

Lake Forest Park/ West Kenmore

Area: 004

Residential Revalue for 2015 Assessment Roll



Obtained from http://photos4.meetupstatic.com/photos/event/1/e/1/6/600_328087702.jpeg

Area 4 is located northeast of Seattle and east of the city of Shoreline. It includes the city of Lake Forest Park and the western portion of the city of Kenmore. Two freeways; I-5 and I-405 provide access to nearby suburbs and Seattle or Bellevue. Retail centers are within the area or adjacent to the area. The Lake Forest Park Towne Center is at the intersection of Bothell Way and Ballinger Way. Ballinger Village is just north of the area. Other retail areas are located along Bothell Way in Kenmore. Almost all parcels are improved with detached single family residences. The majority of homes in the area are grades 7 or 8's; most of the homes were built during the 50's through the 70's. Some of the area is affected by steep topography, wetlands and traffic. Some properties have views of Lake Washington, the Cascade Mountain Range and/or the surrounding territory. A public park provides access to Lake Washington.



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.

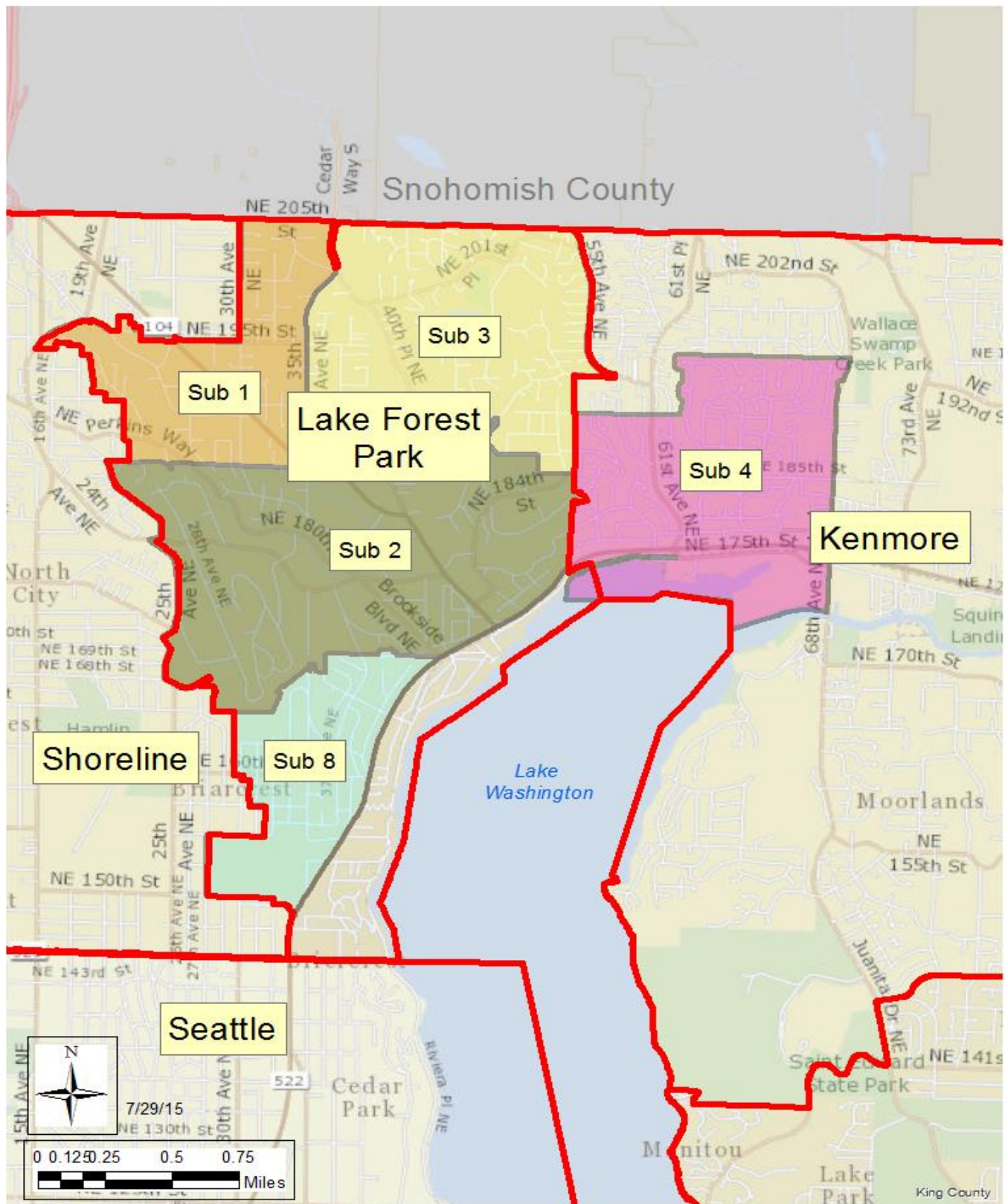
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

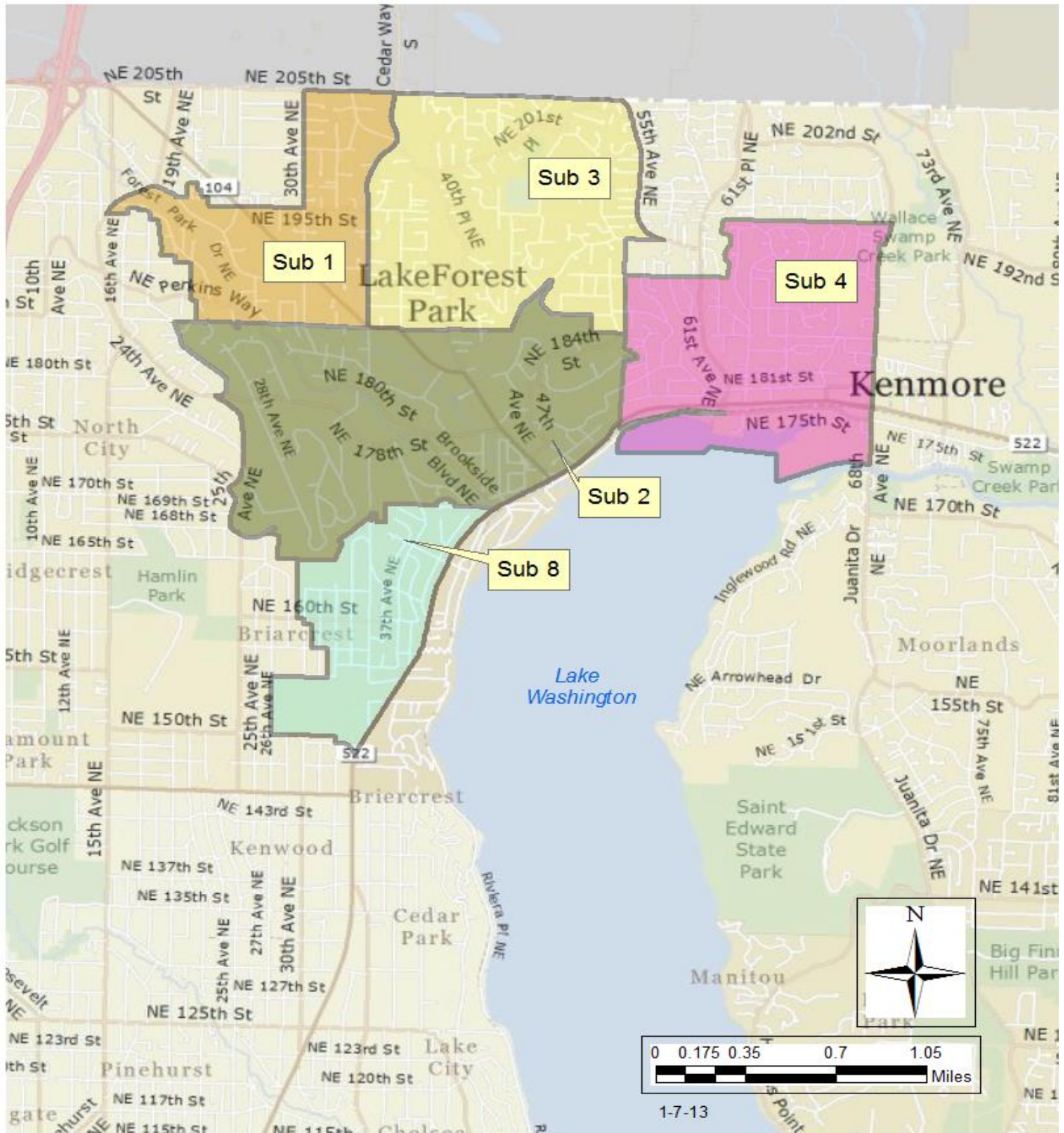
Lloyd Hara
Assessor

Area 004 Map



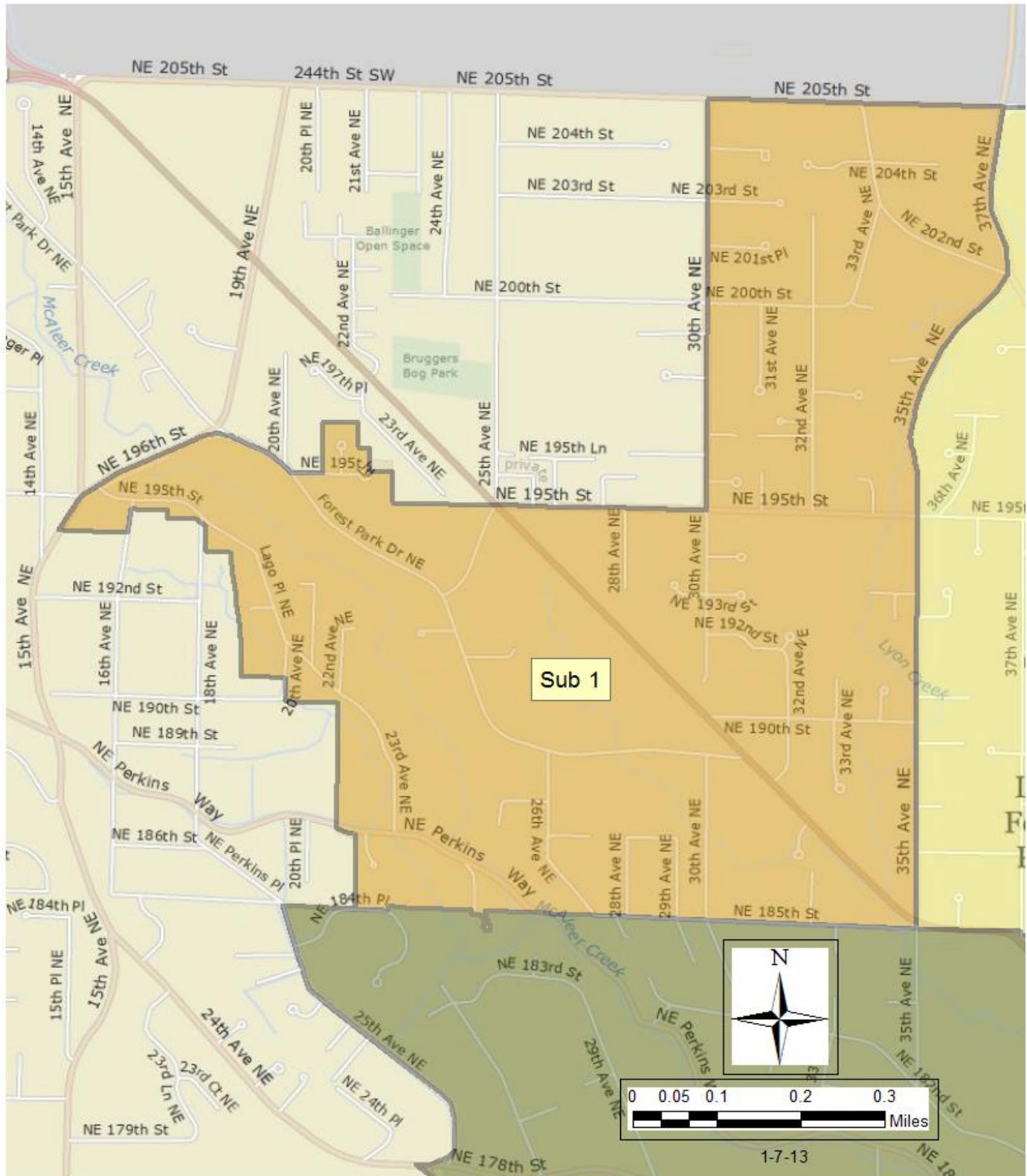
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Area 004 Map

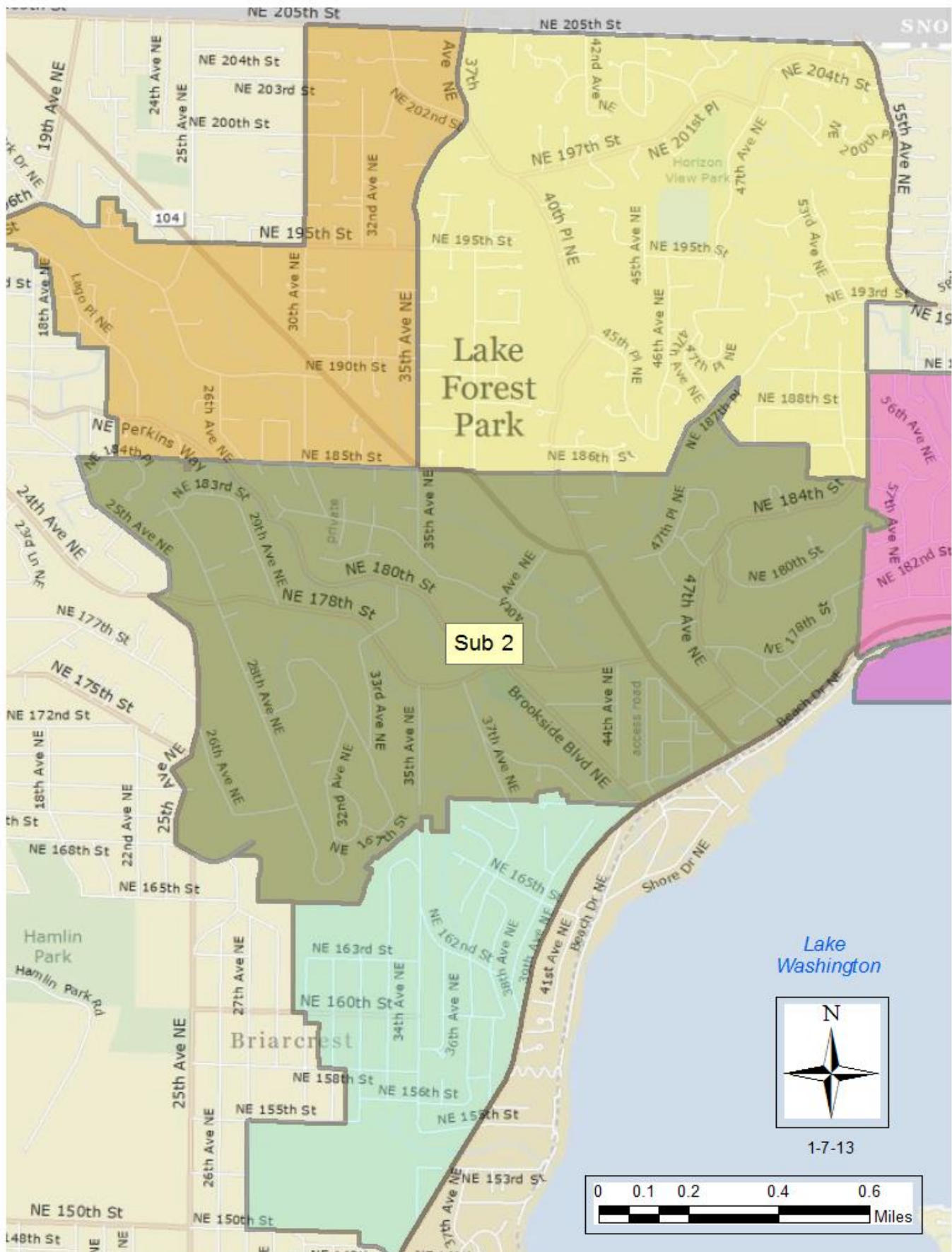


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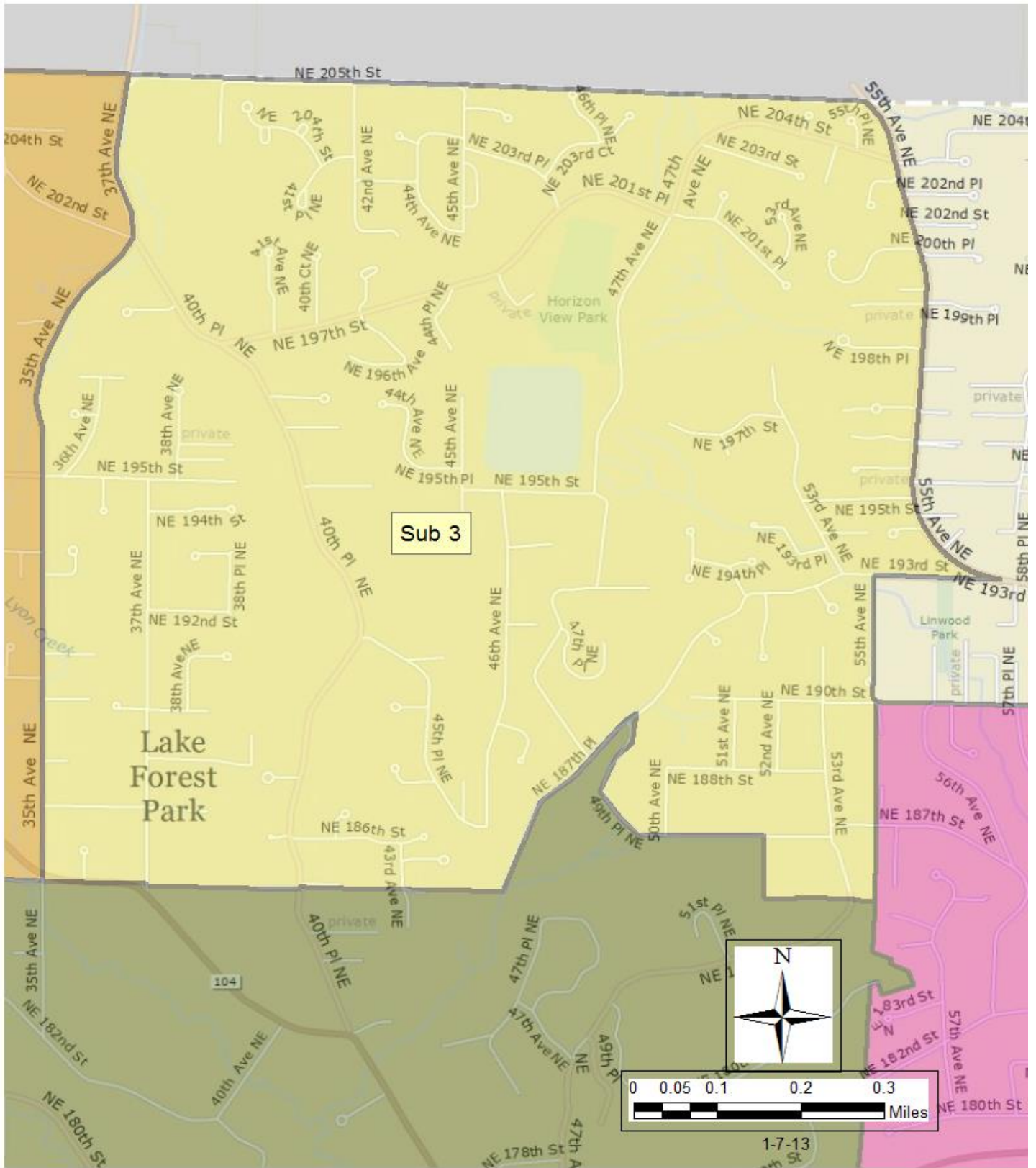
Sub Area 1 Map



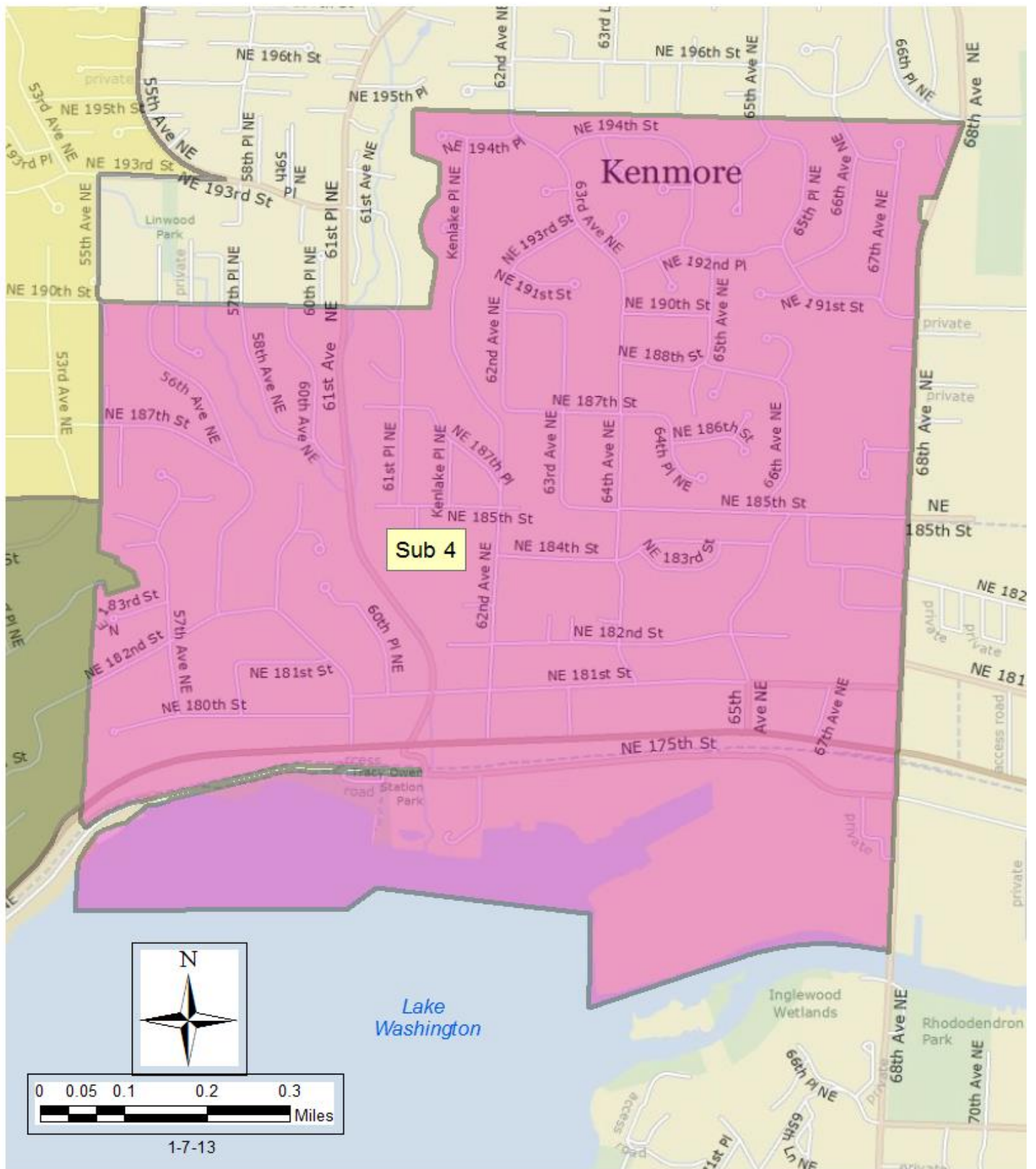
Sub Area 2 Map



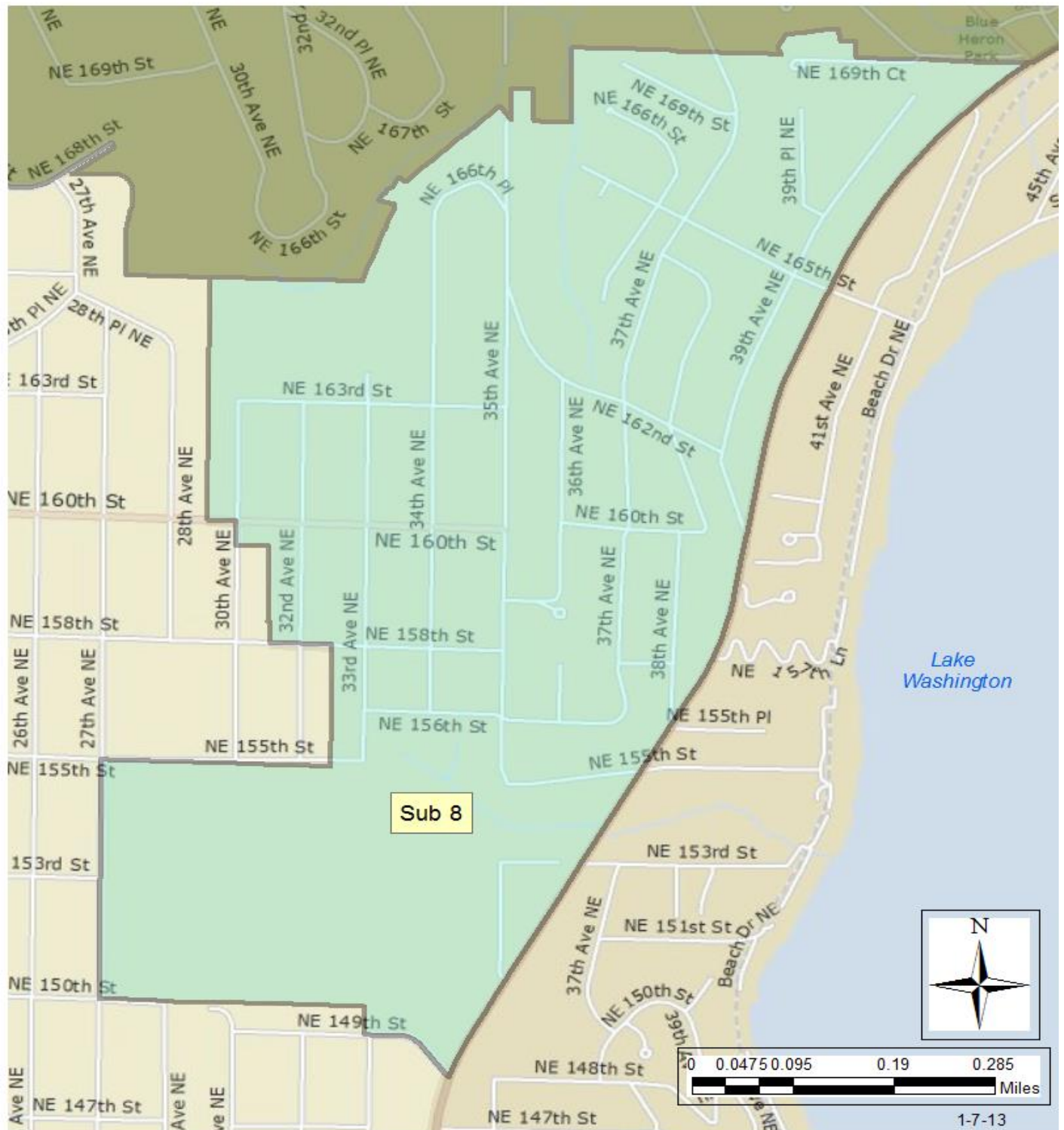
Sub Area 3 Map



Sub Area 4 Map



Sub Area 8 Map



Area 004 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 660
Account Number 402770-0561



Grade 6/ Year Built 1947/ Total Living Area 1110
Account Number 402290-1310



Grade 7/ Year Built 1975/ Total Living Area 2190
Account Number 112604-9146



Grade 8/ Year Built 1977/ Total Living Area 3220
Account Number 883351-0010



Grade 9/ Year Built 1990/ Total Living Area 3340
Account Number 689182-0050



Grade 10/ Year Built 2007/ Total Living Area 5000
Account Number 401930-0067

Area 004 Housing Profile



Grade 11/ Year Built 2001/ Total Living Area 5,630
Account Number 617870-0110

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

Lake Forest Park/ West Kenmore - Area 004

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 444
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
2014 Value	\$155,900	\$285,900	\$441,800			8.08%
2015 Value	\$166,900	\$306,400	\$473,300	\$502,200	93.8%	7.85%
\$ Change	+\$11,000	+\$20,500	+\$31,500			
% Change	+7.1%	+7.2%	+7.1%			

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 7.85% is an improvement from the previous COD of 8.08%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$160,000	\$269,600	\$429,600
2015 Value	\$171,200	\$288,600	\$459,800
\$ Change	+\$11,200	+\$19,000	+\$30,200
% Change	+7.0%	+7.0%	+7.0%

Number of one to three unit residences in the population: 4,826

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood based and one characteristic-based variable were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 928898 was generally at a higher assessment level than the rest of the population. This resulted in a downward adjustment. Parcels in Very Good Condition were generally at a lower assessment level than the rest of the population. This resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 004 - Model Adjustments

1-3 Unit Residences

2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.88%	4,599	95%

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

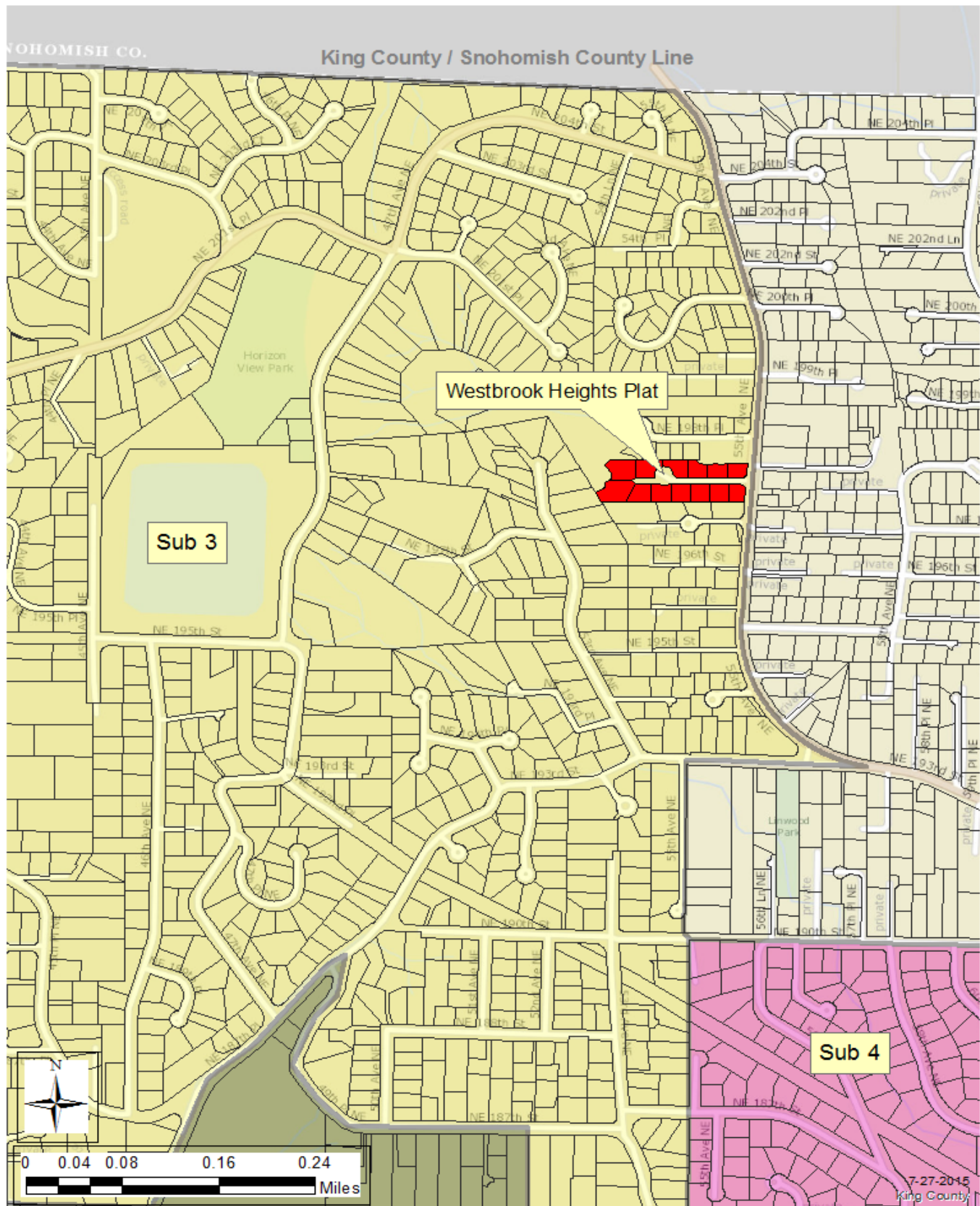
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Major928898	-4.32%	12	12	100%
Vgood	+12.81%	40	216	19%

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

Generally, Major 928898 (Westbrook Heights) parcels were at a higher assessment level than the rest of the population which resulted in a downward adjustment. Parcels in Very Good condition were at a lower assessment level than the rest of the population, which resulted in more of an upward adjustment. This model corrects for these strata differences.

Area 004 – Plat Map



Area 004 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
928898	Westbrook Heights	12	12	100%	NW-2-26-4	3	8	2012

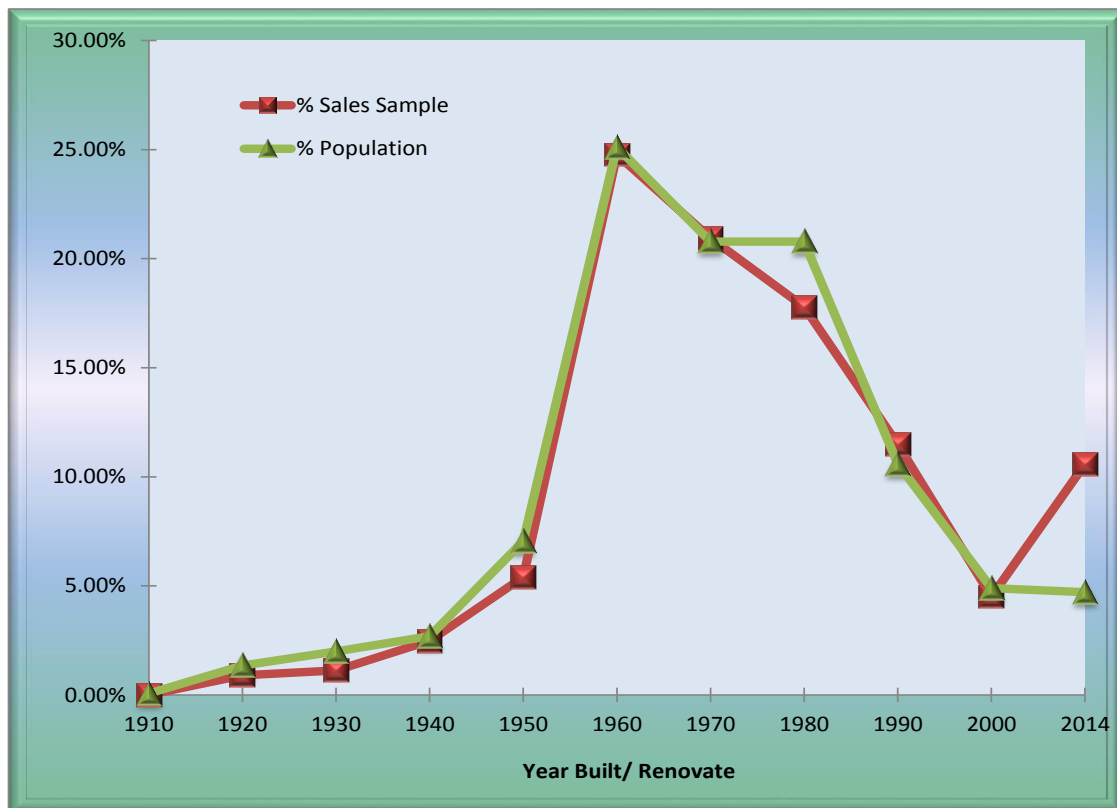
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.90%
1930	5	1.13%
1940	11	2.48%
1950	24	5.41%
1960	110	24.77%
1970	93	20.95%
1980	79	17.79%
1990	51	11.49%
2000	20	4.50%
2014	47	10.59%
444		

Population

Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	65	1.35%
1930	96	1.99%
1940	130	2.69%
1950	340	7.05%
1960	1,212	25.11%
1970	1,003	20.78%
1980	1,003	20.78%
1990	511	10.59%
2000	236	4.89%
2014	227	4.70%
4,826		



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

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

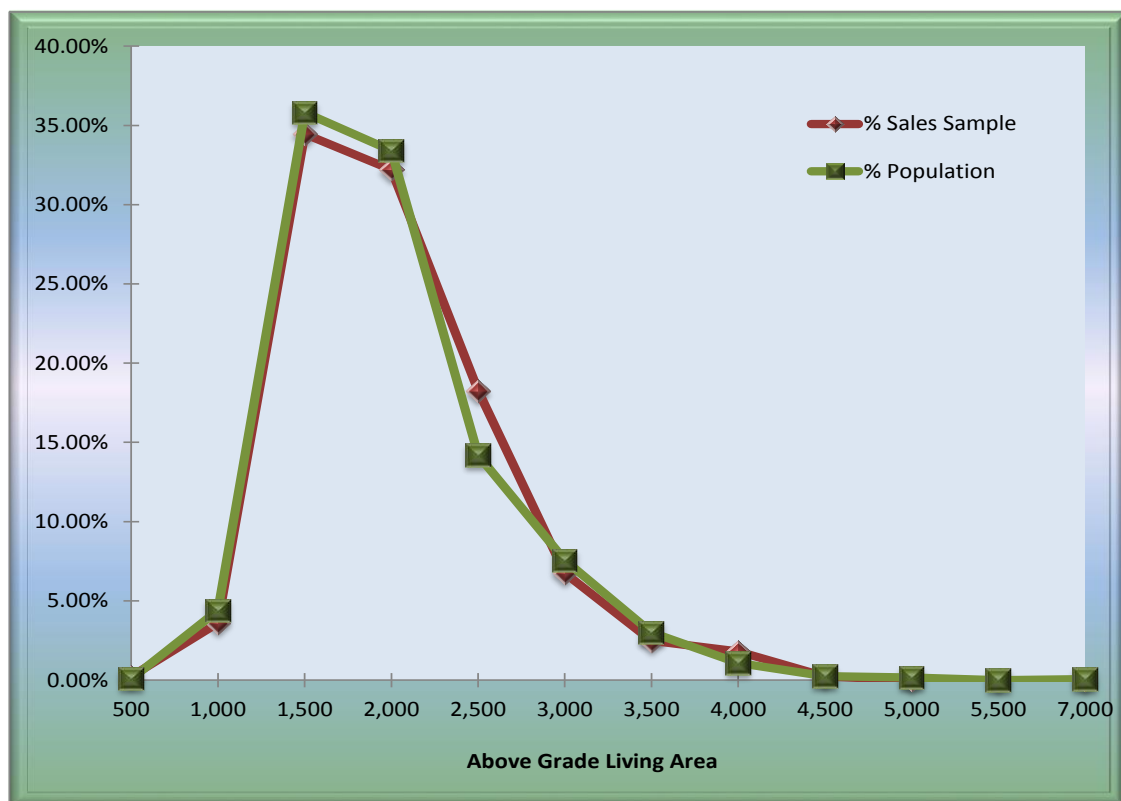
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.23%
1,000	16	3.60%
1,500	153	34.46%
2,000	143	32.21%
2,500	81	18.24%
3,000	30	6.76%
3,500	11	2.48%
4,000	8	1.80%
4,500	1	0.23%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
444		

Population

AGLA	Frequency	% Population
500	4	0.08%
1,000	212	4.39%
1,500	1,728	35.81%
2,000	1,612	33.40%
2,500	685	14.19%
3,000	365	7.56%
3,500	145	3.00%
4,000	52	1.08%
4,500	12	0.25%
5,000	8	0.17%
5,500	0	0.00%
7,000	3	0.06%
4,826		



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

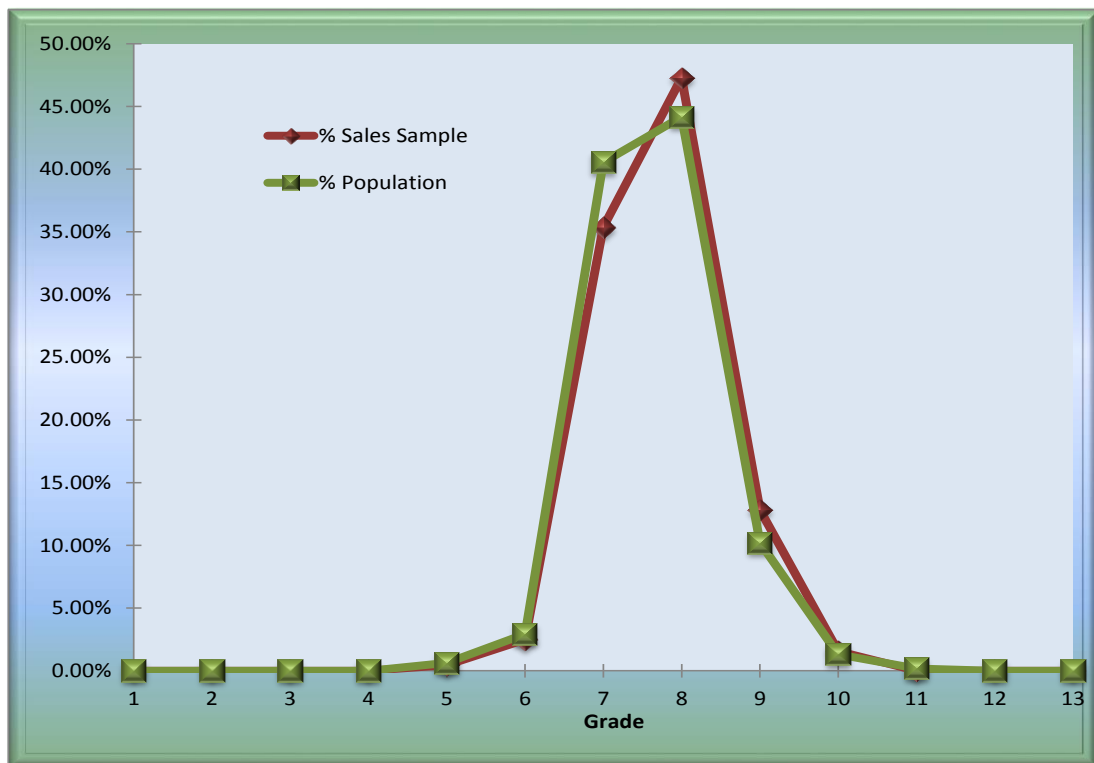
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.45%
6	11	2.48%
7	157	35.36%
8	210	47.30%
9	57	12.84%
10	7	1.58%
11	0	0.00%
12	0	0.00%
13	0	0.00%
444		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	30	0.62%
6	142	2.94%
7	1,957	40.55%
8	2,132	44.18%
9	493	10.22%
10	63	1.31%
11	9	0.19%
12	0	0.00%
13	0	0.00%
4,826		



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

Area 004 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 1.103, resulting in an adjusted value of \$523,000 ($\$475,000 * 1.103 = \$523,925$) – truncated to the nearest \$1000.

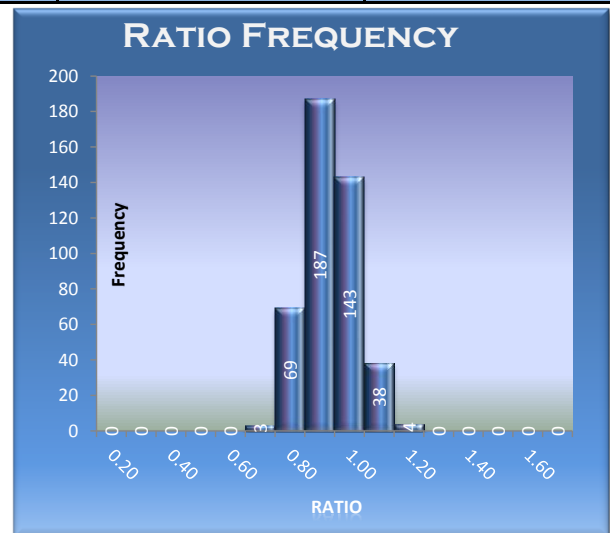
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.247	24.7%
2/1/2012	1.240	24.0%
3/1/2012	1.234	23.4%
4/1/2012	1.227	22.7%
5/1/2012	1.220	22.0%
6/1/2012	1.213	21.3%
7/1/2012	1.206	20.6%
8/1/2012	1.199	19.9%
9/1/2012	1.192	19.2%
10/1/2012	1.186	18.6%
11/1/2012	1.179	17.9%
12/1/2012	1.172	17.2%
1/1/2013	1.165	16.5%
2/1/2013	1.158	15.8%
3/1/2013	1.151	15.1%
4/1/2013	1.144	14.4%
5/1/2013	1.138	13.8%
6/1/2013	1.131	13.1%
7/1/2013	1.124	12.4%
8/1/2013	1.117	11.7%
9/1/2013	1.110	11.0%
10/1/2013	1.103	10.3%
11/1/2013	1.096	9.6%
12/1/2013	1.089	8.9%
1/1/2014	1.082	8.2%
2/1/2014	1.075	7.5%
3/1/2014	1.069	6.9%
4/1/2014	1.062	6.2%
5/1/2014	1.055	5.5%
6/1/2014	1.048	4.8%
7/1/2014	1.042	4.2%
8/1/2014	1.035	3.5%
9/1/2014	1.028	2.8%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 004 is: $(.888813159971646 + 0.104060244294785 * .02027027 - 0.000200112667308597 * \text{SaleDay} - 0.0467089818617392 * .09009009) / (.888813159971646 + 0.104060244294785 * .02027027 - 0.0467089818617392 * .09009009)$
 $\text{SaleDay} = \text{SaleDate} - 42005$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Forest Park/ West Kenmore	1/1/2014	7/27/2015	1/2012 - 12/2014
Area Number: 004	Appr ID:	Property Type:	Adjusted for time?
	CCOV	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	444
Mean Assessed Value	\$441,800
Mean Adj. Sales Price	\$502,200
Standard Deviation AV	\$113,452
Standard Deviation SP	\$133,825
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.887
Median Ratio	0.877
Weighted Mean Ratio	0.880
UNIFORMITY	
Lowest ratio	0.661
Highest ratio:	1.164
Coefficient of Dispersion	8.08%
Standard Deviation	0.086
Coefficient of Variation	9.73%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.864
Upper limit	0.889
95% Confidence: Mean	
Lower limit	0.879
Upper limit	0.895
SAMPLE SIZE EVALUATION	
N (population size)	4,827
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.086
Recommended minimum:	12
Actual sample size:	444
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	239
# ratios above mean:	205
z:	1.614
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

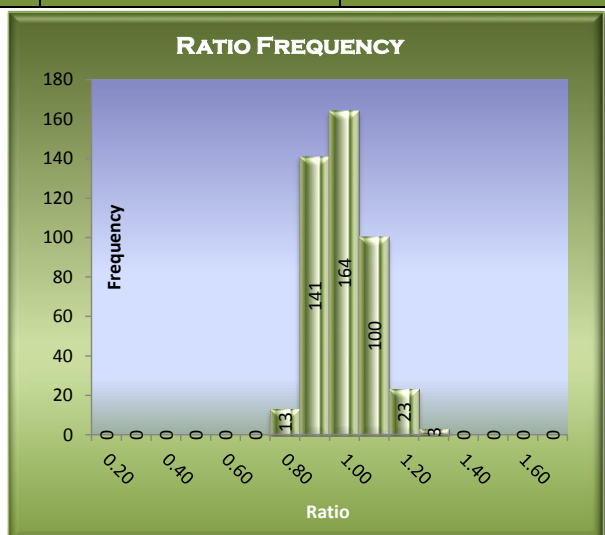
1 to 3 Unit Residences throughout Area 004

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Forest Park/ West Kenmore	1/1/2015	7/27/2015	1/2012 - 12/2014
Area Number: 004	Appr. ID:	Property Type:	Adjusted for time?
	CCOV	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	444
Mean Assessed Value	\$473,300
Mean Sales Price	\$502,200
Standard Deviation AV	\$123,407
Standard Deviation SP	\$133,825
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.938
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.726
Highest ratio:	1.292
Coefficient of Dispersion	7.85%
Standard Deviation	0.091
Coefficient of Variation	9.58%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.928
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.957
SAMPLE SIZE EVALUATION	
N (population size)	4,827
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	444
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	243
# ratios above mean:	201
z:	1.993
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 004 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: July 27, 2015

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. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 19 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +7.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.073, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood based and one characteristic-based variable were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 928898 was generally at a higher assessment level than the rest of the population. This resulted in a downward adjustment. Parcels in Very Good Condition were generally at a

lower assessment level than the rest of the population. This resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 444 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.888813159971646 + 0.104060244294785 * \text{Major928898} - 0.0467089818617392 * \text{VGood})$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Mobile Home Update

There were 2 sales of mobile homes within Area 004. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the area’s sales sample as reflected on the Executive Summary page of +7.1%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.071 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 93.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +7.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.071.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.071.

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

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	402290	1310	09/06/13	\$320,000	\$355,000	1,110	6	1947	Good	12,530	N	N	19811 32ND AVE NE
1	0	866590	0026	11/14/12	\$299,000	\$351,000	860	7	1982	Avg	5,046	N	N	19315 BALLINGER WAY NE
1	0	319790	0060	11/30/12	\$260,000	\$305,000	890	7	1953	Avg	7,273	N	N	18534 29TH AVE NE
1	0	866590	0328	04/24/14	\$260,000	\$275,000	950	7	1954	Avg	9,077	N	N	19209 FOREST PARK DR NE
1	0	115550	0070	02/20/14	\$307,500	\$329,000	990	7	1969	Avg	11,505	N	N	3038 NE 204TH ST
1	0	615290	0129	06/04/13	\$390,000	\$441,000	1,010	7	1959	Good	12,424	N	N	19019 32ND AVE NE
1	0	615290	0273	09/09/14	\$301,000	\$309,000	1,030	7	1967	Good	8,414	N	N	18901 BALLINGER WAY NE
1	0	397170	1502	12/12/13	\$280,000	\$304,000	1,060	7	1962	Avg	10,986	N	N	19257 16TH AVE NE
1	0	402290	1340	10/29/13	\$290,000	\$318,000	1,070	7	1976	Avg	7,704	N	N	19604 30TH AVE NE
1	0	866590	0057	01/22/13	\$259,900	\$301,000	1,070	7	1953	Avg	9,712	N	N	18705 30TH AVE NE
1	0	866590	0320	10/30/13	\$325,000	\$356,000	1,110	7	1965	Avg	10,507	N	N	19044 21ST AVE NE
1	0	615290	0332	08/01/14	\$415,000	\$429,000	1,160	7	1989	Good	16,008	N	N	18719 BALLINGER WAY NE
1	0	402290	0837	06/13/14	\$350,000	\$366,000	1,230	7	1976	Avg	9,545	N	N	3031 NE 205TH ST
1	0	741710	0150	04/03/13	\$240,000	\$275,000	1,240	7	1951	Avg	19,275	N	N	1622 NE 195TH ST
1	0	942550	0036	02/14/13	\$359,500	\$415,000	1,240	7	1978	Avg	6,642	N	N	19103 30TH AVE NE
1	0	402290	0512	09/10/13	\$389,900	\$432,000	1,280	7	1975	Avg	9,292	N	N	3322 NE 204TH ST
1	0	615290	0402	06/19/14	\$410,000	\$428,000	1,320	7	1962	Good	9,324	N	N	18528 32ND PL NE
1	0	615290	0124	01/10/12	\$228,000	\$284,000	1,350	7	1949	Good	12,150	N	N	3008 NE 190TH ST
1	0	615290	0124	04/18/14	\$315,000	\$333,000	1,350	7	1949	Good	12,150	N	N	3008 NE 190TH ST
1	0	115562	0070	03/19/13	\$365,000	\$419,000	1,380	7	1973	Good	7,515	N	N	19514 34TH AVE NE
1	0	402290	0569	10/17/14	\$405,000	\$412,000	1,390	7	1978	Avg	10,454	N	N	3410 NE 202ND ST
1	0	402290	0698	07/13/13	\$245,000	\$275,000	1,400	7	1968	Avg	11,668	N	N	20033 32ND AVE NE
1	0	402290	0571	05/29/12	\$283,500	\$344,000	1,480	7	1962	Avg	11,750	N	N	20231 37TH AVE NE
1	0	402290	1391	03/26/13	\$279,000	\$320,000	1,480	7	1970	Good	6,140	N	N	19505 32ND AVE NE
1	0	402290	1390	11/20/12	\$333,900	\$392,000	1,490	7	1949	Avg	14,380	N	N	3102 NE 195TH ST
1	0	319790	0030	07/19/12	\$300,000	\$361,000	1,530	7	1952	Good	7,936	N	N	18543 29TH AVE NE
1	0	866590	0019	03/16/12	\$299,950	\$369,000	1,700	7	1980	Good	10,023	N	N	19219 BALLINGER WAY NE
1	0	664890	0005	10/08/14	\$399,950	\$408,000	1,720	7	1954	Good	8,910	N	N	19857 31ST AVE NE
1	0	402290	0652	11/18/14	\$565,000	\$571,000	1,800	7	1965	Good	20,790	N	N	3048 NE 203RD ST
1	0	866520	0020	06/23/14	\$389,800	\$407,000	1,880	7	1959	Avg	12,821	N	N	2320 NE 191ST ST
1	0	866590	0324	05/03/12	\$370,000	\$451,000	1,920	7	1950	Good	27,754	N	N	19243 FOREST PARK DR NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	866590	0150	10/23/13	\$500,000	\$549,000	2,090	7	1953	Good	27,026	N	N	2331 NE PERKINS WAY
1	0	664890	0020	08/07/13	\$400,000	\$446,000	2,220	7	1969	Good	8,640	N	N	19839 31ST AVE NE
1	0	866590	0336	07/17/14	\$360,000	\$374,000	1,260	8	1958	Avg	15,540	N	N	19006 22ND AVE NE
1	0	615290	0360	04/18/13	\$400,000	\$456,000	1,300	8	1937	Avg	43,995	N	N	3110 NE 185TH ST
1	0	401850	0070	10/18/13	\$491,000	\$540,000	1,390	8	1978	Avg	11,160	N	N	3017 NE 201ST PL
1	0	267230	0060	08/09/12	\$425,000	\$509,000	1,470	8	1979	Avg	7,140	N	N	19315 30TH AVE NE
1	0	115564	0070	12/05/13	\$415,000	\$452,000	1,490	8	1981	Good	7,189	N	N	3238 NE 198TH PL
1	0	397170	1795	07/03/12	\$330,000	\$398,000	1,500	8	1967	Avg	7,982	N	N	19218 LAGO PL NE
1	0	928675	0100	06/10/14	\$375,500	\$393,000	1,530	8	1975	Avg	7,200	N	N	3011 NE 194TH ST
1	0	397170	1800	07/18/13	\$415,000	\$465,000	1,570	8	1979	Avg	16,256	N	N	19204 LAGO PL NE
1	0	255730	0050	08/17/12	\$400,000	\$478,000	1,600	8	1982	Avg	9,942	N	N	2546 NE 191ST ST
1	0	115564	0080	04/18/13	\$389,000	\$444,000	1,660	8	1980	Avg	7,167	N	N	3234 NE 198TH PL
1	0	115564	0050	08/26/14	\$430,000	\$442,000	1,710	8	1983	Avg	7,724	N	N	3231 NE 198TH PL
1	0	267230	0070	04/24/13	\$347,000	\$395,000	1,760	8	1979	Avg	8,681	N	N	2926 NE 193RD ST
1	0	202700	0090	11/06/13	\$468,000	\$512,000	1,820	8	1968	VGood	8,478	N	N	3216 NE 200TH ST
1	0	866590	0203	10/28/13	\$454,440	\$499,000	1,990	8	1993	Avg	6,612	N	N	2630 NE 184TH PL
1	0	159230	0020	06/19/12	\$340,000	\$411,000	2,140	8	1975	Avg	13,383	N	N	18714 25TH AVE NE
1	0	615290	0001	02/27/12	\$359,000	\$443,000	2,140	8	1986	Avg	9,133	N	N	18815 33RD AVE NE
1	0	402290	0699	06/13/12	\$340,000	\$412,000	2,210	8	1973	Avg	11,673	N	N	20113 32ND AVE NE
1	0	856297	0080	03/28/14	\$467,000	\$496,000	2,450	8	1978	Avg	7,599	N	N	19009 34TH AVE NE
1	0	402290	1316	10/31/14	\$475,000	\$482,000	2,480	8	2001	Avg	6,031	N	N	19724 30TH AVE NE
1	0	615290	0238	08/08/13	\$553,000	\$617,000	2,640	8	1978	Avg	37,750	N	N	3233 NE 195TH ST
1	0	402290	0541	08/24/12	\$518,000	\$619,000	2,820	8	1983	Good	13,853	N	N	20216 33RD AVE NE
1	0	866590	0168	11/05/14	\$635,000	\$643,000	4,100	8	1935	Good	36,360	N	N	18549 26TH AVE NE
1	0	259176	0030	04/23/13	\$539,000	\$614,000	2,110	9	1999	Avg	4,081	N	N	18630 22ND PL NE
1	0	259176	0070	06/03/14	\$503,000	\$527,000	2,190	9	1999	Avg	4,882	N	N	18649 22ND PL NE
1	0	604200	0090	10/02/14	\$525,000	\$536,000	2,520	9	1994	Avg	7,731	N	N	3010 NE 195TH CT
1	0	615290	0330	06/10/13	\$815,000	\$920,000	2,550	9	1919	VGood	149,354	N	N	18725 BALLINGER WAY NE
1	0	856297	0050	06/20/12	\$440,000	\$532,000	2,820	9	1999	Avg	8,305	N	N	19022 34TH AVE NE
1	0	402290	1610	08/02/12	\$636,000	\$763,000	3,180	9	1942	Good	61,433	N	N	19553 35TH AVE NE
1	0	866590	0036	09/03/13	\$759,990	\$843,000	3,430	9	2013	Avg	39,660	N	N	19224 25TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	866590	0125	04/02/14	\$730,000	\$775,000	3,470	9	2007	Avg	15,150	N	N	18520 26TH AVE NE
1	0	866590	0034	02/11/14	\$750,000	\$805,000	3,610	9	2013	Avg	42,255	N	N	19218 25TH AVE NE
1	0	866590	0037	02/25/14	\$739,990	\$792,000	3,610	9	2013	Avg	33,372	N	N	19226 25TH AVE NE
1	0	866590	0030	09/25/13	\$749,990	\$828,000	3,630	9	2013	Avg	37,006	N	N	19220 25TH AVE NE
2	0	115410	0205	10/13/14	\$305,000	\$311,000	900	5	1987	Avg	7,500	N	N	4066 NE 174TH ST
2	0	401930	0300	07/10/13	\$242,500	\$272,000	940	5	1942	Good	27,984	N	N	18448 40TH PL NE
2	0	402410	1940	10/14/13	\$245,000	\$270,000	480	6	1931	Good	8,357	N	N	18303 28TH AVE NE
2	0	401990	0100	12/14/12	\$303,000	\$354,000	740	6	1942	Good	12,417	N	N	18409 47TH PL NE
2	0	115410	0165	05/16/13	\$310,500	\$352,000	940	6	1949	Good	7,500	N	N	4026 NE 174TH ST
2	0	402410	1745	09/11/12	\$297,550	\$354,000	990	6	1942	VGood	13,423	N	N	18002 25TH AVE NE
2	0	401930	0750	06/25/12	\$317,500	\$383,000	1,090	6	1918	Avg	27,501	N	N	3570 NE 180TH ST
2	0	401990	0110	04/19/13	\$275,000	\$314,000	1,330	6	1990	Avg	10,458	N	N	18407 47TH PL NE
2	0	402050	0010	03/12/13	\$330,000	\$379,000	1,720	6	1959	VGood	6,842	N	N	4412 NE 178TH ST
2	0	558990	0400	12/05/14	\$338,000	\$340,000	1,790	6	1951	Good	17,925	N	N	2510 NE 168TH ST
2	0	402410	1715	09/05/14	\$306,000	\$314,000	910	7	1955	Avg	8,658	N	N	17804 25TH AVE NE
2	0	401930	1395	01/11/13	\$334,000	\$388,000	930	7	1952	Good	13,151	N	N	17514 47TH AVE NE
2	0	402350	0861	02/03/14	\$402,000	\$432,000	1,000	7	1993	Avg	8,699	N	N	2806 NE 179TH CT
2	0	402410	1726	03/21/12	\$274,000	\$337,000	1,000	7	1961	Avg	14,477	N	N	17820 25TH AVE NE
2	0	402410	1670	12/04/14	\$290,000	\$292,000	1,040	7	1955	Good	9,997	N	N	2548 NE 178TH ST
2	0	402410	1675	10/23/13	\$280,000	\$307,000	1,040	7	1955	Good	7,350	N	N	2542 NE 178TH ST
2	0	402410	2005	05/20/12	\$285,000	\$346,000	1,060	7	1987	Avg	7,400	N	N	17849 28TH AVE NE
2	0	401930	0305	11/18/13	\$375,000	\$410,000	1,090	7	1945	VGood	24,715	N	N	18430 40TH PL NE
2	0	553830	0225	05/13/14	\$405,000	\$426,000	1,090	7	1956	Avg	13,529	N	N	16722 32ND PL NE
2	0	401930	0210	03/14/12	\$375,000	\$462,000	1,100	7	1961	Good	15,800	N	N	18403 51ST PL NE
2	0	401930	0393	10/23/12	\$299,950	\$354,000	1,100	7	1959	Avg	12,000	N	N	18434 BALLINGER WAY NE
2	0	402350	0189	12/02/13	\$255,000	\$278,000	1,100	7	1950	Avg	8,848	N	N	18209 30TH AVE NE
2	0	401930	0302	10/18/12	\$312,500	\$369,000	1,110	7	1950	Good	16,586	N	N	18438 40TH PL NE
2	0	402350	0990	06/17/14	\$260,000	\$272,000	1,150	7	1948	Fair	20,700	N	N	2943 NE 178TH ST
2	0	402350	0118	07/23/14	\$411,000	\$426,000	1,190	7	1959	Good	9,844	N	N	3007 NE 185TH ST
2	0	664250	0030	10/19/12	\$244,900	\$289,000	1,190	7	1967	Avg	10,656	N	N	18222 25TH AVE NE
2	0	401930	0030	10/13/14	\$357,000	\$363,000	1,250	7	1972	Avg	17,493	N	N	5031 NE 184TH ST

Improved Sales Used in This Annual Update Analysis

Area 004 -- 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	0	401930	0910	06/27/14	\$390,100	\$407,000	1,290	7	1952	Good	8,480	N	N	4036 NE 178TH ST
2	0	401930	0487	10/24/12	\$299,000	\$353,000	1,310	7	1989	Avg	21,387	N	N	18423 BALLINGER WAY NE
2	0	401930	1445	07/18/13	\$589,950	\$661,000	1,360	7	2006	Avg	14,475	Y	N	17525 BOTHELL WAY NE
2	0	401930	0715	12/17/13	\$425,000	\$461,000	1,400	7	1996	Avg	25,370	N	N	17833 40TH AVE NE
2	0	402050	0015	03/26/14	\$316,000	\$336,000	1,400	7	1947	Good	8,023	N	N	4418 NE 178TH ST
2	0	402350	0062	05/07/13	\$375,000	\$426,000	1,460	7	1962	Good	13,500	N	N	3404 NE 184TH ST
2	0	402350	0435	06/17/13	\$379,950	\$428,000	1,490	7	1984	Avg	34,267	N	N	3359 NE 182ND ST
2	0	401930	1465	05/31/12	\$595,500	\$723,000	1,510	7	1959	Good	21,410	Y	N	17837 BOTHELL WAY NE
2	0	401930	1500	08/28/14	\$507,000	\$521,000	1,510	7	1958	Good	11,585	N	N	17579 47TH AVE NE
2	0	402350	0193	03/21/12	\$270,000	\$332,000	1,530	7	1962	Avg	10,150	N	N	18225 30TH AVE NE
2	0	402350	0980	03/20/14	\$339,000	\$361,000	1,540	7	1940	Good	26,950	N	N	3045 NE 178TH ST
2	0	402890	0060	08/02/12	\$360,000	\$432,000	1,550	7	1960	Good	12,800	N	N	3221 NE 181ST ST
2	0	401990	0035	08/01/13	\$420,000	\$469,000	1,560	7	1975	Avg	13,687	N	N	18469 47TH PL NE
2	0	553830	0120	10/15/14	\$420,000	\$427,000	1,570	7	1962	Avg	10,500	Y	N	16732 32ND AVE NE
2	0	401930	0491	05/22/13	\$495,000	\$561,000	1,640	7	1958	Good	23,760	N	N	18431 BALLINGER WAY NE
2	0	401930	0680	12/31/14	\$449,000	\$449,000	1,660	7	1952	Good	9,697	N	N	17803 40TH AVE NE
2	0	401930	1386	09/09/14	\$425,000	\$436,000	1,680	7	1955	Good	13,709	N	N	17520 47TH AVE NE
2	0	092604	9025	10/22/12	\$405,000	\$478,000	1,720	7	1980	Good	12,000	N	N	2651 NE 169TH ST
2	0	401990	0119	04/03/12	\$339,000	\$416,000	1,760	7	1978	Avg	8,550	N	N	4942 NE 184TH ST
2	0	402350	1026	05/17/13	\$330,000	\$374,000	1,790	7	1915	Avg	21,736	N	N	2847 NE 178TH ST
2	0	402350	0842	05/14/13	\$342,500	\$389,000	1,840	7	1981	Avg	13,383	N	N	2828 NE 178TH ST
2	0	115410	0563	03/26/14	\$310,000	\$330,000	1,900	7	1954	Avg	8,644	N	N	17083 HAMLIN RD NE
2	0	401930	0150	06/06/13	\$551,500	\$623,000	1,960	7	1924	VGood	38,677	N	N	5130 NE 180TH ST
2	0	401930	1520	03/15/13	\$425,000	\$488,000	2,030	7	1939	Good	14,237	N	N	4625 NE 178TH ST
2	0	402410	1975	05/30/12	\$319,000	\$387,000	2,040	7	1974	Avg	7,129	N	N	18025 28TH AVE NE
2	0	402350	0986	07/01/13	\$399,500	\$449,000	2,100	7	1951	VGood	20,700	N	N	3029 NE 178TH ST
2	0	115410	0425	10/15/13	\$450,000	\$495,000	2,200	7	1935	Good	14,000	N	N	17028 HAMLIN RD NE
2	0	402410	1780	03/25/13	\$459,000	\$526,000	2,280	7	1938	Good	16,425	N	N	18044 25TH AVE NE
2	0	402110	0070	06/11/13	\$632,500	\$714,000	2,740	7	1922	VGood	27,340	N	N	18325 47TH PL NE
2	0	401930	1300	12/23/14	\$472,000	\$473,000	1,200	8	1961	Avg	21,890	Y	N	5315 NE 178TH ST
2	0	402410	0496	07/16/14	\$360,000	\$374,000	1,220	8	1978	Avg	12,282	N	N	2630 NE 169TH ST



Improved Sales Used in This Annual Update Analysis

Area 004 -- 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	0	092604	9022	04/30/14	\$475,000	\$501,000	1,270	8	1963	Good	14,299	N	N	2621 NE 169TH ST
2	0	553830	0280	08/19/13	\$483,000	\$538,000	1,280	8	1973	Good	18,077	N	N	17023 33RD AVE NE
2	0	514600	0080	06/25/13	\$415,000	\$467,000	1,320	8	1963	Avg	12,977	N	N	2603 NE 169TH ST
2	0	401930	1205	12/02/14	\$410,000	\$413,000	1,420	8	1954	Good	8,187	N	N	17804 47TH AVE NE
2	0	401930	1105	03/25/14	\$626,330	\$666,000	1,430	8	1954	Avg	26,708	Y	N	5323 NE 180TH ST
2	0	115410	0555	07/30/12	\$455,000	\$546,000	1,500	8	1963	Good	12,626	N	N	3753 NE 170TH PL
2	0	260020	0260	09/26/12	\$350,000	\$415,000	1,510	8	1987	Avg	8,274	N	N	2518 NE 184TH PL
2	0	402890	0050	10/01/13	\$474,000	\$523,000	1,550	8	1960	Good	12,840	N	N	3205 NE 181ST ST
2	0	402230	0035	10/09/14	\$424,000	\$432,000	1,580	8	1955	Good	13,912	N	N	17445 47TH AVE NE
2	0	402350	0079	11/18/13	\$660,000	\$721,000	1,580	8	1963	VGood	11,135	N	N	3306 NE 182ND ST
2	0	402350	0210	08/26/13	\$388,800	\$432,000	1,610	8	1977	Good	8,875	N	N	18247 30TH AVE NE
2	0	402890	0048	08/21/14	\$450,000	\$464,000	1,610	8	1966	Good	13,789	N	N	3020 NE 180TH ST
2	0	402890	0070	04/22/13	\$410,000	\$467,000	1,610	8	1957	Good	22,666	N	N	3311 NE 181ST ST
2	0	402350	0293	07/16/12	\$451,600	\$543,000	1,710	8	1990	Avg	17,882	N	N	3325 NE 181ST ST
2	0	115410	0110	03/26/13	\$377,500	\$433,000	1,760	8	1954	Good	22,248	N	N	4045 NE 178TH ST
2	0	401930	0051	11/25/14	\$455,000	\$459,000	1,760	8	1959	VGood	11,371	N	N	5211 NE 184TH ST
2	0	260020	0240	03/18/13	\$405,000	\$465,000	1,800	8	1986	Avg	12,100	N	N	2700 NE 184TH PL
2	0	402350	0227	10/15/12	\$440,000	\$520,000	1,850	8	1983	Avg	19,895	N	N	2617 NE 185TH ST
2	0	401930	0775	04/07/14	\$575,000	\$610,000	1,920	8	1964	Good	26,754	N	N	3523 NE 182ND ST
2	0	401930	1130	04/27/12	\$450,250	\$550,000	1,930	8	1947	Good	18,000	Y	N	5300 NE 178TH ST
2	0	401930	1055	02/01/12	\$385,000	\$478,000	1,940	8	1930	Good	15,000	N	N	17836 BALLINGER WAY NE
2	0	402350	0954	07/26/12	\$410,500	\$493,000	1,940	8	1993	Avg	6,834	N	N	2638 NE 184TH PL
2	0	402170	0025	06/10/14	\$569,000	\$595,000	2,060	8	1952	VGood	10,583	N	N	5011 NE 180TH ST
2	0	402290	6430	06/30/14	\$560,000	\$583,000	2,070	8	2013	Avg	15,002	N	N	5103 NE 187TH ST
2	0	401930	0690	05/23/13	\$324,000	\$367,000	2,100	8	1953	Avg	10,115	N	N	3818 NE 178TH ST
2	0	402110	0045	07/15/14	\$550,000	\$571,000	2,110	8	1934	Good	17,950	N	N	18225 47TH PL NE
2	0	115410	0380	12/11/12	\$410,500	\$480,000	2,120	8	1941	Good	19,800	N	N	17069 BROOKSIDE BLVD NE
2	0	402350	0610	12/16/13	\$490,000	\$532,000	2,210	8	1925	VGood	17,160	N	N	2960 NE 178TH ST
2	0	401930	1160	06/27/14	\$755,000	\$787,000	2,310	8	1950	Good	24,300	Y	N	5115 NE 180TH ST
2	0	401930	0740	05/23/13	\$499,000	\$565,000	2,360	8	1997	Avg	20,311	N	N	3700 NE 180TH ST
2	0	115410	0515	09/26/14	\$470,000	\$480,000	2,370	8	1938	Avg	54,707	N	N	17450 37TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 004 -- 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	0	260020	0060	04/22/14	\$480,000	\$508,000	2,370	8	1986	Avg	11,068	N	N	2607 NE 184TH PL
2	0	402290	6431	02/20/14	\$642,500	\$688,000	2,820	8	2013	Avg	22,631	N	N	5105 187TH AVE NE
2	0	402410	0345	08/13/13	\$492,000	\$548,000	2,890	8	2002	Avg	9,431	N	N	2543 NE 178TH ST
2	0	401930	0885	10/18/13	\$490,000	\$539,000	2,930	8	1945	Good	47,480	N	N	17832 40TH AVE NE
2	0	402410	0636	07/18/13	\$525,000	\$588,000	3,600	8	2008	Avg	18,000	N	N	17058 28TH AVE NE
2	0	558930	0740	07/25/13	\$570,000	\$638,000	1,760	9	1948	VGood	13,195	N	N	17014 25TH AVE NE
2	0	401930	1375	06/18/12	\$400,000	\$484,000	1,840	9	1929	Good	17,841	N	N	4755 NE 178TH ST
2	0	553830	0165	10/02/13	\$410,000	\$452,000	1,850	9	1997	Avg	6,225	N	N	16903 32ND PL NE
2	0	259730	0020	11/13/14	\$725,000	\$733,000	1,890	9	1978	Good	20,000	Y	N	18015 53RD AVE NE
2	0	401930	1145	04/28/13	\$766,235	\$872,000	2,060	9	2012	Avg	20,000	Y	N	5215 NE 180TH ST
2	0	402350	0530	07/08/13	\$480,000	\$539,000	2,070	9	1984	Avg	14,040	N	N	18208 29TH AVE NE
2	0	115410	0600	05/10/13	\$595,000	\$676,000	2,300	9	1999	Avg	36,764	N	N	17059 37TH AVE NE
2	0	115410	0541	04/12/12	\$565,000	\$692,000	2,390	9	2005	Avg	13,132	N	N	17008 37TH AVE NE
2	0	401930	1380	10/22/12	\$732,601	\$865,000	2,840	9	2012	Avg	16,013	N	N	4749 NE 178TH ST
2	0	553830	0180	02/11/13	\$717,500	\$829,000	2,870	9	2012	Avg	13,566	N	N	17122 32ND AVE NE
2	0	402350	0220	06/06/13	\$530,000	\$599,000	3,040	9	1963	Good	12,251	N	N	2811 NE 185TH ST
2	0	401930	1198	09/18/13	\$650,000	\$719,000	2,050	10	1958	Good	14,560	N	N	5021 NE 180TH ST
2	0	401930	1270	09/11/12	\$900,000	\$1,071,000	2,090	10	1968	VGood	51,200	Y	N	5030 NE 178TH ST
2	0	401930	0270	05/31/13	\$869,000	\$983,000	3,540	10	2008	Avg	20,000	N	N	18464 40TH PL NE
2	0	401930	0900	04/22/14	\$949,000	\$1,003,000	3,870	10	2014	Avg	23,810	N	N	4004 NE 178TH ST
3	0	032604	9115	11/06/13	\$362,000	\$396,000	900	6	1918	VGood	9,100	N	N	3710 NE 189TH PL
3	0	402770	0455	12/05/13	\$298,300	\$325,000	1,020	6	1934	Good	10,207	N	N	19615 55TH AVE NE
3	0	032604	9111	06/26/14	\$285,000	\$297,000	1,010	7	1975	Avg	7,200	N	N	18716 35TH AVE NE
3	0	885770	0050	05/02/13	\$333,600	\$379,000	1,010	7	1965	Avg	10,000	N	N	3749 NE 194TH ST
3	0	932095	0050	05/08/13	\$300,000	\$341,000	1,030	7	1971	Avg	7,430	N	N	20219 54TH PL NE
3	0	379060	0080	10/21/13	\$370,000	\$406,000	1,060	7	1976	Avg	9,960	N	N	19749 40TH CT NE
3	0	402770	0535	04/15/13	\$290,000	\$331,000	1,090	7	1951	Avg	18,769	N	N	19334 53RD AVE NE
3	0	402290	0197	08/08/14	\$399,000	\$412,000	1,140	7	1978	Avg	16,300	N	N	19720 42ND AVE NE
3	0	928910	0130	09/20/12	\$420,000	\$499,000	1,160	7	1963	VGood	10,870	N	N	4033 NE 196TH ST
3	0	259320	0010	09/09/13	\$369,000	\$409,000	1,200	7	1961	Good	8,310	N	N	3705 NE 192ND ST
3	0	259320	0150	09/05/13	\$325,000	\$360,000	1,200	7	1962	Avg	8,563	N	N	3720 NE 192ND ST

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Area 004 -- 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
3	0	402290	2991	09/26/12	\$335,000	\$398,000	1,200	7	1959	Avg	9,960	N	N	19514 40TH PL NE
3	0	402770	0544	06/13/13	\$315,000	\$355,000	1,200	7	1967	VGood	8,114	N	N	19326 53RD AVE NE
3	0	267810	0045	06/19/14	\$320,000	\$334,000	1,210	7	1953	Good	7,000	N	N	18502 36TH PL NE
3	0	342510	0015	05/11/12	\$283,500	\$345,000	1,210	7	1957	Avg	18,893	Y	N	19620 53RD AVE NE
3	0	346100	0130	05/23/12	\$382,000	\$464,000	1,270	7	1961	Avg	10,987	N	N	19131 47TH PL NE
3	0	346100	0150	09/27/13	\$320,000	\$353,000	1,270	7	1961	Avg	11,341	N	N	19050 47TH PL NE
3	0	346100	0190	07/12/13	\$412,000	\$462,000	1,270	7	1963	Avg	12,918	N	N	4908 NE 193RD ST
3	0	402770	0320	11/12/12	\$375,000	\$441,000	1,270	7	2002	Avg	6,600	N	N	5425 NE 204TH ST
3	0	402940	0140	12/10/14	\$409,950	\$412,000	1,270	7	1961	Avg	10,300	N	N	3509 NE 197TH ST
3	0	928910	0080	03/22/13	\$500,000	\$573,000	1,270	7	1962	VGood	10,400	N	N	4040 NE 196TH ST
3	0	402770	0321	10/28/14	\$420,000	\$426,000	1,290	7	1959	Avg	11,242	N	N	20328 54TH LN NE
3	0	402770	0496	11/14/13	\$375,000	\$410,000	1,320	7	1962	Good	10,300	N	N	19531 55TH AVE NE
3	0	032604	9118	02/13/12	\$290,000	\$359,000	1,340	7	1980	Avg	10,797	N	N	3527 NE 190TH PL
3	0	386240	0030	05/23/13	\$448,000	\$507,000	1,340	7	1964	Avg	14,268	N	N	5002 NE 188TH ST
3	0	019260	0110	08/22/13	\$405,000	\$450,000	1,350	7	1976	Avg	8,000	N	N	20120 47TH AVE NE
3	0	570870	0020	11/06/12	\$310,000	\$365,000	1,350	7	1966	Avg	9,671	N	N	20404 55TH PL NE
3	0	570870	0050	01/28/14	\$300,000	\$323,000	1,350	7	1965	Avg	9,621	N	N	20417 55TH PL NE
3	0	402940	0100	09/10/14	\$425,000	\$436,000	1,380	7	1962	Avg	30,804	N	N	3524 NE 197TH ST
3	0	402770	0640	12/26/13	\$425,000	\$461,000	1,420	7	1972	Avg	21,100	N	N	19524 53RD AVE NE
3	0	402770	0527	11/05/13	\$390,000	\$427,000	1,460	7	1961	Avg	12,962	N	N	19336 53RD AVE NE
3	0	402770	0514	02/24/12	\$307,100	\$379,000	1,520	7	1968	Good	8,510	N	N	5414 NE 195TH ST
3	0	402290	6222	11/26/14	\$469,000	\$473,000	1,660	7	1976	Avg	10,659	N	N	5126 NE 187TH ST
3	0	402290	6284	09/24/12	\$366,500	\$435,000	1,680	7	1959	Avg	9,400	N	N	18717 53RD AVE NE
3	0	402770	0466	12/19/14	\$340,500	\$341,000	1,770	7	1957	Avg	12,458	N	N	19605 55TH AVE NE
3	0	402770	0632	06/09/14	\$475,000	\$497,000	1,980	7	1952	VGood	11,443	N	N	19547 53RD AVE NE
3	0	928900	0030	03/18/13	\$385,000	\$442,000	1,160	8	1960	Avg	9,700	N	N	19551 38TH AVE NE
3	0	032604	9117	03/12/14	\$379,000	\$404,000	1,170	8	1980	Good	11,000	N	N	3519 NE 190TH PL
3	0	386240	0050	05/06/14	\$465,000	\$490,000	1,180	8	1967	Good	11,088	N	N	18747 49TH PL NE
3	0	401711	0330	08/22/12	\$370,500	\$443,000	1,210	8	1977	Good	7,200	N	N	20319 46TH PL NE
3	0	928900	0010	05/10/12	\$316,500	\$385,000	1,210	8	1961	Avg	10,900	N	N	19559 38TH AVE NE
3	0	402290	3070	09/24/12	\$394,000	\$468,000	1,230	8	1961	Good	46,609	N	N	19216 40TH PL NE



King County

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Improved Sales Used in This Annual Update Analysis

Area 004 -- 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
3	0	402770	0262	11/21/13	\$382,295	\$417,000	1,240	8	1965	Avg	16,400	N	N	5103 NE 201ST PL
3	0	440080	0061	07/25/14	\$419,000	\$434,000	1,280	8	1969	Good	10,447	N	N	4621 NE 192ND ST
3	0	402770	0013	11/28/12	\$345,000	\$404,000	1,300	8	1979	Good	18,318	N	N	4523 NE 201ST PL
3	0	402290	5670	04/11/12	\$425,001	\$520,000	1,310	8	1962	VGood	9,277	N	N	4734 NE 192ND PL
3	0	570870	0090	08/28/13	\$342,000	\$380,000	1,310	8	1967	Avg	10,100	N	N	20406 54TH PL NE
3	0	345900	0180	08/15/12	\$330,000	\$395,000	1,320	8	1965	Avg	10,700	Y	N	20147 53RD AVE NE
3	0	345900	0190	12/18/13	\$450,000	\$488,000	1,320	8	1965	Avg	11,400	Y	N	20143 53RD AVE NE
3	0	073201	0050	10/15/12	\$459,950	\$544,000	1,340	8	1983	Avg	17,673	N	N	4403 NE 187TH PL
3	0	401711	0150	09/01/13	\$485,000	\$538,000	1,360	8	1977	Good	9,725	N	N	4623 NE 203RD CT
3	0	402770	1360	07/24/13	\$435,000	\$487,000	1,370	8	1967	Avg	11,990	N	N	5008 NE 190TH ST
3	0	561100	0120	09/24/13	\$390,000	\$431,000	1,400	8	1978	Avg	8,750	N	N	19727 41ST AVE NE
3	0	401711	0270	01/15/13	\$429,500	\$499,000	1,430	8	1977	Good	7,508	N	N	20312 46TH PL NE
3	0	259740	0010	07/08/13	\$435,000	\$488,000	1,440	8	1977	Good	12,680	N	N	20119 44TH AVE NE
3	0	379060	0020	04/05/12	\$387,500	\$475,000	1,450	8	1972	Avg	9,600	N	N	19736 40TH CT NE
3	0	402290	7770	10/14/14	\$550,000	\$560,000	1,460	8	1958	Avg	14,782	Y	N	18730 53RD AVE NE
3	0	401711	0020	06/30/14	\$445,800	\$464,000	1,470	8	1977	Avg	39,446	N	N	20143 47TH AVE NE
3	0	345900	0130	07/15/13	\$555,000	\$622,000	1,480	8	1966	VGood	9,968	Y	N	20128 53RD AVE NE
3	0	345910	0300	06/17/14	\$405,000	\$423,000	1,480	8	1968	Avg	7,400	N	N	5475 NE 200TH PL
3	0	401711	0360	03/08/13	\$420,000	\$483,000	1,480	8	1977	Avg	11,774	N	N	4612 NE 203RD CT
3	0	402770	0593	03/22/12	\$365,500	\$449,000	1,490	8	1983	Good	13,461	N	N	5225 NE 193RD PL
3	0	402290	2050	10/08/13	\$445,000	\$490,000	1,500	8	1964	Avg	10,800	N	N	19532 38TH AVE NE
3	0	402770	0513	10/30/13	\$423,950	\$465,000	1,520	8	1968	Good	8,023	N	N	5422 NE 195TH ST
3	0	771810	0085	03/20/14	\$441,000	\$470,000	1,520	8	1964	Avg	9,300	N	N	18703 37TH AVE NE
3	0	402290	2000	09/04/12	\$395,000	\$471,000	1,530	8	1969	Avg	11,800	N	N	19607 40TH PL NE
3	0	885770	0040	06/25/13	\$390,000	\$439,000	1,550	8	1967	Avg	8,672	N	N	3745 NE 194TH ST
3	0	402770	0008	08/04/13	\$365,000	\$407,000	1,560	8	1978	Avg	10,413	N	N	4531 NE 201ST PL
3	0	073200	0050	06/11/13	\$480,000	\$542,000	1,580	8	1967	Avg	10,150	N	N	18613 41ST PL NE
3	0	402770	0594	12/22/14	\$520,000	\$521,000	1,580	8	1983	Avg	36,665	Y	N	5220 NE 193RD PL
3	0	771700	0050	02/27/12	\$310,000	\$383,000	1,580	8	1961	Avg	9,300	N	N	3808 NE 190TH PL
3	0	402290	2718	03/20/12	\$439,950	\$541,000	1,590	8	2012	Avg	9,600	N	N	19612 40TH PL NE
3	0	402290	5473	12/05/14	\$565,000	\$568,000	1,590	8	2012	Avg	12,480	N	N	18900 40TH PL NE



King County

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Area 004 -- 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
3	0	402290	5473	02/23/12	\$450,000	\$556,000	1,590	8	2012	Avg	12,480	N	N	18900 40TH PL NE
3	0	440070	0530	05/28/13	\$477,000	\$540,000	1,610	8	1964	Good	9,851	N	N	18704 46TH AVE NE
3	0	345900	0050	06/10/14	\$470,000	\$492,000	1,620	8	1965	Avg	14,800	N	N	5315 NE 201ST PL
3	0	345970	0180	09/13/13	\$465,000	\$515,000	1,630	8	1978	Avg	13,490	N	N	4023 NE 204TH ST
3	0	402290	0289	07/25/13	\$400,000	\$447,000	1,640	8	1981	Avg	8,021	N	N	19700 40TH PL NE
3	0	932340	0020	06/11/12	\$422,000	\$511,000	1,670	8	1974	Avg	11,183	N	N	4014 NE 185TH ST
3	0	402290	0150	12/09/14	\$600,000	\$603,000	1,680	8	1968	Good	10,850	Y	N	20215 42ND AVE NE
3	0	259200	0010	06/25/13	\$585,000	\$658,000	1,690	8	1973	Good	22,162	N	N	4308 NE 186TH ST
3	0	259740	0130	07/12/13	\$462,000	\$518,000	1,690	8	1976	Avg	9,600	N	N	20314 42ND AVE NE
3	0	867000	0060	08/27/14	\$535,000	\$550,000	1,700	8	1968	Avg	12,138	N	N	3607 NE 189TH PL
3	0	380000	0170	07/09/13	\$469,000	\$526,000	1,710	8	1974	Avg	9,707	Y	N	4755 NE 203RD ST
3	0	440090	0030	06/02/14	\$440,000	\$461,000	1,720	8	1967	Avg	11,034	N	N	19311 47TH AVE NE
3	0	771810	0055	08/21/13	\$334,000	\$372,000	1,760	8	1963	Avg	8,160	N	N	3506 NE 187TH ST
3	0	276371	0060	08/08/14	\$459,950	\$475,000	1,780	8	1974	Avg	9,747	N	N	19369 49TH PL NE
3	0	212200	0025	06/27/13	\$417,000	\$469,000	1,810	8	1990	Avg	10,894	N	N	19701 40TH PL NE
3	0	402290	2082	08/14/13	\$460,000	\$512,000	1,820	8	1963	Avg	12,000	N	N	19526 38TH AVE NE
3	0	402770	0322	11/19/12	\$419,000	\$492,000	1,830	8	1977	Avg	16,235	Y	N	20304 54TH LN NE
3	0	019260	0070	10/21/13	\$458,000	\$503,000	1,840	8	1977	Avg	9,175	Y	N	20111 51ST AVE NE
3	0	345910	0200	02/12/13	\$499,950	\$578,000	1,850	8	1968	Good	8,349	Y	N	5429 NE 200TH PL
3	0	345970	0020	03/26/13	\$482,000	\$552,000	1,860	8	1978	Good	8,050	N	N	4044 NE 204TH ST
3	0	771700	0010	02/27/14	\$419,500	\$449,000	1,860	8	1962	Avg	15,400	N	N	18924 37TH AVE NE
3	0	867000	0020	09/16/13	\$392,000	\$434,000	1,860	8	1966	Avg	9,600	N	N	18915 37TH AVE NE
3	0	928898	0110	02/27/12	\$419,990	\$518,000	1,910	8	2012	Avg	7,213	N	N	5419 NE 197TH PL
3	0	259740	0330	11/26/12	\$565,000	\$663,000	1,930	8	1977	VGood	10,000	N	N	20138 44TH AVE NE
3	0	346100	0059	05/23/13	\$475,000	\$538,000	1,930	8	1979	Avg	13,222	N	N	4716 NE 187TH PL
3	0	259740	0080	05/23/12	\$595,000	\$723,000	1,980	8	1976	VGood	10,400	N	N	20214 42ND AVE NE
3	0	402770	1253	08/13/14	\$470,000	\$485,000	1,990	8	1998	Avg	30,083	N	N	19211 53RD CT NE
3	0	402290	3395	05/08/12	\$349,000	\$425,000	2,000	8	1965	Avg	12,020	N	N	19329 47TH AVE NE
3	0	392880	0053	06/04/14	\$356,000	\$373,000	2,060	8	1989	Avg	11,900	N	N	5002 NE 197TH ST
3	0	932340	0030	05/16/12	\$544,950	\$663,000	2,090	8	1974	Good	17,179	N	N	4024 NE 185TH ST
3	0	259747	0020	04/19/12	\$422,000	\$516,000	2,120	8	1985	Avg	9,870	N	N	5235 NE 193RD PL



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Area 004 -- 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
3	0	402290	2505	07/31/14	\$470,000	\$486,000	2,220	8	1987	Avg	9,800	N	N	3945 NE 186TH ST
3	0	928898	0010	06/11/12	\$415,990	\$504,000	2,300	8	2012	Avg	5,872	N	N	5426 NE 197TH PL
3	0	928898	0020	05/24/12	\$419,990	\$510,000	2,300	8	2012	Avg	5,584	N	N	5420 NE 197TH PL
3	0	928898	0030	06/14/12	\$424,990	\$514,000	2,300	8	2012	Avg	6,416	N	N	5416 NE 197TH PL
3	0	928898	0090	05/03/12	\$434,990	\$531,000	2,300	8	2012	Avg	7,184	N	N	5409 NE 197TH PL
3	0	928898	0040	06/22/12	\$429,990	\$520,000	2,320	8	2012	Avg	7,408	N	N	5412 NE 197TH PL
3	0	928898	0050	03/26/12	\$434,990	\$534,000	2,320	8	2012	Avg	8,000	N	N	5408 NE 197TH PL
3	0	066200	0005	09/20/13	\$495,500	\$548,000	2,410	8	1967	Good	15,515	N	N	5030 NE 197TH ST
3	0	402290	2523	02/21/14	\$594,990	\$637,000	2,420	8	2002	Avg	9,739	N	N	18521 40TH PL NE
3	0	032604	9103	09/22/14	\$470,000	\$481,000	2,470	8	2002	Avg	8,536	N	N	3505 NE 195TH ST
3	0	402770	0242	05/23/13	\$615,000	\$697,000	2,500	8	1966	VGood	19,932	Y	N	19852 47TH AVE NE
3	0	402770	0456	06/19/14	\$510,000	\$533,000	2,610	8	1998	Avg	8,031	N	N	5408 NE 197TH ST
3	0	928898	0100	04/24/12	\$457,990	\$559,000	2,690	8	2012	Avg	7,215	N	N	5413 NE 197TH PL
3	0	928898	0120	04/24/12	\$449,990	\$550,000	2,690	8	2012	Avg	7,213	N	N	5425 NE 197TH PL
3	0	345970	0050	03/06/13	\$498,880	\$574,000	2,750	8	1978	Avg	9,750	N	N	4038 NE 204TH ST
3	0	276360	0060	03/26/13	\$495,000	\$567,000	3,480	8	1971	VGood	11,884	N	N	5102 NE 193RD ST
3	0	402770	0009	05/15/14	\$575,000	\$605,000	1,600	9	1979	Avg	17,810	N	N	4517 NE 201ST PL
3	0	032604	9079	03/05/14	\$500,000	\$534,000	1,900	9	1961	Good	9,284	N	N	3817 NE 189TH PL
3	0	812860	0030	08/22/12	\$529,000	\$632,000	2,030	9	1987	Avg	17,903	Y	N	19536 44TH AVE NE
3	0	402290	0194	11/11/13	\$493,000	\$539,000	2,260	9	1987	Avg	9,600	Y	N	20211 42ND AVE NE
3	0	342510	0036	04/26/13	\$575,000	\$655,000	2,290	9	1989	Avg	9,900	Y	N	19731 53RD AVE NE
3	0	402290	7832	12/11/12	\$540,000	\$632,000	2,290	9	1998	Avg	10,250	Y	N	18516 53RD AVE NE
3	0	032604	9099	06/25/12	\$680,000	\$821,000	2,420	9	1960	VGood	37,477	N	N	3838 NE 189TH PL
3	0	402290	2565	12/17/12	\$404,000	\$472,000	2,460	9	1970	Avg	19,990	N	N	19600 44TH PL NE
3	0	868166	0060	09/29/14	\$503,000	\$514,000	2,470	9	2005	Avg	5,044	N	N	5408 NE 198TH PL
3	0	073201	0070	09/09/13	\$675,000	\$748,000	2,490	9	2005	Avg	19,164	N	N	4417 NE 187TH PL
3	0	402290	4994	11/14/13	\$625,000	\$683,000	2,500	9	1998	Good	8,915	N	N	4416 NE 189TH PL
3	0	402770	0025	07/29/13	\$550,000	\$615,000	2,620	9	1984	Avg	18,495	N	N	4555 NE 201ST PL
3	0	032604	9060	09/09/14	\$660,000	\$677,000	2,650	9	2005	Avg	11,250	N	N	18711 37TH AVE NE
3	0	402290	2990	06/27/12	\$610,000	\$736,000	2,680	9	2010	Avg	10,700	N	N	4034 NE 195TH ST
3	0	342510	0037	07/17/13	\$650,000	\$728,000	3,300	9	1991	Avg	19,846	Y	N	19749 53RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 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
3	0	402770	0459	04/22/14	\$880,000	\$930,000	3,270	10	2000	Avg	21,998	Y	N	5402 NE 197TH ST
4	0	381710	0045	07/24/13	\$264,600	\$296,000	910	7	1955	Good	9,960	N	N	6117 NE 188TH PL
4	0	381630	0095	05/14/14	\$310,000	\$326,000	1,050	7	1953	Avg	9,876	N	N	18527 KENLAKE PL NE
4	0	670820	0040	05/07/14	\$409,500	\$432,000	1,320	7	1968	Avg	13,000	N	N	19155 66TH PL NE
4	0	112604	9105	05/27/14	\$330,000	\$346,000	1,360	7	1955	Avg	13,372	N	N	18423 61ST PL NE
4	0	670810	0060	03/26/12	\$412,500	\$507,000	1,370	7	1978	Good	12,352	N	N	19108 67TH AVE NE
4	0	381550	0165	09/11/14	\$396,000	\$406,000	1,420	7	1960	Avg	12,253	N	N	18252 66TH AVE NE
4	0	617870	0056	05/17/13	\$425,000	\$482,000	1,420	7	1955	Avg	17,940	Y	N	6224 NE 184TH ST
4	0	670820	0120	05/14/12	\$395,000	\$481,000	1,460	7	1977	Good	13,785	N	N	6624 NE 194TH ST
4	0	883290	0705	01/14/14	\$455,000	\$491,000	1,470	7	1970	VGood	11,021	N	N	18154 60TH AVE NE
4	0	414050	0135	07/10/13	\$325,000	\$365,000	1,480	7	1958	Good	9,450	N	N	18748 58TH AVE NE
4	0	112604	9103	08/29/14	\$415,000	\$427,000	1,490	7	1955	Avg	9,003	N	N	6193 NE 185TH ST
4	0	381630	0065	07/16/14	\$375,000	\$389,000	1,520	7	1953	Avg	10,798	N	N	18528 61ST PL NE
4	0	414090	0340	02/24/14	\$362,500	\$388,000	1,540	7	1967	VGood	9,552	N	N	5711 NE 190TH ST
4	0	883290	0405	06/13/13	\$435,000	\$491,000	1,540	7	1958	Good	10,733	N	N	18203 60TH AVE NE
4	0	883350	0060	02/07/13	\$433,000	\$501,000	1,560	7	1976	Avg	12,031	Y	N	6519 NE 192ND PL
4	0	794630	0311	10/30/12	\$341,500	\$403,000	1,570	7	2004	Avg	2,556	N	N	6253 NE 181ST ST
4	0	381670	0150	11/14/14	\$430,000	\$435,000	1,600	7	1981	Avg	12,480	N	N	18838 61ST PL NE
4	0	381870	0175	04/25/12	\$265,000	\$324,000	1,600	7	1957	Avg	34,040	N	N	18515 61ST PL NE
4	0	414050	0180	06/04/14	\$545,000	\$571,000	1,660	7	1958	VGood	17,240	N	N	18709 58TH AVE NE
4	0	414050	0180	04/29/12	\$484,500	\$591,000	1,660	7	1958	VGood	17,240	N	N	18709 58TH AVE NE
4	0	381630	0075	07/30/12	\$306,000	\$367,000	1,670	7	1954	Good	8,294	N	N	6160 NE 185TH ST
4	0	670820	0230	12/31/13	\$330,500	\$358,000	1,680	7	1967	Avg	10,375	N	N	19121 67TH AVE NE
4	0	381710	0015	11/26/12	\$410,000	\$481,000	1,800	7	1955	VGood	9,290	N	N	6132 NE 188TH PL
4	0	670820	0320	09/29/14	\$599,000	\$612,000	1,840	7	1962	Good	11,000	Y	N	19146 66TH PL NE
4	0	883290	0645	08/02/13	\$395,000	\$441,000	1,840	7	1957	Avg	12,720	Y	N	5853 NE 181ST ST
4	0	414050	0150	06/01/12	\$340,000	\$412,000	1,950	7	1958	Avg	10,235	N	N	18761 58TH AVE NE
4	0	381870	0190	12/15/14	\$387,846	\$389,000	2,040	7	1954	Good	15,205	N	N	6109 NE 187TH ST
4	0	381870	0151	10/15/13	\$347,000	\$382,000	2,130	7	1983	Avg	9,660	N	N	18541 61ST PL NE
4	0	381870	0185	09/25/14	\$400,000	\$409,000	2,150	7	1952	Good	11,026	N	N	18531 61ST PL NE
4	0	414090	0110	07/02/12	\$430,000	\$519,000	2,780	7	1966	Avg	11,900	N	N	5545 NE 187TH ST



Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	617870	0011	08/06/14	\$430,000	\$444,000	1,290	8	1963	Avg	10,000	Y	N	18240 62ND AVE NE
4	0	381550	0150	04/17/14	\$484,000	\$512,000	1,350	8	1981	Avg	9,440	Y	N	6454 NE 182ND ST
4	0	381550	0160	12/27/13	\$365,000	\$395,000	1,390	8	1960	Avg	18,653	N	N	18400 66TH AVE NE
4	0	381550	0045	10/03/14	\$399,000	\$407,000	1,420	8	1958	Avg	12,473	N	N	6418 NE 184TH ST
4	0	414009	0240	11/05/14	\$520,000	\$527,000	1,440	8	1977	VGood	9,263	N	N	6149 NE 194TH PL
4	0	039700	0220	06/07/13	\$469,000	\$530,000	1,450	8	1976	Avg	14,100	Y	N	18515 64TH PL NE
4	0	617893	0400	03/14/14	\$479,000	\$511,000	1,450	8	1981	Good	8,260	N	N	18603 66TH AVE NE
4	0	381550	0035	05/20/14	\$385,000	\$405,000	1,490	8	1959	Good	9,630	N	N	6438 NE 184TH ST
4	0	883290	0780	10/13/14	\$480,000	\$489,000	1,560	8	1959	Avg	21,562	Y	N	18114 60TH PL NE
4	0	883351	0110	02/21/14	\$365,000	\$391,000	1,580	8	1977	Avg	7,968	N	N	19422 65TH PL NE
4	0	883290	0755	06/12/13	\$515,000	\$581,000	1,600	8	1958	Avg	13,112	Y	N	18127 60TH PL NE
4	0	883351	0190	10/31/14	\$490,000	\$497,000	1,610	8	1976	Good	9,627	Y	N	19319 65TH AVE NE
4	0	617893	0160	06/12/12	\$470,000	\$569,000	1,660	8	1985	Avg	10,121	N	N	18822 66TH AVE NE
4	0	414009	0230	07/30/12	\$385,000	\$462,000	1,680	8	1977	Avg	10,938	N	N	6145 NE 194TH PL
4	0	618170	0645	02/05/13	\$385,000	\$445,000	1,680	8	1957	Avg	9,001	Y	N	6268 NE 182ND ST
4	0	617870	0195	06/07/13	\$750,000	\$847,000	1,840	8	1956	VGood	20,400	Y	N	18507 64TH AVE NE
4	0	617893	0340	06/30/14	\$480,000	\$500,000	1,890	8	1981	Avg	9,664	N	N	6535 NE 188TH ST
4	0	381670	0095	02/14/13	\$430,000	\$497,000	1,950	8	1959	Avg	13,810	Y	N	18711 KENLAKE PL NE
4	0	039710	0100	06/12/12	\$417,000	\$505,000	2,070	8	1976	Avg	10,272	N	N	6416 NE 188TH ST
4	0	883290	0550	09/12/14	\$650,000	\$666,000	2,130	8	1957	Avg	11,575	Y	N	5815 NE 182ND ST
4	0	617870	0025	11/18/13	\$507,450	\$554,000	2,150	8	1950	Good	10,399	N	N	6261 NE 184TH ST
4	0	414009	0110	09/12/14	\$512,500	\$525,000	2,200	8	1975	Good	6,900	N	N	19216 KENLAKE PL NE
4	0	112604	9176	10/01/13	\$529,000	\$584,000	2,200	8	2007	Avg	15,367	N	N	18425 62ND AVE NE
4	0	039700	0140	05/22/13	\$478,000	\$542,000	2,240	8	1971	Good	10,200	Y	N	6450 NE 186TH ST
4	0	883290	0120	12/22/14	\$600,000	\$601,000	2,300	8	1955	Avg	12,682	Y	N	5666 NE 180TH ST
4	0	617870	0115	04/16/12	\$445,000	\$544,000	2,350	8	1985	Avg	24,750	N	N	18738 62ND AVE NE
4	0	381870	0123	08/13/14	\$390,000	\$402,000	2,360	8	2003	Avg	5,737	N	N	18520 61ST PL NE
4	0	689180	0180	03/27/12	\$480,000	\$589,000	2,560	8	1989	Avg	9,886	N	N	19330 63RD AVE NE
4	0	381630	0020	12/22/12	\$475,000	\$554,000	2,780	8	1954	Avg	15,172	N	N	6170 NE 185TH ST
4	0	689182	0060	06/19/13	\$495,000	\$558,000	3,040	8	1990	Avg	8,953	N	N	6223 NE 191ST ST
4	0	689182	0180	08/10/12	\$459,900	\$551,000	3,060	8	1983	Avg	9,841	N	N	6228 NE 193RD ST

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Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	617893	0140	04/24/14	\$505,000	\$534,000	1,300	9	1983	Avg	9,054	N	N	18810 66TH AVE NE
4	0	883351	0230	06/04/14	\$603,500	\$632,000	2,150	9	1977	Avg	9,734	Y	N	19304 65TH AVE NE
4	0	618170	0196	03/21/14	\$572,500	\$609,000	2,200	9	2007	Avg	7,803	Y	N	6267 NE 182ND ST
4	0	689180	0220	07/01/13	\$483,000	\$543,000	2,410	9	1985	Avg	9,617	N	N	19331 63RD PL NE
4	0	039710	0220	05/22/12	\$468,950	\$570,000	2,480	9	1964	Good	10,330	N	N	18535 64TH PL NE
4	0	381670	0060	09/27/12	\$477,990	\$567,000	2,630	9	2002	Avg	13,520	N	N	18779 KENLAKE PL NE
4	0	689180	0360	09/18/14	\$609,000	\$623,000	2,630	9	1989	Avg	10,131	N	N	19408 63RD AVE NE
4	0	689182	0020	11/05/14	\$620,000	\$628,000	2,660	9	1985	Avg	10,493	N	N	19012 62ND AVE NE
4	0	689182	0010	08/20/13	\$650,000	\$723,000	2,810	9	1990	Avg	9,703	N	N	19006 62ND AVE NE
4	0	617870	0064	09/24/13	\$750,000	\$829,000	2,860	9	1977	VGood	24,750	Y	N	18505 63RD AVE NE
4	0	689182	0050	04/30/14	\$725,000	\$765,000	3,340	9	1990	Avg	9,622	N	N	6219 NE 191ST ST
4	0	689180	0380	08/14/13	\$708,000	\$789,000	4,000	9	1990	Avg	13,222	N	N	19424 63RD AVE NE
4	0	617870	0050	07/11/12	\$648,000	\$780,000	2,030	10	1964	Good	18,545	Y	N	6303 NE 185TH ST
8	0	553830	0460	12/10/14	\$465,000	\$467,000	1,030	7	1955	Avg	9,000	Y	N	16520 34TH AVE NE
8	0	152604	9013	09/28/13	\$390,000	\$430,000	1,130	7	1954	Avg	9,220	N	N	16249 36TH AVE NE
8	0	797990	0342	10/10/13	\$365,000	\$402,000	1,130	7	1952	Good	7,964	N	N	3303 NE 163RD ST
8	0	109610	0010	10/28/14	\$320,000	\$325,000	1,210	7	1952	Avg	7,040	N	N	16009 30TH AVE NE
8	0	774250	0045	06/26/13	\$389,000	\$438,000	1,310	7	1953	Avg	12,360	N	N	3537 NE 166TH ST
8	0	797990	0581	11/18/13	\$404,000	\$441,000	1,340	7	1954	Good	8,654	N	N	15829 33RD AVE NE
8	0	674470	0343	07/19/13	\$440,000	\$493,000	1,390	7	1952	VGood	15,435	Y	N	15612 38TH AVE NE
8	0	774250	0015	07/19/13	\$446,870	\$500,000	1,400	7	1954	Avg	9,109	N	N	3558 NE 166TH ST
8	0	802670	0070	06/24/13	\$450,000	\$506,000	1,450	7	1953	Avg	7,525	Y	N	15622 36TH AVE NE
8	0	797990	0215	06/11/14	\$381,000	\$399,000	1,460	7	1954	Avg	11,407	N	N	16049 33RD AVE NE
8	0	797990	0210	08/08/14	\$418,900	\$433,000	1,470	7	1954	Avg	11,112	N	N	16055 33RD AVE NE
8	0	797990	0126	06/26/14	\$450,000	\$469,000	1,530	7	1952	Avg	23,660	N	N	3202 NE 163RD ST
8	0	802670	0125	08/23/13	\$399,000	\$444,000	1,560	7	1954	Avg	10,081	N	N	3716 NE 157TH ST
8	0	797990	0901	10/29/13	\$390,000	\$428,000	1,610	7	1953	Avg	8,500	N	N	15521 35TH AVE NE
8	0	774010	0075	11/28/12	\$400,000	\$469,000	1,780	7	1947	Avg	9,600	Y	N	16294 39TH AVE NE
8	0	774450	0020	08/26/14	\$431,000	\$443,000	970	8	1959	Avg	12,530	N	N	3535 NE 165TH ST
8	0	775270	0140	05/29/13	\$452,000	\$511,000	1,070	8	1961	Avg	10,793	N	N	15847 37TH AVE NE
8	0	774050	0070	07/10/14	\$475,000	\$494,000	1,180	8	1951	Avg	9,659	N	N	16710 39TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	774150	0015	07/27/12	\$495,000	\$594,000	1,260	8	1953	Good	11,346	N	N	16730 37TH AVE NE
8	0	774010	0435	05/10/12	\$372,500	\$454,000	1,270	8	1950	Avg	11,846	N	N	16215 37TH AVE NE
8	0	774350	0050	03/25/13	\$415,000	\$476,000	1,320	8	1959	Avg	8,030	N	N	3555 NE 165TH ST
8	0	797990	0006	06/25/14	\$450,000	\$469,000	1,330	8	1954	Avg	11,740	N	N	16359 35TH AVE NE
8	0	097360	0020	10/02/14	\$482,975	\$493,000	1,370	8	1976	Avg	8,801	N	N	16051 36TH AVE NE
8	0	553830	0515	03/26/12	\$549,000	\$674,000	1,390	8	1966	VGood	9,000	N	N	16509 35TH AVE NE
8	0	802670	0030	07/24/13	\$470,000	\$526,000	1,400	8	1954	Avg	7,742	Y	N	15602 35TH AVE NE
8	0	774010	0211	07/24/12	\$493,000	\$592,000	1,530	8	1959	Good	6,400	Y	N	3729 NE 165TH ST
8	0	775270	0100	03/26/13	\$477,000	\$547,000	1,530	8	1962	Good	9,916	Y	N	15866 36TH AVE NE
8	0	102604	9096	09/04/13	\$480,000	\$532,000	1,570	8	1981	Avg	7,213	N	N	16749 39TH AVE NE
8	0	152604	9024	10/17/13	\$550,000	\$605,000	1,570	8	1963	Good	11,500	Y	N	16314 35TH AVE NE
8	0	553830	0385	05/02/13	\$475,000	\$540,000	1,600	8	1953	Avg	29,234	N	N	16501 34TH AVE NE
8	0	797990	0045	03/05/14	\$595,000	\$636,000	1,600	8	2001	Avg	6,000	Y	N	3404 NE 163RD ST
8	0	774050	0090	03/12/12	\$375,000	\$462,000	1,650	8	1952	Good	10,605	N	N	16744 39TH AVE NE
8	0	774150	0050	05/24/12	\$489,000	\$594,000	1,700	8	1953	Avg	18,543	N	N	16534 37TH AVE NE
8	0	797990	0005	02/25/14	\$642,000	\$687,000	1,710	8	1960	Good	11,650	Y	N	16358 34TH AVE NE
8	0	797990	0420	02/25/13	\$465,000	\$536,000	1,710	8	1956	Good	9,739	N	N	15857 35TH AVE NE
8	0	102604	9082	11/25/14	\$500,000	\$504,000	1,800	8	1978	Good	27,631	N	N	16504 35TH AVE NE
8	0	774590	0010	03/15/13	\$580,000	\$666,000	1,820	8	1972	VGood	10,060	N	N	3646 NE 169TH ST
8	0	774590	0090	09/26/13	\$577,500	\$638,000	1,870	8	1972	Avg	9,546	N	N	3641 NE 169TH ST
8	0	152604	9019	08/10/12	\$620,000	\$742,000	1,890	8	1963	Good	10,500	Y	N	16308 35TH AVE NE
8	0	774010	0305	02/21/13	\$605,000	\$698,000	1,960	8	2005	Avg	18,575	Y	N	16002 38TH AVE NE
8	0	774350	0060	07/26/13	\$405,000	\$453,000	2,000	8	1954	Good	7,270	N	N	3561 NE 165TH ST
8	0	774590	0100	10/22/12	\$595,000	\$703,000	2,010	8	1972	VGood	10,206	N	N	3651 NE 169TH ST
8	0	797990	0050	05/08/12	\$602,000	\$734,000	2,060	8	2002	Avg	12,002	Y	N	16310 34TH AVE NE
8	0	102604	9069	06/24/13	\$520,000	\$585,000	2,070	8	1958	Good	13,800	N	N	3574 NE 166TH ST
8	0	774010	0225	09/04/12	\$492,000	\$586,000	2,100	8	1957	VGood	6,750	N	N	16232 37TH AVE NE
8	0	802670	0040	07/14/14	\$580,000	\$602,000	2,240	8	1954	Avg	7,700	Y	N	15611 36TH AVE NE
8	0	797990	0905	02/04/13	\$440,000	\$509,000	2,330	8	1953	Avg	16,150	N	N	15515 35TH AVE NE
8	0	774500	0090	05/09/14	\$565,000	\$595,000	2,470	8	1984	Avg	7,447	N	N	4209 NE 169TH CT
8	0	797990	0095	05/20/13	\$434,400	\$492,000	2,570	8	1957	Avg	13,500	N	N	16305 34TH AVE NE



King County

Department of Assessments

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	797990	0430	12/03/14	\$670,000	\$674,000	3,340	8	1992	Avg	13,805	N	N	15839 35TH AVE NE
8	0	370100	0060	12/16/14	\$880,000	\$883,000	1,930	9	1970	Avg	9,000	Y	N	3523 NE 158TH PL
8	0	774010	0320	06/07/13	\$650,000	\$734,000	2,250	9	1939	Good	9,500	Y	N	16034 38TH AVE NE
8	0	774200	0090	04/22/14	\$580,000	\$613,000	2,290	9	1990	Avg	11,532	N	N	16010 36TH AVE NE
8	0	102604	9102	07/30/12	\$575,000	\$690,000	2,390	9	1999	Avg	9,551	N	N	16545 37TH AVE NE
8	0	797990	0395	04/05/13	\$595,000	\$680,000	2,610	9	1950	VGood	13,053	N	N	16022 34TH AVE NE
8	0	797990	0895	09/30/13	\$653,000	\$720,000	2,660	9	2005	Avg	7,414	N	N	3411 NE 158TH ST
8	0	775290	0005	03/13/12	\$650,000	\$800,000	2,980	9	2012	Avg	7,477	N	N	15856 37TH AVE NE
8	0	774010	0045	03/14/13	\$555,000	\$637,000	3,550	9	2007	Avg	9,265	Y	N	16244 39TH AVE NE
8	0	925790	0030	06/27/13	\$700,000	\$787,000	2,240	10	2000	Avg	12,397	N	N	3416 NE 166TH PL

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	115560	0050	04/02/12	\$263,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	115562	0190	06/03/14	\$430,000	SALE DOES NOT MATCH DATA
1	0	138830	0035	07/16/13	\$400,000	SALE DOES NOT MATCH DATA
1	0	159230	0010	09/26/14	\$600,000	SALE DOES NOT MATCH DATA
1	0	397170	1502	01/23/13	\$408,277	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	397170	1855	10/22/14	\$353,100	QUIT CLAIM DEED
1	0	397170	1870	04/08/13	\$164,900	SALE DOES NOT MATCH DATA
1	0	401850	0080	10/13/14	\$448,502	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	402290	0494	03/27/12	\$207,516	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	402290	0494	03/27/12	\$180,222	FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
1	0	402290	0494	12/07/12	\$195,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	402290	0510	03/22/12	\$258,000	SALE DOES NOT MATCH DATA
1	0	402290	0571	05/03/12	\$283,500	RELOCATION - SALE TO SERVICE
1	0	402290	1340	01/15/13	\$199,030	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	402290	1390	07/09/12	\$286,565	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	0	402290	1393	08/16/12	\$203,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	402290	1450	07/13/12	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
1	0	402290	1450	02/18/13	\$418,750	SALE DOES NOT MATCH DATA
1	0	418190	0010	02/05/13	\$171,000	SALE DOES NOT MATCH DATA
1	0	418190	0049	05/02/12	\$240,000	SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE
1	0	615290	0124	01/10/12	\$228,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	0	615290	0127	11/12/14	\$200,000	SALE DOES NOT MATCH DATA; TEAR DOWN SALE
1	0	615290	0130	10/23/12	\$339,900	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	615290	0271	06/17/14	\$256,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	615290	0308	04/19/13	\$252,600	OBSOLESCENCE
1	0	615290	0449	12/26/12	\$437,000	IMP. COUNT > 1
1	0	741710	0130	11/07/13	\$270,955	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	741710	0131	04/10/14	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
1	0	741710	0133	11/13/14	\$310,000	SALE DOES NOT MATCH DATA

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	741710	0150	12/11/12	\$217,883	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	741710	0151	12/09/14	\$428,288	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	856297	0040	05/16/14	\$655,000	SALE DOES NOT MATCH DATA
1	0	866590	0205	01/30/14	\$600,000	SALE DOES NOT MATCH DATA
1	0	866590	0240	08/02/12	\$225,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	866590	0390	09/25/14	\$549,000	SALE DOES NOT MATCH DATA
1	0	928675	0150	01/11/12	\$280,000	SHORT SALE; SALE DOES NOT MATCH DATA
1	0	942550	0065	07/26/12	\$199,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	942550	0100	04/18/14	\$205,000	NON-REPRESENTATIVE SALE
1	0	942550	0105	11/18/13	\$230,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	115410	0110	11/29/12	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	115410	0120	06/03/14	\$236,000	NO MARKET EXPOSURE
2	0	115410	0275	12/21/12	\$220,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	115410	0285	07/16/12	\$180,000	NO MARKET EXPOSURE
2	0	115410	0320	12/18/12	\$219,500	NO MARKET EXPOSURE
2	0	401930	0155	08/21/14	\$911,100	SALE DOES NOT MATCH DATA
2	0	401930	0205	09/05/14	\$268,000	QUESTIONABLE PER APPRAISAL; SALE DATA DOES NOT MATCH
2	0	401930	0295	08/22/14	\$360,000	TEAR DOWN; IMP. COUNT > 1
2	0	401930	0295	06/12/14	\$300,000	TEAR DOWN; IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	401930	0335	01/09/14	\$815,000	SALE DOES NOT MATCH DATA
2	0	401930	0356	06/26/12	\$99,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	0	401930	0356	11/15/12	\$270,000	SALE DOES NOT MATCH DATA
2	0	401930	0465	06/25/13	\$567,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	401930	0475	07/25/12	\$719,000	SALE DOES NOT MATCH DATA
2	0	401930	0480	07/03/13	\$349,266	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	401930	0480	11/11/14	\$502,700	SALE DOES NOT MATCH DATA
2	0	401930	0505	09/23/13	\$626,000	SALE DOES NOT MATCH DATA
2	0	401930	0660	08/21/13	\$220,000	NO MARKET EXPOSURE
2	0	401930	0675	01/29/14	\$262,000	FINANCIAL INSTITUTION RESALE; QUESTIONABLE PER APPRAISAL



Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	401930	0675	07/08/13	\$368,973	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	401930	0690	02/29/12	\$237,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	401930	0740	05/23/13	\$499,000	RELOCATION - SALE TO SERVICE
2	0	401930	0750	05/31/12	\$12,000	SEGREGATION AND/OR MERGER
2	0	401930	0760	03/27/12	\$225,000	NO MARKET EXPOSURE
2	0	401930	0900	10/29/12	\$443,249	FORCED SALE; TEAR DOWN; EXEMPT FROM EXCISE TAX
2	0	401930	0906	07/24/14	\$685,000	SALE DOES NOT MATCH DATA
2	0	401930	1095	01/03/13	\$469,000	SALE DOES NOT MATCH DATA; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	401930	1150	06/20/12	\$503,500	IMP. COUNT > 1
2	0	401930	1280	08/23/13	\$579,000	SALE DOES NOT MATCH DATA
2	0	401930	1385	08/25/14	\$985,000	IMP. COUNT > 1
2	0	401930	1450	08/20/14	\$550,000	CORPORATE AFFILIATES; IMP. CHARACTERISTICS CHANGE SINCE SALE
2	0	401930	1450	07/09/14	\$493,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	401990	0045	03/28/12	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	401990	0075	02/27/14	\$194,675	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	401990	0150	03/28/13	\$375,000	SALE DOES NOT MATCH DATA
2	0	402290	6531	08/06/14	\$540,000	SALE DATA DOES NOT MATCH
2	0	402350	0005	06/10/14	\$155,000	PERCENT COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	402350	0275	06/17/13	\$505,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR
2	0	402350	0585	09/20/12	\$185,000	SALE DOES NOT MATCH DATA; SHORT SALE
2	0	402350	0675	07/17/13	\$290,000	SALE DATA DOES NOT MATCH
2	0	402350	0750	06/07/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	402350	0750	04/03/14	\$700,000	SALE DOES NOT MATCH DATA
2	0	402350	0822	06/10/14	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	402350	1000	04/23/13	\$319,308	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	402350	1000	06/13/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	402350	1000	10/17/13	\$399,900	SALE DOES NOT MATCH DATA
2	0	402350	1210	04/23/12	\$241,000	SALE DOES NOT MATCH DATA
2	0	402410	0331	07/15/13	\$249,500	SHORT SALE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	402410	0795	06/12/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
2	0	402410	0795	03/19/14	\$683,300	SALE DATA DOES NOT MATCH
2	0	402410	1990	10/17/14	\$320,546	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	402410	2010	04/18/14	\$455,000	SALE DOES NOT MATCH DATA
2	0	514600	0070	04/04/14	\$336,500	IMP. CHARACTERISTICS CHANGE SINCE SALE
2	0	514600	0070	12/04/14	\$456,150	SALE DOES NOT MATCH DATA
2	0	553830	0135	04/04/13	\$260,000	IMP. CHARACTERISTICS CHANGE SINCE SALE
2	0	553830	0135	01/28/14	\$449,000	SALE DOES NOT MATCH DATA
2	0	553830	0155	12/18/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	553830	0305	09/10/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	553830	0305	06/24/13	\$399,000	SALE DOES NOT MATCH DATA
2	0	553830	0335	01/28/14	\$225,000	NON-REPRESENTATIVE SALE
2	0	558990	0361	03/02/12	\$275,000	NO MARKET EXPOSURE
2	0	664250	0060	01/04/13	\$203,000	UNFINISHED AREA
2	0	883290	0265	03/09/12	\$402,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR; NO MARKET EXPOSURE
2	0	928990	0065	09/11/14	\$440,000	SALE DOES NOT MATCH DATA
3	0	019260	0100	06/26/14	\$440,000	SALE DOES NOT MATCH DATA
3	0	032604	9058	06/26/12	\$369,000	IMP. CHARACTERISTICS CHANGE SINCE SALE
3	0	032604	9079	03/24/13	\$417,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	032604	9112	07/16/12	\$265,000	SHORT SALE; OBSOLESCENCE
3	0	032604	9123	05/26/12	\$260,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	034650	0035	08/05/13	\$452,500	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	066200	0005	12/28/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	066200	0035	10/29/14	\$374,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	073201	0100	07/31/13	\$535,000	NO MARKET EXPOSURE
3	0	115563	0080	05/10/13	\$271,000	SALE DOES NOT MATCH DATA
3	0	115563	0080	10/16/12	\$402,157	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	115563	0080	01/08/14	\$430,000	SALE DATA DOES NOT MATCH
3	0	259320	0150	04/30/13	\$507,568	FORCED SALE



Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	259700	0110	05/09/13	\$600,000	IMP. CHARACTERISTICS CHANGE SINCE SALE
3	0	259740	0010	07/08/13	\$435,000	RELOCATION - SALE TO SERVICE
3	0	259740	0250	04/23/14	\$595,000	SALE DATA DOES NOT MATCH; MULTI PARCEL SALE
3	0	345970	0340	10/30/14	\$537,250	SALE DOES NOT MATCH DATA
3	0	346100	0030	05/30/14	\$375,000	NON-PROFIT ORGANIZATION
3	0	346100	0051	01/05/12	\$171,000	NON-REPRESENTATIVE SALE
3	0	380000	0160	07/09/14	\$590,000	SALE DATA DOES NOT MATCH
3	0	392880	0053	10/30/14	\$401,500	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
3	0	402290	0125	08/10/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	402290	0125	09/02/14	\$605,000	SALE DOES NOT MATCH DATA
3	0	402290	0480	12/10/12	\$455,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	402290	1701	09/25/13	\$297,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	402290	2260	06/26/14	\$460,000	SALE DOES NOT MATCH DATA
3	0	402290	2465	06/28/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402290	3080	01/30/12	\$221,000	FINANCIAL INSTITUTION RESALE; SHORT SALE
3	0	402290	4635	07/10/13	\$353,000	SALE DOES NOT MATCH DATA
3	0	402290	4971	10/23/14	\$304,000	SALE DOES NOT MATCH DATA
3	0	402290	5012	04/29/14	\$538,000	RELOCATION - SALE TO SERVICE
3	0	402290	5012	05/14/14	\$538,000	SALE DOES NOT MATCH DATA
3	0	402290	5172	09/26/14	\$585,000	SALE DATA DOES NOT MATCH
3	0	402770	0007	12/02/14	\$353,000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
3	0	402770	0064	08/13/13	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402770	0396	04/10/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	402770	0396	08/28/14	\$505,000	SALE DOES NOT MATCH DATA
3	0	402770	0525	08/22/12	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402770	0529	08/28/12	\$280,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	402770	0632	08/23/13	\$254,500	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
3	0	440080	0080	09/06/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	561100	0090	08/05/14	\$525,000	SALE DOES NOT MATCH DATA

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	662060	0110	04/03/13	\$470,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	812860	0020	02/06/14	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	812860	0060	11/18/13	\$373,800	FINANCIAL INSTITUTION RESALE; CORPORATE AFFILIATES
3	0	812860	0060	10/02/12	\$691,800	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	812860	0060	06/24/14	\$600,000	SALE DOES NOT MATCH DATA
3	0	812860	0090	07/18/12	\$690,000	SALE DOES NOT MATCH DATA
3	0	867000	0070	01/28/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	928898	0060	08/15/12	\$464,990	SALE DOES NOT MATCH DATA
3	0	928898	0070	07/10/12	\$459,990	SALE DOES NOT MATCH DATA
3	0	928898	0080	05/23/12	\$454,990	SALE DOES NOT MATCH DATA
3	0	928910	0090	09/16/14	\$511,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	928910	0170	10/31/14	\$569,950	SALE DOES NOT MATCH DATA
4	0	091250	0100	02/07/13	\$322,000	NO MARKET EXPOSURE
4	0	112604	9053	11/13/14	\$770,000	SALE DOES NOT MATCH DATA
4	0	112604	9095	09/28/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	112604	9095	09/26/14	\$450,000	SALE DATA DOES NOT MATCH
4	0	381670	0060	02/27/12	\$284,900	FINANCIAL INSTITUTION RESALE; FORCED SALE
4	0	381870	0016	07/08/14	\$300,000	NO MARKET EXPOSURE
4	0	381870	0016	10/07/14	\$434,000	SALE DATA DOES NOT MATCH
4	0	414009	0080	07/26/12	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	414009	0110	06/17/13	\$485,000	IMP. CHARACTERISTICS CHANGE SINCE SALE
4	0	414050	0050	09/08/14	\$362,000	SALE DOES NOT MATCH DATA
4	0	414050	0055	06/26/14	\$560,000	SALE DOES NOT MATCH DATA
4	0	414090	0050	05/01/14	\$408,585	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	414090	0140	05/27/14	\$438,000	SALE DOES NOT MATCH DATA
4	0	617870	0025	09/18/13	\$362,833	FINANCIAL INSTITUTION RESALE; CORPORATE AFFILIATES
4	0	617870	0025	07/08/13	\$556,124	FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	617870	0064	04/30/13	\$1,114,694	FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	617870	0068	04/08/13	\$325,950	SALE DOES NOT MATCH DATA



Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	617870	0068	10/05/12	\$305,000	SALE DOES NOT MATCH DATA
4	0	617870	0081	03/26/12	\$870,000	SALE DOES NOT MATCH DATA
4	0	617870	0140	10/03/12	\$471,000	NO MARKET EXPOSURE
4	0	617893	0480	09/16/14	\$550,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	618170	0310	05/23/13	\$185,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	618170	0390	02/28/14	\$215,500	OBSOLESCENCE; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	618170	0595	10/23/13	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SALE DOES NOT MATCH DATA
4	0	618170	0595	10/07/14	\$585,000	SALE DATA DOES NOT MATCH
4	0	618170	0620	08/21/12	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	618170	0640	07/25/13	\$320,000	OBSOLESCENCE
4	0	618170	0640	03/27/14	\$740,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH
4	0	670820	0280	08/23/12	\$407,500	SALE DATA DOES NOT MATCH
4	0	689180	0220	01/16/13	\$458,253	FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	689180	0490	11/21/13	\$483,000	RELOCATION - SALE TO SERVICE
4	0	689180	0490	11/21/13	\$483,000	SALE DOES NOT MATCH DATA
4	0	689182	0080	03/26/12	\$413,000	NON-REPRESENTATIVE SALE
4	0	689182	0180	03/14/12	\$447,000	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	0	883140	0010	07/25/14	\$70,297	QUIT CLAIM DEED
4	0	883140	0061	05/29/12	\$293,100	SHORT SALE; SALE DOES NOT MATCH DATA
4	0	883190	0020	02/15/12	\$306,400	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	883290	0030	06/19/13	\$477,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	883290	0055	06/28/12	\$390,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	883290	0290	02/07/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	883290	0480	05/08/13	\$420,000	NO MARKET EXPOSURE
4	0	883290	0640	11/05/12	\$455,950	SALE DOES NOT MATCH DATA
4	0	883290	0655	12/12/14	\$525,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	883350	0260	02/28/13	\$473,940	FORCED SALE; EXEMPT FROM EXCISE TAX
4	0	883351	0090	01/30/13	\$315,000	SHORT SALE; SALE DOES NOT MATCH DATA
4	0	883351	0280	07/21/14	\$400,000	NO MARKET EXPOSURE



Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	097360	0050	02/26/14	\$550,000	SALE DOES NOT MATCH DATA; RELOCATION - SALE BY SERVICE
8	0	097360	0050	02/28/14	\$550,000	SALE DOES NOT MATCH DATA; RELOCATION - SALE TO SERVICE
8	0	097360	0070	03/23/13	\$466,000	SALE DOES NOT MATCH DATA
8	0	102604	9036	09/10/14	\$275,000	SALE DOES NOT MATCH DATA
8	0	109610	0010	10/28/14	\$320,000	RELOCATION - SALE TO SERVICE
8	0	109610	0015	12/03/13	\$111,200	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	0	109610	0030	04/06/12	\$185,000	SALE DOES NOT MATCH DATA
8	0	553830	0390	05/04/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	0	553830	0456	08/21/13	\$476,000	SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	674470	0121	07/25/12	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	674470	0126	07/25/13	\$300,000	SALE DOES NOT MATCH DATA
8	0	674470	0343	12/09/14	\$480,000	SALE DOES NOT MATCH DATA
8	0	774010	0025	08/29/12	\$344,448	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	774010	0045	06/21/12	\$1,022,719	FORCED SALE; EXEMPT FROM EXCISE TAX
8	0	774010	0110	06/16/12	\$490,000	NO MARKET EXPOSURE
8	0	774010	0150	07/31/12	\$380,990	BANKRUPTCY - RECEIVER OR TRUSTEE
8	0	774010	0260	08/25/14	\$900,000	SALE DOES NOT MATCH DATA
8	0	774010	0265	09/13/13	\$660,000	SALE DOES NOT MATCH DATA
8	0	774010	0365	06/06/13	\$815,000	OBSOLESCENCE
8	0	774250	0025	03/21/14	\$305,000	SALE DOES NOT MATCH DATA
8	0	774350	0030	06/20/12	\$384,950	IMP. CHARACTERISTICS CHANGE SINCE SALE
8	0	774350	0030	04/08/14	\$490,000	SALE DOES NOT MATCH DATA
8	0	774450	0016	12/05/12	\$256,000	NO MARKET EXPOSURE
8	0	775270	0110	06/18/14	\$554,000	SALE DOES NOT MATCH DATA
8	0	797990	0086	10/03/12	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
8	0	797990	0265	05/24/13	\$286,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE
8	0	797990	0526	11/25/13	\$258,500	IMP. CHARACTERISTICS CHANGE SINCE SALE
8	0	797990	0526	04/15/14	\$390,000	SALE DOES NOT MATCH DATA
8	0	797990	0551	01/30/12	\$155,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis
Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	797990	0551	08/09/12	\$325,000	NO MARKET EXPOSURE
8	0	797990	0565	08/19/13	\$347,000	SALE DOES NOT MATCH DATA
8	0	925790	0040	08/30/13	\$400,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis

Area 004

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	866590	0380	10/17/14	\$49,000	27,543	N	N
1	0	866590	0179	10/29/13	\$99,950	22,535	N	N
2	0	092604	9015	07/11/14	\$55,000	3,899	N	N
2	0	115410	0412	06/13/14	\$250,000	18,596	N	N
2	0	401930	1388	08/25/14	\$250,000	13,400	N	N
2	0	401930	1310	02/28/14	\$40,000	26,902	Y	N
2	0	401930	1260	05/24/13	\$302,500	22,470	Y	N
2	0	401930	1575	11/12/12	\$200,000	14,012	N	N
2	0	401930	1145	08/23/12	\$85,000	20,000	Y	N
2	0	401930	1380	06/11/12	\$95,000	16,013	N	N
2	0	402110	0040	08/28/14	\$171,000	15,465	N	N
2	0	402290	6431	12/18/12	\$175,000	22,631	N	N
2	0	402350	1290	05/07/14	\$50,000	50,094	N	N
2	0	402350	1080	04/08/14	\$210,000	35,153	N	N
3	0	402290	2570	10/31/14	\$75,000	14,500	N	N
3	0	402290	5390	09/16/14	\$150,000	24,011	N	N
4	0	112604	9053	11/01/13	\$100,000	26,300	N	N
4	0	112604	9087	07/29/13	\$325,000	12,286	Y	N
4	0	381870	0180	09/14/12	\$50,000	22,795	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 004

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	402770	0021	06/05/13	\$85,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis

Area 004

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	0	402350	0730	7/22/2014	\$275,000	1,510	Vgood	1998	Vgood	13,000	N	2918 NE 178TH ST
3	0	402770	0327	6/19/2012	\$260,000	1,915	Excellent	1996	Excellent	8,530	N	20330 54TH LN NE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification



07-29-2015

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

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