13	\$721,888	\$763,000	3,370	9	2003	Avg	6,629	N	N	9634 222ND AVE NE
8	0	720230	0220	02/21/13	\$698,888	\$774,000	3,370	9	2003	Avg	6,277	N	N	9423 221ST PL NE
8	0	720318	0010	10/12/12	\$679,990	\$774,000	3,370	9	2012	Avg	5,579	N	N	23955 NE 100TH ST
8	0	720319	0360	08/09/13	\$797,990	\$842,000	3,380	9	2013	Avg	5,355	N	N	10645 240TH AVE NE
8	0	720316	0260	09/12/12	\$654,000	\$749,000	3,389	9	2012	Avg	4,815	N	N	10668 238TH PL NE
8	0	720310	0830	05/09/11	\$700,000	\$827,000	3,390	9	2010	Avg	6,009	N	N	23717 NE 108TH PL
8	0	720316	0090	08/30/12	\$640,000	\$734,000	3,410	9	2012	Avg	5,838	N	N	10641 ELLISTON WAY NE
8	0	720318	0080	03/11/13	\$699,990	\$772,000	3,410	9	2012	Avg	5,781	N	N	24027 NE 100TH ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720319	0320	06/26/13	\$724,990	\$776,000	3,410	9	2013	Avg	5,164	N	N	10627 240TH AVE NE
8	0	720310	0660	11/03/11	\$685,000	\$809,000	3,420	9	2010	Avg	6,787	N	N	11034 MUIRWOOD WAY NE
8	0	720310	0820	05/09/11	\$650,000	\$768,000	3,420	9	2011	Avg	6,055	N	N	23725 NE 108TH PL
8	0	720316	0270	08/02/12	\$663,000	\$764,000	3,420	9	2012	Avg	6,110	N	N	10674 238TH PL NE
8	0	720316	0310	04/03/12	\$642,200	\$751,000	3,420	9	2012	Avg	6,222	N	N	23744 NE 107TH LN
8	0	720316	0360	06/28/11	\$660,000	\$781,000	3,420	9	2011	Avg	7,366	N	N	23704 NE 107TH LN
8	0	720316	0420	12/09/11	\$640,000	\$755,000	3,420	9	2011	Avg	7,048	N	N	10643 238TH PL NE
8	0	720230	0150	06/25/13	\$748,000	\$801,000	3,480	9	2003	Avg	6,357	N	N	9609 222ND AVE NE
8	0	720230	0230	05/16/13	\$725,000	\$785,000	3,480	9	2003	Avg	6,098	N	N	9415 221ST PL NE
8	0	720230	0330	07/29/13	\$770,000	\$816,000	3,480	9	2003	Avg	8,528	N	N	22131 NE 93RD ST
8	0	720230	0440	03/31/11	\$668,500	\$788,000	3,480	9	2003	Avg	7,636	N	N	9348 222ND AVE NE
8	0	720230	0010	07/01/13	\$725,000	\$775,000	3,500	9	2004	Avg	6,704	N	N	9602 222ND CT NE
8	0	720230	0370	08/15/12	\$659,950	\$759,000	3,500	9	2004	Avg	6,718	N	N	22163 NE 93RD ST
8	0	720236	0090	04/24/13	\$670,000	\$730,000	3,500	9	2004	Avg	10,787	N	N	8715 236TH AVE NE
8	0	720236	0220	11/26/12	\$672,000	\$759,000	3,500	9	2005	Avg	6,515	N	N	9041 236TH AVE NE
8	0	720236	0250	12/09/13	\$755,000	\$762,000	3,500	9	2005	Avg	7,225	N	N	9057 236TH AVE NE
8	0	720236	0380	02/01/13	\$680,000	\$757,000	3,500	9	2005	Avg	7,169	N	N	8909 237TH PL NE
8	0	720236	0650	07/16/13	\$720,000	\$766,000	3,500	9	2004	Avg	7,161	N	N	8736 236TH AVE NE
8	0	720236	0690	09/09/11	\$669,975	\$792,000	3,500	9	2004	Avg	9,415	N	N	8710 236TH AVE NE
8	0	720236	0810	09/27/11	\$645,000	\$763,000	3,500	9	2004	Avg	5,795	N	N	8508 236TH AVE NE
8	0	720318	0030	11/14/12	\$729,500	\$825,000	3,520	9	2012	Avg	5,250	N	N	23969 NE 100TH ST
8	0	720318	0070	12/12/12	\$699,990	\$788,000	3,520	9	2012	Avg	5,250	N	N	23997 NE 100TH ST
8	0	720318	0110	05/20/13	\$749,990	\$811,000	3,520	9	2012	Avg	5,288	N	N	9979 242ND WAY NE
8	0	720320	0080	10/01/13	\$779,990	\$808,000	3,520	9	2013	Avg	6,207	N	N	24187 NE 98TH PL
8	0	720316	0100	07/05/12	\$699,990	\$810,000	3,530	9	2012	Avg	8,402	N	N	10633 ELLISTON WAY NE
8	0	720316	0380	12/16/11	\$690,000	\$813,000	3,530	9	2011	Avg	10,420	N	N	23715 NE 107TH LN
8	0	720318	0090	02/20/13	\$733,596	\$813,000	3,545	9	2012	Avg	6,170	N	N	24043 NE 100TH ST
8	0	720318	0160	09/06/13	\$778,999	\$814,000	3,545	9	2012	Avg	7,618	N	N	24060 NE 100TH ST
8	0	720316	0060	03/28/12	\$686,500	\$803,000	3,550	9	2012	Avg	5,926	N	N	10065 ELLISTON WAY NE
8	0	720316	0230	06/13/12	\$699,990	\$812,000	3,550	9	2012	Avg	6,701	N	N	10650 238TH PL NE

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Area 071 -- 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
8	0	720319	0370	08/20/13	\$798,990	\$840,000	3,550	9	2013	Avg	5,254	N	N	10661 240TH AVE NE
8	0	720318	0060	03/18/13	\$764,990	\$842,000	3,555	9	2012	Avg	5,250	N	N	23991 NE 100TH ST
8	0	720320	0170	08/27/13	\$789,000	\$828,000	3,555	9	2013	Avg	5,517	N	N	24124 NE 98TH PL
8	0	720230	0210	09/06/13	\$750,000	\$784,000	3,580	9	2003	Avg	6,767	N	N	9431 221ST PL NE
8	0	720236	0500	02/20/13	\$680,000	\$753,000	3,580	9	2005	Avg	7,670	N	N	8902 237TH PL NE
8	0	720310	0860	02/10/11	\$704,000	\$828,000	3,580	9	2010	Avg	6,465	N	N	10821 238TH TER NE
8	0	720310	1030	10/10/12	\$695,000	\$792,000	3,610	9	2008	Avg	5,958	N	N	10852 MUIRWOOD WAY NE
8	0	720310	1860	12/11/12	\$700,000	\$788,000	3,610	9	2008	Avg	7,165	N	N	10913 ELLISTON WAY NE
8	0	720318	0100	01/23/13	\$755,532	\$842,000	3,625	9	2012	Avg	6,169	N	N	24065 NE 100TH ST
8	0	720319	0340	07/30/13	\$810,000	\$858,000	3,625	9	2012	Avg	5,147	N	N	10631 240TH AVE NE
8	0	720319	0450	08/14/13	\$798,000	\$841,000	3,625	9	2013	Avg	6,284	N	N	10801 240TH AVE NE
8	0	720319	0500	08/07/13	\$779,990	\$824,000	3,625	9	2013	Avg	6,916	N	N	10935 240TH AVE NE
8	0	720319	0350	07/19/13	\$804,990	\$855,000	3,660	9	2013	Avg	5,578	N	N	10633 240TH AVE NE
8	0	720316	0390	10/31/11	\$679,990	\$803,000	3,760	9	2011	Avg	6,842	N	N	10673 238TH PL NE
8	0	720310	0730	02/16/11	\$710,638	\$836,000	3,790	9	2010	Avg	6,874	N	N	23724 NE 109TH PL
8	0	720316	0020	08/31/11	\$750,000	\$887,000	3,830	9	2011	Avg	6,719	N	N	10727 ELLISTON WAY NE
8	0	720316	0210	08/18/11	\$757,438	\$896,000	3,830	9	2011	Avg	9,216	N	N	10638 238TH PL NE
8	0	720316	0200	06/27/11	\$752,000	\$889,000	3,840	9	2011	Avg	7,732	N	N	10507 ELLISTON WAY NE
8	0	720236	0240	04/20/11	\$695,000	\$820,000	3,920	9	2005	Avg	7,771	N	N	9053 236TH AVE NE
8	0	720230	0100	07/05/12	\$700,000	\$810,000	3,970	9	2003	Avg	11,868	N	N	9670 222ND AVE NE
8	0	720316	0010	10/01/12	\$730,000	\$833,000	3,980	9	2011	Avg	6,682	N	N	10735 ELLISTON WAY NE
8	0	720316	0010	10/03/11	\$741,000	\$876,000	3,980	9	2011	Avg	6,682	N	N	10735 ELLISTON WAY NE
8	0	720236	0300	04/01/11	\$725,000	\$855,000	3,990	9	2005	Avg	8,413	N	N	9050 236TH AVE NE
8	0	720236	0490	06/23/11	\$684,000	\$809,000	3,990	9	2005	Avg	7,867	N	N	8910 237TH PL NE
8	0	720236	0620	10/25/12	\$710,000	\$806,000	3,990	9	2004	Avg	6,804	N	N	23619 NE 89TH ST
8	0	720236	0510	03/27/13	\$750,000	\$824,000	4,000	9	2005	Avg	7,467	N	N	8856 237TH PL NE
8	0	720316	0030	02/06/12	\$758,223	\$891,000	4,080	9	2011	Avg	7,765	N	N	10719 ELLISTON WAY NE
8	0	720316	0050	07/25/12	\$830,812	\$958,000	4,080	9	2012	Avg	8,162	N	N	10703 ELLISTON WAY NE
8	0	720316	0050	09/09/13	\$905,000	\$945,000	4,080	9	2012	Avg	8,162	N	N	10703 ELLISTON WAY NE
8	0	720236	0180	06/05/13	\$771,000	\$830,000	4,090	9	2005	Avg	7,200	N	N	9011 236TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720236	0230	06/26/12	\$714,000	\$827,000	4,090	9	2005	Avg	6,945	N	N	9049 236TH AVE NE
8	0	720236	0790	06/21/12	\$730,000	\$846,000	4,090	9	2004	Avg	13,551	N	N	8524 236TH AVE NE
8	0	720310	1390	04/25/13	\$773,000	\$842,000	4,100	9	2008	Avg	9,414	N	N	23618 NE 109TH CT
8	0	720316	0040	10/28/11	\$760,000	\$898,000	4,100	9	2011	Avg	8,727	N	N	10711 ELLISTON WAY NE
8	0	720316	0130	02/27/13	\$880,950	\$974,000	4,100	9	2012	Avg	7,278	N	N	10609 ELLISTON WAY NE
8	0	720316	0140	09/13/11	\$749,000	\$886,000	4,100	9	2011	Avg	9,088	N	N	10601 ELLISTON WAY NE
8	0	720316	0160	10/20/11	\$750,000	\$886,000	4,100	9	2011	Avg	7,625	N	N	10537 ELLISTON WAY NE
8	0	720316	0190	11/29/11	\$783,500	\$924,000	4,100	9	2011	Avg	7,581	N	N	10513 ELLISTON WAY NE
8	0	720316	0290	12/22/11	\$800,000	\$943,000	4,100	9	2011	Avg	9,967	N	N	23760 NE 107TH LN
8	0	720316	0400	04/23/12	\$710,000	\$828,000	4,110	9	2011	Avg	7,728	N	N	10663 238TH PL NE
8	0	720316	0150	09/06/11	\$750,000	\$887,000	4,490	9	2011	Avg	8,870	N	N	10545 ELLISTON WAY NE
8	0	720316	0170	08/25/11	\$755,000	\$893,000	4,490	9	2011	Avg	7,124	N	N	10529 ELLISTON WAY NE
8	0	720316	0180	09/27/11	\$745,000	\$881,000	4,490	9	2011	Avg	7,826	N	N	10521 ELLISTON WAY NE
8	0	720316	0220	09/12/12	\$760,000	\$870,000	4,490	9	2012	Avg	7,391	N	N	10644 238TH PL NE
8	0	720316	0340	12/16/11	\$765,000	\$902,000	4,560	9	2011	Avg	12,302	N	N	23720 NE 107TH LN
8	0	720318	0350	02/21/13	\$817,450	\$905,000	3,530	10	2012	Avg	9,528	N	N	10062 240TH AVE NE
8	0	720318	0150	11/20/12	\$726,644	\$821,000	3,540	10	2012	Avg	7,079	N	N	24068 NE 100TH ST
8	0	720318	0460	07/23/13	\$817,990	\$868,000	3,540	10	2013	Avg	7,378	N	N	23959 NE 102ND PL
8	0	720318	0490	08/19/13	\$800,887	\$842,000	3,540	10	2013	Avg	8,229	N	N	23976 NE 102ND PL
8	0	720318	0380	09/25/12	\$768,498	\$878,000	3,710	10	2012	Avg	7,825	N	N	10090 240TH AVE NE
8	0	720318	0370	11/29/12	\$791,981	\$894,000	3,720	10	2012	Avg	6,765	N	N	10082 240TH AVE NE
8	0	720318	0140	12/09/13	\$897,990	\$906,000	3,830	10	2013	Avg	8,112	N	N	10002 242ND WAY NE
8	0	720318	0360	06/14/13	\$879,990	\$945,000	3,830	10	2012	Avg	6,860	N	N	10070 240TH AVE NE
8	0	720318	0500	08/16/13	\$828,990	\$873,000	3,915	10	2013	Avg	7,479	N	N	23986 NE 102ND PL
8	0	720318	0470	07/08/13	\$849,990	\$906,000	3,980	10	2013	Avg	6,646	N	N	23967 NE 102ND PL
8	0	720318	0340	08/15/12	\$790,000	\$908,000	4,080	10	2012	Avg	11,441	N	N	10052 240TH AVE NE
8	0	720318	0400	11/21/12	\$798,276	\$902,000	4,080	10	2012	Avg	8,425	N	N	23996 NE 101ST PL
8	0	720318	0410	10/17/12	\$781,988	\$890,000	4,080	10	2012	Avg	10,498	N	N	23988 NE 101ST PL
8	0	720318	0480	04/11/13	\$801,990	\$877,000	4,130	10	2012	Avg	11,599	N	N	23981 NE 102ND PL
8	0	720318	0390	10/01/12	\$799,200	\$912,000	4,140	10	2012	Avg	8,143	N	N	10098 240TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720318	0170	05/16/13	\$794,990	\$861,000	4,280	10	2012	Avg	7,341	N	N	24054 NE 100TH ST
8	1	720310	2180	08/05/13	\$264,990	\$280,000	1,290	7	2008	Avg	2,482	N	N	23608 NE 111TH ST
8	1	720235	0030	10/11/13	\$419,950	\$434,000	1,630	7	2004	Avg	3,010	N	N	8746 233RD PL NE
8	1	720235	0090	12/14/11	\$325,000	\$383,000	1,630	7	2004	Avg	2,730	N	N	8676 233RD PL NE
8	1	720235	0260	03/09/11	\$351,000	\$413,000	1,630	7	2004	Avg	2,370	N	N	8517 233RD PL NE
8	1	720235	0390	09/26/12	\$392,000	\$448,000	1,630	7	2004	Avg	2,680	N	N	8729 233RD PL NE
8	1	720238	0130	12/22/11	\$355,000	\$418,000	1,630	7	2005	Avg	3,286	N	N	8200 233RD PL NE
8	1	720238	0280	07/02/12	\$373,000	\$432,000	1,630	7	2005	Avg	2,689	N	N	8205 233RD PL NE
8	1	720238	0350	01/11/11	\$350,000	\$410,000	1,630	7	2005	Avg	3,274	N	N	8303 233RD PL NE
8	1	720235	0100	01/13/11	\$383,000	\$449,000	1,690	7	2004	Avg	3,160	N	N	8668 233RD PL NE
8	1	720235	0210	07/19/12	\$390,000	\$450,000	1,690	7	2004	Avg	3,280	N	N	8550 233RD PL NE
8	1	720235	0270	10/13/11	\$360,000	\$425,000	1,690	7	2004	Avg	2,590	N	N	8525 233RD PL NE
8	1	720235	0360	09/13/11	\$355,000	\$420,000	1,690	7	2004	Avg	2,440	N	N	8705 233RD PL NE
8	1	720235	0420	10/30/13	\$431,472	\$442,000	1,690	7	2004	Avg	2,450	N	N	8753 233RD PL NE
8	1	720235	0450	08/26/13	\$430,000	\$451,000	1,690	7	2004	Avg	2,590	N	N	8777 233RD PL NE
8	1	720238	0040	03/23/12	\$365,000	\$427,000	1,690	7	2005	Avg	2,520	N	N	8314 233RD PL NE
8	1	720238	0210	01/21/11	\$363,500	\$427,000	1,690	7	2005	Avg	3,004	N	N	8134 233RD PL NE
8	1	720238	0380	06/19/12	\$380,000	\$440,000	1,690	7	2005	Avg	2,870	N	N	8327 233RD PL NE
10	0	020310	0450	05/06/13	\$505,000	\$549,000	1,270	6	1971	Avg	26,236	Y	Y	3803 E AMES LAKE LN NE
10	0	020390	0860	01/25/12	\$335,000	\$394,000	1,460	6	1986	Avg	33,716	N	N	2819 280TH AVE NE
10	0	321129	0090	06/18/13	\$365,000	\$392,000	1,180	7	1992	Avg	31,256	N	N	27236 NE 31ST PL
10	0	321129	0350	05/24/11	\$354,500	\$419,000	1,180	7	1992	Avg	34,062	N	N	3026 273RD AVE NE
10	0	020310	1527	11/18/13	\$390,000	\$397,000	1,310	7	1984	Avg	57,770	N	N	28915 NE 34TH CT
10	0	020310	1385	09/28/12	\$425,000	\$485,000	1,420	7	1996	Avg	32,485	N	N	3027 W AMES LAKE DR NE
10	0	022506	9040	05/09/11	\$410,000	\$484,000	1,450	7	1968	Good	212,137	N	N	8834 250TH AVE NE
10	0	318311	0010	11/30/12	\$420,000	\$474,000	1,460	7	1988	Avg	35,771	N	N	1119 289TH AVE NE
10	0	142800	0140	04/12/12	\$399,999	\$467,000	1,510	7	1976	Good	104,544	N	N	4114 260TH AVE NE
10	0	020310	1087	11/19/13	\$365,000	\$371,000	1,580	7	2008	Avg	19,200	N	N	4061 W AMES LAKE DR NE
10	0	321129	0280	08/14/13	\$399,000	\$420,000	1,600	7	1992	Avg	28,373	N	N	27422 NE 30TH WAY
10	0	321129	0170	07/08/11	\$345,000	\$408,000	1,610	7	1992	Avg	32,077	N	N	3005 273RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	321129	0170	04/03/13	\$374,089	\$410,000	1,610	7	1992	Avg	32,077	N	N	3005 273RD AVE NE
10	0	318310	0170	05/15/13	\$375,000	\$406,000	1,640	7	1989	Avg	38,397	N	N	29020 NE 10TH ST
10	0	020310	0845	03/03/11	\$335,000	\$394,000	1,660	7	1980	Good	18,009	N	N	28004 NE 33RD ST
10	0	020310	0845	07/08/13	\$384,500	\$410,000	1,660	7	1980	Good	18,009	N	N	28004 NE 33RD ST
10	0	891300	0070	11/16/12	\$432,200	\$489,000	1,660	7	1985	Good	21,840	Y	N	1247 293RD AVE NE
10	0	730200	0650	07/20/12	\$350,000	\$404,000	1,700	7	1978	Avg	60,112	N	N	27919 NE 49TH ST
10	0	112506	9029	05/29/13	\$491,000	\$530,000	1,710	7	1957	Good	438,649	N	N	25827 NE 80TH ST
10	0	172507	9023	06/20/12	\$429,000	\$497,000	1,730	7	1971	Avg	216,057	Y	N	5830 302ND AVE NE
10	0	321129	0270	02/17/11	\$355,000	\$418,000	1,730	7	1992	Avg	25,777	N	N	3105 275TH WAY NE
10	0	302507	9098	03/04/11	\$420,000	\$494,000	1,760	7	1977	Good	58,370	N	N	1828 290TH AVE NE
10	0	302507	9098	10/17/12	\$430,000	\$489,000	1,760	7	1977	Good	58,370	N	N	1828 290TH AVE NE
10	0	020310	1216	06/27/11	\$345,000	\$408,000	1,780	7	1977	Avg	20,830	N	N	3424 289TH AVE NE
10	0	242506	9087	04/22/13	\$412,000	\$449,000	1,850	7	1990	Avg	53,578	N	N	27011 NE AMES LAKE RD
10	0	730200	0101	08/29/12	\$365,000	\$419,000	1,850	7	1984	Avg	40,075	N	N	4529 AMES LAKE-CARNATION RD
10	0	020310	0635	08/22/13	\$579,000	\$608,000	1,890	7	2009	Avg	17,877	Y	Y	3223 E AMES LAKE DR NE
10	0	020310	1045	11/30/11	\$465,000	\$549,000	1,890	7	1977	Good	20,794	N	N	28204 NE 40TH ST
10	0	020310	0300	11/18/13	\$765,000	\$779,000	1,980	7	1961	Good	25,675	Y	Y	4050 W AMES LAKE DR NE
10	0	142506	9080	04/10/12	\$559,724	\$654,000	2,150	7	1994	Good	212,572	N	N	24614 NE 52ND PL
10	0	891300	0300	01/29/13	\$433,500	\$483,000	2,250	7	1978	Avg	17,264	N	N	29302 NE 16TH PL
10	0	020310	1487	05/06/13	\$469,000	\$509,000	2,280	7	1983	Avg	46,173	N	N	28129 NE 40TH ST
10	0	172507	9047	12/20/12	\$410,000	\$461,000	2,280	7	1978	Avg	200,811	N	N	29803 NE 52ND ST
10	0	252506	9080	02/14/13	\$545,000	\$605,000	2,300	7	1998	Avg	217,800	N	N	26515 NE 15TH ST
10	0	730201	0040	04/14/11	\$415,000	\$490,000	2,370	7	1978	Good	43,995	N	N	27831 NE 47TH ST
10	0	312507	9045	02/14/12	\$399,000	\$469,000	2,470	7	1977	Avg	211,266	N	N	710 278TH AVE NE
10	0	142800	0620	12/22/11	\$352,000	\$415,000	2,660	7	1987	Good	40,075	N	N	26715 NE 50TH ST
10	0	142800	1195	09/23/11	\$420,750	\$498,000	1,372	8	1996	Avg	55,709	N	N	4036 272ND AVE NE
10	0	730200	0590	08/06/12	\$390,000	\$449,000	1,380	8	1974	Avg	48,351	N	N	27714 NE 47TH ST
10	0	142800	0841	01/23/13	\$435,000	\$485,000	1,520	8	1992	Avg	51,274	N	N	4325 270TH AVE NE
10	0	730200	0300	08/26/11	\$462,500	\$547,000	1,520	8	1972	Avg	56,576	N	N	5413 277TH AVE NE
10	0	730200	0240	08/01/13	\$439,000	\$465,000	1,670	8	1979	Good	57,906	N	N	5222 279TH AVE NE

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Area 071 -- 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
10	0	172507	9052	02/07/13	\$441,000	\$490,000	1,690	8	1993	Avg	220,849	N	N	5918 294TH AVE NE
10	0	020310	0507	07/25/13	\$755,000	\$801,000	1,780	8	1979	Good	49,904	Y	Y	3459 E AMES LAKE LN NE
10	0	891300	0060	11/18/13	\$545,000	\$555,000	1,780	8	1983	Avg	21,450	Y	N	1405 293RD AVE NE
10	0	192507	9041	02/13/13	\$440,000	\$488,000	1,800	8	1988	Avg	53,105	N	N	2523 291ST AVE NE
10	0	321131	0040	07/18/11	\$399,500	\$473,000	1,840	8	1995	Avg	29,887	N	N	27464 NE QUAIL CREEK DR
10	0	072507	9039	08/29/12	\$499,000	\$572,000	1,850	8	1989	Avg	309,276	N	N	29127 NE 62ND PL
10	0	697990	0070	06/13/11	\$495,000	\$585,000	1,920	8	1998	Avg	30,545	N	N	2427 QUAIL CREEK WAY NE
10	0	891300	0080	05/14/13	\$575,000	\$623,000	1,980	8	1979	Good	25,037	Y	N	1237 293RD AVE NE
10	0	020310	1491	02/14/13	\$459,250	\$509,000	2,030	8	1997	Avg	142,876	N	N	4136 AMES LAKE-CARNATION RD
10	0	730200	0680	07/21/11	\$386,000	\$457,000	2,060	8	1974	Good	51,400	N	N	4733 281ST AVE NE
10	0	020310	1330	04/07/11	\$407,000	\$480,000	2,090	8	1991	Avg	47,916	N	N	3036 E AMES LAKE DR NE
10	0	142800	0750	12/04/12	\$437,000	\$493,000	2,212	8	1987	Avg	101,494	N	N	4123 268TH AVE NE
10	0	142506	9085	06/27/13	\$942,500	\$1,008,000	2,240	8	1990	Avg	192,970	N	N	24803 NE 52ND PL
10	0	321131	0030	06/07/11	\$400,000	\$473,000	2,260	8	1995	Avg	58,563	N	N	27468 NE QUAIL CREEK DR
10	0	302507	9118	11/23/11	\$390,000	\$460,000	2,340	8	1997	Avg	34,818	N	N	2121 290TH AVE NE
10	0	697990	0020	07/05/11	\$443,000	\$524,000	2,350	8	1995	Avg	34,613	N	N	27615 NE QUAIL CREEK DR
10	0	697990	0180	11/26/13	\$545,000	\$553,000	2,350	8	1995	Avg	30,337	N	N	27908 NE QUAIL CREEK DR
10	0	302507	9130	04/25/13	\$460,000	\$501,000	2,370	8	1982	Avg	143,312	N	N	28105 NE TOLT HILL RD
10	0	697990	0150	07/23/13	\$550,000	\$584,000	2,370	8	1995	Avg	23,123	N	N	27929 NE QUAIL CREEK DR
10	0	142800	0270	06/01/12	\$440,000	\$511,000	2,380	8	1992	Avg	51,244	N	N	4040 264TH AVE NE
10	0	142800	1125	04/09/13	\$425,000	\$465,000	2,410	8	1995	Avg	43,995	N	N	4403 272ND AVE NE
10	0	242506	9067	05/05/11	\$775,000	\$915,000	2,420	8	1978	Good	219,978	N	N	27212 NE AMES LAKE RD
10	0	242506	9063	07/18/11	\$532,000	\$629,000	2,430	8	1985	Avg	104,979	N	N	2433 274TH AVE NE
10	0	020310	1410	09/12/11	\$400,000	\$473,000	2,439	8	1999	Avg	23,435	N	N	3119 W AMES LAKE DR NE
10	0	697990	0260	10/24/12	\$520,000	\$591,000	2,440	8	1997	Avg	23,791	N	N	2621 279TH CT NE
10	0	072507	9057	06/27/11	\$580,000	\$686,000	2,480	8	1990	Avg	222,156	N	N	29105 NE 62ND PL
10	0	697991	0010	06/04/13	\$630,000	\$679,000	2,498	8	1997	Avg	30,096	N	N	27905 NE 28TH CT
10	0	697990	0190	03/04/11	\$515,000	\$606,000	2,500	8	1996	Good	29,655	N	N	27903 NE 26TH ST
10	0	697990	0190	08/12/13	\$555,000	\$585,000	2,500	8	1996	Good	29,655	N	N	27903 NE 26TH ST
10	0	020340	0020	07/11/12	\$452,000	\$522,000	2,500	8	1995	Avg	29,861	N	N	27947 NE QUAIL CREEK DR

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Area 071 -- 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
10	0	697991	0110	12/17/13	\$540,000	\$543,000	2,500	8	1997	Avg	34,958	N	N	27725 NE 30TH ST
10	0	697991	0120	05/15/13	\$617,000	\$669,000	2,570	8	1997	Avg	27,972	N	N	27732 NE 29TH CT
10	0	697992	0060	11/15/11	\$460,000	\$543,000	2,640	8	1997	Avg	28,972	N	N	27514 NE QUAIL CREEK DR
10	0	192507	9043	03/18/11	\$430,000	\$507,000	2,700	8	1986	Avg	53,120	N	N	2425 291ST AVE NE
10	0	132506	9084	11/25/13	\$586,000	\$595,000	2,710	8	1998	Avg	29,600	N	N	26326 NE 54TH PL
10	0	730200	0450	03/05/13	\$495,000	\$547,000	2,740	8	1977	Good	38,350	N	N	5314 277TH AVE NE
10	0	730200	0450	03/18/11	\$569,950	\$672,000	2,740	8	1977	Good	38,350	N	N	5314 277TH AVE NE
10	0	302507	9005	08/14/13	\$575,000	\$606,000	2,860	8	1991	Good	63,162	N	N	2322 285TH PL NE
10	0	020340	0040	04/11/13	\$580,000	\$634,000	2,930	8	1996	Avg	26,629	N	N	28107 NE QUAIL CREEK DR
10	0	020340	0200	12/20/11	\$468,000	\$552,000	2,940	8	1998	Avg	30,404	N	N	27931 NE 26TH ST
10	0	142800	0510	07/22/13	\$600,000	\$637,000	2,950	8	1995	Avg	87,120	N	N	5612 264TH AVE NE
10	0	730200	0350	09/20/11	\$530,000	\$627,000	3,290	8	1990	Avg	48,144	N	N	5117 279TH AVE NE
10	0	062407	9022	04/26/12	\$620,000	\$723,000	3,320	8	2005	Avg	217,800	N	N	901 290TH AVE SE
10	0	020500	0170	09/19/13	\$538,000	\$560,000	1,930	9	1994	Avg	24,904	N	N	26101 NE 27TH DR
10	0	020360	0460	04/28/12	\$552,000	\$644,000	2,250	9	1998	Avg	43,703	N	N	6401 286TH PL NE
10	0	020500	0270	08/31/12	\$525,000	\$602,000	2,280	9	1993	Avg	40,307	N	N	2512 261ST CT NE
10	0	020360	0310	11/14/12	\$535,000	\$605,000	2,290	9	1997	Avg	44,099	N	N	28650 NE 63RD WAY
10	0	020500	0280	12/13/12	\$530,000	\$596,000	2,310	9	1992	Avg	34,175	N	N	2506 261ST CT NE
10	0	182507	9084	03/23/11	\$490,000	\$578,000	2,310	9	1997	Avg	53,578	N	N	4335 279TH AVE NE
10	0	020500	0410	03/20/13	\$540,000	\$594,000	2,320	9	1992	Avg	32,772	N	N	26127 NE 25TH ST
10	0	133200	0310	09/16/13	\$588,000	\$613,000	2,330	9	1996	Avg	44,866	N	N	4009 251ST WAY NE
10	0	020500	0370	11/01/12	\$499,999	\$567,000	2,410	9	1992	Avg	38,640	N	N	26331 NE 25TH ST
10	0	020360	0260	10/10/12	\$525,000	\$598,000	2,420	9	1997	Avg	20,628	N	N	28659 NE 63RD WAY
10	0	238600	0500	03/12/13	\$520,000	\$573,000	2,430	9	1990	Avg	82,510	N	N	3121 264TH AVE NE
10	0	302507	9180	03/22/12	\$477,000	\$558,000	2,450	9	2007	Avg	57,867	N	N	27802 NE TOLT HILL RD
10	0	252506	9035	08/22/13	\$855,000	\$898,000	2,510	9	1990	Good	217,800	Y	N	2301 268TH AVE NE
10	0	133200	0070	03/27/13	\$525,000	\$576,000	2,530	9	1995	Avg	39,092	N	N	4500 251ST WAY NE
10	0	020500	0420	08/12/13	\$570,000	\$601,000	2,540	9	1993	Avg	33,305	N	N	26119 NE 25TH ST
10	0	020500	0570	06/06/13	\$555,000	\$598,000	2,650	9	1996	Avg	21,546	N	N	25810 NE 25TH ST
10	0	020360	0480	05/03/13	\$547,000	\$595,000	2,650	9	1997	Avg	57,028	N	N	28546 NE 63RD WAY

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	112506	9157	02/23/12	\$540,000	\$634,000	2,650	9	2004	Avg	46,473	N	N	24540 NE UNION HILL RD
10	0	020310	0860	08/15/13	\$690,000	\$727,000	2,680	9	2000	Avg	28,800	N	N	3333 W AMES LAKE DR NE
10	0	020500	0430	10/19/12	\$527,800	\$600,000	2,730	9	1992	Avg	33,305	N	N	26111 NE 25TH ST
10	0	133200	0330	05/29/13	\$550,000	\$594,000	2,730	9	1998	Avg	56,972	N	N	25130 NE 47TH CT
10	0	020500	0700	06/12/12	\$524,000	\$608,000	2,770	9	1997	Avg	50,529	N	N	26126 NE 27TH DR
10	0	182507	9054	03/23/12	\$505,000	\$591,000	2,770	9	1997	Avg	55,321	N	N	4323 279TH AVE NE
10	0	020360	0200	10/29/12	\$525,000	\$596,000	2,770	9	1997	Avg	42,976	N	N	28551 NE 63RD WAY
10	0	020360	0590	03/28/12	\$535,000	\$626,000	2,770	9	1997	Avg	63,118	N	N	6338 284TH WAY NE
10	0	133200	0230	06/14/12	\$610,000	\$707,000	2,820	9	1995	Avg	42,543	N	N	4417 251ST WAY NE
10	0	020500	0200	11/01/13	\$585,000	\$599,000	2,840	9	1993	Avg	22,544	N	N	25923 NE 27TH DR
10	0	020360	0560	11/09/11	\$547,000	\$646,000	2,840	9	1997	Good	34,203	N	N	28432 NE 63RD WAY
10	0	020360	0560	10/09/13	\$597,000	\$617,000	2,840	9	1997	Good	34,203	N	N	28432 NE 63RD WAY
10	0	022506	9056	06/13/13	\$620,000	\$666,000	2,860	9	2007	Avg	82,764	N	N	25842 NE 80TH ST
10	0	232480	0010	04/25/12	\$580,000	\$677,000	2,860	9	1995	Avg	27,227	N	N	7921 245TH WAY NE
10	0	302507	9177	02/13/13	\$637,500	\$707,000	2,890	9	2004	Avg	43,621	N	N	29109 NE TOLT HILL RD
10	0	020500	0490	10/22/13	\$609,500	\$627,000	2,930	9	1993	Avg	32,698	N	N	25917 NE 25TH ST
10	0	020500	0190	10/14/13	\$650,000	\$670,000	2,980	9	1993	Avg	24,703	N	N	26007 NE 27TH DR
10	0	020500	0220	02/27/13	\$630,000	\$697,000	2,980	9	1996	Avg	28,648	N	N	25905 NE 27TH DR
10	0	020500	0060	02/16/11	\$505,000	\$594,000	3,070	9	1996	Avg	29,991	N	N	2508 265TH AVE NE
10	0	022506	9057	09/07/11	\$750,000	\$887,000	3,080	9	1983	Good	215,186	Y	N	25930 NE 80TH ST
10	0	133200	0130	07/05/12	\$522,000	\$604,000	3,100	9	1998	Avg	45,441	N	N	25122 NE 47TH CT
10	0	020360	0230	12/06/12	\$560,000	\$631,000	3,110	9	1997	Avg	44,940	N	N	28631 NE 63RD WAY
10	0	020360	0300	12/07/11	\$529,900	\$625,000	3,130	9	1997	Avg	40,105	N	N	28672 NE 63RD WAY
10	0	020360	0320	04/11/12	\$535,000	\$625,000	3,160	9	1998	Avg	33,600	N	N	28634 NE 63RD WAY
10	0	232480	0120	12/11/13	\$699,000	\$705,000	3,260	9	1996	Avg	29,830	N	N	7409 245TH WAY NE
10	0	020310	1240	08/10/11	\$600,000	\$710,000	3,270	9	2007	Avg	21,270	N	N	3400 E AMES LAKE DR NE
10	0	232480	0240	05/20/13	\$761,000	\$823,000	3,280	9	1996	Avg	26,418	N	N	7432 245TH WAY NE
10	0	133200	0160	09/19/12	\$660,000	\$755,000	3,290	9	1997	Good	36,284	N	N	25119 NE 47TH CT
10	0	232480	0160	07/08/13	\$725,000	\$773,000	3,380	9	1997	Avg	23,880	N	N	7221 245TH WAY NE
10	0	112506	9044	11/07/11	\$580,900	\$686,000	3,400	9	2004	Avg	108,464	N	N	6425 247TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	302507	9131	04/22/13	\$706,000	\$770,000	3,460	9	2005	Avg	42,504	N	N	27904 NE 21ST ST
10	0	132506	9077	08/28/13	\$790,000	\$828,000	3,470	9	1995	Avg	217,800	N	N	27250 NE 53RD ST
10	0	312507	9015	11/20/12	\$725,000	\$819,000	3,590	9	2008	Avg	198,633	N	N	635 286TH AVE SE
10	0	232480	0150	11/22/13	\$673,000	\$684,000	3,630	9	1996	Avg	48,576	N	N	7225 245TH WAY NE
10	0	133200	0320	10/15/12	\$625,000	\$711,000	3,690	9	1996	Avg	38,883	N	N	4216 251ST WAY NE
10	0	142800	0905	03/12/12	\$620,000	\$726,000	3,730	9	2000	Avg	39,130	N	N	4719 270TH AVE NE
10	0	252506	9078	11/12/13	\$650,000	\$663,000	3,960	9	1995	Avg	217,800	N	N	26608 NE 15TH ST
10	0	142506	9106	01/31/12	\$600,000	\$705,000	4,250	9	1993	Avg	72,431	N	N	5316 245TH AVE NE
10	0	202507	9067	09/27/11	\$700,000	\$828,000	4,520	9	1996	Avg	245,243	Y	N	30011 NE TOLT HILL RD
10	0	112506	9098	06/06/11	\$767,861	\$908,000	4,730	9	1994	Avg	218,538	N	N	25121 NE 67TH PL
10	0	020310	0195	07/06/11	\$837,000	\$990,000	1,900	10	1996	Avg	11,216	Y	Y	3634 W AMES LAKE DR NE
10	0	238600	0400	06/11/13	\$910,000	\$978,000	2,530	10	1997	Avg	84,947	N	N	26113 NE 34TH ST
10	0	302507	9170	06/28/13	\$760,000	\$813,000	2,860	10	2000	Avg	32,500	N	N	28411 NE 17TH ST
10	0	192507	9051	03/24/11	\$860,000	\$1,014,000	3,100	10	2006	Avg	63,162	N	N	28232 H NE QUAIL CREEK DR
10	0	322507	9047	03/15/12	\$690,000	\$808,000	3,120	10	1989	Avg	218,037	N	N	219 292ND AVE SE
10	0	322507	9047	05/05/11	\$699,000	\$825,000	3,120	10	1989	Avg	218,037	N	N	219 292ND AVE SE
10	0	238600	0110	04/25/13	\$668,000	\$728,000	3,180	10	1990	Good	95,013	N	N	3624 264TH AVE NE
10	0	322507	9046	10/31/12	\$862,500	\$979,000	3,200	10	1991	Avg	216,965	N	N	111 292ND AVE SE
10	0	111720	0170	09/18/11	\$606,250	\$717,000	3,260	10	1997	Avg	110,579	N	N	25626 NE 39TH WAY
10	0	302507	9095	05/22/13	\$849,900	\$919,000	3,260	10	2000	Avg	116,305	N	N	1804 290TH AVE NE
10	0	322507	9060	08/25/11	\$635,000	\$751,000	3,310	10	1990	Avg	202,508	N	N	29221 SE 5TH ST
10	0	864760	0020	06/22/11	\$675,000	\$798,000	3,340	10	2005	Avg	123,600	N	N	28916 NE 2ND PL
10	0	111720	0440	08/19/11	\$610,000	\$722,000	3,357	10	1998	Avg	73,386	N	N	25936 NE 29TH PL
10	0	111720	0240	11/22/11	\$765,000	\$903,000	3,400	10	1998	Avg	95,924	N	N	25609 NE 39TH WAY
10	0	111720	0110	08/27/12	\$708,000	\$812,000	3,470	10	1997	Avg	79,617	N	N	3925 259TH WAY NE
10	0	111720	0110	10/03/13	\$760,000	\$787,000	3,470	10	1997	Avg	79,617	N	N	3925 259TH WAY NE
10	0	111720	0270	09/01/11	\$590,000	\$698,000	3,470	10	1994	Avg	78,004	N	N	25729 NE 39TH WAY
10	0	111720	0430	09/20/12	\$790,000	\$903,000	3,540	10	1998	Avg	88,519	N	N	25927 NE 29TH PL
10	0	112506	9037	06/06/12	\$715,000	\$830,000	3,630	10	2007	Avg	243,176	N	N	24805 NE 80TH ST
10	0	022506	9053	08/06/12	\$799,000	\$920,000	3,680	10	2007	Avg	115,869	N	N	25818 NE 80TH ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	312507	9042	01/04/11	\$738,000	\$865,000	3,760	10	1987	Avg	210,830	Y	N	711 278TH AVE NE
10	0	312507	9042	08/21/13	\$800,000	\$841,000	3,760	10	1987	Avg	210,830	Y	N	711 278TH AVE NE
10	0	238600	0140	12/14/11	\$735,000	\$867,000	3,850	10	1990	Good	50,727	N	N	3912 264TH AVE NE
10	0	292507	9072	06/24/12	\$804,500	\$932,000	3,980	10	1985	Avg	42,323	Y	N	1631 292ND PL NE
10	0	302507	9047	12/02/13	\$1,100,000	\$1,114,000	4,010	10	1992	Avg	557,568	N	N	1823 285TH PL NE
10	0	111720	0450	08/15/12	\$880,000	\$1,012,000	4,090	10	1991	Avg	78,616	N	N	25920 NE 29TH PL
10	0	322507	9018	04/25/13	\$853,250	\$930,000	4,210	10	1993	Avg	212,144	N	N	29261 SE 5TH ST
10	0	112506	9099	06/03/13	\$950,000	\$1,024,000	4,320	10	2008	Avg	223,898	N	N	25525 NE 67TH PL
10	0	238600	0470	12/05/11	\$869,900	\$1,026,000	4,450	10	1994	Avg	77,086	Y	N	26319 NE 34TH ST
10	0	009830	0090	01/13/11	\$925,000	\$1,085,000	4,650	10	2010	Avg	132,616	N	N	2052 297TH WAY SE
10	0	009830	0120	12/05/11	\$975,000	\$1,150,000	6,010	10	2007	Avg	128,044	N	N	1820 297TH WAY SE
10	0	322507	9059	09/16/13	\$815,500	\$850,000	3,690	11	1993	Avg	191,104	N	N	29213 SE 5TH ST
10	0	111720	0080	04/01/11	\$1,000,000	\$1,179,000	4,270	11	1998	Avg	69,032	N	N	3918 259TH WAY NE
10	0	012506	9038	03/27/12	\$1,692,000	\$1,980,000	4,360	11	1997	Avg	453,895	Y	N	8565 261ST AVE NE
10	0	142506	9031	12/28/11	\$1,230,500	\$1,450,000	4,380	11	2008	Avg	221,720	N	N	4402 244TH AVE NE
10	0	867852	0060	04/24/12	\$1,250,000	\$1,458,000	4,610	11	2004	Avg	159,456	N	N	29840 SE 15TH PL
10	0	009830	0100	08/09/11	\$975,000	\$1,153,000	4,620	11	2007	Avg	125,641	N	N	2016 297TH WAY SE
10	0	022506	9043	11/20/12	\$1,220,000	\$1,379,000	4,640	11	2008	Avg	220,413	N	N	8303 250TH AVE NE
10	0	723755	0230	11/20/12	\$1,200,000	\$1,356,000	4,640	11	2003	Avg	64,033	N	N	5825 245TH PL NE
10	0	723755	0270	04/22/11	\$1,220,000	\$1,440,000	4,670	11	2001	Avg	48,787	N	N	5620 245TH AVE NE
10	0	009830	0140	01/02/13	\$1,050,000	\$1,176,000	4,730	11	2007	Avg	131,347	N	N	1833 297TH WAY SE
10	0	009830	0180	08/15/11	\$1,195,000	\$1,414,000	4,770	11	2007	Avg	128,965	N	N	2057 297TH WAY SE
10	0	085360	0130	06/21/13	\$1,550,000	\$1,661,000	4,860	11	1998	Avg	109,937	N	N	29130 NE 3RD WAY
10	0	723755	0250	09/07/11	\$1,215,700	\$1,438,000	4,910	11	2006	Avg	60,548	N	N	5623 245TH AVE NE
10	0	312507	9016	03/04/13	\$1,475,000	\$1,629,000	5,040	11	2000	Avg	204,732	N	N	29122 8TH ST
10	0	723755	0300	10/23/12	\$1,207,500	\$1,372,000	5,170	11	2004	Good	56,192	N	N	24619 NE PATTERSON WAY
10	0	112506	9152	07/18/13	\$1,400,000	\$1,488,000	5,570	11	1999	Avg	118,918	N	N	7325 259TH PL NE
10	0	238600	0420	04/26/11	\$1,310,000	\$1,546,000	5,640	11	1990	Avg	107,615	Y	N	26133 NE 34TH ST
10	0	723755	0180	04/24/13	\$1,365,000	\$1,488,000	5,770	11	2000	Avg	60,548	N	N	5840 245TH PL NE
10	0	009830	0010	12/12/12	\$1,360,000	\$1,530,000	5,770	11	2007	Avg	126,565	N	N	1710 297TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	009830	0010	06/21/11	\$1,459,000	\$1,725,000	5,770	11	2007	Avg	126,565	N	N	1710 297TH WAY SE
10	0	723755	0160	02/20/13	\$1,295,000	\$1,434,000	5,790	11	2007	Avg	60,984	N	N	5829 246TH PL NE
10	0	112506	9039	12/12/13	\$1,550,000	\$1,563,000	5,850	11	2005	Avg	211,701	N	N	24406 NE UNION HILL RD
10	0	085360	0310	04/10/12	\$1,350,000	\$1,577,000	6,085	11	2000	Avg	142,725	N	N	105 290TH AVE NE
10	0	723755	0040	10/11/13	\$1,268,000	\$1,309,000	6,110	11	2001	Avg	111,515	N	N	5712 251ST CT NE
10	0	723755	0170	05/24/13	\$1,225,000	\$1,324,000	6,350	11	2001	Avg	71,438	N	N	5809 246TH PL NE
10	0	085360	0300	05/07/13	\$2,412,500	\$2,620,000	6,800	11	2001	Avg	194,676	N	N	117 290TH AVE NE
10	0	022506	9061	01/09/13	\$1,800,000	\$2,013,000	5,390	12	2007	Avg	193,842	N	N	8212 255TH AVE NE
10	0	022506	9058	01/18/11	\$1,870,000	\$2,194,000	5,550	12	2005	Avg	192,099	N	N	8215 255TH AVE NE
10	0	238600	0280	01/05/12	\$1,775,000	\$2,090,000	9,720	12	1988	Good	81,335	N	N	3453 260TH AVE NE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	033935	0120	10/23/11	\$264,963	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	033960	0440	02/02/12	\$207,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	033960	0280	12/14/12	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	033960	0320	05/06/11	\$217,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	042506	9037	01/20/12	\$515,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
7	0	042506	9054	07/26/12	\$1,435,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
7	0	042506	9080	12/23/11	\$76,562	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
7	0	052506	9051	11/15/13	\$700,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
7	0	052506	9010	06/13/13	\$14,000	DOR RATIO
7	0	052506	9092	03/20/13	\$300,000	IMP COUNT; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	052506	9053	05/25/11	\$601,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	052506	9051	03/20/12	\$600,000	SHORT SALE
7	0	062506	9140	06/25/13	\$434,500	STATISTICAL OUTLIER; BOX PLOT OUTLIER
7	0	062506	9031	10/27/11	\$289,350	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	062506	9147	11/01/12	\$130,684	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	062506	9031	04/15/13	\$275,000	CONTRACT OR CASH SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	0	062506	9004	05/05/11	\$40,000	DOR RATIO; GOVERNMENT AGENCY
7	0	072506	9032	07/20/11	\$775,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
7	0	092506	9128	11/19/12	\$192,188	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
7	0	092506	9082	04/25/11	\$300,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	092506	9022	09/12/11	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
7	0	092506	9022	09/03/13	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	092506	9057	09/14/13	\$1,187,500	RELOCATION - SALE TO SERVICE
7	0	102506	9244	02/02/11	\$535,000	BOX PLOT OUTLIER; STATISTICAL OUTLIER
7	0	102506	9103	07/11/12	\$303,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
7	0	102506	9227	11/13/13	\$375,000	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
7	0	102506	9021	03/07/11	\$269,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	0	102506	9240	12/07/12	\$382,500	SHORT SALE
7	0	133090	0500	12/31/13	\$427,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	133090	0500	11/13/13	\$427,200	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	152506	9084	08/02/13	\$671,000	ACTIVE PERMIT BEFORE SALE>25K
7	0	152506	9035	04/25/11	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	152506	9037	11/22/13	\$1,057,500	RELOCATION - SALE TO SERVICE
7	0	162100	0010	03/30/12	\$40,000	DOR RATIO
7	0	162506	9086	03/24/11	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
7	0	162506	9026	07/24/12	\$50,000	PREVIMP<=25K; UNFINISHED AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	172506	9015	10/18/13	\$569,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
7	0	172506	9095	08/26/11	\$389,100	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
7	0	172506	9036	09/16/13	\$790,000	IMP COUNT; OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
7	0	182506	9020	12/11/13	\$484,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
7	0	295440	0050	05/17/11	\$1,450,000	RELOCATION - SALE TO SERVICE
7	0	295440	0210	06/08/12	\$875,000	RELOCATION - SALE TO SERVICE
7	0	295440	0280	08/14/12	\$865,000	RELOCATION - SALE TO SERVICE
7	0	295440	0350	06/16/11	\$1,425,000	RELOCATION - SALE TO SERVICE
7	0	312100	0050	05/25/13	\$720,000	RELOCATION - SALE TO SERVICE
7	0	312150	0200	09/22/11	\$585,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	352800	0170	10/18/11	\$530,000	SHORT SALE
7	0	352950	0090	01/09/12	\$647,000	QUIT CLAIM DEED
7	0	352960	0010	03/27/13	\$775,001	RELOCATION - SALE TO SERVICE
7	0	812160	0080	12/04/12	\$309,000	OBSOLESCENCE
7	0	812161	0170	02/25/13	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	880730	0180	06/23/11	\$215,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	880730	0300	07/30/12	\$215,000	PREVIMP<=25K
7	0	880760	0200	02/08/13	\$279,900	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
7	0	880760	0320	11/08/11	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	880760	0300	01/06/12	\$156,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	880780	0250	12/20/13	\$391,000	NO MARKET EXPOSURE
7	0	880780	0320	06/13/12	\$227,000	NO MARKET EXPOSURE
7	0	880780	0310	05/02/11	\$320,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	880781	0150	08/08/13	\$380,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	880781	0740	11/01/13	\$88,383	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
7	0	880781	0700	08/19/13	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	929085	0100	09/05/13	\$665,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
7	0	929085	0350	07/30/12	\$750,000	RELOCATION - SALE TO SERVICE
7	0	929085	0030	06/25/12	\$662,170	SHORT SALE
7	0	929085	0120	04/20/12	\$630,000	SHORT SALE
7	0	950885	0240	12/06/12	\$375,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	951097	0450	05/30/13	\$655,000	RELOCATION - SALE TO SERVICE
8	0	720226	0030	06/16/11	\$530,000	RELOCATION - SALE TO SERVICE
8	0	720226	0610	03/25/13	\$590,000	RELOCATION - SALE TO SERVICE
8	0	720227	0160	06/14/13	\$657,000	RELOCATION - SALE TO SERVICE
8	0	720227	0970	07/20/11	\$543,500	RELOCATION - SALE TO SERVICE
8	0	720229	0280	04/11/11	\$319,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	720229	0860	03/25/11	\$287,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	0	720229	0130	08/06/12	\$281,000	NON-REPRESENTATIVE SALE
8	0	720230	0300	07/10/13	\$729,000	RELOCATION - SALE TO SERVICE
8	0	720234	0560	07/15/11	\$540,000	RELOCATION - SALE TO SERVICE
8	0	720236	0160	05/17/12	\$149,650	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	720236	0620	05/05/12	\$720,000	NO MARKET EXPOSURE
8	0	720236	0300	03/23/11	\$725,000	RELOCATION - SALE TO SERVICE
8	0	720236	0690	08/20/11	\$669,975	RELOCATION - SALE TO SERVICE
8	0	720236	0420	02/10/12	\$605,000	SHORT SALE
8	0	720238	0300	08/21/12	\$380,000	SHORT SALE
8	0	720310	0840	04/27/11	\$621,945	ACTIVE PERMIT BEFORE SALE>25K
8	0	720310	0870	02/25/11	\$626,000	ACTIVE PERMIT BEFORE SALE>25K
8	0	720310	1770	08/23/11	\$340,000	RELOCATION - SALE BY SERVICE; AFFORDABLE HOUSING SALES
8	0	720310	1770	05/25/11	\$340,000	RELOCATION - SALE TO SERVICE; AFFORDABLE HOUSING SALES
8	0	720311	0290	03/02/12	\$572,000	RELOCATION - SALE TO SERVICE
8	0	720314	0070	03/07/11	\$327,130	AFFORDABLE HOUSING SALES
8	0	720314	0080	03/15/11	\$295,992	AFFORDABLE HOUSING SALES

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720314	0100	08/09/11	\$320,980	AFFORDABLE HOUSING SALES
8	0	720314	0130	08/17/11	\$328,000	AFFORDABLE HOUSING SALES
8	0	720314	0150	01/27/11	\$370,315	AFFORDABLE HOUSING SALES
8	0	720314	0170	01/01/11	\$357,505	AFFORDABLE HOUSING SALES
8	0	720314	0180	02/22/11	\$374,655	AFFORDABLE HOUSING SALES
8	0	720314	0210	05/05/11	\$290,775	AFFORDABLE HOUSING SALES
8	0	720314	0220	04/18/11	\$336,820	AFFORDABLE HOUSING SALES
8	0	720314	0250	08/25/11	\$313,535	AFFORDABLE HOUSING SALES
8	0	720314	0280	08/11/11	\$307,270	AFFORDABLE HOUSING SALES
8	0	720314	0290	04/18/11	\$280,000	AFFORDABLE HOUSING SALES
8	0	720314	0410	06/02/11	\$326,185	AFFORDABLE HOUSING SALES
8	0	720314	0430	05/05/11	\$330,535	AFFORDABLE HOUSING SALES
8	0	720314	0440	12/05/12	\$347,500	AFFORDABLE HOUSING SALES
8	0	720314	0440	10/01/13	\$355,563	AFFORDABLE HOUSING SALES
8	0	720314	0450	03/17/11	\$334,565	AFFORDABLE HOUSING SALES
8	0	720314	0460	03/25/11	\$288,835	AFFORDABLE HOUSING SALES
8	0	720314	0470	04/21/11	\$325,310	AFFORDABLE HOUSING SALES
8	0	720314	0470	08/15/12	\$340,000	AFFORDABLE HOUSING SALES
8	0	720314	0480	07/13/11	\$332,170	AFFORDABLE HOUSING SALES
8	0	720314	0500	07/19/11	\$288,035	AFFORDABLE HOUSING SALES
8	0	720314	0520	04/20/11	\$310,000	AFFORDABLE HOUSING SALES
8	0	720314	0530	08/01/11	\$363,000	AFFORDABLE HOUSING SALES
8	0	720314	0530	03/12/12	\$365,500	AFFORDABLE HOUSING SALES
8	0	720314	0540	04/04/11	\$304,400	AFFORDABLE HOUSING SALES
8	0	720314	0550	06/07/11	\$345,720	AFFORDABLE HOUSING SALES
8	0	720314	0560	05/18/11	\$348,010	AFFORDABLE HOUSING SALES
8	0	720315	0330	08/08/13	\$626,133	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720316	0250	09/07/12	\$669,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720316	0010	10/01/12	\$744,500	RELOCATION - SALE TO SERVICE
8	0	720316	0050	09/08/13	\$905,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720319	0200	08/01/13	\$615,950	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0210	07/26/13	\$619,221	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0380	08/26/13	\$689,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0390	09/24/13	\$701,100	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0400	08/22/13	\$691,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0420	09/19/13	\$698,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0430	09/27/13	\$789,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0440	09/04/13	\$754,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0460	11/14/13	\$769,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0470	10/15/13	\$812,523	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0490	09/23/13	\$760,670	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0510	11/14/13	\$791,990	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0520	11/20/13	\$699,950	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720319	0480	12/12/13	\$820,900	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
8	0	720320	0090	10/03/13	\$767,000	STATISTICAL OUTLIER; BOX PLOT OUTLIER
8	0	720320	0010	11/18/13	\$800,000	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0020	11/15/13	\$888,790	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0030	12/12/13	\$883,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0050	10/04/13	\$875,000	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0060	11/26/13	\$869,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0100	10/23/13	\$797,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0110	10/10/13	\$829,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0130	11/20/13	\$869,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0140	12/24/13	\$863,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0150	11/13/13	\$937,990	ACTIVE PERMIT BEFORE SALE>25K
8	0	720320	0120	12/24/13	\$867,500	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720320	0040	12/18/13	\$884,990	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
8	0	720320	0190	12/19/13	\$781,990	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
8	0	720321	0180	09/18/13	\$677,509	ACTIVE PERMIT BEFORE SALE>25K
8	0	720321	0190	09/05/13	\$675,803	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720321	0200	09/03/13	\$681,515	ACTIVE PERMIT BEFORE SALE>25K
8	0	720321	0160	10/29/13	\$680,920	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
8	0	720321	0190	08/12/13	\$648,701	ACTIVE PERMIT BEFORE SALE>25K; NO MARKET EXPOSURE
8	0	720321	0090	12/05/13	\$680,290	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
8	0	720321	0100	12/04/13	\$712,674	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
8	0	720321	0110	11/19/13	\$684,549	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
8	0	720321	0130	10/14/13	\$716,624	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
8	0	720321	0150	11/05/13	\$699,969	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
8	0	720321	0170	10/03/13	\$691,425	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	1	720238	0050	08/17/12	\$355,000	SHORT SALE
8	1	720310	1660	12/20/12	\$220,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
8	1	720310	2200	12/17/12	\$225,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
8	1	720310	2130	10/04/11	\$215,000	AFFORDABLE HOUSING SALES
8	1	720310	2150	09/18/13	\$231,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	1	720310	2150	04/24/13	\$258,165	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	1	720310	2150	05/21/13	\$258,165	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	009830	0100	03/01/11	\$975,000	RELOCATION - SALE TO SERVICE
10	0	009830	0140	12/24/12	\$1,050,000	RELOCATION - SALE TO SERVICE
10	0	012506	9014	09/26/12	\$120,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
10	0	012506	9014	04/02/13	\$200,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	020310	0200	11/05/13	\$1,150,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SASS 1
10	0	020310	0770	08/20/13	\$435,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
10	0	020310	1158	07/26/13	\$405,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
10	0	020310	0745	06/08/12	\$108,147	DOR RATIO; PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	020310	1530	12/13/13	\$150,000	DOR RATIO; UNFINISHED AREA
10	0	020310	0525	06/14/11	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	020310	0650	12/08/11	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	020310	1285	08/03/11	\$271,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	020310	1365	05/02/11	\$550,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	020310	1425	12/28/11	\$183,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	020340	0010	11/08/12	\$400,000	SHORT SALE
10	0	020360	0590	12/02/11	\$403,870	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
10	0	020360	0190	08/29/12	\$415,000	SHORT SALE
10	0	020390	0590	02/23/11	\$210,000	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
10	0	020390	0610	11/12/13	\$150,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	022506	9040	03/15/11	\$350,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
10	0	022506	9033	04/22/11	\$222,000	PREVIMP<=25K
10	0	022506	9074	04/22/11	\$1,500,000	REAL MH
10	0	062407	9027	08/09/12	\$460,000	IMP COUNT
10	0	082507	9026	04/18/11	\$575,000	DOR RATIO; OPEN SPACE/ IMP. CHAR. CHANGED SINCE SALE; TIMBER AND FOREST LAND
10	0	082507	9016	12/28/11	\$40,000	DOR RATIO; OPEN SPACE/NO MARKET EXPOSURE; TIMBER AND FOREST LAND
10	0	082507	9026	04/24/12	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TIMBER AND FOREST LAND; OPEN SPACE
10	0	085360	0070	12/07/12	\$1,269,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	085360	0060	03/27/13	\$1,455,000	IMP COUNT
10	0	085360	0010	04/26/13	\$1,250,000	NO MARKET EXPOSURE
10	0	085360	0070	08/14/13	\$980,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	111720	0310	05/08/13	\$559,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	111720	0330	06/14/13	\$610,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	111720	0300	08/31/12	\$635,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	111720	0250	10/28/12	\$700,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	111720	0210	08/26/11	\$1,500,000	UNFINISHED AREA
10	0	112506	9083	05/24/11	\$1,100,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
10	0	112506	9084	12/07/11	\$1,175,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
10	0	112506	9037	02/17/12	\$908,077	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	112506	9056	02/05/13	\$347,000	OBSOLESCENCE
10	0	112506	9126	02/21/12	\$515,000	SHORT SALE
10	0	122506	9038	11/19/12	\$2,300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	122506	9038	05/21/13	\$1,300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
10	0	122506	9015	02/25/13	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OPEN SPACE
10	0	132506	9066	04/20/11	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE

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Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	132506	9072	03/30/12	\$600,000	NO MARKET EXPOSURE
10	0	133200	0160	09/19/12	\$660,000	RELOCATION - SALE TO SERVICE
10	0	142506	9038	05/18/11	\$405,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
10	0	142506	9059	10/22/13	\$348,900	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
10	0	142506	9048	03/26/13	\$340,000	PREVIMP<=25K
10	0	142800	0590	11/05/13	\$630,000	MODEL DEVELOPMENT EXCLUSION; SAS 1
10	0	142800	0740	03/28/12	\$280,000	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
10	0	142800	0829	08/09/12	\$380,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
10	0	142800	0620	04/21/11	\$180,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
10	0	142800	1330	01/05/12	\$116,906	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
10	0	142800	0941	09/07/12	\$163,940	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	142800	0130	11/21/12	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	142800	0912	05/03/11	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	142800	1125	12/13/12	\$259,450	QUIT CLAIM DEED
10	0	142800	1190	08/23/11	\$590,000	UNFINISHED AREA
10	0	172507	9056	11/06/12	\$365,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
10	0	172507	9022	04/11/11	\$517,500	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	182507	9092	07/11/13	\$420,500	RETENTION EXCLUSION FOR THE SAMPLE SET; SAS 1
10	0	182507	9017	01/23/13	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	232480	0010	04/23/12	\$580,000	RELOCATION - SALE TO SERVICE
10	0	232480	0160	05/03/13	\$725,000	RELOCATION - SALE TO SERVICE
10	0	232480	0240	05/04/13	\$761,000	RELOCATION - SALE TO SERVICE
10	0	238600	0010	07/26/13	\$540,000	STATISTICAL OUTLIER; DIAGNOSTIC OUTLIER SAS 1
10	0	238600	0500	10/12/12	\$400,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	238600	0150	07/14/13	\$945,000	IMP COUNT
10	0	238600	0510	09/18/12	\$835,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	252506	9044	10/24/11	\$4,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
10	0	252506	9039	07/10/13	\$175,000	DOR RATIO; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	252506	9002	02/27/12	\$290,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	292507	9042	09/13/11	\$195,087	DOR RATIO; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	292507	9036	08/01/12	\$458,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
10	0	292507	9074	05/19/12	\$509,250	IMP COUNT
10	0	292507	9043	03/22/11	\$499,990	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	302507	9120	07/26/13	\$699,900	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER 1
10	0	302507	9005	03/27/13	\$346,686	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	302507	9026	09/01/12	\$393,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	302507	9031	09/13/11	\$314,700	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	302507	9102	08/29/11	\$445,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	302507	9115	08/22/12	\$390,000	SHORT SALE
10	0	302507	9130	04/12/11	\$430,000	SHORT SALE
10	0	302507	9159	09/19/12	\$625,000	SHORT SALE
10	0	312507	9003	03/23/12	\$201,033	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	312507	9018	11/20/13	\$239,000	NO MARKET EXPOSURE
10	0	312507	9068	12/22/11	\$470,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	321129	0370	05/23/11	\$272,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	321129	0230	02/20/13	\$245,000	SHORT SALE
10	0	321131	0030	06/07/11	\$510,000	RELOCATION - SALE TO SERVICE
10	0	322507	9049	08/29/11	\$180,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	322507	9049	02/15/13	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	322507	9014	09/24/12	\$545,000	SHORT SALE
10	0	697990	0230	06/12/13	\$509,150	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	697990	0180	11/26/13	\$545,000	RELOCATION - SALE TO SERVICE
10	0	697990	0120	04/05/12	\$407,000	SHORT SALE
10	0	697990	0270	12/11/12	\$460,000	SHORT SALE
10	0	723755	0140	11/21/13	\$1,026,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	723755	0160	05/14/12	\$700,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	723755	0160	03/21/12	\$700,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	723755	0260	04/02/12	\$1,650,000	UNFINISHED AREA
10	0	730200	0140	03/07/11	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	730200	0320	12/15/11	\$240,000	DOR RATIO; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	730200	0160	07/17/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	730200	0320	03/26/13	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	867851	0010	10/24/12	\$1,400,000	SHORT SALE
10	0	891300	0250	09/09/11	\$480,200	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
7	0	042506	9134	04/29/13	\$192,000	54,014	N	N
7	0	052506	9141	01/11/11	\$241,000	104,544	N	N
7	0	172506	9070	08/01/11	\$220,000	965,290	N	N
10	0	009830	0080	09/14/12	\$345,950	130,765	N	N
10	0	020310	0560	12/13/11	\$189,950	17,000	N	N
10	0	020310	1102	01/30/13	\$35,000	16,720	N	N
10	0	082407	9029	02/15/13	\$175,000	226,527	N	N
10	0	082407	9056	01/13/11	\$185,000	217,694	N	N
10	0	082507	9017	07/18/12	\$115,500	875,159	N	N
10	0	112506	9021	02/16/12	\$200,000	401,456	N	N
10	0	112506	9058	02/08/13	\$40,000	111,949	N	N
10	0	112506	9159	10/16/13	\$275,000	156,366	N	N
10	0	112506	9160	06/20/12	\$270,000	66,727	N	N
10	0	122506	9054	10/10/13	\$400,000	84,942	Y	N
10	0	122506	9055	12/26/12	\$525,400	218,439	Y	N
10	0	142506	9066	07/11/11	\$325,000	583,704	N	N
10	0	142506	9068	08/13/13	\$193,500	223,898	N	N
10	0	142506	9068	09/26/11	\$260,000	223,898	N	N
10	0	142506	9088	08/30/12	\$432,300	196,020	N	N
10	0	182507	9023	06/07/11	\$40,000	155,771	N	N
10	0	192507	9053	03/26/12	\$155,000	532,739	N	N
10	0	232506	9009	04/25/12	\$10,000	47,480	N	N
10	0	252506	9071	09/12/13	\$230,000	262,666	N	N
10	0	312507	9071	11/20/13	\$242,000	95,832	N	N
10	0	322507	9031	05/01/12	\$300,000	225,139	Y	N
10	0	322507	9039	07/05/12	\$310,000	212,862	N	N
10	0	730200	0102	06/06/12	\$15,000	38,768	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	052506	9068	04/22/11	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	241391	0120	03/19/12	\$50,000	NO MARKET EXPOSURE
7	0	929087	0160	10/18/12	\$150,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	0	720318	0160	12/17/12	\$760,000	NO MARKET EXPOSURE
10	0	020310	0280	08/25/11	\$109,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	072507	9026	11/04/13	\$125,000	NO MARKET EXPOSURE; TIMBER AND FOREST LAND
10	0	072507	9026	09/03/13	\$120,000	NO MARKET EXPOSURE
10	0	082507	9025	06/10/11	\$74,000	TIMBER AND FOREST LAND; FINANCIAL INSTITUTION RESALE
10	0	082507	9027	07/05/13	\$169,500	OPEN SPACE; TIMBER AND FOREST LAND; FINANCIAL INSTITUTION RESALE
10	0	142506	9103	01/13/12	\$180,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	142506	9122	05/14/13	\$226,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE; FINANCIAL INSTITUTION RESALE
10	0	142506	9122	10/12/12	\$229,687	EXEMPT FROM EXCISE TAX; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
10	0	192507	9053	11/29/11	\$280,877	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	302507	9036	12/14/12	\$5,000	QUIT CLAIM DEED

Mobile Home Sales Used in this Annual Update Analysis Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
10	0	142800	0790	12/04/13	\$180,000	\$180,000	1,440	2	1975	GOOD	50,941	N	4020 268TH AVE NE
10	0	020310	0536	10/02/13	\$250,000	\$250,000	1,848	3	1996	VGD	26,790	Y	3431 E AMES LAKE DR NE
10	0	192507	9030	10/03/13	\$210,000	\$210,000	1,152	3	1979	GOOD	40,696	N	3127 280TH AVE NE
10	0	020400	0100	01/09/13	\$135,000	\$135,000	1,782	3	1983	VGD	14,800	N	3414 279TH AVE NE
10	0	020390	0660	12/28/12	\$164,900	\$164,900	1,782	3	1997	GOOD	13,285	N	27631 NE AMES LAKE RD
10	0	142800	0070	12/21/12	\$172,000	\$172,000	1,344	2	1975	GOOD	128,502	N	4522 260TH AVE NE
10	0	020310	1350	01/31/12	\$75,000	\$75,000	854	1	1976	FAIR	33,684	N	3012 E AMES LAKE DR NE
10	0	302507	9058	04/04/11	\$267,000	\$267,000	1,848	3	1996	VGD	108,464	N	28230 NE 21ST ST

Mobile Home Sales Removed in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	082506	9095	07/19/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	102506	9163	03/03/11	\$370,000	TEAR DOWN
10	0	020310	1120	12/18/13	\$197,732	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	020310	1120	12/19/13	\$165,848	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	020310	1350	05/15/13	\$100,000	NO MARKET EXPOSURE
10	0	020390	0430	06/30/11	\$96,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	020400	0100	04/19/12	\$225,610	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	142800	0030	08/25/11	\$86,735	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS
10	0	142800	0790	07/05/13	\$3,762	QUIT CLAIM DEED
10	0	142800	0790	07/05/13	\$4,260	QUIT CLAIM DEED
10	0	142800	1291	08/28/12	\$140,000	NO MARKET EXPOSURE
10	0	302507	9082	08/15/13	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	302507	9103	01/21/12	\$89,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

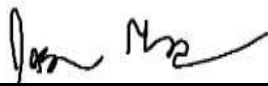
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation



Appraiser II

5/13/2014

Date