

# Central Shoreline

Area: 002

## *Residential Revalue for 2015 Assessment Roll*



Area 2 is located in NW King County and includes the Echo Lake, Meridian Park and Parkwood neighborhoods. The area has an overall population that is homogeneous and suburban in nature. Homes were built between 1900 and present with a predominant age between 1950 and 1965 year built. 86% of the improved parcels are grade 7 and 8 homes. The 185th Street Station and potential Light Rail project is in planning stages and recent rezoning has begun in anticipation. The area is well serviced by a full range of commercial and professional services, parks, public transportation, schools and easy access to I-5.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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**Lloyd Hara**  
**Assessor**

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor

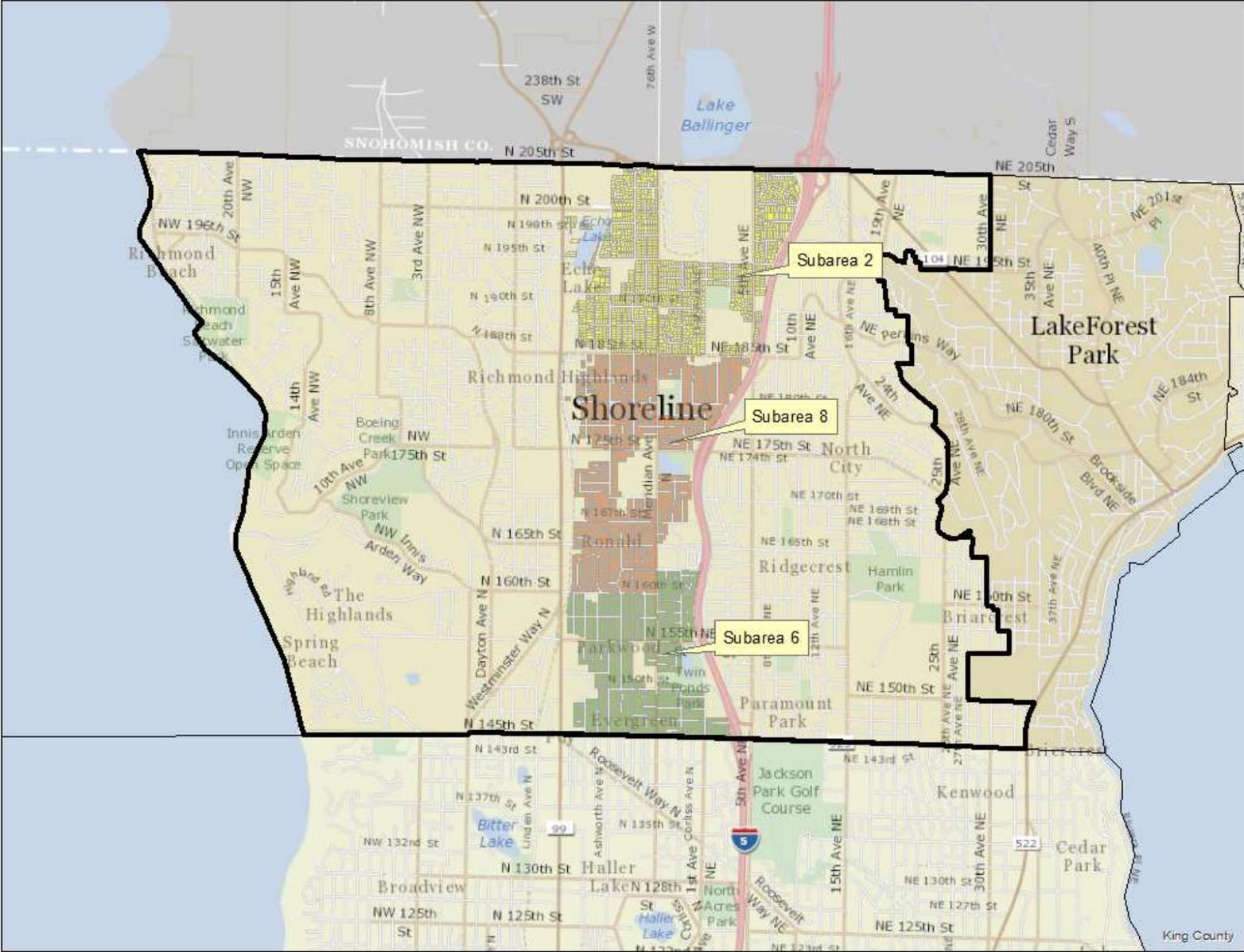
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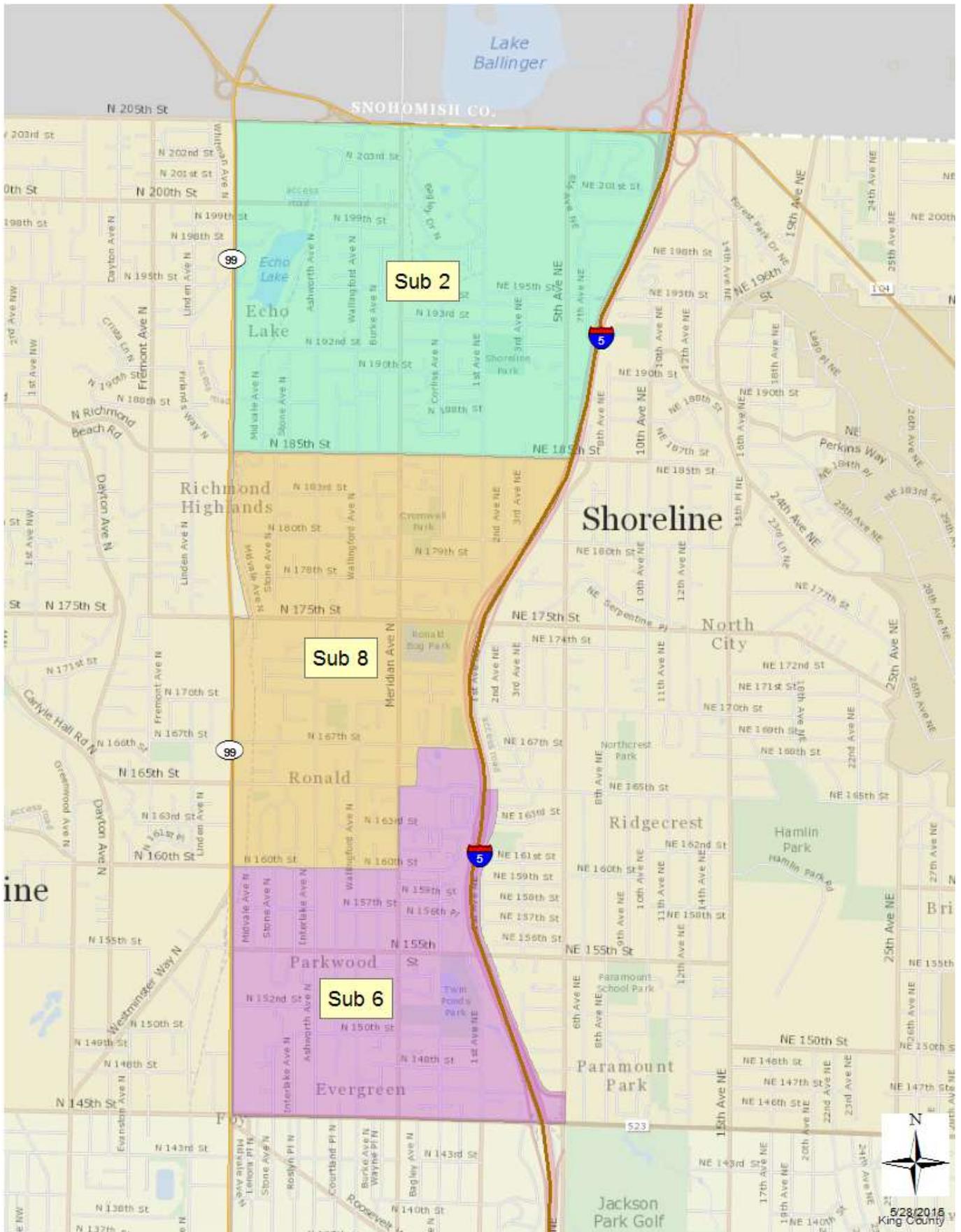
# Overview Map



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



# Area 002 Map



## Area Housing Profile



Grade 5 / Year Built 1933 / Total Living Area 960  
Account Number 307350-0039



Grade 6 / Year Built 1951 / Total Living Area 970  
Account Number 039010-0010



Grade 7 / Year Built 1966 / Total Living Area 1930  
Account Number 184350-0010



Grade 8 / Year Built 1961 / Total Living Area 2800  
Account Number 613910-0047



Grade 9 / Year Built 2006 / Total Living Area 3050  
Account Number 280710-0205

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

- 1= Poor Many repairs needed. Showing serious deterioration.
- 2= Fair Some repairs needed immediately. Much deferred maintenance.
- 3= Average Depending upon age of improvement; normal amount of upkeep for the age of the home.
- 4= Good Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
- 5= Very Good Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

- Grades 1 - 3 Falls short of minimum building standards. Normally cabin or inferior structure.
- Grade 4 Generally older low quality construction. Does not meet code.
- Grade 5 Lower construction costs and workmanship. Small, simple design.
- Grade 6 Lowest grade currently meeting building codes. Low quality materials, simple designs.
- Grade 7 Average grade of construction and design. Commonly seen in plats and older subdivisions.
- Grade 8 Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
- Grade 9 Better architectural design, with extra exterior and interior design and quality.
- Grade 10 Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
- Grade 11 Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
- Grade 12 Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
- Grade 13 Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# Executive Summary

## Central Shoreline - Area 002

### Physical Inspection

**Appraisal Date:** 1/1/2015  
**Previous Physical Inspection:** 2008  
**Number of Improved Sales:** 440  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$138,900	\$183,800	\$322,700			10.11%
<b>2015 Value</b>	\$171,700	\$191,700	\$363,400	\$387,400	94.2%	7.71%
<b>\$ Change</b>	+\$32,800	+\$7,900	+\$40,700			
<b>% Change</b>	+23.6%	+4.3%	+12.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.71% is an improvement from the previous COD of 10.11%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$140,600	\$169,500	\$310,100
<b>2015 Value</b>	\$174,400	\$166,000	\$340,400
<b>\$ Change</b>	+\$33,800	-\$3,500	+\$30,300
<b>% Change</b>	+24.0%	-2.1%	+9.8%

Number of one to three unit residences in the population: 3,816

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 002 – Central Shoreline, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 002 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

# Sales Sample Representation of Population

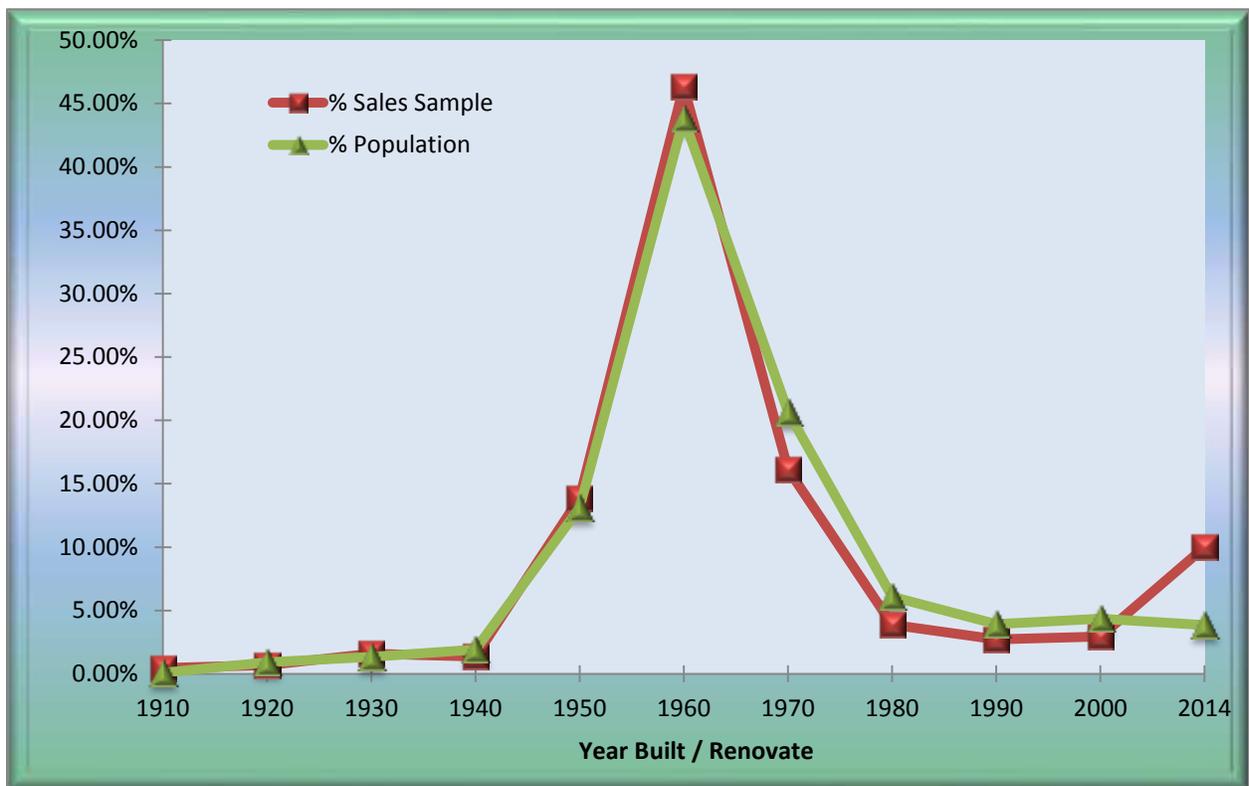
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.45%
1920	3	0.68%
1930	7	1.59%
1940	6	1.36%
1950	61	13.86%
1960	204	46.36%
1970	71	16.14%
1980	17	3.86%
1990	12	2.73%
2000	13	2.95%
2014	44	10.00%
440		

### Population

Year Built/Ren	Frequency	% Population
1910	3	0.08%
1920	35	0.92%
1930	51	1.34%
1940	73	1.91%
1950	499	13.08%
1960	1,672	43.82%
1970	788	20.65%
1980	232	6.08%
1990	150	3.93%
2000	166	4.35%
2014	147	3.85%
3,816		



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

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

# Sales Sample Representation of Population

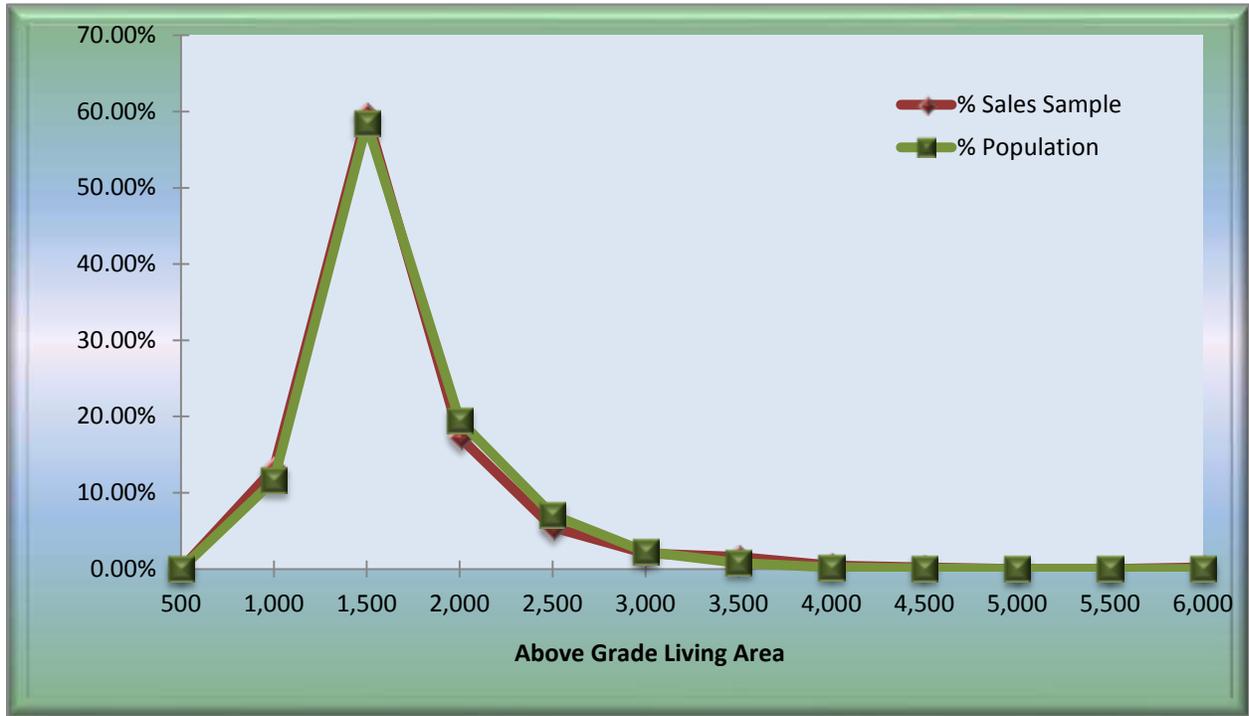
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	58	13.18%
1,500	262	59.55%
2,000	76	17.27%
2,500	24	5.45%
3,000	9	2.05%
3,500	7	1.59%
4,000	2	0.45%
4,500	1	0.23%
5,000	0	0.00%
5,500	0	0.00%
6,000	1	0.23%
440		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	443	11.61%
1,500	2,232	58.49%
2,000	742	19.44%
2,500	271	7.10%
3,000	86	2.25%
3,500	30	0.79%
4,000	8	0.21%
4,500	3	0.08%
5,000	0	0.00%
5,500	0	0.00%
6,000	1	0.03%
3,816		



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

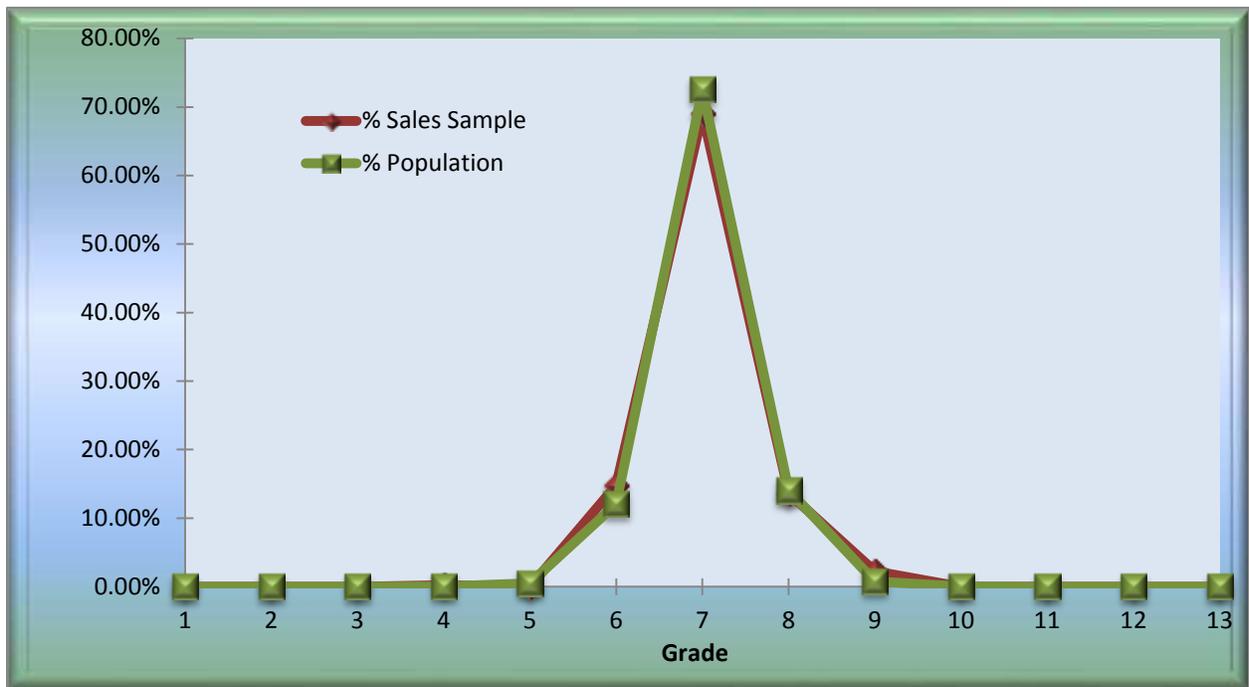
## Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.23%
5	0	0.00%
6	65	14.77%
7	304	69.09%
8	60	13.64%
9	10	2.27%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
440		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	18	0.47%
6	462	12.08%
7	2,777	72.58%
8	538	14.06%
9	29	0.76%
10	1	0.03%
11	0	0.00%
12	0	0.00%
13	0	0.00%
3,826		



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

# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: June 4, 2015**

## Appraisal Team Members and Participation

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

- **Chris Coviello** – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- **Jason Rosenblatt** – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- **Mark King** – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- **Erin McMurtrey** – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

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

## Highest and Best Use Analysis

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

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

## Physical Inspection Process... Continued

### Standards and Measurement of Data Accuracy

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

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

### Special Assumptions and Limiting Conditions

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

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

# Area Information

## Name or Designation

Area 002 - Central Shoreline

## Boundaries

This area is bordered to the north by the Snohomish County line at North 205<sup>th</sup> Street. The eastern boundary is Interstate 5. The southern boundary is North 145<sup>th</sup> Street. The western boundary is Aurora Avenue North also referred to as Highway 99.

## Maps

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

## Area Description

Area 002 is located north of the Seattle City Limit boundaries and was annexed from Unincorporated King County to the City of Shoreline in August of 1995. It is considered to be very homogeneous and suburban in nature. This area represents the interior portion of the entire Incorporated City of Shoreline and is described municipally as Echo Lake between N 205<sup>th</sup> Street and N 185<sup>th</sup> Street, as Meridian Park between N 185<sup>th</sup> Street and N 160<sup>th</sup> Street and as Parkwood between N 160<sup>th</sup> Street and N 145<sup>th</sup> Street. There is a small portion of 17 waterfront parcels located on Echo Lake which features Echo Lake Park. There are several additional recreational park facilities including Shoreline Center Park, Cromwell Park, Ronald Bog Park, Meridian Park, James Keogh Park, McCormick Park and Twin Ponds Park. The City of Shoreline Interurban Trail runs through this area from the south starting from the pedestrian crossing at Aurora Avenue just north of N 155<sup>th</sup> Street continuing along the western portion north past Echo Lake. Notable public landmarks and locations include Holyhood Cemetery, Echo Lake Elementary School, Meridian Park Elementary School, Parkwood Elementary School, King County District Court and the Shoreline City Council. Shopping, services and additional recreational facilities are readily accessible on the western portion of area along Aurora Avenue and access to neighboring communities is very convenient via Aurora Avenue on the western border and Interstate 5 on the eastern border.

There are a total of 4273 parcels in Area 2. Improved parcels comprise 4224 which includes 4 manufactured homes and 4 parcels with miscellaneous non-living improvements for a total improvement rate of 99%. There are a total 23 Townhome parcels of which 18 are located in the plat at Echo Lake described as Shoreline Townhomes. However, the potential for additional high density townhouse style homes lies within the City of Shoreline's long term redevelopment project described later in this report. There are 17 waterfront parcels, 15 of which are improved that are on Echo Lake. These waterfront parcels are low bank and located on a very small lake that has limited recreational value. For the entire population, the typical house is grade 7 in quality, has 1400 square feet of above grade living area; 1700 square feet total living area, is in Average Condition and built in the 1950's and early 1960's. Grade 7 homes comprise 72% of the total site built improved population (3045 of 4216). Grades 6 thru 8 comprise 99% of the improved population (4161 of 4216). There are 41 parcels coded for view which represents less than 0.9% of the population. These views are primarily territorial or of Echo Lake. There were 9 view sales for analysis.

## Area Information... Continued

There are a total of 1123 parcels coded for varying levels of traffic nuisance representing approximately 26.3% of the population. Of these type of impacted parcels, 140 (12.5%) are coded “extreme”, 320 (28.5%) “heavy” and 663 (59%) “moderate”. Extreme traffic nuisance on the western portion of the area is a result of a combination of arterial and commercial use along Aurora Avenue North (Highway99). Extreme traffic nuisance along the eastern portion is from the Interstate 5 arterial some of which is partially mitigated by concrete buffer walls. Much of the moderate traffic nuisance have been identified along interior arterials such as Meridian Avenue N (North/South) and East/West arterials such as N 185th Street, N 175th Street, N 155th Street and N 145th Street. There were 160 sales of encumbered traffic parcels available for analysis within as well as against the entire sales population to determine an applicable base land value schedule for such.

Residential zone designation (R6, R8, R12, R48) represent 3887 parcels or 91% of the population. There are 31 R48 zoned parcels that are classified as “High Density Apartment” and 79 R12 zoned parcels that are classified as “Low Density Apartment”. There are 66 parcels with commercial zoning (TC, TC-3, TC-4) and 2 parcels coded for manufacturing (MB). There were 13 commercial sales available to analyze which indicated a value that was supported by residentially zoned sales thus incorporated in the residential land model at this time. There were 318 parcels rezoned in April 2015 to Multi Use Residential (MUR) zoning as part of the 2015 Phased Zoning Schedule. This is part of the City of Shoreline’s Phased Zoning for the planned 185th Street Station Subarea and potential Light Rail. Phase 2 is scheduled for 2021 and Phase 3 in 2033. There were 66 parcels rezoned to MUR35, 191 parcels rezoned to MUR45 and 61 parcels rezoned to MUR70. Analysis of these affected parcels indicates that there is no present change to the residential use and they were therefore incorporated into the residential land model at this time.

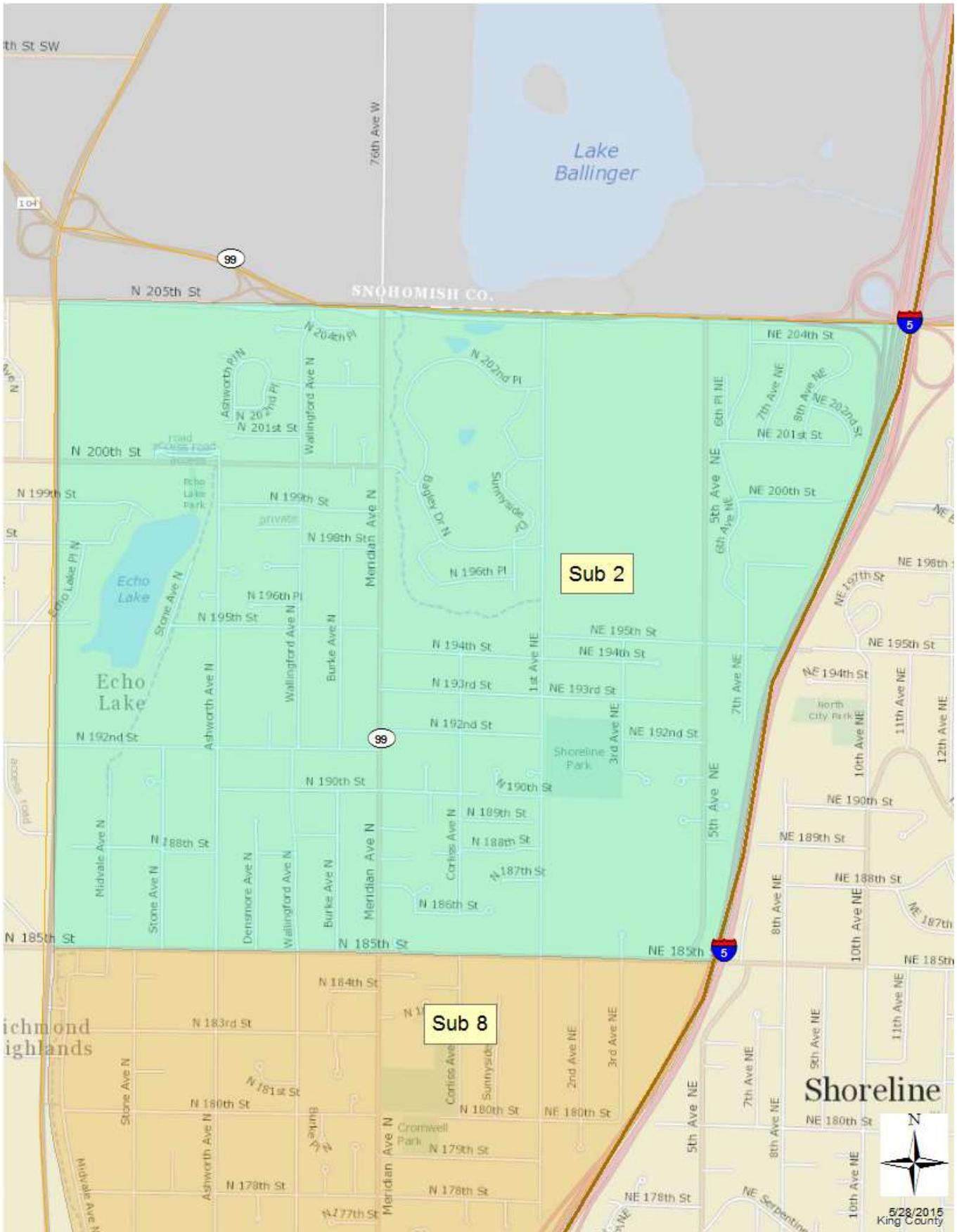
Area 2 is divided into 3 sub areas. The City of Shoreline identifies 3 distinct neighborhoods in Area 2. Echo Lake corresponds to sub-area 2. Meridian Park corresponds to sub-area 8. Parkwood corresponds to sub-area 6. Though all sub-areas were determined to be equally competitive in the market, five neighborhood designations were developed based on the potential anticipated changes due to The City of Shoreline’s long term 3 phased re-zoning project. Neighborhoods 1, 2 and 3 apply to those residentially zoned properties in sub areas 2, 8 and 6 respectfully. Neighborhood 4 corresponds to 45 pre-existing TC (Town Center) zoning within subarea 8 while Neighborhood 5 corresponds to 318 newly created Multi Use Residential (MUR) zoning within subareas 2 and 8. No individual neighborhood adjustments have been applied at this time.

Sub area 2 described as Echo Lake comprises 1445 total parcels of which 1430 are improved (99%). Typical home is a 1600 square foot grade 7 home in average condition built in the 1950’s and 1960’s with an average assessed value of of \$325,000.

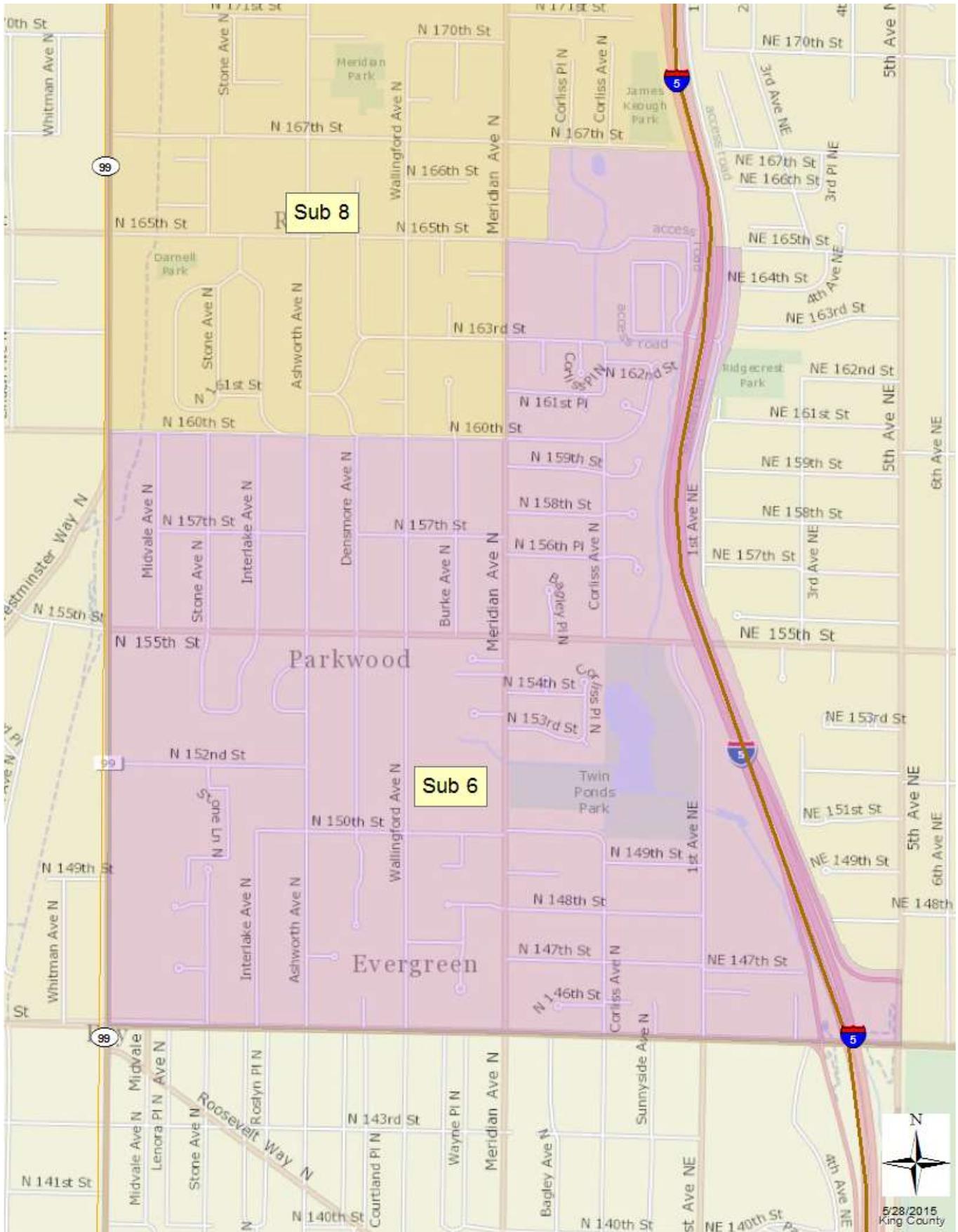
Sub area 6 described as Parkwood comprises 1185 total parcels of which 1167 are improved (98%). Typical home is a 1680 square foot grade 7 home in average condition built in the 1950’s and 1960’s with an average assessed value of of \$326,000.

Sub area 8 described as Meridian Park comprises 1643 total parcels of which 1619 are improved (99%). Typical home is a 1760 square foot grade 7 home in average condition built in the 1950’s and 1960’s with an average assessed value of of \$350,000.

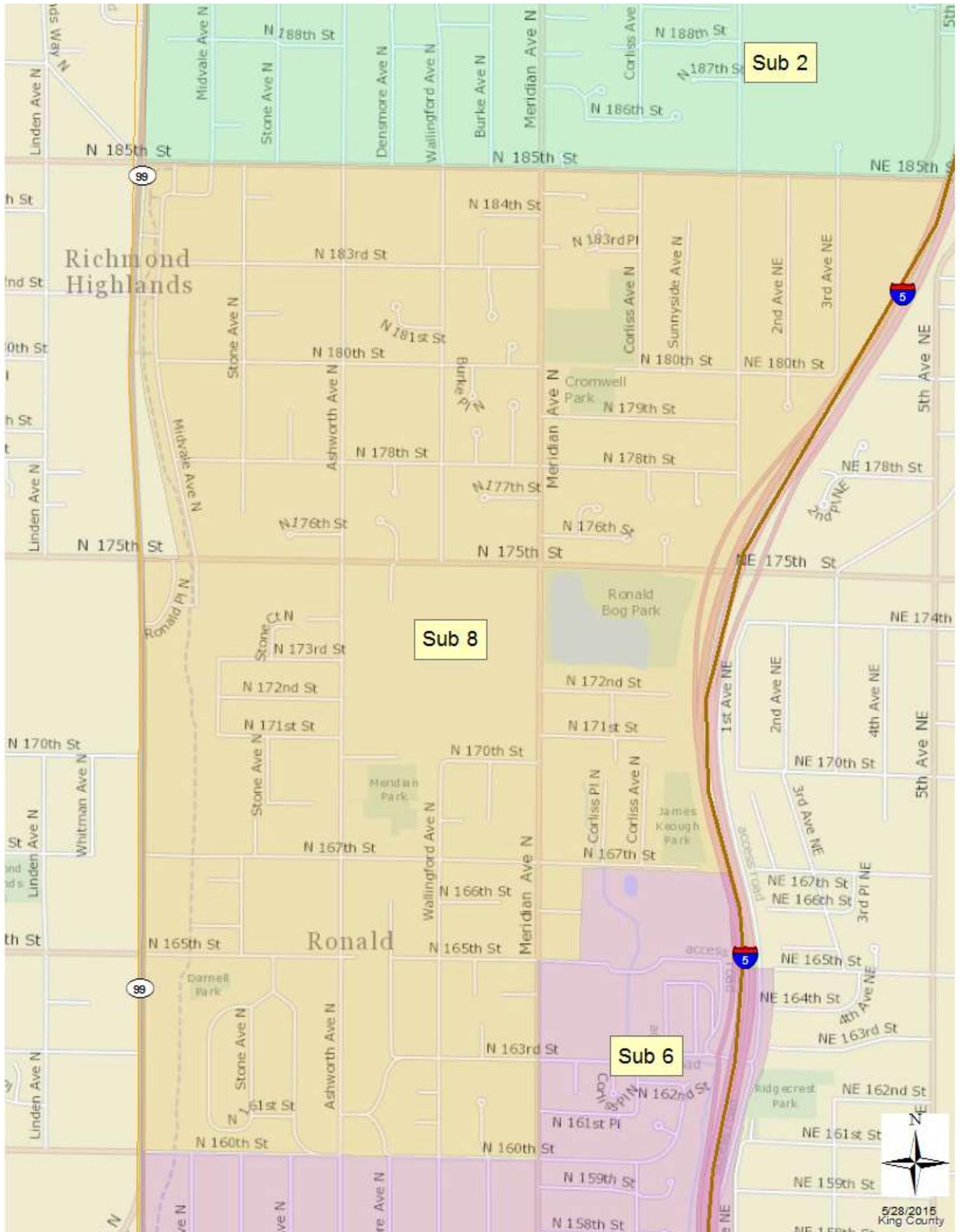
# Area 002 – Sub Area 2 Map



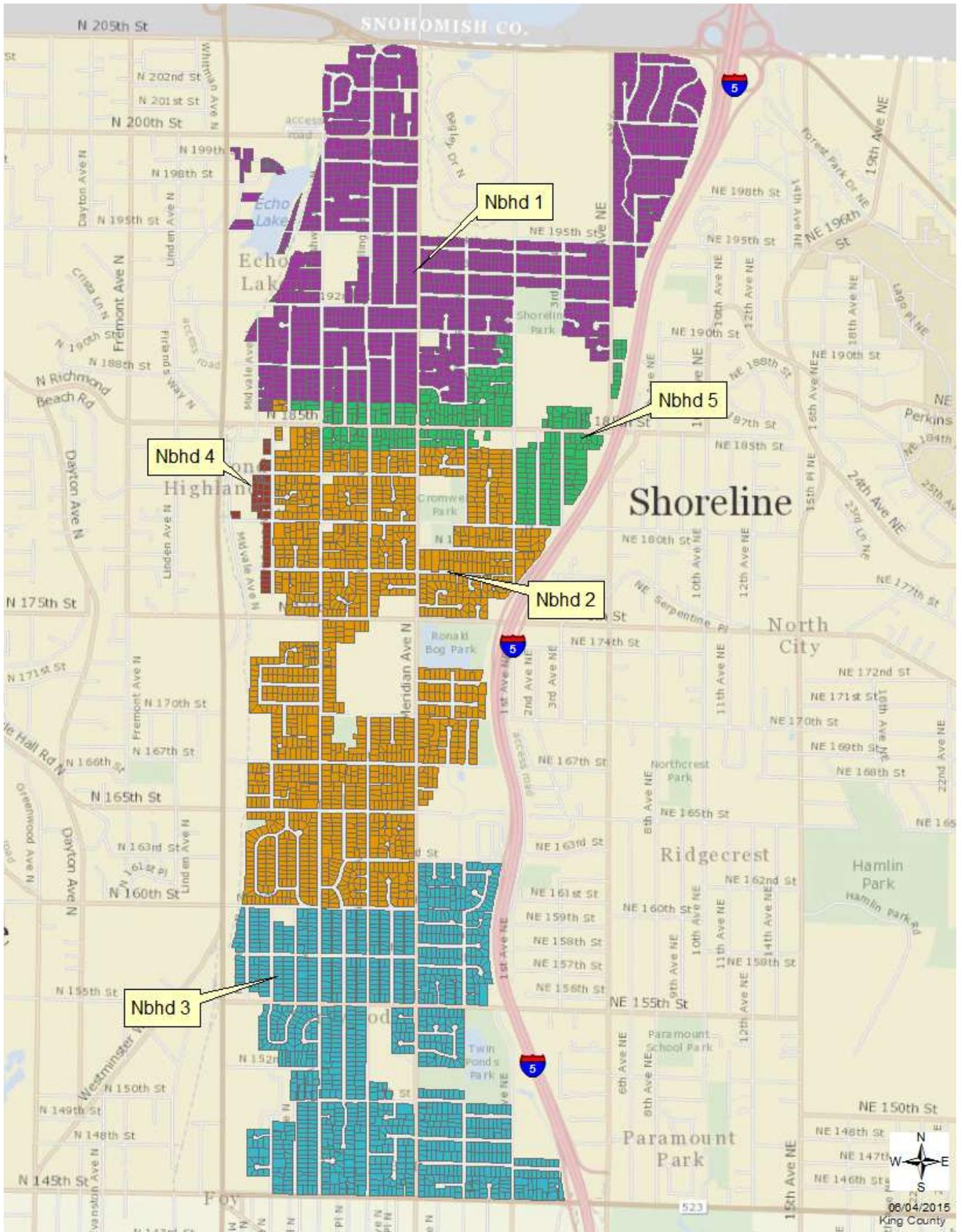
# Area 002 - Sub Area 6 Map



# Area 002 - Sub Area 8 Map



# Neighborhood Map



## Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. There were five usable vacant land sales in Area 2. In addition to the market data approach, seven teardown sales were analyzed in the determination of land values. Of these tear down sales, six were single sites replaced with new improvements while one is a multiple site development. Area 2 has limited re-development at this time though analysis was performed when possible to determine building to land ratios on new home sales. This appraisal method of applying 30% allocation to the land thus supported the vacant land sales. All land was valued at its highest and best use as if vacant. A typical non view single site lot of 5,001-6000 square feet has a value of \$150,000.

### Model Development, Description and Conclusions

Overall, area 2 is a good example of a Suburban Single Family bedroom community. 4216 of 4273 parcels (approximately 99%) have either a site built home or mobile home on them. Due to the high percentage of improvement, development saturation has been met. Future growth in this area is based on re-development brought on by a migration to higher density zoning as is evidenced in the 3 phased long term 185th Street Station development project which recently rezoned 318 parcels to Multi Use Residential. MUR zoning may be described as high density residential/commercial mixed use. 3777 of the 4273 parcels remain zoned R6 and R8 and 176 parcels are higher density residential.

There are 42 homogeneous platted sub-neighborhoods that have been identified and valued uniformly independent of size or identifiable nuisances and/or attributes. They may be found in the following table within this report identified as "Plat Value Adjustments".

Parcels with environmental concerns (83) and those with view amenities (41) represent a very small percentage of the total population and are not considered characteristics that drive the market in this area. The predominant factor influencing value adjustment in this area is the level of negative traffic nuisance. These characteristics as well as others such as zoning, highest and best use as if vacant classification, external nuisance and known easements were checked for accuracy and considered in the land valuation. Values for properties that required adjustment were developed using paired sales analysis and critical knowledge gained from past years appraisal experience in neighboring areas was also considered. A list of vacant sales used and those considered not reflective of the market is included in the following sections.

## Land Value Model Calibration

### Vacant Land Schedule (Single Site)

Lot Size	Value
Townhome < 2001	\$100,000
2001-3000	\$120,000
3001-4000	\$130,000
4001-5000	\$140,000
5001-6000	\$150,000
6001-7000	\$160,000
7001-8000	\$170,000
8001-9000	\$180,000
9001-10000	\$190,000
10001-11000	\$200,000
11001-12000	\$210,000
12001-13000	\$220,000
13001-15000	\$230,000
15001-20000	\$240,000
20001-25000	\$250,000
25001-35000	\$260,000
36001-40000	\$270,000
Add \$1 for every 1 sf > 40000	

### Additional Adjustments

Topography	-10% to -40%
Documented as Unbuildable	-75% to -90%
Esmts/Access/PowerLines	-5 to-10%
Streams/Wetland	-10% to -40%
Other Environmental	Up to -50%

### Small Lake/Territorial Views

Fair	\$0
Average	\$5,000
Good	\$10,000
Excellent	\$15,000

### Echo Lake Waterfront

Vacant Land Single Site Value + \$/ Waterfront Feet. No view adjustments .	
Low Bank <=100	\$2,000/wfft
Low Bank > 100	\$1,000/wfft
Other Bank Designation	N/A
Waterfront Parcels located on Small Lake	

### Traffic Adjustments

Moderate Arterial	-\$10,000
High Arterial	-\$20,000
Extreme Arterial	-\$30,000

## Land Value Model Calibration...Continued

### Plat Value Adjustments

Plat Name	Major	Sub Area	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
ANDERSONS PARK TERRACE ADD	021750	006	22	8656	1958-1959	7 & 8	\$180,000
BRIAR LANE DIV # 6	107710	002	18	8709	1954	7	\$180,000
CARY PLACE	141930	002	8	7776	1990	7 & 8	\$170,000
CORLISS COURT ADD	175730	002	10	7999	1963	7	\$170,000
CRAIG ADD	180390	006	18	8183	1951 & 1962	7 & 8	\$180,000
CROMWELL COURT ADD	184350	008	9	8431	1965-1966	7	\$180,000
CROMWELL PARK ADD	184450	008	12	8143	1953	6 & 7	\$180,000
CROMWELL PARK DIV # 2	184470	008	6	8001	1953	6 & 7	\$180,000
DENSMORE CIRCLE ADD	199970	002	15	8037	1954-1958	7	\$180,000
DENSMORE PARK ADD	200000	008	5	7986	1958	7	\$170,000
DOROTHY MARIE ADD	208270	008	6	10054	1952	7	\$200,000
DWIGHTS 2ND ADD	213880	006	8	7753	1961-1962	7 & 8	\$170,000
ECHO LAKE TERRACE ADD	222990	002	24	8722	1952-1953	7	\$180,000
ECHO LAKE TERRACE # 2	223050	002	20	8341	1953-1954	7	\$180,000
ECHO LAKE VIEW HOMES ADD	223100	002	7	8245	1961	7	\$180,000
ECHO LANE # 2	223190	002	10	8001	1962-1963	7	\$180,000
ELENA LANE TGW UND INT IN TRACTS A & B	230320	008	11	4125	2000-2001	8	\$140,000
EVERGREEN LANE # 2	241990	002	21	8819	1955	7 & 8	\$180,000
EVERGREENS PARK LANE ADD	242690	002	29	9147	1956	7 & 8	\$180,000
GARDEN PARK # 2	269710	006	15	7858	1962	7	\$170,000
HANSENS ADD	309560	008	10	7757	1965	7 & 8	\$170,000
HAPPY HILL ADD	310450	006	7	6567	1954	6 & 7	\$160,000
JANETS ADD	366350	008	8	7649	1961-1965	7 & 8	\$170,000
MERIDIAN LANE # 5	546781	008	11	7527	1965-1966	7 & 8	\$170,000
MIDVALE COURT TGW UND INT IN TRACT A	551260	002	5	2886	1999	7	\$120,000
MORRISON ADD # 3	566610	002	26	8116	1950-1954	7	\$180,000
OLLIVERS ADD	636850	008	8	7330	1978	7	\$170,000
PACK LANE ADD	660180	006	6	8040	1964-1967	7 & 8	\$180,000
PARK LANE # 2	664800	002	14	7711	1957	7	\$170,000
PONDEROSA VILLAGE # 2	684360	006	11	7600	1963-1964	7	\$170,000



## Land Value Model Calibration - Plat Value Adjustments ...Continued

Plat Name	Major	Sub Area	# Lots	Avg Lot Size	Year Built	Grade	Base Land Value
RAGNAR MANOR ADD	711100	008	8	7840	1963-1967	7 & 8	\$170,000
SHOREGLEN	776740	002	15	7764	1979-1980	7 & 8	\$170,000
SHORELINE MANOR REPLAT	777200	002	19	7631	1962	7 & 8	\$170,000
SHORELINE MANOR # 2	777210	002	6	7914	1962	7 & 8	\$170,000
SHORELINE TOWNHOMES	777285	002	17	2000(TH)	2007	8	\$100,000
SIMLER ADD	779650	008	5	7788	1979	7 & 8	\$170,000
SMITH ADD	781900	008	5	7531	1964	7	\$170,000
SMITHS INTERURBAN TRS	783000	008	16	7711	1961-1966	7	\$170,000
SMITHS INTERURBAN TRS # 2	783010	008	8	7970	1965-1966	7	\$170,000
STAAF ADD # 2	795280	006	6	8685	1967-1968	7 & 8	\$180,000
TANGLEWOOD ADD	856328	002	9	9611	1955-1956	7 & 8	\$180,000
WOODVIEW WEST	956110	008	10	7763	1969-1973	7	\$170,000

**(Land model applies to all residential zoning designations. There is no interpolation of values between square foot ranges.)**

# Improved Parcel Valuation

## **Improved Parcel Data:**

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

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

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

## **Model Development, Description and Conclusions:**

All sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

A cost based model was developed for valuing the majority of the parcels in area 2. The model was applied to detached single family residences as well as townhome style improvements. The model was tested for accuracy on all possible types of property in the population. Supplemental models were developed and applied to properties where the model was not deemed accurate. The valuation model was applied to the population after all of the parcels were field inspected. Based on the sales an overall assessment level of 94.2% was achieved. The uniformity of assessment improved as the COD was reduced from 10.11% to 7.71%. The cost based model included the following variables: sale day, sale date squared, land value, building cost, accessory cost less depreciation, age of improvements, condition and heavy traffic. It was applicable to all grade homes, all ages and all conditions with the exception of poor. It was not applicable to multiple building sites, parcels with more than one house, homes with unfinished areas, homes less than 100% complete or parcels with net condition or obsolescence.

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

# Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLandC	2015 Adjusted Base Land Value
ComboCostC	Bldg RCN + RCNLD Accessory Cost
Age	Age of Improvements
Fair	House Condition is Fair
Good	House Condition is Good
VGood	House Condition is Very Good
HvyTraf	Site has Heavy Traffic Coding

## Multiplicative Model

$(1-0.05) 2.99402572396843 - 0.1343339499798 * AgeC + 0.20813680446898 * BaseLandC +$   
 $0.439717052215913 * ComboCostC - 0.0813172439578435 * FairYN + 0.0459111793196547 * GoodYN$   
 $- 0.0543877458261953 * HvyTrafC + 0.000290055724985835 * SaleDay + 0.0856271812362452 *$   
 $VGoodYN$

## EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 3614 parcels increased in value. They were comprised of 61 single family residences on commercially zoned land and 3553 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 26 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

<b>Grade 9 / Year Built <math>\geq</math> 2000</b>	<b>EMV x 1.04</b>
<b>Year Built <math>\leq</math> 1940</b>	<b>EMV x 1.04</b>
<b>Year Renovate <math>\geq</math> 2000</b>	<b>EMV x 0.90</b>
<b>Townhomes</b>	<b>EMV x 0.86</b>

## Area 002 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.142, resulting in an adjusted value of \$542,000 ( $\$475,000 * 1.142 = \$542,450$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.374	37.4%
2/1/2012	1.362	36.2%
3/1/2012	1.351	35.1%
4/1/2012	1.338	33.8%
5/1/2012	1.327	32.7%
6/1/2012	1.315	31.5%
7/1/2012	1.304	30.4%
8/1/2012	1.292	29.2%
9/1/2012	1.280	28.0%
10/1/2012	1.269	26.9%
11/1/2012	1.258	25.8%
12/1/2012	1.247	24.7%
1/1/2013	1.236	23.6%
2/1/2013	1.225	22.5%
3/1/2013	1.215	21.5%
4/1/2013	1.204	20.4%
5/1/2013	1.194	19.4%
6/1/2013	1.183	18.3%
7/1/2013	1.173	17.3%
8/1/2013	1.162	16.2%
9/1/2013	1.152	15.2%
10/1/2013	1.142	14.2%
11/1/2013	1.132	13.2%
12/1/2013	1.122	12.2%
1/1/2014	1.112	11.2%
2/1/2014	1.102	10.2%
3/1/2014	1.093	9.3%
4/1/2014	1.083	8.3%
5/1/2014	1.074	7.4%
6/1/2014	1.064	6.4%
7/1/2014	1.055	5.5%
8/1/2014	1.045	4.5%
9/1/2014	1.036	3.6%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

## Area 002 Market Value Changes Over Time

The time adjustment formula for Area 002 is:  $1/EXP(0.000290055724985835 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 42005$

## Results

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

The resulting assessment level is 94.2% . 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +9.8%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 10.11% to 7.71%.

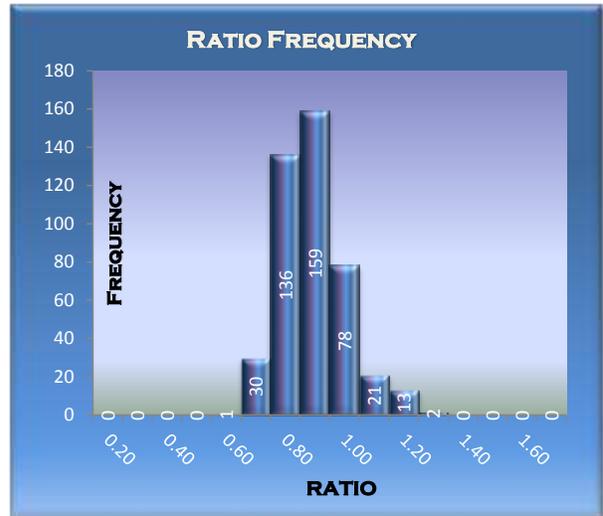
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

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

## Physical Inspection Ratio Study Report (Before) - 2014 Assessments

<b>District: NW / Team: 1</b>	<b>Appr.</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Central Shoreline</b>	<b>1/1/2014</b>	<b>6/1/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 2</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CCOV</b>	<b>1 to 3 Unit Residences</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	440
<i>Mean Assessed Value</i>	322,700
<i>Mean Adj. Sales Price</i>	387,400
<i>Standard Deviation AV</i>	84,453
<i>Standard Deviation SP</i>	103,820
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.843
<i>Median Ratio</i>	0.834
<i>Weighted Mean Ratio</i>	0.833
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.583
<i>Highest ratio:</i>	1.279
<i>Coefficient of Dispersion</i>	10.11%
<i>Standard Deviation</i>	0.110
<i>Coefficient of Variation</i>	13.08%
<i>Price Related Differential (PRD)</i>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.823
<i>Upper limit</i>	0.845
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.833
<i>Upper limit</i>	0.853
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3816
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.110
<b>Recommended minimum:</b>	19
<i>Actual sample size:</i>	440
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	235
<i># ratios above mean:</i>	205
<i>z:</i>	1.430
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

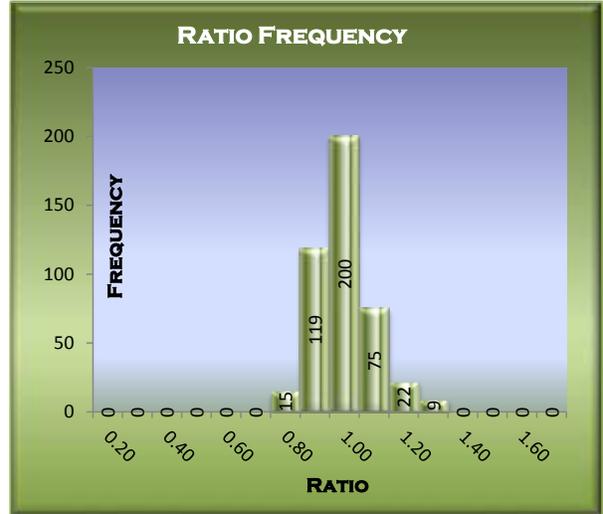
1 to 3 Unit Residences throughout Area 002

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

## Physical Inspection Ratio Study Report (After) - 2015 Assessments

<b>District: NW / Team: 1</b>	<b>Appr.</b> 1/1/2015	<b>Date of Report:</b> 6/1/2015	<b>Sales Dates:</b> 1/2012 - 12/2014
<b>Area Name: Central Shoreline</b>	<b>Appr. ID:</b> CCOV	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> Yes
<b>Area Number: 2</b>			

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	440
<b>Mean Assessed Value</b>	363,400
<b>Mean Sales Price</b>	387,400
<b>Standard Deviation AV</b>	85,674
<b>Standard Deviation SP</b>	103,820
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.950
<b>Median Ratio</b>	0.942
<b>Weighted Mean Ratio</b>	0.938
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.730
<b>Highest ratio:</b>	1.280
<b>Coefficient of Dispersion</b>	7.71%
<b>Standard Deviation</b>	0.095
<b>Coefficient of Variation</b>	10.01%
<b>Price Related Differential (PRD)</b>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.931
Upper limit	0.952
<b>95% Confidence: Mean</b>	
Lower limit	0.941
Upper limit	0.959
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3816
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.095
<b>Recommended minimum:</b>	14
<b>Actual sample size:</b>	440
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	237
# ratios above mean:	203
z:	1.621
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 002

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

## Improved Sales Used in this Physical Inspection Analysis - Area 002 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	613530	0010	12/04/14	\$248,000	\$250,000	700	6	1953	Avg	8,301	N	N	19531 7TH AVE NE
2	1	280710	0155	05/15/14	\$240,000	\$257,000	700	6	1948	Avg	6,200	N	N	1610 N 185TH ST
2	1	062604	9091	06/27/14	\$275,500	\$291,000	720	6	1951	VGood	11,400	N	N	18529 ASHWORTH AVE N
2	1	050710	0010	03/25/12	\$237,000	\$318,000	760	6	1954	VGood	8,125	N	N	1818 N 204TH PL
2	1	397170	2354	06/30/13	\$276,500	\$324,000	810	6	1952	Good	6,660	N	N	18808 5TH AVE NE
2	1	222350	0041	12/13/12	\$215,000	\$267,000	820	6	1948	VGood	6,075	N	N	19813 WALLINGFORD AVE N
2	1	397170	0937	08/27/14	\$270,000	\$280,000	840	6	1947	Avg	7,500	N	N	705 NE 198TH ST
2	1	222630	0155	01/27/14	\$231,000	\$255,000	950	6	1954	Avg	8,154	N	N	2103 N 193RD ST
2	1	397170	2351	02/23/14	\$230,000	\$252,000	1,010	6	1928	Good	6,877	N	N	511 NE 189TH ST
2	1	397170	2355	07/09/14	\$250,000	\$263,000	1,090	6	1951	Good	6,900	N	N	18820 5TH AVE NE
2	1	164350	0105	05/04/12	\$194,000	\$257,000	1,100	6	1950	Avg	7,920	N	N	18574 MIDVALE AVE N
2	1	012710	0015	10/28/12	\$260,000	\$327,000	1,130	6	1948	Good	6,500	N	N	1638 N 200TH ST
2	1	574560	0010	04/04/14	\$297,000	\$321,000	1,220	6	1952	Good	8,038	N	N	1302 N 188TH ST
2	1	280710	0115	07/08/13	\$332,200	\$389,000	1,440	6	1950	VGood	9,176	N	N	18555 DENSMORE AVE N
2	1	107410	0020	10/07/14	\$299,000	\$307,000	1,520	6	1953	Avg	8,320	N	N	19323 MERIDIAN AVE N
2	1	574560	0050	03/08/12	\$265,000	\$357,000	1,690	6	1952	Avg	11,594	N	N	18829 ASHWORTH AVE N
2	1	397170	0840	06/27/13	\$284,950	\$335,000	930	7	1949	Avg	14,275	N	N	718 NE 198TH ST
2	1	760970	0065	06/30/14	\$349,810	\$369,000	960	7	1958	Good	8,855	N	N	137 NE 193RD ST
2	1	222290	0082	05/13/14	\$449,500	\$481,000	960	7	1954	Good	6,610	Y	Y	19293 STONE AVE N
2	1	397170	0785	12/05/13	\$240,000	\$269,000	960	7	1965	Avg	14,306	N	N	821 NE 200TH ST
2	1	223050	0025	03/19/13	\$213,000	\$257,000	960	7	1954	Avg	9,058	N	N	1815 N 192ND ST
2	1	760970	0075	04/05/12	\$200,000	\$267,000	960	7	1958	Avg	8,867	N	N	123 NE 193RD ST
2	1	760970	0015	04/09/14	\$375,000	\$405,000	1,000	7	1958	VGood	8,873	N	N	116 NE 193RD ST
2	1	618770	0275	05/14/12	\$240,000	\$317,000	1,000	7	1954	Good	7,292	N	N	737 NE 204TH ST
2	1	107210	0160	04/20/12	\$206,000	\$274,000	1,010	7	1952	Avg	7,830	N	N	19285 BURKE AVE N
2	1	222530	0586	11/15/13	\$227,000	\$256,000	1,040	7	1961	Good	7,460	N	N	345 NE 195TH ST
2	1	566610	0040	10/15/12	\$250,000	\$316,000	1,040	7	1954	Good	7,938	N	N	148 NE 194TH ST
2	1	107210	0145	07/15/13	\$379,000	\$443,000	1,050	7	2013	Avg	8,640	N	N	19271 BURKE AVE N
2	1	937330	0120	07/30/13	\$283,500	\$330,000	1,060	7	1951	Good	10,943	N	N	511 NE 195TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	397170	0856	12/03/14	\$310,000	\$313,000	1,070	7	1956	Avg	13,067	N	N	700 NE 198TH ST
2	1	223050	0075	06/30/13	\$280,000	\$328,000	1,070	7	1954	Good	7,000	N	N	19003 MERIDIAN AVE N
2	1	223210	0010	09/10/13	\$325,000	\$373,000	1,090	7	1954	VGood	9,374	N	N	1637 N 200TH ST
2	1	222630	0200	02/04/13	\$255,000	\$312,000	1,100	7	1953	VGood	8,613	N	N	2157 N 193RD ST
2	1	222630	0200	10/11/12	\$240,000	\$304,000	1,100	7	1953	VGood	8,613	N	N	2157 N 193RD ST
2	1	397170	0325	11/25/13	\$225,000	\$253,000	1,120	7	1952	Avg	12,165	N	N	635 NE 201ST ST
2	1	323535	0060	08/02/12	\$325,000	\$420,000	1,130	7	1975	Avg	8,830	N	N	18505 MERIDIAN CT N
2	1	016250	0030	12/05/14	\$324,000	\$327,000	1,160	7	1957	Good	7,202	N	N	19019 BAGLEY AVE N
2	1	222530	0585	11/20/14	\$370,000	\$375,000	1,170	7	1979	Good	9,166	N	N	19317 5TH AVE NE
2	1	222630	0015	06/07/13	\$285,000	\$337,000	1,180	7	1954	Good	8,143	N	N	2116 N 193RD ST
2	1	280710	0156	07/03/14	\$295,950	\$312,000	1,190	7	1948	Avg	6,200	N	N	1602 N 185TH ST
2	1	397170	0795	06/22/12	\$300,000	\$392,000	1,190	7	1979	VGood	11,400	N	N	839 NE 200TH ST
2	1	050710	0030	05/30/13	\$255,000	\$302,000	1,200	7	1954	Good	9,399	N	N	1837 N 204TH PL
2	1	222630	0070	01/12/13	\$230,000	\$283,000	1,200	7	1954	Good	8,086	N	N	2322 N 193RD ST
2	1	915880	0020	04/09/14	\$340,000	\$367,000	1,210	7	1963	Avg	7,649	N	N	18624 CORLISS AVE N
2	1	050710	0035	06/13/13	\$329,000	\$388,000	1,210	7	2013	Avg	9,233	N	N	1833 N 204TH PL
2	1	664810	0015	09/30/14	\$402,000	\$413,000	1,220	7	1957	Good	12,247	N	N	20317 BURKE AVE N
2	1	062604	9133	09/18/13	\$342,000	\$392,000	1,220	7	1958	Good	6,600	N	N	1844 N 185TH ST
2	1	269730	0080	06/23/14	\$405,000	\$428,000	1,240	7	1963	Avg	7,530	N	N	2346 N 194TH ST
2	1	242690	0051	04/28/13	\$400,500	\$478,000	1,240	7	1956	VGood	8,081	N	N	1614 N 203RD PL
2	1	242690	0071	02/22/13	\$330,000	\$402,000	1,240	7	1960	Good	8,465	N	N	20233 ASHWORTH PL N
2	1	175730	0080	07/25/13	\$375,000	\$437,000	1,250	7	1963	Good	7,400	N	N	2144 N 188TH ST
2	1	566610	0125	06/25/13	\$290,000	\$341,000	1,250	7	1954	VGood	8,262	N	N	316 NE 194TH ST
2	1	664810	0035	01/28/13	\$230,250	\$282,000	1,250	7	1957	Avg	8,605	N	N	20319 MERIDIAN AVE N
2	1	397170	0351	01/25/12	\$241,500	\$330,000	1,260	7	1950	Good	9,890	N	N	20008 6TH AVE NE
2	1	016250	0015	10/20/14	\$362,500	\$370,000	1,270	7	1961	Good	8,586	N	N	2116 N 190TH ST
2	1	618770	0240	03/13/13	\$249,950	\$303,000	1,280	7	1950	Good	9,400	N	N	20162 7TH AVE NE
2	1	925090	0172	11/06/12	\$349,500	\$439,000	1,280	7	1955	VGood	6,855	Y	N	1304 N 195TH ST
2	1	269730	0010	04/22/14	\$398,000	\$428,000	1,290	7	1963	Avg	7,684	N	N	2304 N 194TH ST
2	1	915880	0090	07/03/14	\$400,000	\$422,000	1,300	7	1963	Good	7,200	N	N	2351 N 187TH ST
2	1	222350	0047	10/29/12	\$350,000	\$441,000	1,300	7	1959	VGood	7,452	N	N	19817 WALLINGFORD AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	776990	0035	01/29/13	\$250,000	\$306,000	1,320	7	1957	Avg	8,084	N	N	2304 N 188TH ST
2	1	222990	0050	01/11/13	\$275,000	\$339,000	1,330	7	1952	Good	7,415	N	N	19008 ASHWORTH AVE N
2	1	199970	0045	05/02/14	\$313,000	\$336,000	1,340	7	1955	Avg	7,912	N	N	18810 DENSMORE AVE N
2	1	613530	0045	07/26/13	\$279,000	\$325,000	1,340	7	1952	Good	8,526	N	N	512 NE 195TH ST
2	1	242690	0005	08/21/12	\$295,000	\$379,000	1,340	7	1956	Good	8,006	N	N	20327 WALLINGFORD AVE N
2	1	324700	0010	08/06/13	\$300,000	\$348,000	1,370	7	1960	Good	7,406	N	N	1859 N 200TH ST
2	1	777200	0140	06/10/13	\$359,950	\$425,000	1,380	7	1962	Good	7,500	N	N	18611 CORLISS AVE N
2	1	107410	0085	03/20/13	\$227,100	\$274,000	1,380	7	1953	Avg	8,121	N	N	19537 MERIDIAN AVE N
2	1	618770	0165	05/15/12	\$195,100	\$258,000	1,380	7	1951	Avg	7,200	N	N	816 NE 201ST ST
2	1	222350	0023	02/27/14	\$330,000	\$361,000	1,400	7	1957	Good	10,482	N	N	1652 N 199TH ST
2	1	107310	0035	03/21/13	\$257,900	\$311,000	1,400	7	1953	Avg	8,443	N	N	19538 BURKE AVE N
2	1	172450	0090	03/03/14	\$400,000	\$437,000	1,410	7	1980	Good	8,706	N	N	1613 N 201ST ST
2	1	223150	0060	09/24/13	\$225,000	\$257,000	1,410	7	1954	Avg	6,929	N	N	1320 N 196TH ST
2	1	223100	0020	08/12/14	\$432,500	\$451,000	1,420	7	1961	Good	7,120	N	N	1611 N 197TH PL
2	1	397170	0940	09/30/14	\$330,000	\$339,000	1,430	7	1948	VGood	8,000	N	N	721 NE 198TH ST
2	1	222530	0149	12/22/14	\$323,000	\$324,000	1,440	7	1963	Good	8,114	N	N	18518 CORLISS AVE N
2	1	222530	0083	08/27/13	\$399,950	\$461,000	1,440	7	2013	Avg	10,857	N	N	18806 MERIDIAN AVE N
2	1	199970	0065	07/06/12	\$245,000	\$319,000	1,440	7	1957	Avg	7,841	N	N	18815 WALLINGFORD AVE N
2	1	164350	0072	09/05/14	\$375,000	\$388,000	1,450	7	1983	VGood	7,245	N	N	18535 STONE AVE N
2	1	223210	0005	11/10/13	\$325,000	\$367,000	1,450	7	1955	Good	9,378	N	N	1631 N 200TH ST
2	1	280710	0010	09/24/12	\$382,000	\$486,000	1,450	7	1958	Good	8,945	N	N	18563 WALLINGFORD AVE N
2	1	255820	0050	12/09/13	\$319,000	\$357,000	1,460	7	1967	Good	8,160	N	N	322 NE 191ST ST
2	1	050710	0050	10/25/13	\$323,500	\$367,000	1,460	7	1954	Good	8,535	N	N	1811 N 204TH PL
2	1	618770	0520	01/23/13	\$305,000	\$375,000	1,460	7	1953	VGood	7,794	N	N	20136 6TH PL NE
2	1	618770	0510	11/26/12	\$305,000	\$381,000	1,460	7	1964	Good	7,272	N	N	20155 6TH AVE NE
2	1	664800	0070	04/23/14	\$365,000	\$393,000	1,470	7	1957	Avg	8,500	N	N	20005 BURKE AVE N
2	1	241990	0070	09/04/13	\$285,000	\$328,000	1,470	7	1955	Avg	8,190	N	N	1837 N 199TH ST
2	1	222670	0005	03/06/12	\$279,000	\$376,000	1,470	7	1954	Good	8,520	N	N	19824 ASHWORTH AVE N
2	1	107210	0085	05/14/14	\$310,000	\$332,000	1,480	7	1952	Avg	7,830	N	N	1909 N 195TH ST
2	1	199970	0030	01/16/14	\$339,950	\$376,000	1,480	7	1954	Good	9,187	N	N	18828 DENSMORE AVE N
2	1	937330	0020	04/02/14	\$220,000	\$238,000	1,490	7	1966	Avg	7,860	N	N	19164 7TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	107610	0065	08/13/12	\$280,000	\$360,000	1,490	7	1953	Avg	8,078	N	N	2122 N 194TH ST
2	1	664800	0050	06/24/14	\$360,000	\$381,000	1,500	7	1957	Avg	7,200	N	N	20018 BURKE AVE N
2	1	222630	0145	03/17/14	\$315,000	\$343,000	1,500	7	1954	Good	8,062	N	N	2351 N 193RD ST
2	1	280710	0095	09/08/14	\$402,000	\$416,000	1,510	7	1957	VGood	9,176	N	N	18562 DENSMORE AVE N
2	1	107610	0040	06/19/13	\$259,950	\$306,000	1,510	7	1953	Avg	8,055	N	N	2149 N 194TH ST
2	1	937330	0205	05/04/12	\$305,000	\$404,000	1,510	7	1963	Avg	10,944	N	N	19165 7TH AVE NE
2	1	107710	0020	12/31/14	\$365,000	\$365,000	1,520	7	1954	Avg	8,519	N	N	1632 N 196TH PL
2	1	062604	9115	11/05/14	\$405,000	\$412,000	1,520	7	1955	VGood	8,960	N	N	18533 MERIDIAN AVE N
2	1	664810	0010	11/19/14	\$392,500	\$397,000	1,540	7	1957	Good	8,925	N	N	1824 N 203RD ST
2	1	255820	0060	03/28/13	\$330,000	\$398,000	1,540	7	1967	Avg	12,750	N	N	316 NE 191ST ST
2	1	222350	0049	06/21/13	\$290,950	\$342,000	1,560	7	1959	Avg	11,596	N	N	19825 WALLINGFORD AVE N
2	1	856340	0035	02/23/13	\$443,000	\$539,000	1,560	7	1959	VGood	12,300	N	N	18925 BURKE AVE N
2	1	107510	0050	09/16/14	\$330,000	\$340,000	1,570	7	1953	Avg	9,136	N	N	19234 WALLINGFORD AVE N
2	1	223150	0020	03/14/14	\$499,900	\$544,000	1,580	7	1954	VGood	8,361	Y	N	1315 N 196TH ST
2	1	222350	0043	09/19/12	\$328,500	\$418,000	1,590	7	1959	Good	8,007	N	N	19835 WALLINGFORD AVE N
2	1	280710	0220	06/20/12	\$298,000	\$390,000	1,600	7	1924	VGood	8,098	N	N	18551 ASHWORTH AVE N
2	1	107410	0110	05/25/14	\$355,300	\$379,000	1,620	7	1955	VGood	7,410	N	N	1924 N 195TH ST
2	1	107810	0025	03/13/13	\$440,000	\$533,000	1,620	7	1957	VGood	7,210	N	N	1810 N 200TH ST
2	1	618770	0175	12/23/14	\$440,000	\$441,000	1,640	7	1951	VGood	8,529	N	N	828 NE 201ST ST
2	1	618770	0200	03/15/13	\$380,000	\$460,000	1,650	7	2013	Avg	7,200	N	N	710 NE 201ST ST
2	1	219630	0085	08/30/12	\$325,000	\$416,000	1,650	7	1957	Good	8,754	N	N	349 NE 193RD ST
2	1	618770	0115	09/05/12	\$218,000	\$279,000	1,670	7	1954	Avg	8,101	N	N	20206 8TH AVE NE
2	1	199970	0050	10/28/13	\$315,000	\$357,000	1,680	7	1955	Avg	8,129	N	N	18804 DENSMORE AVE N
2	1	222990	0100	03/04/14	\$329,000	\$359,000	1,690	7	1953	Good	9,425	N	N	1645 N 190TH ST
2	1	107510	0090	09/24/14	\$390,000	\$401,000	1,710	7	1953	VGood	8,910	N	N	19542 WALLINGFORD AVE N
2	1	164350	0048	10/03/12	\$265,000	\$336,000	1,760	7	1955	Avg	12,583	N	N	18828 MIDVALE AVE N
2	1	222630	0035	07/19/13	\$301,000	\$351,000	1,850	7	1954	Avg	8,123	N	N	2140 N 193RD ST
2	1	222990	0020	06/10/14	\$359,950	\$382,000	1,890	7	1952	Good	9,100	N	N	1633 N 192ND ST
2	1	873010	0060	08/30/12	\$310,000	\$397,000	1,910	7	1955	Good	8,785	N	N	315 NE 192ND ST
2	1	269730	0070	08/22/13	\$384,950	\$445,000	1,930	7	1963	Good	7,535	N	N	2340 N 194TH ST
2	1	574560	0040	08/14/14	\$359,000	\$374,000	2,200	7	1952	Good	11,520	N	N	18815 ASHWORTH AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	777285	0040	06/05/13	\$275,000	\$325,000	1,070	8	2007	Avg	1,440	N	N	1184 N 198TH ST
2	1	618770	0135	02/24/14	\$410,000	\$449,000	1,200	8	1984	VGood	6,765	N	N	832 NE 202ND ST
2	1	925090	0155	07/11/13	\$410,000	\$479,000	1,260	8	1977	Good	7,228	Y	N	19803 ASHWORTH AVE N
2	1	777285	0010	03/21/13	\$335,000	\$405,000	1,270	8	2007	Avg	3,036	Y	N	1190 N 198TH ST
2	1	777285	0060	11/10/14	\$290,000	\$294,000	1,310	8	2007	Avg	3,542	N	N	1180 N 198TH ST
2	1	777285	0180	08/12/13	\$291,000	\$337,000	1,310	8	2007	Avg	2,419	Y	N	1192 N 198TH ST
2	1	222290	0153	08/31/13	\$402,000	\$463,000	1,320	8	2000	Avg	8,267	N	N	1202 N 192ND ST
2	1	777285	0140	04/01/13	\$279,000	\$336,000	1,340	8	2007	Avg	1,963	N	N	1164 N 198TH ST
2	1	397170	0880	09/03/13	\$475,000	\$547,000	1,350	8	2013	Avg	8,037	N	N	20041 6TH AVE NE
2	1	444090	0090	05/08/14	\$499,950	\$536,000	1,380	8	2014	Avg	7,600	N	N	1730 N 204TH PL
2	1	172450	0040	01/06/14	\$395,000	\$438,000	1,380	8	1980	Avg	7,302	N	N	1628 N 201ST ST
2	1	398530	0005	03/19/12	\$310,000	\$416,000	1,410	8	1957	VGood	10,924	N	N	20402 5TH AVE NE
2	1	776740	0060	11/19/14	\$465,000	\$471,000	1,420	8	1979	Good	7,314	N	N	2344 N 190TH ST
2	1	241990	0030	11/13/13	\$331,000	\$373,000	1,470	8	1955	VGood	8,163	N	N	1838 N 199TH ST
2	1	856330	0060	07/10/12	\$289,950	\$377,000	1,470	8	1957	Avg	9,800	N	N	18546 BURKE AVE N
2	1	856330	0085	12/01/14	\$425,000	\$429,000	1,530	8	1958	VGood	9,800	N	N	18578 BURKE AVE N
2	1	222530	0043	06/12/13	\$525,000	\$619,000	1,640	8	2013	Avg	7,594	N	N	19018 MERIDIAN AVE N
2	1	222530	0040	06/03/13	\$495,000	\$585,000	1,640	8	2013	Avg	7,204	N	N	19026 MERIDIAN AVE N
2	1	618770	0180	04/25/13	\$445,000	\$532,000	1,790	8	2012	Avg	10,048	N	N	819 NE 202ND ST
2	1	062604	9049	09/25/13	\$337,500	\$386,000	1,940	8	1953	Avg	11,400	N	N	18527 ASHWORTH AVE N
2	1	222530	0042	05/09/13	\$519,000	\$618,000	2,450	8	2013	Avg	7,204	N	N	19022 MERIDIAN AVE N
2	1	915880	0040	02/10/14	\$480,500	\$528,000	2,940	8	2003	Avg	6,440	N	N	2320 N 187TH ST
2	1	915880	0040	02/06/12	\$414,000	\$563,000	2,940	8	2003	Avg	6,440	N	N	2320 N 187TH ST
2	1	398530	0333	12/27/13	\$375,000	\$417,000	4,100	8	1966	Avg	22,400	N	N	735 NE 198TH ST
2	1	280710	0211	08/27/13	\$630,000	\$727,000	3,290	9	2006	Avg	7,315	N	N	1321 N 188TH ST
2	1	856340	0030	11/25/13	\$1,000,000	\$1,124,000	5,640	9	1989	Good	14,980	N	N	18904 BURKE AVE N
6	3	440270	0750	01/23/12	\$170,000	\$232,000	660	6	1947	Avg	7,985	N	N	15502 ASHWORTH AVE N
6	3	688590	0190	09/12/13	\$307,000	\$352,000	680	6	1928	VGood	8,163	N	N	15533 STONE AVE N
6	3	055810	0065	10/03/14	\$254,922	\$262,000	780	6	1953	Good	8,160	N	N	14551 ASHWORTH AVE N
6	3	556210	0390	04/20/12	\$270,000	\$359,000	800	6	1940	Avg	8,216	N	N	15721 ASHWORTH AVE N
6	3	039610	0110	05/16/14	\$282,613	\$302,000	830	6	1954	Good	6,017	N	N	16220 MERIDIAN AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	440270	0640	06/13/14	\$275,000	\$292,000	840	6	1948	Good	7,685	N	N	15514 DENSMORE AVE N
6	3	039610	0105	04/17/12	\$149,900	\$200,000	840	6	1954	Avg	6,017	N	N	2105 N 163RD ST
6	3	667190	0145	09/28/13	\$250,000	\$286,000	860	6	1948	Avg	6,030	N	N	15301 STONE AVE N
6	3	440270	0395	11/27/12	\$220,000	\$275,000	860	6	1948	Avg	7,678	N	N	15907 MERIDIAN AVE N
6	3	039610	0025	08/07/14	\$339,999	\$355,000	870	6	1954	VGood	6,369	N	N	16204 CORLISS PL N
6	3	943830	0060	08/23/12	\$265,000	\$340,000	890	6	1952	Good	8,175	N	N	2109 N 158TH ST
6	3	310450	0035	04/29/14	\$285,000	\$306,000	960	6	1954	VGood	6,320	N	N	1829 N 149TH ST
6	3	288170	0040	04/23/14	\$261,000	\$281,000	990	6	1947	Avg	9,948	N	N	2154 N 160TH ST
6	3	055810	0070	05/18/12	\$195,000	\$257,000	1,030	6	1948	Avg	8,160	N	N	14547 ASHWORTH AVE N
6	3	688590	0085	04/16/14	\$276,000	\$298,000	1,180	6	1948	Good	8,161	N	N	15539 MIDVALE AVE N
6	3	667190	0165	07/16/13	\$235,000	\$274,000	1,200	6	1948	Avg	6,120	N	N	15310 INTERLAKE AVE N
6	3	667190	0175	05/15/13	\$215,000	\$256,000	1,200	6	1948	Avg	6,175	N	N	15320 INTERLAKE AVE N
6	3	688590	0070	04/30/14	\$261,777	\$281,000	1,370	6	1946	Good	8,164	N	N	15521 MIDVALE AVE N
6	3	667190	0265	08/07/12	\$270,000	\$348,000	1,430	6	1948	Avg	6,609	N	N	15303 ASHWORTH PL N
6	3	667190	0035	09/24/13	\$295,000	\$337,000	1,450	6	1948	VGood	7,718	N	N	15325 INTERLAKE AVE N
6	3	667190	0150	05/17/13	\$216,000	\$257,000	1,450	6	1948	Avg	6,092	N	N	15302 INTERLAKE AVE N
6	3	182604	9210	06/10/13	\$317,900	\$375,000	1,660	6	1910	VGood	7,475	N	N	2027 N 154TH PL
6	3	440270	0670	11/22/13	\$328,000	\$369,000	1,810	6	1924	Avg	7,684	N	N	15521 WALLINGFORD AVE N
6	3	440810	0090	09/13/12	\$180,500	\$230,000	840	7	1950	Avg	6,173	N	N	115 NE 147TH ST
6	3	440810	0095	05/02/14	\$308,500	\$331,000	850	7	1950	Good	6,174	N	N	109 NE 147TH ST
6	3	440270	0100	05/01/14	\$377,500	\$405,000	860	7	1978	Avg	7,833	N	N	1703 N 160TH ST
6	3	765590	0159	03/15/13	\$365,000	\$442,000	890	7	1948	VGood	6,438	N	N	14837 WALLINGFORD AVE N
6	3	440270	0540	10/02/12	\$245,000	\$311,000	910	7	1951	Good	7,680	N	N	15514 WALLINGFORD AVE N
6	3	288170	0071	09/24/12	\$290,000	\$369,000	920	7	1962	Good	7,225	N	N	15527 CORLISS AVE N
6	3	288170	0479	07/22/14	\$240,900	\$253,000	940	7	1952	Avg	7,200	N	N	2123 N 155TH ST
6	3	440270	0060	08/31/12	\$239,000	\$306,000	940	7	1953	Good	7,680	N	N	15709 DENSMORE AVE N
6	3	667250	0065	06/29/12	\$314,000	\$410,000	990	7	1955	Good	8,704	N	N	15236 ASHWORTH AVE N
6	3	556210	0130	05/02/12	\$234,600	\$311,000	990	7	1947	Good	8,208	N	N	15734 MIDVALE AVE N
6	3	556210	0325	11/25/14	\$305,000	\$308,000	1,000	7	1947	Good	8,212	N	N	15738 INTERLAKE AVE N
6	3	777130	0155	07/16/14	\$332,500	\$349,000	1,030	7	1950	Good	8,164	N	N	14540 MERIDIAN AVE N
6	3	765590	0034	12/11/13	\$314,950	\$352,000	1,030	7	1948	VGood	8,396	N	N	1820 N 145TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	182604	9281	10/18/12	\$328,400	\$415,000	1,030	7	1954	VGood	8,220	N	N	15274 DENSMORE AVE N
6	3	288170	0366	04/09/13	\$295,000	\$354,000	1,050	7	1951	Avg	11,250	N	N	132 NE 145TH ST
6	3	541110	0030	09/24/12	\$285,000	\$362,000	1,050	7	1951	Avg	9,624	N	N	14522 SUNNYSIDE AVE N
6	3	667190	0135	10/29/13	\$301,000	\$341,000	1,070	7	1959	Avg	10,883	N	N	15309 STONE AVE N
6	3	688590	0130	11/27/12	\$354,500	\$443,000	1,070	7	1940	Good	8,164	N	N	15524 MIDVALE AVE N
6	3	364560	0050	09/10/12	\$340,000	\$434,000	1,070	7	1962	Good	8,840	N	N	15210 DENSMORE AVE N
6	3	175570	0090	08/01/14	\$405,000	\$423,000	1,100	7	1976	Good	7,267	N	N	2309 N 161ST ST
6	3	440270	0175	07/15/13	\$226,000	\$264,000	1,100	7	1955	Good	7,679	N	N	15727 WALLINGFORD AVE N
6	3	429230	0029	05/15/13	\$310,000	\$369,000	1,100	7	1949	Good	9,492	N	N	2335 N 147TH ST
6	3	667190	0130	12/16/14	\$370,000	\$372,000	1,120	7	1951	VGood	5,207	N	N	15313 STONE AVE N
6	3	667250	0040	08/11/14	\$334,500	\$349,000	1,120	7	1961	Avg	8,160	N	N	15237 DENSMORE AVE N
6	3	288170	0547	08/13/14	\$221,000	\$230,000	1,150	7	1959	Avg	7,260	N	N	2125 N 146TH ST
6	3	440270	0385	04/24/13	\$211,000	\$252,000	1,150	7	1953	Avg	7,680	N	N	15739 MERIDIAN AVE N
6	3	180390	0080	08/16/13	\$274,000	\$317,000	1,180	7	1951	Avg	8,169	N	N	2318 N 148TH ST
6	3	213880	0040	11/06/13	\$363,000	\$410,000	1,190	7	1961	Good	9,301	N	N	1139 N 146TH PL
6	3	182604	9384	11/21/13	\$326,000	\$367,000	1,200	7	1962	Avg	9,120	N	N	1522 N 150TH ST
6	3	440270	0330	01/07/14	\$315,000	\$350,000	1,210	7	1953	Good	7,680	N	N	15724 BURKE AVE N
6	3	175570	0070	08/14/13	\$390,000	\$452,000	1,220	7	1965	VGood	8,051	N	N	2314 N 161ST ST
6	3	672470	0120	11/21/13	\$406,000	\$457,000	1,230	7	1961	VGood	7,473	N	N	2123 N 156TH PL
6	3	556210	0225	01/08/14	\$333,000	\$369,000	1,240	7	1972	Avg	8,211	N	N	15728 STONE AVE N
6	3	440270	0570	07/13/13	\$305,000	\$356,000	1,250	7	1952	Good	7,680	N	N	15521 BURKE AVE N
6	3	364550	0190	06/18/13	\$410,000	\$483,000	1,250	7	1962	Good	7,443	N	N	14811 DENSMORE AVE N
6	3	688590	0340	08/07/12	\$263,500	\$340,000	1,250	7	1948	Good	8,162	N	N	15546 INTERLAKE AVE N
6	3	175570	0260	12/03/13	\$231,000	\$259,000	1,260	7	1967	Avg	9,298	N	N	16018 SUNNYSIDE AVE N
6	3	213880	0020	02/25/13	\$370,000	\$450,000	1,270	7	1961	VGood	7,228	N	N	1149 N 146TH PL
6	3	943840	0050	03/11/13	\$330,000	\$400,000	1,280	7	1960	Good	8,172	N	N	2147 N 158TH ST
6	3	777130	0090	01/06/12	\$225,000	\$309,000	1,280	7	1950	Avg	12,237	N	N	2147 N 148TH ST
6	3	269710	0080	12/17/13	\$339,950	\$380,000	1,290	7	1962	Good	7,200	N	N	2145 N 159TH ST
6	3	269710	0110	10/15/13	\$380,000	\$432,000	1,290	7	1962	Good	8,660	N	N	2150 N 159TH ST
6	3	440270	0080	09/06/12	\$367,500	\$470,000	1,290	7	1954	VGood	7,680	N	N	15733 DENSMORE AVE N
6	3	765590	0062	07/28/14	\$305,240	\$319,000	1,300	7	1956	Avg	9,000	N	N	14534 WALLINGFORD AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	429230	0010	05/27/14	\$405,000	\$432,000	1,310	7	1949	Good	8,100	N	N	2309 N 147TH ST
6	3	288170	0050	12/09/13	\$357,000	\$400,000	1,310	7	1951	Avg	9,908	N	N	2121 N 160TH ST
6	3	288170	0571	06/14/13	\$370,000	\$436,000	1,310	7	1947	VGood	7,257	N	N	2348 N 148TH ST
6	3	288170	0037	04/23/12	\$318,950	\$424,000	1,310	7	1958	Avg	13,601	N	N	2118 N 160TH ST
6	3	667190	0095	05/27/14	\$313,000	\$334,000	1,320	7	1948	VGood	6,205	N	N	15345 STONE AVE N
6	3	021750	0005	11/24/14	\$444,950	\$450,000	1,330	7	1958	Good	7,800	N	N	14732 WALLINGFORD AVE N
6	3	440270	0265	08/09/13	\$305,000	\$354,000	1,330	7	1953	Avg	7,680	N	N	15715 BURKE AVE N
6	3	440270	0280	08/23/12	\$259,950	\$334,000	1,330	7	1953	Avg	7,679	N	N	15733 BURKE AVE N
6	3	021750	0130	03/24/14	\$390,000	\$423,000	1,340	7	1958	Avg	10,323	N	N	14542 BURKE AVE N
6	3	440270	0025	07/09/13	\$452,000	\$529,000	1,340	7	1951	VGood	7,620	N	N	15734 ASHWORTH AVE N
6	3	275600	0070	02/07/13	\$324,000	\$396,000	1,340	7	1961	Good	6,092	N	N	2302 N 145TH ST
6	3	672470	0080	02/08/12	\$267,000	\$363,000	1,350	7	1961	Avg	8,869	N	N	2155 N 156TH PL
6	3	777130	0035	09/25/14	\$328,000	\$337,000	1,360	7	1948	Avg	8,136	N	N	2138 N 148TH ST
6	3	440270	0230	08/21/14	\$352,500	\$366,000	1,360	7	1955	Avg	7,680	N	N	15726 WALLINGFORD AVE N
6	3	175570	0060	06/11/14	\$371,500	\$394,000	1,370	7	1964	VGood	8,336	N	N	2320 N 161ST ST
6	3	288170	0546	03/22/12	\$241,900	\$325,000	1,390	7	1954	Avg	11,691	N	N	2118 N 145TH ST
6	3	667250	0050	04/29/14	\$337,500	\$363,000	1,420	7	1962	Avg	8,887	N	N	15223 DENSMORE AVE N
6	3	440270	0496	08/07/14	\$350,000	\$365,000	1,440	7	1947	VGood	9,292	N	N	15555 MERIDIAN AVE N
6	3	180390	0025	04/03/14	\$399,000	\$432,000	1,440	7	1962	Avg	8,168	N	N	2326 N 149TH ST
6	3	182604	9374	02/08/12	\$280,000	\$381,000	1,450	7	1961	Avg	8,568	N	N	14802 STONE AVE N
6	3	943830	0035	08/27/14	\$355,000	\$368,000	1,470	7	1958	Avg	8,173	N	N	2140 N 158TH ST
6	3	556210	0185	08/09/13	\$291,000	\$337,000	1,480	7	1990	Fair	8,211	N	N	15729 STONE AVE N
6	3	429230	0015	10/21/13	\$372,000	\$422,000	1,490	7	1949	VGood	8,119	N	N	2317 N 147TH ST
6	3	541110	0010	12/30/14	\$308,500	\$309,000	1,530	7	1951	Avg	6,881	N	N	14511 SUNNYSIDE AVE N
6	3	182604	9430	05/20/14	\$372,500	\$398,000	1,590	7	1922	Good	10,523	N	N	14556 STONE AVE N
6	3	765590	0119	08/22/14	\$491,000	\$510,000	1,600	7	1990	VGood	7,274	N	N	14842 WALLINGFORD AVE N
6	3	207170	0010	11/19/14	\$340,000	\$344,000	1,630	7	1963	Avg	7,434	N	N	2304 N 159TH ST
6	3	182604	9283	09/03/13	\$309,000	\$356,000	1,680	7	1955	Avg	7,371	N	N	14533 INTERLAKE AVE N
6	3	288170	0540	12/04/13	\$315,000	\$353,000	1,720	7	1908	VGood	11,138	N	N	2110 N 145TH ST
6	3	440270	0695	02/10/12	\$200,000	\$272,000	1,720	7	1953	Avg	7,345	N	N	1617 N 157TH ST
6	3	288170	0046	06/10/14	\$310,000	\$329,000	1,740	7	1965	Avg	11,075	N	N	2101 N 161ST PL

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	3	688590	0270	12/19/12	\$375,000	\$465,000	1,760	7	1975	Avg	8,466	N	N	15501 INTERLAKE AVE N
6	3	440270	0125	07/16/14	\$382,000	\$401,000	1,790	7	1953	Good	7,679	N	N	15734 DENSMORE AVE N
6	3	667190	0220	04/28/14	\$352,000	\$378,000	1,850	7	1984	Good	6,666	N	N	15333 ASHWORTH PL N
6	3	440270	0235	06/26/13	\$439,000	\$516,000	1,920	7	1955	VGood	7,680	N	N	15720 WALLINGFORD AVE N
6	3	288170	0093	04/11/13	\$226,082	\$271,000	2,010	7	1952	Avg	33,183	N	N	2326 N 155TH ST
6	3	684360	0040	07/02/14	\$475,000	\$501,000	2,040	7	1963	Good	7,260	N	N	15320 CORLISS PL N
6	3	440270	0320	07/19/12	\$354,950	\$460,000	2,060	7	1953	Good	7,679	N	N	15736 BURKE AVE N
6	3	660180	0060	04/10/14	\$349,900	\$378,000	2,140	7	1964	Avg	7,206	N	N	14504 DENSMORE AVE N
6	3	688590	0125	06/19/13	\$360,000	\$424,000	2,890	7	1990	Avg	8,163	N	N	15538 MIDVALE AVE N
6	3	182604	9362	06/11/14	\$515,000	\$546,000	3,200	7	1951	Avg	19,585	N	N	15043 DENSMORE AVE N
6	3	765590	0187	10/25/12	\$352,128	\$444,000	1,150	8	1956	Good	14,040	N	N	14818 ASHWORTH AVE N
6	3	546920	0165	03/20/13	\$445,000	\$538,000	1,370	8	2012	Avg	6,942	N	N	2330 N 156TH PL
6	3	021750	0025	12/12/12	\$370,000	\$460,000	1,590	8	1959	Good	8,546	N	N	1804 N 147TH ST
6	3	765590	0202	04/21/14	\$510,000	\$549,000	1,630	8	1964	Good	10,850	N	N	14800 DENSMORE AVE N
6	3	021750	0140	05/13/14	\$464,000	\$496,000	1,700	8	1959	Good	8,970	N	N	14700 BURKE AVE N
6	3	795280	0010	05/19/14	\$475,000	\$507,000	1,700	8	1968	Good	10,043	N	N	15031 WALLINGFORD AVE N
6	3	021750	0030	04/30/12	\$370,000	\$491,000	1,920	8	1959	Good	8,309	N	N	1812 N 147TH ST
6	3	765590	0156	05/25/12	\$442,000	\$582,000	2,390	8	1998	Good	5,992	N	N	1525 N 149TH CT
6	3	765590	0150	11/06/14	\$495,000	\$503,000	2,690	8	1995	Good	16,376	N	N	1510 N 149TH CT
6	3	440270	0525	02/04/13	\$544,950	\$667,000	2,730	8	2012	Avg	7,680	N	N	15532 WALLINGFORD AVE N
6	3	440270	0530	02/22/13	\$547,950	\$667,000	2,820	8	2012	Avg	7,680	N	N	15526 WALLINGFORD AVE N
8	2	307350	0120	09/26/12	\$175,000	\$222,000	620	4	1918	Fair	18,000	N	N	17550 WALLINGFORD AVE N
8	2	041410	0400	05/01/14	\$275,000	\$295,000	770	6	1950	Avg	7,050	N	N	16155 STONE AVE N
8	2	041410	0380	11/24/13	\$249,500	\$280,000	770	6	1950	Good	7,050	N	N	16129 STONE AVE N
8	2	072604	9184	07/21/14	\$294,000	\$308,000	820	6	1952	VGood	6,366	N	N	16723 ASHWORTH AVE N
8	2	222470	0148	08/29/12	\$239,000	\$306,000	820	6	1955	Avg	7,010	N	N	18032 CORLISS AVE N
8	2	072604	9094	05/03/12	\$172,000	\$228,000	820	6	1952	Good	6,357	N	N	16729 ASHWORTH AVE N
8	2	041410	0095	10/10/12	\$250,000	\$316,000	840	6	1948	VGood	7,500	N	N	16345 ASHWORTH AVE N
8	2	041410	0170	05/24/12	\$160,000	\$211,000	840	6	1948	Good	7,500	N	N	16310 INTERLAKE AVE N
8	2	041410	0600	05/02/12	\$189,950	\$252,000	840	6	1949	Avg	6,513	N	N	16155 MIDVALE AVE N
8	4	727610	0182	09/26/12	\$170,000	\$216,000	850	6	1925	Good	7,100	N	N	18021 STONE AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	041410	0070	10/08/13	\$269,000	\$307,000	860	6	1948	Good	7,500	N	N	16315 ASHWORTH AVE N
8	2	613910	0091	07/22/14	\$208,000	\$218,000	880	6	1954	Avg	7,770	N	N	18017 2ND AVE NE
8	2	072604	9106	11/18/14	\$282,500	\$286,000	940	6	1933	Avg	15,130	N	N	1338 N 167TH ST
8	2	182604	9158	10/16/13	\$336,000	\$382,000	960	6	1941	VGood	11,220	N	N	1851 N 165TH ST
8	2	336890	0037	06/25/13	\$267,000	\$314,000	960	6	1937	Good	7,200	N	N	2164 N 179TH ST
8	2	525330	0400	06/18/13	\$275,000	\$324,000	960	6	1955	Avg	8,400	N	N	16721 WALLINGFORD AVE N
8	2	525330	0088	05/21/12	\$200,865	\$265,000	1,050	6	1941	Good	7,829	N	N	16529 ASHWORTH AVE N
8	2	222470	0099	09/27/13	\$211,000	\$241,000	1,060	6	1953	Avg	5,645	N	N	18422 CORLISS AVE N
8	2	041410	0525	09/13/13	\$248,000	\$285,000	1,060	6	1949	Good	6,000	N	N	1213 N 161ST ST
8	2	041410	0310	12/12/13	\$316,000	\$353,000	1,120	6	1949	VGood	7,200	N	N	16148 STONE AVE N
8	2	039010	0050	03/15/12	\$195,000	\$262,000	1,140	6	1951	Good	6,099	N	N	1628 N 175TH ST
8	2	041410	0295	06/23/14	\$275,000	\$291,000	1,180	6	1949	Good	6,552	N	N	16336 STONE AVE N
8	2	370590	0106	08/10/12	\$233,000	\$300,000	1,450	6	1952	Good	8,096	N	N	1652 N 183RD ST
8	4	727610	0145	09/30/14	\$344,950	\$354,000	1,470	6	1932	VGood	6,950	N	N	18305 STONE AVE N
8	2	184450	0040	09/04/13	\$355,000	\$409,000	1,510	6	1953	Good	8,683	N	N	18003 SUNNYSIDE AVE N
8	4	727610	0142	12/12/12	\$270,000	\$336,000	1,510	6	1982	Avg	7,375	N	N	1132 N 183RD ST
8	2	187340	0010	10/17/13	\$245,000	\$278,000	1,520	6	1924	Good	10,013	N	N	17504 CORLISS AVE N
8	2	370590	0102	03/16/12	\$195,000	\$262,000	850	7	1952	Avg	11,700	N	N	1644 N 183RD ST
8	2	207160	0060	07/24/12	\$328,200	\$425,000	1,000	7	1953	Good	8,635	N	N	1821 N 165TH ST
8	2	182604	9278	05/05/12	\$350,000	\$464,000	1,020	7	1954	VGood	8,100	N	N	16346 ASHWORTH AVE N
8	2	307350	0124	02/03/14	\$413,500	\$455,000	1,030	7	1962	VGood	7,200	N	N	17540 WALLINGFORD AVE N
8	2	208270	0015	09/23/13	\$325,000	\$372,000	1,030	7	1952	Good	7,440	N	N	117 NE 180TH ST
8	2	307350	0116	06/13/12	\$233,500	\$306,000	1,040	7	1953	VGood	7,562	N	N	17504 WALLINGFORD AVE N
8	2	041410	0661	03/13/14	\$369,000	\$402,000	1,050	7	1962	Good	6,600	N	N	1149 N 165TH ST
8	2	041510	0015	07/25/14	\$301,000	\$315,000	1,060	7	1956	Good	9,241	N	N	16121 DENSMORE AVE N
8	2	370590	0025	08/26/13	\$289,900	\$334,000	1,060	7	1955	Good	7,470	N	N	1809 N 185TH ST
8	2	336890	0085	08/02/12	\$194,000	\$251,000	1,060	7	1999	Avg	9,000	N	N	2323 N 179TH ST
8	2	727610	0076	10/10/12	\$277,450	\$351,000	1,070	7	1962	Good	9,000	N	N	18325 ASHWORTH AVE N
8	2	546760	0080	07/11/12	\$275,000	\$357,000	1,070	7	1965	Avg	7,400	N	N	17845 WAYNE AVE N
8	2	336890	0084	06/23/14	\$275,000	\$291,000	1,080	7	1952	Good	6,000	N	N	2354 N 178TH ST
8	2	660170	0050	12/17/13	\$398,000	\$444,000	1,080	7	1962	VGood	7,382	N	N	17730 CORLISS AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	208270	0010	06/17/13	\$240,000	\$283,000	1,080	7	1952	Avg	7,440	N	N	111 NE 180TH ST
8	2	370590	0205	01/02/14	\$340,000	\$378,000	1,090	7	1961	Good	7,427	N	N	1659 N 183RD ST
8	4	361060	0080	12/04/13	\$309,000	\$346,000	1,100	7	1959	Avg	7,163	N	N	1147 N 180TH ST
8	2	184450	0050	11/03/13	\$330,000	\$373,000	1,100	7	1953	Good	7,700	N	N	18012 SUNNYSIDE AVE N
8	2	370590	0046	10/15/13	\$315,000	\$358,000	1,100	7	1969	Good	7,540	N	N	1641 N 185TH ST
8	2	546870	0155	08/20/13	\$338,975	\$392,000	1,100	7	1958	Good	9,600	N	N	2312 N 171ST ST
8	2	566630	0010	07/22/14	\$302,000	\$317,000	1,110	7	1955	Good	7,000	N	N	1259 N 173RD ST
8	2	525330	0147	09/23/13	\$338,000	\$387,000	1,110	7	1953	Good	9,937	N	N	16548 ASHWORTH AVE N
8	2	525330	0068	12/03/12	\$218,400	\$272,000	1,110	7	1920	Good	7,276	N	N	1343 N 167TH ST
8	2	566630	0040	05/04/12	\$259,000	\$343,000	1,110	7	1955	Good	7,000	N	N	1223 N 173RD ST
8	2	041410	0045	09/23/14	\$344,950	\$355,000	1,120	7	1956	Good	7,500	N	N	16053 ASHWORTH AVE N
8	2	041510	0170	07/26/13	\$305,500	\$356,000	1,120	7	1958	Avg	6,196	N	N	1714 N 160TH ST
8	2	222470	0029	04/22/13	\$390,000	\$467,000	1,130	7	2012	Avg	6,890	N	N	18410 MERIDIAN AVE N
8	2	041410	0020	05/23/12	\$250,000	\$330,000	1,130	7	1949	Good	7,500	N	N	16023 ASHWORTH AVE N
8	2	370590	0191	03/21/12	\$233,500	\$314,000	1,130	7	1962	Avg	9,000	N	N	18034 WALLINGFORD AVE N
8	2	572750	0009	04/22/12	\$270,000	\$359,000	1,140	7	1956	Avg	8,740	N	N	16730 MERIDIAN AVE N
8	2	041410	0040	08/06/12	\$245,000	\$316,000	1,150	7	1949	Good	7,500	N	N	16047 ASHWORTH AVE N
8	2	525330	0173	10/22/14	\$294,950	\$301,000	1,160	7	1968	Avg	8,950	N	N	1641 N 167TH ST
8	2	572750	0019	06/05/14	\$395,000	\$420,000	1,160	7	1983	Good	7,931	N	N	16723 CORLISS PL N
8	2	566850	0050	09/26/12	\$250,000	\$318,000	1,160	7	1955	Good	7,300	N	N	1310 N 169TH ST
8	2	222470	0045	08/04/14	\$375,000	\$392,000	1,170	7	1959	Good	8,057	N	N	18318 MERIDIAN AVE N
8	2	182604	9292	08/03/12	\$195,000	\$252,000	1,170	7	1954	Avg	6,666	N	N	16305 MERIDIAN AVE N
8	2	370590	0135	01/25/12	\$235,500	\$321,000	1,170	7	1960	Avg	8,491	N	N	1855 N 183RD ST
8	2	041410	0370	10/25/13	\$220,000	\$249,000	1,180	7	1950	Avg	7,050	N	N	16117 STONE AVE N
8	2	525330	0228	09/24/12	\$342,000	\$435,000	1,180	7	1960	Good	7,434	N	N	1826 N 165TH ST
8	2	525330	0201	10/07/13	\$318,000	\$362,000	1,190	7	1960	VGood	8,193	N	N	16521 WALLINGFORD AVE N
8	2	072604	9217	11/10/14	\$425,000	\$431,000	1,200	7	1955	Good	7,875	N	N	1260 N 173RD ST
8	2	546900	0100	08/06/14	\$375,000	\$391,000	1,200	7	1960	Good	8,432	N	N	16037 BURKE AVE N
8	2	566630	0175	09/28/12	\$180,000	\$229,000	1,200	7	1955	Avg	7,000	N	N	1210 N 171ST ST
8	2	182604	9334	11/01/13	\$399,000	\$451,000	1,210	7	1959	VGood	7,200	N	N	16309 DENSMORE AVE N
8	2	525450	0050	09/06/12	\$263,000	\$336,000	1,210	7	1973	Good	6,706	N	N	16633 STONE AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	956110	0090	04/17/14	\$340,000	\$367,000	1,220	7	1972	Avg	8,210	N	N	17818 STONE AVE N
8	2	336890	0079	10/17/12	\$236,750	\$299,000	1,220	7	1967	Avg	7,486	N	N	17817 1ST AVE NE
8	2	525330	0241	05/03/12	\$299,950	\$398,000	1,220	7	1965	VGood	7,769	N	N	1823 N 166TH ST
8	2	525330	0256	06/25/13	\$330,000	\$388,000	1,240	7	1953	VGood	9,751	N	N	1805 N 167TH ST
8	2	278310	0160	05/15/14	\$375,000	\$401,000	1,250	7	1960	Good	8,000	N	N	2139 N 178TH ST
8	2	336890	0130	07/25/12	\$240,000	\$311,000	1,250	7	1961	Avg	12,046	N	N	17822 MERIDIAN AVE N
8	2	307350	0125	11/12/13	\$397,000	\$448,000	1,260	7	1962	VGood	7,200	N	N	17546 WALLINGFORD AVE N
8	2	525330	0495	04/24/13	\$245,000	\$293,000	1,260	7	1945	Good	7,276	N	N	1830 N 167TH ST
8	2	956110	0010	11/04/14	\$380,000	\$386,000	1,290	7	1971	Avg	6,985	N	N	17825 INTERLAKE AVE N
8	2	613910	0114	08/29/14	\$404,000	\$419,000	1,290	7	1963	Avg	9,450	N	N	18016 2ND AVE NE
8	2	727610	0267	09/30/14	\$310,000	\$318,000	1,290	7	1962	Good	7,500	N	N	18041 ASHWORTH AVE N
8	2	546760	0140	05/21/14	\$340,000	\$363,000	1,290	7	1966	Avg	10,004	N	N	17840 WAYNE AVE N
8	2	111510	0006	02/28/13	\$305,000	\$371,000	1,290	7	1983	Avg	9,812	N	N	17820 1ST AVE NE
8	2	613910	0056	10/23/14	\$378,950	\$387,000	1,300	7	1956	VGood	8,400	N	N	18303 2ND AVE NE
8	2	370590	0122	04/15/14	\$424,000	\$457,000	1,300	7	1958	VGood	8,540	N	N	1838 N 183RD ST
8	2	182604	9205	04/03/14	\$454,200	\$492,000	1,300	7	1952	VGood	8,470	N	N	16323 MERIDIAN AVE N
8	2	547750	0005	10/17/13	\$359,000	\$408,000	1,300	7	1959	Good	8,581	N	N	16056 WALLINGFORD AVE N
8	2	525330	0066	08/12/13	\$330,000	\$382,000	1,300	7	1940	VGood	7,200	N	N	1339 N 167TH ST
8	2	207160	0040	05/20/13	\$440,000	\$522,000	1,300	7	1961	VGood	9,525	N	N	16404 BURKE AVE N
8	2	307350	0035	03/12/14	\$280,000	\$305,000	1,310	7	1958	Avg	8,651	N	N	1702 N 175TH ST
8	2	041510	0010	06/11/14	\$465,000	\$493,000	1,320	7	1965	VGood	9,702	N	N	16127 DENSMORE AVE N
8	2	370590	0130	05/23/14	\$377,691	\$403,000	1,320	7	1942	Good	8,399	N	N	18321 MERIDIAN AVE N
8	2	182604	9405	03/28/14	\$395,000	\$428,000	1,320	7	1998	Avg	4,255	N	N	16311 MERIDIAN AVE N
8	2	307350	0123	11/06/12	\$370,000	\$465,000	1,320	7	1962	Good	7,200	N	N	17534 WALLINGFORD AVE N
8	2	613910	0055	08/29/12	\$250,000	\$320,000	1,320	7	1960	Good	8,400	N	N	18059 2ND AVE NE
8	2	278310	0060	02/20/12	\$237,299	\$321,000	1,320	7	1962	Avg	8,080	N	N	2106 N 176TH ST
8	4	727610	0189	02/12/13	\$279,000	\$341,000	1,330	7	2005	Avg	2,802	N	N	18007 STONE AVE N
8	2	711100	0040	11/19/13	\$412,000	\$464,000	1,350	7	1963	VGood	7,091	N	N	2133 N 183RD PL
8	2	072604	9146	06/05/12	\$317,800	\$417,000	1,350	7	1965	Good	4,011	N	N	1268 N 173RD ST
8	2	660170	0020	06/04/13	\$430,000	\$508,000	1,370	7	1961	VGood	7,380	N	N	17748 CORLISS AVE N
8	4	727610	0187	03/08/12	\$329,000	\$443,000	1,370	7	1991	Good	5,500	N	N	18011 STONE AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	041410	0630	07/29/14	\$335,000	\$351,000	1,380	7	1965	VGood	7,470	N	N	16189 MIDVALE AVE N
8	2	207160	0010	11/24/13	\$365,000	\$410,000	1,390	7	1962	Good	8,618	N	N	1811 N 165TH ST
8	2	566630	0070	04/29/13	\$306,150	\$366,000	1,390	7	1955	Good	7,000	N	N	1216 N 172ND ST
8	2	546910	0020	07/10/12	\$206,000	\$268,000	1,390	7	1960	Avg	7,260	N	N	16040 WALLINGFORD AVE N
8	2	956110	0080	06/20/14	\$400,000	\$423,000	1,400	7	1973	Good	7,927	N	N	17812 STONE AVE N
8	2	566630	0285	10/19/12	\$324,950	\$410,000	1,400	7	1955	VGood	7,933	N	N	1223 N 171ST ST
8	2	366350	0060	06/25/14	\$400,000	\$423,000	1,420	7	1962	Good	7,508	N	N	18032 BURKE AVE N
8	2	072604	9303	08/13/13	\$370,000	\$428,000	1,440	7	1976	Avg	7,990	N	N	17837 INTERLAKE AVE N
8	2	566850	0045	09/17/14	\$375,000	\$387,000	1,450	7	1955	VGood	7,300	N	N	1304 N 169TH ST
8	2	336890	0091	09/10/14	\$344,500	\$356,000	1,460	7	1952	Good	9,060	N	N	2312 N 178TH ST
8	2	182604	9475	07/22/13	\$425,000	\$495,000	1,460	7	1988	Good	7,307	N	N	2001 N 164TH PL
8	2	187340	0020	07/03/14	\$340,000	\$358,000	1,470	7	1977	Avg	6,695	N	N	17512 CORLISS AVE N
8	2	566630	0075	08/01/12	\$300,000	\$388,000	1,490	7	1955	Good	7,000	N	N	1222 N 172ND ST
8	2	525650	0005	03/27/12	\$366,000	\$491,000	1,490	7	1959	VGood	10,920	N	N	16356 DENSMORE AVE N
8	2	525580	0010	06/06/13	\$375,000	\$443,000	1,500	7	1958	Good	9,446	N	N	16509 DENSMORE AVE N
8	2	525330	0275	02/10/14	\$375,000	\$412,000	1,510	7	1945	VGood	7,450	N	N	1831 N 167TH ST
8	2	525330	0008	09/11/13	\$320,000	\$367,000	1,520	7	1951	Good	7,238	N	N	1320 N 165TH ST
8	2	546870	0015	01/12/14	\$310,000	\$344,000	1,540	7	1959	Good	8,400	Y	N	2118 N 172ND ST
8	2	072604	9194	06/07/13	\$279,950	\$331,000	1,560	7	1954	Avg	9,055	N	N	1333 N 178TH ST
8	2	370590	0238	08/28/14	\$439,995	\$456,000	1,570	7	1959	Good	8,400	N	N	18008 ASHWORTH AVE N
8	2	307350	0019	09/11/13	\$300,250	\$345,000	1,580	7	1953	Good	9,609	N	N	17551 WALLINGFORD AVE N
8	2	546900	0140	07/07/14	\$373,000	\$393,000	1,590	7	1960	Good	7,920	N	N	16017 BURKE AVE N
8	2	370590	0206	01/22/13	\$215,000	\$264,000	1,650	7	1959	Avg	7,426	N	N	1647 N 183RD ST
8	2	072604	9232	06/23/14	\$350,000	\$370,000	1,660	7	1957	Avg	10,150	N	N	1305 N 169TH ST
8	2	041410	0320	03/26/13	\$331,950	\$400,000	1,670	7	1949	Good	7,200	N	N	16136 STONE AVE N
8	2	525620	0035	04/23/14	\$460,000	\$495,000	1,780	7	1958	VGood	8,406	N	N	1145 N 166TH ST
8	2	307350	0061	08/16/12	\$349,000	\$449,000	1,850	7	1915	VGood	11,700	N	N	17410 ASHWORTH AVE N
8	2	956110	0040	03/14/14	\$335,000	\$365,000	1,880	7	1969	Good	8,002	N	N	1324 N 178TH ST
8	2	182604	9469	08/30/12	\$335,000	\$429,000	1,880	7	1985	Avg	8,555	N	N	16320 BURKE AVE N
8	2	525330	0320	11/03/14	\$395,000	\$402,000	1,950	7	1962	Avg	10,219	N	N	1844 N 165TH ST
8	2	072604	9247	06/20/12	\$305,000	\$399,000	1,980	7	1958	Good	7,171	N	N	1325 N 169TH ST



## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	370590	0114	05/26/13	\$415,000	\$492,000	1,990	7	1997	Avg	6,783	N	N	18328 WALLINGFORD AVE N
8	4	727610	0165	09/16/14	\$427,000	\$440,000	2,050	7	2008	Avg	3,218	N	N	1137 N 183RD ST
8	2	307350	0045	05/07/14	\$492,000	\$527,000	2,245	7	1956	VGood	16,164	N	N	1718 N 175TH ST
8	2	041410	0420	01/12/12	\$292,400	\$401,000	2,250	7	1950	Good	8,012	N	N	16166 MIDVALE AVE N
8	2	336890	0103	09/10/14	\$445,000	\$460,000	2,260	7	2007	Avg	7,550	N	N	2157 N 179TH ST
8	2	307350	0078	04/22/14	\$520,000	\$560,000	2,340	7	1960	VGood	10,800	N	N	17200 ASHWORTH AVE N
8	2	029363	0050	11/09/12	\$310,000	\$389,000	1,190	8	2000	Avg	2,230	N	N	1331 N 174TH PL
8	2	041410	0265	09/26/12	\$315,000	\$400,000	1,220	8	1949	VGood	7,200	N	N	16303 INTERLAKE AVE N
8	2	525650	0025	08/27/14	\$457,000	\$474,000	1,280	8	1959	VGood	10,358	N	N	16330 DENSMORE AVE N
8	4	727610	0080	10/22/12	\$361,000	\$455,000	1,310	8	2007	Avg	3,599	N	N	18327 STONE AVE N
8	2	336890	0033	02/20/13	\$417,500	\$509,000	1,330	8	2000	Avg	5,791	N	N	2217 N 180TH ST
8	2	608410	0027	04/23/14	\$400,000	\$430,000	1,340	8	2000	Avg	15,225	N	N	331 NE 185TH ST
8	2	307350	0054	03/13/12	\$284,950	\$383,000	1,470	8	1955	Good	8,850	N	N	17341 DENSMORE AVE N
8	2	370590	0237	12/16/12	\$280,000	\$348,000	1,490	8	1956	Avg	8,400	N	N	18004 ASHWORTH AVE N
8	2	029363	0020	07/19/13	\$415,500	\$485,000	1,580	8	2000	Avg	3,355	N	N	1332 N 174TH PL
8	2	727610	0282	07/29/14	\$320,000	\$335,000	1,770	8	1942	Avg	12,000	N	N	18002 STONE AVE N
8	2	546870	0105	08/05/14	\$415,000	\$433,000	2,000	8	1959	Good	8,400	N	N	2117 N 172ND ST
8	2	307350	0082	03/03/13	\$390,000	\$474,000	2,070	8	1997	Avg	10,865	N	N	1610 N 170TH ST
8	2	072604	9334	12/31/13	\$525,000	\$584,000	2,180	8	2013	Avg	7,490	N	N	1338 N 178TH ST
8	2	370590	0117	10/10/12	\$360,000	\$456,000	2,180	8	1997	Good	7,468	N	N	18318 WALLINGFORD AVE N
8	2	727610	0005	07/16/12	\$423,000	\$549,000	2,250	8	2012	Avg	4,253	N	N	18361 ASHWORTH AVE N
8	2	727610	0006	06/11/12	\$449,000	\$589,000	2,250	8	2012	Avg	3,736	N	N	18357 ASHWORTH AVE N
8	2	072604	9333	09/23/13	\$500,000	\$572,000	2,260	8	2013	Avg	7,278	N	N	1342 N 178TH ST
8	2	727610	0008	07/02/12	\$450,000	\$586,000	2,270	8	2012	Avg	3,736	N	N	18349 ASHWORTH AVE N
8	2	727610	0007	05/22/12	\$435,000	\$574,000	2,280	8	2012	Avg	3,736	N	N	18353 ASHWORTH AVE N
8	2	370590	0216	02/25/14	\$481,500	\$527,000	2,290	8	2004	Avg	7,490	N	N	18041 WALLINGFORD AVE N
8	2	072604	9196	01/29/13	\$351,500	\$431,000	2,570	8	1954	Good	8,450	N	N	17617 ASHWORTH AVE N
8	2	525330	0186	12/18/13	\$649,990	\$726,000	2,600	8	2013	Avg	6,126	N	N	16621 WALLINGFORD AVE N
8	2	111510	0045	11/04/14	\$560,000	\$570,000	2,850	8	2014	Avg	11,044	N	N	17836 N 179TH ST
8	2	711100	0060	10/09/13	\$420,000	\$478,000	3,580	8	1965	Avg	8,712	N	N	2121 N 183RD PL
8	2	370590	0066	11/29/12	\$560,000	\$699,000	3,720	8	2012	Avg	16,338	N	N	18354 ASHWORTH AVE N

## Improved Sales Used in this Physical Inspection Analysis - Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	572750	0532	11/12/13	\$557,800	\$629,000	2,250	9	2013	Avg	8,580	N	N	2111 N 166TH ST
8	2	072604	9335	02/06/14	\$630,000	\$693,000	2,340	9	2013	Avg	7,582	N	N	17816 INTERLAKE AVE N
8	2	072604	9004	03/07/14	\$649,900	\$709,000	2,470	9	2013	Avg	7,508	N	N	17812 INTERLAKE AVE N
8	2	336890	0055	04/18/14	\$659,000	\$710,000	3,050	9	2014	Avg	7,204	N	N	17915 1ST AVE NE
8	2	336890	0056	04/18/14	\$670,000	\$722,000	3,050	9	2014	Avg	7,210	N	N	17921 1ST AVE NE
8	2	336890	0058	04/08/14	\$665,000	\$719,000	3,050	9	2014	Avg	7,763	N	N	17927 1ST AVE NE
8	2	336890	0060	04/16/14	\$669,999	\$722,000	3,051	9	2014	Avg	8,500	N	N	2341 NE 180TH ST
8	2	336890	0089	09/18/13	\$644,950	\$739,000	3,180	9	2006	Avg	10,885	N	N	2320 N 178TH ST

## Improved Sales Removed in this Physical Inspection Analysis Area 002 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	016250	0020	07/10/12	\$235,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	050710	0035	04/11/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
2	1	062604	9145	07/08/14	\$175,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	062604	9115	11/26/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	107210	0010	04/10/14	\$218,500	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	107210	0010	08/19/13	\$263,241	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	107210	0145	12/11/12	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	107310	0075	11/25/14	\$276,377	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	1	107410	0045	03/06/12	\$149,900	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	107510	0125	05/06/14	\$220,875	FINANCIAL INSTITUTION RESALE
2	1	107510	0125	02/12/13	\$304,857	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	1	107610	0035	05/16/12	\$277,800	NO MARKET EXPOSURE
2	1	107710	0070	12/04/14	\$297,500	QUIT CLAIM DEED
2	1	107810	0025	10/31/12	\$269,400	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	107910	0055	04/10/12	\$248,500	NEW CONSTRUCTION
2	1	164350	0165	09/16/14	\$250,000	NO MARKET EXPOSURE
2	1	164350	0006	05/31/13	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	222290	0145	11/22/14	\$246,000	NO MARKET EXPOSURE
2	1	222350	0023	09/10/13	\$277,925	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	222350	0023	08/06/13	\$298,213	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	222530	0586	04/16/13	\$399,299	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	222530	0083	02/26/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	222530	0040	12/03/12	\$560,000	MULTI-PARCEL SALE
2	1	222530	0042	12/03/12	\$560,000	MULTI-PARCEL SALE
2	1	222530	0043	12/03/12	\$560,000	MULTI-PARCEL SALE
2	1	222630	0015	10/29/12	\$321,856	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	222630	0200	05/16/12	\$157,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	222630	0185	04/23/12	\$218,400	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	223050	0025	01/24/13	\$364,332	FORCED SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	223150	0030	10/01/14	\$315,000	NEW CONSTRUCTION
2	1	223150	0020	11/04/13	\$190,000	CORPORATE AFFILIATES
2	1	223150	0020	10/01/13	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	223180	0020	11/20/14	\$366,000	NEW CONSTRUCTION
2	1	223190	0110	04/28/14	\$437,500	NEW CONSTRUCTION
2	1	241990	0080	04/22/14	\$370,000	NEW CONSTRUCTION
2	1	280710	0115	04/11/13	\$240,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	1	280710	0180	10/08/12	\$260,000	NEW CONSTRUCTION
2	1	397170	0903	08/28/14	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	397170	2355	10/01/13	\$303,152	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	397170	0325	06/14/13	\$460,275	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	397170	2263	09/09/13	\$131,250	FINANCIAL INSTITUTION RESALE
2	1	397170	2263	06/17/13	\$166,500	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	397170	0325	04/24/13	\$460,300	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	397170	0880	04/12/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	397170	0960	01/11/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	1	397170	0345	03/06/13	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	1	397170	0960	01/04/12	\$346,960	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	421391	0010	07/03/14	\$384,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	1	444090	0040	05/05/14	\$379,950	NEW CONSTRUCTION
2	1	566610	0060	07/15/14	\$287,060	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	1	574560	0010	08/27/13	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	618770	0220	06/27/14	\$254,500	NO MARKET EXPOSURE
2	1	618770	0135	10/22/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	618770	0520	08/09/12	\$161,000	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	618770	0200	07/17/12	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	618770	0510	06/27/12	\$240,116	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	1	776100	0020	11/27/12	\$250,000	NO MARKET EXPOSURE
2	1	777210	0010	07/28/14	\$265,000	SHORT SALE
2	1	797050	0070	01/23/13	\$392,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	925090	0172	06/26/12	\$71,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR;

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	925090	0172	03/29/12	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	3	039610	0075	12/03/14	\$289,001	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
6	3	055810	0150	02/10/12	\$178,000	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	3	175570	0220	07/02/14	\$196,339	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	3	175570	0060	09/17/13	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	175570	0090	08/02/12	\$216,001	FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	182604	9411	09/20/13	\$240,000	NO MARKET EXPOSURE
6	3	182604	9311	09/04/13	\$170,000	MULTI-PARCEL SALE
6	3	182604	9451	05/23/12	\$282,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	3	182604	9451	04/27/12	\$315,000	QUIT CLAIM DEED
6	3	182604	9281	01/11/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	3	213880	0060	09/15/14	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE; QUIT CLAIM DEED
6	3	213880	0020	05/10/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	3	255050	0005	11/27/13	\$330,000	NO MARKET EXPOSURE; PLOTTAGE
6	3	269710	0110	07/03/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	3	275600	0010	10/08/12	\$297,000	MULTI-PARCEL SALE
6	3	288170	0476	07/18/14	\$269,548	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	3	288170	0031	06/10/14	\$418,728	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	288170	0479	12/27/13	\$285,837	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	3	288170	0040	12/02/13	\$280,350	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	288170	0368	12/01/13	\$210,000	TEAR DOWN; CORPORATE AFFILIATES
6	3	288170	0545	09/24/13	\$190,000	SHORT SALE
6	3	288170	0482	08/08/13	\$245,400	FORCED SALE; NO MARKET EXPOSURE; CORPORATE AFFILIATES; AND OTHER WARNINGS
6	3	288170	0040	06/24/13	\$280,350	FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	288170	0051	05/06/13	\$259,500	SEGREGATION AND/OR MERGER
6	3	288170	0361	02/15/13	\$125,000	FINANCIAL INSTITUTION RESALE
6	3	288170	0474	12/26/12	\$192,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
6	3	288170	0361	05/16/12	\$127,500	FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	364550	0050	05/14/14	\$543,000	NEW CONSTRUCTION
6	3	429230	0040	11/25/14	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	440270	0775	09/02/14	\$105,000	TEAR DOWN

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	440270	0660	05/27/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	440270	0520	03/04/14	\$383,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	440270	0640	07/30/13	\$267,645	FORCED SALE; EXEMPT FROM EXCISE TAX
6	3	440270	0025	10/02/12	\$238,309	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	440270	0525	05/03/12	\$276,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	3	440270	0530	05/03/12	\$276,000	MULTI-PARCEL SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	3	440810	0030	06/29/12	\$219,950	SHORT SALE
6	3	440810	0090	05/09/12	\$224,730	FORCED SALE; GOV'T TO GOV'T; QUIT CLAIM DEED
6	3	440810	0090	02/28/12	\$224,730	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	3	541110	0020	01/13/13	\$205,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
6	3	546920	0020	03/07/12	\$207,300	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	3	556210	0110	04/18/14	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	667190	0130	09/27/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	672470	0130	07/17/13	\$375,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	688590	0395	01/23/14	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	765590	0156	07/09/13	\$336,000	QUIT CLAIM DEED
6	3	765590	0034	06/04/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	765590	0182	09/13/12	\$389,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
6	3	765590	0200	07/23/12	\$375,000	NO MARKET EXPOSURE
6	3	777130	0160	03/04/14	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	3	777130	0200	03/04/13	\$238,000	QUESTIONABLE PER SALES IDENTIFICATION
6	3	869090	0060	10/09/14	\$340,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	029363	0070	07/28/14	\$96,769	QUIT CLAIM DEED
8	2	029363	0070	11/07/12	\$102,250	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	041410	0590	12/08/14	\$395,477	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	2	041410	0260	09/26/14	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	041410	0155	12/10/13	\$220,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	041410	0380	07/10/13	\$200,001	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	041410	0250	05/25/13	\$195,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	041410	0370	12/18/12	\$229,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	2	041410	0265	04/23/12	\$151,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	041510	0085	09/28/14	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	072604	9106	12/03/14	\$282,500	BUILDER OR DEVELOPER SALES
8	2	072604	9145	07/01/14	\$404,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	2	072604	9299	12/02/13	\$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; 1031 TRADE
8	2	072604	9142	02/05/13	\$255,000	QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	111510	0005	02/24/13	\$280,000	MULTI-PARCEL SALE
8	2	111510	0045	02/24/13	\$280,000	MULTI-PARCEL SALE
8	2	182604	9157	12/29/14	\$18,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	2	182604	9269	07/29/14	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	182604	9205	06/11/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CORPORATE AFFILIATES
8	2	182604	9205	02/26/13	\$303,600	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	182604	9205	11/21/12	\$303,600	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	182604	9262	08/16/12	\$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	182604	9266	01/17/12	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	184450	0050	06/25/13	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	222470	0107	11/28/12	\$433,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
8	2	222470	0031	05/07/12	\$204,000	NON-REPRESENTATIVE SALE;
8	2	278310	0300	10/27/14	\$324,901	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	278310	0170	04/28/14	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	2	307350	0082	12/19/14	\$350,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	307350	0078	06/19/13	\$295,500	FINANCIAL INSTITUTION RESALE
8	2	307350	0045	05/13/13	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	307350	0078	04/30/13	\$315,000	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	307350	0040	11/26/12	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-PROFIT ORGANIZATION
8	2	307350	0111	06/26/12	\$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	309560	0010	12/20/12	\$250,430	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	336890	0047	12/03/14	\$689,999	NEW CONSTRUCTION
8	2	336890	0046	11/21/14	\$689,999	BUILDER OR DEVELOPER SALES; 1031 TRADE
8	2	336890	0046	04/02/14	\$140,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	336890	0059	03/25/14	\$659,000	NEW CONSTRUCTION
8	2	336890	0103	03/21/14	\$429,250	AUCTION SALE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	336890	0055	10/19/12	\$400,000	SEGREGATION AND/OR MERGER; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	336890	0130	04/09/12	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	370590	0240	12/17/14	\$262,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	370590	0112	04/25/14	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	370590	0122	10/07/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	370590	0206	07/02/12	\$218,682	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
8	2	525330	0435	11/05/14	\$369,103	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	2	525330	0406	10/17/14	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	525330	0018	06/25/13	\$334,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	525330	0326	05/17/13	\$392,000	MULTI-PARCEL SALE
8	2	525330	0066	01/25/13	\$104,733	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	525330	0256	09/13/12	\$210,000	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	525330	0326	08/31/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	2	525330	0105	03/01/12	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.); ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	525330	0241	02/23/12	\$222,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	546870	0125	09/30/14	\$359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	546870	0175	09/10/13	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	546900	0010	04/22/13	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	2	566630	0215	12/06/13	\$275,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
8	2	572750	0020	12/05/14	\$659,990	NEW CONSTRUCTION
8	2	572750	0003	12/17/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	2	572750	0006	12/17/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	2	608410	0150	12/30/14	\$450,000	NEW CONSTRUCTION
8	2	608410	0150	05/30/14	\$245,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	2	608410	0035	05/20/14	\$179,900	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	2	608410	0150	12/03/13	\$345,608	FORCED SALE; EXEMPT FROM EXCISE TAX
8	2	613910	0156	03/14/12	\$254,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	711100	0040	07/15/13	\$202,650	NO MARKET EXPOSURE
8	2	727610	0020	10/23/14	\$276,801	AUCTION SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
8	2	727610	0267	04/08/14	\$354,660	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
8	2	727610	0021	05/17/13	\$337,450	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	740270	0030	07/10/14	\$313,873	FORCED SALE; EXEMPT FROM EXCISE TAX
8	4	727610	0188	01/27/13	\$255,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	727610	0080	07/02/12	\$270,198	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Physical Inspection Analysis Area 002

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	2	1	223250	0075	08/01/14	\$520,000	36,960	N	N
2	2	1	444090	0090	11/06/13	\$142,500	7,600	N	N
2	2	1	280710	0160	06/20/14	\$160,000	7,564	N	N
2	2	1	397170	2261	07/17/14	\$160,000	7,500	N	N
2	6	3	055810	0090	04/29/14	\$202,500	8,160	N	N
2	6	3	182604	9105	01/14/14	\$220,000	21,042	N	N
2	6	3	288170	0376	03/14/13	\$150,000	6,183	N	N
2	6	3	688590	0086	03/05/14	\$105,000	8,161	N	N
2	8	2	072604	9300	06/30/14	\$253,000	11,616	N	N
2	8	2	370590	0066	03/27/12	\$215,000	16,338	N	N
2	8	2	525330	0186	01/28/13	\$165,000	6,126	N	N
2	8	2	572750	0020	12/23/13	\$145,000	34,088	N	N

## Vacant Sales Removed in this Physical Inspection Analysis Area 002

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	062604	9037	11/24/13	\$5,000	ESTATE ADMINISTRATOR
2	1	280710	0253	06/12/14	\$72,500	RELATED PARTY, FRIEND OR NEIGHBOR
6	3	182604	9323	09/04/13	\$170,000	MULTI-PARCEL SALE
6	3	275600	0090	10/08/12	\$297,000	MULTI-PARCEL SALE
8	2	636850	0100	07/01/14	\$404,950	MULTI-PARCEL SALE; IMPS CHARACTERISTICS CHANGE SINCE SALE

# USPAP Compliance

## Client and Intended Use of the Appraisal:

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

## USPAP Compliance...Continued

### **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.

## USPAP Compliance...Continued

### 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.

## USPAP Compliance...Continued

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.

## USPAP Compliance...Continued

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

### **Jason Rosenblatt**

- Appeals Response Preparation
- Data Collection
- Sales Verification
- New Construction Evaluation

### **Mark King**

- Appeals Response Preparation
- Data Collection
- Sales Verification
- New Construction Evaluation

### **Erin McMurtrey**

- Appeals Response Preparation
- Data Collection
- Sales Verification
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Chris Coviello
  - Data Collection
  - Sales Verification
  - Appeals Response Preparation / Review
  - Physical Inspection Model Development and Report Preparation
  - Land and Total Valuation
  - New Construction Evaluation



06/03/2015

Appraiser II

Date



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor