

# Executive Summary

## Central Shoreline, East Shoreline – Areas 2 and 3

### Annual Update

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

**Previous Physical Inspection:** 2008, 2012

**Number of Improved Sales:** 686

**Range of Sale Dates:** 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$122,000	\$135,300	\$257,300			11.57%
<b>2014 Value</b>	\$141,600	\$158,000	\$299,600	\$325,100	91.8%	11.19%
<b>\$ Change</b>	+\$19,600	+\$22,700	+\$42,300			
<b>% Change</b>	+16.1%	+16.8%	+16.4%			

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 11.19% is an improvement from the previous COD of 11.57%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

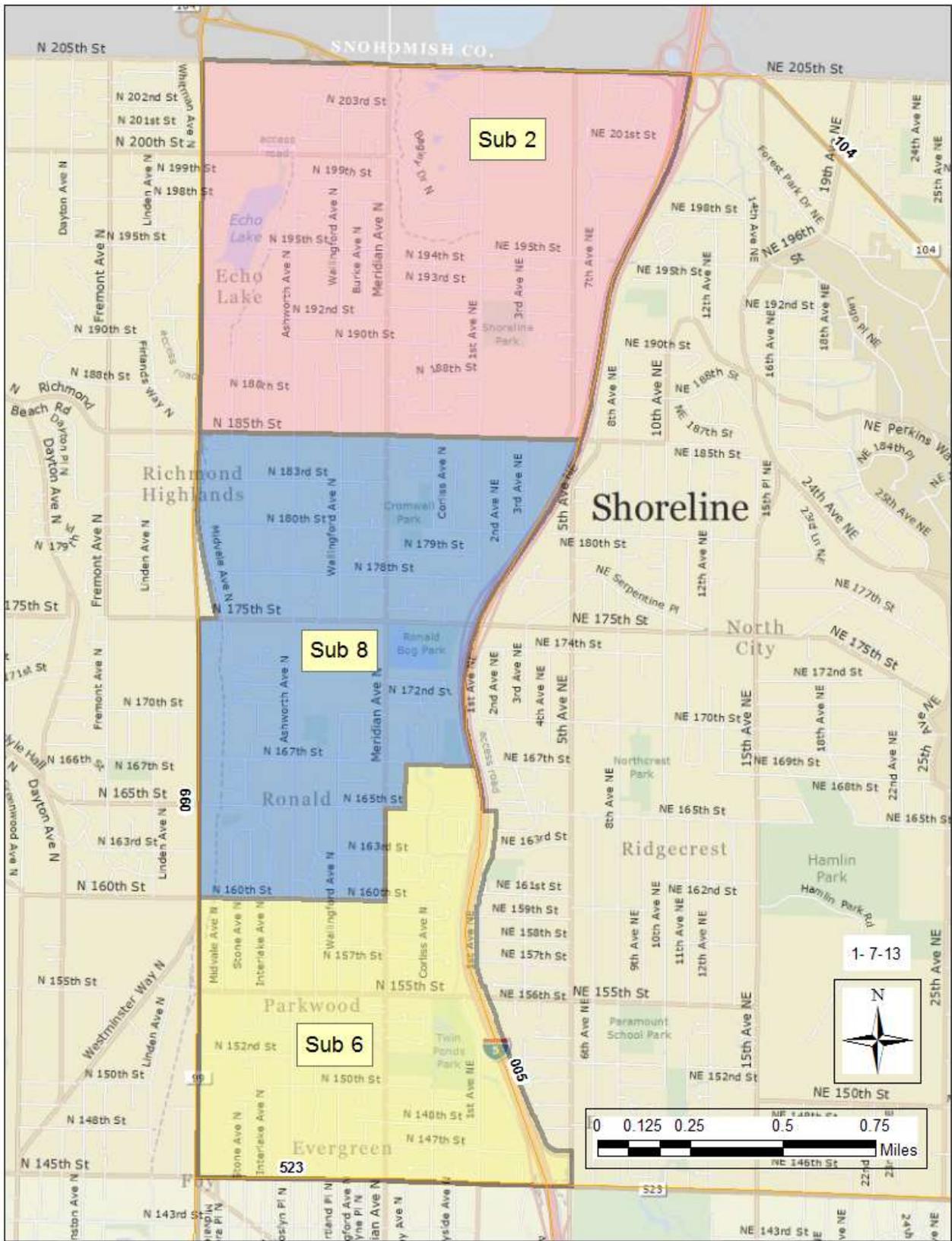
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$124,000	\$128,500	\$252,500
<b>2014 Value</b>	\$143,900	\$149,600	\$293,500
<b>% Change</b>	+16.0%	+16.4%	+16.2%

**Number of one to three unit residences in the population:** 9,544

**Summary of Findings:** A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age, and above grade living area, as they are typically most influential in determining value. Applying the Appraiser's knowledge and judgment, while reviewing the analysis, led to a determination to combine areas.

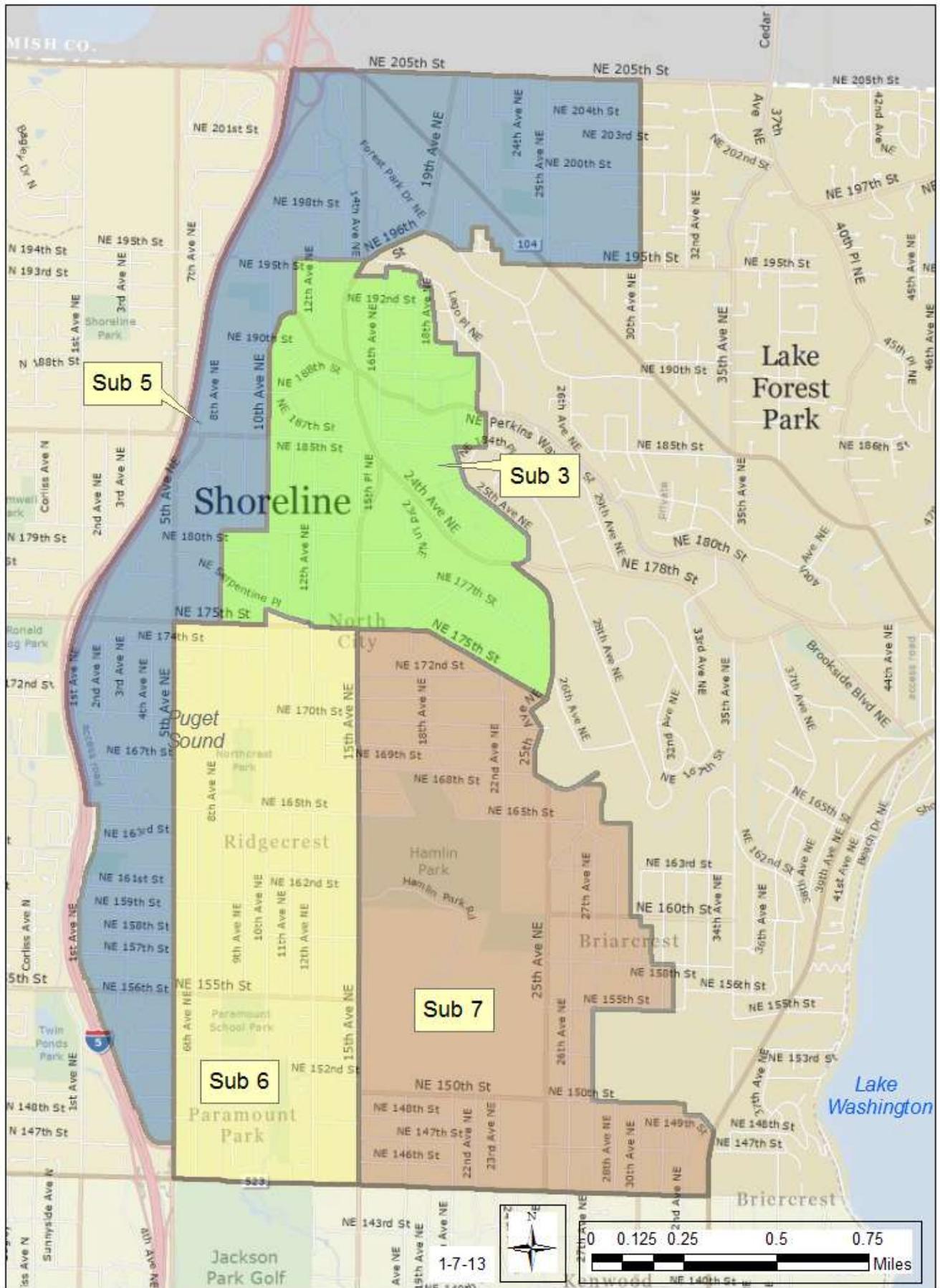
The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with traffic noise, were generally at higher assessment levels than the rest of the population and required less of an upward adjustment than the overall adjustment. Parcels without traffic noise and with house grades greater than 7 were generally at lower assessment levels than the rest of the population and required more of an upward adjustment than the overall adjustment. This annual update valuation model corrects for these strata differences.

# Area 2 - Map



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# Area 3 - Map



## Areas 2 and 3 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.12%	5,952	62%

Due to truncating, the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
HighGrade_NoTraffic	+26.31%	104	1340	8%
VariousTraffic	+12.29%	170	2252	8%

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

Generally, parcels with traffic noise were at higher assessment levels than the rest of the population. Parcels without traffic noise and with house grades greater than 7 were generally at lower assessment levels than the rest of the population. This model corrects for these strata differences.

# Annual Update Process

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

**Date of Appraisal Report: May 20, 2014**

## Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)*

## Land Update

Based on the 14 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a +16.0% overall increase (based on truncation) was made to the land assessment for the 2014 Assessment Year.

**2014 Land Value = 2013 Land Value \* 1.164, with the result truncated to the next \$1,000.**

## Improved Parcel Update

A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age, and above grade living area, as they are typically most influential in determining value. Applying the Appraiser's knowledge and judgment, while reviewing the analysis, led to a determination to combine areas.

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with traffic noise, were generally at higher assessment levels than the rest of the population and

required less of an upward adjustment than the overall adjustment. Parcels without traffic noise and with house grades greater than 7 were generally at lower assessment levels than the rest of the population and required more of an upward adjustment than the overall adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 686 useable residential sales in the area.

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

The derived adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (.8165331 - 7.231125E-02 * \text{HighGrade\_NoTraffic} + 2.059593E-02 * \text{VariousTraffic})$$

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

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

## Mobile Home Update

There were three sales of mobile homes within Areas 2 and 3. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +16.4%. The adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.164$$

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

## Results

The resulting assessment level is 91.8%. 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 +16.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.164.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.

- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value.  $(2013 \text{ Land Value} + \text{Previous Improvement Value}) * 1.164$ .
- If adjusted land value falls  $< \$1,000$ , then land value =  $\$1,000$  or previous, whichever is less.
- If adjusted improvement value falls  $< \$1,000$ , then improvement value =  $\$1,000$  or previous, whichever is less.
- If land value  $\leq \$10,000$  no adjustment is applied.
- If improvements and accessories  $\leq \$10,000$  no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

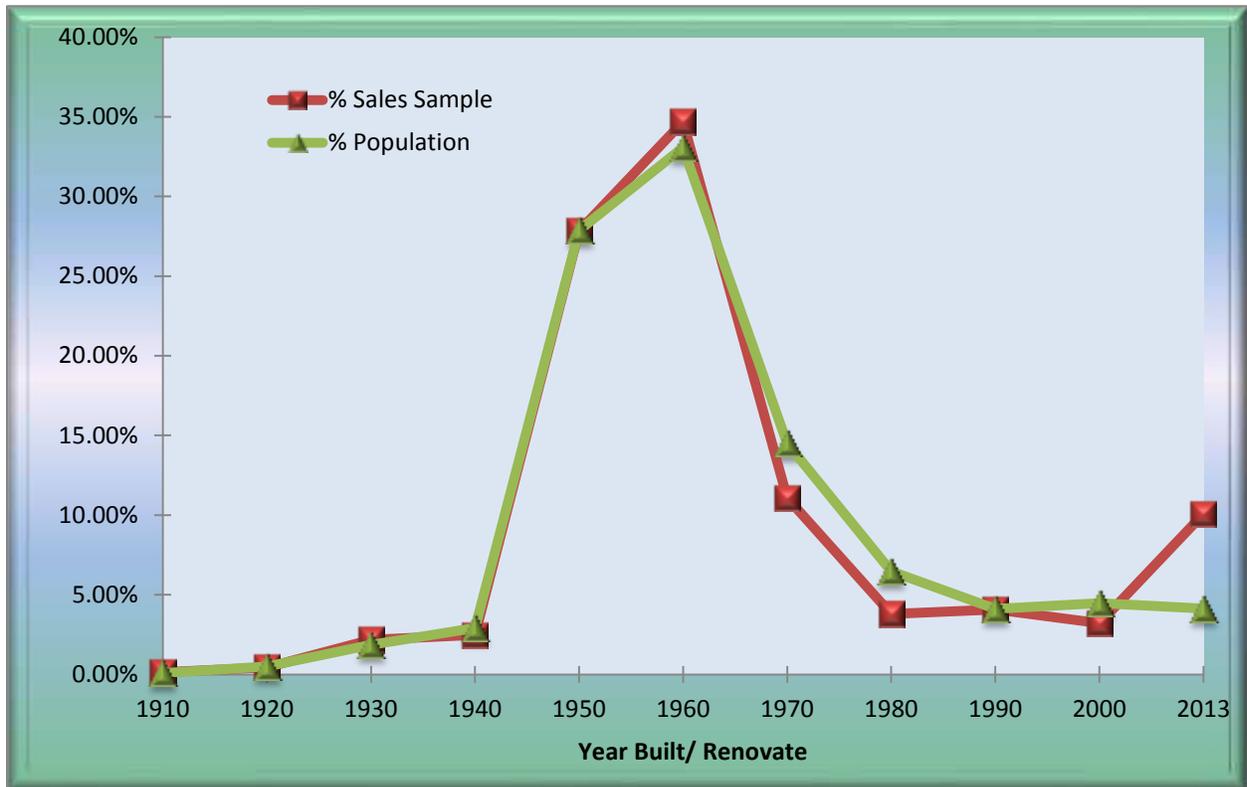
## Sales Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	1	0.15%
1920	3	0.44%
1930	15	2.19%
1940	17	2.48%
1950	191	27.84%
1960	238	34.69%
1970	76	11.08%
1980	26	3.79%
1990	28	4.08%
2000	22	3.21%
2013	69	10.06%
686		

### Population

Year Built/Ren	Frequency	% Population
1910	7	0.07%
1920	47	0.49%
1930	178	1.87%
1940	279	2.92%
1950	2,661	27.88%
1960	3,156	33.07%
1970	1,383	14.49%
1980	618	6.48%
1990	392	4.11%
2000	428	4.48%
2013	395	4.14%
9,544		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

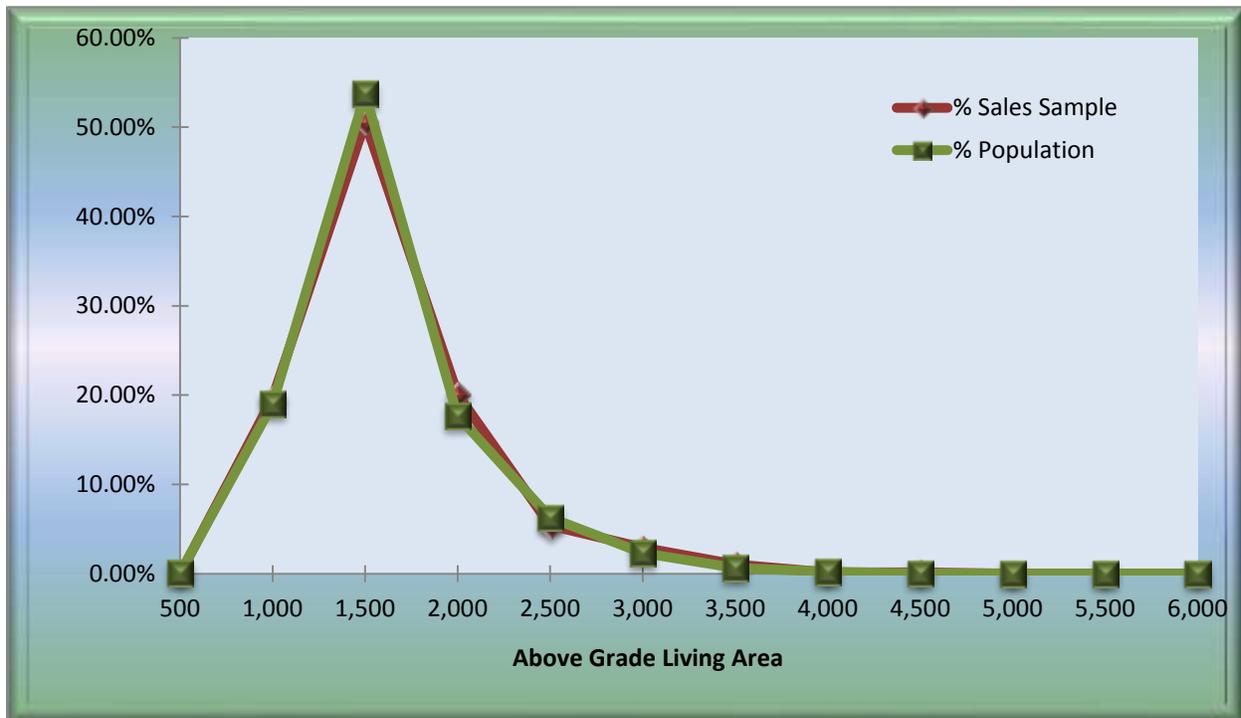
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	135	19.68%
1,500	347	50.58%
2,000	138	20.12%
2,500	37	5.39%
3,000	20	2.92%
3,500	7	1.02%
4,000	1	0.15%
4,500	1	0.15%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
686		

### Population

AGLA	Frequency	% Population
500	9	0.09%
1,000	1,814	19.01%
1,500	5,129	53.74%
2,000	1,686	17.67%
2,500	600	6.29%
3,000	220	2.31%
3,500	60	0.63%
4,000	20	0.21%
4,500	4	0.04%
5,000	2	0.02%
5,500	0	0.00%
6,000	0	0.00%
9,544		



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

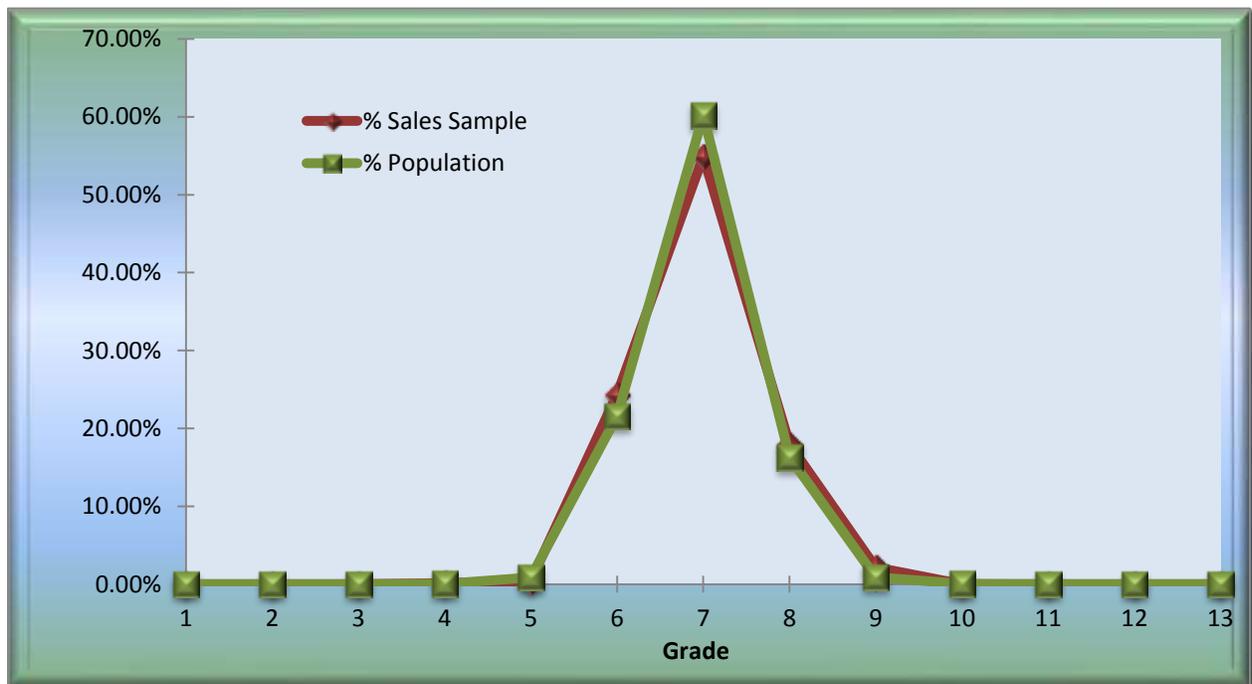
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.15%
5	3	0.44%
6	167	24.34%
7	377	54.96%
8	123	17.93%
9	15	2.19%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
686		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.05%
5	83	0.87%
6	2,059	21.57%
7	5,748	60.23%
8	1,558	16.32%
9	87	0.91%
10	4	0.04%
11	0	0.00%
12	0	0.00%
13	0	0.00%
9,544		



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

## Areas 2 and 3 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 1.199, resulting in an adjusted value of \$569,000 ( $\$475,000 * 1.199 = \$569,525$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.222	22.2%
2/1/2011	1.228	22.8%
3/1/2011	1.232	23.2%
4/1/2011	1.237	23.7%
5/1/2011	1.240	24.0%
6/1/2011	1.243	24.3%
7/1/2011	1.246	24.6%
8/1/2011	1.247	24.7%
9/1/2011	1.248	24.8%
10/1/2011	1.248	24.8%
11/1/2011	1.248	24.8%
12/1/2011	1.247	24.7%
1/1/2012	1.245	24.5%
2/1/2012	1.242	24.2%
3/1/2012	1.239	23.9%
4/1/2012	1.236	23.6%
5/1/2012	1.231	23.1%
6/1/2012	1.226	22.6%
7/1/2012	1.220	22.0%
8/1/2012	1.214	21.4%
9/1/2012	1.206	20.6%
10/1/2012	1.199	19.9%
11/1/2012	1.190	19.0%
12/1/2012	1.181	18.1%
1/1/2013	1.171	17.1%
2/1/2013	1.160	16.0%
3/1/2013	1.150	15.0%
4/1/2013	1.138	13.8%
5/1/2013	1.125	12.5%
6/1/2013	1.112	11.2%
7/1/2013	1.098	9.8%
8/1/2013	1.083	8.3%
9/1/2013	1.068	6.8%
10/1/2013	1.052	5.2%
11/1/2013	1.035	3.5%
12/1/2013	1.018	1.8%
1/1/2014	1.000	0.0%

The time adjustment formula for Areas 2 and 3 is:  $(.8165331-4.865843E-04*SaleDay-2.940606E-07*SaleDaySq-7.231125E-02*0.1516035+ 2.059593E-02*0.2478134) / (.8165331-7.231125E-02*0.1516035+ 2.059593E-02*0.2478134)$

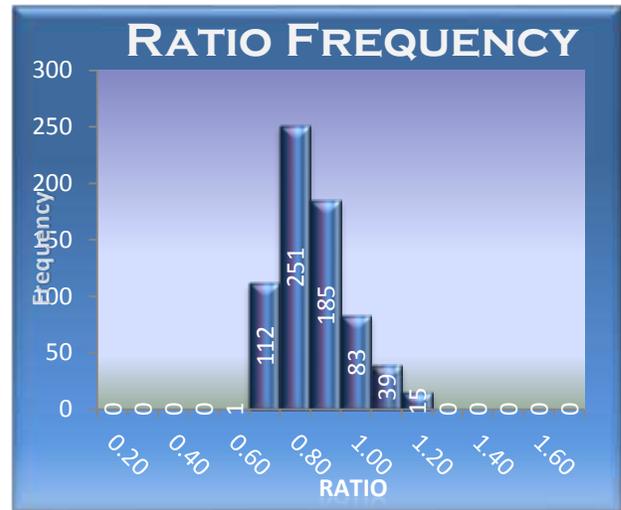
$SaleDay = SaleDate - 41640$

$SaleDaySq = (SaleDate - 41640)^2$

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

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b> 1/1/2013	<b>Date of Report:</b> 5/20/2014	<b>Sales Dates:</b> 1/2011 - 12/2013
<b>Area Name: Central Shoreline, East Shoreline</b>	<b>Appr ID:</b> DJOH	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 2, 3</b>			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	686
<i>Mean Assessed Value</i>	257,300
<i>Mean Adj. Sales Price</i>	325,100
<i>Standard Deviation AV</i>	58,454
<i>Standard Deviation SP</i>	90,922
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.811
<i>Median Ratio</i>	0.789
<i>Weighted Mean Ratio</i>	0.791
UNIFORMITY	
<i>Lowest ratio</i>	0.591
<i>Highest ratio:</i>	1.162
<i>Coefficient of Dispersion</i>	11.57%
<i>Standard Deviation</i>	0.116
<i>Coefficient of Variation</i>	14.31%
<i>Price Related Differential (PRD)</i>	1.024
RELIABILITY	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.778
<i>Upper limit</i>	0.804
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.802
<i>Upper limit</i>	0.819
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	9544
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.116
<b>Recommended minimum:</b>	22
<i>Actual sample size:</i>	686
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	388
<i># ratios above mean:</i>	298
<i>z:</i>	3.436
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

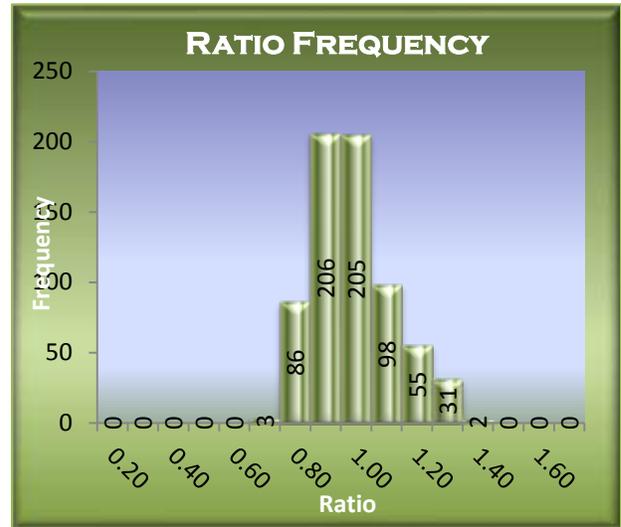
1 to 3 Unit Residences throughout Areas 2 and 3

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

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

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Central Shoreline, East Shoreline</b>	1/1/2014	5/20/2014	1/2011 - 12/2013
<b>Area Number: 2, 3</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	DJOH	1 to 3 Unit	YES

SAMPLE STATISTICS	
<b>Sample size (n)</b>	686
<b>Mean Assessed Value</b>	299,600
<b>Mean Sales Price</b>	325,100
<b>Standard Deviation AV</b>	76,477
<b>Standard Deviation SP</b>	90,922
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.939
<b>Median Ratio</b>	0.918
<b>Weighted Mean Ratio</b>	0.922
UNIFORMITY	
<b>Lowest ratio</b>	0.678
<b>Highest ratio:</b>	1.303
<b>Coefficient of Dispersion</b>	11.19%
<b>Standard Deviation</b>	0.130
<b>Coefficient of Variation</b>	13.89%
<b>Price Related Differential (PRD)</b>	1.019
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.909
Upper limit	0.929
<b>95% Confidence: Mean</b>	
Lower limit	0.929
Upper limit	0.948
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	9544
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.130
<b>Recommended minimum:</b>	27
<b>Actual sample size:</b>	686
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	387
# ratios above mean:	299
z:	3.360
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Areas 2 and 3

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

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 2	2 - 0	222350	0041	12/13/12	\$215,000	\$253,000	820	6	1948	Avg	6,075	N	N	19813 WALLINGFORD AVE N
2 - 2	2 - 0	012710	0015	10/28/12	\$260,000	\$310,000	1,130	6	1948	Good	6,500	N	N	1638 N 200TH ST
2 - 2	2 - 0	107210	0035	07/12/11	\$240,000	\$299,000	1,150	6	1952	Avg	8,640	N	N	19226 BURKE AVE N
2 - 2	2 - 0	012710	0020	05/26/11	\$205,000	\$255,000	1,410	6	1949	Avg	6,500	N	N	1632 N 200TH ST
2 - 2	2 - 0	223050	0025	03/19/13	\$213,000	\$243,000	960	7	1954	Avg	9,058	N	N	1815 N 192ND ST
2 - 2	2 - 0	760970	0075	04/05/12	\$200,000	\$247,000	960	7	1958	Avg	8,867	N	N	123 NE 193RD ST
2 - 2	2 - 0	107210	0160	04/20/12	\$206,000	\$254,000	1,010	7	1952	Avg	7,830	N	N	19285 BURKE AVE N
2 - 2	2 - 0	062604	9103	11/03/11	\$235,000	\$293,000	1,030	7	1954	Avg	8,760	N	N	18515 MERIDIAN AVE N
2 - 2	2 - 0	566610	0040	10/15/12	\$250,000	\$299,000	1,040	7	1954	Good	7,938	N	N	148 NE 194TH ST
2 - 2	2 - 0	664800	0020	08/03/11	\$305,000	\$380,000	1,070	7	1957	Avg	7,885	N	N	20030 MERIDIAN PL N
2 - 2	2 - 0	222630	0200	10/11/12	\$240,000	\$287,000	1,100	7	1953	VGood	8,613	N	N	2157 N 193RD ST
2 - 2	2 - 0	222630	0200	02/04/13	\$255,000	\$296,000	1,100	7	1953	VGood	8,613	N	N	2157 N 193RD ST
2 - 2	2 - 0	222630	0185	04/23/12	\$218,400	\$269,000	1,100	7	1954	Avg	8,123	N	N	2139 N 193RD ST
2 - 2	2 - 0	016250	0020	07/10/12	\$235,000	\$286,000	1,100	7	1957	Good	8,515	N	N	19005 BAGLEY AVE N
2 - 2	2 - 0	062604	9108	04/21/11	\$292,500	\$362,000	1,110	7	1962	Avg	8,500	N	N	20037 MERIDIAN AVE N
2 - 2	2 - 0	323535	0060	08/02/12	\$325,000	\$394,000	1,130	7	1975	Avg	8,830	N	N	18505 MERIDIAN CT N
2 - 2	2 - 0	107210	0050	10/11/11	\$200,000	\$250,000	1,150	7	1952	Avg	8,640	N	N	19242 BURKE AVE N
2 - 2	2 - 0	107910	0055	04/10/12	\$248,500	\$307,000	1,190	7	1954	Avg	9,096	N	N	2109 N 192ND ST
2 - 2	2 - 0	222630	0070	01/12/13	\$230,000	\$268,000	1,200	7	1954	Good	8,086	N	N	2322 N 193RD ST
2 - 2	2 - 0	050710	0030	05/30/13	\$255,000	\$284,000	1,200	7	1954	Avg	9,399	N	N	1837 N 204TH PL
2 - 2	2 - 0	664810	0035	01/29/13	\$230,250	\$267,000	1,250	7	1957	Avg	8,605	N	N	20319 MERIDIAN AVE N
2 - 2	2 - 0	664810	0040	06/09/11	\$277,000	\$345,000	1,250	7	1957	Good	8,510	N	N	20327 MERIDIAN AVE N
2 - 2	2 - 0	242690	0080	10/17/11	\$297,000	\$371,000	1,280	7	1956	Avg	8,460	N	N	20217 ASHWORTH PL N
2 - 2	2 - 0	107210	0110	06/16/11	\$250,000	\$311,000	1,320	7	1953	Avg	8,640	N	N	19227 BURKE AVE N
2 - 2	2 - 0	776990	0035	01/29/13	\$250,000	\$290,000	1,320	7	1957	Avg	8,084	N	N	2304 N 188TH ST
2 - 2	2 - 0	222990	0050	01/11/13	\$275,000	\$321,000	1,330	7	1952	Good	7,415	N	N	19008 ASHWORTH AVE N
2 - 2	2 - 0	242690	0005	08/21/12	\$295,000	\$357,000	1,340	7	1956	Avg	8,006	N	N	20327 WALLINGFORD AVE N
2 - 2	2 - 0	223180	0110	12/16/11	\$255,000	\$318,000	1,350	7	1961	Avg	8,468	N	N	2357 N 192ND ST
2 - 2	2 - 0	324700	0010	08/06/13	\$300,000	\$324,000	1,370	7	1960	Good	7,406	N	N	1859 N 200TH ST
2 - 2	2 - 0	107410	0085	03/20/13	\$227,100	\$259,000	1,380	7	1953	Avg	8,121	N	N	19537 MERIDIAN AVE N
2 - 2	2 - 0	107710	0060	05/12/11	\$205,000	\$254,000	1,400	7	1954	Avg	8,727	N	N	1615 N 196TH PL

## Improved Sales Used in This Annual Update Analysis Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 2	2 - 0	107310	0035	03/21/13	\$257,900	\$295,000	1,400	7	1953	Avg	8,443	N	N	19538 BURKE AVE N
2 - 2	2 - 0	199970	0065	07/06/12	\$245,000	\$299,000	1,440	7	1957	Avg	7,841	N	N	18815 WALLINGFORD AVE N
2 - 2	2 - 0	223210	0005	11/11/13	\$325,000	\$335,000	1,450	7	1955	Good	9,378	N	N	1631 N 200TH ST
2 - 2	2 - 0	222630	0035	07/19/13	\$301,000	\$328,000	1,450	7	1954	Avg	8,123	N	N	2140 N 193RD ST
2 - 2	2 - 0	050710	0050	10/25/13	\$323,500	\$336,000	1,460	7	1954	VGood	8,535	N	N	1811 N 204TH PL
2 - 2	2 - 0	760970	0010	10/24/11	\$242,500	\$303,000	1,460	7	1958	Avg	8,878	N	N	110 NE 193RD ST
2 - 2	2 - 0	241990	0070	09/04/13	\$285,000	\$304,000	1,470	7	1955	Avg	8,190	N	N	1837 N 199TH ST
2 - 2	2 - 0	222670	0005	03/06/12	\$279,000	\$346,000	1,470	7	1954	Avg	8,520	N	N	19824 ASHWORTH AVE N
2 - 2	2 - 0	242690	0156	05/11/11	\$295,000	\$366,000	1,470	7	1956	Avg	9,352	N	N	20220 ASHWORTH PL N
2 - 2	2 - 0	107610	0065	08/13/12	\$280,000	\$339,000	1,490	7	1953	Avg	8,078	N	N	2122 N 194TH ST
2 - 2	2 - 0	107610	0040	06/19/13	\$259,950	\$287,000	1,510	7	1953	Good	8,055	N	N	2149 N 194TH ST
2 - 2	2 - 0	241990	0020	01/05/11	\$275,000	\$336,000	1,510	7	1955	Avg	9,119	N	N	1826 N 199TH ST
2 - 2	2 - 0	199970	0060	12/08/11	\$207,000	\$258,000	1,520	7	1957	Avg	7,940	N	N	18809 WALLINGFORD AVE N
2 - 2	2 - 0	062604	9115	11/26/13	\$340,000	\$347,000	1,520	7	1955	Avg	8,960	N	N	18533 MERIDIAN AVE N
2 - 2	2 - 0	242690	0120	10/07/11	\$302,000	\$377,000	1,540	7	1956	Good	8,253	N	N	1651 N 203RD ST
2 - 2	2 - 0	222350	0049	06/21/13	\$290,950	\$321,000	1,560	7	1959	Avg	11,596	N	N	19825 WALLINGFORD AVE N
2 - 2	2 - 0	222350	0043	09/19/12	\$328,500	\$395,000	1,590	7	1959	Good	8,007	N	N	19835 WALLINGFORD AVE N
2 - 2	2 - 0	222630	0095	01/07/11	\$207,055	\$253,000	1,610	7	2008	Avg	8,062	N	N	2352 N 193RD ST
2 - 2	2 - 0	199970	0050	10/28/13	\$315,000	\$327,000	1,680	7	1955	Avg	8,129	N	N	18804 DENSMORE AVE N
2 - 2	2 - 0	280710	0180	10/08/12	\$260,000	\$311,000	1,720	7	1953	Avg	8,432	N	N	18542 ASHWORTH AVE N
2 - 2	2 - 0	199970	0055	11/30/11	\$299,950	\$374,000	1,740	7	1955	Good	8,203	N	N	18805 WALLINGFORD AVE N
2 - 2	2 - 0	107610	0035	05/16/12	\$277,800	\$341,000	1,740	7	1953	Avg	8,061	N	N	2143 N 194TH ST
2 - 2	2 - 0	241990	0035	03/24/11	\$260,000	\$321,000	1,770	7	1955	Good	8,153	N	N	1844 N 199TH ST
2 - 2	2 - 0	777285	0040	06/05/13	\$275,000	\$305,000	1,180	8	2007	Avg	1,440	N	N	1184 N 198TH ST
2 - 2	2 - 0	222530	0208	04/21/11	\$349,000	\$432,000	1,290	8	1994	Avg	8,513	N	N	2325 N 190TH ST
2 - 2	2 - 0	776100	0020	11/27/12	\$250,000	\$296,000	1,400	8	1965	Avg	7,340	N	N	2121 N 188TH ST
2 - 2	2 - 0	856330	0045	08/16/11	\$325,000	\$405,000	1,420	8	1959	Avg	8,895	N	N	18533 BURKE AVE N
2 - 2	2 - 0	777285	0140	04/01/13	\$279,000	\$317,000	1,450	8	2007	Avg	1,963	N	N	1164 N 198TH ST
2 - 2	2 - 0	856330	0060	07/10/12	\$289,950	\$353,000	1,550	8	1957	Avg	9,800	N	N	18546 BURKE AVE N
2 - 2	2 - 0	777285	0010	03/21/13	\$335,000	\$383,000	1,630	8	2007	Avg	3,036	Y	N	1190 N 198TH ST
2 - 2	2 - 0	222530	0043	06/12/13	\$525,000	\$581,000	1,640	8	2013	Avg	7,594	N	N	19018 MERIDIAN AVE N

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
2 - 2	2 - 0	222530	0040	06/03/13	\$495,000	\$550,000	1,640	8	2013	Avg	7,204	N	N	19026 MERIDIAN AVE N
2 - 2	2 - 0	222530	0042	05/09/13	\$519,000	\$582,000	2,450	8	2013	Avg	7,204	N	N	19022 MERIDIAN AVE N
2 - 2	2 - 0	915880	0040	02/06/12	\$414,000	\$514,000	2,940	8	2003	Avg	6,440	N	N	2320 N 187TH ST
2 - 2	2 - 2	618770	0160	03/29/11	\$195,000	\$241,000	980	6	1951	Avg	7,472	N	N	810 NE 201ST ST
2 - 2	2 - 2	397170	0835	05/06/11	\$235,000	\$292,000	1,130	6	1950	Good	14,280	N	N	722 NE 198TH ST
2 - 2	2 - 2	397170	0840	06/27/13	\$284,950	\$313,000	930	7	1949	Avg	14,275	N	N	718 NE 198TH ST
2 - 2	2 - 2	397170	0785	12/06/13	\$240,000	\$244,000	940	7	1965	Avg	14,306	N	N	821 NE 200TH ST
2 - 2	2 - 2	618770	0275	05/14/12	\$240,000	\$295,000	1,000	7	1954	Good	7,292	N	N	737 NE 204TH ST
2 - 2	2 - 2	397170	0795	06/22/12	\$300,000	\$367,000	1,190	7	1979	Avg	11,400	N	N	839 NE 200TH ST
2 - 2	2 - 2	397170	0960	01/11/13	\$195,000	\$228,000	1,250	7	1953	Avg	7,500	N	N	19536 7TH AVE NE
2 - 2	2 - 2	397170	0351	01/26/12	\$241,500	\$300,000	1,260	7	1950	VGood	9,890	N	N	20008 6TH AVE NE
2 - 2	2 - 2	618770	0240	03/13/13	\$249,950	\$286,000	1,280	7	1950	Avg	9,400	N	N	20162 7TH AVE NE
2 - 2	2 - 2	618770	0195	10/06/11	\$189,000	\$236,000	1,290	7	1951	Avg	7,840	N	N	20108 7TH AVE NE
2 - 2	2 - 2	618770	0510	11/27/12	\$305,000	\$361,000	1,460	7	1964	Avg	7,272	N	N	20155 6TH AVE NE
2 - 2	2 - 2	937330	0205	05/04/12	\$305,000	\$375,000	1,510	7	1963	Avg	10,944	N	N	19165 7TH AVE NE
2 - 2	2 - 2	618770	0375	06/03/11	\$186,000	\$231,000	1,530	7	1952	Avg	8,150	N	N	20156 6TH AVE NE
2 - 2	2 - 2	618770	0115	09/05/12	\$218,000	\$263,000	1,670	7	1954	Avg	8,101	N	N	20206 8TH AVE NE
2 - 2	2 - 2	618770	0395	07/20/11	\$222,720	\$278,000	1,670	7	1950	Avg	7,200	N	N	617 NE 204TH ST
2 - 2	2 - 2	873010	0060	08/30/12	\$310,000	\$374,000	1,770	7	1955	Good	8,785	N	N	315 NE 192ND ST
2 - 2	2 - 2	618770	0135	10/22/13	\$275,000	\$286,000	1,200	8	1984	Avg	6,765	N	N	832 NE 202ND ST
2 - 2	2 - 2	141930	0070	02/24/11	\$299,950	\$369,000	1,350	8	1990	Avg	8,690	N	N	413 NE 189TH CT
2 - 2	2 - 2	398530	0005	03/19/12	\$310,000	\$384,000	1,410	8	1957	VGood	10,924	N	N	20402 5TH AVE NE
2 - 2	2 - 2	255820	0050	12/10/13	\$319,000	\$323,000	1,460	8	1967	Avg	8,160	N	N	322 NE 191ST ST
2 - 2	2 - 2	398530	0333	12/28/13	\$375,000	\$376,000	4,100	8	1966	Avg	22,400	N	N	735 NE 198TH ST
2 - 2	2 - 3	164350	0105	05/04/12	\$194,000	\$239,000	1,100	6	1950	Avg	7,920	N	N	18574 MIDVALE AVE N
2 - 2	2 - 3	574560	0010	08/27/13	\$170,000	\$182,000	1,220	6	1952	Avg	8,038	N	N	1302 N 188TH ST
2 - 2	2 - 3	222730	0015	09/13/11	\$179,000	\$223,000	1,260	7	1951	Avg	6,665	N	N	1112 N 199TH ST
2 - 2	2 - 3	925090	0172	11/06/12	\$349,500	\$415,000	1,280	7	1955	VGood	6,855	Y	N	1304 N 195TH ST
2 - 2	2 - 3	223150	0060	09/24/13	\$225,000	\$238,000	1,410	7	1954	Avg	6,929	N	N	1320 N 196TH ST
2 - 2	2 - 3	574560	0050	03/08/12	\$265,000	\$328,000	1,690	7	1952	Avg	11,594	N	N	18829 ASHWORTH AVE N
2 - 2	2 - 3	164350	0048	10/03/12	\$265,000	\$317,000	1,760	7	1955	Avg	12,583	N	N	18828 MIDVALE AVE N

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 2	2 - 3	446590	0020	06/14/11	\$235,000	\$292,000	1,780	7	1951	Good	14,328	N	N	1313 N 192ND ST
2 - 2	2 - 3	062604	9049	09/25/13	\$337,500	\$356,000	1,940	8	1953	Good	11,400	N	N	18527 ASHWORTH AVE N
2 - 2	2 - 3	280710	0211	08/27/13	\$630,000	\$674,000	3,290	9	2006	Avg	7,315	N	N	1321 N 188TH ST
2 - 6	2 - 0	440270	0750	01/23/12	\$170,000	\$211,000	660	6	1947	Avg	7,985	N	N	15502 ASHWORTH AVE N
2 - 6	2 - 0	440270	0395	11/27/12	\$220,000	\$260,000	860	6	1948	Avg	7,678	N	N	15907 MERIDIAN AVE N
2 - 6	2 - 0	440270	0015	10/18/11	\$323,000	\$403,000	1,320	6	1951	Good	7,620	N	N	15744 ASHWORTH AVE N
2 - 6	2 - 0	440270	0670	11/22/13	\$328,000	\$336,000	1,810	6	1924	Avg	7,684	N	N	15521 WALLINGFORD AVE N
2 - 6	2 - 0	440270	0480	08/23/11	\$195,000	\$243,000	810	7	1951	Avg	7,683	N	N	15533 MERIDIAN AVE N
2 - 6	2 - 0	440270	0540	10/02/12	\$245,000	\$294,000	910	7	1951	Good	7,680	N	N	15514 WALLINGFORD AVE N
2 - 6	2 - 0	440270	0060	08/31/12	\$239,000	\$288,000	940	7	1953	Good	7,680	N	N	15709 DENSMORE AVE N
2 - 6	2 - 0	667250	0065	06/29/12	\$314,000	\$383,000	990	7	1955	Good	8,704	N	N	15236 ASHWORTH AVE N
2 - 6	2 - 0	440270	0175	07/15/13	\$226,000	\$247,000	1,100	7	1955	Good	7,679	N	N	15727 WALLINGFORD AVE N
2 - 6	2 - 0	440270	0385	04/24/13	\$211,000	\$238,000	1,150	7	1953	Avg	7,680	N	N	15739 MERIDIAN AVE N
2 - 6	2 - 0	440270	0570	07/13/13	\$305,000	\$333,000	1,250	7	1952	Good	7,680	N	N	15521 BURKE AVE N
2 - 6	2 - 0	440270	0280	08/23/12	\$259,950	\$314,000	1,330	7	1953	Good	7,679	N	N	15733 BURKE AVE N
2 - 6	2 - 0	440270	0265	08/09/13	\$305,000	\$329,000	1,330	7	1953	Good	7,680	N	N	15715 BURKE AVE N
2 - 6	2 - 0	765590	0126	09/09/11	\$275,000	\$343,000	1,420	7	1950	Avg	6,750	N	N	14854 WALLINGFORD AVE N
2 - 6	2 - 0	542230	0010	09/21/11	\$330,000	\$412,000	1,530	7	1960	VGood	7,808	N	N	14612 ASHWORTH AVE N
2 - 6	2 - 0	440270	0405	11/16/11	\$240,000	\$299,000	1,600	7	1950	Avg	8,008	N	N	15554 BURKE AVE N
2 - 6	2 - 0	440270	0695	02/10/12	\$200,000	\$248,000	1,720	7	1953	Good	7,345	N	N	1617 N 157TH ST
2 - 6	2 - 0	440270	0320	07/19/12	\$354,950	\$432,000	2,060	7	1953	VGood	7,679	N	N	15736 BURKE AVE N
2 - 6	2 - 0	364560	0050	09/10/12	\$340,000	\$409,000	1,070	8	1962	Avg	8,840	N	N	15210 DENSMORE AVE N
2 - 6	2 - 0	364560	0040	08/11/11	\$330,000	\$412,000	1,070	8	1962	Avg	8,840	N	N	15204 DENSMORE AVE N
2 - 6	2 - 0	765590	0187	10/25/12	\$352,128	\$420,000	1,150	8	1956	Avg	14,040	N	N	14818 ASHWORTH AVE N
2 - 6	2 - 0	182604	9384	11/21/13	\$326,000	\$334,000	1,200	8	1962	Avg	9,120	N	N	1522 N 150TH ST
2 - 6	2 - 0	364550	0190	06/18/13	\$410,000	\$453,000	1,250	8	1962	Avg	7,443	N	N	14811 DENSMORE AVE N
2 - 6	2 - 0	364550	0070	03/10/11	\$342,000	\$422,000	1,360	8	1962	Avg	7,305	N	N	14824 DENSMORE AVE N
2 - 6	2 - 0	667250	0085	09/20/11	\$292,500	\$365,000	1,460	8	1954	Avg	12,382	N	N	15324 ASHWORTH AVE N
2 - 6	2 - 0	021750	0025	12/12/12	\$370,000	\$436,000	1,590	8	1959	Good	8,546	N	N	1804 N 147TH ST
2 - 6	2 - 0	021750	0140	06/14/11	\$352,000	\$438,000	1,700	8	1959	Avg	8,970	N	N	14700 BURKE AVE N
2 - 6	2 - 0	182604	9451	05/23/12	\$282,000	\$346,000	1,740	8	1978	Avg	7,610	N	N	2009 N 154TH PL

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 6	2 - 0	021750	0030	04/30/12	\$370,000	\$456,000	1,920	8	1959	Good	8,309	N	N	1812 N 147TH ST
2 - 6	2 - 0	765590	0156	05/25/12	\$442,000	\$542,000	2,390	8	1998	Avg	5,992	N	N	1525 N 149TH CT
2 - 6	2 - 0	440270	0525	02/04/13	\$544,950	\$632,000	2,730	8	2012	Avg	7,680	N	N	15532 WALLINGFORD AVE N
2 - 6	2 - 0	440270	0530	02/22/13	\$547,950	\$631,000	2,820	8	2012	Avg	7,680	N	N	15526 WALLINGFORD AVE N
2 - 6	2 - 1	039610	0105	04/17/12	\$149,900	\$185,000	840	6	1954	Avg	6,017	N	N	2105 N 163RD ST
2 - 6	2 - 1	175570	0260	12/03/13	\$231,000	\$235,000	1,260	7	1967	Good	9,298	N	N	16018 SUNNYSIDE AVE N
2 - 6	2 - 1	288170	0037	04/23/12	\$318,950	\$393,000	1,310	8	1958	Avg	13,601	N	N	2118 N 160TH ST
2 - 6	2 - 1	175570	0060	09/17/13	\$227,000	\$241,000	1,370	8	1964	Good	8,336	N	N	2320 N 161ST ST
2 - 6	2 - 2	943830	0060	08/23/12	\$265,000	\$320,000	890	6	1952	Good	8,175	N	N	2109 N 158TH ST
2 - 6	2 - 2	288170	0071	09/24/12	\$290,000	\$348,000	920	6	1962	Good	7,225	N	N	15527 CORLISS AVE N
2 - 6	2 - 2	288170	0368	12/02/13	\$210,000	\$214,000	1,100	6	1947	Avg	6,182	N	N	14516 1ST AVE NE
2 - 6	2 - 2	777130	0200	03/05/13	\$238,000	\$273,000	1,660	6	1949	Avg	8,645	N	N	2157 N 147TH ST
2 - 6	2 - 2	440810	0090	09/13/12	\$180,500	\$217,000	840	7	1950	Avg	6,173	N	N	115 NE 147TH ST
2 - 6	2 - 2	288170	0474	12/26/12	\$192,000	\$225,000	880	7	1953	Good	7,200	N	N	2117 N 155TH ST
2 - 6	2 - 2	541110	0020	01/14/13	\$205,000	\$239,000	1,050	7	1951	Good	9,414	N	N	14523 SUNNYSIDE AVE N
2 - 6	2 - 2	541110	0030	09/24/12	\$285,000	\$342,000	1,050	7	1951	Good	9,624	N	N	14522 SUNNYSIDE AVE N
2 - 6	2 - 2	288170	0366	04/09/13	\$295,000	\$335,000	1,050	7	1951	Avg	11,250	N	N	132 NE 145TH ST
2 - 6	2 - 2	777130	0065	11/10/11	\$205,000	\$256,000	1,140	7	1948	Avg	8,163	N	N	2117 N 148TH ST
2 - 6	2 - 2	180390	0080	08/16/13	\$274,000	\$295,000	1,180	7	1951	Avg	8,169	N	N	2318 N 148TH ST
2 - 6	2 - 2	440810	0030	06/29/12	\$219,950	\$268,000	1,240	7	1950	Good	6,169	N	N	134 NE 147TH ST
2 - 6	2 - 2	777130	0090	01/06/12	\$225,000	\$280,000	1,280	7	1950	Good	12,237	N	N	2147 N 148TH ST
2 - 6	2 - 2	288170	0050	12/09/13	\$357,000	\$362,000	1,310	7	1951	Avg	9,908	N	N	2121 N 160TH ST
2 - 6	2 - 2	288170	0546	03/22/12	\$241,900	\$299,000	1,390	7	1954	Avg	11,691	N	N	2118 N 145TH ST
2 - 6	2 - 2	288170	0540	12/04/13	\$315,000	\$320,000	1,720	7	1908	Avg	11,138	N	N	2110 N 145TH ST
2 - 6	2 - 2	684350	0150	07/11/11	\$252,500	\$315,000	2,220	7	1964	Avg	7,260	N	N	15332 CORLISS PL N
2 - 6	2 - 2	288170	0478	04/18/11	\$207,000	\$256,000	890	8	1951	Good	7,200	N	N	2129 N 155TH ST
2 - 6	2 - 2	255050	0005	11/27/13	\$330,000	\$337,000	1,080	8	1951	Good	7,492	N	N	15000 MERIDIAN AVE N
2 - 6	2 - 2	943840	0050	03/11/13	\$330,000	\$378,000	1,280	8	1960	Avg	8,172	N	N	2147 N 158TH ST
2 - 6	2 - 2	943840	0040	05/16/11	\$349,950	\$435,000	1,280	8	1960	Good	8,513	N	N	2159 N 158TH ST
2 - 6	2 - 2	269710	0080	12/17/13	\$339,950	\$343,000	1,290	8	1962	Avg	7,200	N	N	2145 N 159TH ST
2 - 6	2 - 2	275600	0070	02/07/13	\$324,000	\$375,000	1,340	8	1961	Avg	6,092	N	N	2302 N 145TH ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 6	2 - 2	672470	0080	02/08/12	\$267,000	\$332,000	1,350	8	1961	Avg	8,869	N	N	2155 N 156TH PL
2 - 6	2 - 2	672470	0130	07/17/13	\$375,500	\$410,000	1,350	8	1961	Good	7,474	N	N	2115 N 156TH PL
2 - 6	2 - 2	546920	0165	03/20/13	\$445,000	\$508,000	1,370	8	2012	Avg	6,942	N	N	2330 N 156TH PL
2 - 6	2 - 2	288170	0080	07/08/11	\$355,000	\$442,000	2,220	8	1950	Good	8,930	N	N	15504 BAGLEY PL N
2 - 6	2 - 3	688590	0370	09/20/11	\$270,000	\$337,000	800	6	1947	Avg	8,165	N	N	15508 INTERLAKE AVE N
2 - 6	2 - 3	667190	0175	05/15/13	\$215,000	\$241,000	860	6	1948	Avg	6,175	N	N	15320 INTERLAKE AVE N
2 - 6	2 - 3	667190	0145	09/28/13	\$250,000	\$263,000	860	6	1948	Avg	6,030	N	N	15301 STONE AVE N
2 - 6	2 - 3	055810	0070	05/18/12	\$195,000	\$240,000	1,030	6	1948	Avg	8,160	N	N	14547 ASHWORTH AVE N
2 - 6	2 - 3	667190	0165	07/16/13	\$235,000	\$256,000	1,200	6	1948	Avg	6,120	N	N	15310 INTERLAKE AVE N
2 - 6	2 - 3	667190	0265	08/07/12	\$270,000	\$327,000	1,430	6	1948	Avg	6,609	N	N	15303 ASHWORTH PL N
2 - 6	2 - 3	667190	0150	05/17/13	\$216,000	\$242,000	1,450	6	1948	Avg	6,092	N	N	15302 INTERLAKE AVE N
2 - 6	2 - 3	688590	0170	10/06/11	\$290,000	\$362,000	1,700	6	1951	Good	8,165	N	N	15515 STONE AVE N
2 - 6	2 - 3	556210	0390	04/20/12	\$270,000	\$333,000	800	7	1940	Good	8,216	N	N	15721 ASHWORTH AVE N
2 - 6	2 - 3	688590	0340	08/07/12	\$263,500	\$319,000	930	7	1948	Good	8,162	N	N	15546 INTERLAKE AVE N
2 - 6	2 - 3	667190	0135	10/29/13	\$301,000	\$312,000	1,070	7	1959	Avg	10,883	N	N	15309 STONE AVE N
2 - 6	2 - 3	667190	0130	09/27/13	\$275,000	\$290,000	1,120	7	1951	Good	5,207	N	N	15313 STONE AVE N
2 - 6	2 - 3	182604	9374	02/08/12	\$280,000	\$348,000	1,450	7	1961	Avg	8,568	N	N	14802 STONE AVE N
2 - 6	2 - 3	556210	0185	08/09/13	\$291,000	\$314,000	1,480	7	1990	Avg	8,211	N	N	15729 STONE AVE N
2 - 6	2 - 3	182604	9283	09/03/13	\$309,000	\$330,000	1,680	7	1955	Avg	7,371	N	N	14533 INTERLAKE AVE N
2 - 6	2 - 3	055810	0150	02/10/12	\$178,000	\$221,000	1,730	7	1954	Avg	8,160	N	N	14550 INTERLAKE AVE N
2 - 6	2 - 3	688590	0270	12/19/12	\$375,000	\$441,000	1,760	7	1975	Avg	8,466	N	N	15501 INTERLAKE AVE N
2 - 6	2 - 3	667190	0190	05/10/11	\$304,000	\$377,000	1,800	7	2003	Avg	7,331	N	N	15338 INTERLAKE AVE N
2 - 6	2 - 3	688590	0125	06/19/13	\$360,000	\$397,000	2,890	7	1990	Avg	8,163	N	N	15538 MIDVALE AVE N
2 - 8	2 - 0	525330	0335	05/20/11	\$290,000	\$360,000	860	6	1942	Good	7,207	N	N	16746 ASHWORTH AVE N
2 - 8	2 - 0	525330	0400	06/18/13	\$275,000	\$304,000	960	6	1955	Avg	8,400	N	N	16721 WALLINGFORD AVE N
2 - 8	2 - 0	039010	0050	03/15/12	\$195,000	\$241,000	1,140	6	1951	Good	6,099	N	N	1628 N 175TH ST
2 - 8	2 - 0	041510	0141	06/29/11	\$215,000	\$268,000	1,280	6	1967	Avg	7,218	N	N	16106 DENSMORE AVE N
2 - 8	2 - 0	370590	0106	08/10/12	\$233,000	\$282,000	1,450	6	1952	Good	8,096	N	N	1652 N 183RD ST
2 - 8	2 - 0	182604	9262	08/16/12	\$244,000	\$295,000	1,840	6	1945	Avg	12,072	N	N	1853 N 163RD ST
2 - 8	2 - 0	370590	0102	03/16/12	\$195,000	\$241,000	850	7	1952	Avg	11,700	N	N	1644 N 183RD ST
2 - 8	2 - 0	207160	0060	07/24/12	\$328,200	\$399,000	1,000	7	1953	Good	8,635	N	N	1821 N 165TH ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 8	2 - 0	307350	0116	06/13/12	\$233,500	\$286,000	1,040	7	1953	Avg	7,562	N	N	17504 WALLINGFORD AVE N
2 - 8	2 - 0	525330	0146	07/21/11	\$272,000	\$339,000	1,050	7	1953	Good	9,937	N	N	16540 ASHWORTH AVE N
2 - 8	2 - 0	370590	0191	03/21/12	\$233,500	\$289,000	1,130	7	1962	Good	9,000	N	N	18034 WALLINGFORD AVE N
2 - 8	2 - 0	222470	0029	04/22/13	\$390,000	\$440,000	1,130	7	2012	Avg	6,890	N	N	18410 MERIDIAN AVE N
2 - 8	2 - 0	370590	0135	01/26/12	\$235,500	\$293,000	1,170	7	1960	Avg	8,491	N	N	1855 N 183RD ST
2 - 8	2 - 0	525330	0228	09/24/12	\$342,000	\$411,000	1,180	7	1960	Good	7,434	N	N	1826 N 165TH ST
2 - 8	2 - 0	182604	9292	08/03/12	\$195,000	\$237,000	1,200	7	1954	Good	6,666	N	N	16305 MERIDIAN AVE N
2 - 8	2 - 0	222470	0031	05/07/12	\$204,000	\$251,000	1,200	7	1955	Good	7,068	N	N	18415 CORLISS AVE N
2 - 8	2 - 0	546580	0115	08/29/11	\$270,000	\$337,000	1,200	7	1961	Avg	8,310	N	N	16750 WALLINGFORD AVE N
2 - 8	2 - 0	370590	0276	05/26/11	\$230,000	\$286,000	1,220	7	1962	Avg	7,505	N	N	17814 ASHWORTH AVE N
2 - 8	2 - 0	525330	0495	04/24/13	\$245,000	\$276,000	1,260	7	1945	Good	7,276	N	N	1830 N 167TH ST
2 - 8	2 - 0	370590	0206	01/22/13	\$215,000	\$250,000	1,270	7	1959	Avg	7,426	N	N	1647 N 183RD ST
2 - 8	2 - 0	547750	0005	10/17/13	\$359,000	\$375,000	1,300	7	1959	Good	8,581	N	N	16056 WALLINGFORD AVE N
2 - 8	2 - 0	207160	0040	05/20/13	\$440,000	\$492,000	1,300	7	1961	VGood	9,525	N	N	16404 BURKE AVE N
2 - 8	2 - 0	041510	0080	10/04/11	\$235,000	\$293,000	1,350	7	1954	Good	6,455	N	N	16000 ASHWORTH AVE N
2 - 8	2 - 0	207160	0010	11/25/13	\$365,000	\$373,000	1,390	7	1962	Good	8,618	N	N	1811 N 165TH ST
2 - 8	2 - 0	307350	0111	06/26/12	\$313,000	\$382,000	1,400	7	1953	Good	7,550	N	N	17518 WALLINGFORD AVE N
2 - 8	2 - 0	182604	9391	11/15/11	\$248,800	\$310,000	1,430	7	1961	Good	7,500	N	N	16011 MERIDIAN AVE N
2 - 8	2 - 0	307350	0115	10/12/11	\$255,000	\$318,000	1,430	7	1954	Avg	7,550	N	N	17510 WALLINGFORD AVE N
2 - 8	2 - 0	525650	0005	03/27/12	\$366,000	\$452,000	1,490	7	1959	VGood	10,920	N	N	16356 DENSMORE AVE N
2 - 8	2 - 0	307350	0019	09/11/13	\$300,250	\$319,000	1,580	7	1953	Avg	9,609	N	N	17551 WALLINGFORD AVE N
2 - 8	2 - 0	041520	0080	05/26/11	\$293,950	\$365,000	1,730	7	1967	Good	6,239	N	N	16023 WALLINGFORD AVE N
2 - 8	2 - 0	307350	0114	10/20/11	\$251,000	\$313,000	1,820	7	1953	Good	7,550	N	N	17526 WALLINGFORD AVE N
2 - 8	2 - 0	307350	0061	08/16/12	\$349,000	\$422,000	1,850	7	1915	VGood	11,700	N	N	17410 ASHWORTH AVE N
2 - 8	2 - 0	182604	9469	08/30/12	\$335,000	\$404,000	1,880	7	1985	Avg	8,555	N	N	16320 BURKE AVE N
2 - 8	2 - 0	184350	0040	05/09/11	\$325,000	\$403,000	1,960	7	1966	Good	9,690	N	N	18316 BAGLEY PL N
2 - 8	2 - 0	370590	0114	05/26/13	\$415,000	\$463,000	1,990	7	1997	Avg	6,783	N	N	18328 WALLINGFORD AVE N
2 - 8	2 - 0	307350	0078	06/19/13	\$295,500	\$326,000	2,780	7	1960	Avg	10,800	N	N	17200 ASHWORTH AVE N
2 - 8	2 - 0	546760	0080	07/11/12	\$275,000	\$335,000	1,070	8	1965	Avg	7,400	N	N	17845 WAYNE AVE N
2 - 8	2 - 0	546900	0090	10/13/11	\$280,000	\$349,000	1,170	8	1960	Avg	10,583	N	N	16038 BURKE AVE N
2 - 8	2 - 0	546900	0110	05/23/11	\$314,000	\$390,000	1,200	8	1960	Avg	9,738	N	N	16035 BURKE AVE N



## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 8	2 - 0	370590	0030	10/19/11	\$283,000	\$353,000	1,330	8	1965	Avg	7,472	N	N	18337 WALLINGFORD AVE N
2 - 8	2 - 0	370590	0116	03/02/11	\$285,000	\$351,000	1,360	8	1958	Avg	7,580	N	N	1818 N 183RD ST
2 - 8	2 - 0	307350	0054	03/13/12	\$284,950	\$353,000	1,470	8	1955	Good	8,850	N	N	17341 DENSMORE AVE N
2 - 8	2 - 0	370590	0237	12/17/12	\$280,000	\$329,000	1,490	8	1956	Avg	8,400	N	N	18004 ASHWORTH AVE N
2 - 8	2 - 0	222470	0021	01/25/11	\$212,000	\$260,000	1,500	8	1949	Good	14,605	N	N	2117 N 185TH ST
2 - 8	2 - 0	546781	0010	12/07/11	\$365,000	\$455,000	1,560	8	1966	Good	7,200	N	N	17826 WALLINGFORD AVE N
2 - 8	2 - 0	370590	0113	09/01/11	\$310,000	\$387,000	1,590	8	1986	Good	12,826	N	N	18327 WALLINGFORD AVE N
2 - 8	2 - 0	307350	0082	03/04/13	\$390,000	\$448,000	2,070	8	1997	Avg	10,865	N	N	1610 N 170TH ST
2 - 8	2 - 0	546900	0070	10/06/11	\$275,000	\$343,000	2,080	8	1960	Good	8,069	N	N	16028 BURKE AVE N
2 - 8	2 - 0	370590	0117	10/10/12	\$360,000	\$431,000	2,180	8	1997	Avg	7,468	N	N	18318 WALLINGFORD AVE N
2 - 8	2 - 0	727610	0006	06/11/12	\$449,000	\$550,000	2,250	8	2012	Avg	3,736	N	N	18357 ASHWORTH AVE N
2 - 8	2 - 0	727610	0008	07/02/12	\$450,000	\$549,000	2,270	8	2012	Avg	3,736	N	N	18349 ASHWORTH AVE N
2 - 8	2 - 0	727610	0007	05/22/12	\$435,000	\$534,000	2,280	8	2012	Avg	3,736	N	N	18353 ASHWORTH AVE N
2 - 8	2 - 0	370590	0125	02/09/11	\$400,000	\$492,000	2,780	8	2008	Avg	8,398	N	N	18327 MERIDIAN AVE N
2 - 8	2 - 0	711100	0060	10/09/13	\$420,000	\$440,000	3,360	8	1965	Good	8,712	N	N	2121 N 183RD PL
2 - 8	2 - 0	370590	0066	11/30/12	\$560,000	\$661,000	3,720	8	2012	Avg	16,338	N	N	18354 ASHWORTH AVE N
2 - 8	2 - 1	206560	0015	11/10/11	\$210,000	\$262,000	1,120	7	1959	Avg	7,675	N	N	2115 N 166TH ST
2 - 8	2 - 1	572750	0009	04/22/12	\$270,000	\$333,000	1,140	7	1956	Avg	8,740	N	N	16730 MERIDIAN AVE N
2 - 8	2 - 1	783010	0020	08/22/11	\$300,000	\$374,000	1,680	7	1965	Good	7,780	N	N	16748 CORLISS PL N
2 - 8	2 - 2	336890	0037	06/25/13	\$267,000	\$294,000	960	5	1937	Good	7,200	N	N	2164 N 179TH ST
2 - 8	2 - 2	222470	0099	09/27/13	\$211,000	\$222,000	1,060	6	1953	Good	5,645	N	N	18422 CORLISS AVE N
2 - 8	2 - 2	184450	0040	09/04/13	\$355,000	\$379,000	1,510	6	1953	Good	8,683	N	N	18003 SUNNYSIDE AVE N
2 - 8	2 - 2	187340	0010	10/17/13	\$245,000	\$256,000	1,520	6	1924	Good	10,013	N	N	17504 CORLISS AVE N
2 - 8	2 - 2	222470	0148	08/29/12	\$239,000	\$288,000	820	7	1955	Avg	7,010	N	N	18032 CORLISS AVE N
2 - 8	2 - 2	208270	0010	06/17/13	\$240,000	\$265,000	1,080	7	1952	Avg	7,440	N	N	111 NE 180TH ST
2 - 8	2 - 2	336890	0079	10/17/12	\$236,750	\$283,000	1,220	7	1967	Avg	7,486	N	N	17817 1ST AVE NE
2 - 8	2 - 2	336890	0130	07/25/12	\$240,000	\$292,000	1,250	7	1961	Avg	12,046	N	N	17822 MERIDIAN AVE N
2 - 8	2 - 2	208270	0020	10/27/11	\$233,000	\$291,000	1,270	7	1952	Good	11,915	N	N	17916 1ST AVE NE
2 - 8	2 - 2	111510	0006	03/01/13	\$305,000	\$351,000	1,290	7	1983	Avg	9,812	N	N	17820 1ST AVE NE
2 - 8	2 - 2	613910	0055	08/29/12	\$250,000	\$302,000	1,320	7	1960	Good	8,400	N	N	18059 2ND AVE NE
2 - 8	2 - 2	613910	0086	10/25/11	\$236,800	\$296,000	1,540	7	1950	Good	9,800	N	N	18024 1ST AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 8	2 - 2	740070	0063	01/21/11	\$285,000	\$349,000	1,260	8	1984	Avg	8,769	N	N	17722 SUNNYSIDE CT N
2 - 8	2 - 2	278310	0060	02/21/12	\$237,299	\$294,000	1,320	8	1962	Avg	8,080	N	N	2106 N 176TH ST
2 - 8	2 - 2	278310	0350	07/14/11	\$285,000	\$355,000	1,320	8	1962	Good	7,440	N	N	2119 N 176TH ST
2 - 8	2 - 2	336890	0033	02/20/13	\$417,500	\$481,000	1,330	8	2000	Avg	5,791	N	N	2217 N 180TH ST
2 - 8	2 - 2	546870	0175	09/10/13	\$200,000	\$213,000	1,520	8	1959	Avg	8,675	N	N	2333 N 171ST ST
2 - 8	2 - 2	336890	0089	09/18/13	\$644,950	\$683,000	3,180	9	2006	Avg	10,885	N	N	2320 N 178TH ST
2 - 8	2 - 3	041410	0520	07/22/11	\$225,000	\$281,000	770	6	1949	VGood	6,286	N	N	1219 N 161ST ST
2 - 8	2 - 3	041410	0645	09/23/11	\$224,000	\$280,000	770	6	1950	Good	8,922	N	N	16345 STONE AVE N
2 - 8	2 - 3	072604	9094	05/03/12	\$172,000	\$212,000	820	6	1952	Good	6,357	N	N	16729 ASHWORTH AVE N
2 - 8	2 - 3	041410	0600	05/02/12	\$189,950	\$234,000	840	6	1949	Avg	6,513	N	N	16155 MIDVALE AVE N
2 - 8	2 - 3	041410	0095	10/10/12	\$250,000	\$299,000	840	6	1948	Good	7,500	N	N	16345 ASHWORTH AVE N
2 - 8	2 - 3	727610	0182	09/26/12	\$170,000	\$204,000	850	6	1925	VGood	7,100	N	N	18021 STONE AVE N
2 - 8	2 - 3	041410	0250	05/25/13	\$195,500	\$218,000	860	6	1949	Avg	7,200	N	N	16053 INTERLAKE AVE N
2 - 8	2 - 3	525330	0088	05/21/12	\$200,865	\$247,000	1,050	6	1941	Good	7,829	N	N	16529 ASHWORTH AVE N
2 - 8	2 - 3	041410	0505	11/14/11	\$248,000	\$309,000	1,060	6	1949	Good	7,159	N	N	1307 N 161ST ST
2 - 8	2 - 3	041410	0310	12/13/13	\$316,000	\$320,000	1,120	6	1949	Avg	7,200	N	N	16148 STONE AVE N
2 - 8	2 - 3	041410	0155	12/11/13	\$220,500	\$223,000	1,410	6	1948	Avg	7,617	N	N	16326 INTERLAKE AVE N
2 - 8	2 - 3	727610	0142	12/13/12	\$270,000	\$318,000	1,510	6	1982	Avg	7,375	N	N	1132 N 183RD ST
2 - 8	2 - 3	041410	0170	05/24/12	\$160,000	\$196,000	840	7	1948	Good	7,500	N	N	16310 INTERLAKE AVE N
2 - 8	2 - 3	727610	0188	01/28/13	\$255,000	\$296,000	860	7	2005	Avg	2,846	N	N	18005 STONE AVE N
2 - 8	2 - 3	727610	0189	02/13/13	\$279,000	\$322,000	860	7	2005	Avg	2,802	N	N	18007 STONE AVE N
2 - 8	2 - 3	727610	0076	10/10/12	\$277,450	\$332,000	1,070	7	1962	Avg	9,000	N	N	18325 ASHWORTH AVE N
2 - 8	2 - 3	361060	0080	12/05/13	\$309,000	\$314,000	1,100	7	1959	Good	7,163	N	N	1147 N 180TH ST
2 - 8	2 - 3	525330	0068	12/04/12	\$218,400	\$258,000	1,110	7	1920	VGood	7,276	N	N	1343 N 167TH ST
2 - 8	2 - 3	566630	0040	05/04/12	\$259,000	\$319,000	1,110	7	1955	Avg	7,000	N	N	1223 N 173RD ST
2 - 8	2 - 3	041410	0020	05/23/12	\$250,000	\$307,000	1,130	7	1949	Good	7,500	N	N	16023 ASHWORTH AVE N
2 - 8	2 - 3	041410	0040	08/06/12	\$245,000	\$297,000	1,150	7	1949	Good	7,500	N	N	16047 ASHWORTH AVE N
2 - 8	2 - 3	041410	0370	10/25/13	\$220,000	\$229,000	1,180	7	1950	Good	7,050	N	N	16117 STONE AVE N
2 - 8	2 - 3	566630	0175	09/28/12	\$180,000	\$216,000	1,200	7	1955	Good	7,000	N	N	1210 N 171ST ST
2 - 8	2 - 3	525450	0050	09/06/12	\$263,000	\$317,000	1,210	7	1973	Good	6,706	N	N	16633 STONE AVE N
2 - 8	2 - 3	727610	0187	03/08/12	\$329,000	\$408,000	1,370	7	1991	Avg	5,500	N	N	18011 STONE AVE N

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2 - 8	2 - 3	566630	0070	04/29/13	\$306,150	\$345,000	1,390	7	1955	Good	7,000	N	N	1216 N 172ND ST
2 - 8	2 - 3	566630	0075	08/01/12	\$300,000	\$364,000	1,490	7	1955	Good	7,000	N	N	1222 N 172ND ST
2 - 8	2 - 3	072604	9194	06/07/13	\$279,950	\$311,000	1,560	7	1954	Good	9,055	N	N	1333 N 178TH ST
2 - 8	2 - 3	727610	0045	08/30/11	\$220,000	\$275,000	1,660	7	1921	Good	13,786	N	N	18322 STONE AVE N
2 - 8	2 - 3	041410	0320	03/26/13	\$331,950	\$378,000	1,670	7	1949	Good	7,200	N	N	16136 STONE AVE N
2 - 8	2 - 3	041410	0420	01/13/12	\$292,400	\$364,000	2,250	7	1950	Good	8,012	N	N	16166 MIDVALE AVE N
2 - 8	2 - 3	361060	0040	11/18/11	\$310,000	\$387,000	2,550	7	1978	Avg	7,500	N	N	17821 STONE AVE N
2 - 8	2 - 3	072604	9146	06/05/12	\$317,800	\$389,000	1,350	8	1965	Good	4,011	N	N	17301 ASHWORTH AVE N
2 - 8	2 - 3	727610	0021	05/17/13	\$337,450	\$377,000	1,370	8	1981	Avg	9,494	N	N	1337 N 185TH ST
2 - 8	2 - 3	072604	9303	08/13/13	\$370,000	\$399,000	1,440	8	1976	Avg	7,990	N	N	17837 INTERLAKE AVE N
2 - 8	2 - 3	727610	0005	07/16/12	\$423,000	\$515,000	2,250	8	2012	Avg	4,253	N	N	18361 ASHWORTH AVE N
2 - 8	2 - 3	072604	9196	01/30/13	\$351,500	\$408,000	2,570	8	1954	Good	8,450	N	N	17617 ASHWORTH AVE N
2 - 8	2 - 3	029363	0040	10/18/11	\$285,000	\$356,000	1,190	9	2001	Avg	2,834	N	N	1327 N 174TH PL
2 - 8	2 - 3	029363	0050	11/09/12	\$310,000	\$368,000	1,190	9	2000	Avg	2,230	N	N	1331 N 174TH PL
2 - 8	2 - 3	029363	0020	07/19/13	\$415,500	\$453,000	1,580	9	2000	Avg	3,355	N	N	1332 N 174TH PL
3 - 3	3 - 0	397230	0185	03/08/11	\$139,900	\$173,000	810	4	1941	VGood	5,124	N	N	1140 NE PERKINS WAY
3 - 3	3 - 0	397170	1455	06/27/13	\$235,000	\$259,000	590	5	1945	Good	7,750	N	N	19218 12TH AVE NE
3 - 3	3 - 0	255530	0060	09/19/12	\$160,000	\$192,000	660	6	1949	Avg	8,166	N	N	18510 10TH AVE NE
3 - 3	3 - 0	255530	0005	08/02/13	\$206,000	\$223,000	700	6	1949	Avg	8,212	N	N	18804 10TH AVE NE
3 - 3	3 - 0	397290	0308	05/31/13	\$222,000	\$247,000	720	6	1931	Avg	8,240	N	N	1644 NE PERKINS WAY
3 - 3	3 - 0	616390	0882	04/09/12	\$148,000	\$183,000	730	6	1951	Avg	7,681	N	N	1025 NE 180TH ST
3 - 3	3 - 0	616390	0270	03/04/13	\$182,000	\$209,000	730	6	1950	Good	6,000	N	N	18310 10TH AVE NE
3 - 3	3 - 0	402410	1636	05/22/13	\$160,007	\$179,000	770	6	1948	Avg	7,200	N	N	17820 24TH AVE NE
3 - 3	3 - 0	255530	0091	07/29/13	\$255,000	\$277,000	770	6	1951	VGood	7,585	N	N	1005 NE 188TH ST
3 - 3	3 - 0	402410	1632	12/15/13	\$250,000	\$253,000	820	6	1948	Good	7,200	N	N	17834 24TH AVE NE
3 - 3	3 - 0	255530	0035	05/23/11	\$260,000	\$323,000	820	6	1949	Good	8,235	N	N	18916 10TH AVE NE
3 - 3	3 - 0	616390	0460	04/16/12	\$168,000	\$207,000	840	6	1946	Avg	10,537	N	N	1216 NE 183RD ST
3 - 3	3 - 0	616390	0900	07/07/11	\$233,000	\$290,000	880	6	1951	VGood	7,200	N	N	17743 12TH AVE NE
3 - 3	3 - 0	397290	0180	07/30/13	\$228,000	\$247,000	1,010	6	1935	Good	7,000	N	N	1811 NE 189TH ST
3 - 3	3 - 0	402410	0095	10/25/13	\$257,000	\$267,000	1,040	6	1915	Good	15,776	N	N	17819 24TH AVE NE
3 - 3	3 - 0	397170	1310	02/21/13	\$199,950	\$230,000	1,140	6	1940	Good	7,629	N	N	19207 15TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 3	3 - 0	616390	0970	04/26/13	\$245,350	\$277,000	1,180	6	1943	Good	8,000	N	N	1102 NE SERPENTINE PL
3 - 3	3 - 0	397170	1975	12/03/12	\$227,500	\$268,000	1,360	6	1929	Good	13,187	N	N	19218 18TH AVE NE
3 - 3	3 - 0	613630	0020	03/29/11	\$199,950	\$247,000	800	7	1951	Avg	10,711	N	N	18311 11TH AVE NE
3 - 3	3 - 0	866590	0187	06/19/13	\$325,000	\$359,000	860	7	1977	Avg	8,296	N	N	18624 20TH PL NE
3 - 3	3 - 0	144520	0120	07/01/13	\$200,000	\$220,000	890	7	2006	Avg	1,099	N	N	19041 14TH CT NE
3 - 3	3 - 0	144520	0150	04/29/11	\$192,000	\$238,000	890	7	2006	Avg	1,037	N	N	19033 14TH AVE NE
3 - 3	3 - 0	144520	0260	07/01/13	\$228,000	\$250,000	890	7	2006	Avg	960	N	N	19052 14TH CT NE
3 - 3	3 - 0	144520	0150	04/08/13	\$230,000	\$261,000	890	7	2006	Avg	1,037	N	N	19033 14TH AVE NE
3 - 3	3 - 0	397290	0385	12/04/12	\$335,000	\$395,000	920	7	1948	Good	14,080	N	N	18615 16TH AVE NE
3 - 3	3 - 0	616390	0342	11/20/13	\$299,000	\$306,000	930	7	1977	Avg	9,508	N	N	18313 12TH AVE NE
3 - 3	3 - 0	397290	0705	11/15/12	\$260,000	\$308,000	940	7	1977	Avg	5,360	N	N	1638 NE 185TH ST
3 - 3	3 - 0	616390	0977	05/06/11	\$165,000	\$205,000	1,000	7	1955	Avg	8,800	N	N	17521 12TH AVE NE
3 - 3	3 - 0	402410	0850	04/07/11	\$263,000	\$325,000	1,000	7	1981	Good	6,000	N	N	2203 NE 177TH ST
3 - 3	3 - 0	255590	0020	10/17/11	\$247,500	\$309,000	1,020	7	1951	Good	7,200	N	N	1137 NE 187TH ST
3 - 3	3 - 0	402410	1510	04/29/13	\$225,000	\$253,000	1,040	7	1951	Avg	11,250	N	N	1805 NE 185TH ST
3 - 3	3 - 0	397290	0135	04/17/12	\$242,500	\$299,000	1,040	7	1963	Good	6,250	N	N	1805 NE 190TH ST
3 - 3	3 - 0	402470	0105	03/26/12	\$205,000	\$253,000	1,070	7	1959	Good	13,497	N	N	18089 15TH AVE NE
3 - 3	3 - 0	616390	0280	10/03/11	\$218,500	\$273,000	1,070	7	1955	Good	8,546	N	N	18332 10TH AVE NE
3 - 3	3 - 0	397170	1485	07/06/13	\$333,000	\$365,000	1,090	7	1957	Avg	14,586	N	N	19248 12TH AVE NE
3 - 3	3 - 0	397170	1307	03/05/13	\$247,000	\$284,000	1,100	7	1948	Good	7,813	N	N	19209 15TH AVE NE
3 - 3	3 - 0	255590	0390	09/24/13	\$283,650	\$299,000	1,100	7	1978	Avg	13,260	N	N	1425 NE 190TH ST
3 - 3	3 - 0	397290	0615	06/29/11	\$250,000	\$311,000	1,120	7	1962	Avg	10,124	N	N	1635 NE 186TH ST
3 - 3	3 - 0	255590	0380	11/14/12	\$195,500	\$232,000	1,150	7	1953	Avg	7,237	N	N	1515 NE 190TH ST
3 - 3	3 - 0	613630	0041	10/10/12	\$200,000	\$239,000	1,150	7	1954	Avg	7,711	N	N	1023 NE 182ND ST
3 - 3	3 - 0	616390	0310	10/23/13	\$313,000	\$326,000	1,160	7	1964	Good	8,088	N	N	1103 NE 185TH ST
3 - 3	3 - 0	255590	0305	06/23/13	\$325,000	\$358,000	1,160	7	1955	Good	6,920	N	N	1215 NE PERKINS WAY
3 - 3	3 - 0	613690	0050	10/28/13	\$286,500	\$297,000	1,170	7	1952	Good	6,962	N	N	17559 11TH AVE NE
3 - 3	3 - 0	402410	0106	11/19/12	\$220,000	\$261,000	1,200	7	1951	Good	18,980	N	N	17829 24TH AVE NE
3 - 3	3 - 0	858330	0025	12/08/11	\$225,000	\$280,000	1,220	7	1956	Avg	7,800	N	N	1132 NE 185TH ST
3 - 3	3 - 0	616390	0241	07/25/12	\$219,000	\$266,000	1,250	7	1951	Avg	6,851	N	N	18048 10TH AVE NE
3 - 3	3 - 0	255590	0316	05/07/12	\$220,000	\$271,000	1,290	7	1954	Avg	5,850	N	N	1230 NE 188TH ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 3	3 - 0	616390	0472	03/01/13	\$250,000	\$287,000	1,310	7	1946	Avg	9,750	N	N	1217 NE 184TH ST
3 - 3	3 - 0	616390	0402	05/03/12	\$198,000	\$244,000	1,320	7	1951	Avg	7,710	N	N	1044 NE 180TH ST
3 - 3	3 - 0	616390	0700	08/26/13	\$235,000	\$252,000	1,340	7	1950	Avg	7,040	N	N	1201 NE 180TH ST
3 - 3	3 - 0	092710	0463	08/23/13	\$326,500	\$350,000	1,360	7	1969	Good	8,960	N	N	825 NE 179TH ST
3 - 3	3 - 0	255590	0045	05/08/13	\$354,000	\$397,000	1,380	7	1957	Good	10,360	N	N	1045 NE 187TH ST
3 - 3	3 - 0	397170	1720	12/05/13	\$270,000	\$274,000	1,390	7	1981	Avg	15,040	N	N	19236 16TH AVE NE
3 - 3	3 - 0	402410	1479	08/09/12	\$395,000	\$479,000	1,470	7	1974	Good	11,602	N	N	2451 NE 184TH ST
3 - 3	3 - 0	616390	0415	09/12/13	\$289,500	\$307,000	1,480	7	1952	Avg	7,651	N	N	1222 NE 180TH ST
3 - 3	3 - 0	255590	0270	04/02/13	\$217,000	\$247,000	1,490	7	1951	Good	11,100	N	N	1046 NE 188TH ST
3 - 3	3 - 0	397290	0440	02/24/12	\$279,950	\$347,000	1,490	7	1933	VGood	5,931	N	N	1615 NE PERKINS WAY
3 - 3	3 - 0	402410	1515	02/01/13	\$264,000	\$306,000	1,500	7	1976	Avg	13,500	N	N	1657 NE 185TH ST
3 - 3	3 - 0	566510	0010	09/26/12	\$298,000	\$358,000	1,510	7	1954	Good	6,091	N	N	1238 NE 184TH PL
3 - 3	3 - 0	255650	0035	04/17/13	\$204,250	\$231,000	1,520	7	1954	Avg	11,860	N	N	1218 NE 187TH ST
3 - 3	3 - 0	812340	0010	05/20/13	\$300,000	\$335,000	1,540	7	1962	Avg	7,200	N	N	2024 NE 177TH ST
3 - 3	3 - 0	397170	1580	07/29/11	\$225,000	\$281,000	1,590	7	1929	Avg	10,424	N	N	19220 15TH AVE NE
3 - 3	3 - 0	397290	0356	04/24/13	\$269,000	\$303,000	1,650	7	1949	Good	8,782	N	N	1517 NE PERKINS WAY
3 - 3	3 - 0	397290	0055	01/10/13	\$332,000	\$388,000	1,700	7	1950	Good	9,375	N	N	1611 NE 190TH ST
3 - 3	3 - 0	397230	0270	09/23/11	\$335,000	\$418,000	1,770	7	2011	Avg	6,917	N	N	1145 NE PERKINS WAY
3 - 3	3 - 0	255590	0080	01/07/11	\$295,000	\$361,000	1,850	7	1951	Good	8,017	N	N	1204 NE 187TH ST
3 - 3	3 - 0	397230	0145	02/23/12	\$250,000	\$310,000	1,860	7	1994	Avg	8,616	N	N	19051 12TH AVE NE
3 - 3	3 - 0	691900	0100	01/24/13	\$228,000	\$265,000	1,140	8	1959	Avg	8,125	N	N	2405 NE 182ND PL
3 - 3	3 - 0	402410	0285	05/17/13	\$368,000	\$412,000	1,200	8	1961	Avg	7,875	N	N	2114 NE 177TH ST
3 - 3	3 - 0	402470	0087	10/17/12	\$289,000	\$345,000	1,260	8	1962	Avg	9,652	N	N	18250 24TH AVE NE
3 - 3	3 - 0	207150	0060	11/22/13	\$358,000	\$366,000	1,300	8	1960	Avg	7,878	N	N	18415 16TH AVE NE
3 - 3	3 - 0	225000	0080	06/05/13	\$275,000	\$305,000	1,360	8	1972	Avg	8,000	N	N	17746 22ND AVE NE
3 - 3	3 - 0	255430	0030	12/01/13	\$375,000	\$382,000	1,370	8	1963	Good	10,470	N	N	18915 11TH AVE NE
3 - 3	3 - 0	402410	0942	04/29/11	\$322,500	\$400,000	1,380	8	1979	Good	7,200	N	N	1842 NE 175TH ST
3 - 3	3 - 0	402410	1605	06/10/11	\$369,500	\$460,000	1,480	8	1979	Good	8,728	N	N	2405 NE 180TH ST
3 - 3	3 - 0	255590	0296	09/21/11	\$360,000	\$449,000	1,550	8	1959	Avg	8,420	N	N	1210 NE 188TH ST
3 - 3	3 - 0	402410	1547	02/20/13	\$360,000	\$415,000	1,580	8	2003	Avg	6,350	N	N	18228 24TH AVE NE
3 - 3	3 - 0	402410	0301	06/05/13	\$475,000	\$527,000	1,580	8	1999	Avg	6,065	N	N	17701 22ND PL NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 3	3 - 0	402410	0951	06/14/12	\$285,000	\$349,000	1,690	8	1977	Avg	8,624	N	N	17522 19TH CT NE
3 - 3	3 - 0	616390	0658	08/22/13	\$399,000	\$428,000	1,720	8	2013	Avg	1,216	N	N	17568 12TH AVE NE
3 - 3	3 - 0	616390	0659	08/22/13	\$399,000	\$428,000	1,720	8	2013	Avg	1,216	N	N	17564 12TH AVE NE
3 - 3	3 - 0	616390	0660	08/07/13	\$399,000	\$431,000	1,720	8	2013	Avg	1,432	N	N	17562 12TH AVE NE
3 - 3	3 - 0	616390	0657	08/22/13	\$405,000	\$435,000	1,720	8	2013	Avg	1,265	N	N	17570 12TH AVE NE
3 - 3	3 - 0	255590	0301	01/13/11	\$315,000	\$386,000	1,770	8	1969	Avg	9,470	N	N	1212 NE 188TH ST
3 - 3	3 - 0	402470	0085	08/21/12	\$324,000	\$392,000	1,900	8	1963	Avg	14,579	N	N	18252 24TH AVE NE
3 - 3	3 - 0	402410	1478	05/29/12	\$364,500	\$447,000	1,910	8	1993	Avg	7,172	N	N	2474 NE 183RD LN
3 - 3	3 - 0	312920	0020	08/15/12	\$365,000	\$442,000	1,970	8	1989	Avg	8,305	N	N	2471 NE 183RD CT
3 - 3	3 - 0	402410	1025	01/31/12	\$335,000	\$416,000	1,990	8	1993	Avg	7,500	N	N	2234 NE 175TH ST
3 - 3	3 - 0	402410	0882	03/20/12	\$330,000	\$408,000	2,000	8	2004	Avg	7,200	N	N	2019 NE 177TH ST
3 - 3	3 - 0	402410	0938	12/18/13	\$353,000	\$356,000	2,090	8	1999	Avg	5,269	N	N	1818 NE 175TH ST
3 - 3	3 - 0	402410	1265	09/17/12	\$389,950	\$469,000	2,190	8	1996	Avg	6,555	N	N	1820 NE SERPENTINE PL
3 - 3	3 - 0	397170	2010	02/26/13	\$380,000	\$437,000	2,520	8	1938	Good	17,250	N	N	19031 18TH AVE NE
3 - 3	3 - 0	402410	1277	10/27/12	\$443,000	\$528,000	2,620	8	2003	Avg	7,200	N	N	1584 NE SERPENTINE PL
3 - 3	3 - 0	397170	1520	09/27/13	\$367,000	\$387,000	2,800	8	1978	Avg	9,889	N	N	19237 16TH AVE NE
3 - 3	3 - 0	402410	1396	01/28/13	\$480,000	\$557,000	1,670	9	2012	Avg	7,879	N	N	18017 25TH AVE NE
3 - 3	3 - 0	397170	1930	05/20/13	\$515,000	\$575,000	2,020	9	2013	Avg	11,824	N	N	19036 18TH AVE NE
3 - 3	3 - 0	402410	1397	11/29/12	\$530,000	\$626,000	2,150	9	2012	Avg	7,879	N	N	18015 25TH AVE NE
3 - 3	3 - 0	397290	0235	04/03/13	\$495,000	\$563,000	2,380	9	2007	Avg	7,545	N	N	1834 NE PERKINS WAY
3 - 3	3 - 0	402410	1271	01/10/13	\$529,000	\$618,000	3,110	9	2012	Avg	7,343	N	N	1592 NE SERPENTINE PL
3 - 3	3 - 0	402410	1270	12/12/12	\$550,000	\$648,000	3,110	9	2012	Avg	9,827	N	N	1588 NE SERPENTINE PL
3 - 3	3 - 0	402410	1272	12/12/12	\$518,000	\$610,000	3,140	9	2012	Avg	7,343	N	N	1596 NE SERPENTINE PL
3 - 5	3 - 0	741770	0151	07/17/13	\$275,000	\$300,000	760	6	1949	Good	10,650	N	N	19726 FOREST PARK DR NE
3 - 5	3 - 0	616390	0150	04/19/11	\$200,000	\$248,000	770	6	1947	Avg	9,500	N	N	18303 10TH AVE NE
3 - 5	3 - 0	730530	0280	06/14/11	\$202,000	\$251,000	860	6	1948	Good	8,757	N	N	110 NE 170TH ST
3 - 5	3 - 0	041110	0025	04/12/11	\$145,000	\$180,000	870	6	1950	Avg	6,466	N	N	15404 2ND AVE NE
3 - 5	3 - 0	730530	0465	03/09/12	\$289,000	\$358,000	910	6	1948	Good	8,409	N	N	17047 3RD AVE NE
3 - 5	3 - 0	730530	0625	04/16/12	\$200,000	\$247,000	960	6	1948	Avg	8,408	N	N	17059 4TH AVE NE
3 - 5	3 - 0	730530	0625	11/27/13	\$290,000	\$296,000	960	6	1948	Avg	8,408	N	N	17059 4TH AVE NE
3 - 5	3 - 0	323510	0050	12/17/13	\$200,000	\$202,000	990	6	1948	Avg	7,833	N	N	859 NE 190TH ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 5	3 - 0	730590	0095	03/16/12	\$136,500	\$169,000	1,000	6	1949	Avg	8,485	N	N	325 NE 170TH ST
3 - 5	3 - 0	261010	0015	11/08/11	\$189,292	\$236,000	1,000	6	1947	Good	7,200	N	N	414 NE 156TH ST
3 - 5	3 - 0	616390	0151	08/01/12	\$140,000	\$170,000	1,010	6	1947	Avg	9,500	N	N	18215 10TH AVE NE
3 - 5	3 - 0	263450	0090	02/22/12	\$182,000	\$226,000	1,010	6	1949	Avg	8,137	N	N	346 NE 152ND ST
3 - 5	3 - 0	323510	0045	07/16/13	\$235,000	\$256,000	1,010	6	1948	Good	7,895	N	N	851 NE 190TH ST
3 - 5	3 - 0	616390	0142	07/24/12	\$205,000	\$249,000	1,010	6	1947	Avg	9,509	N	N	18311 10TH AVE NE
3 - 5	3 - 0	323510	0305	07/10/13	\$246,000	\$269,000	1,010	6	1948	Avg	14,008	N	N	18537 10TH AVE NE
3 - 5	3 - 0	616390	0062	03/18/13	\$160,000	\$183,000	1,050	6	1947	Avg	7,462	N	N	18303 9TH AVE NE
3 - 5	3 - 0	616390	0062	04/10/13	\$205,000	\$232,000	1,050	6	1947	Avg	7,462	N	N	18303 9TH AVE NE
3 - 5	3 - 0	730530	0315	07/30/13	\$225,000	\$244,000	1,060	6	1948	Good	8,409	N	N	17047 2ND AVE NE
3 - 5	3 - 0	616390	0063	07/25/13	\$222,000	\$241,000	1,060	6	1947	Avg	9,361	N	N	18072 8TH AVE NE
3 - 5	3 - 0	397170	0640	07/12/11	\$195,000	\$243,000	1,080	6	1928	Good	8,855	N	N	1218 NE 198TH ST
3 - 5	3 - 0	730530	0695	10/30/12	\$155,000	\$185,000	1,100	6	1948	Avg	8,408	N	N	17052 4TH AVE NE
3 - 5	3 - 0	730530	0695	11/08/12	\$157,028	\$187,000	1,100	6	1948	Avg	8,408	N	N	17052 4TH AVE NE
3 - 5	3 - 0	261010	0100	05/09/11	\$224,900	\$279,000	1,100	6	1947	Avg	7,200	N	N	302 NE 155TH ST
3 - 5	3 - 0	730590	0015	06/22/11	\$145,000	\$181,000	1,140	6	1949	Avg	8,343	N	N	16745 5TH AVE NE
3 - 5	3 - 0	730530	0290	02/25/11	\$195,000	\$240,000	1,180	6	1948	Avg	8,410	N	N	17017 2ND AVE NE
3 - 5	3 - 0	608410	0116	10/04/12	\$258,000	\$309,000	1,180	6	1930	Avg	9,188	N	N	350 NE 180TH ST
3 - 5	3 - 0	730530	0580	09/13/11	\$193,900	\$242,000	1,200	6	1948	Good	8,751	N	N	310 NE 170TH ST
3 - 5	3 - 0	730530	0370	10/25/13	\$260,000	\$270,000	1,240	6	1948	Avg	8,410	N	N	17022 2ND AVE NE
3 - 5	3 - 0	730530	0250	10/11/11	\$247,500	\$309,000	1,240	6	1948	Avg	8,408	N	N	17058 1ST AVE NE
3 - 5	3 - 0	616390	0131	06/21/12	\$189,000	\$231,000	1,290	6	1947	Good	7,590	N	N	18330 9TH AVE NE
3 - 5	3 - 0	323510	0165	05/31/13	\$205,000	\$228,000	1,380	6	1948	Avg	7,898	N	N	846 NE 188TH ST
3 - 5	3 - 0	261010	0030	08/03/11	\$151,100	\$188,000	1,450	6	1947	Avg	7,200	N	N	326 NE 156TH ST
3 - 5	3 - 0	616390	0053	10/19/12	\$327,000	\$390,000	1,510	6	2012	Avg	9,352	N	N	18060 8TH AVE NE
3 - 5	3 - 0	397170	1155	04/27/11	\$200,000	\$248,000	1,710	6	1930	Avg	6,830	N	N	1227 NE 198TH ST
3 - 5	3 - 0	741770	0172	06/22/12	\$289,500	\$354,000	760	7	2005	Avg	10,494	N	N	19702 FOREST PARK DR NE
3 - 5	3 - 0	398530	0146	06/10/11	\$275,000	\$342,000	860	7	1982	Avg	7,052	N	N	20145 FOREST PARK DR NE
3 - 5	3 - 0	263690	0025	06/15/11	\$235,000	\$292,000	910	7	1951	Good	7,316	N	N	20321 30TH AVE NE
3 - 5	3 - 0	730530	0600	10/07/13	\$352,000	\$369,000	910	7	1948	VGood	8,410	N	N	17029 4TH AVE NE
3 - 5	3 - 0	261070	0045	10/29/13	\$382,000	\$396,000	960	7	1948	Good	8,154	N	N	310 NE 158TH ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 5	3 - 0	566210	0135	02/16/12	\$165,000	\$205,000	970	7	1954	Good	6,807	N	N	18028 7TH AVE NE
3 - 5	3 - 0	572750	0113	09/26/12	\$210,000	\$252,000	1,030	7	1951	Good	8,075	N	N	16741 2ND AVE NE
3 - 5	3 - 0	397230	0010	08/27/13	\$295,000	\$316,000	1,040	7	1952	Good	8,291	N	N	19234 10TH AVE NE
3 - 5	3 - 0	572750	0180	06/20/11	\$219,500	\$273,000	1,050	7	1956	Avg	6,797	N	N	16754 3RD AVE NE
3 - 5	3 - 0	402290	0872	06/18/12	\$175,000	\$214,000	1,080	7	1954	Avg	9,400	N	N	19841 30TH AVE NE
3 - 5	3 - 0	288170	0323	11/20/11	\$195,800	\$244,000	1,100	7	1985	Avg	8,027	N	N	15101 3RD AVE NE
3 - 5	3 - 0	730070	0045	12/18/12	\$257,257	\$302,000	1,100	7	1950	Avg	6,960	N	N	310 NE 162ND ST
3 - 5	3 - 0	030800	0010	04/05/11	\$278,000	\$344,000	1,100	7	1977	Avg	11,590	N	N	20100 12TH AVE NE
3 - 5	3 - 0	092710	0188	12/01/11	\$238,000	\$297,000	1,110	7	1965	Avg	8,700	N	N	515 NE 178TH PL
3 - 5	3 - 0	402290	1230	10/23/11	\$200,000	\$250,000	1,120	7	1934	Avg	16,000	N	N	19834 25TH AVE NE
3 - 5	3 - 0	263690	0144	03/19/13	\$330,000	\$377,000	1,140	7	2008	Avg	7,226	N	N	20215 25TH AVE NE
3 - 5	3 - 0	111510	0235	08/14/13	\$325,000	\$350,000	1,160	7	1984	Avg	7,980	N	N	206 NE 175TH ST
3 - 5	3 - 0	730070	0035	09/11/12	\$200,000	\$241,000	1,190	7	1950	Avg	6,960	N	N	322 NE 162ND ST
3 - 5	3 - 0	566210	0015	11/23/11	\$230,000	\$287,000	1,210	7	1954	Good	7,060	N	N	18015 7TH AVE NE
3 - 5	3 - 0	572750	0275	09/23/13	\$315,000	\$333,000	1,210	7	1967	Avg	9,900	N	N	345 NE 167TH ST
3 - 5	3 - 0	549070	0080	12/24/12	\$234,000	\$275,000	1,210	7	1956	Avg	8,540	N	N	805 NE 194TH ST
3 - 5	3 - 0	814200	0090	08/01/12	\$206,000	\$250,000	1,220	7	1960	Avg	9,417	N	N	104 NE 158TH ST
3 - 5	3 - 0	092710	0197	09/16/13	\$350,000	\$371,000	1,220	7	1995	Avg	8,250	N	N	17806 5TH AVE NE
3 - 5	3 - 0	566210	0100	09/16/13	\$224,046	\$238,000	1,230	7	1954	Avg	6,807	N	N	18070 7TH AVE NE
3 - 5	3 - 0	111510	0140	11/18/13	\$302,000	\$310,000	1,230	7	1963	Good	7,209	N	N	17821 5TH AVE NE
3 - 5	3 - 0	092800	0080	08/24/12	\$342,000	\$413,000	1,230	7	1961	Good	7,310	N	N	17549 8TH AVE NE
3 - 5	3 - 0	200410	0030	04/16/13	\$235,000	\$266,000	1,240	7	1954	Avg	8,138	N	N	326 NE 149TH ST
3 - 5	3 - 0	183450	0060	05/01/13	\$243,000	\$273,000	1,270	7	1952	Avg	5,921	N	N	307 NE 166TH ST
3 - 5	3 - 0	092800	0010	05/25/11	\$238,400	\$296,000	1,280	7	1962	Good	8,274	N	N	17563 7TH AVE NE
3 - 5	3 - 0	572750	0221	09/29/11	\$236,500	\$295,000	1,340	7	1956	Avg	6,238	N	N	16727 5TH AVE NE
3 - 5	3 - 0	280760	0020	07/05/13	\$335,000	\$367,000	1,340	7	1969	Avg	11,036	N	N	15455 4TH AVE NE
3 - 5	3 - 0	111510	0182	04/05/13	\$195,000	\$222,000	1,360	7	1980	Avg	10,113	N	N	310 NE SERPENTINE PL
3 - 5	3 - 0	868030	0010	02/22/12	\$175,000	\$217,000	1,360	7	1952	Avg	6,685	N	N	358 NE 148TH ST
3 - 5	3 - 0	092710	0196	03/04/11	\$305,000	\$376,000	1,360	7	1942	Avg	16,500	N	N	17832 5TH AVE NE
3 - 5	3 - 0	730150	0010	09/11/12	\$290,000	\$349,000	1,370	7	1962	Avg	8,052	N	N	132 NE 165TH ST
3 - 5	3 - 0	402290	0851	10/10/13	\$319,000	\$334,000	1,380	7	1959	Avg	9,600	N	N	19905 30TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 5	3 - 0	730130	0125	06/19/12	\$295,000	\$361,000	1,380	7	1962	Avg	6,180	N	N	135 NE 164TH ST
3 - 5	3 - 0	092710	0154	06/18/13	\$300,000	\$331,000	1,430	7	1955	Avg	7,102	N	N	17815 8TH AVE NE
3 - 5	3 - 0	502780	0160	07/25/13	\$350,100	\$380,000	1,430	7	1976	Good	7,210	N	N	429 NE 153RD ST
3 - 5	3 - 0	730130	0145	04/19/13	\$245,000	\$277,000	1,440	7	1954	Avg	6,180	N	N	322 NE 163RD ST
3 - 5	3 - 0	092710	0152	09/25/12	\$287,000	\$344,000	1,470	7	1986	Avg	19,006	N	N	17901 8TH AVE NE
3 - 5	3 - 0	616390	0194	08/29/12	\$241,000	\$291,000	1,520	7	1949	Avg	7,483	N	N	18017 10TH AVE NE
3 - 5	3 - 0	288170	0218	02/21/12	\$185,000	\$229,000	1,530	7	1986	Avg	8,540	N	N	15710 1ST AVE NE
3 - 5	3 - 0	730130	0025	03/01/12	\$275,000	\$341,000	1,580	7	1962	Avg	6,180	N	N	147 NE 165TH ST
3 - 5	3 - 0	263690	0028	01/11/13	\$270,000	\$315,000	1,660	7	1963	Avg	34,892	N	N	2709 NE 204TH ST
3 - 5	3 - 0	741710	0042	06/20/13	\$318,100	\$351,000	1,680	7	1987	Avg	7,943	N	N	19805 FOREST PARK DR NE
3 - 5	3 - 0	224170	0020	09/21/12	\$342,000	\$411,000	1,730	7	1956	VGood	8,477	N	N	136 NE 156TH ST
3 - 5	3 - 0	397170	1130	10/07/11	\$247,499	\$309,000	1,800	7	1950	VGood	8,750	N	N	19535 14TH AVE NE
3 - 5	3 - 0	741770	0232	10/28/13	\$283,000	\$294,000	1,800	7	1969	Avg	10,450	N	N	19917 19TH AVE NE
3 - 5	3 - 0	566210	0110	03/08/13	\$363,000	\$416,000	1,830	7	1954	Good	6,807	N	N	18058 7TH AVE NE
3 - 5	3 - 0	397170	1000	08/07/12	\$342,000	\$415,000	1,960	7	1952	Good	14,288	N	N	1124 NE 195TH CT
3 - 5	3 - 0	261010	0035	06/20/11	\$190,000	\$237,000	1,980	7	1947	Good	7,200	N	N	320 NE 156TH ST
3 - 5	3 - 0	323510	0150	07/01/13	\$280,000	\$307,000	2,010	7	1948	Good	7,873	N	N	18819 10TH AVE NE
3 - 5	3 - 0	111510	0295	12/07/12	\$300,000	\$354,000	2,290	7	1965	Avg	7,650	N	N	17505 5TH AVE NE
3 - 5	3 - 0	730530	0360	08/30/12	\$275,000	\$332,000	2,430	7	1990	Avg	8,411	N	N	17010 2ND AVE NE
3 - 5	3 - 0	502780	0070	10/10/11	\$312,500	\$390,000	1,490	8	1976	Avg	9,909	N	N	404 NE 153RD ST
3 - 5	3 - 0	397170	1040	11/22/13	\$419,000	\$429,000	1,610	8	2007	Avg	4,717	N	N	1217 NE 198TH ST
3 - 5	3 - 0	780530	0140	10/05/12	\$304,000	\$364,000	1,850	8	1954	Avg	12,150	N	N	19604 10TH AVE NE
3 - 5	3 - 0	780530	0150	07/19/13	\$449,975	\$490,000	1,990	8	1954	Good	11,710	N	N	1020 NE 196TH ST
3 - 5	3 - 0	780530	0170	07/17/12	\$393,000	\$478,000	2,240	8	1953	Good	13,220	N	N	19728 10TH AVE NE
3 - 5	3 - 0	211160	0085	07/23/12	\$440,000	\$535,000	2,400	8	1983	Good	8,167	N	N	123 NE 161ST ST
3 - 5	3 - 0	092710	0280	09/26/12	\$440,000	\$528,000	2,480	8	2012	Avg	11,643	N	N	540 NE 175TH ST
3 - 5	3 - 0	010010	0109	02/10/12	\$349,950	\$434,000	2,640	8	2008	Avg	4,148	N	N	20005 24TH AVE NE
3 - 5	3 - 0	572750	0210	04/30/12	\$560,000	\$690,000	2,550	9	2012	Avg	12,300	N	N	360 NE 167TH ST
3 - 5	3 - 1	378270	0075	11/06/13	\$185,171	\$191,000	960	7	1954	Avg	9,450	N	N	2737 NE 205TH ST
3 - 5	3 - 1	378270	0020	03/22/13	\$224,000	\$256,000	960	7	1954	Good	9,450	N	N	2523 NE 205TH ST
3 - 5	3 - 1	378210	0055	10/16/12	\$195,000	\$233,000	960	7	1955	Avg	10,125	N	N	20346 21ST AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
3 - 5	3 - 1	263690	0092	10/14/11	\$214,000	\$267,000	990	7	1988	Avg	9,104	N	N	2539 NE 203RD ST
3 - 5	3 - 1	742310	0050	01/23/13	\$250,000	\$291,000	1,090	7	1962	Avg	9,000	N	N	19516 23RD AVE NE
3 - 5	3 - 1	263690	0143	04/18/13	\$340,000	\$384,000	1,140	7	2008	Avg	7,242	N	N	20223 25TH AVE NE
3 - 5	3 - 1	263690	0278	05/09/13	\$388,000	\$435,000	1,270	7	1976	VGood	14,960	N	N	19527 23RD AVE NE
3 - 5	3 - 1	378270	0125	05/26/11	\$200,000	\$249,000	1,290	7	1954	Avg	9,730	N	N	2558 NE 204TH ST
3 - 5	3 - 1	263690	0164	06/28/11	\$290,000	\$361,000	1,300	7	1962	Avg	8,100	N	N	20223 20TH PL NE
3 - 5	3 - 1	263690	0283	07/22/13	\$346,500	\$377,000	1,370	7	1967	Avg	15,600	N	N	19547 23RD AVE NE
3 - 5	3 - 1	010010	0030	01/25/12	\$236,000	\$293,000	1,400	7	1959	Avg	6,400	N	N	20302 24TH AVE NE
3 - 5	3 - 1	378270	0025	08/07/13	\$253,500	\$274,000	1,420	7	1954	Avg	9,450	N	N	2531 NE 205TH ST
3 - 5	3 - 1	263690	0146	06/05/12	\$380,000	\$466,000	1,560	7	1943	VGood	7,503	N	N	20219 25TH AVE NE
3 - 5	3 - 1	741770	0682	05/03/11	\$310,000	\$385,000	2,460	7	1964	Good	24,150	N	N	19534 FOREST PARK DR NE
3 - 5	3 - 1	010900	0060	12/10/13	\$310,500	\$315,000	1,710	8	1968	Avg	9,293	N	N	2818 NE 203RD ST
3 - 5	3 - 1	675270	0005	08/21/12	\$231,750	\$280,000	1,750	8	1952	Avg	11,500	N	N	20260 20TH PL NE
3 - 6	3 - 0	343250	1395	08/08/13	\$135,000	\$146,000	730	5	1928	Avg	5,988	N	N	16269 11TH AVE NE
3 - 6	3 - 0	663290	0285	08/01/11	\$149,950	\$187,000	670	6	1940	Avg	5,871	N	N	1212 NE 148TH ST
3 - 6	3 - 0	343250	1530	07/09/13	\$216,950	\$237,000	740	6	1947	Good	8,142	N	N	16031 11TH AVE NE
3 - 6	3 - 0	756870	0200	06/15/11	\$178,000	\$222,000	740	6	1941	Avg	7,440	N	N	15215 6TH AVE NE
3 - 6	3 - 0	756870	0770	12/13/13	\$189,900	\$192,000	760	6	1948	Avg	6,402	N	N	516 NE 145TH ST
3 - 6	3 - 0	730430	0515	11/08/13	\$212,000	\$219,000	770	6	1947	Avg	8,185	N	N	15803 9TH AVE NE
3 - 6	3 - 0	756870	0370	04/01/11	\$180,000	\$223,000	770	6	1948	Avg	7,440	N	N	14818 5TH AVE NE
3 - 6	3 - 0	730430	0070	08/16/11	\$260,000	\$324,000	780	6	1947	Good	8,184	N	N	15824 5TH AVE NE
3 - 6	3 - 0	756870	0360	07/05/11	\$250,000	\$311,000	790	6	1939	Good	6,448	N	N	14808 5TH AVE NE
3 - 6	3 - 0	730430	0976	12/28/11	\$269,000	\$335,000	810	6	1947	Good	11,237	N	N	16030 8TH AVE NE
3 - 6	3 - 0	730430	0810	03/02/11	\$155,000	\$191,000	860	6	1947	Fair	8,176	N	N	16214 9TH AVE NE
3 - 6	3 - 0	040810	0210	11/14/13	\$215,000	\$221,000	870	6	1949	Avg	6,120	N	N	16818 11TH AVE NE
3 - 6	3 - 0	730430	0390	07/26/13	\$300,000	\$326,000	870	6	1947	Avg	10,437	N	N	15502 8TH AVE NE
3 - 6	3 - 0	663290	0470	12/18/13	\$245,500	\$248,000	880	6	1943	Avg	10,175	N	N	15251 12TH AVE NE
3 - 6	3 - 0	040810	0110	11/13/13	\$215,299	\$221,000	900	6	1950	Avg	6,000	N	N	1115 NE 168TH ST
3 - 6	3 - 0	343250	1406	06/14/12	\$262,500	\$321,000	910	6	1932	Good	7,560	N	N	16274 10TH AVE NE
3 - 6	3 - 0	730430	1385	10/24/12	\$210,950	\$251,000	920	6	1947	Avg	9,300	N	N	16238 5TH AVE NE
3 - 6	3 - 0	756870	0550	11/12/12	\$201,300	\$239,000	930	6	1940	Good	7,440	N	N	14868 6TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	3 - 0	343250	0580	05/21/12	\$235,000	\$289,000	940	6	1942	Good	8,297	N	N	16250 12TH AVE NE
3 - 6	3 - 0	343250	0240	11/16/12	\$230,000	\$273,000	960	6	1946	Good	10,127	N	N	1419 NE 162ND ST
3 - 6	3 - 0	040810	0075	08/15/11	\$180,000	\$225,000	970	6	1950	Good	6,825	N	N	16807 11TH AVE NE
3 - 6	3 - 0	756870	0015	09/20/12	\$185,000	\$222,000	970	6	1947	Avg	10,194	N	N	15269 8TH AVE NE
3 - 6	3 - 0	343250	1450	07/15/11	\$220,000	\$274,000	990	6	1927	Good	8,145	N	N	16220 10TH AVE NE
3 - 6	3 - 0	730430	1435	12/03/12	\$275,000	\$325,000	1,010	6	1947	Good	9,300	N	N	16261 6TH AVE NE
3 - 6	3 - 0	343250	1590	03/02/12	\$209,000	\$259,000	1,040	6	1954	Good	8,138	N	N	15820 10TH AVE NE
3 - 6	3 - 0	756870	0765	12/20/13	\$182,000	\$183,000	1,050	6	1948	Avg	6,399	N	N	522 NE 145TH ST
3 - 6	3 - 0	730430	0946	08/27/13	\$295,000	\$316,000	1,080	6	1947	Good	8,308	N	N	16011 10TH AVE NE
3 - 6	3 - 0	730430	0235	11/28/11	\$245,000	\$305,000	1,110	6	1947	Good	8,184	N	N	15548 6TH AVE NE
3 - 6	3 - 0	730430	0050	12/21/12	\$261,200	\$307,000	1,110	6	1947	Avg	8,184	N	N	15726 5TH AVE NE
3 - 6	3 - 0	343250	1639	03/28/13	\$215,000	\$245,000	1,120	6	1932	Avg	8,270	N	N	15543 11TH AVE NE
3 - 6	3 - 0	730430	0890	07/18/12	\$275,000	\$335,000	1,120	6	2012	Avg	8,184	N	N	16251 10TH AVE NE
3 - 6	3 - 0	730430	1085	11/23/11	\$178,000	\$222,000	1,130	6	1947	Avg	8,184	N	N	16241 9TH AVE NE
3 - 6	3 - 0	343250	0205	04/20/12	\$205,000	\$253,000	1,130	6	1946	Good	6,908	N	N	15843 15TH AVE NE
3 - 6	3 - 0	730430	0750	01/09/13	\$240,000	\$280,000	1,180	6	1948	Good	8,184	N	N	15525 10TH AVE NE
3 - 6	3 - 0	730430	1290	12/11/13	\$230,000	\$233,000	1,220	6	1947	Avg	11,922	N	N	16211 8TH AVE NE
3 - 6	3 - 0	756870	0430	10/22/13	\$287,000	\$299,000	1,220	6	1941	Avg	10,170	N	N	15117 8TH AVE NE
3 - 6	3 - 0	730430	0615	08/31/11	\$255,000	\$318,000	1,270	6	1947	Good	8,184	N	N	15548 9TH AVE NE
3 - 6	3 - 0	343250	0440	05/25/11	\$252,500	\$314,000	1,290	6	1950	Good	6,913	N	N	16236 14TH AVE NE
3 - 6	3 - 0	730430	0530	08/02/13	\$305,500	\$331,000	1,510	6	1947	Avg	8,308	N	N	15565 9TH AVE NE
3 - 6	3 - 0	343250	0600	09/02/11	\$279,000	\$348,000	1,720	6	1929	Good	8,295	N	N	16226 12TH AVE NE
3 - 6	3 - 0	670310	0005	05/08/13	\$280,000	\$314,000	910	7	1952	Avg	8,002	N	N	904 NE 150TH ST
3 - 6	3 - 0	714870	0110	06/23/11	\$240,000	\$299,000	920	7	1952	Good	8,092	N	N	17019 14TH AVE NE
3 - 6	3 - 0	254810	0125	05/14/13	\$258,000	\$289,000	950	7	1950	Avg	8,400	N	N	1248 NE 168TH ST
3 - 6	3 - 0	756870	0734	10/10/12	\$232,600	\$278,000	960	7	1968	Good	7,440	N	N	14541 6TH AVE NE
3 - 6	3 - 0	254810	0140	09/19/11	\$250,000	\$312,000	960	7	1951	Avg	8,400	N	N	1232 NE 168TH ST
3 - 6	3 - 0	343250	0850	05/15/12	\$210,000	\$258,000	1,110	7	1969	Avg	8,285	N	N	15564 12TH AVE NE
3 - 6	3 - 0	343250	1375	04/18/13	\$270,000	\$305,000	1,130	7	1965	Avg	8,147	N	N	16257 11TH AVE NE
3 - 6	3 - 0	616390	1332	04/03/13	\$254,950	\$290,000	1,150	7	1954	Good	6,071	N	N	1017 NE 175TH ST
3 - 6	3 - 0	343250	1150	01/18/13	\$189,000	\$220,000	1,170	7	1959	Good	8,139	N	N	15838 11TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	3 - 0	616390	1034	07/19/12	\$325,000	\$395,000	1,170	7	2004	Avg	9,916	N	N	17218 5TH AVE NE
3 - 6	3 - 0	616390	1061	07/08/11	\$250,000	\$311,000	1,190	7	1946	VGood	7,877	N	N	17057 8TH AVE NE
3 - 6	3 - 0	670310	0070	06/01/12	\$223,000	\$273,000	1,200	7	1952	Avg	9,194	N	N	915 NE 148TH ST
3 - 6	3 - 0	663290	0631	11/27/12	\$255,000	\$301,000	1,200	7	1955	Avg	8,974	N	N	1105 NE 152ND ST
3 - 6	3 - 0	670370	0020	09/29/11	\$255,000	\$318,000	1,200	7	1952	Good	8,650	N	N	916 NE 147TH ST
3 - 6	3 - 0	663290	0540	09/19/12	\$275,000	\$330,000	1,210	7	2003	Avg	10,523	N	N	15227 11TH AVE NE
3 - 6	3 - 0	254810	0191	04/07/11	\$230,000	\$285,000	1,210	7	1950	Avg	8,239	N	N	16923 12TH PL NE
3 - 6	3 - 0	756870	0175	07/19/13	\$295,000	\$321,000	1,210	7	1949	Avg	7,440	N	N	15243 6TH AVE NE
3 - 6	3 - 0	224150	0090	01/26/11	\$275,000	\$337,000	1,230	7	1955	Avg	7,180	N	N	843 NE 151ST ST
3 - 6	3 - 0	254810	0010	08/29/11	\$214,000	\$267,000	1,260	7	1950	Avg	6,500	N	N	16916 12TH PL NE
3 - 6	3 - 0	616390	1822	06/11/12	\$226,600	\$277,000	1,260	7	1946	Avg	9,450	N	N	16554 5TH AVE NE
3 - 6	3 - 0	343250	1050	07/19/11	\$278,500	\$347,000	1,330	7	1949	Good	8,137	N	N	15811 12TH AVE NE
3 - 6	3 - 0	670310	0135	05/22/13	\$349,500	\$390,000	1,330	7	1952	Good	6,768	N	N	14804 9TH AVE NE
3 - 6	3 - 0	343250	0250	07/15/13	\$312,000	\$341,000	1,400	7	1975	Avg	7,692	N	N	15868 14TH AVE NE
3 - 6	3 - 0	616390	1200	03/27/13	\$275,000	\$313,000	1,420	7	1950	Avg	19,272	N	N	17201 10TH AVE NE
3 - 6	3 - 0	616390	1881	06/14/11	\$280,000	\$348,000	1,430	7	1951	VGood	8,960	N	N	611 NE 170TH ST
3 - 6	3 - 0	663150	0060	08/10/11	\$275,000	\$343,000	1,430	7	1960	Avg	6,967	N	N	1045 NE 154TH ST
3 - 6	3 - 0	616390	1851	05/07/12	\$289,500	\$356,000	1,490	7	1952	Good	7,800	N	N	16734 5TH AVE NE
3 - 6	3 - 0	663290	0090	06/17/13	\$438,000	\$484,000	1,580	7	1998	Avg	6,448	N	N	1219 NE 148TH ST
3 - 6	3 - 0	714870	0025	08/28/13	\$300,000	\$321,000	1,590	7	1952	Avg	8,024	N	N	17031 13TH AVE NE
3 - 6	3 - 0	616390	1431	01/24/11	\$275,000	\$337,000	1,620	7	1959	Good	8,384	N	N	17035 12TH AVE NE
3 - 6	3 - 0	730430	0970	05/13/13	\$348,550	\$390,000	1,670	7	1947	Avg	11,234	N	N	16016 8TH AVE NE
3 - 6	3 - 0	730430	1232	12/18/13	\$345,000	\$348,000	1,680	7	2007	Avg	2,195	N	N	609 NE 165TH ST
3 - 6	3 - 0	730430	1233	10/11/13	\$340,000	\$356,000	1,680	7	2007	Avg	2,161	N	N	611 NE 165TH ST
3 - 6	3 - 0	714870	0160	03/21/12	\$240,000	\$297,000	1,720	7	1952	Avg	7,119	N	N	17050 14TH AVE NE
3 - 6	3 - 0	663290	0605	02/27/12	\$310,000	\$384,000	1,750	7	1988	Good	7,640	N	N	14849 12TH AVE NE
3 - 6	3 - 0	616390	1050	08/23/12	\$305,000	\$369,000	1,950	7	1947	Good	11,831	N	N	17207 8TH AVE NE
3 - 6	3 - 0	756870	0005	05/25/12	\$299,000	\$367,000	2,000	7	1950	Good	13,296	N	N	621 NE 155TH ST
3 - 6	3 - 0	343250	1190	05/02/11	\$267,000	\$331,000	2,020	7	1948	Good	8,144	N	N	16209 12TH AVE NE
3 - 6	3 - 0	616390	1670	12/12/12	\$254,000	\$299,000	2,260	7	1951	Good	7,560	N	N	815 NE 170TH ST
3 - 6	3 - 0	616390	1191	06/15/11	\$315,000	\$392,000	1,130	8	1978	Avg	8,908	N	N	17318 9TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3 - 6	3 - 0	663290	0608	05/23/12	\$230,000	\$282,000	1,230	8	1986	Avg	5,945	N	N	1112 NE 150TH CT
3 - 6	3 - 0	092710	0272	08/30/12	\$381,000	\$460,000	1,300	8	1982	Avg	8,296	N	N	516 NE 174TH ST
3 - 6	3 - 0	064210	0005	05/21/12	\$300,000	\$368,000	1,630	8	1956	VGood	12,511	N	N	1121 NE 146TH ST
3 - 6	3 - 0	616390	1351	03/29/13	\$330,000	\$376,000	1,960	8	1951	Avg	8,249	N	N	1002 NE 175TH ST
3 - 6	3 - 0	730430	1130	06/19/12	\$459,500	\$562,000	2,110	8	2012	Avg	7,068	N	N	16025 9TH AVE NE
3 - 6	3 - 0	616390	1774	11/10/11	\$340,000	\$424,000	2,200	8	2002	Avg	9,394	N	N	16505 10TH AVE NE
3 - 6	3 - 0	616390	1093	10/01/12	\$440,000	\$527,000	2,290	8	2012	Avg	7,989	N	N	17019 8TH AVE NE
3 - 6	3 - 0	092710	0310	07/18/12	\$540,000	\$657,000	2,640	8	2012	Avg	9,720	N	N	17409 8TH AVE NE
3 - 6	3 - 0	343250	1100	02/14/12	\$525,000	\$652,000	2,780	8	2011	Avg	8,100	N	N	16025 12TH AVE NE
3 - 6	3 - 0	343250	1265	08/13/13	\$550,000	\$593,000	2,740	9	2007	Avg	8,142	N	N	16266 11TH AVE NE
3 - 7	3 - 0	367050	0305	02/15/13	\$171,299	\$198,000	680	6	1928	Avg	8,109	N	N	1539 NE 147TH ST
3 - 7	3 - 0	558990	0270	05/30/13	\$170,000	\$189,000	720	6	1949	Avg	9,519	N	N	1822 NE 169TH ST
3 - 7	3 - 0	162604	9061	09/10/12	\$133,000	\$160,000	770	6	1950	Avg	12,256	N	N	2406 NE 145TH ST
3 - 7	3 - 0	399570	0365	11/08/11	\$150,000	\$187,000	770	6	1948	Good	8,159	N	N	15305 26TH AVE NE
3 - 7	3 - 0	399570	0130	03/16/11	\$217,100	\$268,000	770	6	1988	Good	8,146	N	N	15522 26TH AVE NE
3 - 7	3 - 0	399750	0030	05/17/11	\$230,000	\$286,000	770	6	1948	VGood	8,149	N	N	15835 27TH AVE NE
3 - 7	3 - 0	399690	0320	03/19/13	\$225,000	\$257,000	770	6	1948	Good	8,149	N	N	16035 27TH AVE NE
3 - 7	3 - 0	399690	0300	08/04/13	\$265,000	\$287,000	800	6	1948	Good	8,149	N	N	16011 27TH AVE NE
3 - 7	3 - 0	350010	0180	07/19/12	\$160,000	\$195,000	840	6	1939	Good	8,204	N	N	14515 27TH AVE NE
3 - 7	3 - 0	162604	9059	11/19/12	\$145,500	\$172,000	860	6	1950	Avg	13,020	N	N	2400 NE 145TH ST
3 - 7	3 - 0	558990	0125	05/24/12	\$160,000	\$196,000	860	6	1948	Avg	9,515	N	N	1545 NE 170TH ST
3 - 7	3 - 0	162604	9059	12/17/12	\$175,500	\$206,000	860	6	1950	Avg	13,020	N	N	2400 NE 145TH ST
3 - 7	3 - 0	399690	0155	02/26/13	\$215,000	\$247,000	860	6	1948	VGood	8,149	N	N	16035 28TH AVE NE
3 - 7	3 - 0	156810	0215	08/06/12	\$165,000	\$200,000	890	6	1952	Fair	8,576	N	N	14549 31ST AVE NE
3 - 7	3 - 0	399570	0555	04/15/13	\$207,000	\$234,000	900	6	1947	Avg	8,174	N	N	15005 27TH AVE NE
3 - 7	3 - 0	399570	0460	10/05/11	\$185,000	\$231,000	930	6	1948	Good	8,173	N	N	15011 26TH AVE NE
3 - 7	3 - 0	558930	0710	04/25/12	\$159,000	\$196,000	940	6	1942	Good	9,100	N	N	2222 NE 170TH ST
3 - 7	3 - 0	373950	0057	11/14/13	\$210,000	\$216,000	940	6	1952	Avg	8,202	N	N	2004 NE 147TH ST
3 - 7	3 - 0	399750	0080	03/30/12	\$172,000	\$213,000	940	6	1948	Avg	8,149	N	N	15828 26TH AVE NE
3 - 7	3 - 0	558990	0470	06/13/11	\$255,000	\$317,000	940	6	1936	Good	8,914	N	N	2231 NE 169TH ST
3 - 7	3 - 0	558930	0326	04/17/12	\$232,500	\$287,000	960	6	1928	Good	10,963	N	N	1821 NE 171ST ST

## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3-7	3-0	156810	0220	08/06/12	\$165,000	\$200,000	1,010	6	1953	Avg	8,551	N	N	14543 31ST AVE NE
3-7	3-0	399570	0370	06/01/12	\$216,300	\$265,000	1,030	6	1948	Avg	8,158	N	N	15311 26TH AVE NE
3-7	3-0	156810	0225	08/06/12	\$165,000	\$200,000	1,040	6	1953	Avg	8,526	N	N	14537 31ST AVE NE
3-7	3-0	558990	0205	10/22/12	\$208,000	\$248,000	1,100	6	1950	Avg	9,519	N	N	1879 NE 170TH ST
3-7	3-0	399570	0105	06/20/13	\$259,770	\$287,000	1,150	6	1948	Good	8,145	N	N	15511 27TH AVE NE
3-7	3-0	373890	0075	09/04/13	\$275,000	\$293,000	1,180	6	1948	Good	8,209	N	N	14729 22ND AVE NE
3-7	3-0	350010	0133	02/11/13	\$170,000	\$197,000	1,250	6	1950	Good	9,212	N	N	14508 27TH AVE NE
3-7	3-0	402410	1081	04/29/13	\$210,500	\$237,000	1,300	6	1931	Avg	13,653	N	N	1815 NE 175TH ST
3-7	3-0	156810	0401	01/30/12	\$199,000	\$247,000	1,300	6	1942	Avg	7,273	N	N	3117 NE 149TH ST
3-7	3-0	156810	0315	03/18/13	\$250,000	\$286,000	1,400	6	1930	Avg	8,460	N	N	14551 32ND AVE NE
3-7	3-0	399690	0100	10/10/12	\$261,950	\$313,000	1,490	6	1948	Good	15,961	N	N	16358 28TH PL NE
3-7	3-0	399690	0060	01/30/12	\$152,000	\$189,000	800	7	1948	Avg	9,272	N	N	16310 28TH AVE NE
3-7	3-0	402530	0385	05/01/12	\$185,000	\$228,000	870	7	1947	Avg	7,200	N	N	16522 25TH AVE NE
3-7	3-0	399690	0245	04/25/11	\$240,000	\$298,000	1,040	7	1948	Good	8,149	N	N	16058 27TH AVE NE
3-7	3-0	156810	0088	08/20/12	\$255,000	\$308,000	1,050	7	2003	Avg	1,658	N	N	14729 31ST AVE NE
3-7	3-0	558930	0585	10/31/13	\$290,000	\$300,000	1,050	7	1951	Avg	9,083	N	N	1840 NE 171ST ST
3-7	3-0	156810	0415	05/17/12	\$224,900	\$276,000	1,110	7	1949	Good	8,504	N	N	14727 32ND AVE NE
3-7	3-0	666890	0015	08/10/12	\$192,000	\$233,000	1,130	7	1950	Avg	8,100	N	N	1545 NE 166TH ST
3-7	3-0	350010	0073	05/03/11	\$338,000	\$419,000	1,200	7	1964	Good	8,144	N	N	14751 28TH AVE NE
3-7	3-0	664930	0240	08/17/11	\$249,000	\$311,000	1,220	7	1962	Good	8,244	N	N	14519 30TH AVE NE
3-7	3-0	402410	1053	07/17/12	\$260,000	\$316,000	1,240	7	1950	Avg	8,910	N	N	1866 NE 172ND ST
3-7	3-0	350010	0141	02/13/12	\$263,000	\$326,000	1,250	7	1948	Good	8,499	N	N	14550 26TH AVE NE
3-7	3-0	350010	0116	08/15/13	\$393,000	\$423,000	1,260	7	1947	VGood	8,160	N	N	14532 27TH AVE NE
3-7	3-0	402410	1211	10/01/13	\$343,500	\$361,000	1,330	7	1988	Avg	7,223	N	N	1596 NE 172ND ST
3-7	3-0	367050	0770	04/20/11	\$287,000	\$356,000	1,340	7	1954	Good	8,108	N	N	1749 NE 150TH ST
3-7	3-0	399570	0240	04/11/12	\$263,500	\$325,000	1,360	7	1948	Good	8,153	N	N	15328 26TH AVE NE
3-7	3-0	156810	0358	09/12/13	\$250,000	\$266,000	1,372	7	2005	Avg	1,448	N	N	14517 32ND AVE NE
3-7	3-0	156810	0357	12/12/12	\$240,000	\$283,000	1,372	7	2005	Avg	1,104	N	N	14515 32ND AVE NE
3-7	3-0	162604	9103	12/11/12	\$265,000	\$312,000	1,380	7	2005	Avg	1,804	N	N	2709 NE 158TH ST
3-7	3-0	399690	0030	04/22/11	\$329,950	\$409,000	1,440	7	1948	Good	9,265	N	N	16034 28TH AVE NE
3-7	3-0	402530	0155	11/15/13	\$299,950	\$308,000	1,470	7	1948	Good	8,898	N	N	16512 21ST AVE NE



## Improved Sales Used in This Annual Update Analysis

### Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
3 - 7	3 - 0	402530	0155	06/06/12	\$275,000	\$337,000	1,470	7	1948	Good	8,898	N	N	16512 21ST AVE NE
3 - 7	3 - 0	558990	0605	04/12/11	\$269,950	\$334,000	1,480	7	1952	Good	9,519	N	N	1836 NE 168TH ST
3 - 7	3 - 0	256990	0010	02/26/13	\$328,000	\$377,000	1,480	7	1951	Good	10,176	N	N	17408 17TH PL NE
3 - 7	3 - 0	399630	0040	08/01/13	\$349,000	\$378,000	1,520	7	1948	Good	8,146	N	N	15816 27TH AVE NE
3 - 7	3 - 0	797990	0725	07/12/13	\$325,000	\$355,000	1,530	7	1955	Avg	10,728	N	N	15511 32ND AVE NE
3 - 7	3 - 0	558990	0680	05/20/12	\$261,250	\$321,000	1,550	7	1992	Avg	10,515	N	N	1668 NE 168TH ST
3 - 7	3 - 0	402410	1058	04/06/12	\$280,500	\$346,000	1,560	7	1955	Good	8,400	N	N	1850 NE 172ND ST
3 - 7	3 - 0	156810	0271	03/04/13	\$265,000	\$304,000	1,570	7	2007	Avg	1,631	N	N	14504 31ST AVE NE
3 - 7	3 - 0	402530	0425	02/28/13	\$302,650	\$348,000	1,570	7	1947	Good	17,600	N	N	16500 27TH AVE NE
3 - 7	3 - 0	350010	0203	10/25/12	\$250,000	\$298,000	1,650	7	1948	Avg	8,197	N	N	14545 26TH AVE NE
3 - 7	3 - 0	399690	0415	07/19/12	\$286,000	\$348,000	1,670	7	1948	Good	8,149	N	N	16329 27TH AVE NE
3 - 7	3 - 0	367050	0550	04/26/13	\$405,000	\$457,000	1,670	7	1950	VGood	8,108	N	N	1723 NE 147TH ST
3 - 7	3 - 0	558930	0405	08/02/13	\$270,000	\$292,000	1,720	7	1952	Avg	11,114	N	N	1872 NE 170TH ST
3 - 7	3 - 0	256990	0005	12/06/13	\$315,000	\$320,000	1,750	7	1951	Avg	11,600	N	N	17400 17TH PL NE
3 - 7	3 - 0	399690	0090	03/07/13	\$370,000	\$425,000	1,750	7	1986	Avg	34,528	N	N	16346 28TH PL NE
3 - 7	3 - 0	402530	0045	07/26/11	\$310,000	\$387,000	1,770	7	1948	Good	12,930	N	N	16501 21ST AVE NE
3 - 7	3 - 0	558930	0320	02/24/12	\$276,000	\$342,000	1,800	7	1952	Good	10,303	N	N	1809 NE 171ST ST
3 - 7	3 - 0	350010	0111	09/05/13	\$381,000	\$406,000	1,810	7	1961	Good	8,198	N	N	14539 28TH AVE NE
3 - 7	3 - 0	399570	0335	09/11/13	\$369,000	\$392,000	1,810	7	1999	Avg	8,152	N	N	15334 25TH AVE NE
3 - 7	3 - 0	558990	0305	03/23/12	\$285,000	\$352,000	1,850	7	1939	VGood	9,519	N	N	2223 NE 170TH ST
3 - 7	3 - 0	797990	0710	09/21/11	\$270,000	\$337,000	1,890	7	1953	Good	10,728	N	N	15537 32ND AVE NE
3 - 7	3 - 0	558930	0095	07/12/11	\$190,000	\$237,000	2,000	7	1948	Avg	8,920	N	N	1589 NE 172ND ST
3 - 7	3 - 0	402410	1080	07/15/13	\$372,750	\$407,000	2,020	7	1949	Good	10,269	N	N	1721 NE 175TH ST
3 - 7	3 - 0	399690	0330	02/25/11	\$298,980	\$368,000	2,030	7	1948	Good	8,149	N	N	16047 27TH AVE NE
3 - 7	3 - 0	367050	0160	08/21/13	\$330,000	\$354,000	2,100	7	1969	Good	8,100	N	N	1532 NE 147TH ST
3 - 7	3 - 0	666890	0045	02/24/12	\$349,888	\$434,000	2,190	7	2000	Avg	7,026	N	N	1505 NE 166TH ST
3 - 7	3 - 0	402530	0311	11/21/12	\$210,000	\$249,000	2,340	7	1946	Avg	8,100	N	N	16534 23RD AVE NE
3 - 7	3 - 0	350010	0143	12/17/13	\$331,400	\$334,000	2,360	7	1942	Good	8,486	N	N	14559 27TH AVE NE
3 - 7	3 - 0	558990	0100	10/10/13	\$285,000	\$298,000	2,980	7	1947	Good	9,519	N	N	1577 NE 170TH ST
3 - 7	3 - 0	156810	0295	04/13/12	\$330,100	\$407,000	3,500	7	1980	Avg	8,504	N	N	14536 31ST AVE NE
3 - 7	3 - 0	350010	0061	12/17/12	\$385,000	\$453,000	1,890	8	1954	Avg	8,187	N	N	14720 26TH AVE NE

## Improved Sales Used in This Annual Update Analysis Areas 2 and 3 - 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water- front	Situs Address
3 - 7	3 - 0	402410	1074	12/21/11	\$347,500	\$433,000	2,140	8	1997	Avg	8,434	N	N	17402 18TH CT NE
3 - 7	3 - 0	558990	0625	09/24/12	\$400,000	\$480,000	2,580	8	2000	Avg	9,519	N	N	1810 NE 168TH ST
3 - 7	3 - 0	162604	9050	09/09/11	\$474,900	\$593,000	2,790	8	2011	Avg	9,650	N	N	14754 23RD AVE NE
3 - 7	3 - 0	558930	0428	07/18/12	\$480,000	\$584,000	2,590	9	2007	Avg	7,746	N	N	1854 NE 170TH ST

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 2	2 - 0	050710	0010	03/25/12	\$237,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	050710	0010	09/09/11	\$35,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	050710	0035	06/13/13	\$329,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	050710	0035	04/11/12	\$170,000	QUIT CLAIM DEED
2 - 2	2 - 0	062604	9133	09/18/13	\$342,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	107210	0010	08/19/13	\$263,241	FORCED SALE
2 - 2	2 - 0	107210	0145	07/15/13	\$379,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	107210	0145	12/11/12	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	107410	0045	03/06/12	\$149,900	DOR RATIO
2 - 2	2 - 0	107510	0125	02/12/13	\$304,857	FORCED SALE
2 - 2	2 - 0	107810	0025	03/13/13	\$440,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	107810	0025	10/31/12	\$269,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	175730	0080	07/25/13	\$375,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	222350	0023	09/10/13	\$277,925	FORCED SALE
2 - 2	2 - 0	222350	0023	08/06/13	\$298,213	FORCED SALE
2 - 2	2 - 0	222350	0047	10/29/12	\$350,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	222530	0083	08/27/13	\$399,950	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	222530	0083	02/26/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	222630	0015	06/07/13	\$285,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	222630	0015	10/29/12	\$321,856	FORCED SALE
2 - 2	2 - 0	222630	0185	11/29/11	\$167,300	FORCED SALE
2 - 2	2 - 0	222630	0200	05/16/12	\$157,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	223050	0025	01/24/13	\$364,332	FORCED SALE
2 - 2	2 - 0	223050	0075	06/30/13	\$280,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	223100	0030	05/09/11	\$379,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	223210	0010	09/10/13	\$325,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	241990	0030	11/13/13	\$331,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	242690	0051	04/28/13	\$400,500	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	242690	0071	02/22/13	\$330,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	269730	0070	08/22/13	\$384,950	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	280710	0010	09/24/12	\$382,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 2	2 - 0	280710	0115	07/08/13	\$332,200	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	280710	0115	04/11/13	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 0	777200	0140	06/10/13	\$359,950	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	777285	0180	08/12/13	\$291,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	797050	0070	01/23/13	\$392,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 2	2 - 0	856328	0025	05/27/11	\$310,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 0	856340	0030	11/25/13	\$1,000,000	LACK OF REPRESENTATION
2 - 2	2 - 0	856340	0035	02/23/13	\$443,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	219630	0005	08/24/11	\$326,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	219630	0085	08/30/12	\$325,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	222530	0586	11/15/13	\$227,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	222530	0586	04/16/13	\$399,299	FORCED SALE
2 - 2	2 - 2	255820	0060	03/28/13	\$330,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	397170	0325	11/25/13	\$225,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	397170	0325	06/14/13	\$460,275	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	397170	0325	04/24/13	\$460,300	FORCED SALE
2 - 2	2 - 2	397170	0345	03/06/13	\$150,000	DOR RATIO
2 - 2	2 - 2	397170	0430	06/02/11	\$181,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 2	2 - 2	397170	0880	09/03/13	\$475,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	397170	0880	04/12/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 2	397170	0960	01/04/12	\$346,960	FORCED SALE
2 - 2	2 - 2	397170	2263	09/09/13	\$131,250	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 2	2 - 2	397170	2263	06/17/13	\$166,500	FORCED SALE
2 - 2	2 - 2	397170	2354	06/30/13	\$276,500	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	397170	2355	10/01/13	\$303,152	FORCED SALE
2 - 2	2 - 2	398530	0005	11/02/11	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 2	566610	0125	06/25/13	\$290,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	613530	0045	07/26/13	\$279,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	618770	0165	12/23/11	\$348,584	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 2	2 - 2	618770	0165	05/15/12	\$195,100	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	618770	0180	04/25/13	\$445,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 2	2 - 2	618770	0180	12/20/11	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 2	618770	0200	03/15/13	\$380,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	618770	0200	07/17/12	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 2	618770	0275	09/22/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 2	618770	0510	06/27/12	\$240,116	FORCED SALE
2 - 2	2 - 2	618770	0520	01/23/13	\$305,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	618770	0520	08/09/12	\$161,000	FORCED SALE
2 - 2	2 - 2	873010	0040	07/27/11	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 2	2 - 2	937330	0120	07/30/13	\$283,500	DATA DOES NOT MATCH SALE
2 - 2	2 - 2	937330	0125	08/18/11	\$155,000	SEGREGATION AND/OR MERGER
2 - 2	2 - 3	164350	0006	05/31/13	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 3	222290	0153	08/31/13	\$402,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 3	223150	0020	11/04/13	\$190,000	CORPORATE AFFILIATES
2 - 2	2 - 3	223150	0020	10/01/13	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 3	280710	0220	06/20/12	\$298,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 3	925090	0155	07/11/13	\$410,000	DATA DOES NOT MATCH SALE
2 - 2	2 - 3	925090	0172	03/29/12	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	2 - 3	925090	0172	06/26/12	\$71,000	QUIT CLAIM DEED
2 - 6	2 - 0	182604	9210	06/10/13	\$317,900	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	182604	9281	10/18/12	\$328,400	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	182604	9281	01/11/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	2 - 0	182604	9411	09/20/13	\$240,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2 - 6	2 - 0	182604	9451	04/27/12	\$315,000	QUIT CLAIM DEED
2 - 6	2 - 0	440270	0025	07/09/13	\$452,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	440270	0025	10/02/12	\$238,309	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	2 - 0	440270	0080	09/06/12	\$367,500	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	440270	0235	06/26/13	\$439,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	440270	0640	07/30/13	\$267,645	FORCED SALE
2 - 6	2 - 0	667294	0070	09/08/11	\$59,787	QUIT CLAIM DEED
2 - 6	2 - 0	765590	0034	12/11/13	\$314,950	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	765590	0034	06/04/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 6	2 - 0	765590	0131	02/10/11	\$392,500	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	765590	0156	07/09/13	\$336,000	QUIT CLAIM DEED
2 - 6	2 - 0	765590	0159	03/15/13	\$365,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 0	765590	0182	09/13/12	\$389,000	QUIT CLAIM DEED
2 - 6	2 - 0	765590	0200	07/23/12	\$375,000	APPEAL / NEW VALUE
2 - 6	2 - 0	765590	0243	07/30/11	\$149,975	QUIT CLAIM DEED
2 - 6	2 - 1	039610	0105	11/08/11	\$104,000	FORCED SALE
2 - 6	2 - 1	175570	0070	08/14/13	\$390,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 1	175570	0090	08/02/12	\$216,001	FORCED SALE
2 - 6	2 - 1	288170	0040	12/02/13	\$280,350	FORCED SALE
2 - 6	2 - 1	288170	0040	06/24/13	\$280,350	FORCED SALE
2 - 6	2 - 2	269710	0110	10/15/13	\$380,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 2	269710	0110	07/03/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	2 - 2	288170	0051	05/06/13	\$259,500	SEGREGATION AND/OR MERGER
2 - 6	2 - 2	288170	0093	04/11/13	\$226,082	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 6	2 - 2	288170	0361	02/15/13	\$125,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 6	2 - 2	288170	0361	05/16/12	\$127,500	FORCED SALE
2 - 6	2 - 2	288170	0482	08/08/13	\$245,400	CORPORATE AFFILIATES
2 - 6	2 - 2	288170	0545	09/24/13	\$190,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2 - 6	2 - 2	288170	0571	06/14/13	\$370,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 2	429230	0015	10/21/13	\$372,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 2	429230	0029	05/15/13	\$310,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 2	440810	0090	02/28/12	\$224,730	FORCED SALE
2 - 6	2 - 2	440810	0090	05/09/12	\$224,730	QUIT CLAIM DEED
2 - 6	2 - 2	546920	0020	03/07/12	\$207,300	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 6	2 - 2	672470	0120	11/21/13	\$406,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	213880	0020	02/25/13	\$370,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	213880	0020	05/10/12	\$210,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	213880	0040	11/06/13	\$363,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	556210	0130	11/09/11	\$299,644	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 6	2 - 3	556210	0130	05/02/12	\$234,600	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 6	2 - 3	667190	0035	09/24/13	\$295,000	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	688590	0130	11/27/12	\$354,500	DATA DOES NOT MATCH SALE
2 - 6	2 - 3	688590	0190	09/12/13	\$307,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	041510	0020	06/10/11	\$310,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	041510	0170	07/26/13	\$305,500	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	072604	9333	09/23/13	\$500,000	PERCENT COMPLETE < 100%
2 - 8	2 - 0	182604	9158	10/16/13	\$336,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	182604	9205	11/21/12	\$303,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 0	182604	9205	02/26/13	\$303,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 0	182604	9205	06/11/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 0	182604	9266	01/17/12	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	2 - 0	182604	9278	05/05/12	\$350,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	182604	9334	11/01/13	\$399,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	182604	9391	08/09/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 0	182604	9475	07/22/13	\$425,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	307350	0040	11/27/12	\$262,000	NON-PROFIT ORGANIZATION
2 - 8	2 - 0	307350	0045	05/13/13	\$220,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 8	2 - 0	307350	0078	04/30/13	\$315,000	FORCED SALE
2 - 8	2 - 0	307350	0120	09/26/12	\$175,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 8	2 - 0	307350	0123	11/06/12	\$370,000	NON-PROFIT ORGANIZATION
2 - 8	2 - 0	307350	0125	11/13/13	\$397,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	309560	0010	12/20/12	\$250,430	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	2 - 0	370590	0025	08/26/13	\$289,900	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	370590	0046	10/15/13	\$315,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	370590	0066	03/27/12	\$215,000	TEAR DOWN
2 - 8	2 - 0	370590	0113	03/28/11	\$205,500	EXEMPT FROM EXCISE TAX
2 - 8	2 - 0	370590	0122	10/07/13	\$230,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2 - 8	2 - 0	370590	0206	07/02/12	\$218,682	FORCED SALE
2 - 8	2 - 0	525330	0147	09/23/13	\$338,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	525330	0186	12/19/13	\$649,990	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	525330	0201	10/01/13	\$283,500	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 8	2 - 0	525330	0201	10/07/13	\$318,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	525330	0241	05/03/12	\$299,950	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	525330	0241	02/23/12	\$222,600	NON-REPRESENTATIVE SALE
2 - 8	2 - 0	525330	0256	06/25/13	\$330,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	525330	0256	09/13/12	\$210,000	FORCED SALE
2 - 8	2 - 0	525580	0010	06/06/13	\$375,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	546580	0040	02/16/11	\$357,500	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	546900	0010	04/22/13	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	2 - 0	546910	0020	07/10/12	\$206,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	711100	0040	11/20/13	\$412,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 0	711100	0040	07/15/13	\$202,650	NO MARKET EXPOSURE
2 - 8	2 - 1	572750	0532	11/12/13	\$557,800	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	184450	0050	06/25/13	\$173,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	184450	0050	11/04/13	\$330,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	208270	0015	09/23/13	\$325,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	222470	0107	11/28/12	\$433,000	QUIT CLAIM DEED
2 - 8	2 - 2	278310	0150	03/21/11	\$386,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	336890	0055	10/19/12	\$400,000	TEAR DOWN
2 - 8	2 - 2	336890	0085	08/02/12	\$194,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 8	2 - 2	336890	0105	07/14/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	2 - 2	336890	0130	04/09/12	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 2	546870	0095	09/19/11	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	2 - 2	546870	0155	08/20/13	\$338,975	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	608410	0150	12/03/13	\$345,608	FORCED SALE
2 - 8	2 - 2	613910	0156	03/14/12	\$254,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 2	660170	0020	06/04/13	\$430,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 2	660170	0050	12/18/13	\$398,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 8	2 - 2	740070	0076	05/24/11	\$115,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 8	2 - 3	029363	0070	11/07/12	\$102,250	QUIT CLAIM DEED
2 - 8	2 - 3	041410	0070	10/08/13	\$269,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	041410	0085	02/01/11	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 8	2 - 3	041410	0265	09/26/12	\$315,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	041410	0265	04/23/12	\$151,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	2 - 3	041410	0370	12/18/12	\$229,000	FORCED SALE
2 - 8	2 - 3	041410	0380	11/25/13	\$249,500	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	041410	0380	07/10/13	\$200,001	FORCED SALE
2 - 8	2 - 3	041410	0525	09/13/13	\$248,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	072604	9142	02/05/13	\$255,000	QUIT CLAIM DEED
2 - 8	2 - 3	072604	9247	06/20/12	\$305,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	072604	9299	12/02/13	\$200,000	1031 TRADE
2 - 8	2 - 3	525330	0008	09/11/13	\$320,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	525330	0018	06/25/13	\$334,800	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	525330	0019	10/05/11	\$342,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	525330	0066	08/12/13	\$330,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	525330	0066	01/25/13	\$104,733	FORCED SALE
2 - 8	2 - 3	525330	0105	03/01/12	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2 - 8	2 - 3	566630	0215	12/06/13	\$275,000	AUCTION SALE
2 - 8	2 - 3	566630	0285	10/19/12	\$324,950	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	566850	0050	09/26/12	\$250,000	UNFINISHED AREA > 0
2 - 8	2 - 3	727610	0005	07/15/11	\$395,000	TEAR DOWN
2 - 8	2 - 3	727610	0080	10/22/12	\$361,000	DATA DOES NOT MATCH SALE
2 - 8	2 - 3	727610	0080	07/02/12	\$270,198	FORCED SALE
3 - 3	3 - 0	092710	0343	12/12/13	\$563,950	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	092710	0343	03/18/13	\$190,000	TEAR DOWN
3 - 3	3 - 0	092710	0409	05/04/12	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	3 - 0	092710	0433	10/11/12	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	092710	0433	01/15/13	\$178,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	092710	0433	05/03/13	\$316,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	092710	0442	09/23/13	\$159,159	QUIT CLAIM DEED
3 - 3	3 - 0	092710	0445	04/01/11	\$379,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 3	3 - 0	255590	0120	03/10/11	\$252,500	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	255590	0120	03/10/11	\$252,500	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 3	3 - 0	255590	0150	06/25/12	\$149,000	DOR RATIO
3 - 3	3 - 0	255590	0150	06/25/12	\$149,000	DOR RATIO
3 - 3	3 - 0	255590	0185	02/24/12	\$365,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	255590	0185	03/28/13	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	3 - 0	255590	0315	02/22/13	\$218,000	FORCED SALE
3 - 3	3 - 0	255590	0316	01/27/12	\$206,181	FORCED SALE
3 - 3	3 - 0	255590	0385	07/12/12	\$295,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	255650	0030	02/02/11	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	3 - 0	255650	0030	06/27/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	397170	1250	04/15/11	\$159,900	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 3	3 - 0	397170	1460	06/19/12	\$115,000	TEAR DOWN
3 - 3	3 - 0	397170	1650	01/28/13	\$94,000	TEAR DOWN
3 - 3	3 - 0	397170	1687	10/31/13	\$244,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	397170	1930	05/31/12	\$182,000	FORCED SALE
3 - 3	3 - 0	397170	1930	07/05/12	\$159,199	TEAR DOWN
3 - 3	3 - 0	397170	2155	08/01/13	\$350,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	397170	2156	06/26/13	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	3 - 0	397230	0144	09/20/13	\$128,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 3	3 - 0	397230	0175	12/19/11	\$237,000	QUIT CLAIM DEED
3 - 3	3 - 0	397230	0256	05/02/11	\$180,000	SHORT SALE
3 - 3	3 - 0	397290	0135	03/21/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	397290	0180	04/17/13	\$241,052	FORCED SALE
3 - 3	3 - 0	397290	0274	04/13/11	\$219,500	NON-REPRESENTATIVE SALE
3 - 3	3 - 0	397290	0308	12/11/12	\$156,001	FORCED SALE
3 - 3	3 - 0	397290	0356	12/05/12	\$365,504	FORCED SALE
3 - 3	3 - 0	397290	0425	01/27/12	\$192,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	397290	0425	06/05/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	397290	0570	09/27/11	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	3 - 0	397290	0715	12/04/13	\$397,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	397290	0715	08/29/12	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	402410	0020	07/10/13	\$350,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 3	3 - 0	402410	0020	03/07/13	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	402410	0020	12/06/12	\$368,105	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	402410	0230	05/11/12	\$375,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	0241	04/11/12	\$120,000	TEAR DOWN
3 - 3	3 - 0	402410	0835	04/04/11	\$667,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	0915	12/06/13	\$183,741	FORCED SALE
3 - 3	3 - 0	402410	1235	10/11/11	\$470,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	1290	06/04/13	\$424,000	MORE THAN ONE HOUSE
3 - 3	3 - 0	402410	1425	03/28/11	\$220,000	UNFINISHED AREA > 0
3 - 3	3 - 0	402410	1445	09/19/13	\$426,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	1505	03/16/11	\$345,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	1514	01/24/13	\$328,900	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	1597	06/06/13	\$406,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	402410	1611	06/22/11	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	402410	1611	03/19/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	402410	1613	07/03/13	\$295,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	566510	0005	12/21/12	\$315,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0241	05/16/12	\$260,503	FORCED SALE
3 - 3	3 - 0	616390	0367	09/10/13	\$375,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0367	05/23/13	\$260,001	FORCED SALE
3 - 3	3 - 0	616390	0400	02/18/11	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	3 - 0	616390	0403	05/11/12	\$295,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0480	05/06/11	\$275,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0820	08/20/13	\$240,300	FORCED SALE
3 - 3	3 - 0	616390	0820	07/22/13	\$240,300	FORCED SALE
3 - 3	3 - 0	616390	0871	11/14/12	\$224,500	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0915	08/20/13	\$317,000	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0920	12/05/13	\$575,000	PERCENT COMPLETE < 100%
3 - 3	3 - 0	616390	0920	06/14/12	\$150,000	TEAR DOWN
3 - 3	3 - 0	616390	0954	10/17/11	\$222,500	DATA DOES NOT MATCH SALE
3 - 3	3 - 0	616390	0961	02/06/13	\$269,500	FORCED SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 5	3 - 0	010010	0110	02/08/12	\$356,500	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	092710	0081	10/11/12	\$314,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	092710	0156	09/07/12	\$267,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	092710	0156	03/16/12	\$141,000	EXEMPT FROM EXCISE TAX
3 - 5	3 - 0	092710	0156	01/18/12	\$292,248	QUIT CLAIM DEED
3 - 5	3 - 0	092710	0216	08/21/13	\$420,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	3 - 0	092710	0275	08/03/11	\$404,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	3 - 0	111510	0113	09/21/12	\$220,000	NO MARKET EXPOSURE
3 - 5	3 - 0	111510	0171	02/15/12	\$268,709	FORCED SALE
3 - 5	3 - 0	111510	0171	05/02/12	\$180,001	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	3 - 0	111510	0176	10/20/13	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	3 - 0	111510	0182	11/13/12	\$200,408	FORCED SALE
3 - 5	3 - 0	224170	0015	05/29/12	\$140,000	NO MARKET EXPOSURE
3 - 5	3 - 0	261010	0035	10/24/13	\$324,950	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	263450	0006	06/27/11	\$148,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	3 - 0	263450	0035	08/28/12	\$130,000	NO MARKET EXPOSURE
3 - 5	3 - 0	263450	0040	12/22/11	\$127,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 5	3 - 0	263690	0172	04/29/13	\$240,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 5	3 - 0	269720	0020	09/27/12	\$419,950	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	280760	0050	12/31/12	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	3 - 0	288170	0260	09/17/12	\$235,000	UNFINISHED AREA > 0
3 - 5	3 - 0	288170	0260	05/30/12	\$340,322	UNFINISHED AREA > 0
3 - 5	3 - 0	288170	0322	04/05/12	\$291,656	QUIT CLAIM DEED
3 - 5	3 - 0	323510	0025	08/26/13	\$275,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	323510	0240	06/02/11	\$230,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	397170	0145	08/23/11	\$200,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
3 - 5	3 - 0	397170	0215	06/24/13	\$434,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	397170	0230	02/03/12	\$240,000	APPEAL / NEW VALUE
3 - 5	3 - 0	397170	1065	05/10/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	3 - 0	397170	2315	12/27/12	\$137,500	QUIT CLAIM DEED
3 - 5	3 - 0	397170	2315	12/27/12	\$137,500	QUIT CLAIM DEED

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 5	3 - 0	398530	0350	02/06/13	\$251,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	398530	0350	06/11/13	\$435,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	502780	0030	01/25/11	\$106,752	QUIT CLAIM DEED
3 - 5	3 - 0	502780	0150	11/07/11	\$147,000	QUIT CLAIM DEED
3 - 5	3 - 0	549070	0080	09/14/12	\$133,002	FORCED SALE
3 - 5	3 - 0	566210	0010	05/07/12	\$284,950	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	566210	0105	04/03/12	\$260,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	566210	0110	12/12/12	\$231,000	FORCED SALE
3 - 5	3 - 0	572750	0147	07/10/12	\$380,805	FORCED SALE
3 - 5	3 - 0	572750	0179	07/10/13	\$415,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	616390	0021	02/13/12	\$142,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	3 - 0	616390	0021	08/27/12	\$142,500	SHERIFF / TAX SALE
3 - 5	3 - 0	616390	0170	12/21/12	\$247,871	FORCED SALE
3 - 5	3 - 0	616390	0193	12/19/12	\$280,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	730130	0120	11/29/12	\$347,500	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	730130	0290	04/23/13	\$371,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	730140	0110	05/13/13	\$268,000	QUIT CLAIM DEED
3 - 5	3 - 0	730530	0315	03/13/12	\$130,000	SHORT SALE
3 - 5	3 - 0	730530	0395	06/04/12	\$150,000	TEAR DOWN
3 - 5	3 - 0	730700	0020	11/14/12	\$230,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	3 - 0	741710	0070	12/09/13	\$225,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	3 - 0	741770	0110	08/20/13	\$365,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	814200	0150	08/29/12	\$325,888	DATA DOES NOT MATCH SALE
3 - 5	3 - 0	814200	0160	05/31/13	\$156,800	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	3 - 1	010010	0025	05/16/12	\$236,000	DATA DOES NOT MATCH SALE
3 - 5	3 - 1	010010	0080	04/16/12	\$264,344	FORCED SALE
3 - 5	3 - 1	010900	0040	03/04/13	\$170,000	NO MARKET EXPOSURE
3 - 5	3 - 1	378210	0055	06/13/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	3 - 1	378270	0075	04/16/13	\$299,186	FORCED SALE
3 - 5	3 - 1	675270	0030	09/20/13	\$261,942	FORCED SALE
3 - 5	3 - 1	741870	0070	02/25/11	\$305,000	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 5	3 - 1	741870	0085	06/25/12	\$374,950	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	040810	0110	07/16/13	\$286,258	FORCED SALE
3 - 6	3 - 0	040810	0225	05/02/11	\$132,365	UNFINISHED AREA > 0
3 - 6	3 - 0	092710	0310	04/05/11	\$120,000	TEAR DOWN
3 - 6	3 - 0	144050	0015	01/10/12	\$149,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 6	3 - 0	254810	0042	07/15/11	\$127,000	NON-REPRESENTATIVE SALE
3 - 6	3 - 0	254810	0215	04/24/12	\$147,199	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 6	3 - 0	254810	0215	03/22/12	\$224,000	FORCED SALE
3 - 6	3 - 0	343250	0230	08/15/12	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	343250	0350	07/23/13	\$415,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	343250	0394	07/15/13	\$355,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	343250	0680	02/19/13	\$275,399	FORCED SALE
3 - 6	3 - 0	343250	0685	09/23/13	\$543,977	FORCED SALE
3 - 6	3 - 0	343250	0830	11/28/12	\$269,000	FORCED SALE
3 - 6	3 - 0	343250	0893	08/21/13	\$380,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	343250	0920	04/27/11	\$323,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	343250	1015	05/02/13	\$272,306	FORCED SALE
3 - 6	3 - 0	343250	1055	03/26/12	\$542,400	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	343250	1055	03/28/11	\$136,000	TEAR DOWN
3 - 6	3 - 0	343250	1100	05/16/11	\$137,000	TEAR DOWN
3 - 6	3 - 0	343250	1595	11/04/13	\$293,105	FORCED SALE
3 - 6	3 - 0	616390	1050	05/03/12	\$212,500	FORCED SALE
3 - 6	3 - 0	616390	1090	06/10/13	\$279,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	616390	1340	02/15/13	\$254,999	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	616390	1340	09/27/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	616390	1351	11/09/11	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 6	3 - 0	616390	1351	12/20/11	\$158,199	NON-REPRESENTATIVE SALE
3 - 6	3 - 0	616390	1352	05/29/13	\$353,423	FORCED SALE
3 - 6	3 - 0	616390	1381	09/18/13	\$189,200	FORCED SALE
3 - 6	3 - 0	616390	1382	05/24/13	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 6	3 - 0	616390	1403	09/04/12	\$306,500	DATA DOES NOT MATCH SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 6	3 - 0	616390	1622	01/08/13	\$218,614	FORCED SALE
3 - 6	3 - 0	616390	1631	07/10/13	\$453,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	616390	1822	03/01/12	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	663290	0240	07/25/13	\$540,000	MORE THAN ONE HOUSE
3 - 6	3 - 0	663290	0422	03/06/12	\$320,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	663290	0431	10/12/12	\$245,000	TEAR DOWN
3 - 6	3 - 0	663290	0431	05/22/13	\$299,000	TEAR DOWN
3 - 6	3 - 0	663290	0450	04/09/13	\$600,000	TEAR DOWN
3 - 6	3 - 0	663290	0545	06/01/11	\$305,000	QUIT CLAIM DEED
3 - 6	3 - 0	663290	0606	07/02/13	\$345,000	FORCED SALE
3 - 6	3 - 0	663290	0631	07/17/12	\$223,884	FORCED SALE
3 - 6	3 - 0	670250	0040	11/06/13	\$348,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	670310	0050	08/20/13	\$388,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	670310	0070	12/08/11	\$208,144	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 6	3 - 0	714870	0010	01/14/11	\$168,000	NON-REPRESENTATIVE SALE
3 - 6	3 - 0	730430	0325	10/14/11	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	730430	0480	10/02/13	\$303,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	730430	0640	10/16/12	\$387,663	FORCED SALE
3 - 6	3 - 0	730430	0640	09/10/12	\$387,663	FORCED SALE
3 - 6	3 - 0	730430	0680	08/01/13	\$355,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	730430	0705	04/06/12	\$237,500	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	730430	0890	04/19/12	\$131,346	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	730430	0890	03/14/12	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	3 - 0	730430	1130	09/14/11	\$120,000	TEAR DOWN
3 - 6	3 - 0	730430	1160	03/07/13	\$280,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	730430	1225	04/06/12	\$150,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
3 - 6	3 - 0	730430	1370	06/03/13	\$160,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 6	3 - 0	756870	0145	04/03/13	\$285,000	DATA DOES NOT MATCH SALE
3 - 6	3 - 0	756870	0300	02/22/13	\$350,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 6	3 - 0	756870	0300	02/22/13	\$350,000	RELOCATION - SALE TO SERVICE
3 - 6	3 - 0	756870	0765	05/06/13	\$247,497	FORCED SALE

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 6	3 - 0	756870	0770	06/17/13	\$238,307	FORCED SALE
3 - 7	3 - 0	107010	0020	01/04/11	\$269,000	OBSOLESCENCE > 0
3 - 7	3 - 0	156810	0015	10/14/13	\$155,188	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	3 - 0	156810	0027	07/02/12	\$300,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	156810	0027	05/03/12	\$220,000	FORCED SALE
3 - 7	3 - 0	156810	0140	03/05/13	\$463,259	FORCED SALE
3 - 7	3 - 0	156810	0240	07/18/11	\$160,000	SHORT SALE
3 - 7	3 - 0	156810	0255	05/29/13	\$220,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 7	3 - 0	156810	0260	06/17/13	\$212,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 7	3 - 0	156810	0295	10/28/11	\$379,110	FORCED SALE
3 - 7	3 - 0	156810	0360	06/13/11	\$180,000	OBSOLESCENCE > 0
3 - 7	3 - 0	156810	0385	10/23/12	\$215,000	SEGREGATION AND/OR MERGER
3 - 7	3 - 0	156810	0387	01/24/12	\$90,000	SEGREGATION AND/OR MERGER
3 - 7	3 - 0	156810	0387	08/15/12	\$388,000	SEGREGATION AND/OR MERGER
3 - 7	3 - 0	156810	0401	10/10/13	\$92,384	QUIT CLAIM DEED
3 - 7	3 - 0	156810	0506	05/08/12	\$196,000	DOR RATIO
3 - 7	3 - 0	162604	9056	10/19/11	\$202,000	BOX PLOT: MODEL DEVELOPMENT EXCLUSION
3 - 7	3 - 0	162604	9061	04/12/12	\$102,000	FORCED SALE
3 - 7	3 - 0	350010	0076	06/25/13	\$399,950	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	350010	0101	07/22/13	\$275,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	350010	0142	10/11/13	\$296,888	MORE THAN ONE HOUSE
3 - 7	3 - 0	367050	0040	05/16/13	\$233,000	TEAR DOWN
3 - 7	3 - 0	367050	0160	05/25/12	\$38,382	QUIT CLAIM DEED
3 - 7	3 - 0	367050	0545	06/18/12	\$279,200	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	367050	0675	06/05/13	\$59,968	FORCED SALE
3 - 7	3 - 0	367050	0700	11/27/12	\$444,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	373890	0004	11/19/12	\$270,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	373890	0004	07/12/12	\$100,000	DOR RATIO
3 - 7	3 - 0	373890	0035	10/17/12	\$201,377	FORCED SALE
3 - 7	3 - 0	373890	0035	09/04/12	\$201,377	FORCED SALE
3 - 7	3 - 0	373890	0085	12/05/13	\$158,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000

## Improved Sales Removed in This Annual Update Analysis Areas 2 and 3 -- 1 to 3 Unit Residences

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 7	3 - 0	399570	0045	09/12/13	\$279,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399570	0060	12/21/12	\$217,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399570	0060	09/21/12	\$120,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399570	0360	07/02/12	\$108,762	QUIT CLAIM DEED
3 - 7	3 - 0	399570	0450	10/02/13	\$100,000	NO MARKET EXPOSURE
3 - 7	3 - 0	399570	0600	07/06/11	\$39,364	PARTIAL INTEREST (1/3, 1/2, Etc.)
3 - 7	3 - 0	399570	0600	08/22/11	\$39,364	PARTIAL INTEREST (1/3, 1/2, Etc.)
3 - 7	3 - 0	399690	0140	09/12/13	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	3 - 0	399690	0356	09/04/13	\$259	DOR RATIO
3 - 7	3 - 0	399690	0356	03/22/13	\$285,273	FORCED SALE
3 - 7	3 - 0	399690	0360	10/09/13	\$305,300	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399690	0380	09/23/13	\$277,500	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399690	0450	08/09/12	\$340,500	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399690	0500	02/14/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 7	3 - 0	399690	0500	11/08/13	\$525,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 7	3 - 0	399690	0665	08/13/13	\$249,950	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399690	0665	03/18/13	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 7	3 - 0	399750	0035	09/19/11	\$297,500	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399750	0125	09/26/11	\$240,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399750	0125	07/25/13	\$296,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399750	0155	04/19/11	\$265,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	399750	0195	07/11/11	\$260,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	402410	1203	01/23/13	\$253,801	FORCED SALE
3 - 7	3 - 0	558930	0055	06/19/12	\$155,000	APPEAL / NEW VALUE
3 - 7	3 - 0	558930	0060	10/09/12	\$276,000	MORE THAN ONE HOUSE
3 - 7	3 - 0	558930	0190	08/16/13	\$338,250	FORCED SALE
3 - 7	3 - 0	558930	0250	04/25/11	\$420,000	MORE THAN ONE HOUSE
3 - 7	3 - 0	558930	0285	08/13/12	\$320,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	558930	0365	07/23/12	\$275,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	558930	0460	10/10/13	\$266,900	FORCED SALE
3 - 7	3 - 0	558930	0490	10/25/13	\$88,000	DOR RATIO

**Improved Sales Removed in This Annual Update Analysis  
Areas 2 and 3 -- 1 to 3 Unit Residences**

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
3 - 7	3 - 0	558930	0550	11/04/13	\$305,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	558990	0555	12/18/13	\$400,000	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	558990	0555	12/12/13	\$400,000	RELOCATION - SALE TO SERVICE
3 - 7	3 - 0	558990	0625	07/24/12	\$497,802	FORCED SALE
3 - 7	3 - 0	558990	0685	09/09/13	\$431,500	DATA DOES NOT MATCH SALE
3 - 7	3 - 0	664930	0170	02/14/11	\$256,000	SHORT SALE

## Vacant Sales Used in this Annual Update Analysis Areas 2 and 3

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2 - 2	2 - 0	062604	9037	11/25/13	\$5,000	3,835	N	N
2 - 2	2 - 0	444090	0090	11/06/13	\$142,500	7,600	N	N
2 - 6	2 - 2	288170	0376	03/14/13	\$150,000	6,183	N	N
2 - 8	2 - 0	525330	0186	01/29/13	\$165,000	6,126	N	N
3 - 3	3 - 0	402410	1631	04/22/13	\$3,750	6,877	N	N
3 - 6	3 - 0	730430	0963	04/25/13	\$105,000	5,057	N	N
3 - 6	3 - 0	616390	1093	03/21/12	\$82,500	7,989	N	N
3 - 3	3 - 0	402410	1396	01/05/12	\$119,950	7,879	N	N
3 - 3	3 - 0	402410	1397	01/05/12	\$129,950	7,879	N	N
3 - 3	3 - 0	402410	1620	12/12/11	\$35,000	14,333	N	N
3 - 5	3 - 0	092710	0280	12/02/11	\$90,000	11,643	N	N
3 - 5	3 - 0	092710	0280	10/03/11	\$60,000	11,643	N	N
3 - 5	3 - 0	572750	0210	09/14/11	\$150,000	12,300	N	N
3 - 3	3 - 0	397170	2060	06/07/11	\$125,000	11,500	N	N

## Vacant Sales Removed in this Annual Update Analysis Areas 2 and 3

Area - Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Comments
2 - 8	2 - 1	572750	0020	12/23/13	\$145,000	SEGREGATION AND/OR MERGER
3 - 6	3 - 0	663290	0591	10/15/13	\$70,000	EXEMPT FROM EXCISE TAX
3 - 5	3 - 0	572750	0146	06/27/13	\$1,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 6	3 - 0	616390	1940	05/13/13	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	3 - 0	616390	0332	05/12/12	\$2,500	QUIT CLAIM DEED
3 - 6	3 - 0	616390	1941	04/13/11	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Mobile Home Sales Used in this Annual Update Analysis  
Areas 2 and 3**

Area – Sub Area	Area - Nghd	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3 - 5	3 - 0	111510	0125	07/05/13	\$300,000	\$329,000	652	1	1968	1	24,393	N	339 NE 180TH ST
3 - 5	3 - 0	397170	0967	05/31/12	\$152,950	\$187,000	1,600	4	1984	3	7,500	N	1115 NE 198TH
3 - 6	3 - 0	616390	1363	03/10/11	\$210,000	\$258,000	1,540	3	1999	3	6,337	N	1109 NE 175TH

## Mobile Home Sales Removed in this Annual Update Analysis Areas 2 and 3

No mobile home sales were removed.

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Land and Total Valuation
- New Construction Evaluation



5-21-2014

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Appraiser II

Date