

-Executive Summary Physical Inspection Redmond/ South Woodinville/ Sammamish Valley - Area 072 Physical Inspection

Appraisal Date: 1/1/2014
Previous Physical Inspection: 2008
Number of Improved Sales: 1019
Range of Sale Dates: 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$228,400	\$316,600	\$545,000			9.69%
2014 Value	\$251,000	\$388,600	\$639,600	\$683,700	93.4%	6.11%
Change	+\$22,600	+\$72,000	+\$94,600			
% Change	+9.9%	+22.7%	+17.4%			

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 6.11% is an improvement from the previous COD of 7.46%. 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. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

Population – Improved Valuation Change Summary

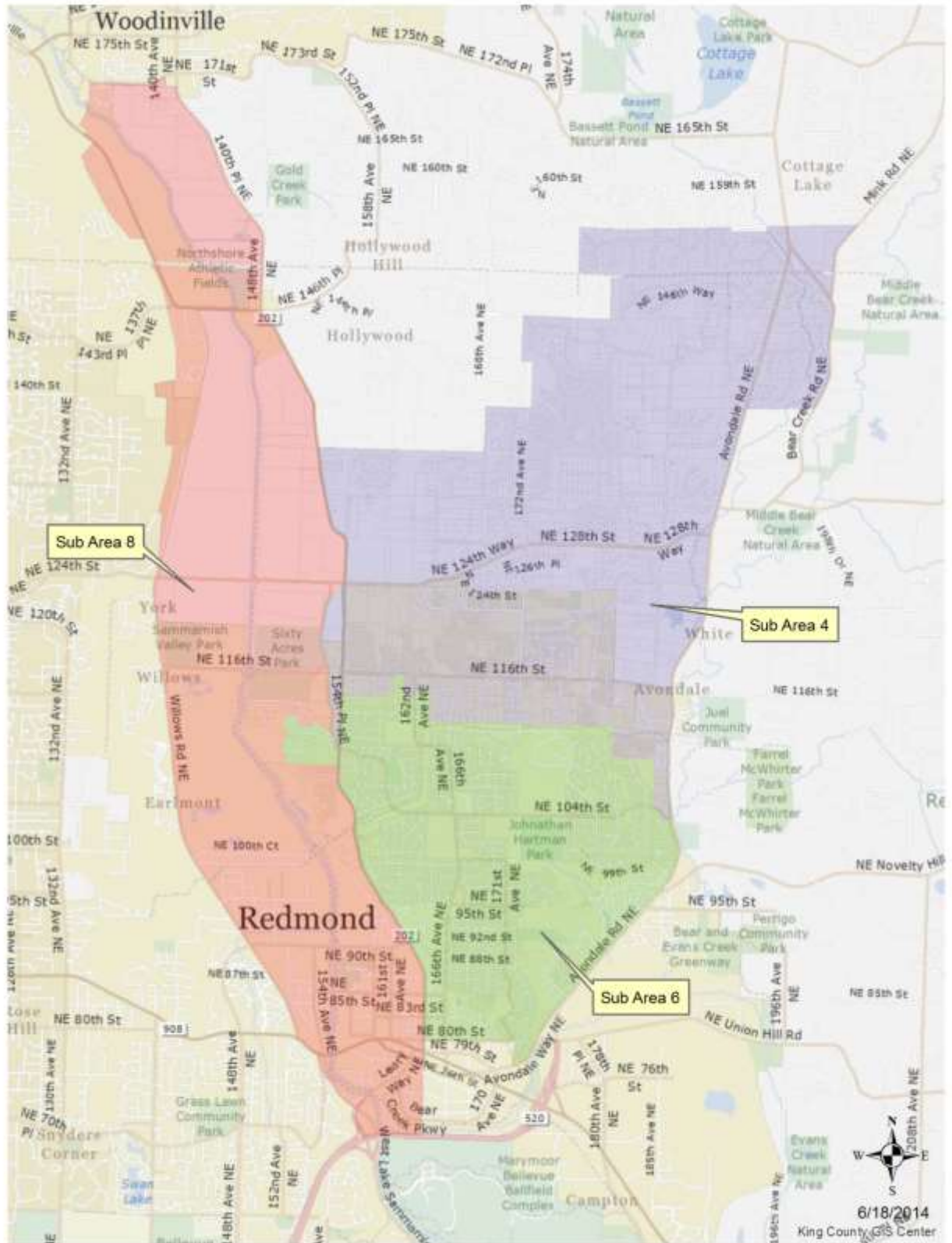
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$236,600	\$267,800	\$504,400
2014 Value	\$259,400	\$328,000	\$587,400
% Change	+9.6%	+22.5%	+16.5%

Number of one to three unit residences in the population: 6,369

Physical Inspection Area:

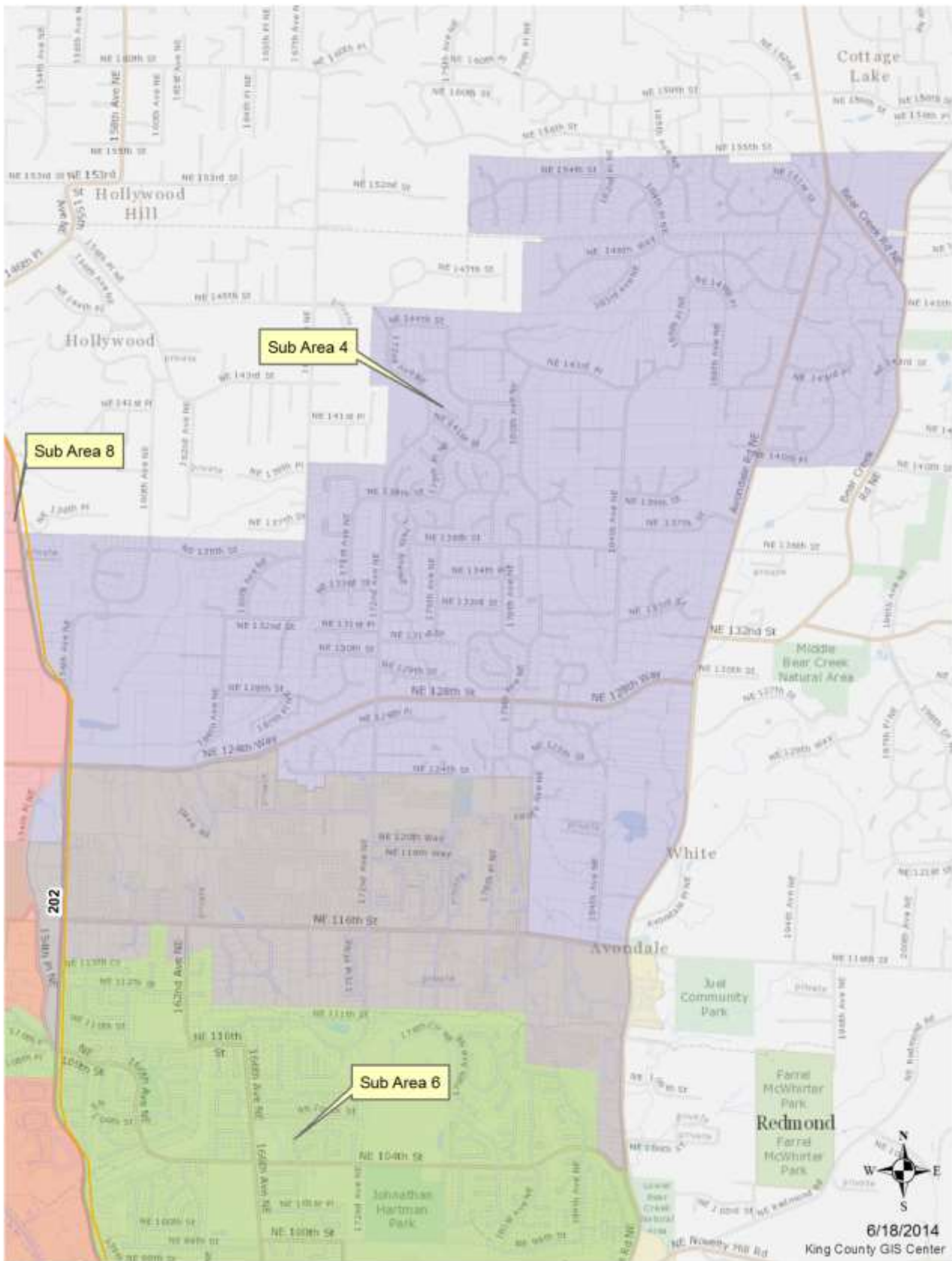
State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 072 – Redmond/ South Woodinville/ Sammamish Valley, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Area 072 Map

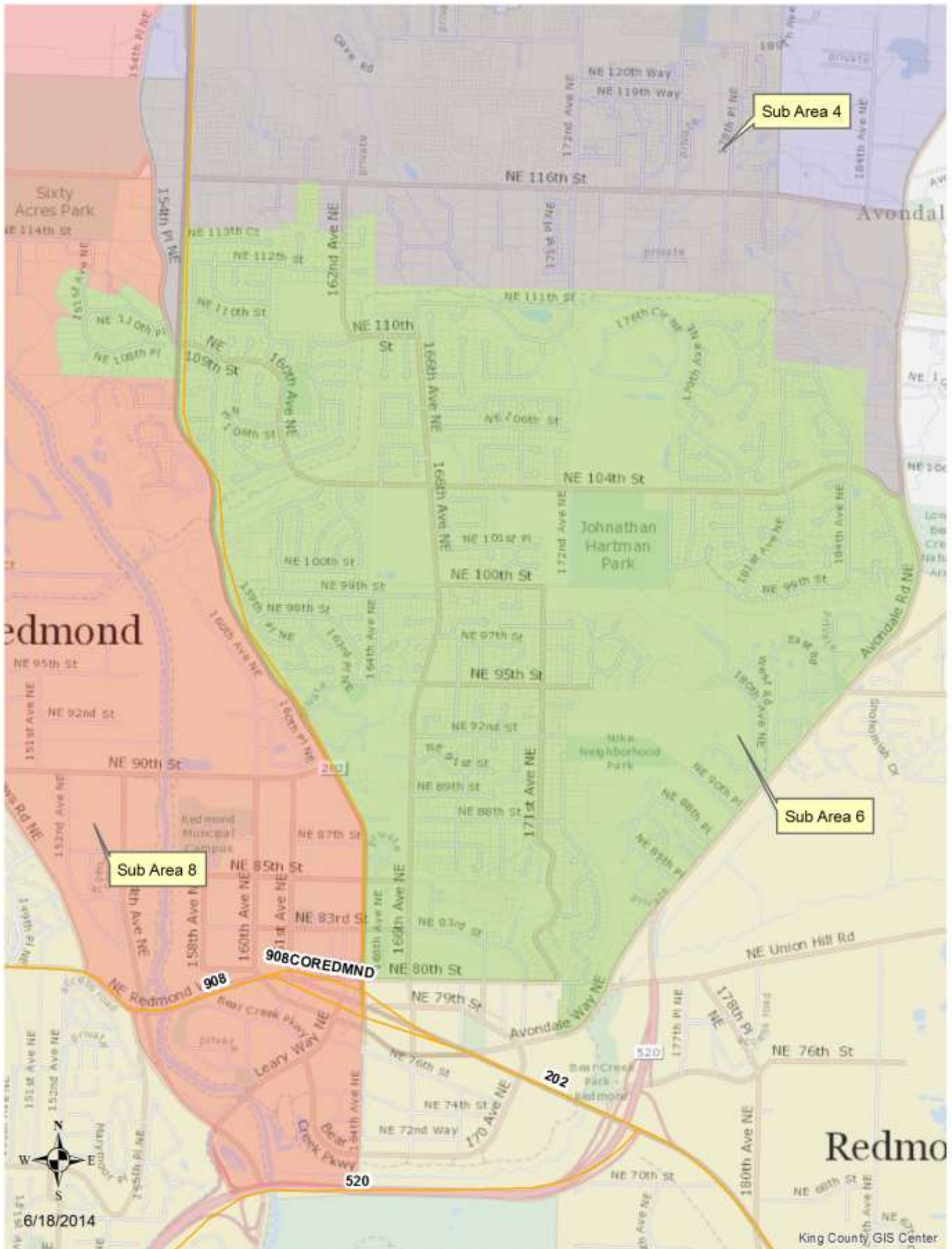


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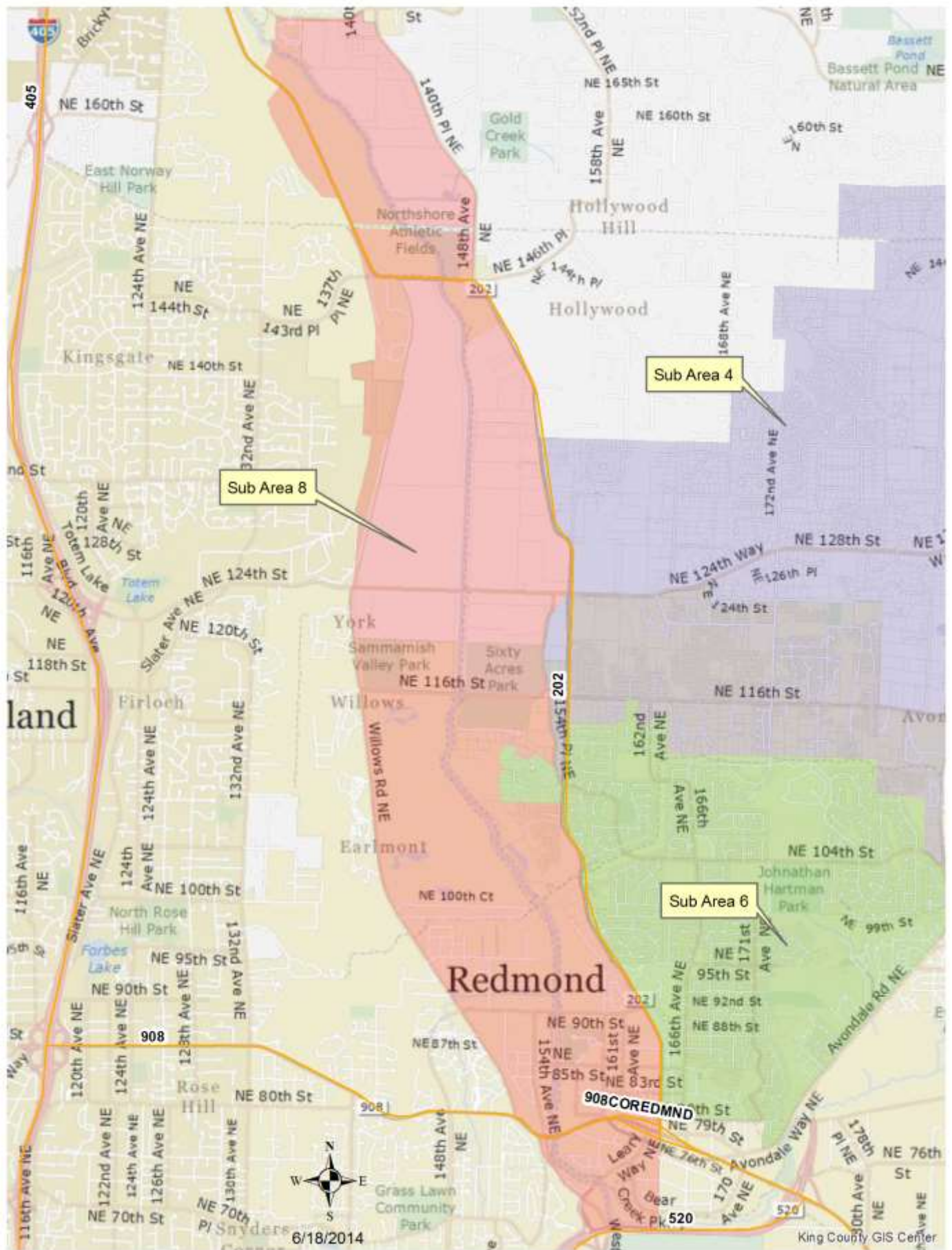
Area 072 - Sub Area 4 Map



Area 072 - Sub Area 6 Map



Area 072 – Sub Area 8 Map



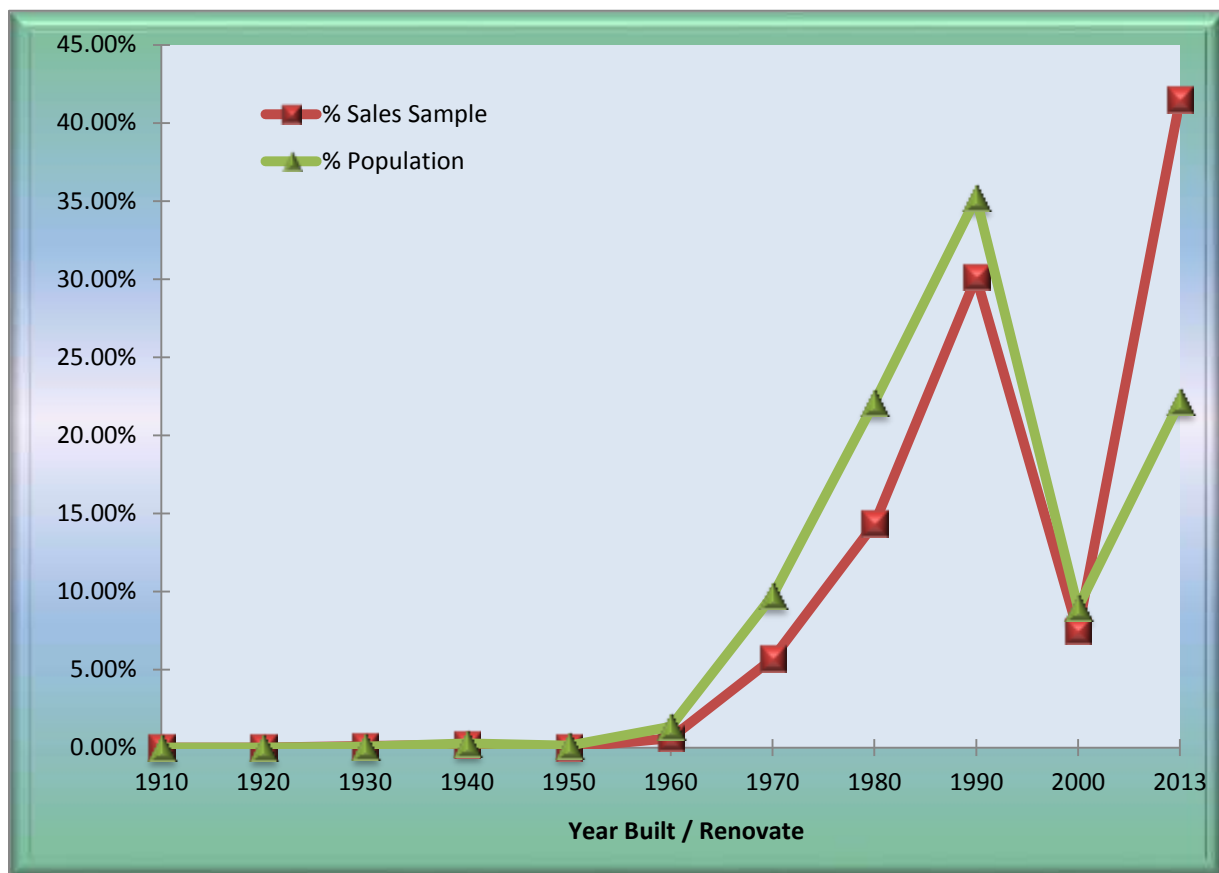
Sales Sample Representation of Population Year Built or Renovated

Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.10%
1940	2	0.20%
1950	0	0.00%
1960	6	0.59%
1970	58	5.69%
1980	146	14.33%
1990	307	30.13%
2000	76	7.46%
2013	423	41.51%
1,019		

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	0	0.00%
1930	4	0.06%
1940	17	0.27%
1950	8	0.13%
1960	85	1.33%
1970	620	9.73%
1980	1,409	22.12%
1990	2,243	35.22%
2000	570	8.95%
2013	1,413	22.19%
6,369		



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

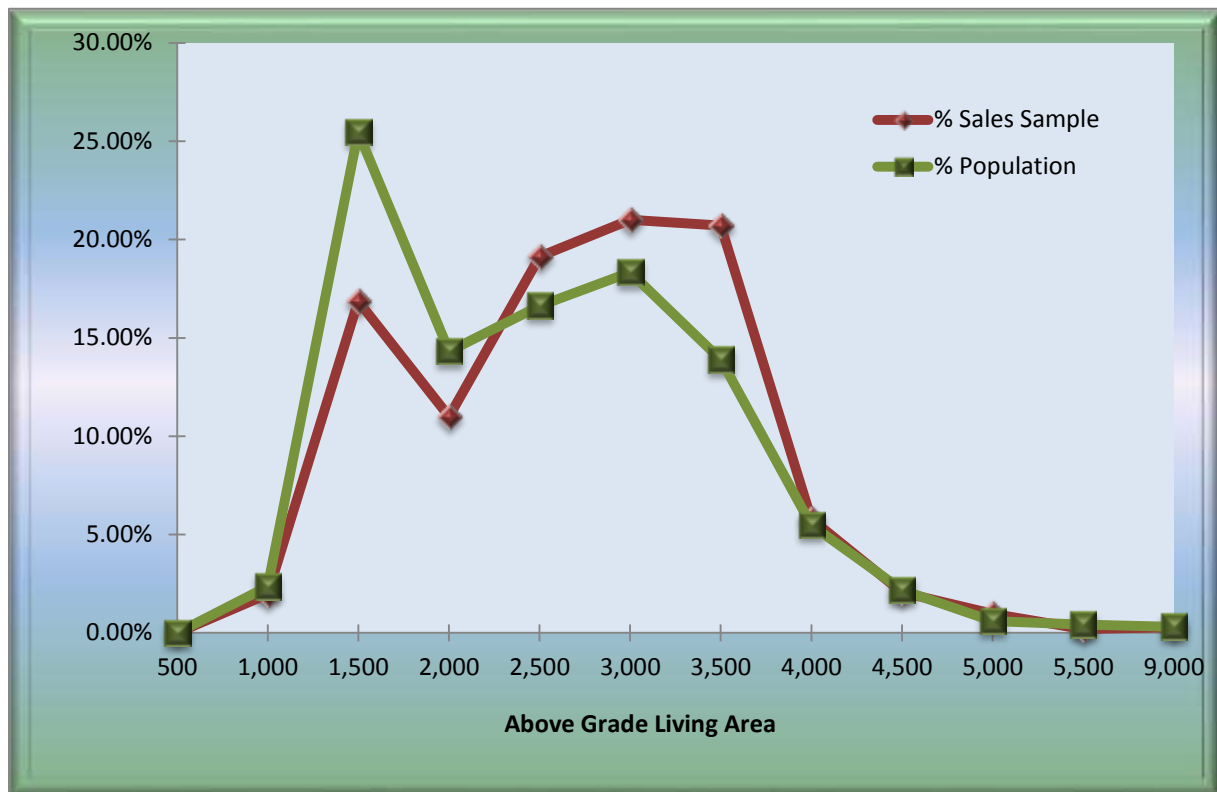
Sales Sample Representation of Population Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	20	1.96%
1,500	172	16.88%
2,000	112	10.99%
2,500	195	19.14%
3,000	214	21.00%
3,500	211	20.71%
4,000	59	5.79%
4,500	21	2.06%
5,000	10	0.98%
5,500	2	0.20%
9,000	3	0.29%
1,019		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	150	2.36%
1,500	1,622	25.47%
2,000	912	14.32%
2,500	1,059	16.63%
3,000	1,168	18.34%
3,500	885	13.90%
4,000	349	5.48%
4,500	139	2.18%
5,000	38	0.60%
5,500	27	0.42%
9,000	20	0.31%
6,369		



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.

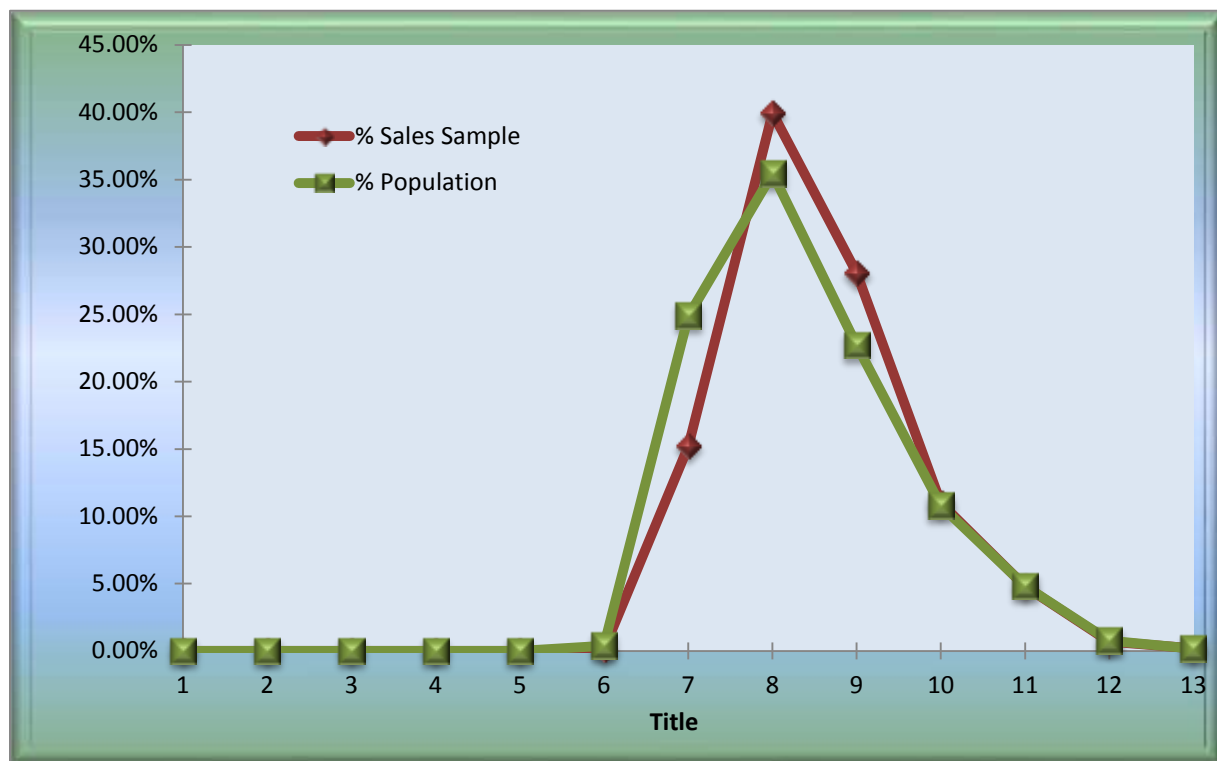
Sales Sample Representation of Population Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	1	0.10%
7	155	15.21%
8	407	39.94%
9	286	28.07%
10	112	10.99%
11	49	4.81%
12	7	0.69%
13	2	0.20%
1,019		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.02%
6	25	0.39%
7	1,585	24.89%
8	2,258	35.45%
9	1,445	22.69%
10	687	10.79%
11	308	4.84%
12	49	0.77%
13	11	0.17%
6,369		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: June 18, 2014

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Jurgen Ramil – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Greg Arnquist – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Patrick Ragar – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Randy Hoffmeyer – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Kevin Miller – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was

vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 072 - Redmond/South Woodinville/Sammamish Valley

Boundaries:

Area 72-4 is defined by the boundaries of NE 155th Street and the southern boundaries of the Hollywood Hill neighborhood (Area 36) to the north, Avondale Road to the east, the City of Redmond border to the south and Woodinville-Redmond Road to the west.

Area 72-6 is defined by the boundaries of the City of Redmond border to the north, Avondale Way NE to the east NE 80th St to the south and Woodinville-Redmond Road on the west.

Area 72-8 is defined by the boundaries of Woodinville-Redmond Road to the east and Willows Road to the west. It extends north from the City of Redmond to the city limits of Woodinville.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 072 is located in East King County. It extends west from Sammamish Valley to Bear Creek and runs south along the city of Woodinville boundary to City of Redmond. Area 72 has three distinct areas of unincorporated King County including the communities of Bear Creek and English Hill; City of Redmond north of Redmond Way NE known as Education Hill; and the Sammamish Valley. This once quiet suburban location has seen an explosion in the real estate market since the establishment of Microsoft in Redmond in the 1980's. Area 072 is divided into four neighborhoods and 3 Sub Areas. The neighborhoods are 1 (Education Hill/North Redmond), 2 (Bear Creek/English Hill), 3 (R1 Zoning in City of Redmond), and 4 (Sammamish Valley). A more comprehensive description of the neighborhoods is located on page 13 of this report.

Sub Area 72-4 currently has 3,636 residential parcels. It includes the neighborhood of Bear Creek and English Hill. A total of 89% of parcels are improved with a single family residences with a majority of the newer homes being built near and around NE 116th Street. NE 116th Street is the border dividing unincorporated King County (Subarea 4) and the City of Redmond (Subarea 6). The city of Redmond is annexing most of the remaining buildable tax lots in this area. Redmond has brought sewer and higher density zoning to the area. The Bear Creek/English area falls under the jurisdiction of King County. This is predominately characterized by larger tax lots due to the zoning and limited availability of sewer.

Sub Area 72-6 currently has 3,277 residential parcels. Education Hill is located just north of downtown Redmond. The area was predominantly developed in the 1970's and 80's with mostly grade 7 and 8 homes. Area 72-6 is 96% platted and most properties are improved. Abby Road is one of the areas larger subdivisions. It contains 272 parcels all of which are improved with single family residences. The remaining vacant parcels in the area are either unbuildable or currently not economically feasible to develop. Due to the proximity to downtown Redmond and easy access to State Highway 520, this area is highly desirable. Redmond High School is located in area 72-6.

Sub Area 72-8 currently has 196 parcels. This area includes properties located in the Sammamish Valley. The area is zoned agricultural (A10) and many of the parcels have had development rights purchased under the King County Farm Lands Preservation Act. Only 49% of the parcels are improved

with a single family residence. Other improvements include small barns or outbuildings to accommodate small farms. The Willows Run Golf complex is located in this market area.

Neighborhoods

For the purpose of land valuation, the area was divided into four distinct neighborhoods. Each Neighborhood was evaluated based on several characteristic location, zoning, typical use, and area sales. The results showed a measureable market difference between the neighborhoods.

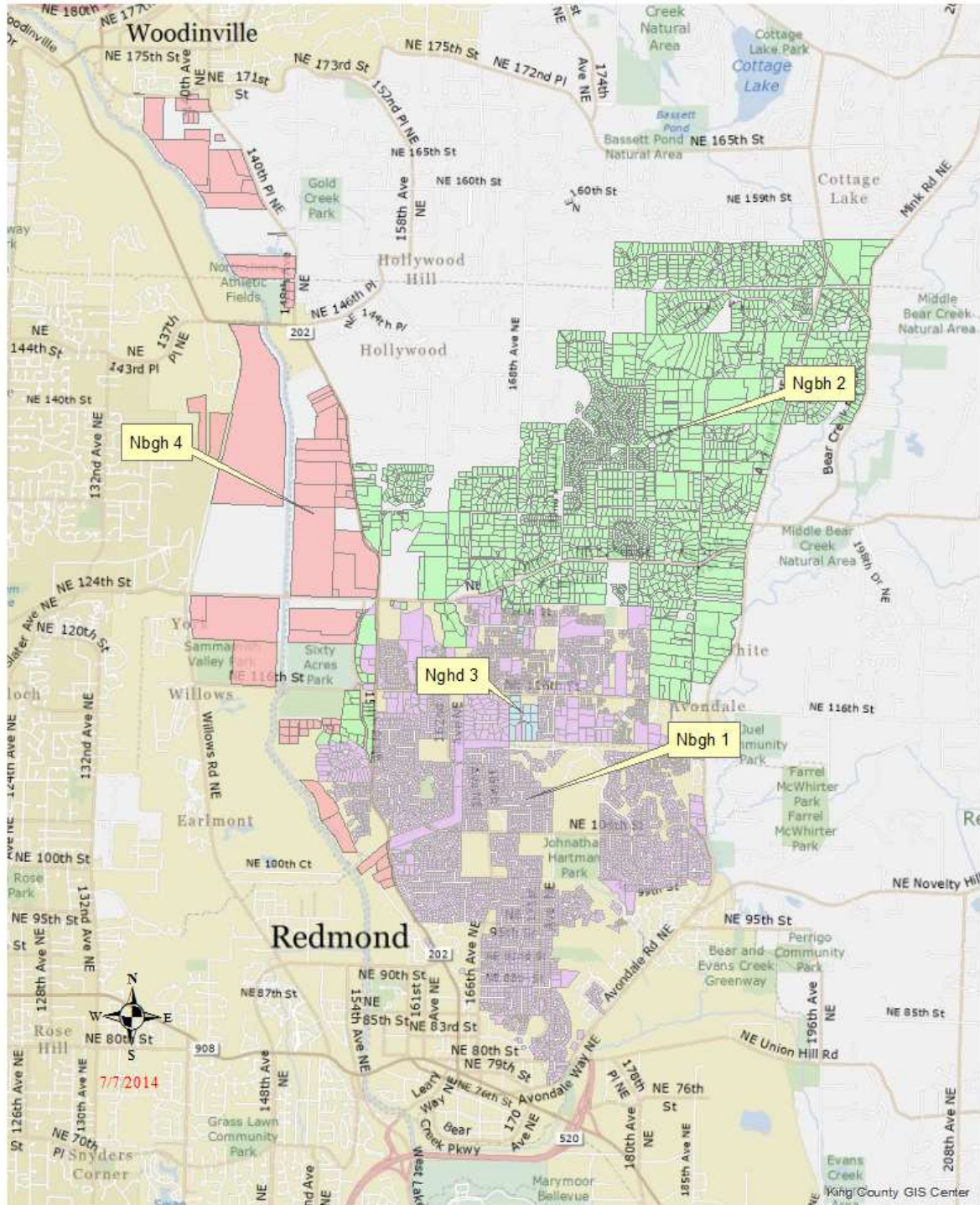
Neighborhood 1 (Education Hill/North Redmond) includes parcels located within the Redmond City limits. The typical zoning in the city of Redmond is Residential 4 lots per acre(R-4) for high-density development. This allows for the subdivision of larger parcels into plats of specification built homes.

Neighborhood 2 (Bear Creek/English Hill) includes parcels located in unincorporated King county. The typical zoning in unincorporated King County is Rural Area (RA2.5) that allows for one dwelling unit per 5 acres. Development in King County is usually a custom-built Single Family home on a large lot or acreage.

Neighborhood 3 includes parcels located within the Redmond City limits. Neighborhood 3 differs from neighborhood 1 in that parcels have specific restrictions limiting development to one single-family residence per parcel (R1 zoning). The City of Redmond has deemed these parcels constrained due to significant environmentally critical areas, extreme cost or difficulty in extending public facilities or the presence of natural features Redmond is seeking to retain. Surrounding larger parcels that are zoned R-4 are being developed into subdivisions. The density restrictions result in downward land adjustments.

Neighborhood 4 (Sammamish Valley) includes mostly larger parcels located in the Sammamish Valley. Sammamish Valley is general an agricultural zone with restriction on development. The typical use and zoning is Agricultural 10 acres per dwelling (A-10) to accommodate medium to larger working farms.

Area 072 - Neighborhood Map



Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

Area 72 consists of 7,109 parcels of which 6,559 are improved with at least one Single Family residence. A total of 92% of the parcels are platted with the remaining 8% being tax lots. There are 514 vacant parcels, 16 mobile home parcels, and 20 parcels with accessory only. The area has experienced a 9% overall increase in residential parcels from 2008-2014 Physical Inspection. The growth is attributed to strong economic factors in the area. The Microsoft Corporation and the evolution of Bellevue as a major commercial/employment center continues to fuel the strong demand for jobs in the area. The award winning Lake Washington School District serves Area 72. The area schools include Redmond High School, Evergreen and Redmond Middle Schools, Einstein, Rockwell, and Redmond Elementary Schools. Several community parks in the area offer different outdoor activities. Marymoor Park and Lake Sammamish are located minutes to the south. The area has a vibrant commercial district with Redmond Town Center one of the area's first outdoor shopping malls as focal point. This increase in residential parcels is a good indicator the Real Estate market in Area 72 continues to be strong.

The area is divided between two jurisdictions, unincorporated King County and the City of Redmond. The zoning regulations of each jurisdiction influence the type of development in a particular area. The typical zoning in unincorporated King County is Rural Area (RA2.5) which allows for one dwelling unit per 5 acres. Development in King County is usually a custom-built Single Family home on acreage. The typical zoning in the city of Redmond is Residential 4 lots per acre(R-4) for higher density development. This allows for the subdivision of larger parcels into plats of speculative (spec) built houses.

Land Model

Model Development, Description and Conclusions:

There are 12 good land sales available for use in Area 72 and 4 multi-parcels sales (70 total parcels). The sales comparison approach was used to determine land values and was augmented by using land allocation of improved sales. An analysis of vacant lands sales, current builder and developers sales, multi-parcels sales, and sale of new improvements in the area shows an allocation of 35%-45% for a land to building ratio. We used the allocation approach in conjunction with the Assessor's depreciation table to calculate the indicated land values for improved sold properties. The allocation approach results were consistent with the sales comparison approach.

Plats are generally homogenous in lot size, quality level (grade) and amenities with some market differences. A building site value has been developed for each plat with market adjustments between plats. A typical Plat value in the City of Redmond starts at \$250,000. A typical Plat value in unincorporated King County starts at \$225,000. Tax lots were valued on a square foot basis starting at \$525,000 for 1 acre in the City of Redmond and \$325,000 for 1 acre in unincorporated King County. In situations where land features negatively impact a parcel, adjustments to the base land value ranging from -5% for mild impacts up to -90% for impacts that render property unbuildable were made. Plats that are not homogenous, do not have similar lot sizes or have similar quality level of homes are valued using the per square foot schedule developed for tax lots. The wide range of adjustments takes into account the type of impact, the area affected by impact, local building codes, availability of sewer/water and market recognition. For example a property with a mild to moderate impact for topography within the city of Redmond would range from -5-15% in most instances. A parcel with similar impacts located outside of the urban growth boundary may have greater downward adjustments from -15-25%. As the impacts become more severe the percentage adjustment also increases. Properties located outside the urban growth boundary tend to see a greater reduction in

marketability when impacted by negative environmental issues thus have greater downward adjustments. Adjustments to the base land value are determined by analyzing both land and improved sales and paired sales analysis.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Area 72 Land Model for single site parcels in Residential Zoning

<i>Lot Size Range</i>	<i>NGBH 1 Redmond</i>	<i>NGBH 2 King County</i>	<i>NGBH 3</i>	<i>NGBH 4 Sammamish Valley</i>
1,000-4,000 SF	\$205,000	\$165,000	\$164,000	\$132,000
4,001-8,000 SF	\$225,000	\$185,000	\$180,000	\$148,000
8,001-12,000 SF	\$250,000	\$205,000	\$200,000	\$164,000
12,001-16,000 SF	\$275,000	\$235,000	\$220,000	\$188,000
16,001-20,000 SF	\$325,000	\$255,000	\$260,000	\$204,000
20001-24000 SF	\$375,000	\$275,000	\$300,000	\$220,000
24001-28000 SF	\$425,000	\$295,000	\$340,000	\$236,000
28001-36000 SF	\$475,000	\$305,000	\$380,000	\$244,000
36001-1.0AC	\$525,000	\$325,000	\$420,000	\$260,000
>1.0 -1.25AC	\$625,000	\$350,000	\$500,000	\$280,000
>1.25-1.5AC	\$725,000	\$375,000	\$580,000	\$300,000
>1.5-1.75AC	\$825,000	\$400,000	\$660,000	\$320,000
>1.75-2AC	\$925,000	\$425,000	\$740,000	\$340,000
>2.0-2.25AC	\$1,025,000	\$450,000	\$820,000	\$360,000
>2.25-2.5AC	\$1,125,000	\$475,000	\$900,000	\$380,000
>2.5-2.75AC	\$1,225,000	\$500,000	NA	\$400,000
>2.75-3AC	\$1,325,000	\$525,000	NA	\$420,000
>3.0-3.25AC	\$1,425,000	\$550,000	NA	\$440,000
>3.25-3.5AC	\$1,525,000	\$575,000	NA	\$460,000
>3.5-3.75AC	\$1,625,000	\$600,000	NA	\$480,000
>3.75-4AC	\$1,725,000	\$625,000	NA	\$500,000
>4.0-4.25AC	\$1,825,000	\$650,000	NA	\$520,000
>4.25-4.5AC	\$1,925,000	\$675,000	NA	\$540,000
>4.5-4.75AC	\$2,025,000	\$700,000	NA	\$560,000
>4.75-5AC	\$2,125,000	\$725,000	NA	\$580,000
>5-5.25AC	\$2,275,000	\$738,000	NA	\$590,000
>5.25-5.5AC	\$2,425,000	\$751,000	NA	\$600,000
>5.5-5.75AC	\$2,575,000	\$764,000	NA	\$611,000

Area 72 Land Model for single site parcels in Residential Zoning

<i>Lot Size Range</i>	<i>NGBH 1 Redmond</i>	<i>NGBH 2 King County</i>	<i>NGBH 3</i>	<i>NGBH 4 Sammamish Valley</i>
>5.75-6AC	\$2,725,000	\$777,000	NA	\$621,000
>6AC-6.25AC	\$2,875,000	\$790,000	NA	\$632,000
>6.25AC-6.5AC	\$3,025,000	\$803,000	NA	\$642,000
>6.5AC-6.75AC	\$3,175,000	\$816,000	NA	\$652,000
>6.75AC-7AC	\$3,325,000	\$829,000	NA	\$663,000
>7AC-7.25AC	\$3,475,000	\$842,000	NA	\$673,000
>7.25AC-7.5AC	\$3,625,000	\$855,000	NA	\$684,000
>7.50AC-7.75AC	\$3,775,000	\$868,000	NA	\$694,000
>7.75AC-8AC	\$3,925,000	\$881,000	NA	\$704,000
>8AC-8.25AC	\$4,075,000	\$894,000	NA	\$715,000
>8.25AC-8.5AC	\$4,225,000	\$907,000	NA	\$725,000
>8.50-8.75AC	\$4,375,000	\$920,000	NA	\$736,000
>8.75AC-9AC	\$4,525,000	\$933,000	NA	\$746,000
>9AC-9.25AC	\$4,685,000	\$946,000	NA	\$756,000
>9.25AC-9.5AC	\$4,845,000	\$959,000	NA	\$767,000
>9.5AC-9.75AC	\$5,005,000	\$972,000	NA	\$777,000
>9.75-10AC	\$5,165,000	\$985,000	NA	\$788,000
>10 AC	(1st 10AC \$5,165,000) + \$70,000 Per additional .25AC	(1st 10AC \$985,000)+ \$10,000 Per Additional .25AC	NA	(1st 10AC \$788,000)+ \$8,000 Per Additional .25AC
>20AC	(1st 20AC \$7,965,000) + \$200,000 Per additional 1AC	(1st 20AC \$1,385,000)+\$28,000 Per Additional 1AC	NA	(1st 20AC \$1,108,000)+\$11,000 Per Additional 1AC

Plats that are more similar to tax lots with varied lot sizes and construction qualities are valued using the tax lot land schedule. Tax lots that are located in a plat or groups of tax lots that are similar to plats are valued as plats.

PLAT NAMES	MAJOR BASELAND	EXCEPTIONS
RHOF		
AMBERLEY ON		
ENGLISH HILL	020080 \$205,000	>11,000SF=\$225,000
BELRIDGE WEST	071050 \$305,000	
BELRIDGE WEST DIV		
NO 2	071051 \$305,000	>40,000SF=\$325,000
BRISTOL VIEW DIV		
NO 1	111575 \$305,000	
BRISTOL VIEW DIV		
NO 2	111576 \$305,000	
COVENTRY ON		
ENGLISH HILL DIV #1	179590 \$205,000	
COVENTRY ON		
ENGLISH HILL DIV #2	179591 \$205,000	
COVENTRY ON		
ENGLISH HILL DIV #3	179592 \$205,000	
CROWN HEIGHTS	186200 \$305,000	>33,000SF=\$325,000
GLENTERRA	280220 \$205,000	>15,000SF=\$235,000
GROUSEMONT		
ESTATES DIV NO 1	294400 \$375,000	
GROUSEMONT		
ESTATES DIV NO 2	294401 \$375,000	
	NH 2 Land	
HIGHGROVE	329320 Schedule	
	NH 2 Land	
HIGHGROVE NORTH	329340 Schedule	
HOLLYMERE	339620 \$235,000	>14,999SF=\$255,000
HOLLYMOR	339680 \$235,000	>14,000SF=\$255,000
HOLLYMOR NO 2	339681 \$235,000	11,000-17,000SF=\$255,000 >17,000SF=\$275,000
HOLLYMOR NO 3	339682 \$235,000	11,000-17,000SF=\$255,000 >17,000SF=\$275,000
HOLLYMOR NO 4	339683 \$235,000	11,000-17,000SF=\$255,000 >17,000SF=\$275,000
HOLLYWOOD ACRES	NH 4 Land	
ADD	340470 Schedule	
	NH 2 Land	
LANGTREE ESTATES	418800 Schedule	
MOUNT CLARE		>47,000SF=NH 2 Land
ESTATES	570170 \$305,000	Schedule
MOUNT CLARE		
WOODS	570180 \$305,000	
PARK AVENUE		
RIDGE	664120 \$325,000	
SHEFFIELD ON		16,000-
ENGLISH HILL	773250 \$205,000	10,000-16,000SF=\$235,000 16,000-30,000SF=\$255,000 >30,000SF=\$275,000
SUNRISE NO 1	812120 \$205,000	
SUNRISE TERRACE		
NO 2	812371 \$235,000	

PLAT NAMES	MAJOR BASELAND	EXCEPTIONS
WYNDHAM KNOLL	957805	\$375,000
PRAG		
ABBEY ROAD DIV #2	001151	\$250,000
ABBEY ROAD DIV #1	001150	\$250,000
ABBEY ROAD DIV #3	001152	\$250,000 >26,500SF=\$275,000
ACADEMY HILL	002350	\$250,000
ACADEMY HILL 2	002351	\$250,000
ACADEMY HILL 3	002352	\$250,000
ALPINE VISTA # 2	019360	\$250,000
AVON TRACE DIV		
NO. 01	033920	\$250,000
CENTERLINE ADD	147400	\$250,000
CRESTWOOD PARK	184275	\$250,000
EAST FIRS	215650	\$250,000
EAST VALLEY		
HEIGHTS	219330	\$250,000
EAST VALLEY		
HEIGHTS NO 02	219331	\$250,000
EAST VALLEY		
HEIGHTS NO 03	219332	\$250,000
EAST VALLEY		
HEIGHTS NO. 04	219333	\$250,000
EAST VALLEY		
HEIGHTS NO. 05	219334	\$250,000
HIDDEN RIDGE DIV		
NO 01	327585	\$250,000
HIDDEN RIDGE DIV		
NO 02	327586	\$250,000 >18,700SF=\$325,000
HIDDEN RIDGE DIV		
NO 03	327587	\$250,000
HIDDEN RIDGE DIV		
#4	327588	\$250,000
HILLCREST PARK	332775	\$250,000
HILLTOP LANE ADD		
# 1	337860	\$250,000
HILLTOP LANE ADD		
# 2	337870	\$250,000
HILLTOP LANE ADD		
# 3	337880	\$250,000
HILLTOP LANE ADD		
# 4	337890	\$250,000
HILLTOP LANE ADD		
# 5	337900	\$250,000 >8,600SF=\$325,000
HILLTOP LANE ADD		
# 6	337910	\$250,000
HORIZON WEST	346190	\$250,000
INLAND PARK # 7	358522	\$250,000
LOOKOUT RIDGE	440120	\$250,000

PLAT NAMES	MAJOR BASELAND EXCEPTIONS		
LOOKOUT RIDGE			
DIV NO. 02	440121	\$250,000	
MESA VERDE DIV # 1	549020	\$250,000	
MESA VERDE #2	549021	\$250,000	> 14,700SF=\$325,000
MESA VERDE #3	549022	\$250,000	
NORTH EAST			
ESTATES ADD	613840	\$250,000	
NORTH EAST			
ESTATES # 2	613850	\$250,000	
NORTH EAST			
ESTATES # 3	613860	\$250,000	
PACIFIC PLAT #1	660070	\$250,000	
PERRIGO HEIGHTS	671960	\$250,000	
RADTKE ADD	710560	\$250,000	
REDBURN	719700	\$250,000	
REDCREST ADD	719730	\$250,000	
REDCREST ADD # 2	719731	\$250,000	
REDMOND ESTATES			
DIV # 1	719900	\$250,000	
REDMOND ESTATES			
DIV # 2	719910	\$250,000	
REDMOND ESTATES			
DIV # 3	719920	\$250,000	
REDMOND ESTATES			
DIV # 4	719930	\$250,000	>11,700SF=\$275,000
REDMOND ESTATES			
DIV # 5	719931	\$250,000	
REDMOND		NH 1 Land	
GARDENS UNREC	720000	Schedule	
REDMOND			
HIGHLANDS ADD	720155	\$250,000	>12,800SF=\$275,000
REDMOND			
HGHLNDS ON			
EDUCATION HILL	720156	\$250,000	
REDMOND'S 96TH			
COURT	720210	\$250,000	
REDRIDGE	720585	\$250,000	
REDWOOD MANOR	720593	\$250,000	
REGAL GLEN	721130	\$250,000	
RICHARDSON L K			
ADD # 1	726470	\$250,000	
RICHARDSON L K			
ADD #2	726490	\$250,000	
SANDY HILL			
TERRACE	755875	\$250,000	
SOMERSBY AT			
ABBEY ROAD	785480	\$250,000	
TYLER'S CREEK	873290	\$225,000	



PLAT NAMES	MAJOR BASELAND EXCEPTIONS	
VALLEY VISTA DIV #		
3	886030	\$250,000
VALLEY VISTA DIV #		
4	886031	\$250,000
VALLEYVIEW		
HILLTOP DIV #1	886170	\$250,000
WEXFORD	933240	\$250,000
WIND N FIRS	947520	\$250,000
WOODRUN		
TOWNHOMES	954289	\$190,000
GARN		
BROOKSIDE AT THE		
WOODLANDS	115220	\$225,000 <4,500SF=\$220,000
	NH 1 Land	
CHARDONNAY	152260	Schedule
CRESTWOOD FIRS	184239	\$275,000
CROSSINGS THE	185297	\$240,000
EQUESTRIAN		
TRACTS	236640	\$420,000
FIRSTMARK ADD #7	256136	\$255,000
GLENSHIRE AT		
ENGLISH HILL DIV 1	280190	\$225,000
GLENSHIRE AT		
ENGLISH HILL DIV 2	280191	\$225,000
GOLF COURSE VIEW	282800	\$240,000
GRAYSON AT ABBEY		
ROAD	287100	\$245,000
GREYSTONE PRD PH	>25,000SF=NH 1 Land	
I & II	293730	\$225,000 Schedule
KENSINGTON	382531	\$240,000
	Minor 0680,0690=NH 4 Land	
MONDAVIO	556962	\$265,000 Schedule
MOURVIEW		
ESTATES	571120	\$225,000
NORTHSTAR DIV I	619240	\$230,000
NORTHSTAR DIV 02	619241	\$230,000
PARKRIDGE AT THE		
WOODLANDS	666683	\$225,000 >8,500SF=NH 1 Land Schedule
PHEASANT RIDGE		
DIV I	675251	\$235,000
PRESCOTT AT	incl 252605-	
ENGLISH HILL	689110	\$235,000 9225,9226,9228,9229,9230
PUGET ESTATES	692824	\$255,000
REDMOND ESTATES		
#6	719932	\$250,000 >25,000SF=\$275,000
REDMOND ESTATES		
#7	719933	\$250,000
REDMOND ESTATES	719934	\$250,000

PLAT NAMES	MAJOR BASELAND EXCEPTIONS		
#8			
REDMOND ESTATES			
#9	719935	\$225,000	
REDMOND ESTATES			
#10	719936	\$225,000	
REDMOND			
MEADOWS DIV #1	720180	\$225,000	
REDMOND			
MEADOWS DIV #2	720190	\$225,000	
REDMOND			
MEADOWS DIV #3	720200	\$240,000	
ROCKWELL LANE	738510	\$250,000	
SUNNYHILL FARM			>10,000SF=NH 1 Land
PH 01	810980	\$255,000	Schedule
SUNNYHILL FARM			>10,000SF= NH 1 Land
PH 02	810981	\$270,000	Schedule
SUNRISE CREST	812130	\$305,000	
SUNRISE RIDGE	812355	\$330,000	
SUNSET RIDGE	813500	\$230,000	
SYCAMORE PARK	816350	\$205,000	>4,000SF=NH 1 Land Schedule
TIFFANY ESTATES	864500	\$265,000	
			>2AC=NH 1 Land
VALLEY ESTATES	885670	\$350,000	>24,000SF=\$420,000 Schedule
VERONA	889580	\$265,000	
WEXFORD AT			
ENGLISH HILL	933250	\$245,000	
WILLOW GARDEN		NH 1 Land	
TRS	942850	Schedule	
WOODLANDS RIDGE	952655	\$225,000	
WOODLANDS WEST	952660	\$225,000	
KMIL			
BEAR CREEK			>47,213SF= NH 2
RANCHETTES DIV 1	062670	\$325,000	Land Schedule
BEAR CREEK			<26,435SF= NH 2 Land
RANCHETTES DIV 2	062671	\$305,000	Schedule >44,059SF= NH 2 Land Schedule
BELRIDGE EAST	071030	\$325,000	>47,247SF=NH 2 Land Schedule
BELRIDGE EAST DIV			>47,601SF=NH 2
NO. 02	071031	\$325,000	Land Schedule
BROOK TRAILS			<26,284SF=NH 2 Land
ESTATES	113730	\$305,000	Schedule >43,806SF=NH 2 Land Schedule
BROOK TRAILS			>44,104SF=NH 2
ESTATES NO 02	113731	\$305,000	Land Schedule
BROOKSIDE			>43,839SF=NH 2
COUNTRY CLUB	115260	\$305,000	Land Schedule
CAMERON PLACE	131335	\$225,000	

PLAT NAMES	MAJOR BASELAND EXCEPTIONS		
CASCADE PARK	142413	\$295,000	>31,936SF=NH 2 Land Schedule
CROSSINGS AT COTTAGE CREEK	185300	\$305,000	>43,865SF=NH 2 Land Schedule
CURRY	187310	\$225,000	>4,001SF= NH 1 Land Schedule >8,000SF=NH 1 Land Schedule
EASTBROOK	219570	\$305,000	>44,143SF=NH 2 Land Schedule
ENGLISH HILL ESTATES DIV NO 02	235501	\$205,000	<8,001SF=NH 2 Land Schedule >14,310SF=NH 2 Land Schedule
FISCHER VILLAGE	256820	\$225,000	>8,071SF=Land Schedule
HAZELWOOD REDMOND	320493	\$225,000	<3,042SF=NH 1 Land Schedule >10,000SF=NH 1 Land Schedule
LEXINGTON PARK	429830	\$305,000	
MORNING MEADOWS	564930	\$305,000	<26,325SF=NH 2 Land Schedule
POLO CLUB	683880	\$325,000	
ROBERTS PROPERTY	736630	\$225,000	
SEQUOIA RIDGE	769536	\$225,000	>8,000SF=NH 1 Land Schedule
TALOORA AYE	856080	\$225,000	>8,000SF=NH 1 Land Schedule
THE HOMESTEAD	344350	\$325,000	<27,051SF=NH 2 Land Schedule >45,085SF=NH 2 Land Schedule
WESTBROOK ESTATES	928895	\$295,000	>33,669SF=NH 2 Land Schedule
WHISTLER RIDGE	934870	\$225,000	>8,507SF=NH 1 Land Schedule
WILLOWMERE PARK	943300	\$225,000	>8,000SF=NH 1 Land Schedule
WYNDHAM KNOLL	957805	\$305,000	
WYNSTONE	957809	\$225,000	>8,730SF=NH 1 Land Schedule
JRAM			
REDMOND HILLS DIV # 1	720160	\$240,000	
HILLSIDE EAST	337510	\$240,000	
BENSON-VISTA ADD	742000	\$250,000	>17,000SF=\$275,000
CENTRAL PARK NORTH	128380	\$250,000	
CENTRAL GREEN	149430	\$250,000	
CHALIMAR DIV #1	150820	\$250,000	>17,000SF=\$275,000
CHALIMAR DIV # 2	150821	\$250,000	
DANDY HOMES INC	188820	\$250,000	
MEADOWVIEW	542360	\$250,000	>20,000SF=\$280,000
TUDOR MANOR	671970	\$205,000	
PORTULA	687300	\$130,000	

PLAT NAMES	MAJOR BASELAND EXCEPTIONS			
REDMOND				>43,000SF=NH 4
GARDENS	720000	\$250,000	>20,000SF=\$280,000	Land Schedule
THE RETREAT	724280	\$200,000	>1,000SF=\$205,000	>2,000SF=\$210,000
THE RISE	732610	\$250,000	>5,000SF=\$255,000	>8,000SF=\$260,000
VALLEY VIEW ADD	886150	\$250,000		
VISTA HERMOSA				
HEIGHTS ADD	895020	\$250,000		
WILSON ADD	944780	\$250,000		

Baseland Adjustments

Views (Not Aggregated)*	Average	Good	Excellent
Cascade/Mt. Rainer	+10%	+ 20%	N/A
Territorial	+ 5%	+ 10%	+ 20%
<i>*Higher percentage adjustments take precedence over lesser adjustments.</i>			
Nuisance/Problems		Unbuildable	-90%
Topography	- 5%-80%	.	
Traffic Noise			
High Traffic	Avondale 4 lanes	Avondale 2 lanes/124TH AVE	Hwy 202
	- 20%	- 10%	- 15%
Moderate Traffic	- 5%		
Powerlines	- 5%		
Other Nuisances/Egress	- 5%		
Road Access	- 5%-80%		
Problems			
Water Problems	-5-80%		
Designations			
AdjGreenBelt	+5%		
DevelopmentRightsPurchased	-50-75%		
Easements	-5-80%		
Native Protection Growth Easement	-5-25%		
Deed Restrictions	-5%-80%		
Environmental Impacts			
Erosion Hazard	-5%-80%		
HudredYrFloodPlain	-5%-80%		
Wetland	-5%-80%		
Stream	-5%-80%		
Landslide Hazard	-5%-80%		
Sensitive Area Tract	-5%-80%		
Steep Slope Hazard	-5%-80%		
Land Characteristic			
Restrict Size&Shape	-5%-80%		
Gravel Street	-5%		

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Neighborhood 2, Sub Area 8, Brook Side County Club Plat (Major 115260), and Cascade Park Plat (Major 142413) were influential in the market and required a specific variable in the model. The EMV model predicted slightly higher values in two instances. An adjustment to EMV of .85 for Wood Run Townhomes was done to correct for this. An adjustment to EMV of .95 for The Crossing, a plat of grade 9 homes was made to bring the plat in line with the sales sample. There were a lack of sales of parcels in poor condition and parcels with multiple improvements. The lack of sales made it impossible to develop variables within the model to account for these strata. The parcels with improvements in poor condition were valued at minimal value ranging from \$1,000-\$5,000 plus new land. Parcels with multiple improvements were valued at total EMV for the primary improvement, plus RCNLD for additional improvements.

A list of improved sales used and those considered not reflective of market are included in the following sections

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Sale Day Squared	Time Adjustment
Neighborhood 2	Parcel Located in Neighborhood 2
Sub Area 8	Parcel Located in Sub Area 8
Brookside	Parcel Located In Brookside Plat
Cascade Park	Parcel Located in Cascade Park Plat
BaseLandC	2015 Adjusted Base Land Value
TotalRcnldC	Total Reconstruction Cost New Less Depreciation
AgeC	Age of Improvement
GradeC	Grade of Improvement
GoodYN	Improvement Condition Good
VGoodYN	Improvement Condition Very Good
TotLivC	Improvement Total Living Area
SmallAglaYN	Improvement Above Ground Living Area less than 1000sqft

Multiplicative Model

$(1-0.06) * 2.785293-1.788786E-02*Nghb2YN+ 1.889503E-02*Sub8YN-4.885215E-02*BrooksideCCYN-5.411412E-02*CascadeParkYN+ .1823765*BaseLandC+ .3453937*TotalRcnldC-.048714*AgeC+ .0241628*GradeC+ 1.837691E-02*GoodYN+ 2.222356E-02*VGoodYN+ .2033384*TotLivC+ 2.622827E-02*SmallAglaYN)*1000$

EMV values were not generated for:

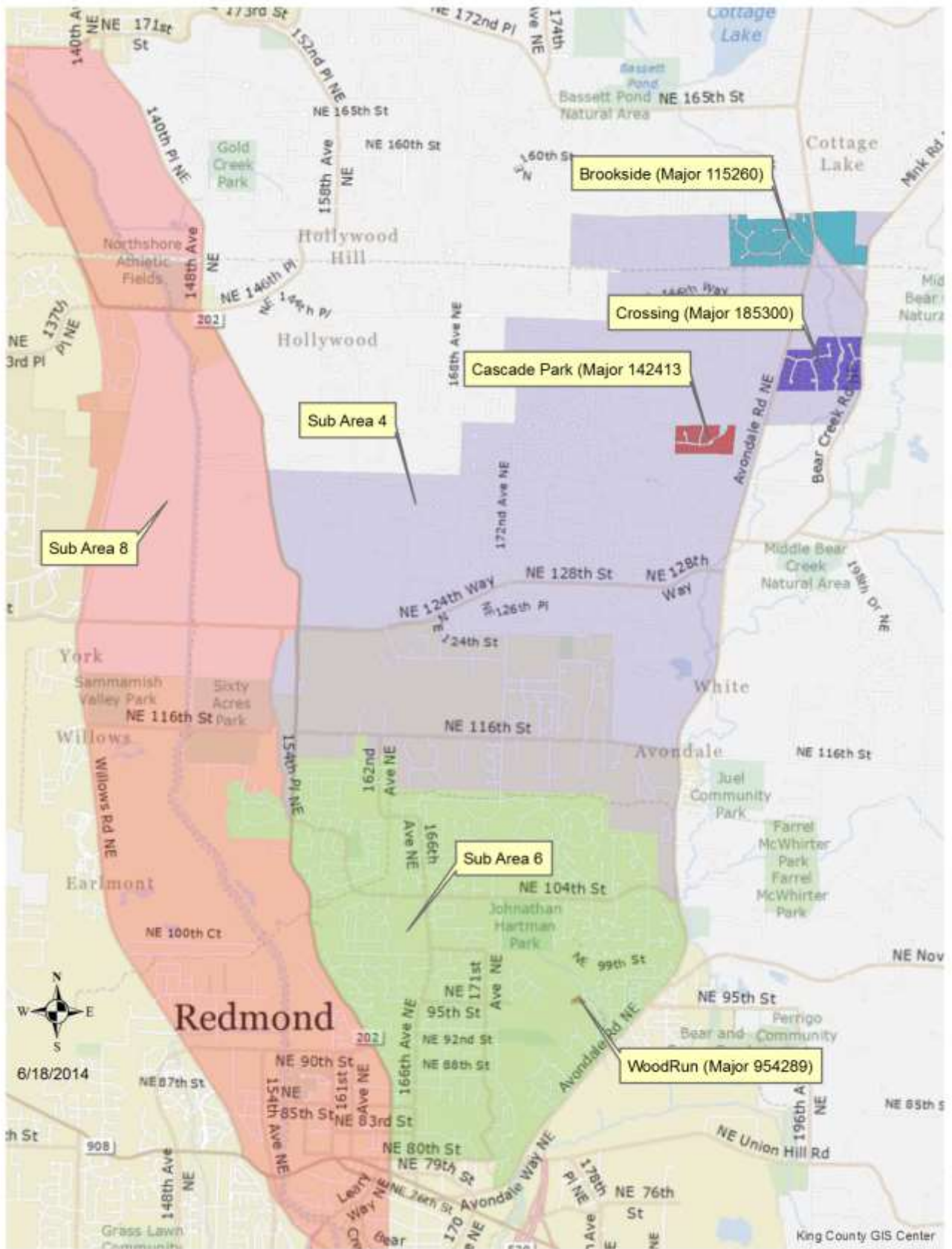
- Buildings with grade less than 3
- Improvement Count two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 1,000 square feet
- Buildings in Poor Condition

Of the improved parcels in the population, 6,346 parcels increased in value. They were comprised of 88 single family residences on commercially zoned land and 6,258 single family residences or other parcels.

Of the vacant land parcels greater than \$10,000, 172 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



Area 072 – Plat Map



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

Supplemental Models and Exceptions

Supplemental Models	Value Adjustment
Wood Run Townhomes Plat	EMV *.85
The Crossing Plat	EMV*.95

Area 072 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 1.175, resulting in an adjusted value of \$558,000 ($\$475,000 \times 1.175 = \$558,125$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.211	21.1%
2/1/2011	1.216	21.6%
3/1/2011	1.220	22.0%
4/1/2011	1.223	22.3%
5/1/2011	1.226	22.6%
6/1/2011	1.228	22.8%
7/1/2011	1.229	22.9%
8/1/2011	1.230	23.0%
9/1/2011	1.230	23.0%
10/1/2011	1.229	22.9%
11/1/2011	1.228	22.8%
12/1/2011	1.227	22.7%
1/1/2012	1.224	22.4%
2/1/2012	1.221	22.1%
3/1/2012	1.218	21.8%
4/1/2012	1.213	21.3%
5/1/2012	1.208	20.8%
6/1/2012	1.203	20.3%
7/1/2012	1.197	19.7%
8/1/2012	1.190	19.0%
9/1/2012	1.183	18.3%
10/1/2012	1.175	17.5%
11/1/2012	1.166	16.6%
12/1/2012	1.158	15.8%
1/1/2013	1.148	14.8%
2/1/2013	1.138	13.8%
3/1/2013	1.128	12.8%
4/1/2013	1.117	11.7%
5/1/2013	1.106	10.6%
6/1/2013	1.094	9.4%
7/1/2013	1.082	8.2%
8/1/2013	1.069	6.9%
9/1/2013	1.056	5.6%
10/1/2013	1.043	4.3%
11/1/2013	1.029	2.9%
12/1/2013	1.015	1.5%
1/1/2014	1.000	0.0%

Area 072 Market Value Changes Over Time

The time adjustment formula for Area 072 is: $1/EXP (4.800177E-04 * SaleDay + 2.782546E-07 * SaleDaySq)$

$SaleDay = SaleDate - 41640$

$SaleDaySq = (SaleDate - 41640)^2$

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.4%. 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 +16.5%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 7.46% to 6.11%.

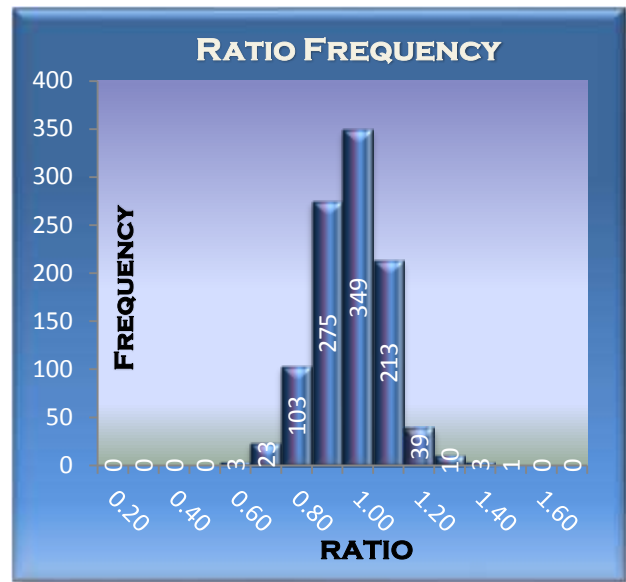
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond/ South Woodinville/ Sammamish Valley	1/1/2013	6/18/2014	1/2011 - 12/2013
Area Number: 72	Appr ID:	Property Type:	Adjusted for
	JRAM	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	1019
Mean Assessed Value	545,000
Mean Adj. Sales Price	683,700
Standard Deviation AV	145,362
Standard Deviation SP	180,893
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.801
Median Ratio	0.800
Weighted Mean Ratio	0.797
UNIFORMITY	
Lowest ratio	0.532
Highest ratio:	1.221
Coefficient of Dispersion	7.46%
Standard Deviation	0.079
Coefficient of Variation	9.87%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.797
Upper limit	0.806
95% Confidence: Mean	
Lower limit	0.796
Upper limit	0.806
SAMPLE SIZE EVALUATION	
N (population size)	6369
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.079
Recommended minimum:	10
Actual sample size:	1019
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	510
# ratios above mean:	509
z:	0.031
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 072

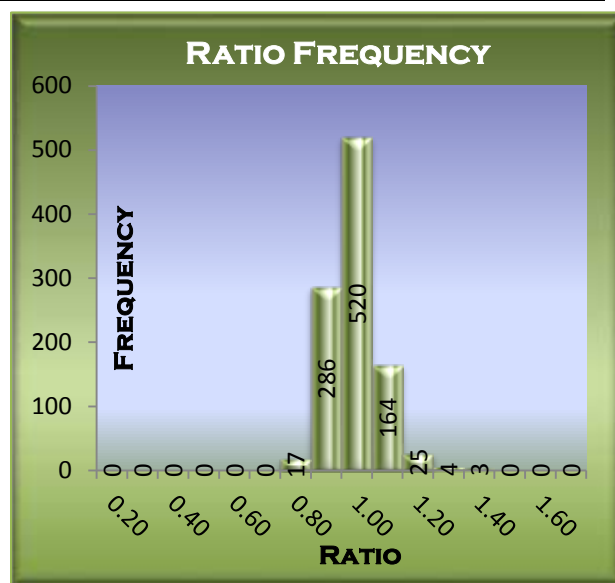
Sales Prices are adjusted for time to the Assessment Date of 1/1/2014



Physical Inspection Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond/ South Woodinville/ Sammamish Valley	1/1/2014	6/18/2014	1/2011 - 12/2013
Area Number: 72	Appr. ID:	Property Type:	Adjusted for
	JRAM	1 to 3 Unit	Yes

SAMPLE STATISTICS	
Sample size (n)	1019
Mean Assessed Value	639,600
Mean Sales Price	683,700
Standard Deviation AV	161,802
Standard Deviation SP	180,893
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.941
Median Ratio	0.934
Weighted Mean Ratio	0.935
UNIFORMITY	
Lowest ratio	0.726
Highest ratio:	1.360
Coefficient of Dispersion	6.11%
Standard Deviation	0.076
Coefficient of Variation	8.09%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.929
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.937
Upper limit	0.946
SAMPLE SIZE EVALUATION	
N (population size)	6369
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.076
Recommended minimum:	9
Actual sample size:	1019
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	555
# ratios above mean:	464
z:	2.851
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 072

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

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	362605	9089	02/09/12	\$559,000	\$682,000	1,540	8	1977	3	65,775	N	N	11434 176TH PL NE
4	1	320493	0230	02/19/13	\$605,458	\$685,000	1,720	8	2013	3	6,009	N	N	11210 178TH PL NE
4	1	236640	0330	03/13/12	\$466,000	\$567,000	1,740	8	1980	4	35,200	N	N	11417 167TH PL NE
4	1	320493	0270	05/10/12	\$570,000	\$688,000	1,740	8	2012	3	3,244	N	N	11316 178TH PL NE
4	1	320493	0420	02/25/13	\$607,950	\$687,000	1,740	8	2012	3	3,234	N	N	11333 178TH PL NE
4	1	320493	0450	08/29/12	\$573,121	\$678,000	1,740	8	2012	3	3,057	N	N	11330 177TH PL NE
4	1	320493	0390	06/04/13	\$602,234	\$658,000	1,970	8	2013	3	3,040	N	N	11321 178TH PL NE
4	1	252605	9092	04/14/11	\$442,000	\$541,000	1,980	8	2004	3	6,707	N	N	11664 179TH PL NE
4	1	320493	0350	09/06/13	\$623,025	\$657,000	1,980	8	2013	3	4,500	N	N	11314 177TH PL NE
4	1	320493	0410	04/04/13	\$570,000	\$636,000	1,980	8	2013	3	3,980	N	N	11339 178TH PL NE
4	1	320493	0070	10/12/13	\$667,028	\$692,000	1,990	8	2013	3	3,383	N	N	17749 NE 114TH CT
4	1	320493	0380	05/08/13	\$631,950	\$697,000	1,990	8	2013	3	3,140	N	N	11325 178TH PL NE
4	1	320493	0690	04/16/12	\$489,000	\$592,000	1,990	8	2010	3	4,480	N	N	17817 NE 115TH WAY
4	1	952655	0060	12/20/12	\$629,950	\$726,000	1,990	8	2013	3	5,032	N	N	12300 164TH CT NE
4	1	952655	0090	09/11/13	\$662,475	\$697,000	1,990	8	2013	3	4,810	N	N	12324 164TH CT NE
4	1	320493	0200	09/20/12	\$563,550	\$664,000	2,000	8	2012	3	4,354	N	N	17739 NE 113TH WAY
4	1	320493	0210	08/26/13	\$649,904	\$688,000	2,000	8	2013	3	3,817	N	N	11202 178TH PL NE
4	1	320493	0250	01/08/13	\$652,714	\$748,000	2,000	8	2013	3	3,810	N	N	11308 178TH PL NE
4	1	320493	0400	09/19/13	\$606,517	\$636,000	2,000	8	2013	3	4,235	N	N	11317 178TH PL NE
4	1	320493	0460	08/20/13	\$622,357	\$660,000	2,000	8	2013	3	4,056	N	N	11336 177TH PL NE
4	1	320493	0500	10/04/13	\$680,000	\$708,000	2,000	8	2011	3	3,727	N	N	11414 177TH PL NE
4	1	320493	0550	06/19/12	\$570,000	\$684,000	2,000	8	2012	3	3,535	N	N	11407 178TH PL NE
4	1	320493	0560	03/14/11	\$539,800	\$659,000	2,000	8	2010	3	5,549	N	N	11440 178TH PL NE
4	1	952655	0030	09/10/12	\$617,950	\$729,000	2,000	8	2012	3	4,442	N	N	12228 164TH CT NE
4	1	736630	0060	04/22/11	\$425,000	\$521,000	2,020	8	2001	3	4,457	N	N	11445 179TH CT NE
4	1	736630	0320	03/04/11	\$410,000	\$500,000	2,020	8	2001	3	4,156	N	N	11554 179TH CT NE
4	1	816350	0030	09/30/13	\$524,900	\$548,000	2,030	8	2013	3	2,680	N	N	12214 168TH CT NE
4	1	187310	0450	09/10/12	\$450,000	\$531,000	2,050	8	2006	3	4,695	N	N	17267 NE 119TH WAY
4	1	320493	0060	12/28/12	\$580,000	\$667,000	2,050	8	2011	3	4,166	N	N	17753 NE 114TH CT
4	1	320493	0120	08/15/13	\$619,802	\$659,000	2,050	8	2013	3	4,675	N	N	17701 NE 113TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	320493	0160	08/21/13	\$661,257	\$701,000	2,050	8	2013	3	3,803	N	N	17719 NE 113TH WAY
4	1	320493	0180	01/18/13	\$566,627	\$647,000	2,050	8	2011	3	3,820	N	N	17727 NE 113TH WAY
4	1	320493	0490	07/24/13	\$630,858	\$677,000	2,050	8	2013	3	3,989	N	N	11410 177TH PL NE
4	1	952655	0080	07/08/13	\$659,036	\$711,000	2,050	8	2013	3	3,957	N	N	12316 164TH CT NE
4	1	187310	0190	12/20/12	\$531,000	\$612,000	2,080	8	2006	3	4,295	N	N	17316 NE 118TH CT
4	1	187310	0320	08/15/12	\$530,000	\$629,000	2,080	8	2006	3	4,347	N	N	17366 119TH WAY SE
4	1	320493	0590	10/17/11	\$519,000	\$638,000	2,100	8	2010	3	4,039	N	N	11560 178TH PL NE
4	1	320493	0610	11/07/11	\$505,000	\$620,000	2,100	8	2010	3	3,991	N	N	11568 178TH PL NE
4	1	320493	0640	08/03/12	\$516,000	\$614,000	2,100	8	2012	3	3,934	N	N	11580 178TH PL NE
4	1	320493	0570	04/25/12	\$524,500	\$634,000	2,110	8	2012	3	4,219	N	N	14450 178TH PL NE
4	1	320493	0660	02/17/11	\$533,800	\$650,000	2,110	8	2010	3	4,195	N	N	17822 NE 115TH WAY
4	1	320493	0660	12/13/12	\$525,000	\$606,000	2,110	8	2010	3	4,195	N	N	17822 NE 115TH WAY
4	1	816350	0040	10/08/13	\$527,900	\$549,000	2,110	8	2013	3	2,242	N	N	12224 168TH CT NE
4	1	320493	0100	09/08/13	\$623,138	\$656,000	2,120	8	2013	3	3,451	N	N	11307 177TH PL NE
4	1	320493	0130	09/30/13	\$615,455	\$642,000	2,130	8	2013	3	4,995	N	N	17705 NE 113TH WAY
4	1	320493	0680	12/05/11	\$504,800	\$619,000	2,130	8	2010	3	4,043	N	N	17808 NE 115TH WAY
4	1	320493	0600	06/21/11	\$501,000	\$616,000	2,140	8	2010	3	3,820	N	N	11564 178TH PL NE
4	1	320493	0630	11/06/13	\$631,000	\$648,000	2,140	8	2012	3	5,426	N	N	11576 178TH PL NE
4	1	320493	0630	10/26/11	\$533,500	\$655,000	2,140	8	2012	3	5,426	N	N	11576 178TH PL NE
4	1	816350	0050	12/10/13	\$535,900	\$542,000	2,140	8	2013	3	2,413	N	N	12236 168TH CT NE
4	1	320493	0710	08/02/11	\$520,000	\$640,000	2,150	8	2011	3	4,445	N	N	11451 178TH PL NE
4	1	320493	0620	03/16/12	\$519,000	\$631,000	2,160	8	2011	3	5,292	N	N	11572 178TH PL NE
4	1	320493	0740	05/22/12	\$525,000	\$632,000	2,160	8	2011	3	3,953	N	N	11448 178TH AVE NE
4	1	320493	0440	02/12/13	\$599,950	\$681,000	2,170	8	2013	3	3,235	N	N	11326 177TH PL NE
4	1	320493	0030	06/05/13	\$684,404	\$748,000	2,190	8	2013	3	5,914	N	N	17760 NE 114TH CT
4	1	320493	0430	06/05/13	\$663,950	\$725,000	2,190	8	2013	3	3,235	N	N	11329 178TH PL NE
4	1	736630	0310	04/05/12	\$460,000	\$558,000	2,200	8	2001	3	4,722	N	N	11446 179TH CT NE
4	1	320493	0670	05/23/11	\$512,500	\$629,000	2,210	8	2010	3	3,424	N	N	17814 NE 115TH WAY
4	1	252605	9194	08/11/11	\$499,000	\$614,000	2,220	8	2004	3	14,065	N	N	17898 NE 117TH CT
4	1	187310	0470	07/15/13	\$600,000	\$646,000	2,250	8	2005	3	4,894	N	N	17242 NE 119TH CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	873290	0800	07/01/11	\$525,000	\$645,000	2,280	8	2008	3	3,939	N	N	18216 NE 110TH ST
4	1	816350	0110	08/09/13	\$624,900	\$666,000	2,280	8	2013	3	3,661	N	N	12229 168TH CT NE
4	1	736630	0020	06/15/11	\$469,000	\$576,000	2,300	8	2001	3	5,080	N	N	11569 179TH CT NE
4	1	252605	9197	06/22/12	\$540,000	\$647,000	2,310	8	2004	3	8,438	N	N	11656 179TH PL NE
4	1	952660	0600	05/23/11	\$590,000	\$724,000	2,350	8	2011	3	5,626	N	N	17023 NE 120TH ST
4	1	187310	0200	12/06/12	\$500,000	\$578,000	2,370	8	2005	3	3,840	N	N	11840 173RD PL NE
4	1	187310	0510	01/12/13	\$555,000	\$635,000	2,370	8	2006	3	3,442	N	N	17229 NE 119TH CT
4	1	320493	0260	09/07/12	\$623,500	\$736,000	2,400	8	2012	3	4,305	N	N	11312 178TH PL NE
4	1	320493	0280	11/22/11	\$625,800	\$768,000	2,420	8	2010	3	4,349	N	N	11338 178TH PL NE
4	1	320493	0300	02/17/11	\$612,500	\$746,000	2,420	8	2010	3	4,661	N	N	11408 178TH PL NE
4	1	952655	0140	03/05/13	\$708,861	\$799,000	2,420	8	2012	3	4,676	N	N	12375 164TH CT NE
4	1	320493	0080	04/04/13	\$633,555	\$707,000	2,430	8	2012	3	4,723	N	N	17745 NE 114TH CT
4	1	320493	0190	01/16/13	\$637,390	\$729,000	2,430	8	2013	3	3,636	N	N	17733 NE 113TH WAY
4	1	320493	0510	07/05/13	\$683,518	\$739,000	2,430	8	2013	3	4,247	N	N	11420 177TH PL SE
4	1	320493	0540	09/10/12	\$627,000	\$740,000	2,430	8	2012	3	4,185	N	N	11411 178TH PL NE
4	1	952655	0010	10/29/12	\$648,000	\$756,000	2,430	8	2011	3	4,618	N	N	12200 164TH CT NE
4	1	952655	0010	08/22/11	\$634,000	\$780,000	2,430	8	2011	3	4,618	N	N	12200 164TH CT NE
4	1	952655	0040	03/12/13	\$690,333	\$776,000	2,430	8	2012	3	4,080	N	N	12238 164TH CT NE
4	1	952660	0340	04/12/12	\$580,000	\$703,000	2,440	8	2011	3	4,244	N	N	11719 171ST PL NE
4	1	952660	0480	04/01/11	\$572,000	\$700,000	2,440	8	2010	3	4,757	N	N	16956 NE 118TH WAY
4	1	952660	0520	08/04/11	\$588,000	\$723,000	2,440	8	2010	3	4,470	N	N	17032 NE 118TH WAY
4	1	952655	0070	07/02/13	\$706,562	\$764,000	2,440	8	2013	3	4,383	N	N	12308 164TH CT NE
4	1	952660	0280	10/05/12	\$620,950	\$729,000	2,450	8	2010	3	4,749	N	N	11818 171ST PL NE
4	1	320493	0050	01/16/13	\$599,056	\$685,000	2,450	8	2013	3	5,273	N	N	17750 NE 114TH CT
4	1	320493	0580	08/29/12	\$560,000	\$663,000	2,450	8	2012	3	3,864	N	N	11456 178TH PL NE
4	1	666683	0010	07/19/13	\$649,950	\$698,000	2,450	8	2013	3	3,961	N	N	11775 169TH PL NE
4	1	666683	0030	09/21/13	\$693,733	\$726,000	2,450	8	2013	3	3,965	N	N	11753 169TH PL NE
4	1	666683	0450	09/26/13	\$674,950	\$705,000	2,450	8	2013	3	5,229	N	N	16910 NE 117TH ST
4	1	320493	0520	09/18/13	\$688,413	\$722,000	2,460	8	2012	3	3,783	N	N	11424 177TH PL NE
4	1	952655	0020	10/01/12	\$649,950	\$764,000	2,460	8	2012	3	4,647	N	N	12212 164TH CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	952655	0050	02/25/13	\$657,371	\$743,000	2,460	8	2013	3	4,234	N	N	12250 164TH CT NE
4	1	320493	0140	07/08/13	\$640,767	\$692,000	2,480	8	2013	3	4,170	N	N	17709 NE 113TH WAY
4	1	320493	0530	09/10/12	\$573,000	\$676,000	2,490	8	2012	3	5,636	N	N	11423 178TH PL NE
4	1	666683	0040	08/15/13	\$651,098	\$692,000	2,490	8	2013	3	4,162	N	N	11741 169TH PL NE
4	1	280190	0010	06/14/13	\$806,744	\$879,000	2,500	8	2013	3	5,600	N	N	17190 NE 123RD ST
4	1	666683	0020	08/14/13	\$700,393	\$745,000	2,500	8	2013	3	4,081	N	N	11767 169TH PL NE
4	1	187310	0100	06/14/12	\$572,000	\$687,000	2,530	8	2005	3	4,210	N	N	17315 NE 118TH CT
4	1	666683	0060	10/16/13	\$693,223	\$718,000	2,530	8	2013	3	3,891	N	N	11713 169TH PL NE
4	1	952660	0110	10/07/13	\$679,950	\$707,000	2,540	8	2010	3	4,553	N	N	16922 NE 120TH ST
4	1	952660	0430	06/09/11	\$595,000	\$731,000	2,540	8	2011	3	4,506	N	N	11709 NE 169TH PL
4	1	952660	0510	08/02/11	\$590,000	\$726,000	2,540	8	2010	3	5,295	N	N	17026 NE 118TH WAY
4	1	320493	0470	03/22/13	\$619,210	\$694,000	2,540	8	2012	3	3,939	N	N	11402 177TH PL NE
4	1	320493	0480	04/28/13	\$618,411	\$685,000	2,540	8	2013	3	4,160	N	N	11406 177TH PL NE
4	1	320493	0750	10/30/12	\$599,950	\$700,000	2,540	8	2011	3	4,146	N	N	11452 178TH AVE NE
4	1	873290	0350	06/20/12	\$605,000	\$725,000	2,550	8	2007	3	4,930	N	N	11031 182ND AVE NE
4	1	952660	0270	09/13/13	\$709,950	\$746,000	2,550	8	2010	3	4,368	N	N	11902 171ST PL NE
4	1	952660	0330	08/16/11	\$585,000	\$720,000	2,550	8	2010	3	4,414	N	N	11720 171ST PL NE
4	1	952660	0470	01/04/11	\$589,556	\$715,000	2,550	8	2010	3	4,550	N	N	16950 NE 118TH WAY
4	1	952655	0240	06/27/12	\$659,000	\$789,000	2,570	8	2012	3	4,596	N	N	12225 164TH CT NE
4	1	873290	0480	06/10/13	\$640,000	\$698,000	2,580	8	2008	4	4,166	N	N	18248 NE 111TH ST
4	1	666683	0470	07/24/13	\$632,184	\$678,000	2,590	8	2013	3	4,394	N	N	11724 169TH PL NE
4	1	873290	0510	04/04/11	\$538,000	\$658,000	2,610	8	2008	3	3,960	N	N	18260 NE 111TH ST
4	1	873290	0610	05/28/13	\$650,000	\$712,000	2,610	8	2008	3	4,983	Y	N	11046 183RD PL NE
4	1	952655	0170	11/27/12	\$716,831	\$831,000	2,620	8	2012	3	5,326	N	N	12351 164TH CT NE
4	1	320493	0040	04/23/12	\$547,500	\$662,000	2,630	8	2012	3	5,361	N	N	17756 NE 114TH CT
4	1	320493	0290	09/19/11	\$625,000	\$769,000	2,630	8	2011	3	4,905	N	N	11342 178TH PL NE
4	1	320493	0090	07/20/11	\$590,000	\$725,000	2,660	8	2011	3	5,343	N	N	11335 177TH PL NE
4	1	320493	0110	05/01/13	\$711,286	\$787,000	2,660	8	2012	3	5,014	N	N	11303 177TH PL NE
4	1	320493	0340	12/12/13	\$675,000	\$681,000	2,660	8	2012	3	5,496	N	N	17712 NE 113TH WAY
4	1	320493	0340	12/20/11	\$590,000	\$723,000	2,660	8	2012	3	5,496	N	N	17712 NE 113TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	666683	0330	07/01/13	\$701,136	\$759,000	2,660	8	2013	3	4,259	N	N	17136 NE 117TH ST
4	1	952660	0030	06/29/12	\$575,600	\$689,000	2,680	8	2008	3	6,071	N	N	16814 NE 120TH ST
4	1	952660	0450	06/14/11	\$650,000	\$798,000	2,680	8	2010	3	4,667	N	N	16938 NE 118TH WAY
4	1	320493	0650	05/31/12	\$560,000	\$674,000	2,680	8	2012	3	6,255	N	N	11584 178TH PL NE
4	1	952655	0150	05/15/13	\$679,293	\$748,000	2,680	8	2013	3	4,496	N	N	12367 164TH CT NE
4	1	952655	0200	07/06/12	\$629,950	\$753,000	2,680	8	2012	3	7,271	N	N	12273 164TH CT NE
4	1	952655	0250	09/28/11	\$679,000	\$835,000	2,680	8	2011	3	4,672	N	N	12211 164TH CT NE
4	1	666683	0050	09/26/13	\$677,110	\$708,000	2,690	8	2013	3	3,915	N	N	11727 169TH PL NE
4	1	952660	0580	08/06/12	\$600,000	\$713,000	2,710	8	2010	3	6,664	N	N	17027 NE 120TH ST
4	1	952660	0320	10/11/11	\$585,000	\$719,000	2,750	8	2009	3	4,702	N	N	11726 171ST PL NE
4	1	952660	0380	08/22/12	\$649,950	\$770,000	2,750	8	2012	3	5,816	N	N	17011 NE 118TH WAY
4	1	280190	0230	12/05/13	\$734,719	\$744,000	2,770	8	2013	3	4,800	N	N	12283 171ST CT NE
4	1	280190	0080	05/23/13	\$677,101	\$743,000	2,790	8	2013	3	4,916	N	N	12297 170TH CT NE
4	1	952660	0230	08/02/12	\$718,000	\$854,000	2,810	8	2012	3	13,289	N	N	17136 NE 120TH ST
4	1	666683	0090	07/30/13	\$694,950	\$744,000	2,810	8	2013	3	4,934	N	N	16875 NE 117TH ST
4	1	320493	0320	01/28/13	\$611,950	\$697,000	2,830	8	2012	3	3,856	N	N	17726 NE 113TH WAY
4	1	320493	0330	07/23/12	\$599,650	\$715,000	2,830	8	2012	3	3,853	N	N	17720 NE 113TH PL
4	1	952655	0130	12/12/12	\$696,000	\$803,000	2,830	8	2013	3	6,168	N	N	12393 164TH CT NE
4	1	952655	0160	10/09/12	\$675,000	\$792,000	2,830	8	2013	3	4,721	N	N	12359 164TH CT NE
4	1	952655	0190	05/14/12	\$630,000	\$760,000	2,830	8	2012	3	6,695	N	N	12285 164TH CT NE
4	1	952655	0220	12/15/11	\$675,000	\$827,000	2,830	8	2012	3	6,254	N	N	12249 164TH CT NE
4	1	320493	0310	10/03/11	\$687,000	\$845,000	2,850	8	2011	3	5,355	N	N	17732 NE 113TH WAY
4	1	187310	0050	12/28/12	\$628,000	\$722,000	2,880	8	2005	3	4,425	N	N	17215 NE 117TH WAY
4	1	187310	0540	12/26/13	\$635,000	\$637,000	2,910	8	2005	3	5,050	N	N	11835 173RD PL NE
4	1	280190	0140	09/17/13	\$696,755	\$731,000	2,930	8	2013	3	4,800	N	N	12280 170TH CT NE
4	1	280190	0170	08/08/13	\$648,728	\$692,000	2,930	8	2013	3	4,940	N	N	12292 170TH CT NE
4	1	280190	0200	09/12/13	\$664,454	\$698,000	2,930	8	2013	3	4,940	N	N	12295 171ST CT NE
4	1	280190	0270	10/22/12	\$659,990	\$772,000	2,930	8	2012	3	4,941	N	N	12294 171ST CT NE
4	1	952660	0440	08/20/12	\$663,256	\$786,000	2,960	8	2012	3	4,451	N	N	16906 NE 118TH WAY
4	1	280190	0090	08/28/13	\$652,069	\$690,000	2,960	8	2013	3	4,654	N	N	12293 170TH CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	280190	0120	09/12/13	\$674,581	\$709,000	2,960	8	2012	3	4,800	N	N	12281 170TH CT NE
4	1	280190	0240	02/20/13	\$676,677	\$766,000	2,960	8	2012	3	4,800	N	N	12282 171ST CT NE
4	1	952655	0120	12/18/12	\$661,448	\$762,000	2,970	8	2011	3	5,256	N	N	12348 164TH CT NE
4	1	666683	0080	09/06/13	\$763,074	\$804,000	2,970	8	2013	3	4,500	N	N	16855 NE 117TH ST
4	1	666683	0110	09/24/13	\$757,277	\$792,000	2,970	8	2013	3	7,801	N	N	11654 169TH PL NE
4	1	666683	0140	09/26/13	\$755,579	\$790,000	2,980	8	2013	3	6,305	N	N	16915 NE 117TH ST
4	1	952660	0370	10/21/11	\$626,000	\$769,000	3,010	8	2012	3	6,550	N	N	17019 NE 118TH WAY
4	1	952660	0400	04/19/12	\$659,800	\$799,000	3,010	8	2012	3	8,908	N	N	16943 NE 118TH WAY
4	1	952660	0660	05/13/11	\$610,000	\$748,000	3,040	8	2011	3	4,327	N	N	16921 NE 120TH ST
4	1	952660	0700	04/16/13	\$640,000	\$712,000	3,040	8	2008	3	4,207	N	N	16835 NE 120TH ST
4	1	952655	0180	10/16/11	\$659,000	\$810,000	3,040	8	2011	3	6,898	N	N	12297 164TH CT NE
4	1	666683	0510	09/24/13	\$728,310	\$762,000	3,050	8	2013	3	4,819	N	N	11778 169TH PL NE
4	1	952660	0300	07/19/11	\$625,000	\$769,000	3,110	8	2009	3	4,951	N	N	11808 171ST PL NE
4	1	952660	0500	04/16/12	\$665,000	\$805,000	3,110	8	2012	3	5,310	N	N	17020 NE 118TH WAY
4	1	666683	0460	07/08/13	\$720,426	\$778,000	3,120	8	2013	3	4,740	N	N	11718 169TH PL NE
4	1	952655	0230	09/06/12	\$675,000	\$797,000	3,130	8	2012	3	5,441	N	N	12237 164TH CT NE
4	1	666683	0500	09/13/13	\$807,859	\$849,000	3,130	8	2013	3	4,589	N	N	11768 169TH PL NE
4	1	952660	0390	10/10/13	\$745,000	\$774,000	3,160	8	2011	3	5,778	N	N	16955 NE 118TH WAY
4	1	952660	0390	01/18/12	\$640,000	\$782,000	3,160	8	2011	3	5,778	N	N	16955 NE 118TH WAY
4	1	666683	0490	09/18/13	\$679,950	\$713,000	3,180	8	2013	3	4,424	N	N	11754 169TH PL NE
4	1	952660	0460	02/07/12	\$589,000	\$719,000	3,200	8	2010	3	4,584	N	N	16944 NE 118TH WAY
4	1	952660	0670	05/04/12	\$641,000	\$774,000	3,200	8	2012	3	4,681	N	N	16909 NE 120TH ST
4	1	952660	0540	11/21/13	\$730,000	\$744,000	3,230	8	2009	3	5,419	N	N	17044 NE 118TH WAY
4	1	952660	0640	09/07/11	\$660,000	\$812,000	3,280	8	2011	3	5,847	N	N	16933 NE 120TH ST
4	1	952660	0240	08/29/12	\$675,000	\$799,000	3,290	8	2012	3	6,712	N	N	17137 NE 120TH ST
4	1	952660	0410	10/17/11	\$679,950	\$836,000	3,290	8	2010	3	7,341	N	N	16937 NE 118TH WAY
4	1	952660	0490	03/24/11	\$625,000	\$764,000	3,290	8	2010	3	4,654	N	N	17014 NE 118TH WAY
4	1	280190	0100	05/15/13	\$685,899	\$755,000	3,300	8	2013	3	5,289	N	N	12286 170TH CT NE
4	1	280190	0160	08/07/13	\$706,168	\$753,000	3,300	8	2013	3	5,367	N	N	12288 170TH CT NE
4	1	280190	0210	04/05/13	\$710,306	\$793,000	3,300	8	2013	3	5,367	N	N	12291 171ST CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	280190	0250	11/08/12	\$693,255	\$807,000	3,300	8	2013	3	6,502	N	N	12286 171ST CT NE
4	1	952660	0630	04/19/11	\$628,000	\$769,000	3,310	8	2010	3	5,744	N	N	16939 NE 120TH ST
4	1	280190	0150	03/21/13	\$725,065	\$813,000	3,400	8	2013	3	6,550	N	N	12284 170TH CT NE
4	1	280190	0110	09/04/13	\$737,125	\$777,000	3,430	8	2012	3	6,627	N	N	12285 170TH CT NE
4	1	280190	0220	03/06/13	\$732,053	\$825,000	3,430	8	2012	3	6,222	N	N	12287 171ST CT NE
4	1	280190	0260	11/20/12	\$699,990	\$813,000	3,430	8	2012	3	5,571	N	N	12290 171ST CT NE
4	1	952660	0690	06/11/12	\$650,000	\$781,000	3,610	8	2008	3	5,751	N	N	16841 NE 120TH ST
4	1	952660	0220	10/05/12	\$730,105	\$857,000	3,620	8	2012	3	9,901	N	N	17128 NE 120TH ST
4	1	362605	9126	11/27/12	\$719,000	\$833,000	3,650	8	1988	4	46,650	N	N	11415 176TH PL NE
4	1	619240	0090	05/25/12	\$671,000	\$808,000	1,780	9	2010	3	6,063	N	N	11929 165TH PL NE
4	1	619240	0120	05/01/11	\$699,950	\$858,000	1,780	9	2010	3	5,946	N	N	12041 165TH PL NE
4	1	382531	1030	06/12/13	\$630,000	\$687,000	2,270	9	2005	3	4,500	N	N	15848 NE 117TH ST
4	1	382531	0350	11/08/12	\$570,000	\$664,000	2,340	9	2004	3	5,346	N	N	15774 NE 120TH WAY
4	1	382531	1130	04/12/11	\$610,000	\$747,000	2,430	9	2004	3	5,912	N	N	11835 159TH AVE NE
4	1	689110	0460	12/21/11	\$620,000	\$760,000	2,460	9	2011	3	5,436	N	N	12132 167TH PL NE
4	1	689110	0480	09/29/11	\$629,000	\$773,000	2,460	9	2011	3	5,415	N	N	12159 168TH CT NE
4	1	287100	0090	11/01/11	\$553,000	\$679,000	2,510	9	2004	3	6,253	N	N	17057 NE 115TH WAY
4	1	769536	0010	08/01/12	\$685,000	\$815,000	2,510	9	2011	3	7,341	N	N	11594 174TH CT NE
4	1	689110	0570	10/12/11	\$610,665	\$751,000	2,520	9	2011	3	8,010	N	N	12168 168TH CT NE
4	1	382531	1080	09/13/11	\$540,000	\$664,000	2,530	9	2004	3	5,000	N	N	11783 159TH AVE NE
4	1	619240	0100	07/07/11	\$739,950	\$910,000	2,530	9	2010	3	7,048	N	N	11933 165TH PL NE
4	1	816350	0010	11/15/13	\$702,000	\$718,000	2,600	9	2013	3	5,916	N	N	12202 168TH CT NE
4	1	382531	0470	08/13/12	\$645,000	\$766,000	2,610	9	2002	3	5,268	N	N	11760 158TH AVE NE
4	1	256820	0250	04/02/13	\$656,500	\$733,000	2,630	9	2006	3	6,971	N	N	12152 179TH PL NE
4	1	382531	0430	06/27/12	\$579,700	\$694,000	2,640	9	2004	3	5,014	N	N	11824 158TH AVE NE
4	1	252605	9188	01/03/11	\$602,000	\$730,000	2,650	9	1996	3	36,048	N	N	16905 NE 122ND ST
4	1	287100	0050	07/19/12	\$578,888	\$691,000	2,650	9	2004	3	6,147	N	N	17062 NE 115TH WAY
4	1	382531	0120	12/02/13	\$762,400	\$773,000	2,650	9	2004	3	9,559	N	N	11715 157TH AVE NE
4	1	382531	1070	06/17/13	\$690,000	\$751,000	2,650	9	2004	3	5,000	N	N	11779 159TH AVE NE
4	1	382531	0330	02/25/11	\$624,500	\$761,000	2,660	9	2004	3	6,817	N	N	15766 NE 120TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	382531	0360	10/09/12	\$608,000	\$713,000	2,660	9	2003	3	5,999	N	N	11932 158TH AVE NE
4	1	619240	0160	05/09/13	\$722,000	\$796,000	2,670	9	2004	3	5,600	N	N	16548 NE 118TH WAY
4	1	619241	0130	04/09/12	\$670,000	\$812,000	2,670	9	2006	3	5,760	N	N	16570 NE 119TH WAY
4	1	619241	0220	03/15/13	\$692,500	\$778,000	2,670	9	2007	3	5,654	N	N	16575 NE 120TH WAY
4	1	769536	0140	04/19/12	\$582,000	\$704,000	2,690	9	2011	3	8,316	N	N	11596 174TH CT NE
4	1	619241	0740	01/17/13	\$609,500	\$697,000	2,700	9	2004	3	4,780	N	N	16709 NE 117TH ST
4	1	689110	0490	11/06/12	\$649,880	\$757,000	2,700	9	2012	3	5,487	N	N	12163 168TH CT NE
4	1	382531	1170	05/10/12	\$599,950	\$724,000	2,710	9	2004	3	5,247	N	N	15851 NE 117TH ST
4	1	287100	0440	06/14/13	\$652,000	\$710,000	2,730	9	2001	4	6,212	N	N	11312 171ST PL NE
4	1	619240	0490	05/06/13	\$676,000	\$746,000	2,740	9	2004	3	6,761	N	N	16612 NE 117TH CT
4	1	236640	0270	08/10/11	\$562,500	\$692,000	2,750	9	1985	4	39,780	N	N	11410 165TH CT NE
4	1	131335	0090	01/20/11	\$640,000	\$777,000	2,760	9	2010	3	4,734	N	N	11470 176TH CT NE
4	1	256820	0590	05/05/11	\$540,000	\$662,000	2,780	9	2005	3	5,306	N	N	11923 178TH PL NE
4	1	689110	0100	05/17/12	\$659,250	\$795,000	2,790	9	2012	3	5,391	N	N	16523 NE 121ST ST
4	1	689110	0450	09/28/11	\$634,880	\$781,000	2,790	9	2011	3	5,249	N	N	12136 167TH PL NE
4	1	619240	0260	04/03/13	\$584,000	\$652,000	2,810	9	2002	3	5,070	N	N	11726 167TH PL NE
4	1	619241	0410	08/02/12	\$677,500	\$806,000	2,810	9	2006	3	7,596	N	N	16590 NE 120TH ST
4	1	689110	0590	12/23/11	\$629,880	\$772,000	2,810	9	2011	3	5,497	N	N	12160 168TH CT NE
4	1	131335	0100	02/03/11	\$680,000	\$827,000	2,810	9	2010	3	4,767	N	N	11474 176TH CT NE
4	1	287100	0150	10/31/13	\$699,000	\$719,000	2,830	9	2004	3	6,770	N	N	17032 NE 114TH CT
4	1	619240	0440	06/14/13	\$616,299	\$671,000	2,860	9	2001	3	5,600	N	N	16615 NE 117TH WAY
4	1	256820	0940	09/25/13	\$640,000	\$669,000	2,860	9	2005	3	5,603	N	N	11886 176TH AVE NE
4	1	256820	0640	05/20/11	\$550,000	\$675,000	2,880	9	2005	3	5,508	N	N	11881 178TH PL NE
4	1	856080	0020	08/21/12	\$655,000	\$776,000	2,880	9	2006	3	5,240	N	N	11925 179TH PL NE
4	1	689110	0500	11/26/12	\$699,990	\$811,000	2,880	9	2012	3	6,904	N	N	12167 168TH CT NE
4	1	689110	0520	03/10/11	\$599,000	\$731,000	2,880	9	2010	3	5,294	N	N	16799 NE 121ST WAY
4	1	689110	0230	08/22/12	\$730,000	\$865,000	2,890	9	2009	3	5,400	N	N	12139 167TH PL NE
4	1	689110	0260	12/06/11	\$725,000	\$889,000	2,890	9	2011	3	5,400	N	N	12147 167TH PL NE
4	1	382531	0040	08/26/11	\$620,000	\$763,000	2,910	9	2004	3	8,536	N	N	15719 NE 117TH ST
4	1	382531	1060	05/11/12	\$655,000	\$790,000	2,910	9	2004	3	5,000	N	N	11775 159TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	619240	0050	03/11/11	\$600,000	\$732,000	2,910	9	2004	3	5,200	N	N	11815 165TH PL NE
4	1	619240	0110	02/10/12	\$720,000	\$878,000	2,910	9	2010	3	7,027	N	N	12037 165TH PL NE
4	1	619240	0210	10/21/11	\$620,000	\$762,000	2,920	9	2004	3	6,647	N	N	16634 NE 118TH WAY
4	1	619240	0520	09/07/12	\$685,000	\$809,000	2,920	9	2003	3	7,998	N	N	11655 167TH PL NE
4	1	382531	0660	02/05/13	\$620,000	\$705,000	2,930	9	2003	3	8,049	N	N	11804 157TH AVE NE
4	1	957809	0320	05/22/13	\$730,000	\$802,000	2,930	9	2006	3	6,955	N	N	17521 NE 120TH WAY
4	1	382531	0790	07/09/12	\$680,000	\$813,000	2,950	9	2006	3	6,973	N	N	15749 NE 120TH WAY
4	1	256820	0730	06/11/12	\$638,000	\$766,000	2,970	9	2005	3	5,121	N	N	17681 NE 121ST CT
4	1	619240	0030	10/18/12	\$670,000	\$784,000	2,990	9	2003	3	6,484	N	N	11807 165TH PL NE
4	1	256820	0220	05/10/13	\$680,000	\$750,000	2,990	9	2006	3	5,191	N	N	12044 179TH PL NE
4	1	689110	0580	05/01/12	\$639,880	\$773,000	2,990	9	2012	3	5,451	N	N	12164 168TH CT NE
4	1	619240	0060	11/06/12	\$670,000	\$781,000	3,030	9	2004	3	5,642	N	N	11819 165TH PL NE
4	1	769536	0030	04/17/13	\$660,000	\$734,000	3,030	9	2013	3	6,606	N	N	11572 174TH CT NE
4	1	769536	0050	12/12/12	\$652,695	\$753,000	3,030	9	2013	3	6,260	N	N	11528 174TH CT NE
4	1	619240	0290	10/02/13	\$750,000	\$782,000	3,040	9	2004	3	5,600	N	N	16627 NE 118TH WAY
4	1	957809	0310	09/13/12	\$633,000	\$747,000	3,040	9	2006	3	6,527	N	N	17523 NE 120TH WAY
4	1	131335	0110	10/24/11	\$592,000	\$727,000	3,040	9	2010	3	4,969	N	N	11478 176TH CT NE
4	1	769536	0130	12/06/12	\$660,558	\$764,000	3,040	9	2012	3	7,758	N	N	11585 174TH CT NE
4	1	287100	0180	06/12/13	\$689,000	\$751,000	3,050	9	2003	3	6,048	N	N	17039 NE 114TH CT
4	1	934870	0600	03/01/11	\$625,000	\$762,000	3,050	9	2004	3	6,721	N	N	11863 175TH PL NE
4	1	287100	0040	06/13/12	\$615,000	\$738,000	3,090	9	2003	3	6,472	N	N	17066 NE 115TH WAY
4	1	619241	0230	08/15/13	\$750,400	\$798,000	3,090	9	2007	3	5,931	N	N	16573 NE 120TH WAY
4	1	689110	0270	04/05/11	\$769,990	\$942,000	3,090	9	2010	3	6,669	N	N	12151 167TH PL NE
4	1	256820	0260	04/23/12	\$598,500	\$724,000	3,100	9	2006	3	6,840	N	N	12154 179TH PL NE
4	1	256820	0530	12/07/12	\$670,000	\$774,000	3,100	9	2005	3	6,637	N	N	12105 178TH PL NE
4	1	856080	0100	11/22/13	\$708,000	\$721,000	3,100	9	2006	3	6,684	N	N	11819 179TH PL NE
4	1	152260	0080	05/02/11	\$620,000	\$760,000	3,110	9	1986	4	26,138	N	N	15802 NE 114TH CT
4	1	619241	0160	03/02/11	\$690,000	\$842,000	3,110	9	2008	3	6,647	N	N	16640 NE 119TH WAY
4	1	957809	0160	02/08/13	\$620,000	\$704,000	3,110	9	2006	3	6,984	N	N	12010 174TH CT NE
4	1	619240	0560	09/20/11	\$610,000	\$750,000	3,120	9	2003	3	7,595	N	N	16515 NE 117TH CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	185297	0020	04/15/11	\$698,000	\$855,000	3,140	9	2010	3	7,031	N	N	16193 NE 115TH CT
4	1	185297	0090	12/12/12	\$734,950	\$848,000	3,140	9	2012	3	6,251	N	N	16163 NE 115TH CT
4	1	689110	0090	10/17/12	\$749,000	\$877,000	3,140	9	2012	3	5,400	N	N	16527 NE 121ST ST
4	1	689110	0170	05/25/11	\$699,990	\$859,000	3,140	9	2011	3	6,822	N	N	12101 166TH PL NE
4	1	689110	0340	03/09/11	\$664,500	\$811,000	3,140	9	2011	3	5,668	N	N	16682 NE 121ST WAY
4	1	689110	0510	12/13/11	\$650,000	\$797,000	3,140	9	2011	3	5,499	N	N	16795 NE 121ST WAY
4	1	256820	0020	08/02/13	\$737,750	\$789,000	3,150	9	2006	3	7,908	N	N	11872 178TH PL NE
4	1	256820	0150	08/01/11	\$632,000	\$777,000	3,150	9	2006	3	7,882	N	N	11931 179TH PL NE
4	1	256820	0180	04/19/13	\$700,000	\$777,000	3,150	9	2006	3	5,572	N	N	12032 179TH PL NE
4	1	256820	0240	10/16/12	\$575,000	\$673,000	3,150	9	2006	3	6,701	N	N	12150 179TH PL NE
4	1	256820	0480	02/06/12	\$564,300	\$689,000	3,150	9	2005	3	6,312	N	N	12123 177TH CT NE
4	1	256820	0550	10/01/13	\$726,500	\$758,000	3,150	9	2006	3	5,905	N	N	12025 178TH PL NE
4	1	256820	0630	06/10/13	\$728,000	\$794,000	3,150	9	2006	3	6,710	N	N	11887 178TH PL NE
4	1	256820	0710	05/06/13	\$683,000	\$754,000	3,150	9	2005	3	5,986	N	N	17680 NE 121ST CT
4	1	256820	0830	03/02/11	\$580,000	\$707,000	3,150	9	2005	3	5,962	N	N	17652 NE 119TH CT
4	1	933250	0010	05/02/11	\$689,990	\$846,000	3,170	9	2010	3	6,592	N	N	12204 168TH PL NE
4	1	689110	0310	06/27/11	\$699,990	\$860,000	3,200	9	2008	3	5,390	N	N	16675 NE 121ST WAY
4	1	689110	0320	08/20/12	\$680,000	\$806,000	3,200	9	2008	3	5,671	N	N	16670 NE 121ST WAY
4	1	689110	0420	12/20/11	\$630,000	\$772,000	3,200	9	2008	3	5,249	N	N	12148 167TH PL NE
4	1	382531	0080	04/04/11	\$636,000	\$778,000	3,210	9	2003	3	11,139	N	N	15703 NE 117TH ST
4	1	252605	9209	03/15/13	\$700,000	\$786,000	3,210	9	2013	3	7,617	N	N	17333 NE 116TH CT
4	1	256820	0300	07/24/12	\$655,000	\$781,000	3,220	9	2006	3	6,683	N	N	12035 179TH PL NE
4	1	856080	0040	07/01/13	\$714,125	\$773,000	3,220	9	2006	3	8,513	N	N	11917 179TH PL NE
4	1	769536	0060	09/26/13	\$760,000	\$794,000	3,250	9	2013	3	6,260	N	N	11516 174TH CT NE
4	1	769536	0090	07/15/13	\$804,990	\$866,000	3,250	9	2013	3	6,260	N	N	11519 174TH CT NE
4	1	769536	0100	06/10/13	\$810,000	\$883,000	3,250	9	2013	3	6,260	N	N	11527 174TH CT NE
4	1	252605	9208	10/01/13	\$729,990	\$761,000	3,260	9	2013	3	6,594	N	N	17327 NE 116TH CT
4	1	619241	0150	07/06/11	\$650,000	\$799,000	3,270	9	2006	3	5,760	N	N	16638 NE 119TH WAY
4	1	185297	0060	02/06/12	\$722,000	\$881,000	3,280	9	2011	3	6,681	N	N	16177 NE 115TH CT
4	1	933250	0020	03/06/12	\$700,000	\$852,000	3,300	9	2012	3	6,601	N	N	12210 168TH PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	933250	0060	07/05/11	\$699,990	\$860,000	3,300	9	2011	3	6,225	N	N	12234 168TH PL NE
4	1	933250	0070	06/05/12	\$725,000	\$871,000	3,300	9	2012	3	8,662	N	N	16810 NE 123RD WAY
4	1	933250	0100	06/18/12	\$719,990	\$864,000	3,300	9	2012	3	5,580	N	N	16788 NE 123RD WAY
4	1	933250	0120	05/25/11	\$723,990	\$889,000	3,300	9	2010	3	5,344	N	N	12227 168TH PL NE
4	1	933250	0130	12/13/11	\$700,000	\$858,000	3,300	9	2012	3	5,390	N	N	12221 168TH PL NE
4	1	933250	0160	11/03/11	\$699,000	\$859,000	3,300	9	2012	3	5,775	N	N	12203 168TH PL NE
4	1	689110	0030	05/06/11	\$719,990	\$883,000	3,300	9	2010	3	5,565	N	N	16661 NE 121ST ST
4	1	689110	0150	06/10/11	\$739,000	\$908,000	3,300	9	2011	3	6,710	N	N	12109 166TH PL NE
4	1	689110	0280	05/14/12	\$713,750	\$861,000	3,300	9	2009	3	5,318	N	N	16693 121ST WAY SE
4	1	689110	0530	08/11/11	\$708,000	\$871,000	3,300	9	2011	3	5,831	N	N	16836 NE 121ST WAY
4	1	185297	0170	11/11/11	\$720,000	\$884,000	3,310	9	2009	3	8,883	N	N	16190 NE 115TH CT
4	1	769536	0020	08/16/13	\$854,990	\$909,000	3,310	9	2013	3	6,858	N	N	11586 174TH CT NE
4	1	769536	0070	09/18/13	\$839,990	\$881,000	3,310	9	2013	3	6,475	N	N	11504 174TH CT NE
4	1	769536	0080	08/09/13	\$844,990	\$901,000	3,310	9	2013	3	6,438	N	N	11503 174TH CT NE
4	1	689110	0440	07/26/12	\$704,990	\$840,000	3,320	9	2011	3	5,669	N	N	12140 167TH PL NE
4	1	287100	0020	06/19/12	\$655,000	\$786,000	3,340	9	2003	3	6,976	N	N	17112 NE 115TH WAY
4	1	689110	0330	03/25/11	\$693,990	\$848,000	3,340	9	2011	3	5,677	N	N	16676 NE 121ST WAY
4	1	252605	9065	05/15/13	\$725,000	\$798,000	3,360	9	2013	3	6,200	N	N	17317 NE 116TH CT
4	1	689110	0040	03/10/11	\$709,000	\$865,000	3,360	9	2010	3	5,565	N	N	16553 NE 121ST ST
4	1	185297	0040	06/02/11	\$807,000	\$991,000	3,370	9	2011	3	9,462	N	N	16185 NE 115TH CT
4	1	252605	9207	08/19/13	\$739,990	\$786,000	3,370	9	2013	3	8,108	N	N	17321 NE 116TH CT
4	1	769536	0120	05/20/13	\$740,016	\$813,000	3,370	9	2013	3	6,418	N	N	11571 174TH CT NE
4	1	185297	0010	05/27/11	\$712,000	\$874,000	3,380	9	2010	3	7,236	N	N	16197 NE 115TH CT
4	1	187310	0610	01/19/11	\$675,000	\$820,000	3,400	9	2006	3	6,346	N	N	17212 NE 117TH WAY
4	1	957809	0070	11/22/13	\$760,000	\$774,000	3,400	9	2007	3	7,375	N	N	12006 173RD PL NE
4	1	952660	0420	07/13/12	\$653,000	\$780,000	3,400	9	2012	3	6,740	N	N	11703 169TH PL NE
4	1	185297	0100	08/06/13	\$775,000	\$827,000	3,420	9	2013	3	7,780	N	N	16159 NE 115TH CT
4	1	185297	0030	04/08/12	\$750,000	\$909,000	3,430	9	2012	3	8,359	N	N	16189 NE 115TH CT
4	1	185297	0140	08/28/12	\$759,950	\$900,000	3,430	9	2012	3	7,268	N	N	16170 NE 115TH CT
4	1	185297	0050	04/22/11	\$755,000	\$925,000	3,440	9	2011	3	8,415	N	N	16181 NE 115TH CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	185297	0120	03/27/13	\$765,000	\$856,000	3,460	9	2013	3	8,240	N	N	16162 NE 115TH CT
4	1	185297	0180	12/05/12	\$739,950	\$856,000	3,460	9	2012	3	7,961	N	N	16196 NE 115TH CT
4	1	769536	0040	10/09/12	\$728,894	\$855,000	3,460	9	2012	3	8,256	N	N	11540 174TH CT NE
4	1	185297	0080	03/06/12	\$728,500	\$886,000	3,470	9	2011	3	6,440	N	N	16167 NE 115TH CT
4	1	185297	0150	08/17/12	\$739,950	\$878,000	3,480	9	2012	3	8,997	N	N	16174 NE 115TH CT
4	1	933250	0050	09/14/11	\$700,000	\$861,000	3,490	9	2011	3	5,764	N	N	12228 168TH PL NE
4	1	689110	0610	09/07/12	\$729,990	\$862,000	3,490	9	2012	3	5,509	N	N	16825 NE 121ST ST
4	1	256820	0280	07/23/13	\$770,000	\$826,000	3,530	9	2006	3	7,189	N	N	12145 179TH PL NE
4	1	256820	0350	06/17/11	\$653,000	\$802,000	3,530	9	2006	3	7,056	N	N	12024 178TH PL NE
4	1	256820	0720	01/27/11	\$610,000	\$741,000	3,530	9	2005	3	7,099	N	N	17685 NE 121ST CT
4	1	185297	0110	08/06/13	\$779,950	\$832,000	3,540	9	2013	3	7,377	N	N	16158 NE 115TH CT
4	1	287100	0030	05/02/12	\$660,000	\$797,000	3,570	9	2001	3	6,818	N	N	17070 NE 115TH WAY
4	1	185297	0130	11/21/12	\$770,950	\$895,000	3,570	9	2013	3	9,496	N	N	16166 NE 115TH CT
4	1	933250	0150	07/06/11	\$730,000	\$897,000	3,570	9	2010	3	5,781	N	N	12209 168TH PL NE
4	1	689110	0060	08/21/13	\$807,000	\$856,000	3,570	9	2009	3	5,565	N	N	16545 NE 121ST ST
4	1	187310	0010	11/15/13	\$747,500	\$764,000	3,580	9	2006	3	6,470	N	N	17201 NE 117TH WAY
4	1	933250	0030	03/26/12	\$732,000	\$889,000	3,620	9	2012	3	6,601	N	N	12216 168TH PL NE
4	1	382531	0260	03/06/13	\$807,500	\$910,000	3,650	9	2007	3	7,700	Y	N	12048 157TH CT NE
4	1	187310	0650	10/27/13	\$835,000	\$861,000	3,690	9	2006	3	7,691	N	N	11735 172ND CT NE
4	1	689110	0240	07/24/13	\$903,000	\$969,000	3,700	9	2010	3	5,400	N	N	12139 167TH PL NE
4	1	689110	0240	02/14/11	\$877,500	\$1,069,000	3,700	9	2010	3	5,400	N	N	12139 167TH PL NE
4	1	689110	0470	05/10/12	\$818,900	\$988,000	3,700	9	2011	3	5,460	N	N	12155 168TH CT NE
4	1	382531	0730	03/18/11	\$775,000	\$947,000	3,740	9	2005	3	8,911	N	N	15740 NE 119TH CT
4	1	256820	0080	11/14/12	\$700,000	\$814,000	3,850	9	2006	3	9,726	N	N	11910 178TH PL NE
4	1	256820	0330	09/24/13	\$798,000	\$835,000	4,010	9	2006	3	7,612	N	N	12020 178TH PL NE
4	1	933250	0040	09/20/11	\$760,000	\$935,000	4,160	9	2011	3	6,187	N	N	12222 168TH PL NE
4	1	689110	0160	06/28/11	\$790,990	\$972,000	4,160	9	2011	3	6,458	N	N	12105 166TH PL NE
4	1	934870	0120	09/14/12	\$660,000	\$778,000	2,620	10	2005	3	6,210	N	N	11866 175TH PL NE
4	1	934870	0140	07/29/13	\$777,000	\$832,000	2,840	10	2005	3	6,204	N	N	11878 175TH PL NE
4	1	934870	0010	06/22/12	\$610,000	\$731,000	2,850	10	2003	3	7,546	N	N	17401 NE 116TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	1	934870	0030	07/03/13	\$750,000	\$811,000	2,870	10	2003	3	8,579	Y	N	17409 NE 116TH WAY
4	1	934870	0170	09/23/12	\$737,500	\$868,000	3,000	10	2008	3	6,300	N	N	17514 NE 119TH WAY
4	1	810980	0050	11/04/12	\$689,950	\$804,000	3,010	10	2005	3	5,637	N	N	16756 NE 120TH ST
4	1	810980	0100	02/19/13	\$650,000	\$736,000	3,040	10	2006	3	4,662	N	N	16749 NE 120TH ST
4	1	810981	0010	10/26/11	\$655,000	\$805,000	3,070	10	2007	3	6,615	N	N	11667 168TH CT NE
4	1	810981	0100	02/09/11	\$678,000	\$825,000	3,070	10	2008	3	5,508	N	N	16806 NE 117TH ST
4	1	810981	0030	11/01/12	\$689,000	\$804,000	3,180	10	2007	3	7,975	N	N	11659 168TH CT NE
4	1	252605	9193	05/16/13	\$801,000	\$881,000	3,210	10	2004	3	7,024	N	N	11687 179TH PL NE
4	1	810981	0090	01/25/11	\$708,800	\$861,000	3,270	10	2008	3	5,976	N	N	16810 NE 117TH ST
4	1	934870	0150	06/21/12	\$730,000	\$875,000	3,280	10	2005	3	6,739	N	N	11884 175TH PL NE
4	1	934870	0340	06/19/12	\$760,000	\$911,000	3,290	10	2007	3	7,630	N	N	11882 174TH PL NE
4	1	252605	9191	11/27/12	\$700,000	\$811,000	3,310	10	2004	3	6,496	N	N	11671 179TH PL NE
4	1	362605	9142	10/26/12	\$653,500	\$763,000	3,340	10	2007	3	7,588	N	N	17218 NE 115TH CT
4	1	252605	9200	04/22/13	\$797,950	\$885,000	3,520	10	2004	3	7,639	N	N	11688 179TH PL NE
4	1	666683	0350	07/03/13	\$725,000	\$784,000	3,700	10	1990	5	13,291	N	N	11717 171ST PL NE
4	1	942850	0077	09/09/11	\$1,150,000	\$1,414,000	4,490	11	2008	3	55,303	Y	N	11650 154TH PL NE
4	2	302606	9053	08/19/13	\$470,000	\$499,000	1,330	7	1939	4	216,892	N	N	12625 AVONDALE RD NE
4	2	564930	0240	06/17/13	\$461,500	\$502,000	1,100	8	1979	4	35,239	N	N	12518 183RD AVE NE
4	2	812120	0820	02/17/12	\$325,000	\$396,000	1,240	8	1981	3	8,008	N	N	17202 NE 134TH PL
4	2	812120	0550	08/08/13	\$438,000	\$467,000	1,260	8	1983	4	8,197	N	N	13729 174TH AVE NE
4	2	339681	0210	06/14/11	\$285,000	\$350,000	1,320	8	1986	3	9,101	N	N	17231 NE 133RD PL
4	2	812120	0380	03/01/11	\$405,000	\$494,000	1,340	8	1983	4	9,248	N	N	13838 173RD AVE NE
4	2	020080	0470	07/24/13	\$525,000	\$563,000	1,370	8	1984	4	9,586	N	N	13724 176TH AVE NE
4	2	812120	0220	02/02/11	\$355,000	\$432,000	1,390	8	1982	3	8,814	N	N	13844 174TH PL NE
4	2	812120	0250	04/23/12	\$405,000	\$490,000	1,390	8	1982	4	11,227	N	N	13839 174TH PL NE
4	2	812120	0410	07/28/11	\$365,000	\$449,000	1,390	8	1983	3	7,864	N	N	13850 173RD AVE NE
4	2	812120	0400	08/09/12	\$370,000	\$440,000	1,400	8	1983	4	11,004	N	N	13846 173RD AVE NE
4	2	812120	0390	08/12/13	\$443,000	\$472,000	1,420	8	1983	4	7,485	N	N	13842 173RD AVE NE
4	2	339681	0120	08/09/13	\$505,000	\$538,000	1,430	8	1986	4	8,441	N	N	17232 NE 133RD PL
4	2	339682	0270	02/19/13	\$407,000	\$461,000	1,440	8	1985	3	8,786	N	N	12925 177TH PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	020080	0220	02/22/12	\$414,950	\$506,000	1,460	8	1984	3	8,607	N	N	13723 175TH CT NE
4	2	179590	0800	04/18/12	\$391,500	\$474,000	1,460	8	1986	3	11,460	N	N	17146 NE 140TH CT
4	2	280220	0050	08/26/13	\$425,000	\$450,000	1,560	8	1983	3	8,674	N	N	13605 178TH AVE NE
4	2	339681	0200	09/06/11	\$326,950	\$402,000	1,560	8	1986	3	10,314	N	N	17225 NE 133RD PL
4	2	062671	0100	03/19/12	\$445,000	\$541,000	1,600	8	1983	4	36,036	N	N	14114 194TH AVE NE
4	2	570180	0010	07/24/12	\$559,500	\$667,000	1,600	8	1985	4	35,366	N	N	18128 NE 136TH ST
4	2	812120	0870	07/26/13	\$540,000	\$579,000	1,600	8	1984	3	8,268	N	N	13607 174TH AVE NE
4	2	812120	0910	07/16/13	\$506,000	\$544,000	1,620	8	1982	4	7,418	N	N	13714 173RD PL NE
4	2	812120	0170	03/20/12	\$440,000	\$535,000	1,630	8	1982	4	9,485	N	N	17401 NE 138TH ST
4	2	280220	0090	05/18/12	\$414,000	\$499,000	1,650	8	1983	4	8,602	N	N	13637 178TH AVE NE
4	2	812120	0110	06/13/13	\$455,000	\$496,000	1,660	8	1984	4	6,463	N	N	13506 174TH AVE NE
4	2	179590	0620	04/02/12	\$389,000	\$472,000	1,720	8	1985	3	8,184	N	N	17432 NE 139TH PL
4	2	192606	9140	05/09/12	\$477,000	\$576,000	1,720	8	1981	4	36,152	N	N	18407 NE 143RD PL
4	2	812120	0790	03/07/12	\$451,806	\$550,000	1,730	8	1981	4	8,114	N	N	17226 NE 134TH PL
4	2	262605	9067	12/07/11	\$385,900	\$473,000	1,770	8	1975	3	35,283	N	N	12821 164TH AVE NE
4	2	280220	0160	02/28/11	\$407,000	\$496,000	1,770	8	1984	4	8,925	N	N	17706 NE 137TH CT
4	2	339681	0110	06/19/12	\$392,500	\$471,000	1,790	8	1987	3	8,468	N	N	17238 NE 133RD PL
4	2	339620	0100	06/17/13	\$510,300	\$555,000	1,800	8	1982	4	14,288	N	N	13614 179TH AVE NE
4	2	570180	0070	10/15/13	\$500,000	\$518,000	1,810	8	1984	3	39,197	N	N	13704 180TH AVE NE
4	2	812120	0160	12/05/12	\$415,000	\$480,000	1,810	8	1982	4	7,909	N	N	13718 174TH AVE NE
4	2	280220	0020	08/14/12	\$335,000	\$398,000	1,850	8	1983	3	15,010	N	N	17616 NE 136TH ST
4	2	812120	0800	06/11/13	\$528,000	\$576,000	1,890	8	1981	4	7,560	N	N	17218 NE 134TH PL
4	2	339682	0320	05/01/13	\$455,000	\$503,000	1,900	8	1986	4	8,141	N	N	12940 177TH PL NE
4	2	339680	0110	10/29/12	\$440,000	\$514,000	1,910	8	1983	3	12,900	N	N	17833 NE 131ST ST
4	2	113730	0090	04/27/11	\$425,000	\$521,000	1,920	8	1984	3	39,690	N	N	18216 NE 154TH ST
4	2	179592	0500	12/12/12	\$445,000	\$514,000	1,920	8	1986	3	7,560	N	N	17609 NE 141ST ST
4	2	339683	0050	04/25/13	\$511,100	\$567,000	1,930	8	1987	4	7,447	N	N	12904 176TH PL NE
4	2	339620	0250	12/30/11	\$342,700	\$420,000	1,940	8	1983	3	8,743	N	N	13621 179TH AVE NE
4	2	812120	0180	10/25/12	\$435,000	\$508,000	1,950	8	1982	4	6,905	N	N	13804 174TH PL NE
4	2	812120	0230	10/28/13	\$440,000	\$453,000	1,950	8	1982	3	8,307	N	N	13847 174TH PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	812120	0880	02/12/13	\$469,000	\$532,000	1,950	8	1984	3	7,761	N	N	13613 174TH AVE NE
4	2	812120	0120	05/23/13	\$495,000	\$543,000	1,960	8	1984	4	7,491	N	N	13512 174TH AVE NE
4	2	812120	0730	06/03/11	\$421,100	\$517,000	1,980	8	1983	3	12,134	N	N	17301 NE 135TH ST
4	2	812120	0130	07/16/13	\$498,000	\$536,000	1,990	8	1982	4	7,731	N	N	13700 174TH AVE NE
4	2	339681	0190	11/20/11	\$395,000	\$485,000	2,010	8	1987	3	9,684	N	N	17217 NE 133RD PL
4	2	339682	0200	09/19/13	\$500,000	\$524,000	2,030	8	1984	3	9,869	N	N	17626 NE 129TH PL
4	2	339683	0190	08/01/11	\$421,500	\$518,000	2,040	8	1987	3	7,574	N	N	13017 177TH PL NE
4	2	339620	0301	07/03/12	\$490,000	\$586,000	2,080	8	2006	3	8,039	N	N	17802 NE 136TH ST
4	2	020080	0510	02/14/11	\$410,000	\$499,000	2,090	8	1984	3	7,737	N	N	17508 NE 138TH ST
4	2	280220	0060	06/14/13	\$520,000	\$566,000	2,100	8	1983	4	7,206	N	N	13613 178TH AVE NE
4	2	179592	0040	10/02/13	\$515,000	\$537,000	2,110	8	1985	4	8,122	N	N	14110 177TH CT NE
4	2	179592	0040	05/20/11	\$422,500	\$518,000	2,110	8	1985	4	8,122	N	N	14110 177TH CT NE
4	2	339680	0220	09/09/13	\$553,000	\$582,000	2,110	8	1984	3	17,220	N	N	13113 180TH AVE NE
4	2	179591	0210	08/15/13	\$532,500	\$566,000	2,170	8	1985	3	10,268	N	N	13913 177TH PL NE
4	2	179591	0400	11/08/11	\$410,000	\$503,000	2,170	8	1985	3	8,367	N	N	13809 176TH PL NE
4	2	179592	0250	04/21/11	\$451,300	\$553,000	2,200	8	1986	4	7,355	N	N	14115 177TH AVE NE
4	2	179592	0480	07/02/12	\$430,000	\$515,000	2,220	8	1986	3	7,627	N	N	17527 NE 141ST ST
4	2	812120	0640	08/27/12	\$407,500	\$482,000	2,230	8	1983	3	8,248	N	N	13621 173RD PL NE
4	2	339682	0350	10/01/13	\$555,000	\$579,000	2,240	8	1985	4	8,382	N	N	12920 177TH PL NE
4	2	280220	0140	11/19/12	\$483,500	\$561,000	2,270	8	1983	3	10,333	N	N	17701 NE 137TH CT
4	2	812120	0780	02/01/11	\$413,000	\$502,000	2,280	8	1983	3	8,696	N	N	17234 NE 134TH PL
4	2	179590	0760	11/08/13	\$548,880	\$563,000	2,290	8	1986	3	7,375	N	N	13837 175TH PL NE
4	2	071031	0260	08/20/12	\$580,000	\$688,000	2,300	8	1997	4	30,933	N	N	13520 184TH AVE NE
4	2	339683	0370	09/02/11	\$497,500	\$612,000	2,300	8	1986	4	12,025	N	N	12913 176TH PL NE
4	2	179591	0290	07/11/13	\$540,000	\$582,000	2,310	8	1986	3	8,867	N	N	13820 176TH PL NE
4	2	812120	0770	12/13/13	\$589,000	\$594,000	2,310	8	1983	4	8,158	N	N	13409 174TH AVE NE
4	2	339620	0040	09/06/13	\$565,000	\$595,000	2,320	8	1982	4	15,000	N	N	13627 180TH AVE NE
4	2	570170	0230	08/05/13	\$550,000	\$587,000	2,330	8	1981	4	35,166	N	N	13316 175TH AVE NE
4	2	570170	0170	02/28/11	\$388,700	\$474,000	2,350	8	1981	3	34,671	N	N	17724 NE 133RD ST
4	2	773250	0350	12/14/12	\$545,000	\$629,000	2,370	8	1985	4	10,871	N	N	17803 NE 138TH CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	179590	0110	10/10/11	\$445,000	\$547,000	2,390	8	1985	3	8,396	N	N	17504 NE 141ST ST
4	2	179591	0250	08/04/11	\$440,000	\$541,000	2,390	8	1986	3	8,570	N	N	13805 177TH PL NE
4	2	812371	0130	01/24/12	\$432,500	\$528,000	2,390	8	1984	3	9,755	N	N	16910 NE 131ST PL
4	2	339681	0060	04/30/13	\$554,000	\$613,000	2,400	8	1987	4	14,656	N	N	13230 174TH AVE NE
4	2	339682	0070	10/14/13	\$542,500	\$562,000	2,400	8	1984	4	7,500	N	N	17646 NE 128TH PL
4	2	812371	0290	05/14/13	\$510,000	\$562,000	2,400	8	1984	4	9,788	N	N	17127 NE 131ST PL
4	2	812371	0030	05/29/12	\$455,000	\$548,000	2,480	8	1983	4	9,230	N	N	17112 NE 131ST PL
4	2	071031	0250	01/09/13	\$559,950	\$641,000	2,510	8	1987	3	36,303	N	N	13516 184TH AVE NE
4	2	062671	0160	10/22/13	\$556,000	\$574,000	2,550	8	1981	4	28,658	N	N	19210 NE 140TH PL
4	2	062671	0160	02/23/11	\$480,000	\$585,000	2,550	8	1981	4	28,658	N	N	19210 NE 140TH PL
4	2	339682	0140	08/13/13	\$549,000	\$584,000	2,550	8	1984	3	8,762	N	N	17649 NE 129TH PL
4	2	071030	0040	06/08/11	\$511,500	\$628,000	2,580	8	1983	3	37,721	N	N	13303 187TH CT NE
4	2	339683	0300	11/09/11	\$435,500	\$535,000	2,610	8	1985	3	17,925	N	N	17610 NE 131ST PL
4	2	062671	0030	03/28/13	\$500,000	\$559,000	2,630	8	1982	3	46,609	N	N	19129 NE 140TH PL
4	2	339680	0210	07/17/13	\$587,000	\$631,000	2,640	8	1983	4	14,176	N	N	13105 180TH AVE NE
4	2	179590	0780	08/08/13	\$568,000	\$606,000	2,710	8	1984	4	7,096	N	N	13821 175TH PL NE
4	2	113730	0700	10/08/13	\$619,000	\$643,000	2,730	8	1980	4	36,180	N	N	18131 NE 154TH ST
4	2	179590	0340	11/15/11	\$499,000	\$613,000	2,810	8	1986	3	13,447	N	N	14155 174TH PL NE
4	2	179590	0770	03/22/11	\$505,000	\$617,000	2,810	8	1984	4	7,114	N	N	13829 175TH PL NE
4	2	192606	9072	07/16/13	\$695,000	\$748,000	2,810	8	1980	5	75,654	Y	N	18815 NE 137TH ST
4	2	192606	9101	04/18/13	\$475,000	\$528,000	2,820	8	1928	5	43,560	N	N	14420 AVONDALE RD NE
4	2	339681	0160	05/30/13	\$675,000	\$739,000	2,870	8	1987	4	13,727	N	N	17212 NE 133RD PL
4	2	339683	0260	03/02/11	\$510,000	\$622,000	2,900	8	1986	3	13,768	N	N	17720 NE 131ST PL
4	2	339680	0100	05/23/11	\$465,000	\$571,000	3,070	8	1984	3	13,218	N	N	12941 179TH AVE NE
4	2	773250	0390	07/12/12	\$540,000	\$645,000	3,090	8	1985	3	9,758	N	N	17806 NE 138TH CT
4	2	020080	0270	07/24/12	\$525,000	\$626,000	3,110	8	1984	3	15,082	N	N	17532 NE 136TH ST
4	2	564930	0580	12/18/12	\$580,100	\$669,000	3,170	8	1982	4	35,377	N	N	12728 179TH AVE NE
4	2	564930	0580	04/25/11	\$568,000	\$696,000	3,170	8	1982	4	35,377	N	N	12728 179TH AVE NE
4	2	570170	0280	01/11/11	\$515,000	\$625,000	3,670	8	1981	3	32,430	N	N	17631 NE 134TH PL
4	2	564930	0200	06/11/13	\$550,000	\$600,000	1,920	9	1984	3	35,640	N	N	18231 NE 125TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	113730	0640	09/17/12	\$529,950	\$625,000	1,930	9	1981	4	34,717	N	N	15309 182ND PL NE
4	2	773250	0590	07/25/12	\$450,000	\$536,000	2,140	9	1985	3	20,000	N	N	17618 NE 142ND ST
4	2	570180	0030	12/07/11	\$560,000	\$687,000	2,150	9	1985	3	37,981	N	N	18114 NE 136TH ST
4	2	773250	0230	05/12/11	\$480,000	\$589,000	2,210	9	1984	3	15,000	N	N	14013 180TH AVE NE
4	2	113730	0870	09/15/11	\$562,500	\$692,000	2,290	9	1981	4	35,445	N	N	18300 NE 146TH WAY
4	2	773250	0410	08/26/13	\$555,000	\$587,000	2,300	9	1985	4	10,300	N	N	17805 NE 139TH ST
4	2	071031	0230	03/04/13	\$592,000	\$667,000	2,340	9	1984	4	35,155	N	N	13424 184TH AVE NE
4	2	564930	0130	07/13/12	\$570,000	\$681,000	2,340	9	1981	4	39,917	N	N	18003 NE 125TH ST
4	2	113730	1770	06/06/13	\$625,000	\$683,000	2,350	9	1985	4	39,690	N	N	14515 186TH PL NE
4	2	113730	1750	01/30/12	\$465,000	\$568,000	2,430	9	1984	3	44,866	N	N	14539 186TH PL NE
4	2	062670	0070	11/05/12	\$672,000	\$783,000	2,470	9	1979	5	65,775	N	N	14003 BEAR CREEK RD NE
4	2	564930	0020	07/22/11	\$565,000	\$695,000	2,500	9	1979	4	35,015	N	N	12715 179TH AVE NE
4	2	242605	9083	12/21/11	\$545,240	\$668,000	2,510	9	1981	4	76,666	N	N	14325 178TH LN NE
4	2	564930	0190	09/18/13	\$615,000	\$645,000	2,530	9	1981	4	35,100	N	N	18217 NE 125TH ST
4	2	113730	1560	04/15/13	\$618,000	\$687,000	2,590	9	1981	4	35,072	N	N	19107 NE 146TH WAY
4	2	570170	0380	06/26/12	\$635,000	\$761,000	2,590	9	1983	4	35,001	N	N	13510 175TH AVE NE
4	2	773250	0200	11/10/11	\$425,000	\$522,000	2,600	9	1987	4	15,000	N	N	14107 180TH AVE NE
4	2	113730	1020	12/11/12	\$540,000	\$624,000	2,630	9	1983	3	37,740	N	N	18038 NE 146TH WAY
4	2	113730	1680	07/18/11	\$552,500	\$679,000	2,650	9	1989	4	36,846	N	N	18811 NE 146TH WAY
4	2	113730	1040	05/24/13	\$594,000	\$652,000	2,690	9	1983	4	45,738	N	N	18005 NE 146TH WAY
4	2	262605	9094	09/18/13	\$725,000	\$760,000	2,690	9	1995	3	59,677	Y	N	13233 156TH AVE NE
4	2	570180	0180	11/27/12	\$664,900	\$771,000	2,720	9	1984	4	42,848	N	N	13822 181ST LN NE
4	2	564930	0560	12/05/11	\$591,250	\$725,000	2,740	9	1980	4	35,504	N	N	17930 NE 127TH ST
4	2	113730	0340	09/12/12	\$550,000	\$649,000	2,780	9	1985	4	35,000	N	N	15308 185TH AVE NE
4	2	113730	1870	05/21/13	\$635,000	\$698,000	2,810	9	1983	4	39,875	N	N	18606 NE 145TH PL
4	2	192606	9167	10/02/12	\$642,000	\$754,000	2,810	9	1985	4	42,356	N	N	19232 NE 144TH PL
4	2	113730	0690	09/26/12	\$513,750	\$604,000	2,820	9	1984	4	33,750	N	N	15347 182ND PL NE
4	2	773250	0270	06/10/12	\$585,000	\$703,000	2,820	9	1985	4	15,000	N	N	13915 180TH AVE NE
4	2	232605	9038	11/04/11	\$605,000	\$743,000	2,830	9	1984	3	33,541	N	N	13205 164TH AVE NE
4	2	113730	1050	05/10/12	\$513,000	\$619,000	2,880	9	1985	3	47,916	N	N	18015 NE 146TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	564930	0440	07/25/12	\$545,000	\$649,000	2,930	9	1987	3	35,112	N	N	18106 NE 125TH ST
4	2	429830	0050	05/01/13	\$640,000	\$708,000	2,970	9	1989	4	33,050	N	N	14344 189TH WAY NE
4	2	727310	0134	08/06/13	\$636,165	\$679,000	3,010	9	1992	3	156,816	N	N	12211 184TH AVE NE
4	2	429830	0090	12/28/11	\$559,000	\$684,000	3,060	9	1989	4	36,171	N	N	14349 189TH WAY NE
4	2	172606	9083	09/30/12	\$687,500	\$808,000	3,130	9	2012	3	20,250	N	N	14702 BEAR CREEK RD NE
4	2	570170	0030	09/10/12	\$711,000	\$839,000	3,130	9	1982	4	42,500	N	N	17405 NE 131ST ST
4	2	071051	0070	06/18/12	\$610,875	\$733,000	3,160	9	1985	3	35,000	N	N	18017 NE 133RD ST
4	2	344350	0120	03/04/13	\$615,500	\$694,000	3,230	9	1979	3	36,936	N	N	14608 BEAR CREEK LN NE
4	2	192606	9166	07/08/13	\$645,000	\$696,000	3,250	9	1984	4	42,424	N	N	19245 NE 144TH PL
4	2	429830	0010	10/03/13	\$680,000	\$708,000	3,270	9	1988	3	35,212	N	N	14322 189TH WAY NE
4	2	192606	9152	10/20/11	\$409,500	\$503,000	3,320	9	1981	3	40,000	N	N	19512 NE 144TH PL
4	2	429830	0150	03/22/11	\$632,000	\$772,000	3,360	9	1989	3	36,046	N	N	14303 189TH WAY NE
4	2	113730	1110	02/08/13	\$625,000	\$710,000	3,390	9	1982	4	37,520	N	N	18129 NE 146TH WAY
4	2	113730	0950	08/20/12	\$624,950	\$741,000	3,480	9	1984	4	34,200	N	N	14616 181ST PL NE
4	2	062671	0180	06/14/12	\$590,000	\$708,000	3,530	9	1984	4	34,180	N	N	19212 NE 141ST ST
4	2	113730	1130	06/17/11	\$499,900	\$614,000	4,000	9	1981	3	37,125	N	N	18209 NE 146TH WAY
4	2	344350	0130	05/04/11	\$550,000	\$674,000	4,050	9	1981	4	32,300	N	N	14614 BEAR CREEK LN NE
4	2	570170	0550	12/12/11	\$590,000	\$723,000	4,220	9	1982	3	31,549	N	N	13111 175TH AVE NE
4	2	418800	0570	02/18/11	\$664,000	\$809,000	2,060	10	1984	3	23,650	N	N	17030 NE 133RD ST
4	2	071031	0280	07/16/13	\$544,000	\$585,000	2,150	10	1985	3	35,000	N	N	13530 184TH AVE NE
4	2	418800	0450	06/05/13	\$697,000	\$762,000	2,230	10	1985	4	21,230	N	N	17024 NE 135TH CT
4	2	418800	0260	10/23/13	\$576,000	\$595,000	2,310	10	1985	3	24,544	N	N	13817 171ST AVE NE
4	2	111575	0190	01/22/13	\$653,000	\$745,000	2,390	10	1985	3	35,617	N	N	16414 NE 135TH ST
4	2	812355	0010	05/14/13	\$632,500	\$696,000	2,410	10	1983	3	42,397	N	N	17140 NE 126TH PL
4	2	812355	0010	02/18/11	\$540,000	\$658,000	2,410	10	1983	3	42,397	N	N	17140 NE 126TH PL
4	2	219570	0010	09/05/13	\$665,000	\$701,000	2,470	10	1988	4	37,970	N	N	17920 NE 154TH ST
4	2	219570	0010	09/22/11	\$479,000	\$589,000	2,470	10	1988	4	37,970	N	N	17920 NE 154TH ST
4	2	812355	0160	04/25/12	\$650,000	\$786,000	2,570	10	1983	3	35,129	N	N	17104 NE 124TH ST
4	2	418800	0580	08/09/12	\$675,000	\$802,000	2,790	10	1984	4	29,016	N	N	17026 NE 133RD ST
4	2	418800	0620	11/22/13	\$749,000	\$763,000	2,830	10	1984	3	30,779	N	N	17010 NE 133RD ST

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	773250	0610	07/03/13	\$750,000	\$811,000	2,830	10	1984	4	20,000	N	N	17542 NE 142ND ST
4	2	219570	0060	07/01/13	\$650,000	\$703,000	2,880	10	1987	4	57,555	N	N	17802 NE 154TH ST
4	2	111575	0200	10/17/12	\$615,000	\$720,000	2,900	10	1985	4	40,040	N	N	16404 NE 135TH ST
4	2	418800	0170	07/08/13	\$755,000	\$815,000	2,900	10	1986	4	29,632	N	N	17036 NE 139TH ST
4	2	773250	0530	10/08/12	\$648,500	\$761,000	2,900	10	1987	3	35,100	N	N	14036 180TH AVE NE
4	2	262605	9089	07/27/12	\$674,000	\$803,000	2,910	10	1989	3	44,050	N	N	16309 NE 130TH ST
4	2	111575	0020	12/23/11	\$702,000	\$860,000	2,930	10	1984	4	35,298	N	N	16520 NE 134TH PL
4	2	219570	0280	10/10/11	\$480,000	\$590,000	2,930	10	1988	3	35,000	N	N	15317 179TH AVE NE
4	2	812355	0060	05/18/11	\$660,000	\$810,000	2,990	10	1983	4	53,832	N	N	17110 NE 126TH PL
4	2	418800	0210	03/14/12	\$625,000	\$760,000	3,010	10	1985	3	27,444	N	N	17012 NE 139TH ST
4	2	418800	0650	05/18/11	\$615,000	\$754,000	3,010	10	1984	3	25,323	N	N	17005 NE 133RD ST
4	2	418800	0080	07/10/13	\$735,000	\$793,000	3,030	10	1985	3	29,030	N	N	13614 171ST AVE NE
4	2	812355	0110	03/28/11	\$665,000	\$813,000	3,040	10	1983	4	35,837	N	N	17137 NE 126TH PL
4	2	185300	0390	07/25/12	\$687,000	\$819,000	3,050	10	1988	4	35,017	N	N	19200 NE 143RD PL
4	2	219570	0370	02/28/11	\$635,000	\$774,000	3,070	10	1988	4	37,033	N	N	17917 NE 154TH ST
4	2	812355	0040	04/23/13	\$680,000	\$754,000	3,080	10	1983	4	35,116	N	N	17122 NE 126TH PL
4	2	812355	0200	04/01/13	\$770,770	\$861,000	3,110	10	1983	4	35,049	N	N	12402 169TH AVE NE
4	2	928895	0050	07/13/11	\$612,000	\$752,000	3,170	10	1996	4	26,884	N	N	12320 181ST CT NE
4	2	773250	0780	12/17/12	\$750,000	\$865,000	3,200	10	1986	4	35,100	N	N	17236 NE 144TH ST
4	2	192606	9190	06/02/11	\$576,900	\$708,000	3,210	10	1998	3	35,028	N	N	18015 NE 143RD PL
4	2	186200	0240	07/25/12	\$695,000	\$828,000	3,240	10	1988	4	31,500	N	N	16904 NE 128TH ST
4	2	111575	0090	08/09/12	\$650,000	\$772,000	3,260	10	1984	4	35,000	N	N	16525 NE 135TH PL
4	2	329320	0170	05/30/12	\$674,500	\$812,000	3,280	10	1989	3	27,590	N	N	12919 181ST AVE NE
4	2	418800	0060	08/05/13	\$900,000	\$961,000	3,290	10	1986	4	54,352	N	N	13536 171ST AVE NE
4	2	115260	0540	09/05/13	\$750,000	\$791,000	3,340	10	1988	4	31,964	N	N	15005 191ST AVE NE
4	2	219570	0310	05/04/11	\$660,000	\$809,000	3,360	10	1988	4	35,028	N	N	15300 179TH AVE NE
4	2	252605	9160	08/02/11	\$655,000	\$806,000	3,370	10	1984	3	37,158	N	N	12408 172ND AVE NE
4	2	812130	0050	07/25/13	\$799,950	\$858,000	3,380	10	1988	4	36,291	N	N	16712 NE 124TH ST
4	2	185300	0020	08/15/12	\$624,500	\$741,000	3,400	10	1990	3	35,001	N	N	14237 192ND AVE NE
4	2	219570	0130	08/06/12	\$662,500	\$788,000	3,490	10	1987	4	28,461	Y	N	15100 176TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	111576	0070	12/26/13	\$790,000	\$792,000	3,500	10	1985	4	35,185	N	N	16430 NE 133RD CT
4	2	115260	0390	09/06/13	\$675,000	\$711,000	3,500	10	1987	3	39,847	N	N	18801 NE 153RD ST
4	2	773250	0560	10/26/11	\$615,000	\$756,000	3,580	10	1986	3	40,046	N	N	14200 180TH AVE NE
4	2	111575	0210	11/19/13	\$1,027,500	\$1,048,000	3,650	10	1984	4	39,206	N	N	16413 NE 135TH ST
4	2	418800	0460	04/20/11	\$710,000	\$870,000	3,660	10	1984	3	33,167	N	N	17016 NE 135TH CT
4	2	111575	0060	06/20/12	\$775,000	\$929,000	3,740	10	1985	4	35,000	N	N	13313 168TH AVE NE
4	2	418800	0360	09/20/12	\$790,000	\$931,000	3,920	10	1985	3	48,388	N	N	17003 NE 136TH PL
4	2	773250	0880	06/18/13	\$860,000	\$935,000	4,150	10	1985	4	40,932	N	N	14319 172ND AVE NE
4	2	812130	0020	08/01/12	\$860,000	\$1,023,000	4,360	10	1988	3	35,014	N	N	16715 NE 124TH ST
4	2	192606	9030	08/13/12	\$663,087	\$787,000	4,910	10	2004	3	132,858	N	N	13425 AVONDALE RD NE
4	2	192606	9192	05/27/11	\$1,085,000	\$1,332,000	4,910	10	1996	4	52,889	N	N	13905 184TH AVE NE
4	2	115260	0420	11/15/13	\$650,000	\$664,000	2,720	11	1984	3	38,710	N	N	15011 189TH AVE NE
4	2	294400	0160	06/13/11	\$675,000	\$829,000	2,890	11	1987	3	26,304	N	N	15737 NE 134TH ST
4	2	115260	0360	03/28/11	\$624,950	\$764,000	3,180	11	1988	4	29,765	N	N	15336 188TH AVE NE
4	2	115260	0410	02/05/13	\$794,000	\$903,000	3,220	11	1984	4	38,180	N	N	18821 NE 153RD ST
4	2	142413	0100	12/13/13	\$799,950	\$807,000	3,320	11	1995	4	61,855	Y	N	18629 NE 139TH ST
4	2	219570	0200	06/19/12	\$602,000	\$722,000	3,340	11	1987	3	35,000	N	N	15110 177TH PL NE
4	2	294400	0240	10/20/11	\$795,000	\$977,000	3,350	11	1988	3	29,242	N	N	13337 157TH AVE NE
4	2	957805	0180	07/02/13	\$880,300	\$952,000	3,360	11	1989	4	35,212	N	N	17226 NE 126TH PL
4	2	219570	0250	07/23/13	\$695,000	\$746,000	3,370	11	1987	3	36,572	N	N	17821 NE 154TH ST
4	2	115260	0070	07/05/12	\$615,000	\$736,000	3,420	11	1986	4	35,003	N	N	19126 NE 151ST ST
4	2	185300	0270	08/17/12	\$638,000	\$757,000	3,420	11	1992	3	47,794	N	N	19427 NE 143RD PL
4	2	142413	0190	06/07/12	\$730,000	\$877,000	3,480	11	1994	4	24,751	Y	N	13901 186TH AVE NE
4	2	957805	0370	05/21/12	\$850,000	\$1,024,000	3,560	11	1990	3	28,647	N	N	17224 NE 129TH ST
4	2	185300	0290	05/22/13	\$832,500	\$914,000	3,610	11	1989	4	35,048	N	N	19439 NE 143RD PL
4	2	142413	0060	05/17/11	\$620,000	\$761,000	3,620	11	1996	3	21,851	N	N	18603 NE 139TH ST
4	2	186200	0160	04/25/11	\$635,000	\$778,000	3,660	11	1988	3	35,100	N	N	16905 NE 128TH ST
4	2	115260	0110	05/17/12	\$675,000	\$814,000	3,700	11	1985	4	35,692	N	N	19036 NE 151ST ST
4	2	957805	0360	08/15/11	\$809,950	\$996,000	3,720	11	1989	4	33,008	N	N	17306 NE 129TH ST
4	2	185300	0490	12/17/12	\$789,000	\$910,000	3,730	11	1988	4	35,370	N	N	19525 NE 143RD ST

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	294401	0050	01/07/13	\$907,500	\$1,040,000	3,780	11	1987	4	20,000	N	N	15824 NE 135TH ST
4	2	142413	0240	06/07/11	\$729,000	\$895,000	3,820	11	1994	4	25,584	N	N	13911 185TH CT NE
4	2	142413	0070	04/27/11	\$760,000	\$931,000	3,860	11	1996	3	22,714	N	N	18611 NE 139TH ST
4	2	142413	0080	05/17/11	\$710,000	\$871,000	3,860	11	1995	3	25,513	N	N	18619 NE 139TH ST
4	2	185300	0310	11/26/12	\$753,000	\$873,000	3,900	11	1991	4	35,998	N	N	19455 NE 143RD PL
4	2	186200	0070	02/01/13	\$855,000	\$973,000	3,910	11	1988	4	35,001	N	N	17007 NE 130TH ST
4	2	262605	9091	10/16/12	\$846,875	\$992,000	3,920	11	1989	3	69,641	N	N	16211 NE 130TH ST
4	2	294401	0060	02/08/13	\$871,500	\$990,000	3,940	11	1987	3	20,000	N	N	15814 NE 135TH ST
4	2	329340	0060	07/02/13	\$866,000	\$937,000	3,960	11	1990	3	45,378	N	N	18042 NE 132ND ST
4	2	185300	0140	07/08/13	\$1,089,000	\$1,175,000	3,970	11	1989	5	31,427	N	N	14229 194TH AVE NE
4	2	294401	0040	02/08/11	\$938,000	\$1,142,000	3,990	11	1987	4	20,000	N	N	15906 NE 135TH ST
4	2	294400	0300	07/26/13	\$1,122,888	\$1,203,000	4,010	11	1987	4	30,050	N	N	16302 NE 135TH ST
4	2	115260	0470	10/16/13	\$833,168	\$863,000	4,020	11	1984	4	37,353	N	N	18907 NE 150TH ST
4	2	115260	0330	07/05/13	\$856,475	\$925,000	4,060	11	1984	3	32,001	N	N	18818 NE 153RD ST
4	2	294400	0290	05/04/12	\$945,000	\$1,141,000	4,120	11	1988	4	30,050	N	N	16324 NE 135TH ST
4	2	219570	0170	08/13/13	\$815,000	\$867,000	4,190	11	1986	3	28,227	N	N	15129 177TH PL NE
4	2	294400	0010	05/23/12	\$800,000	\$964,000	4,200	11	1987	3	21,577	N	N	15901 NE 133RD ST
4	2	294401	0030	06/20/13	\$1,072,500	\$1,165,000	4,270	11	1987	3	20,000	N	N	15916 NE 135TH ST
4	2	219570	0100	07/24/12	\$695,500	\$829,000	4,320	11	1987	4	31,184	N	N	15401 178TH AVE NE
4	2	242605	9084	01/31/11	\$1,014,000	\$1,233,000	4,340	11	1981	3	228,254	N	N	17700 NE 143RD PL
4	2	294401	0230	06/05/13	\$956,000	\$1,044,000	4,380	11	1987	4	19,700	N	N	13415 160TH AVE NE
4	2	294400	0320	09/10/13	\$1,205,000	\$1,268,000	4,470	11	1988	4	28,115	N	N	16315 NE 135TH ST
4	2	294401	0150	09/02/11	\$950,000	\$1,168,000	4,550	11	1988	3	25,234	N	N	13507 157TH CT NE
4	2	294401	0190	03/29/13	\$1,100,000	\$1,230,000	4,580	11	1987	4	19,904	N	N	15813 NE 135TH ST
4	2	294400	0310	05/02/13	\$1,235,000	\$1,366,000	4,650	11	1988	4	28,770	N	N	16325 NE 135TH ST
4	2	115260	0310	03/25/13	\$913,000	\$1,022,000	4,680	11	1984	4	35,117	N	N	15325 189TH AVE NE
4	2	294400	0070	06/28/12	\$1,050,000	\$1,257,000	4,720	11	1986	4	20,712	N	N	15824 NE 133RD ST
4	2	232605	9033	04/09/12	\$1,000,000	\$1,212,000	5,800	11	2008	3	63,162	Y	N	13414 WOODINVILLE-REDMOND RD
4	2	329320	0180	07/10/13	\$1,225,000	\$1,321,000	6,960	11	1988	3	69,763	N	N	12901 181ST AVE NE
4	2	957805	0080	05/10/11	\$900,000	\$1,104,000	3,940	12	1989	4	35,208	N	N	17413 NE 126TH PL

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
4	2	957805	0380	05/09/13	\$969,000	\$1,069,000	3,970	12	1990	3	35,425	N	N	17210 NE 129TH ST
4	2	185300	0220	10/08/12	\$920,000	\$1,079,000	4,360	12	1988	4	40,799	N	N	14210 194TH AVE NE
4	2	683880	0160	05/20/11	\$840,000	\$1,031,000	4,630	12	1992	3	39,364	N	N	19212 NE 149TH ST
4	2	185300	0500	12/04/12	\$848,000	\$981,000	4,720	12	1987	3	42,438	N	N	19515 NE 143RD ST
4	2	232605	9045	03/29/12	\$1,305,615	\$1,585,000	4,940	12	1992	4	97,138	Y	N	13246 WOODINVILLE-REDMOND RD
4	2	957805	0170	12/28/11	\$889,900	\$1,090,000	5,400	12	1990	3	35,298	N	N	17234 NE 126TH PL
4	2	957805	0050	03/30/11	\$1,230,000	\$1,504,000	5,100	13	1999	3	35,302	N	N	17315 NE 126TH PL
4	2	957805	0030	11/17/11	\$1,272,000	\$1,561,000	5,730	13	1989	3	37,688	N	N	17239 NE 126TH PL
6	1	352605	9049	10/22/13	\$338,750	\$350,000	710	6	1937	4	28,717	N	N	10206 WOODINVILLE-REDMOND RD
6	1	720200	0160	07/03/12	\$362,000	\$433,000	810	7	1972	4	7,200	N	N	15817 NE 112TH ST
6	1	720200	0080	07/22/13	\$431,500	\$463,000	820	7	1971	4	6,975	N	N	15809 NE 111TH CT
6	1	719936	0390	05/07/13	\$385,000	\$425,000	860	7	1980	4	7,210	N	N	16132 NE 109TH ST
6	1	720180	0110	04/21/11	\$320,000	\$392,000	890	7	1975	3	6,825	N	N	15803 NE 110TH ST
6	1	358522	0540	08/02/11	\$280,000	\$344,000	960	7	1968	4	7,500	N	N	10431 170TH AVE NE
6	1	886170	0040	03/13/13	\$380,000	\$427,000	960	7	1977	3	10,275	N	N	16109 NE 99TH ST
6	1	719920	0100	07/09/13	\$316,000	\$341,000	970	7	1972	4	10,920	N	N	10110 162ND AVE NE
6	1	549020	0230	05/19/11	\$245,000	\$301,000	980	7	1968	3	8,560	N	N	10620 171ST AVE NE
6	1	549020	0300	08/19/13	\$304,000	\$323,000	980	7	1968	3	7,210	N	N	16912 NE 107TH ST
6	1	719936	0330	06/13/13	\$386,750	\$421,000	980	7	1980	4	7,208	N	N	16205 NE 109TH ST
6	1	719936	0330	06/23/11	\$350,000	\$430,000	980	7	1980	4	7,208	N	N	16205 NE 109TH ST
6	1	660070	0050	04/02/13	\$340,000	\$380,000	1,000	7	1980	4	6,460	N	N	17020 NE 93RD CT
6	1	719935	0220	01/31/11	\$338,500	\$412,000	1,000	7	1980	3	7,210	N	N	16010 NE 105TH CT
6	1	719936	0030	04/02/13	\$440,005	\$491,000	1,000	7	1980	4	7,350	N	N	16205 NE 107TH CT
6	1	719936	0120	05/17/13	\$405,500	\$446,000	1,000	7	1980	3	6,853	N	N	16102 NE 107TH CT
6	1	719936	0190	02/26/13	\$400,000	\$452,000	1,000	7	1980	4	7,597	N	N	16225 NE 108TH CT
6	1	719936	0290	04/22/13	\$486,000	\$539,000	1,000	7	1980	4	7,440	N	N	10918 161ST AVE NE
6	1	719936	0420	06/13/11	\$369,000	\$453,000	1,000	7	1980	4	7,770	N	N	16110 NE 109TH ST
6	1	719936	0480	04/28/13	\$440,000	\$487,000	1,000	7	1980	3	8,208	N	N	10905 161ST AVE NE
6	1	358522	0320	01/26/12	\$309,250	\$378,000	1,010	7	1968	3	6,500	N	N	10421 168TH AVE NE
6	1	358522	0340	07/22/12	\$317,500	\$379,000	1,010	7	1968	4	10,500	N	N	10409 168TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	886150	0040	10/18/13	\$455,000	\$471,000	1,030	7	1982	4	10,336	N	N	8517 169TH PL NE
6	1	720155	0070	08/26/11	\$382,000	\$470,000	1,040	7	1977	3	9,760	N	N	9305 169TH PL NE
6	1	720155	0100	08/06/12	\$375,000	\$446,000	1,040	7	1977	3	8,428	N	N	9211 169TH PL NE
6	1	944780	0060	06/20/13	\$510,000	\$554,000	1,040	7	1975	4	8,460	N	N	17115 NE 92ND ST
6	1	660070	0040	08/22/12	\$315,000	\$373,000	1,060	7	1985	3	5,160	N	N	17012 NE 93RD CT
6	1	052800	0020	09/12/13	\$472,500	\$497,000	1,070	7	1962	4	12,635	N	N	16703 NE 87TH ST
6	1	719933	0300	11/22/11	\$285,000	\$350,000	1,070	7	1978	3	7,210	N	N	10914 157TH CT NE
6	1	720000	1060	10/14/13	\$465,000	\$482,000	1,070	7	1966	4	11,869	N	N	16940 NE 92ND ST
6	1	720160	0140	05/02/13	\$366,000	\$405,000	1,070	7	1975	4	8,645	N	N	8609 173RD AVE NE
6	1	720160	0170	12/20/12	\$346,000	\$399,000	1,070	7	1975	4	7,500	N	N	17208 NE 86TH PL
6	1	719932	0410	09/13/13	\$412,500	\$433,000	1,080	7	1978	3	7,350	N	N	15915 NE 106TH ST
6	1	720190	0110	05/08/12	\$380,000	\$459,000	1,090	7	1976	4	7,000	N	N	15715 NE 111TH ST
6	1	720190	0250	10/21/13	\$370,000	\$382,000	1,090	7	1976	3	7,210	N	N	11122 156TH PL NE
6	1	720200	0010	10/04/12	\$385,000	\$452,000	1,090	7	1975	4	9,240	N	N	11138 159TH AVE NE
6	1	720200	0030	07/31/13	\$464,900	\$497,000	1,090	7	1975	4	8,540	N	N	11126 159TH AVE NE
6	1	002352	0240	08/16/12	\$330,000	\$392,000	1,100	7	1978	3	8,880	N	N	10801 165TH PL NE
6	1	019360	0290	10/24/11	\$325,000	\$399,000	1,100	7	1968	3	9,747	N	N	9322 166TH PL NE
6	1	549020	0540	03/21/12	\$295,000	\$358,000	1,100	7	1969	3	6,650	N	N	16804 NE 106TH ST
6	1	719930	0110	10/11/12	\$448,800	\$526,000	1,100	7	1977	4	8,250	N	N	10014 161ST PL NE
6	1	719731	0040	07/12/13	\$516,000	\$556,000	1,110	7	1976	4	9,990	N	N	16847 NE 89TH ST
6	1	719731	0060	11/08/13	\$508,000	\$521,000	1,110	7	1976	4	9,375	N	N	16830 NE 89TH ST
6	1	074200	0125	08/01/12	\$340,000	\$405,000	1,120	7	1959	4	11,700	N	N	8201 171ST AVE NE
6	1	358522	0370	03/25/13	\$345,000	\$386,000	1,120	7	1968	4	7,650	N	N	10404 168TH AVE NE
6	1	358522	0490	12/11/13	\$340,000	\$343,000	1,120	7	1968	4	4,550	N	N	16809 NE 105TH ST
6	1	720155	0050	11/28/12	\$369,900	\$429,000	1,120	7	1977	4	10,450	N	N	9318 169TH PL NE
6	1	726490	0115	06/21/13	\$458,000	\$497,000	1,120	7	1964	4	8,470	N	N	17104 NE 95TH ST
6	1	886150	0035	07/09/12	\$380,000	\$454,000	1,130	7	1982	4	10,260	N	N	8603 169TH PL NE
6	1	719933	0020	09/12/13	\$395,000	\$415,000	1,140	7	1977	4	7,752	N	N	15611 NE 109TH ST
6	1	719933	0240	04/18/11	\$349,950	\$429,000	1,140	7	1978	3	8,625	N	N	10935 158TH CT NE
6	1	719933	0270	06/06/13	\$450,000	\$491,000	1,140	7	1978	4	7,050	N	N	10911 158TH CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	337870	0130	07/01/11	\$307,000	\$377,000	1,150	7	1959	3	9,000	N	N	9840 164TH AVE NE
6	1	549020	0180	06/27/12	\$316,000	\$378,000	1,150	7	1968	3	7,560	N	N	17105 NE 106TH ST
6	1	720000	0652	04/04/12	\$236,000	\$286,000	1,150	7	1962	3	13,546	N	N	9580 166TH AVE NE
6	1	719920	0020	03/12/12	\$250,000	\$304,000	1,160	7	1968	3	7,125	N	N	10240 163RD AVE NE
6	1	019360	0200	06/28/12	\$320,000	\$383,000	1,170	7	1968	4	8,740	N	N	9319 167TH AVE NE
6	1	719730	0030	08/28/13	\$351,000	\$371,000	1,170	7	1976	4	9,450	N	N	9117 171ST AVE NE
6	1	864500	0120	10/06/11	\$399,000	\$491,000	1,170	7	1983	4	16,547	N	N	11347 161ST CT NE
6	1	188820	0060	08/23/13	\$489,000	\$518,000	1,180	7	1965	4	10,680	N	N	8808 171ST AVE NE
6	1	358522	0120	10/15/12	\$322,000	\$377,000	1,180	7	1968	4	8,330	N	N	17009 NE 105TH ST
6	1	549020	0060	09/10/12	\$370,000	\$437,000	1,180	7	1968	4	7,350	N	N	16821 NE 106TH ST
6	1	549020	0390	04/02/13	\$495,000	\$553,000	1,180	7	1968	4	10,000	N	N	16808 NE 107TH ST
6	1	719934	0420	09/14/12	\$404,000	\$476,000	1,180	7	1980	3	8,800	N	N	10818 160TH AVE NE
6	1	549020	0330	01/04/13	\$357,105	\$410,000	1,190	7	1968	5	7,210	N	N	16902 NE 107TH ST
6	1	947520	0140	12/12/12	\$407,000	\$470,000	1,200	7	1969	4	8,750	N	N	16728 NE 91ST ST
6	1	947520	0150	10/21/11	\$303,000	\$372,000	1,200	7	1969	4	9,360	N	N	16734 NE 91ST ST
6	1	947520	0170	09/09/13	\$550,000	\$579,000	1,200	7	1969	4	8,424	N	N	9117 168TH PL NE
6	1	947520	0270	05/16/13	\$406,000	\$447,000	1,200	7	1969	3	10,296	N	N	16806 NE 89TH ST
6	1	332775	0120	11/03/11	\$302,000	\$371,000	1,220	7	1968	3	9,900	N	N	9915 168TH AVE NE
6	1	719936	0350	01/31/13	\$445,000	\$507,000	1,220	7	1980	4	8,107	N	N	16215 NE 109TH ST
6	1	719935	0260	11/08/13	\$365,000	\$374,000	1,230	7	1980	3	8,670	N	N	10526 160TH AVE NE
6	1	947520	0060	03/15/13	\$439,950	\$494,000	1,230	7	1968	4	9,750	N	N	16700 NE 91ST PL
6	1	549021	0160	11/14/13	\$545,000	\$557,000	1,240	7	1977	4	7,862	N	N	10614 166TH PL NE
6	1	895020	0040	07/03/12	\$435,000	\$520,000	1,240	7	1974	4	9,590	N	N	8520 171ST AVE NE
6	1	613840	0240	02/25/13	\$485,000	\$548,000	1,250	7	1964	4	8,540	N	N	16804 NE 97TH ST
6	1	613840	0510	08/29/11	\$381,000	\$469,000	1,250	7	1965	4	8,400	N	N	9609 167TH AVE NE
6	1	074200	0160	07/12/11	\$289,000	\$355,000	1,260	7	1960	3	8,673	N	N	8060 171ST AVE NE
6	1	337900	0010	05/21/13	\$433,000	\$476,000	1,260	7	1964	4	8,560	N	N	9517 164TH AVE NE
6	1	719930	0280	04/24/13	\$465,000	\$516,000	1,260	7	1977	4	7,500	N	N	10108 161ST AVE NE
6	1	719934	0610	01/23/12	\$325,000	\$397,000	1,260	7	1979	4	7,000	N	N	15928 NE 109TH WAY
6	1	613850	0040	02/21/13	\$420,000	\$475,000	1,270	7	1967	4	8,610	N	N	16909 NE 97TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	613860	0110	08/13/12	\$375,000	\$445,000	1,270	7	1967	4	9,450	N	N	9607 169TH AVE NE
6	1	719935	0350	02/28/12	\$432,500	\$527,000	1,280	7	1980	4	5,600	N	N	10520 160TH CT NE
6	1	719935	0500	04/21/11	\$435,000	\$533,000	1,280	7	1981	4	8,625	N	N	10602 161ST CT NE
6	1	719935	0520	07/20/11	\$420,000	\$516,000	1,280	7	1981	3	7,344	N	N	10614 161ST CT NE
6	1	613840	0450	04/26/13	\$342,500	\$380,000	1,290	7	1967	4	8,775	N	N	9508 167TH AVE NE
6	1	719931	0140	11/09/12	\$485,000	\$565,000	1,290	7	2012	3	7,500	N	N	10307 163RD AVE NE
6	1	719932	0620	02/21/12	\$450,000	\$548,000	1,290	7	1978	4	7,194	N	N	15923 NE 106TH CT
6	1	720180	0190	11/20/12	\$293,000	\$340,000	1,290	7	1975	4	7,980	N	N	10934 156TH PL NE
6	1	720180	0370	05/10/11	\$312,000	\$383,000	1,290	7	1976	4	7,280	N	N	15832 NE 110TH ST
6	1	358522	0030	10/31/13	\$393,950	\$405,000	1,300	7	1968	4	7,280	N	N	17015 NE 104TH CT
6	1	720180	0300	08/12/11	\$300,000	\$369,000	1,300	7	1969	3	8,480	N	N	15716 NE 110TH ST
6	1	726490	0025	03/28/11	\$320,000	\$391,000	1,300	7	1979	4	8,844	N	N	9542 172ND AVE NE
6	1	947520	0180	10/31/11	\$450,000	\$553,000	1,300	7	1969	4	8,800	N	N	9123 168TH PL NE
6	1	358522	0090	09/14/11	\$293,950	\$362,000	1,310	7	1968	3	9,375	N	N	17004 NE 104TH CT
6	1	549022	0050	11/06/12	\$450,000	\$524,000	1,310	7	1977	4	11,172	N	N	10709 167TH PL NE
6	1	019360	0030	04/29/13	\$295,000	\$327,000	1,320	7	1967	3	8,742	N	N	16615 NE 92ND ST
6	1	358522	0580	10/15/12	\$330,000	\$387,000	1,320	7	1968	4	7,500	N	N	10407 170TH AVE NE
6	1	613860	0040	03/24/11	\$284,500	\$348,000	1,330	7	1967	3	10,640	N	N	9512 169TH AVE NE
6	1	710560	0035	05/23/13	\$530,000	\$582,000	1,330	7	1965	5	11,016	N	N	16724 NE 89TH ST
6	1	813500	0110	04/08/11	\$307,800	\$377,000	1,330	7	1979	3	9,800	N	N	15631 NE 107TH CT
6	1	549021	0490	04/01/11	\$454,000	\$555,000	1,340	7	1977	3	7,191	N	N	16433 NE 106TH PL
6	1	720000	1353	07/22/13	\$425,000	\$456,000	1,350	7	1977	4	9,600	N	N	16839 NE 88TH ST
6	1	720000	1603	05/24/11	\$327,500	\$402,000	1,350	7	1968	4	9,360	N	N	9024 171ST AVE NE
6	1	886170	0220	02/29/12	\$315,000	\$384,000	1,350	7	1976	3	10,050	N	N	16224 NE 99TH ST
6	1	944780	0030	05/19/11	\$340,000	\$417,000	1,350	7	1974	3	8,400	N	N	9120 171ST AVE NE
6	1	719930	0210	06/06/11	\$330,000	\$405,000	1,360	7	1977	4	7,700	N	N	16115 NE 103RD ST
6	1	933240	0190	02/23/12	\$415,000	\$506,000	1,360	7	1975	4	9,555	N	N	16716 NE 92ND ST
6	1	002352	0250	11/20/13	\$520,000	\$530,000	1,370	7	1978	4	11,000	N	N	10808 165TH PL NE
6	1	002352	0390	03/26/12	\$435,000	\$528,000	1,370	7	1978	3	10,440	N	N	16515 NE 111TH ST
6	1	332775	0080	07/09/13	\$300,000	\$324,000	1,380	7	1968	3	5,625	N	N	9916 167TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	719932	0070	03/05/12	\$435,000	\$529,000	1,390	7	1977	4	7,350	N	N	15737 NE 105TH CT
6	1	719932	0320	06/06/12	\$450,000	\$541,000	1,390	7	1978	4	9,800	N	N	15828 NE 106TH ST
6	1	720180	0220	06/05/13	\$435,000	\$475,000	1,390	7	1975	4	8,400	N	N	10933 156TH PL NE
6	1	002352	0310	11/15/13	\$435,000	\$445,000	1,400	7	1978	4	9,600	N	N	10922 165TH PL NE
6	1	720190	0190	11/07/11	\$390,000	\$479,000	1,400	7	1976	4	7,350	N	N	11135 157TH AVE NE
6	1	719932	0490	04/27/12	\$467,500	\$565,000	1,410	7	1978	4	7,000	N	N	15814 NE 106TH CT
6	1	337870	0110	06/16/11	\$309,950	\$381,000	1,440	7	1959	4	8,750	N	N	9845 164TH AVE NE
6	1	613840	0320	09/28/11	\$385,000	\$473,000	1,440	7	1964	4	5,950	N	N	9508 168TH AVE NE
6	1	719900	0010	04/18/13	\$313,500	\$348,000	1,440	7	1967	3	7,200	N	N	10040 163RD AVE NE
6	1	358522	0240	08/01/12	\$335,000	\$399,000	1,450	7	1968	4	7,200	N	N	16820 NE 105TH ST
6	1	719932	0040	07/17/13	\$411,500	\$443,000	1,450	7	1977	3	7,350	N	N	15811 NE 105TH ST
6	1	719932	0210	09/12/13	\$470,000	\$494,000	1,450	7	1977	4	9,100	N	N	10527 158TH AVE NE
6	1	719932	0260	08/08/11	\$462,500	\$569,000	1,460	7	1978	4	7,330	N	N	10567 158TH AVE NE
6	1	002352	0090	11/27/12	\$399,000	\$462,000	1,470	7	1979	4	9,545	N	N	10804 164TH PL NE
6	1	719934	0160	10/12/12	\$340,000	\$398,000	1,470	7	1983	3	7,350	N	N	10824 158TH CT NE
6	1	720160	0110	02/01/12	\$439,000	\$536,000	1,490	7	1975	5	7,500	N	N	8620 173RD AVE NE
6	1	337860	0030	04/18/12	\$379,000	\$459,000	1,500	7	1959	5	9,180	N	N	16554 NE 99TH ST
6	1	720000	1356	07/28/13	\$400,000	\$428,000	1,500	7	1977	4	10,290	N	N	16806 NE 87TH ST
6	1	886170	0080	08/25/11	\$390,000	\$480,000	1,500	7	1976	3	10,549	N	N	9890 162ND AVE NE
6	1	719934	0250	05/02/12	\$483,200	\$584,000	1,510	7	1981	4	8,850	N	N	10803 159TH CT NE
6	1	719900	0050	07/10/13	\$390,000	\$421,000	1,520	7	1967	3	8,800	N	N	9919 163RD AVE NE
6	1	719933	0160	06/19/12	\$253,000	\$303,000	1,530	7	1978	3	7,178	N	N	15723 NE 109TH ST
6	1	337900	0100	03/29/13	\$329,950	\$369,000	1,560	7	1966	4	8,450	N	N	16407 NE 96TH PL
6	1	337900	0100	06/25/12	\$304,000	\$364,000	1,560	7	1966	4	8,450	N	N	16407 NE 96TH PL
6	1	719900	0060	10/24/11	\$321,998	\$396,000	1,570	7	1967	3	10,680	N	N	9927 163RD AVE NE
6	1	719910	0080	02/22/11	\$339,000	\$413,000	1,570	7	1968	3	7,200	N	N	10102 163RD AVE NE
6	1	362605	9045	06/21/13	\$470,000	\$510,000	1,594	7	1994	4	10,018	N	N	17010 NE 100TH ST
6	1	720000	1010	07/14/11	\$320,000	\$393,000	1,600	7	1969	4	8,000	N	N	9427 171ST AVE NE
6	1	147400	0010	05/15/13	\$480,000	\$528,000	1,650	7	1976	5	8,400	N	N	9218 171ST AVE NE
6	1	719910	0140	11/12/13	\$395,000	\$404,000	1,660	7	1968	4	8,960	N	N	10104 162ND PL NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	719930	0190	03/17/11	\$372,000	\$454,000	1,660	7	1977	4	9,450	N	N	10223 161ST PL NE
6	1	692824	0060	05/22/13	\$424,500	\$466,000	1,670	7	1983	3	14,171	N	N	16151 NE 113TH CT
6	1	719932	0420	11/01/11	\$399,400	\$491,000	1,710	7	1978	3	7,350	N	N	15907 NE 106TH ST
6	1	720180	0210	08/21/12	\$330,000	\$391,000	1,730	7	1975	4	8,400	N	N	10927 156TH PL NE
6	1	886150	0050	07/09/13	\$545,000	\$588,000	1,740	7	1982	4	10,336	Y	N	8501 169TH PL NE
6	1	332775	0070	10/31/13	\$410,000	\$422,000	1,780	7	1968	4	6,790	N	N	9910 167TH AVE NE
6	1	022505	9069	02/09/12	\$380,000	\$464,000	1,820	7	1991	3	11,761	N	N	9550 WOODINVILLE-REDMOND RD
6	1	719931	0050	05/07/12	\$405,000	\$489,000	1,890	7	1977	3	9,000	N	N	10306 163RD PL NE
6	1	710560	0070	09/15/11	\$350,000	\$430,000	2,000	7	2002	3	10,236	N	N	16637 NE 89TH ST
6	1	719934	0120	09/13/13	\$523,000	\$550,000	2,140	7	1983	3	7,560	N	N	10724 158TH CT NE
6	1	019360	0130	09/24/13	\$540,000	\$565,000	2,150	7	1968	5	7,910	N	N	9316 167TH AVE NE
6	1	719900	0020	01/24/12	\$380,000	\$464,000	2,200	7	1967	5	9,540	N	N	10030 163RD AVE NE
6	1	052800	0055	09/18/13	\$500,000	\$524,000	2,260	7	1967	4	12,730	N	N	16708 NE 87TH ST
6	1	346190	0110	05/31/12	\$351,000	\$422,000	1,150	8	1983	3	8,840	N	N	16109 NE 95TH CT
6	1	920150	0025	05/02/13	\$460,000	\$509,000	1,160	8	1991	3	7,350	Y	N	7821 172ND PL NE
6	1	886031	0050	04/22/13	\$488,000	\$541,000	1,210	8	1977	4	9,800	N	N	9743 159TH PL NE
6	1	150821	0180	04/09/12	\$412,000	\$499,000	1,220	8	1975	4	9,975	N	N	17102 NE 84TH ST
6	1	542360	0130	11/19/12	\$423,000	\$491,000	1,220	8	1987	3	8,188	N	N	8731 170TH CT NE
6	1	721130	0220	04/26/13	\$425,000	\$471,000	1,220	8	1976	4	7,350	N	N	16402 NE 104TH ST
6	1	721130	0300	07/09/13	\$498,000	\$537,000	1,220	8	1976	5	8,100	N	N	16410 NE 105TH ST
6	1	150821	0210	09/11/13	\$425,000	\$447,000	1,230	8	1974	3	8,835	N	N	17109 NE 84TH ST
6	1	150821	0330	07/09/13	\$458,000	\$494,000	1,230	8	1974	4	8,850	N	N	8303 172ND AVE NE
6	1	215650	0100	01/23/12	\$438,500	\$536,000	1,230	8	1977	4	9,600	N	N	17022 NE 100TH PL
6	1	219331	0640	12/09/11	\$329,900	\$404,000	1,240	8	1983	3	8,783	N	N	18316 NE 103RD CT
6	1	755875	0100	08/22/13	\$530,000	\$562,000	1,240	8	1979	4	8,364	N	N	16911 NE 99TH CT
6	1	002351	0020	07/23/12	\$461,000	\$550,000	1,270	8	1977	3	9,750	N	N	16733 NE 101ST PL
6	1	219331	0450	06/25/13	\$545,000	\$591,000	1,270	8	1983	4	11,040	N	N	18314 NE 107TH ST
6	1	002350	0460	05/02/12	\$447,500	\$541,000	1,300	8	1976	4	9,800	N	N	16727 NE 103RD PL
6	1	726490	0065	10/01/13	\$550,000	\$573,000	1,310	8	1979	4	8,470	N	N	17105 NE 96TH PL
6	1	721130	0250	08/08/12	\$360,000	\$428,000	1,350	8	1976	3	7,980	N	N	16420 NE 104TH ST

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	886170	0020	09/23/13	\$508,000	\$531,000	1,350	8	1978	4	10,275	N	N	16027 NE 99TH ST
6	1	002352	0040	10/10/11	\$410,405	\$504,000	1,370	8	1978	4	9,545	N	N	10835 164TH AVE NE
6	1	002352	0180	02/27/12	\$560,000	\$682,000	1,370	8	1978	5	9,600	N	N	10907 165TH PL NE
6	1	150821	0550	07/17/12	\$378,000	\$451,000	1,370	8	1976	4	8,375	N	N	8620 172ND AVE NE
6	1	219332	0450	03/15/13	\$545,000	\$612,000	1,370	8	1984	4	8,022	N	N	10630 181ST AVE NE
6	1	886030	0250	04/23/13	\$490,000	\$544,000	1,390	8	1976	4	8,400	N	N	9706 163RD AVE NE
6	1	886030	0360	08/24/12	\$433,000	\$513,000	1,390	8	1976	3	9,960	N	N	9716 162ND AVE NE
6	1	002350	0150	11/18/11	\$445,000	\$546,000	1,400	8	1975	4	8,750	N	N	16721 NE 102ND PL
6	1	219330	0020	05/16/13	\$570,000	\$627,000	1,400	8	1980	4	8,700	N	N	10311 177TH AVE NE
6	1	219330	0250	04/26/11	\$517,000	\$633,000	1,400	8	1980	4	8,625	N	N	10316 179TH AVE NE
6	1	720585	0040	07/11/11	\$435,000	\$535,000	1,400	8	1980	4	6,300	N	N	16009 NE 99TH ST
6	1	219332	0180	06/28/13	\$505,000	\$547,000	1,410	8	1984	4	9,000	N	N	18220 NE 109TH ST
6	1	346190	0230	10/10/13	\$534,000	\$555,000	1,410	8	1979	4	10,950	N	N	9630 161ST AVE NE
6	1	346190	0250	11/14/12	\$485,000	\$564,000	1,410	8	1978	4	9,000	N	N	9611 163RD PL NE
6	1	219332	0280	04/30/12	\$375,000	\$453,000	1,420	8	1985	3	10,346	N	N	18221 NE 108TH CT
6	1	219333	0330	03/20/12	\$519,000	\$631,000	1,420	8	1985	4	10,956	Y	N	10004 181ST AVE SE
6	1	571120	0090	07/12/13	\$516,000	\$556,000	1,420	8	1995	4	9,348	Y	N	15610 NE 106TH CT
6	1	219333	0340	10/15/12	\$550,000	\$644,000	1,430	8	1986	4	10,201	N	N	10010 181ST AVE NE
6	1	886170	0070	09/17/12	\$465,000	\$548,000	1,430	8	1976	4	10,549	N	N	16127 NE 99TH ST
6	1	002350	0410	07/10/12	\$390,000	\$466,000	1,440	8	1975	3	9,605	N	N	16704 NE 102ND PL
6	1	219331	0280	06/08/11	\$443,000	\$544,000	1,440	8	1984	4	8,003	N	N	10607 184TH AVE NE
6	1	337860	0040	09/21/12	\$359,500	\$423,000	1,440	8	1959	5	9,855	N	N	16566 NE 99TH ST
6	1	720585	0120	11/06/12	\$430,000	\$501,000	1,440	8	1983	4	11,500	N	N	9907 159TH PL NE
6	1	219334	0050	11/12/12	\$390,000	\$454,000	1,460	8	1985	3	8,566	N	N	17824 NE 102ND CT
6	1	219331	0370	05/08/12	\$369,000	\$445,000	1,480	8	1983	3	9,106	N	N	10612 183RD CT NE
6	1	346190	0100	04/15/13	\$500,000	\$556,000	1,480	8	1984	3	11,200	N	N	16103 NE 95TH CT
6	1	721130	0230	03/21/13	\$460,000	\$516,000	1,490	8	1976	4	7,350	N	N	16408 NE 104TH ST
6	1	726490	0060	03/09/12	\$429,950	\$523,000	1,500	8	1980	4	8,624	N	N	9610 171ST AVE NE
6	1	219330	0090	01/14/13	\$378,500	\$433,000	1,520	8	1980	3	8,620	N	N	10310 177TH AVE NE
6	1	721130	0210	04/27/11	\$375,000	\$459,000	1,530	8	1975	4	7,665	N	N	10412 164TH AVE NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	886030	0330	04/12/13	\$565,000	\$629,000	1,530	8	1969	4	13,200	N	N	9739 163RD AVE NE
6	1	219331	0310	03/20/11	\$390,000	\$476,000	1,540	8	1984	4	7,509	N	N	10625 184TH AVE NE
6	1	920150	0020	05/10/13	\$509,950	\$562,000	1,540	8	1979	4	12,502	N	N	7815 172ND PL NE
6	1	920150	0020	09/22/11	\$420,000	\$516,000	1,540	8	1979	4	12,502	N	N	7815 172ND PL NE
6	1	720000	1153	12/09/11	\$440,000	\$539,000	1,560	8	1977	3	15,500	N	N	9107 169TH CT NE
6	1	346190	0020	05/13/11	\$423,000	\$519,000	1,580	8	1978	4	9,945	N	N	16028 NE 95TH CT
6	1	150821	0500	07/16/12	\$550,000	\$656,000	1,590	8	1976	4	8,375	N	N	8512 172ND AVE NE
6	1	571120	0130	04/13/11	\$360,500	\$441,000	1,590	8	1993	3	7,529	N	N	15642 NE 106TH CT
6	1	726490	0130	06/21/12	\$378,000	\$453,000	1,600	8	1976	4	12,012	N	N	9548 171ST AVE NE
6	1	150821	0100	07/27/12	\$375,000	\$447,000	1,620	8	1974	3	8,132	N	N	17150 NE 84TH ST
6	1	671960	0120	04/07/11	\$568,000	\$695,000	1,640	8	2010	3	24,895	N	N	17515 NE 98TH WAY
6	1	671960	0140	05/05/11	\$590,000	\$723,000	1,640	8	2010	3	22,551	N	N	17522 NE 98TH WAY
6	1	219331	0070	08/01/13	\$330,000	\$353,000	1,650	8	1984	4	7,722	N	N	10515 181ST AVE NE
6	1	886030	0500	09/27/11	\$388,000	\$477,000	1,670	8	1977	4	8,400	N	N	16111 NE 98TH ST
6	1	886150	0070	12/16/13	\$585,000	\$589,000	1,700	8	1989	4	10,398	N	N	8706 169TH PL NE
6	1	886030	0170	11/16/11	\$361,668	\$444,000	1,730	8	1975	4	7,000	N	N	16315 NE 98TH PL
6	1	719934	0010	08/06/13	\$420,000	\$448,000	1,780	8	1983	3	7,150	N	N	10825 158TH CT NE
6	1	219331	0210	12/10/13	\$480,000	\$485,000	1,830	8	1983	3	10,152	N	N	18202 NE 105TH CT
6	1	219333	0270	07/19/11	\$439,000	\$540,000	1,890	8	1987	4	13,543	Y	N	18221 NE 100TH CT
6	1	726490	0075	05/03/11	\$449,000	\$550,000	1,900	8	1979	4	8,470	N	N	17119 NE 96TH ST
6	1	219330	0550	06/20/13	\$599,000	\$651,000	1,910	8	1980	4	15,180	N	N	18315 NE 102ND CT
6	1	721130	0390	11/21/12	\$499,900	\$580,000	1,910	8	1976	4	8,925	N	N	10417 165TH PL NE
6	1	726490	0086	12/31/13	\$735,000	\$735,000	1,930	8	1978	4	12,168	N	N	9539 172ND AVE NE
6	1	885670	0340	05/06/13	\$540,000	\$596,000	1,930	8	1980	3	17,578	N	N	15304 NE 108TH PL
6	1	219334	0240	08/22/13	\$575,000	\$610,000	1,940	8	1986	3	8,960	Y	N	17826 NE 100TH CT
6	1	720000	1204	05/05/13	\$544,250	\$601,000	1,940	8	1976	4	17,251	N	N	16820 NE 91ST ST
6	1	219334	0360	08/06/13	\$576,000	\$615,000	1,950	8	1986	4	8,195	Y	N	9934 181ST AVE NE
6	1	219333	0080	09/09/13	\$562,000	\$591,000	2,040	8	1986	3	8,675	N	N	17906 NE 101ST CT
6	1	721130	0010	02/25/13	\$498,500	\$563,000	2,040	8	1974	4	8,100	N	N	10506 165TH PL NE
6	1	885670	0190	08/24/11	\$530,000	\$652,000	2,040	8	1983	4	18,360	N	N	10728 151ST CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	002350	0030	07/06/11	\$426,000	\$524,000	2,050	8	1975	3	8,750	N	N	10105 167TH PL NE
6	1	215650	0300	06/25/12	\$445,500	\$534,000	2,050	8	1977	4	8,680	N	N	16804 NE 101ST PL
6	1	219332	0350	03/10/11	\$450,000	\$549,000	2,060	8	1986	3	8,553	N	N	18230 NE 108TH CT
6	1	571120	0010	09/03/13	\$517,000	\$545,000	2,070	8	1995	3	7,440	N	N	10604 157TH AVE NE
6	1	671960	0130	08/25/11	\$620,000	\$763,000	2,090	8	2010	3	28,341	N	N	17518 NE 98TH WAY
6	1	219331	0510	04/19/11	\$428,000	\$524,000	2,100	8	1982	3	8,267	N	N	10608 184TH AVE NE
6	1	755875	0240	12/31/13	\$485,000	\$485,000	2,100	8	1979	4	8,374	N	N	16920 NE 98TH CT
6	1	337510	0160	09/11/12	\$442,000	\$522,000	2,130	8	1979	3	10,000	N	N	17607 NE 88TH PL
6	1	184239	0120	08/12/13	\$612,500	\$652,000	2,140	8	1984	4	12,612	N	N	16219 NE 113TH CT
6	1	720000	1600	09/03/13	\$614,500	\$648,000	2,200	8	2008	3	9,511	N	N	9106 172ND AVE NE
6	1	720000	1751	08/13/13	\$541,000	\$576,000	2,200	8	1997	4	9,590	N	N	9440 171ST AVE NE
6	1	885670	0240	08/18/11	\$560,000	\$689,000	2,220	8	1980	4	41,616	N	N	15301 NE 108TH PL
6	1	671960	0100	06/10/11	\$560,500	\$688,000	2,220	8	2011	4	5,476	N	N	17481 NE 98TH WAY
6	1	219330	0140	03/22/11	\$425,000	\$519,000	2,280	8	1980	3	9,990	N	N	17724 NE 103RD CT
6	1	219332	0250	05/22/12	\$480,000	\$578,000	2,310	8	1985	4	6,650	N	N	10714 183RD AVE NE
6	1	671960	0060	07/06/11	\$648,000	\$797,000	2,310	8	2010	3	4,275	N	N	17465 NE 98TH WAY
6	1	721130	0430	06/30/11	\$390,000	\$479,000	2,330	8	1974	3	6,000	N	N	10410 165TH PL NE
6	1	219331	0680	06/18/13	\$515,000	\$560,000	2,350	8	1983	4	11,621	N	N	10328 181ST AVE NE
6	1	184239	0050	04/05/13	\$575,000	\$642,000	2,370	8	1984	4	13,046	N	N	16233 NE 112TH CT
6	1	671960	0080	06/13/11	\$629,800	\$774,000	2,370	8	2010	3	5,225	N	N	17473 NE 98TH WAY
6	1	219331	0620	02/26/13	\$559,950	\$632,000	2,380	8	1983	3	11,897	N	N	18211 NE 103RD CT
6	1	184275	0070	11/20/13	\$630,000	\$643,000	2,390	8	1977	4	10,200	N	N	16416 NE 98TH CT
6	1	755875	0060	08/21/12	\$439,000	\$520,000	2,410	8	1979	3	7,840	N	N	16908 NE 99TH CT
6	1	184239	0020	07/02/13	\$625,000	\$676,000	2,450	8	1984	4	12,284	N	N	16209 NE 112TH CT
6	1	184239	0100	04/18/12	\$550,000	\$666,000	2,460	8	1984	5	13,285	N	N	16203 NE 113TH CT
6	1	337510	0220	08/01/13	\$525,000	\$561,000	2,470	8	1979	3	7,392	N	N	17713 NE 88TH PL
6	1	885670	0090	09/24/13	\$763,000	\$798,000	2,500	8	1985	4	38,759	N	N	11009 151ST AVE NE
6	1	219330	0070	08/17/12	\$580,000	\$688,000	2,560	8	1980	4	8,620	N	N	10220 177TH AVE NE
6	1	219330	0190	12/27/12	\$559,950	\$644,000	2,560	8	1980	4	8,800	N	N	17725 NE 103RD CT
6	1	671960	0150	06/28/13	\$785,000	\$850,000	2,700	8	2010	3	6,292	N	N	17478 NE 98TH WAY

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	813500	0240	08/20/12	\$659,000	\$781,000	2,940	8	2012	3	7,276	N	N	15605 NE 107TH CT
6	1	813500	0220	06/13/12	\$639,000	\$767,000	2,980	8	2012	3	7,001	N	N	15617 NE 107TH CT
6	1	813500	0230	12/04/12	\$631,000	\$730,000	2,980	8	2013	3	7,379	N	N	15611 NE 107TH CT
6	1	755875	0110	09/20/13	\$607,500	\$636,000	3,150	8	1978	5	8,160	N	N	16917 NE 99TH CT
6	1	813500	0200	06/18/12	\$629,000	\$754,000	3,170	8	2012	3	8,089	Y	N	15627 NE 107TH CT
6	1	813500	0210	10/04/12	\$635,000	\$746,000	3,170	8	2012	3	7,001	Y	N	15621 NE 107TH CT
6	1	813500	0250	04/01/13	\$655,000	\$732,000	3,290	8	2012	3	7,127	Y	N	15601 NE 107TH CT
6	1	128380	0030	09/22/11	\$635,000	\$781,000	3,480	8	2008	3	6,037	N	N	16760 NE 86TH CT
6	1	885670	0300	08/06/12	\$720,000	\$856,000	3,780	8	1981	4	49,658	N	N	10914 154TH AVE NE
6	1	001152	0620	12/03/12	\$650,000	\$752,000	1,850	9	1995	3	13,390	N	N	17020 NE 108TH WAY
6	1	352605	9130	11/08/13	\$575,000	\$590,000	2,010	9	2006	3	3,647	N	N	16079 NE 103RD ST
6	1	720210	0040	09/24/12	\$499,000	\$587,000	2,080	9	1992	3	9,157	N	N	16535 NE 96TH CT
6	1	001151	0220	06/04/13	\$633,800	\$693,000	2,110	9	1992	3	10,120	N	N	18016 NE 109TH CT
6	1	074200	0161	09/15/11	\$458,000	\$563,000	2,120	9	1993	3	8,728	Y	N	17126 NE 83RD CT
6	1	327585	0210	05/11/12	\$567,250	\$684,000	2,120	9	1989	4	8,306	N	N	17747 NE 101ST CT
6	1	001151	0310	01/07/11	\$635,000	\$770,000	2,140	9	1993	3	13,412	Y	N	11008 178TH CT NE
6	1	001151	0130	07/10/13	\$605,000	\$652,000	2,180	9	1993	3	10,913	N	N	10836 180TH CT NE
6	1	001151	0400	02/11/13	\$578,000	\$656,000	2,230	9	1993	3	9,948	N	N	17628 NE 110TH WAY
6	1	001151	0400	12/02/11	\$527,000	\$646,000	2,230	9	1993	3	9,948	N	N	17628 NE 110TH WAY
6	1	001151	0180	07/08/13	\$590,000	\$637,000	2,270	9	1994	3	11,766	N	N	18035 NE 109TH CT
6	1	001151	0210	02/09/12	\$517,000	\$631,000	2,270	9	1993	3	9,000	N	N	18024 NE 109TH CT
6	1	720210	0010	07/16/13	\$552,556	\$595,000	2,280	9	1993	3	8,959	N	N	16556 NE 96TH CT
6	1	327585	0140	10/04/12	\$600,000	\$705,000	2,320	9	1988	4	7,974	N	N	10034 177TH AVE NE
6	1	033920	0170	08/23/12	\$595,000	\$705,000	2,320	9	1997	3	12,003	N	N	18522 NE 102ND CT
6	1	033920	0280	07/19/11	\$540,000	\$664,000	2,320	9	1998	3	14,764	N	N	10240 186TH CT NE
6	1	327585	0090	10/21/12	\$595,000	\$696,000	2,350	9	1988	4	8,155	N	N	10047 177TH AVE NE
6	1	327585	0070	08/30/11	\$500,000	\$615,000	2,360	9	1989	3	7,624	N	N	10031 177TH AVE NE
6	1	033920	0010	06/29/11	\$602,000	\$740,000	2,460	9	1996	3	14,023	N	N	10015 185TH CT NE
6	1	327585	0040	02/24/12	\$570,000	\$694,000	2,520	9	1988	3	7,831	N	N	10130 176TH AVE NE
6	1	327585	0270	07/25/11	\$600,000	\$738,000	2,520	9	1988	4	18,526	N	N	17609 NE 101ST CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	327585	0290	11/21/11	\$520,000	\$638,000	2,520	9	1989	3	17,246	N	N	17619 NE 101ST CT
6	1	033920	0030	01/10/13	\$600,000	\$687,000	2,550	9	1996	3	12,512	N	N	10031 185TH CT NE
6	1	033920	0290	10/16/12	\$565,000	\$662,000	2,550	9	1998	3	14,062	N	N	10234 186TH CT NE
6	1	001152	0480	05/14/13	\$673,725	\$742,000	2,580	9	1995	3	9,001	N	N	10838 168TH CT NE
6	1	001151	0360	11/27/12	\$592,000	\$686,000	2,660	9	1992	3	9,021	N	N	17724 NE 110TH WAY
6	1	720000	0405	06/26/13	\$693,000	\$751,000	2,710	9	2001	3	6,796	Y	N	16635 NE 90TH CT
6	1	001151	0650	10/04/13	\$689,000	\$717,000	2,730	9	1993	3	11,076	N	N	10907 177TH CT NE
6	1	720156	0070	05/28/13	\$678,000	\$743,000	2,730	9	1998	3	9,785	N	N	10410 163RD CT NE
6	1	001152	0170	10/25/12	\$680,000	\$795,000	2,800	9	1996	3	25,443	N	N	11042 172ND PL NE
6	1	001152	0550	07/05/12	\$668,000	\$799,000	2,810	9	1996	3	9,012	N	N	10827 170TH CT NE
6	1	001152	0360	11/13/11	\$627,500	\$770,000	2,820	9	1995	3	9,040	N	N	10809 168TH CT NE
6	1	001152	0390	03/14/12	\$623,000	\$757,000	2,820	9	1995	3	9,001	N	N	10833 168TH CT NE
6	1	001151	0640	02/22/12	\$618,250	\$753,000	2,830	9	1993	3	12,378	N	N	10915 177TH CT NE
6	1	001152	0250	09/30/13	\$721,000	\$752,000	2,890	9	1997	3	13,467	N	N	17033 NE 108TH WAY
6	1	886150	0060	02/15/13	\$695,000	\$788,000	2,890	9	2004	3	10,311	N	N	16973 NE 88TH ST
6	1	001152	0520	06/28/13	\$755,100	\$818,000	2,900	9	1996	3	10,030	N	N	10803 170TH CT NE
6	1	001152	0450	08/01/11	\$730,000	\$898,000	2,940	9	1997	3	12,595	N	N	10918 168TH CT NE
6	1	001151	0690	04/12/11	\$602,500	\$737,000	2,990	9	1993	3	9,004	N	N	10811 177TH CT NE
6	1	001152	0540	03/26/13	\$672,000	\$752,000	3,000	9	1995	3	9,100	N	N	10819 170TH CT NE
6	1	001152	0420	10/30/11	\$634,950	\$780,000	3,010	9	1996	3	9,154	N	N	10911 168TH CT NE
6	1	001152	0560	06/08/12	\$639,950	\$769,000	3,010	9	1996	3	9,259	N	N	10835 170TH CT NE
6	1	720593	0090	09/01/11	\$660,000	\$812,000	3,110	9	2001	3	7,028	Y	N	15944 NE 101ST CT
6	1	720593	0080	09/26/12	\$698,450	\$822,000	3,130	9	2001	3	7,226	Y	N	15938 NE 101ST CT
6	1	720593	0010	10/02/12	\$558,100	\$656,000	3,140	9	1999	3	7,945	Y	N	15905 NE 101ST CT
6	1	001151	0340	03/29/11	\$565,000	\$691,000	3,160	9	1993	3	10,337	N	N	11005 178TH CT NE
6	1	813500	0190	09/18/13	\$799,000	\$838,000	3,560	9	2013	3	7,002	N	N	15604 NE 107TH CT
6	1	813500	0195	12/18/13	\$789,000	\$794,000	3,630	9	2013	3	10,905	Y	N	15602 NE 107TH CT
6	1	327587	0110	06/12/13	\$714,000	\$778,000	1,810	10	1990	5	13,489	N	N	18329 NE 101ST CT
6	1	327586	0110	05/03/13	\$635,000	\$702,000	1,980	10	1989	3	13,683	N	N	18207 NE 99TH WAY
6	1	001150	0290	07/12/11	\$608,000	\$747,000	2,100	10	1990	3	7,793	N	N	10409 180TH CT NE

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	327586	0140	02/06/13	\$566,000	\$643,000	2,160	10	1989	3	13,171	N	N	18231 NE 99TH WAY
6	1	327586	0310	09/30/13	\$749,000	\$781,000	2,240	10	1990	4	9,348	Y	N	9914 182ND CT NE
6	1	001150	0510	07/18/12	\$550,000	\$656,000	2,280	10	1990	3	9,093	N	N	17609 NE 104TH WAY
6	1	001150	0170	12/17/13	\$639,000	\$644,000	2,320	10	1991	3	9,746	N	N	10704 180TH CT NE
6	1	001150	0520	09/10/12	\$547,500	\$646,000	2,380	10	1990	3	7,784	N	N	17617 NE 104TH WAY
6	1	327585	0190	06/22/12	\$608,000	\$729,000	2,410	10	1989	4	9,916	N	N	17750 NE 101ST CT
6	1	001150	0270	02/14/12	\$535,000	\$652,000	2,420	10	1992	3	8,186	N	N	10517 180TH CT NE
6	1	001150	0100	08/15/11	\$543,000	\$668,000	2,430	10	1991	3	8,895	N	N	10514 180TH CT NE
6	1	001150	0630	08/18/11	\$549,000	\$675,000	2,440	10	1991	3	8,547	N	N	17828 NE 105TH WAY
6	1	440121	0070	07/22/13	\$768,000	\$824,000	2,450	10	1999	3	10,330	N	N	9801 173RD CT NE
6	1	327586	0450	06/20/13	\$701,000	\$762,000	2,470	10	1989	4	11,013	N	N	18032 NE 99TH CT
6	1	327586	0260	01/03/12	\$585,000	\$716,000	2,480	10	1990	3	9,581	Y	N	9908 183RD CT NE
6	1	001150	0690	11/05/13	\$648,000	\$665,000	2,540	10	1990	3	7,931	N	N	17715 NE 105TH ST
6	1	001150	0090	10/18/11	\$585,000	\$719,000	2,550	10	1991	3	12,022	N	N	10506 180TH CT NE
6	1	327586	0320	05/28/13	\$659,500	\$723,000	2,600	10	1989	3	9,712	Y	N	9922 182ND CT NE
6	1	327587	0130	09/04/13	\$669,000	\$706,000	2,600	10	1990	3	13,729	N	N	10011 184TH AVE NE
6	1	001150	0790	12/27/12	\$635,000	\$730,000	2,650	10	1991	3	7,775	N	N	10502 176TH PL NE
6	1	001150	0980	08/16/11	\$590,000	\$726,000	2,710	10	1993	3	7,869	N	N	10727 177TH CT NE
6	1	327586	0230	03/21/13	\$636,000	\$713,000	2,710	10	1990	3	15,056	N	N	18338 NE 99TH WAY
6	1	001150	0820	05/28/13	\$640,000	\$701,000	2,730	10	1990	3	7,679	N	N	17709 NE 105TH ST
6	1	440121	0100	09/05/13	\$749,950	\$791,000	2,750	10	2001	3	8,781	N	N	9710 173RD CT NE
6	1	001150	0050	09/12/12	\$608,000	\$717,000	2,780	10	1990	3	13,349	N	N	10426 180TH CT NE
6	1	001150	1270	05/27/11	\$769,800	\$945,000	2,860	10	1992	3	10,400	N	N	10822 179TH CT NE
6	1	001151	0530	03/11/11	\$660,000	\$806,000	2,920	10	1994	3	9,334	Y	N	10909 178TH PL NE
6	1	327587	0170	06/24/13	\$698,000	\$757,000	2,950	10	1990	3	12,865	N	N	10106 184TH AVE NE
6	1	001150	0870	05/30/13	\$755,000	\$827,000	2,990	10	1992	3	9,003	N	N	17721 NE 107TH CT
6	1	001150	0910	01/12/11	\$647,500	\$786,000	3,000	10	1993	3	10,325	Y	N	17710 NE 107TH CT
6	1	327586	0120	05/06/11	\$650,000	\$797,000	3,080	10	1990	3	12,968	N	N	18215 NE 99TH WAY
6	1	440120	0500	09/05/13	\$695,000	\$733,000	3,090	10	1998	3	8,672	N	N	9545 173RD PL NE
6	1	001150	0890	12/17/12	\$730,000	\$842,000	3,130	10	1991	3	8,750	N	N	17222 NE 107TH CT

Improved Sales Used in this Physical Inspection Analysis

Area 072 -- 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
6	1	440120	0370	02/14/12	\$654,500	\$798,000	3,140	10	1998	3	8,592	N	N	17346 NE 96TH WAY
6	1	001150	1100	06/05/13	\$820,000	\$896,000	3,340	10	1994	3	11,373	Y	N	17823 NE 108TH WAY
6	1	001150	1120	10/30/12	\$670,000	\$782,000	3,340	10	1994	4	12,065	N	N	10823 179TH CT NE
6	1	440120	0180	08/15/12	\$745,000	\$884,000	3,420	10	2001	3	7,555	N	N	9708 175TH PL NE
6	1	337870	0160	07/25/11	\$860,000	\$1,058,000	4,440	10	2006	3	9,301	N	N	16515 NE 99TH ST
8	1	556962	0050	10/25/12	\$625,900	\$731,000	2,630	9	2006	3	5,772	N	N	10638 155TH PL NE
8	1	556962	0630	04/17/13	\$655,000	\$728,000	3,050	9	2007	3	6,530	N	N	15429 NE 106TH WAY
8	1	556962	0670	12/14/11	\$789,500	\$968,000	3,050	9	2011	3	6,158	N	N	10625 155TH PL NE
8	1	556962	0020	12/20/11	\$663,490	\$813,000	3,060	9	2010	3	4,973	N	N	10626 155TH PL NE
8	1	556962	0570	04/12/12	\$726,000	\$880,000	3,060	9	2011	3	5,935	N	N	15514 NE 106TH ST
8	1	556962	0240	01/06/11	\$879,950	\$1,067,000	3,120	9	2010	3	7,642	N	N	10563 155TH AVE NE
8	1	556962	0580	11/22/11	\$729,000	\$895,000	3,260	9	2011	3	6,326	N	N	15428 NE 106TH ST
8	1	556962	0250	06/10/11	\$889,594	\$1,093,000	3,270	9	2010	3	5,489	N	N	10557 155TH AVE NE
8	1	556962	0560	05/25/12	\$790,000	\$951,000	3,290	9	2011	3	5,770	N	N	10621 155TH PL NE
8	1	889580	0010	05/08/12	\$774,990	\$936,000	3,320	9	2012	3	6,166	Y	N	10754 155TH PL NE
8	1	889580	0020	04/12/13	\$888,000	\$989,000	3,320	9	2012	3	6,164	Y	N	10758 155TH PL NE
8	1	889580	0030	09/18/13	\$910,000	\$954,000	3,320	9	2013	3	6,388	Y	N	10762 155TH PL NE
8	1	889580	0040	08/29/13	\$905,000	\$957,000	3,320	9	2013	3	7,381	Y	N	10766 155TH PL NE
8	1	889580	0050	11/01/13	\$956,888	\$984,000	3,320	9	2013	3	5,892	Y	N	10770 155TH PL NE
8	1	889580	0060	02/06/13	\$800,000	\$909,000	3,320	9	2012	3	6,654	Y	N	10774 155TH PL NE
8	1	556962	0260	04/27/11	\$840,000	\$1,029,000	3,430	9	2010	3	4,792	N	N	10549 155TH AVE NE
8	1	556962	0660	04/18/12	\$745,000	\$902,000	3,460	9	2010	3	6,304	N	N	10629 155TH PL NE
8	1	889580	0140	01/24/13	\$865,000	\$987,000	3,590	9	2012	3	5,825	N	N	15459 NE 107TH WAY
8	1	889580	0150	04/12/13	\$899,888	\$1,002,000	3,590	9	2012	3	5,825	N	N	15463 NE 107TH WAY
8	1	889580	0160	12/27/12	\$820,000	\$943,000	3,590	9	2012	3	5,825	N	N	15467 NE 107TH WAY
8	1	556962	0300	03/28/13	\$850,000	\$951,000	3,760	9	2007	3	5,061	Y	N	15414 NE 103RD WAY
8	1	889580	0130	06/20/12	\$850,000	\$1,019,000	3,620	10	2011	3	7,455	Y	N	15455 NE 107TH WAY
8	1	889580	0100	05/01/13	\$970,000	\$1,073,000	3,790	10	2013	3	5,187	N	N	15462 NE 107TH WAY
8	2	352605	9066	05/26/11	\$815,000	\$1,000,000	2,750	10	1990	4	69,096	Y	N	11001 153RD AVE NE

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	187310	0020	03/19/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	1	236640	0360	12/02/11	\$492,185	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	1	236640	0330	01/19/11	\$301,655	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	252605	9049	04/02/13	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	252605	9090	12/11/13	\$550,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	1	256820	0180	03/22/13	\$700,000	RELOCATION - SALE TO SERVICE
4	1	280190	0020	11/20/13	\$774,636	%COMPLETE
4	1	280190	0030	12/06/13	\$757,929	%COMPLETE
4	1	280190	0130	12/02/13	\$743,977	%COMPLETE
4	1	280190	0180	10/04/13	\$690,630	%COMPLETE
4	1	280190	0280	12/11/13	\$805,768	%COMPLETE
4	1	287100	0020	06/15/12	\$655,000	RELOCATION - SALE TO SERVICE
4	1	312606	9132	02/29/12	\$470,000	OBSOLSENSE
4	1	312606	9079	03/24/11	\$90,000	DOR RATIO;QUIT CLAIM DEED
4	1	320493	0170	08/07/13	\$633,347	ACTIVE PERMIT BEFORE SALE>25K
4	1	320493	0240	07/29/13	\$664,995	ACTIVE PERMIT BEFORE SALE>25K
4	1	320493	0360	05/14/13	\$596,072	ACTIVE PERMIT BEFORE SALE>25K
4	1	320493	0370	05/18/13	\$628,634	ACTIVE PERMIT BEFORE SALE>25K
4	1	320493	0150	11/18/13	\$686,915	%COMPLETE
4	1	362605	9072	11/01/12	\$622,505	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	382531	1130	04/08/11	\$610,000	RELOCATION - SALE TO SERVICE
4	1	619240	0440	02/27/13	\$841,192	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	1	619240	0250	05/21/13	\$609,875	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	1	619240	0390	05/17/13	\$537,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	619240	0540	08/26/13	\$692,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	619241	0150	06/18/11	\$650,000	RELOCATION - SALE TO SERVICE
4	1	619241	0220	03/14/13	\$692,500	RELOCATION - SALE TO SERVICE
4	1	619241	0710	08/23/12	\$510,000	SHORT SALE
4	1	666683	0070	11/01/13	\$681,050	%COMPLETE

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	666683	0340	10/17/13	\$725,708	%COMPLETE
4	1	666683	0360	12/12/13	\$787,253	%COMPLETE
4	1	666683	0380	11/19/13	\$718,958	%COMPLETE
4	1	666683	0480	10/22/13	\$790,503	%COMPLETE
4	1	689110	0620	11/18/11	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	689110	0040	08/01/12	\$826,500	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	736630	0030	07/25/12	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	736630	0370	08/14/13	\$494,900	RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	769536	0110	12/20/13	\$808,345	%COMPLETE
4	1	816350	0030	07/28/13	\$524,900	RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	816350	0080	11/21/13	\$609,990	%COMPLETE
4	1	873290	0260	01/19/12	\$510,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	873290	0350	06/20/12	\$605,000	RELOCATION - SALE TO SERVICE
4	1	873290	0610	05/28/13	\$650,000	RELOCATION - SALE TO SERVICE
4	1	934870	0530	11/30/11	\$790,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	934870	0420	01/08/13	\$999,999	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	934870	0120	05/23/12	\$660,000	RELOCATION - SALE TO SERVICE
4	1	934870	0340	05/01/12	\$760,000	RELOCATION - SALE TO SERVICE
4	1	952655	0210	01/25/12	\$596,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	952655	0100	07/24/13	\$310,723	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	952655	0110	05/15/13	\$310,723	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	952660	0350	02/15/12	\$4,059	DOR RATIO;QUIT CLAIM DEED
4	1	957809	0270	11/15/12	\$619,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	957809	0310	09/13/12	\$633,000	RELOCATION - SALE TO SERVICE
4	2	020080	0500	02/02/11	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	062671	0100	11/23/11	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	062671	0120	06/26/13	\$635,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	062671	0160	10/14/13	\$556,000	RELOCATION - SALE TO SERVICE
4	2	113730	0900	11/21/13	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	113730	1770	11/15/12	\$566,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	113730	1270	08/02/11	\$330,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	113730	0520	11/14/12	\$502,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	113730	1750	11/02/12	\$492,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	113730	1470	03/29/12	\$370,000	NON-REPRESENTATIVE SALE
4	2	113730	1040	05/24/13	\$599,000	RELOCATION - SALE TO SERVICE
4	2	115260	0340	01/21/11	\$750,000	UNFINISHED AREA
4	2	142413	0180	05/26/11	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	172606	9084	07/26/13	\$350,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	2	179590	0450	10/05/12	\$2,031	DOR RATIO;QUIT CLAIM DEED
4	2	179590	0660	07/24/12	\$480,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	179590	0680	04/16/13	\$456,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	179591	0200	10/01/12	\$163,073	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	2	182606	9016	06/19/13	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	182606	9016	02/11/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	182606	9032	06/03/13	\$700,000	UNFINISHED AREA
4	2	185300	0300	03/23/12	\$550,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	2	185300	0500	11/01/12	\$875,000	RELOCATION - SALE TO SERVICE
4	2	192606	9123	10/09/12	\$539,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	192606	9142	12/02/13	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	192606	9151	06/22/12	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	192606	9067	06/10/13	\$575,000	MOBILE HOME
4	2	192606	9195	12/13/13	\$860,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	192606	9192	10/24/13	\$461,604	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	2	219570	0130	05/31/12	\$493,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	219570	0250	07/19/13	\$695,000	RELOCATION - SALE TO SERVICE
4	2	232605	9021	06/15/11	\$1,200,000	CORPORATE AFFILIATES
4	2	235500	0010	11/17/11	\$3,960,264	NO MARKET EXPOSURE; OPEN SPACE DESIGNATION
4	2	252605	9165	02/08/11	\$786,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Physical Inspection Analysis
Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	252605	9133	03/15/13	\$380,000	OBSOLSENSE
4	2	294400	0030	07/25/11	\$775,000	NON-REPRESENTATIVE SALE
4	2	294400	0160	04/25/11	\$692,500	RELOCATION - SALE TO SERVICE
4	2	302606	9010	05/22/13	\$611,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	302606	9010	07/23/12	\$705,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	302606	9052	11/23/11	\$167,657	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	339620	0100	03/15/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	339620	0120	10/30/12	\$350,864	NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	2	339682	0310	08/31/11	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	418800	0480	12/16/11	\$693,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	429830	0090	02/01/11	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	564930	0240	02/29/12	\$411,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	570170	0011	07/17/13	\$530,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	2	570170	0330	11/16/12	\$540,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	570170	0011	01/29/13	\$550,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	2	664120	0100	10/05/12	\$778,875	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	683880	0120	01/27/11	\$845,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	727310	0141	01/29/13	\$289,025	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	727310	0139	03/25/11	\$189,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	773250	0190	08/16/11	\$501,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	812120	0970	08/20/12	\$42,182	DOR RATIO;QUIT CLAIM DEED
4	2	812120	0580	09/08/11	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	957805	0130	09/18/12	\$900,000	SHORT SALE
4	2	957805	0180	05/16/13	\$880,300	RELOCATION - SALE TO SERVICE
4	3	252605	9048	04/24/13	\$900,000	IMP COUNT;BUILDER OR DEVELOPER SALES
4	3	362605	9110	01/12/11	\$350,000	DOR RATIO
6	1	001150	1100	05/16/13	\$820,000	RELOCATION - SALE TO SERVICE
6	1	001150	1270	05/26/11	\$769,800	RELOCATION - SALE TO SERVICE
6	1	001151	0220	06/12/12	\$485,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	001151	0220	06/03/13	\$633,800	RELOCATION - SALE TO SERVICE
6	1	001152	0250	09/30/13	\$721,000	RELOCATION - SALE TO SERVICE
6	1	001152	0020	02/13/12	\$515,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	002350	0080	12/20/12	\$317,500	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	002352	0260	05/23/12	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	002352	0620	06/04/12	\$372,283	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	002352	0620	06/28/12	\$350,448	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	1	002352	0620	12/18/12	\$327,600	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	002352	0770	12/16/13	\$266,500	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	002352	0110	04/19/12	\$185,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	012505	9036	03/12/13	\$450,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	012505	9034	07/21/11	\$120,527	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	033920	0290	03/29/12	\$420,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	074200	0060	12/04/12	\$335,187	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	147400	0040	08/20/13	\$355,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	150820	0030	10/12/11	\$247,000	NON-REPRESENTATIVE SALE
6	1	150820	0240	11/26/13	\$402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	219330	0570	11/10/11	\$360,000	FINANCIAL INSTITUTION RESALE; GOVERNMENT AGENCY
6	1	327585	0300	07/31/12	\$632,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	327585	0030	08/17/12	\$423,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	332775	0120	10/31/11	\$302,000	RELOCATION - SALE TO SERVICE
6	1	337510	0180	09/06/13	\$388,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	337510	0040	11/19/12	\$320,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	337510	0240	12/14/12	\$425,000	UNFINISHED AREA
6	1	337860	0040	03/28/12	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	337870	0060	10/21/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	346190	0100	12/11/12	\$335,751	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
6	1	352605	9041	01/25/11	\$260,000	NON-REPRESENTATIVE SALE
6	1	542360	0060	04/30/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	542360	0060	04/12/12	\$535,000	RELOCATION - SALE TO SERVICE
6	1	549020	0690	09/05/13	\$192,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	549020	0690	09/05/13	\$192,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	549020	0560	03/13/13	\$305,000	UNFINISHED AREA
6	1	571120	0090	07/27/12	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	571120	0010	08/28/13	\$517,000	RELOCATION - SALE TO SERVICE
6	1	613840	0240	11/13/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	613840	0190	06/18/13	\$297,998	NO MARKET EXPOSURE; FORCED SALE
6	1	671960	0150	06/25/13	\$785,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	692824	0060	12/06/12	\$351,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	1	719730	0035	02/04/13	\$256,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719920	0220	07/09/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719920	0220	08/02/11	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719920	0210	07/18/13	\$285,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	1	719920	0110	12/03/13	\$250,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	719930	0120	01/23/13	\$261,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	719931	0180	12/19/13	\$380,730	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	1	719932	0490	01/09/12	\$298,565	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	719932	0690	12/11/12	\$114,946	PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	719933	0320	08/24/12	\$310,000	NO MARKET EXPOSURE; DIVORCE
6	1	719933	0460	02/16/12	\$285,199	%NETCOND
6	1	719933	0160	01/23/12	\$326,860	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	719935	0460	03/29/11	\$250,000	NON-REPRESENTATIVE SALE
6	1	719936	0420	02/08/11	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	719936	0290	03/24/11	\$325,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	719936	0470	06/06/11	\$293,000	NON-REPRESENTATIVE SALE
6	1	719936	0360	09/19/11	\$65,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
6	1	720000	1260	01/12/12	\$290,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY
6	1	720000	1757	03/22/13	\$207,549	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Physical Inspection Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	720155	0050	08/24/12	\$312,687	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	1	720160	0110	09/19/11	\$236,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	720160	0010	08/09/11	\$280,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	720160	0150	10/29/13	\$185,249	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	720190	0300	12/02/11	\$225,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	720190	0300	12/05/11	\$250,000	NON-REPRESENTATIVE SALE
6	1	721130	0110	08/14/13	\$386,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	1	721130	0260	07/02/13	\$440,129	NO MARKET EXPOSURE; GOVERNMENT AGENCY
6	1	813500	0190	06/22/11	\$1,120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	886030	0080	06/07/11	\$335,352	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	886030	0300	10/30/13	\$330,549	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	886031	0100	10/19/11	\$38,201	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	886031	0080	10/21/13	\$102,500	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	886031	0120	07/18/13	\$610,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	920150	0050	02/02/11	\$417,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	947520	0140	01/20/11	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	947520	0080	11/22/11	\$328,702	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	947520	0340	04/19/11	\$223,128	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
6	1	954289	0120	10/04/13	\$343,500	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	954289	0180	12/02/13	\$333,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
8	2	352605	9122	04/26/12	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	4	232605	9028	10/30/12	\$275,000	OPEN SPACE
8	4	340470	0170	10/07/13	\$600,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL

Vacant Sales Used in this Physical Inspection Analysis

Area 072

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	1	252605	9078	07/23/12	\$665,000	109,440	N	N
4	1	252605	9179	12/28/12	\$899,000	165,964	N	N
4	1	252605	9096	02/27/13	\$665,000	47,044	N	N
4	1	252605	9119	08/21/13	\$1,300,000	102,779	N	N
4	1	312606	9079	04/29/13	\$500,000	145,490	N	N
4	1	312606	9055	08/27/13	\$765,000	153,331	N	N
4	2	172606	9083	07/21/11	\$160,000	20,250	N	N
4	2	192606	9162	12/17/12	\$272,500	60,927	N	N
4	2	192606	9116	04/30/13	\$370,000	269,200	N	N
4	2	252605	9093	09/18/13	\$185,000	23,522	N	N
8	4	102605	9170	01/20/11	\$110,000	48,756	Y	N
8	4	885670	0610	10/01/13	\$10,000	63,162	N	N

Multi-Parcel Vacant Sales Used in this Physical Inspection Analysis Area 072

Sub Area	Nghb	Major	Minors	Sale Date	Sale Price	Number of Parcels	View	Waterfront
			9065,9207 thru 9209					
		252605	0020,0120, 0060 thru					
4	1	769536	0100	05/21/12	\$2,300,000	11	N	N
6	1	732610	0010 thru 0420	09/12/13	\$17,500,000	42	Y	N
8	4	885670	0550 thru 0570	08/30/12	\$21,000	3	N	N
8	4	272605	9014, 9127	12/31/13	\$1,401,322	2	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 072

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	689110	0560	01/12/11	\$70,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISER
4	2	352605	9038	10/15/13	\$118,500	NON-REPRESENTATIVE SALE
4	2	564930	0210	02/01/12	\$20,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
6	1	022505	9148	06/18/13	\$190,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
6	1	720000	1250	12/11/13	\$400,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISER
6	1	813500	0190	06/22/11	\$1,120,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE

Multi-Parcels Vacant Sales Removed in this Physical Inspection Analysis

Area 072

Sub Area	Nghb	Major	Minors	Sale Date	Sale Price	Number of Parcels	Comments
8	4	885670	0480,0490	05/26/11	\$35,000	2	NO MARKET EXPOSURE; MULTI-PARCEL SALE
4	1	952655	0080,0090	03/06/12	\$390,000	2	CORPORATE AFFILIATES; MULTI-PARCEL SALE
4	1	769536	0030,0050,0110,0110	05/22/12	\$733,589	4	NO MARKET EXPOSURE; MULTI-PARCEL SALE
4	1	952655	0020 thru 0070 0100 thru 0200 0220 thru 0240	03/09/11	\$975,000	20	CORPORATE AFFILIATES; MULTI-PARCEL SALE
4	2	262605	9032,9042,9080	09/30/13	\$4,000,000	3	NO MARKET EXPOSURE; MULTI-PARCEL SALE
4	1	952655	0020 thru 0070 0130,0140,0170,0190, thru 0240	11/17/11	\$4,140,203	15	CORPORATE AFFILIATES; MULTI-PARCEL SALE
4	1	952660	0220 thru 0240 0270,0280,0340,0380,0390,0400,0420,0440,0460,0500,0670	11/17/11	\$4,380,542	14	CORPORATE AFFILIATES; MULTI-PARCEL SALE
4	1	320493	0030 thru 0550, 0570,0580,0620,0640,0650,0680,0690,0740,0740	11/17/11	\$12,712,480	58	CORPORATE AFFILIATES; MULTI-PARCEL SALE

USPAP 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - Greg Arnquist, Patrick Ragar, Kevin Miller, and Randy Hoffmeyer
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Jurgen Ramil
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Physical Inspection Model Development and Report Preparation
 - Land and Total Valuation
 - New Construction Evaluation


Appraiser II

7/7/2014

Date

