

Woodinville / Cottage Lake / Hollywood Hill

Area: 036

Residential Revalue for 2015 Assessment Roll



Obtained from wdfw .wa.gov

There were 569 improved sales in Area 36, with an average sale price of \$635,000. Area 36 has four distinct neighborhoods (Sub-Areas), Woodinville proper, Rein Tree, Cottage Lake, and Hollywood Hill. The area is a mixture of single-family platted neighborhoods and homes on larger tax lots. The area amenities include Cottage Lake and Lake Leota, equestrian size properties, an increasing commercial area surrounding wine production. The area's proximity to Bellevue, Redmond, and Microsoft campus is an additional draw.



King County

Department of Assessments

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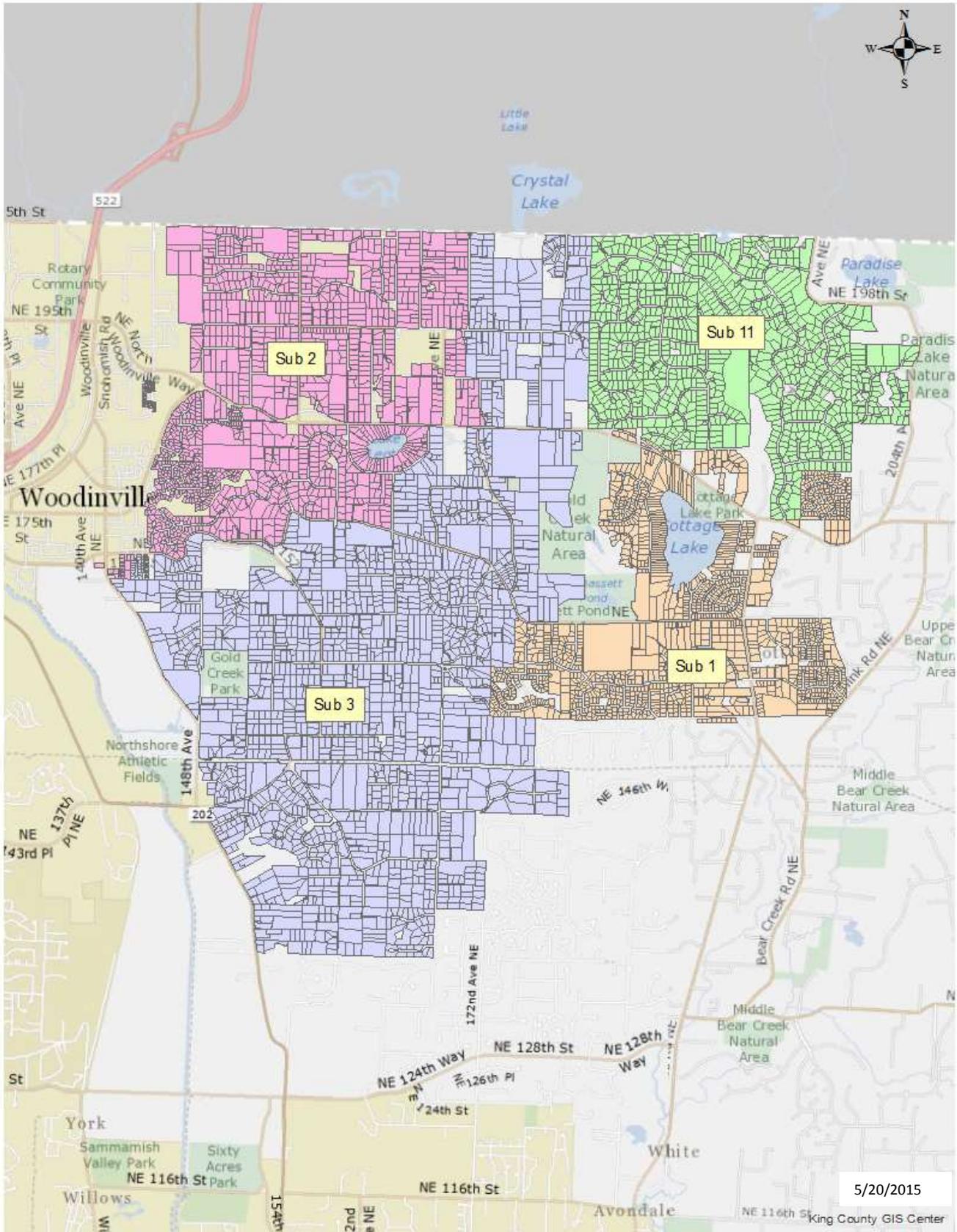
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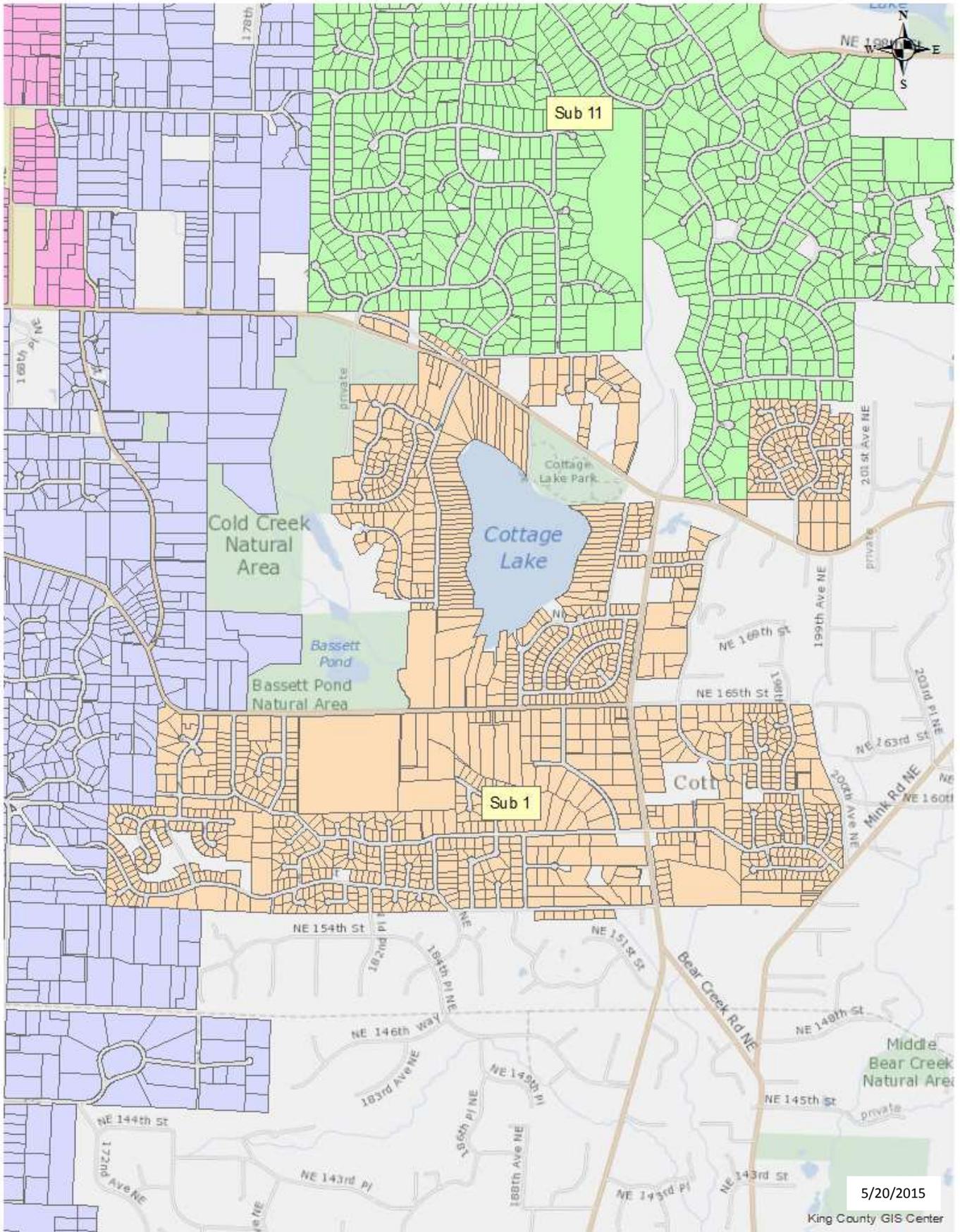
<http://www.kingcounty.gov/assessor/>

Area 036 Map



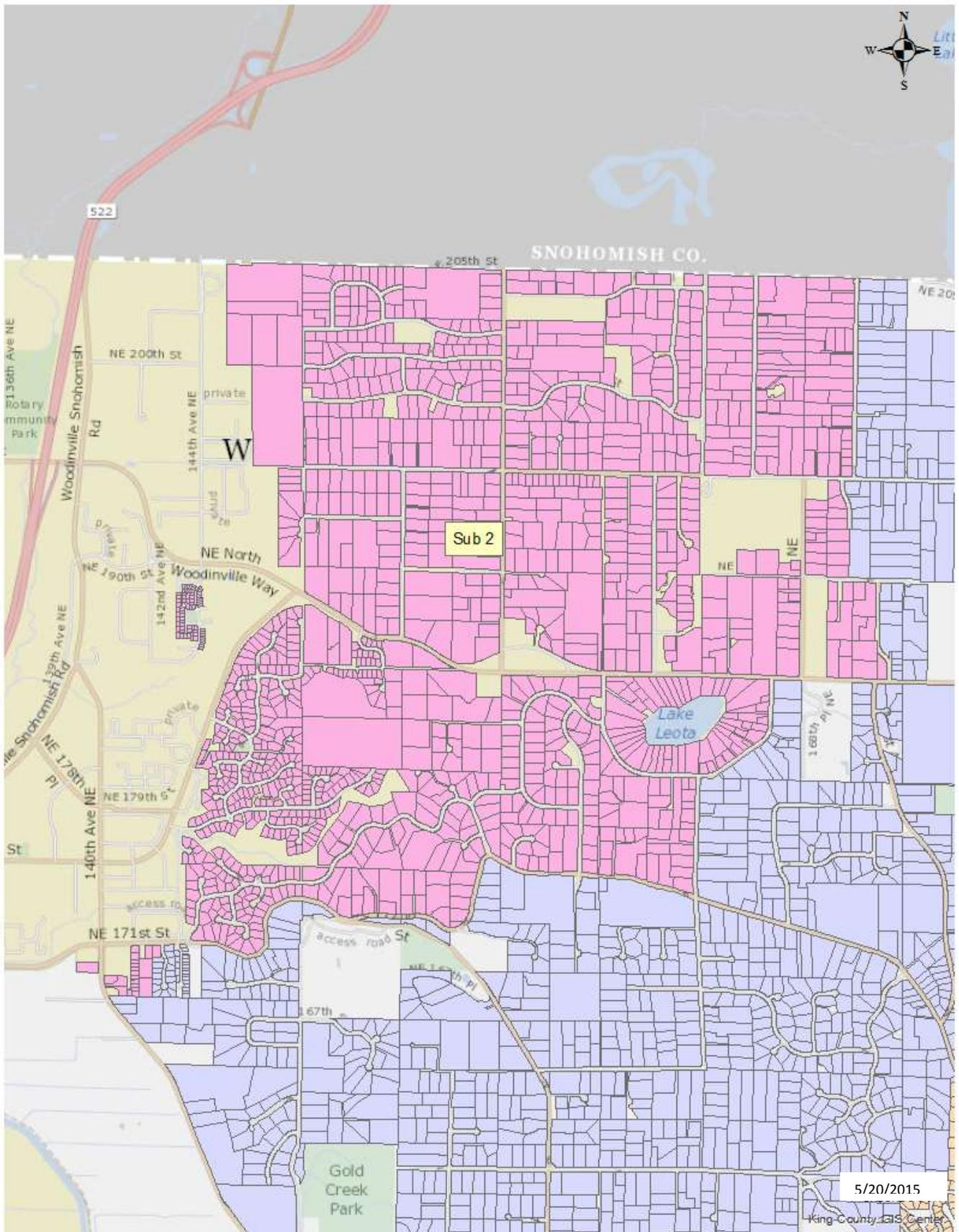
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Area 036 - Sub Area 1 Map

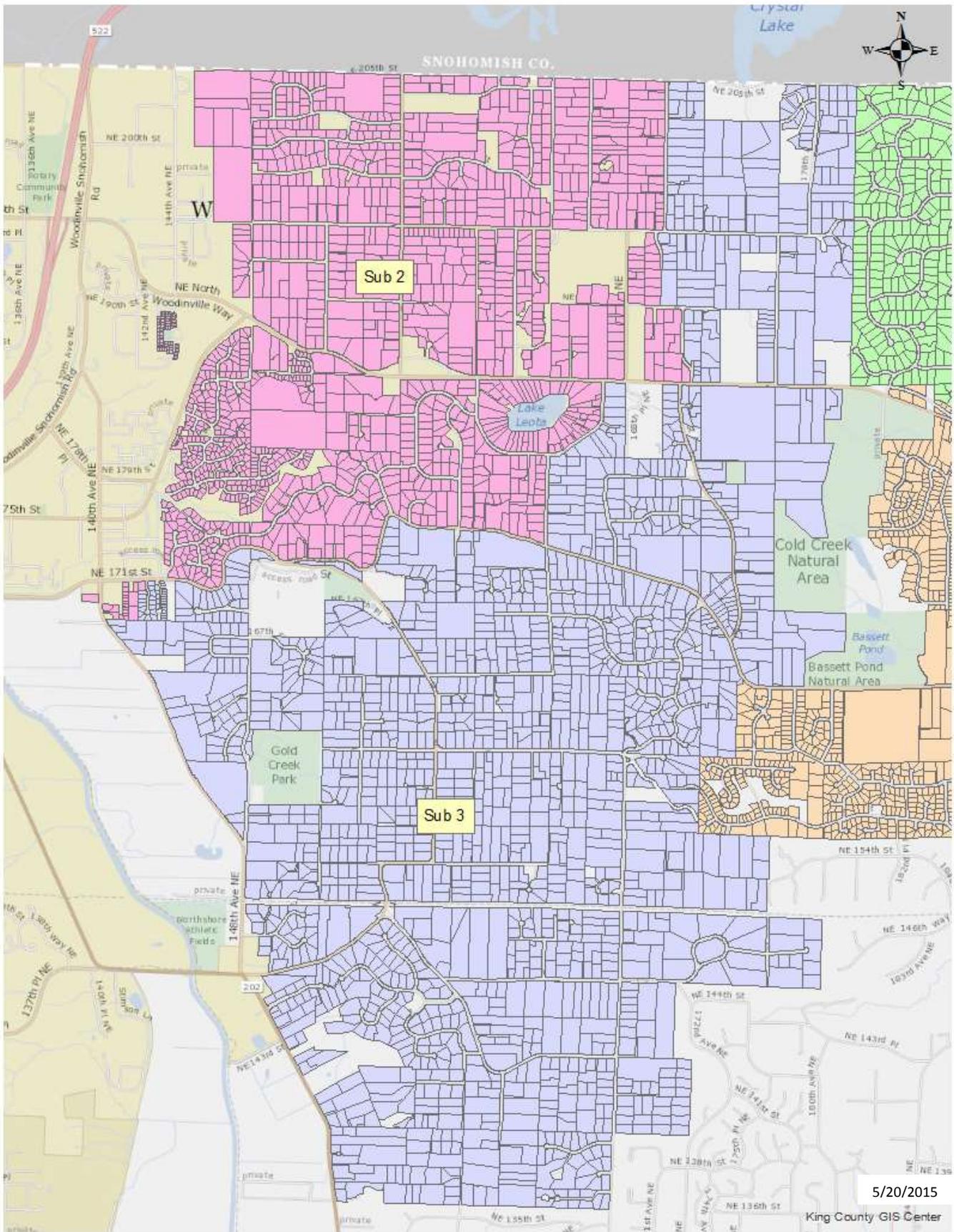


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Area 036 - Sub Area 2 Map



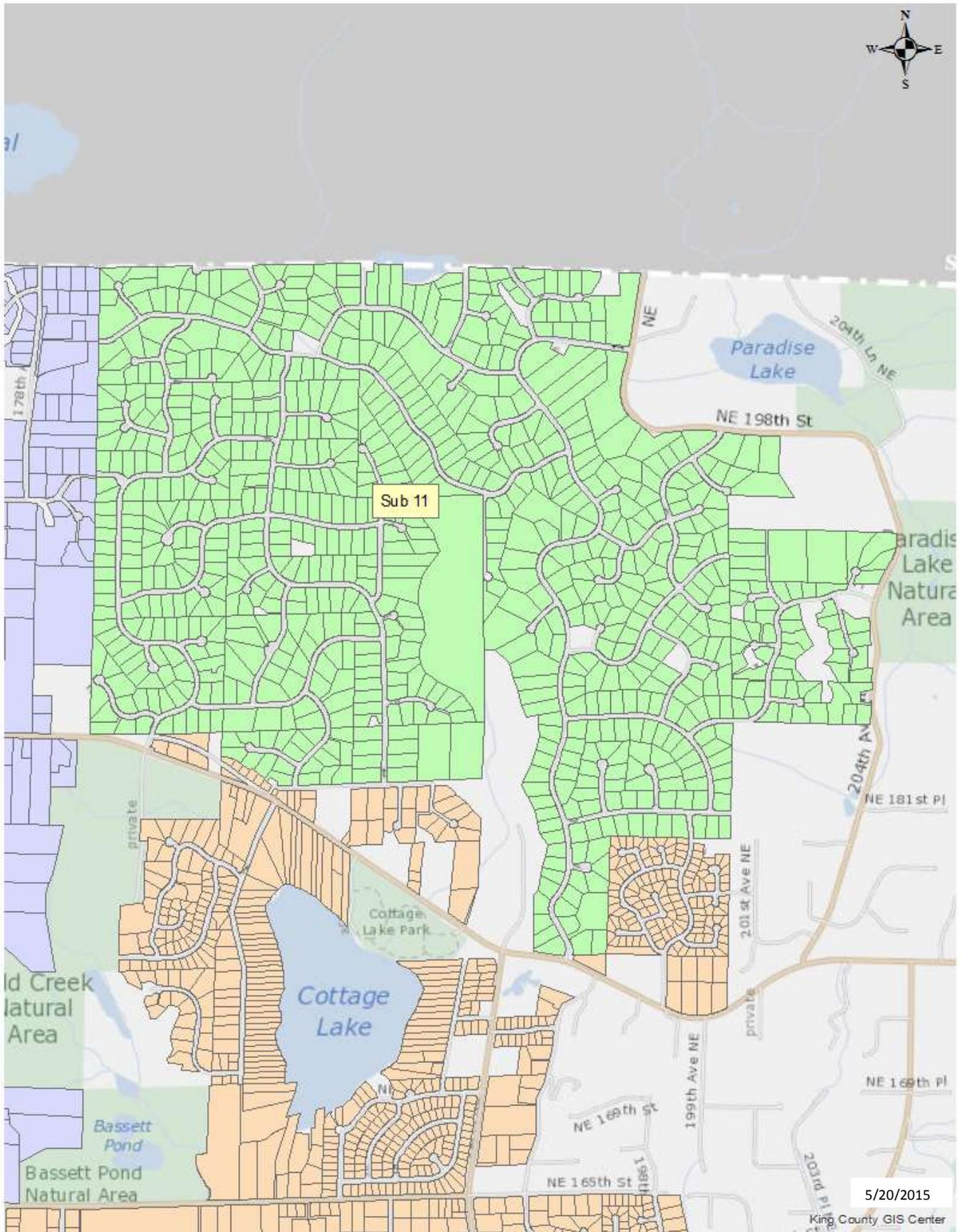
Area 036 - Sub Area 3 Map



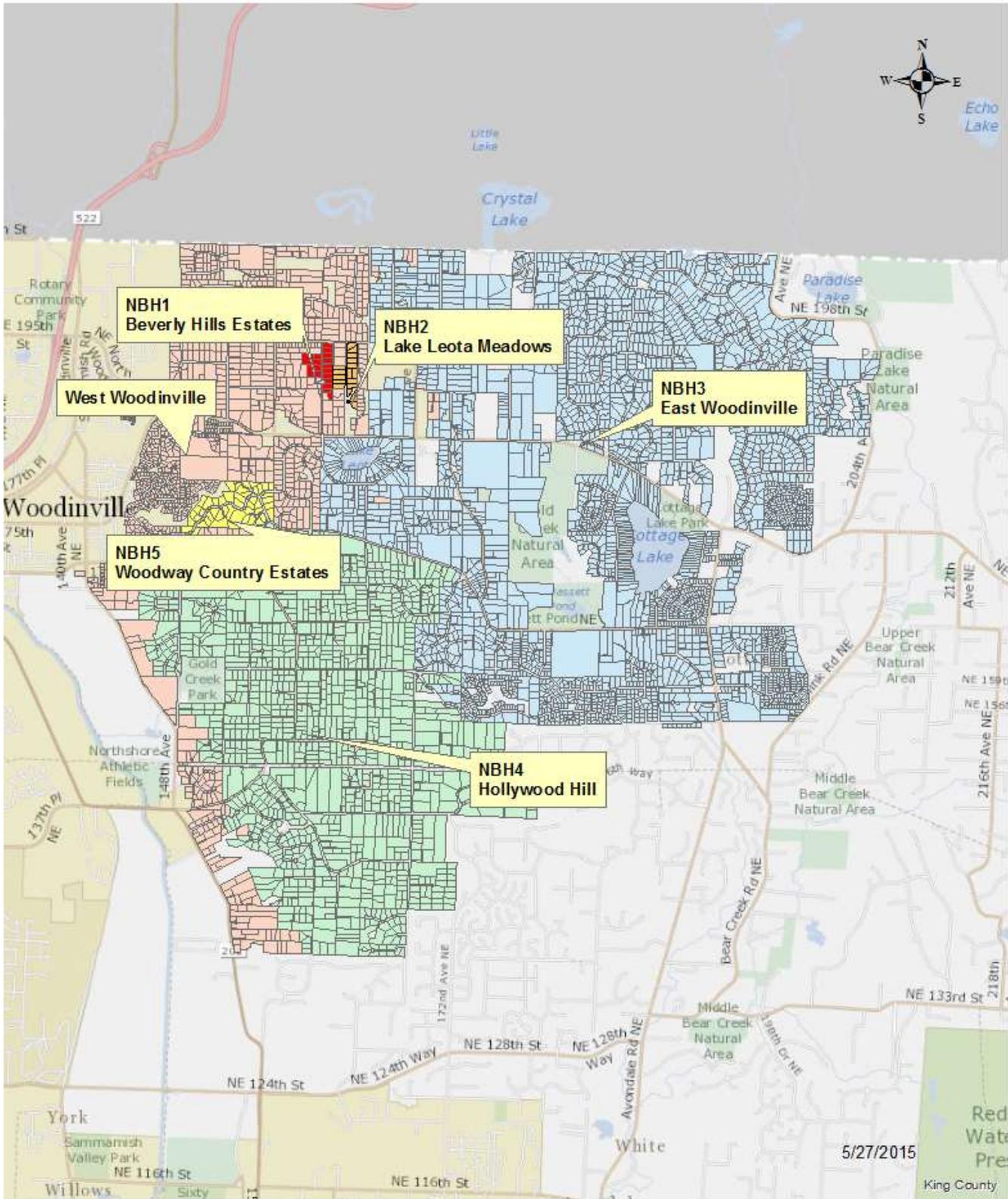
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Area 036 -Sub Area 11 Map



Area 036 - Neighborhood Map



Area 036 Housing Profile



Grade 5/ Year Built 1942/ Total Living Area 590
Account Number 572250-0015



Grade 6/ Year Built 1930/ Total Living Area 1590
Account Number 012605-9125



Grade 7/ Year Built 1934/ Total Living Area 2500
Account Number 012605-9044



Grade 8/ Year Built 1977/ Total Living Area 1440
Account Number 232605-9071



Grade 9/ Year Built 1993/ Total Living Area 3620
Account Number 012605-9237



Grade 10/ Year Built 2001/ Total Living Area 3990/
Account Number 012605-9091

Area 036 Housing Profile



Grade 11/ Year Built 1994/ Total Living Area 3850
Account Number 112605-9230



Grade 12/ Year Built 1988/ Total Living Area 5690
Account Number 112605-9213



Grade 13/ Year Built 2005/ Total Living Area 7590
Account Number 610400-0080

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

Woodinville/Cottage Lake/Hollywood Hill - Area 036

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 569
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	\$228,800	\$346,500	\$575,300			7.67%
2015 Value	\$237,400	\$360,800	\$598,200	\$635,000	94.7%	7.46%
\$ Change	+\$8,600	+\$14,300	+\$22,900			
% Change	+3.8%	+4.1%	+4.0%			

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 7.46% is an improvement from the previous COD of 7.67%. 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	\$239,200	\$341,300	\$580,500
2015 Value	\$248,200	\$356,800	\$605,000
\$ Change	+\$9,000	+\$15,500	+\$24,500
% Change	+3.8%	+4.5%	+4.2%

Number of one to three unit residences in the population: 4,742

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 Plat-based and characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, home located in the Plat Woodinville Creek Estates (Major 951600) were generally at a higher assessment levels than the rest of the population. Homes located in Subarea 1 were generally at a lower assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 036 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+3.76%	3,507	74%

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.

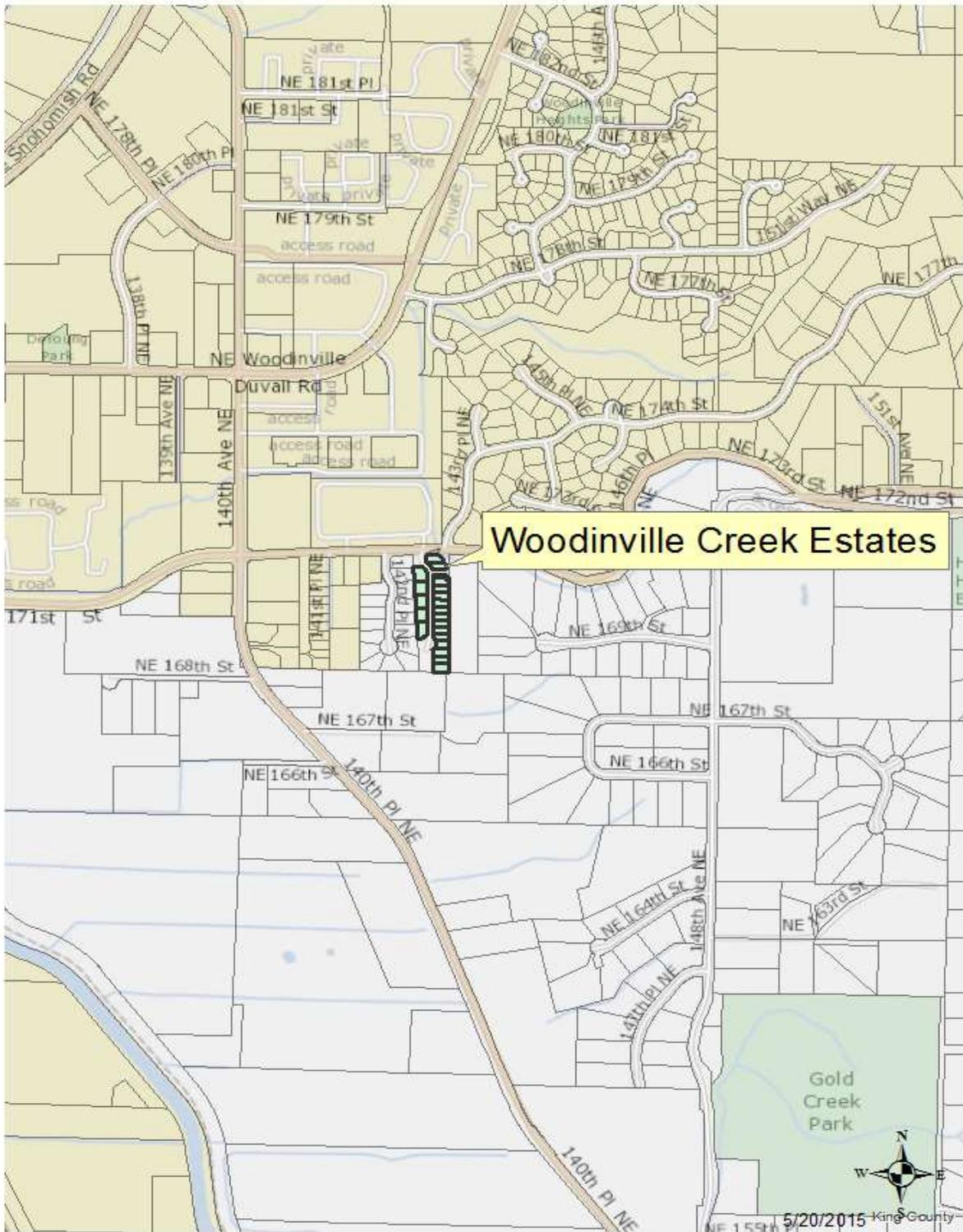
Model Variable	Adj %	# Sales	# in Pop	% Rep
Woodinville Creek Estate	-9.73%	7	9	78%
Subarea 1	+7.01%	135	1226	11%

Generally, Woodinville Creek Estates parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Generally, Subarea 1 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

There are no properties in Area 36 that would receive a multiple variable adjustment

Area 036 - Plat Map



Woodinville Creek Estates



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Area 036 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
951600	Woodinville Creek Estates	7	9	78%	SE-10-26-5	6	8-9	2012-2014

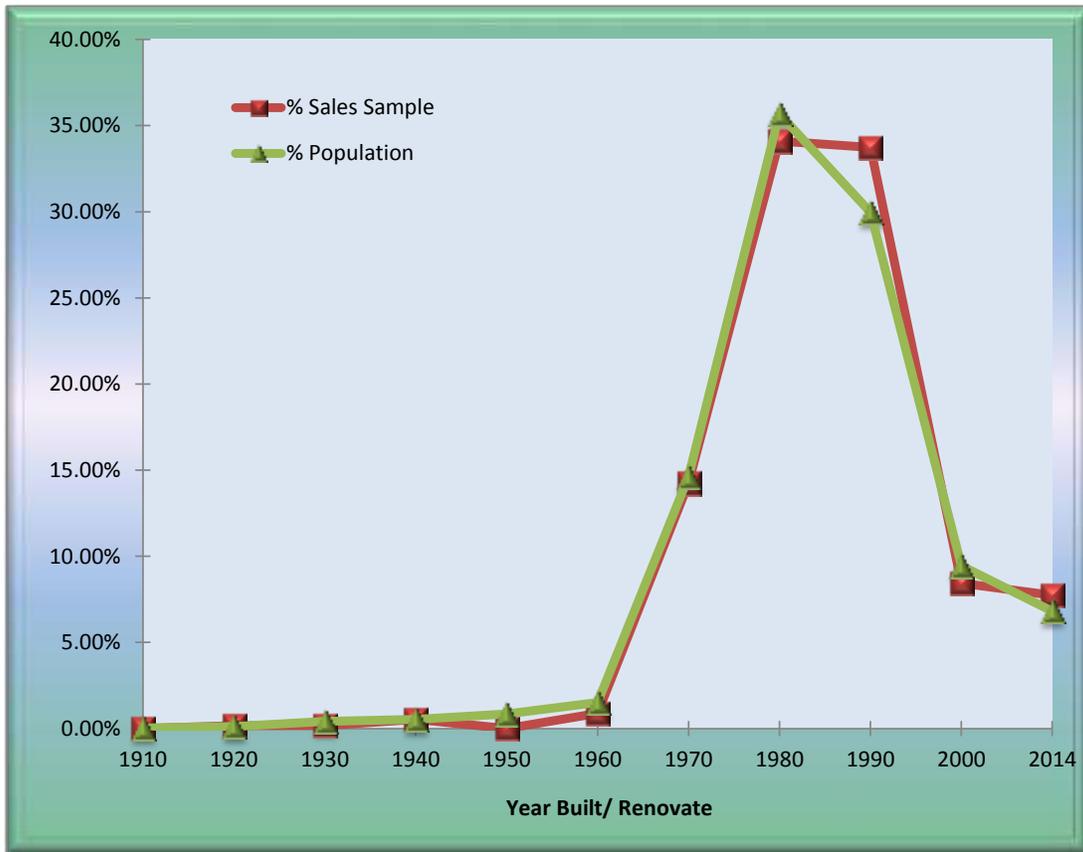
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.18%
1930	1	0.18%
1940	3	0.53%
1950	0	0.00%
1960	5	0.88%
1970	81	14.24%
1980	194	34.09%
1990	192	33.74%
2000	48	8.44%
2014	44	7.73%
569		

Population

Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	6	0.13%
1930	20	0.42%
1940	25	0.53%
1950	40	0.84%
1960	72	1.52%
1970	693	14.61%
1980	1,692	35.68%
1990	1,421	29.97%
2000	448	9.45%
2014	323	6.81%
4,742		



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

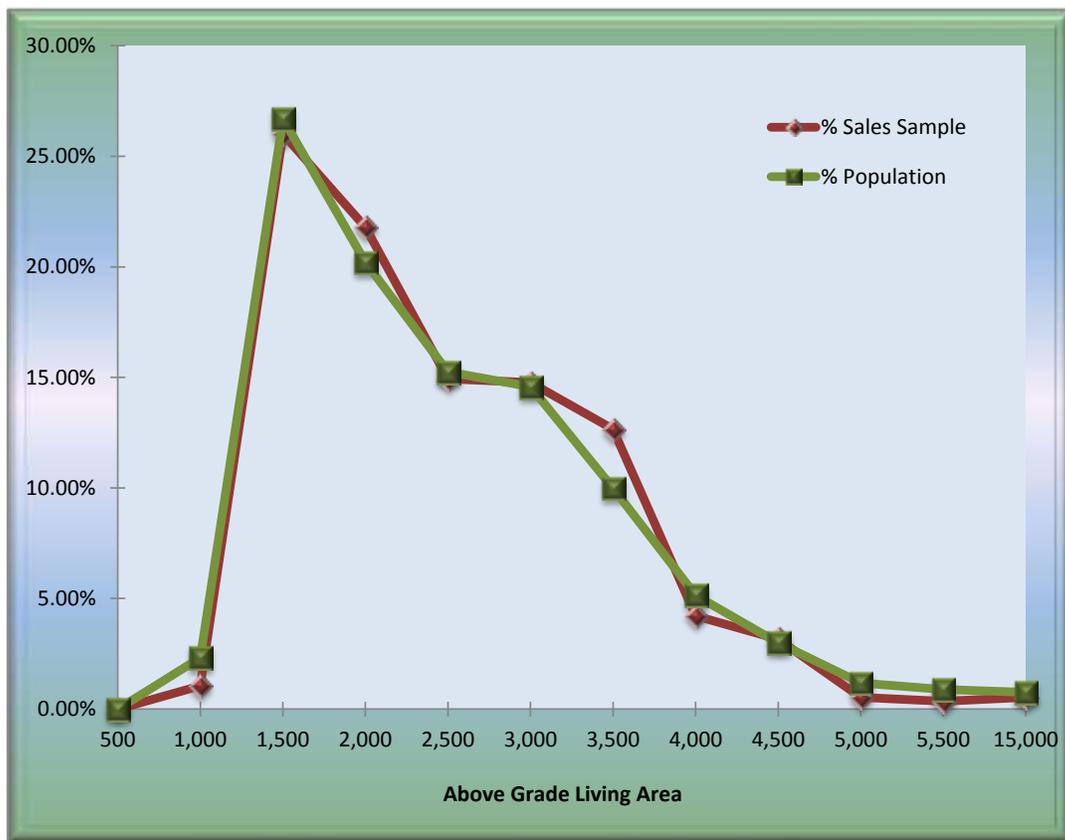
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	6	1.05%
1,500	148	26.01%
2,000	124	21.79%
2,500	85	14.94%
3,000	84	14.76%
3,500	72	12.65%
4,000	24	4.22%
4,500	18	3.16%
5,000	3	0.53%
5,500	2	0.35%
15,000	3	0.53%
569		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	110	2.32%
1,500	1,266	26.70%
2,000	958	20.20%
2,500	723	15.25%
3,000	691	14.57%
3,500	474	10.00%
4,000	244	5.15%
4,500	142	2.99%
5,000	56	1.18%
5,500	42	0.89%
15,000	36	0.76%
4,742		



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.

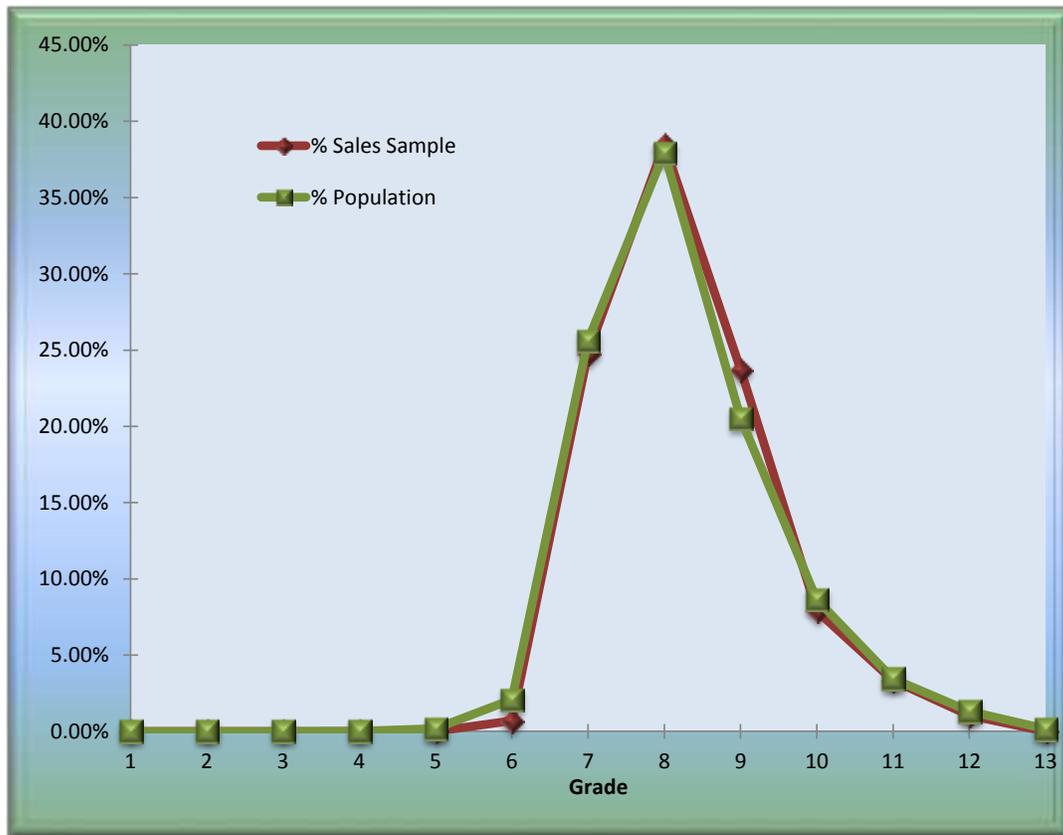
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	4	0.70%
7	141	24.78%
8	219	38.49%
9	135	23.73%
10	45	7.91%
11	19	3.34%
12	6	1.05%
13	0	0.00%
569		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	9	0.19%
6	99	2.09%
7	1,215	25.62%
8	1,799	37.94%
9	974	20.54%
10	410	8.65%
11	164	3.46%
12	63	1.33%
13	8	0.17%
4,742		



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

Area 036 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 Macro inserts Factor Here, resulting in an adjusted value of \$538,000 ($\$475,000 * 1.134 = \$538,650$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.399	39.9%
2/1/2012	1.384	38.4%
3/1/2012	1.370	37.0%
4/1/2012	1.355	35.5%
5/1/2012	1.342	34.2%
6/1/2012	1.327	32.7%
7/1/2012	1.314	31.4%
8/1/2012	1.300	30.0%
9/1/2012	1.287	28.7%
10/1/2012	1.274	27.4%
11/1/2012	1.261	26.1%
12/1/2012	1.249	24.9%
1/1/2013	1.236	23.6%
2/1/2013	1.224	22.4%
3/1/2013	1.213	21.3%
4/1/2013	1.201	20.1%
5/1/2013	1.189	18.9%
6/1/2013	1.178	17.8%
7/1/2013	1.167	16.7%
8/1/2013	1.155	15.5%
9/1/2013	1.144	14.4%
10/1/2013	1.134	13.4%
11/1/2013	1.123	12.3%
12/1/2013	1.113	11.3%
1/1/2014	1.103	10.3%
2/1/2014	1.093	9.3%
3/1/2014	1.085	8.5%
4/1/2014	1.075	7.5%
5/1/2014	1.066	6.6%
6/1/2014	1.057	5.7%
7/1/2014	1.048	4.8%
8/1/2014	1.040	4.0%
9/1/2014	1.031	3.1%
10/1/2014	1.023	2.3%
11/1/2014	1.015	1.5%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 036 is: $(.915614790313551 + 0.136799990636926 * 0.01230229 - 0.000221271024593139 * \text{SaleDay} + 1.0028950148386E-07 * \text{SaleDaySq} - 0.0278367459836815 * 0.2372583) / (.915614790313551 + 0.136799990636926 * 0.01230229 - 0.0278367459836815 * 0.2372583)$

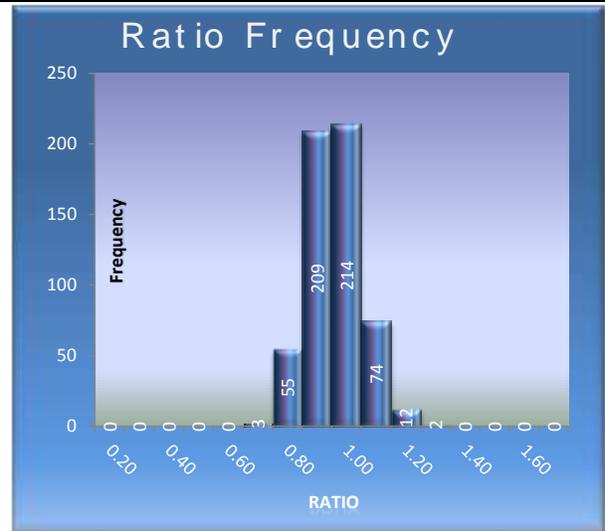
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Woodinville/Cottage	1/1/2014	5/19/2015	1/2012 - 12/2014
Lake/Hollywood Hill	Appr ID:	Property Type:	Adjusted for time?
Area Number: 036	JRAM	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	569
<i>Mean Assessed Value</i>	\$575,300
<i>Mean Adj. Sales Price</i>	\$635,000
<i>Standard Deviation AV</i>	\$216,227
<i>Standard Deviation SP</i>	\$245,776
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.911
<i>Median Ratio</i>	0.905
<i>Weighted Mean Ratio</i>	0.906
UNIFORMITY	
<i>Lowest ratio</i>	0.681
<i>Highest ratio:</i>	1.220
<i>Coefficient of Dispersion</i>	7.67%
<i>Standard Deviation</i>	0.088
<i>Coefficient of Variation</i>	9.65%
<i>Price Related Differential (PRD)</i>	1.005
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.899
<i>Upper limit</i>	0.920
95% Confidence: Mean	
<i>Lower limit</i>	0.903
<i>Upper limit</i>	0.918
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4,742
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.088
Recommended minimum:	12
<i>Actual sample size:</i>	569
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	293
<i># ratios above mean:</i>	276
<i>z:</i>	0.713
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

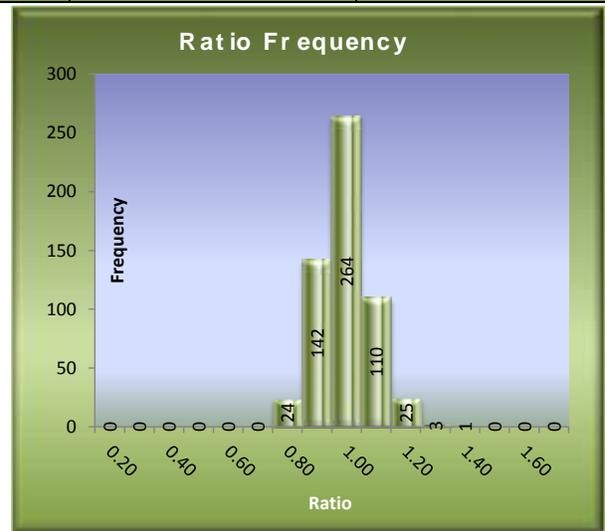
1 to 3 Unit Residences throughout Area 036

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

Annual Update Ratio Study Report (After) - 2015 Assessments

District: NE / Team: 2	Apr. Date:	Date of Report:	Sales Dates:
Area Name: Woodinville/Cottage	1/1/2015	5/19/2015	1/2012 - 12/2014
Lake/Hollywood Hill	Apr. ID:	Property Type:	Adjusted for time?
Area Number: 036	JRAM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	569
Mean Assessed Value	\$598,200
Mean Sales Price	\$635,000
Standard Deviation AV	\$221,726
Standard Deviation SP	\$245,776
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.947
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.706
Highest ratio:	1.304
Coefficient of Dispersion	7.46%
Standard Deviation	0.090
Coefficient of Variation	9.49%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.936
Upper limit	0.958
95% Confidence: Mean	
Lower limit	0.942
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	4,742
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	569
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	290
# ratios above mean:	279
z:	0.461
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 036 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: May 19, 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 6 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 +3.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.040, 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 Plat-based and characteristic-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, home located in the Plat Woodinville Creek Estates (Major 951600) were generally at a higher assessment levels than the rest of the population. Homes located in Subarea 1 were generally at a lower assessment level than the rest of the population. 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 569 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.915614790313546 + 0.136799990636926 * \text{Woodinville Creek_Est} - 0.0278367459836826 * \text{Subarea1})$$

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 036. 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 +4.0%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.040$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 0.947. 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 +4.2%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.040.
 - 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) * 1.040.
 - 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 036 -- 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	3	177450	0106	07/08/13	\$314,500	\$366,000	1,270	6	1967	VGood	17,484	N	N	15524 AVONDALE RD NE
1	3	163070	0160	01/22/14	\$414,000	\$454,000	1,290	6	1937	Good	22,400	Y	Y	17706 185TH AVE NE
1	3	177100	0380	04/19/12	\$209,500	\$282,000	940	7	1968	Avg	11,416	N	N	15837 199TH AVE NE
1	3	177111	0740	04/05/13	\$239,000	\$287,000	940	7	1969	Good	9,594	N	N	19665 NE 176TH ST
1	3	177592	0320	04/03/14	\$309,000	\$332,000	940	7	1971	Avg	9,525	N	N	15611 173RD AVE NE
1	3	177590	0240	04/22/14	\$284,950	\$305,000	960	7	1979	VGood	12,600	N	N	15518 182ND PL NE
1	3	177111	0210	04/09/13	\$215,000	\$257,000	970	7	1972	Avg	9,130	N	N	17654 197TH AVE NE
1	3	177592	0280	12/20/13	\$353,000	\$391,000	1,010	7	2008	Avg	10,500	N	N	15707 173RD AVE NE
1	3	177400	0980	05/02/13	\$242,000	\$288,000	1,030	7	1968	Avg	10,044	N	N	16534 188TH AVE NE
1	3	172606	9202	07/18/14	\$420,000	\$438,000	1,060	7	1983	Avg	38,644	N	N	15914 198TH PL NE
1	3	177000	0490	05/22/14	\$356,000	\$377,000	1,060	7	1977	Avg	16,470	N	N	15523 187TH AVE NE
1	3	177580	1240	07/24/13	\$320,000	\$371,000	1,060	7	1968	Good	10,400	N	N	18040 NE 155TH PL
1	3	177111	0580	01/07/14	\$305,000	\$336,000	1,100	7	1969	Good	11,297	N	N	17651 197TH AVE NE
1	3	177110	0360	07/07/14	\$320,000	\$335,000	1,120	7	1969	Good	10,576	N	N	17719 199TH PL NE
1	3	177110	0380	01/13/14	\$305,000	\$335,000	1,120	7	1969	Good	10,000	N	N	19922 NE 177TH ST
1	3	952240	0180	01/15/13	\$292,000	\$359,000	1,130	7	1971	Avg	9,600	N	N	18232 NE 176TH ST
1	3	073750	0120	10/31/13	\$305,000	\$343,000	1,150	7	1970	Good	9,775	N	N	19314 NE 172ND ST
1	3	177580	0170	05/23/12	\$235,000	\$313,000	1,150	7	1969	Good	13,920	N	N	18424 NE 156TH ST
1	3	177580	1220	09/24/12	\$224,000	\$286,000	1,150	7	1970	VGood	11,660	N	N	18029 NE 155TH PL
1	3	177100	0400	08/01/14	\$300,000	\$312,000	1,160	7	1968	Avg	10,720	N	N	15827 199TH AVE NE
1	3	177100	0430	05/02/14	\$315,000	\$336,000	1,160	7	1968	Avg	9,180	N	N	15804 198TH PL NE
1	3	177100	0430	03/30/12	\$235,000	\$319,000	1,160	7	1968	Avg	9,180	N	N	15804 198TH PL NE
1	3	177100	0440	09/04/14	\$322,500	\$332,000	1,160	7	1968	Avg	9,750	N	N	15812 198TH PL NE
1	3	177100	0540	11/04/14	\$325,000	\$330,000	1,160	7	1968	Good	9,525	N	N	15817 198TH PL NE
1	3	177100	0690	05/28/14	\$305,000	\$323,000	1,160	7	1968	Avg	11,776	N	N	19704 NE 158TH ST
1	3	177100	0890	09/17/14	\$305,000	\$313,000	1,160	7	1967	Avg	9,750	N	N	19739 NE 158TH ST
1	3	177100	0970	10/10/14	\$330,000	\$337,000	1,160	7	1967	Good	9,600	N	N	19720 NE 156TH PL
1	3	177111	0640	06/24/14	\$367,500	\$386,000	1,160	7	1978	Good	11,783	N	N	17627 197TH AVE NE
1	3	073750	0090	04/22/14	\$406,000	\$434,000	1,180	7	1981	Avg	10,800	N	N	17119 194TH AVE NE
1	3	177580	1020	11/24/14	\$410,000	\$414,000	1,180	7	1988	Avg	26,642	N	N	18101 NE 159TH ST
1	3	177590	0160	07/29/13	\$257,000	\$297,000	1,200	7	1977	Good	13,650	N	N	15519 184TH PL NE

Improved Sales Used in This Annual Update Analysis Area 036 -- 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	3	177591	0270	10/20/14	\$355,000	\$362,000	1,200	7	1970	Avg	16,000	N	N	16061 179TH PL NE
1	3	177592	0210	05/30/14	\$374,000	\$396,000	1,200	7	1971	Good	9,800	N	N	15616 173RD AVE NE
1	3	177111	0720	05/21/14	\$330,000	\$350,000	1,250	7	1969	Avg	9,126	N	N	19655 NE 176TH ST
1	3	177580	0290	08/01/14	\$354,000	\$368,000	1,260	7	1968	Avg	12,330	N	N	15612 183RD AVE NE
1	3	177111	0090	08/20/14	\$316,000	\$327,000	1,270	7	1971	VGood	10,092	N	N	17610 197TH PL NE
1	3	177580	0950	11/25/13	\$350,000	\$390,000	1,270	7	1968	VGood	12,800	N	N	15808 182ND AVE NE
1	3	177400	0720	06/20/14	\$425,000	\$447,000	1,290	7	1967	Avg	10,209	N	N	16544 189TH AVE NE
1	3	177592	0350	11/24/14	\$323,000	\$326,000	1,290	7	1976	Avg	12,231	N	N	17254 NE 156TH CT
1	3	177590	0220	09/22/14	\$300,000	\$308,000	1,320	7	1979	Avg	15,053	N	N	15521 183RD PL NE
1	3	162870	0108	04/15/13	\$400,000	\$478,000	1,330	7	1977	Avg	15,411	N	N	19129 NE 173RD ST
1	3	172606	9066	06/12/12	\$402,000	\$532,000	1,330	7	1978	Good	89,298	N	N	16041 200TH AVE NE
1	3	177000	0130	11/26/14	\$435,000	\$439,000	1,330	7	1978	Avg	16,748	N	N	18620 NE 157TH PL
1	3	177111	0550	12/04/14	\$320,000	\$322,000	1,330	7	1971	Good	9,540	N	N	19665 NE 179TH ST
1	3	177580	0730	11/14/12	\$405,000	\$509,000	1,330	7	1976	Good	11,931	N	N	15834 180TH AVE NE
1	3	177580	0840	02/11/13	\$412,000	\$503,000	1,330	7	1976	Good	11,700	N	N	15605 180TH AVE NE
1	3	177400	0940	02/13/13	\$304,000	\$371,000	1,340	7	1976	Avg	9,375	N	N	16517 189TH AVE NE
1	3	177580	1340	06/06/14	\$415,000	\$438,000	1,340	7	1977	Avg	12,596	N	N	15509 180TH AVE NE
1	3	177593	0010	12/22/14	\$335,000	\$336,000	1,340	7	1977	Avg	19,991	N	N	16005 175TH AVE NE
1	3	177593	0190	03/20/13	\$360,750	\$435,000	1,350	7	1990	Avg	10,000	N	N	15869 174TH AVE NE
1	3	572250	0005	08/29/13	\$327,500	\$375,000	1,360	7	1953	VGood	10,340	N	N	17015 185TH AVE NE
1	3	072606	9065	09/24/13	\$305,000	\$347,000	1,390	7	2007	Avg	9,398	N	N	18460 NE WOODINVILLE-DUVALL PL
1	3	177100	0760	05/13/14	\$319,000	\$339,000	1,390	7	1968	Good	12,823	N	N	15846 196TH PL NE
1	3	177592	0340	04/16/14	\$297,500	\$319,000	1,390	7	1976	Avg	16,730	N	N	17258 NE 156TH CT
1	3	177580	0760	03/12/14	\$301,000	\$325,000	1,400	7	1969	Avg	13,530	N	N	15711 180TH PL NE
1	3	177591	0360	09/15/13	\$394,000	\$449,000	1,400	7	1968	Good	17,010	N	N	16014 177TH PL NE
1	3	177110	0200	02/13/13	\$306,980	\$374,000	1,440	7	1968	VGood	10,125	N	N	17524 199TH AVE NE
1	3	177000	0100	04/11/12	\$319,000	\$431,000	1,460	7	1977	Good	17,250	N	N	18617 NE 159TH ST
1	3	177110	0470	08/07/13	\$340,000	\$392,000	1,490	7	1968	Good	10,196	N	N	17513 199TH AVE NE
1	3	162870	0107	06/25/14	\$383,000	\$402,000	1,500	7	1977	Avg	13,430	N	N	19121 NE 173RD ST
1	3	177400	0610	12/10/13	\$368,000	\$409,000	1,550	7	1975	Good	9,906	N	N	16633 190TH AVE NE
1	3	177592	0020	03/04/13	\$465,000	\$563,000	1,570	7	1976	Good	9,450	N	N	17528 NE 156TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	3	177100	0780	12/17/13	\$299,000	\$331,000	1,610	7	1967	Good	12,474	N	N	15847 196TH PL NE
1	3	177110	0440	06/10/14	\$360,000	\$380,000	1,630	7	1968	VGood	10,375	N	N	17541 199TH AVE NE
1	3	177110	0240	09/25/14	\$361,000	\$370,000	1,650	7	1969	Good	11,220	N	N	19921 NE 177TH ST
1	3	177000	0330	10/03/14	\$500,000	\$511,000	1,690	7	1976	Good	15,000	N	N	15720 187TH AVE NE
1	3	177594	0100	07/24/13	\$395,000	\$458,000	1,690	7	1972	VGood	32,385	N	N	17408 NE 160TH PL
1	3	177550	0140	12/10/13	\$386,500	\$429,000	1,720	7	1959	Avg	40,000	N	N	16260 190TH AVE NE
1	3	177100	0950	11/06/14	\$353,000	\$358,000	1,780	7	1967	Avg	9,794	N	N	19736 NE 156TH PL
1	3	177100	0950	05/17/13	\$361,000	\$427,000	1,780	7	1967	Avg	9,794	N	N	19736 NE 156TH PL
1	3	177550	0123	06/24/13	\$280,000	\$327,000	1,900	7	1967	Good	10,804	N	N	19161 NE 165TH ST
1	3	177400	0200	12/02/14	\$400,000	\$403,000	1,920	7	1968	Avg	9,102	N	N	16520 191ST PL NE
1	3	172606	9102	06/11/12	\$309,000	\$409,000	1,940	7	1968	Good	14,810	N	N	15515 MINK RD NE
1	3	177100	0450	12/19/13	\$399,000	\$442,000	1,970	7	1968	VGood	10,800	N	N	15818 198TH PL NE
1	3	177400	0970	08/12/12	\$285,000	\$369,000	2,010	7	1975	Avg	10,912	N	N	18806 NE 165TH PL
1	3	072606	9026	07/10/12	\$355,000	\$465,000	2,110	7	1987	Good	16,217	N	N	18525 NE 183RD ST
1	3	177110	0140	08/29/12	\$435,000	\$560,000	3,050	7	1989	Good	9,000	N	N	17517 199TH PL NE
1	3	177595	0030	08/12/14	\$375,000	\$389,000	970	8	1974	Avg	15,909	N	N	18400 NE 179TH ST
1	3	177100	0290	12/03/14	\$340,000	\$342,000	1,030	8	1976	Avg	16,200	N	N	15820 199TH AVE NE
1	3	177580	1060	05/02/13	\$325,000	\$386,000	1,070	8	1968	Good	16,475	N	N	15809 182ND AVE NE
1	3	952240	0260	07/23/12	\$365,000	\$476,000	1,140	8	1972	Avg	14,725	N	N	18130 NE 175TH PL
1	3	162870	0163	06/15/12	\$330,500	\$437,000	1,190	8	1978	Avg	34,848	N	N	16615 194TH AVE NE
1	3	952241	0150	11/13/13	\$429,000	\$480,000	1,250	8	1977	Avg	35,000	N	N	17834 182ND AVE NE
1	3	952240	0040	06/23/14	\$384,500	\$404,000	1,300	8	1969	Good	12,070	N	N	18304 NE 175TH PL
1	3	177591	0190	03/17/14	\$400,000	\$432,000	1,320	8	1979	Avg	11,600	N	N	16217 178TH PL NE
1	3	613980	0430	05/22/14	\$482,000	\$511,000	1,320	8	1978	Avg	9,600	N	N	16307 197TH AVE NE
1	3	177592	0010	12/12/13	\$457,000	\$507,000	1,330	8	1976	Good	9,450	N	N	17536 NE 156TH ST
1	3	177001	0140	10/16/13	\$428,000	\$483,000	1,340	8	1968	Good	14,776	N	N	18625 NE 161ST PL
1	3	177400	0750	05/18/12	\$320,000	\$427,000	1,340	8	1977	Avg	8,690	N	N	16562 189TH AVE NE
1	3	177580	1090	05/30/14	\$465,000	\$492,000	1,340	8	1977	VGood	20,349	N	N	15812 182ND AVE NE
1	3	177580	1290	08/13/13	\$425,000	\$489,000	1,340	8	1977	Good	13,137	N	N	18021 NE 156TH ST
1	3	613980	0390	10/06/14	\$432,500	\$442,000	1,340	8	1979	Avg	10,800	N	N	16326 197TH AVE NE
1	3	952240	0110	05/31/12	\$326,000	\$433,000	1,380	8	1972	Good	7,800	N	N	18215 NE 176TH ST

Improved Sales Used in This Annual Update Analysis Area 036 -- 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	3	177000	0510	06/25/13	\$396,000	\$463,000	1,390	8	1976	Avg	16,380	N	N	18618 NE 155TH ST
1	3	177400	0580	06/29/12	\$300,000	\$394,000	1,390	8	1975	Avg	9,514	N	N	19002 NE 167TH ST
1	3	177000	0460	12/03/14	\$430,000	\$433,000	1,400	8	1976	Avg	19,965	N	N	15528 187TH AVE NE
1	3	177400	1080	06/27/13	\$458,000	\$535,000	1,400	8	1977	Avg	11,024	N	N	18805 NE 168TH ST
1	3	177591	0540	07/16/13	\$388,999	\$452,000	1,400	8	1970	Good	15,225	N	N	17631 NE 160TH PL
1	3	952241	0140	01/31/13	\$343,700	\$421,000	1,400	8	1977	Avg	37,800	N	N	17824 182ND AVE NE
1	3	613980	0380	12/06/13	\$440,000	\$489,000	1,420	8	1978	Good	9,540	N	N	16318 197TH AVE NE
1	3	952240	0190	10/25/12	\$310,000	\$392,000	1,420	8	1972	Good	10,350	N	N	18218 NE 176TH ST
1	3	177580	0480	04/27/12	\$331,650	\$446,000	1,450	8	1967	Good	9,310	N	N	15910 182ND PL NE
1	3	177435	0140	11/13/12	\$380,000	\$477,000	1,470	8	1977	Avg	33,000	N	N	16218 195TH PL NE
1	3	613980	0580	10/07/13	\$482,600	\$546,000	1,500	8	1978	Good	9,525	N	N	19807 NE 160TH PL
1	3	613980	0100	04/19/12	\$385,000	\$519,000	1,510	8	1978	Good	9,200	N	N	19710 NE 164TH ST
1	3	177400	0440	03/06/14	\$383,000	\$415,000	1,540	8	1976	Avg	10,800	N	N	16530 190TH AVE NE
1	3	177435	0150	04/25/13	\$410,000	\$488,000	1,590	8	1978	Good	36,400	N	N	16224 195TH PL NE
1	3	177400	0830	06/21/13	\$365,000	\$427,000	1,610	8	1966	Avg	10,000	N	N	19103 NE 168TH ST
1	3	177580	0590	10/17/13	\$373,000	\$421,000	1,610	8	1968	Good	19,193	N	N	18012 NE 159TH ST
1	3	177435	0160	07/18/14	\$522,250	\$545,000	1,640	8	1977	Avg	41,600	N	N	16221 195TH PL NE
1	3	952241	0080	04/21/14	\$549,000	\$587,000	1,710	8	1976	VGood	30,600	N	N	17837 182ND AVE NE
1	3	177600	0110	08/14/13	\$450,000	\$518,000	1,740	8	1969	Avg	22,067	Y	Y	16577 188TH AVE NE
1	3	177590	0140	07/09/14	\$400,000	\$418,000	1,760	8	1967	Good	6,875	N	N	15515 184TH PL NE
1	3	177580	1403	10/11/13	\$550,000	\$622,000	1,770	8	1975	Good	52,272	N	N	18510 NE 159TH ST
1	3	172606	9041	11/15/13	\$560,000	\$627,000	1,900	8	1976	Good	138,520	N	N	19801 NE 155TH PL
1	3	177400	0650	08/29/12	\$350,000	\$451,000	1,940	8	1968	Avg	9,176	N	N	16513 190TH AVE NE
1	3	177550	0131	12/13/13	\$515,000	\$571,000	1,950	8	1977	Good	41,200	N	N	16246 190TH AVE NE
1	3	163070	0135	11/19/14	\$659,000	\$666,000	1,980	8	1984	Avg	23,625	Y	Y	17610 185TH AVE NE
1	3	613980	0650	07/09/14	\$490,000	\$513,000	2,080	8	1978	Good	14,250	N	N	16208 198TH AVE NE
1	3	177593	0440	06/23/14	\$479,000	\$503,000	2,110	8	1978	Good	11,319	N	N	15961 176TH AVE NE
1	3	177400	0050	05/07/14	\$480,500	\$511,000	2,180	8	1968	Good	11,200	N	N	18903 NE 165TH PL
1	3	177595	0080	04/25/13	\$365,000	\$435,000	2,210	8	1969	Good	10,440	N	N	17727 184TH AVE NE
1	3	177400	0330	07/07/14	\$437,000	\$457,000	2,220	8	1967	Good	17,568	N	N	16510 191ST AVE NE
1	3	177400	0340	11/08/12	\$369,000	\$464,000	2,220	8	1983	Good	13,630	N	N	16516 191ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	3	177550	0195	08/31/12	\$399,950	\$515,000	2,320	8	1980	Avg	38,250	N	N	16214 190TH AVE NE
1	3	177580	1405	12/16/14	\$557,500	\$560,000	2,390	8	2001	Avg	38,258	N	N	18348 NE 159TH ST
1	3	952240	0350	10/08/14	\$500,000	\$511,000	2,490	8	1981	Avg	23,478	N	N	18315 NE 175TH PL
1	3	177001	0120	12/26/13	\$620,000	\$685,000	3,080	8	2013	Avg	14,492	N	N	15952 186TH AVE NE
1	3	177400	1140	04/24/12	\$471,370	\$634,000	3,090	8	1976	Good	16,830	Y	N	18904 NE 168TH ST
1	3	177595	0090	12/14/12	\$417,000	\$518,000	1,730	9	1970	Good	9,075	N	N	17721 184TH AVE NE
1	3	177550	0362	10/13/14	\$625,000	\$638,000	2,601	9	1995	Avg	34,335	N	N	18806 NE 157TH ST
1	3	177090	0020	05/15/12	\$579,500	\$774,000	3,060	9	1994	Good	36,502	N	N	18219 189TH PL NE
1	3	177090	0020	11/14/12	\$540,000	\$678,000	3,060	9	1994	Good	36,502	N	N	18219 189TH PL NE
1	3	163070	0413	09/23/13	\$915,000	\$1,040,000	4,190	11	1998	Avg	31,498	N	N	18215 190TH PL NE
1	3	163070	0405	01/22/14	\$900,000	\$987,000	4,390	11	1995	Avg	41,711	N	N	18218 190TH PL NE
2	0	951720	0180	11/06/14	\$375,000	\$380,000	1,410	6	1983	Good	10,078	N	N	14610 NE 181ST ST
2	0	951720	0600	03/06/13	\$369,000	\$447,000	1,080	7	1984	Good	10,373	N	N	18204 145TH CT NE
2	0	721481	0520	09/10/12	\$285,000	\$366,000	1,130	7	1983	Avg	8,800	N	N	14506 NE 178TH ST
2	0	951720	0530	09/10/12	\$270,000	\$346,000	1,170	7	1983	Avg	15,686	N	N	18313 146TH AVE NE
2	0	721482	0030	12/12/14	\$475,000	\$477,000	1,180	7	1981	Good	8,970	N	N	17840 146TH AVE NE
2	0	951720	0200	05/09/12	\$285,000	\$381,000	1,190	7	1983	Good	9,663	N	N	18112 146TH AVE NE
2	0	951720	0240	11/22/13	\$425,000	\$474,000	1,230	7	1984	Good	19,192	N	N	18224 146TH AVE NE
2	0	721481	0060	06/22/12	\$354,950	\$468,000	1,280	7	1979	Avg	11,500	N	N	17710 143RD AVE NE
2	0	721481	0150	10/02/14	\$428,000	\$438,000	1,280	7	1979	Avg	9,350	N	N	14609 NE 178TH ST
2	0	721482	0400	09/02/14	\$425,000	\$438,000	1,280	7	1979	Avg	7,371	N	N	18007 146TH AVE NE
2	0	951720	0590	05/06/13	\$395,000	\$469,000	1,280	7	1984	Avg	12,182	N	N	18210 145TH CT NE
2	0	951720	0580	04/24/13	\$315,000	\$375,000	1,290	7	1983	Good	11,460	N	N	14542 NE 182ND ST
2	0	951720	0380	05/18/12	\$245,000	\$327,000	1,340	7	1984	Fair	15,059	N	N	14714 NE 184TH PL
2	0	951720	0490	04/09/14	\$439,000	\$471,000	1,340	7	1983	Avg	16,495	N	N	14500 NE 184TH PL
2	0	721482	0650	07/16/12	\$357,000	\$467,000	1,360	7	1979	Avg	11,040	N	N	14521 178TH PL NE
2	0	289640	0590	05/31/13	\$335,000	\$395,000	1,370	7	2003	Avg	1,818	N	N	18608 144TH AVE NE
2	3	012605	9093	03/27/13	\$358,000	\$431,000	1,380	7	1972	Good	19,040	N	N	19507 170TH AVE NE
2	0	162280	0050	11/06/12	\$328,000	\$413,000	1,380	7	1968	Avg	14,020	N	N	15823 NE 195TH ST
2	0	807870	0030	03/20/13	\$419,990	\$506,000	1,380	7	1976	Good	43,875	N	N	20325 156TH AVE NE
2	0	807870	0040	05/08/13	\$482,500	\$573,000	1,380	7	1976	Good	43,875	N	N	20309 156TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	721482	0590	08/26/13	\$489,950	\$562,000	1,390	7	1979	Good	7,575	N	N	17829 146TH AVE NE
2	0	951720	0480	07/02/14	\$535,000	\$561,000	1,390	7	1983	Avg	12,141	N	N	14506 NE 184TH PL
2	0	289640	0470	04/04/14	\$350,000	\$376,000	1,390	7	2003	Avg	2,504	N	N	18828 144TH AVE NE
2	0	289640	0480	09/20/12	\$260,000	\$332,000	1,390	7	2002	Avg	2,582	N	N	18826 144TH AVE NE
2	0	022605	9121	08/13/14	\$500,000	\$518,000	1,400	7	1978	Avg	77,536	N	N	19521 161ST PL NE
2	0	112605	9179	05/23/13	\$378,750	\$447,000	1,400	7	1979	Avg	65,340	N	N	15806 NE 175TH ST
2	0	162280	0130	12/05/12	\$328,000	\$409,000	1,400	7	1976	Good	14,020	N	N	15615 NE 195TH ST
2	0	162280	0140	09/27/12	\$310,000	\$396,000	1,400	7	1976	Good	14,187	N	N	19414 156TH AVE NE
2	3	404590	0035	03/21/12	\$330,000	\$449,000	1,410	7	1959	Avg	22,950	N	N	16614 NE 180TH ST
2	0	951720	0020	07/26/13	\$367,000	\$425,000	1,410	7	1983	Good	7,205	N	N	18127 145TH PL NE
2	0	951720	0030	06/25/14	\$365,500	\$384,000	1,410	7	1983	Good	9,600	N	N	18121 145TH PL NE
2	0	951720	0080	07/26/12	\$312,500	\$407,000	1,410	7	1983	Good	9,600	N	N	18120 145TH PL NE
2	0	022605	9053	10/01/13	\$419,000	\$475,000	1,420	7	1963	Avg	60,548	N	N	18711 162ND AVE NE
2	0	022605	9065	09/03/14	\$514,000	\$530,000	1,450	7	1962	Avg	54,014	N	N	15625 NE 191ST ST
2	0	721482	0610	10/07/14	\$448,000	\$458,000	1,480	7	1979	Avg	8,270	N	N	14518 NE 178TH PL
2	3	012605	9037	09/14/13	\$413,000	\$471,000	1,500	7	1933	VGood	95,832	N	N	16616 NE 190TH ST
2	0	923850	0040	06/24/14	\$400,000	\$420,000	1,510	7	1967	Avg	23,100	N	N	15351 NE 202ND ST
2	0	721480	0440	10/21/13	\$415,000	\$468,000	1,550	7	1979	Avg	9,975	N	N	14602 NE 174TH ST
2	0	162280	0120	08/27/13	\$435,000	\$499,000	1,560	7	1966	Avg	14,020	N	N	15625 NE 195TH ST
2	0	289640	0010	06/25/12	\$314,350	\$414,000	1,610	7	2003	Avg	3,574	N	N	14325 NE 186TH CT
2	0	923850	0090	12/12/12	\$445,000	\$554,000	1,630	7	1967	VGood	23,427	N	N	15338 NE 202ND ST
2	0	289640	0030	06/03/14	\$409,500	\$433,000	1,670	7	2003	Avg	3,061	N	N	14324 NE 186TH CT
2	0	289640	0280	11/30/12	\$295,000	\$368,000	1,670	7	2003	Avg	2,607	N	N	18809 143RD CT NE
2	0	289640	0290	12/31/12	\$288,613	\$357,000	1,670	7	2002	Avg	2,426	N	N	18811 143RD CT NE
2	0	289640	0110	09/18/13	\$382,000	\$435,000	1,760	7	2003	Avg	3,024	N	N	14315 NE 186TH PL
2	0	721481	0350	10/17/14	\$467,000	\$476,000	1,850	7	1979	Avg	13,500	N	N	14707 NE 178TH ST
2	0	112605	9091	05/23/13	\$565,000	\$667,000	1,910	7	1975	Good	47,044	N	N	14848 NE 173RD ST
2	0	112605	9091	09/15/14	\$624,000	\$641,000	1,910	7	1975	Good	47,044	N	N	14848 NE 173RD ST
2	0	721481	0440	02/18/14	\$495,000	\$539,000	2,400	7	1979	Avg	7,560	N	N	14640 NE 178TH ST
2	0	923850	0480	05/23/14	\$465,425	\$493,000	2,430	7	1967	Avg	20,720	N	N	14951 NE 204TH ST
2	0	721482	0460	03/15/13	\$520,000	\$628,000	1,270	8	1979	VGood	33,800	N	N	14508 NE 180TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	923843	0030	11/21/12	\$412,337	\$517,000	1,330	8	1987	Avg	31,815	N	N	15720 NE 203RD PL
2	0	923843	0490	03/30/12	\$425,000	\$576,000	1,330	8	1988	Avg	43,166	N	N	15718 NE 198TH ST
2	0	327670	0130	04/24/12	\$410,000	\$551,000	1,360	8	1979	Good	18,900	N	N	15347 NE 201ST ST
2	0	807870	0050	05/15/13	\$486,990	\$577,000	1,380	8	1977	Good	43,875	N	N	20221 156TH AVE NE
2	0	022605	9123	05/02/13	\$480,000	\$571,000	1,400	8	1978	Good	77,972	N	N	19545 161ST PL NE
2	3	012605	9242	11/19/14	\$550,000	\$556,000	1,410	8	1980	Good	45,738	N	N	19115 170TH AVE NE
2	0	721480	0690	03/23/14	\$511,400	\$551,000	1,450	8	1978	Avg	13,200	N	N	17317 143RD PL NE
2	0	112605	9097	09/26/13	\$469,000	\$533,000	1,460	8	1977	Avg	36,580	N	N	15224 NE 173RD ST
2	0	327670	0070	09/06/13	\$513,000	\$586,000	1,500	8	1973	Good	27,880	N	N	15208 NE 201ST ST
2	0	923850	0300	01/15/13	\$435,000	\$535,000	1,510	8	1967	Good	17,820	N	N	14805 NE 202ND ST
2	0	721480	0230	09/27/12	\$350,000	\$447,000	1,570	8	1978	Avg	11,760	N	N	17306 145TH AVE NE
2	0	022605	9108	01/09/12	\$350,000	\$488,000	1,580	8	1977	Avg	58,230	N	N	18613 160TH AVE NE
2	0	721480	0390	06/18/12	\$380,000	\$502,000	1,590	8	1978	Avg	15,500	N	N	14643 NE 174TH ST
2	0	721480	0330	01/27/14	\$503,000	\$551,000	1,630	8	1978	Good	16,000	N	N	17320 146TH PL NE
2	0	923850	0410	05/19/14	\$464,000	\$492,000	1,630	8	1967	Avg	28,600	N	N	14926 NE 202ND ST
2	3	404590	0027	09/10/13	\$420,000	\$479,000	1,660	8	1953	VGood	14,700	N	N	18205 167TH AVE NE
2	0	956080	0360	02/12/13	\$481,000	\$586,000	1,690	8	1987	Good	14,483	Y	N	17860 149TH AVE NE
2	0	022605	9034	03/24/14	\$530,000	\$571,000	1,730	8	1975	Good	54,450	N	N	15226 NE 195TH ST
2	0	956080	0160	06/08/12	\$397,000	\$526,000	1,730	8	1987	Avg	18,094	Y	N	17830 151ST WAY NE
2	0	032605	9021	04/12/13	\$445,000	\$532,000	1,780	8	1981	Avg	29,865	Y	N	19417 148TH AVE NE
2	0	807870	0020	06/03/14	\$474,900	\$502,000	1,800	8	1976	Good	43,647	N	N	20337 156TH AVE NE
2	0	956080	0040	07/16/14	\$485,000	\$506,000	1,800	8	1987	Good	11,034	N	N	14809 NE 177TH ST
2	0	923850	0190	12/02/14	\$440,000	\$443,000	1,810	8	1968	Avg	28,600	N	N	14950 NE 204TH ST
2	0	956080	0140	02/22/12	\$321,000	\$441,000	1,810	8	1987	Avg	8,873	N	N	17812 151ST WAY NE
2	0	923851	0220	10/28/14	\$526,500	\$535,000	1,860	8	1986	Avg	43,170	N	N	15305 NE 198TH ST
2	0	721480	0280	06/14/12	\$460,000	\$608,000	1,870	8	1979	Good	10,500	N	N	17331 146TH PL NE
2	0	923850	0260	04/16/13	\$480,000	\$574,000	1,870	8	1968	Good	40,474	N	N	20237 149TH PL NE
2	0	923843	0300	11/06/14	\$550,000	\$558,000	1,890	8	1982	Avg	39,460	N	N	16303 NE 198TH ST
2	0	721480	0150	11/07/14	\$472,500	\$479,000	1,910	8	1979	Avg	20,000	N	N	14527 NE 173RD ST
2	0	022605	9103	05/27/14	\$570,000	\$603,000	1,930	8	1977	Avg	36,210	N	N	15816 NE 195TH ST
2	3	112605	9076	09/25/13	\$423,500	\$481,000	1,930	8	1996	Avg	15,246	N	N	17933 164TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 036 -- 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	3	012605	9240	07/09/12	\$390,000	\$511,000	1,980	8	1980	Good	45,738	N	N	19107 170TH AVE NE
2	0	721480	0710	07/18/13	\$477,000	\$554,000	1,980	8	1979	Avg	10,350	N	N	17125 143RD PL NE
2	0	956080	0390	05/16/14	\$445,000	\$472,000	1,990	8	1984	Avg	7,340	N	N	17855 149TH AVE NE
2	0	956080	0170	07/03/13	\$412,000	\$480,000	2,020	8	1988	Good	13,597	N	N	17922 151ST WAY NE
2	0	956080	0290	08/14/14	\$440,000	\$456,000	2,060	8	1987	Avg	11,231	Y	N	17839 151ST WAY NE
2	0	951730	0110	05/09/13	\$399,000	\$473,000	2,070	8	1983	Avg	21,073	N	N	18432 146TH AVE NE
2	0	022605	9023	10/27/13	\$468,200	\$527,000	2,100	8	1984	Good	24,583	N	N	19818 156TH AVE NE
2	0	324450	0083	02/11/14	\$490,000	\$534,000	2,220	8	1979	Avg	35,135	N	N	15100 NE WOODINVILLE-DUVALL RD
2	0	951730	0150	05/16/12	\$392,500	\$524,000	2,220	8	1987	Avg	21,050	N	N	18450 146TH AVE NE
2	0	022605	9161	12/31/14	\$575,000	\$575,000	2,280	8	1996	Avg	27,441	N	N	16220 NE 187TH ST
2	0	956080	0310	10/09/14	\$565,000	\$577,000	2,280	8	1986	Avg	9,725	N	N	17807 151ST WAY NE
2	0	956080	0420	08/05/13	\$510,000	\$589,000	2,280	8	1985	Good	11,223	N	N	17837 149TH AVE NE
2	0	951730	0230	10/16/12	\$435,000	\$551,000	2,300	8	1987	Good	23,147	N	N	18409 146TH AVE NE
2	0	856470	0090	11/12/13	\$565,000	\$633,000	2,310	8	2004	Avg	7,033	N	N	18565 151ST AVE NE
2	0	923843	0400	11/25/13	\$474,000	\$529,000	2,360	8	1982	Avg	37,304	N	N	19723 159TH CT NE
2	0	324450	0095	10/11/12	\$575,000	\$730,000	2,410	8	1996	Avg	79,279	Y	N	19122 148TH AVE NE
2	0	856470	0010	10/18/12	\$410,000	\$519,000	2,410	8	2004	Avg	7,311	N	N	18680 151ST AVE NE
2	0	022605	9153	10/25/13	\$547,500	\$616,000	2,470	8	1985	Avg	35,059	N	N	19537 158TH PL NE
2	3	812342	0090	03/26/13	\$520,000	\$626,000	2,490	8	1985	VGood	35,001	N	N	19415 170TH AVE NE
2	0	951730	0120	02/08/12	\$413,000	\$570,000	2,610	8	1986	Good	16,920	N	N	18434 146TH AVE NE
2	0	856470	0240	10/17/14	\$575,000	\$586,000	2,610	8	2004	Avg	7,301	N	N	15045 NE 185TH ST
2	0	923843	0680	05/21/14	\$625,000	\$663,000	2,630	8	1986	Avg	48,706	N	N	16021 NE 203RD PL
2	0	923851	0190	07/18/12	\$498,800	\$652,000	2,640	8	1986	Good	35,001	N	N	15021 NE 198TH ST
2	3	012605	9294	05/20/13	\$580,000	\$686,000	2,660	8	1996	Avg	37,636	N	N	20314 166TH AVE NE
2	0	112605	9022	11/06/12	\$549,000	\$691,000	2,660	8	1977	Good	40,312	N	N	15008 NE 173RD ST
2	0	112605	9022	07/22/14	\$667,400	\$696,000	2,660	8	1977	Good	40,312	N	N	15008 NE 173RD ST
2	0	923843	0700	04/30/14	\$717,000	\$765,000	2,680	8	1989	Good	93,361	N	N	16005 NE 203RD PL
2	0	923843	0050	08/02/13	\$595,000	\$687,000	2,700	8	1985	Good	38,973	N	N	15802 NE 203RD PL
2	3	012605	9264	03/22/14	\$622,000	\$671,000	2,730	8	1988	Good	43,560	N	N	18801 171ST PL NE
2	3	112605	9063	03/19/13	\$620,000	\$747,000	2,870	8	2005	Avg	47,916	N	N	17553 164TH AVE NE
2	0	324450	0170	09/03/13	\$599,000	\$685,000	3,050	8	1963	Good	130,680	N	N	15242 NE WOODINVILLE-DUVALL RD

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	022605	9095	08/22/12	\$687,000	\$887,000	3,140	8	1977	Good	74,052	N	N	15822 NE 191ST ST
2	0	721482	0120	03/02/12	\$497,000	\$681,000	3,220	8	1980	Good	9,234	Y	N	17835 147TH PL NE
2	3	012605	9192	04/27/12	\$500,000	\$672,000	3,300	8	1973	Good	45,603	N	N	19709 170TH AVE NE
2	0	951730	0030	08/25/12	\$423,500	\$546,000	1,360	9	1984	Good	15,500	Y	N	18541 148TH AVE NE
2	0	324450	0158	09/08/14	\$570,000	\$587,000	1,390	9	1986	Avg	40,392	N	N	15507 NE 188TH PL
2	0	721480	0570	09/24/13	\$525,000	\$597,000	1,600	9	1978	Avg	10,450	N	N	17425 145TH PL NE
2	0	112605	9144	09/11/14	\$730,000	\$751,000	2,040	9	1977	Avg	130,680	N	N	15303 NE 182ND PL
2	0	421525	0030	08/19/14	\$475,000	\$492,000	2,120	9	1989	Avg	57,050	N	N	15734 NE 183RD ST
2	0	421525	0540	08/28/13	\$647,950	\$742,000	2,130	9	1987	Good	35,268	N	N	18016 159TH AVE NE
2	0	923843	0140	07/25/14	\$595,000	\$620,000	2,210	9	1985	Avg	28,001	N	N	20107 164TH AVE NE
2	0	721480	0350	12/19/13	\$390,000	\$432,000	2,230	9	1978	Avg	10,000	N	N	14603 NE 174TH ST
2	0	721480	0380	10/31/12	\$365,000	\$460,000	2,270	9	1978	Avg	16,000	N	N	14633 NE 174TH ST
2	0	022605	9164	06/16/12	\$510,000	\$674,000	2,330	9	1988	Good	38,042	N	N	16310 NE 196TH ST
2	3	012605	9275	08/01/13	\$525,000	\$607,000	2,460	9	1991	Avg	40,748	N	N	18712 165TH PL NE
2	3	112605	9049	12/04/13	\$546,000	\$607,000	2,650	9	1989	Avg	35,184	N	N	17935 163RD AVE NE
2	0	247470	0010	11/19/12	\$500,000	\$627,000	2,650	9	1996	Avg	64,899	N	N	19203 148TH AVE NE
2	0	247470	0010	03/26/14	\$628,000	\$676,000	2,650	9	1996	Avg	64,899	N	N	19203 148TH AVE NE
2	2	427700	0100	11/21/13	\$624,500	\$697,000	2,730	9	1998	Avg	37,107	N	N	19340 162ND AVE NE
2	0	247470	0060	06/26/12	\$712,625	\$938,000	2,760	9	1998	Avg	68,407	Y	N	19131 148TH AVE NE
2	3	012605	9298	04/16/13	\$665,000	\$795,000	2,860	9	2000	Avg	43,560	N	N	20023 170TH AVE NE
2	0	093730	0040	06/20/13	\$799,950	\$936,000	2,870	9	2012	Avg	65,090	N	N	18766 157TH PL NE
2	0	421525	0090	09/20/12	\$620,000	\$793,000	2,900	9	1983	Good	42,069	N	N	18213 157TH AVE NE
2	3	012605	9310	11/30/14	\$1,000,000	\$1,008,000	3,040	9	2005	Avg	52,302	N	N	18805 171ST PL NE
2	3	012605	9274	07/27/13	\$645,000	\$746,000	3,260	9	1992	Avg	40,441	N	N	18628 165TH PL NE
2	0	093730	0060	02/12/13	\$739,950	\$902,000	3,320	9	2010	Avg	39,082	N	N	18636 157TH PL NE
2	5	956220	0140	05/19/12	\$555,000	\$740,000	3,360	9	1986	Avg	57,585	N	N	15232 NE 177TH DR
2	3	012605	9303	01/14/13	\$645,000	\$794,000	3,380	9	2000	Avg	36,806	N	N	20021 170TH AVE NE
2	5	956080	0520	09/11/13	\$650,000	\$742,000	3,400	9	1986	Good	30,615	N	N	17715 154TH CT NE
2	5	956220	0250	10/11/12	\$575,000	\$730,000	3,460	9	1987	Good	42,803	N	N	14919 NE 177TH DR
2	0	093730	0050	01/28/13	\$737,500	\$904,000	3,500	9	2011	Avg	58,976	N	N	18646 157TH PL NE
2	0	022605	9173	06/07/12	\$655,000	\$868,000	3,580	9	1996	Good	38,638	N	N	16218 NE 195TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	421525	0220	12/09/14	\$790,000	\$794,000	3,040	10	1983	Good	34,670	N	N	15805 NE 178TH PL
2	5	956220	0100	09/19/12	\$740,000	\$947,000	3,300	10	1983	Avg	31,174	N	N	17726 154TH CT NE
2	0	421525	0130	11/14/12	\$856,000	\$1,075,000	3,400	10	1983	Good	35,000	N	N	18017 157TH AVE NE
2	5	956220	0090	06/24/14	\$925,000	\$972,000	3,580	10	1985	Avg	35,261	N	N	17720 154TH CT NE
2	5	956220	0340	11/15/13	\$722,500	\$808,000	3,640	10	1985	Good	44,155	N	N	15414 NE 176TH PL
2	5	956220	0390	03/28/13	\$735,000	\$884,000	3,670	10	1984	Avg	72,460	N	N	15406 NE 176TH PL
2	0	421525	0310	09/19/14	\$828,500	\$850,000	3,720	10	1983	Avg	35,000	N	N	17922 157TH AVE NE
2	0	421525	0260	06/28/12	\$848,000	\$1,115,000	4,030	10	1983	Good	35,001	N	N	15818 NE 178TH PL
2	0	421525	0430	10/09/12	\$772,000	\$981,000	4,030	10	1983	Avg	27,872	Y	N	15822 NE 180TH PL
2	0	421525	0430	11/22/13	\$800,000	\$893,000	4,030	10	1983	Avg	27,872	Y	N	15822 NE 180TH PL
2	0	421525	0170	10/05/12	\$705,000	\$897,000	4,120	10	1984	Avg	35,492	N	N	15541 NE 179TH ST
2	5	956220	0320	06/14/13	\$800,000	\$938,000	2,250	11	1986	Avg	60,250	N	N	15219 NE 177TH DR
2	1	079280	0080	05/01/14	\$980,000	\$1,045,000	3,210	11	2001	Avg	35,062	N	N	19060 160TH AVE NE
2	5	956220	0410	03/13/13	\$748,000	\$904,000	3,600	11	1984	Avg	51,388	N	N	15405 NE 176TH PL
2	5	956220	0430	08/15/13	\$775,000	\$892,000	3,970	11	1983	Avg	34,498	N	N	15421 NE 176TH PL
2	3	404590	0090	06/14/12	\$1,075,000	\$1,421,000	4,180	11	1996	Good	37,668	Y	Y	18056 160TH PL NE
2	1	022605	9096	11/18/14	\$1,565,000	\$1,582,000	5,220	11	2001	Avg	67,319	N	N	19171 160TH AVE NE
2	0	610400	0040	07/23/12	\$1,290,250	\$1,683,000	4,840	12	2005	Avg	35,510	N	N	19360 163RD CT NE
3	0	340470	0080	11/12/14	\$476,800	\$483,000	1,900	6	1919	Good	43,700	N	N	14032 WOODINVILLE-REDMOND RD NE
3	0	795502	0140	01/30/14	\$425,000	\$465,000	1,010	7	1969	VGood	8,075	N	N	17086 142ND PL NE
3	3	795503	0090	07/12/13	\$407,500	\$474,000	1,070	7	1970	VGood	15,600	N	N	16824 172ND PL NE
3	4	132605	9070	07/08/14	\$390,000	\$408,000	1,180	7	1967	Good	16,552	N	N	16714 NE 158TH ST
3	3	122605	9042	03/12/14	\$420,000	\$454,000	1,240	7	1928	Good	101,495	N	N	16430 NE 172ND PL
3	3	404590	0146	05/25/12	\$285,000	\$379,000	1,250	7	1961	VGood	13,095	N	N	18044 167TH AVE NE
3	3	795503	0010	10/10/14	\$318,000	\$325,000	1,250	7	1970	Avg	20,040	N	N	17031 174TH AVE NE
3	3	132605	9156	01/23/13	\$360,000	\$442,000	1,280	7	1981	Good	69,696	N	N	17014 NE 158TH ST
3	4	340170	0246	11/26/13	\$415,000	\$463,000	1,280	7	1976	Avg	29,512	N	N	16127 NE 143RD ST
3	3	122605	9138	01/04/12	\$399,000	\$557,000	1,330	7	1977	Good	43,855	N	N	17557 174TH AVE NE
3	3	012605	9225	08/06/14	\$525,000	\$545,000	1,350	7	1979	Good	43,560	N	N	17820 NE 198TH PL
3	3	366300	0070	07/08/14	\$600,000	\$628,000	1,440	7	1969	Good	46,609	N	N	17308 167TH AVE NE
3	4	340170	0255	07/29/14	\$595,000	\$619,000	1,590	7	1974	Good	87,120	N	N	14208 162ND AVE NE



Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	4	340170	0032	06/11/14	\$480,000	\$506,000	1,650	7	1967	Good	17,880	N	N	15333 160TH AVE NE
3	4	113610	0107	06/07/12	\$385,500	\$511,000	1,700	7	1974	Avg	45,000	N	N	15509 NE 160TH ST
3	0	340470	0041	09/29/14	\$550,000	\$563,000	1,760	7	1933	Good	37,000	N	N	14314 WOODINVILLE-REDMOND RD NE
3	3	012605	9184	03/14/12	\$361,000	\$492,000	1,910	7	1970	Good	25,357	N	N	18919 176TH AVE NE
3	4	340170	0277	12/04/12	\$433,000	\$540,000	2,270	7	1992	Avg	43,560	N	N	14021 162ND AVE NE
3	4	340170	0136	10/29/12	\$450,000	\$568,000	1,300	8	1978	Good	54,450	N	N	15202 164TH AVE NE
3	4	113610	0064	01/29/13	\$435,000	\$533,000	1,310	8	1984	Avg	21,113	N	N	15707 NE 160TH ST
3	3	739980	0160	10/03/14	\$430,000	\$440,000	1,360	8	1983	Avg	33,600	N	N	16808 171ST PL NE
3	4	112605	9176	11/27/12	\$505,000	\$631,000	1,410	8	1979	Good	47,916	N	N	16017 NE 169TH PL
3	3	404590	0148	05/07/12	\$428,000	\$573,000	1,580	8	1987	VGood	15,205	N	N	18050 167TH AVE NE
3	4	122605	9101	07/01/14	\$502,000	\$526,000	1,600	8	1983	Good	45,613	N	N	17120 166TH PL NE
3	4	112605	9103	03/13/13	\$406,500	\$491,000	1,610	8	1972	Avg	43,560	N	N	16721 164TH AVE NE
3	4	112605	9110	09/04/13	\$400,000	\$457,000	1,620	8	1966	Avg	19,166	N	N	15925 NE 175TH ST
3	4	281726	0030	06/07/13	\$525,000	\$617,000	1,630	8	1975	Good	33,806	N	N	14630 NE 169TH ST
3	0	340470	0086	04/04/13	\$515,000	\$618,000	1,660	8	1977	Good	43,995	N	N	15316 NE 140TH ST
3	4	132605	9085	07/21/14	\$450,000	\$469,000	1,680	8	1977	Avg	111,513	N	N	16851 NE 155TH PL
3	4	132605	9057	07/07/12	\$339,500	\$445,000	1,690	8	1968	Good	16,988	N	N	16704 NE 158TH ST
3	3	739980	0150	06/06/14	\$535,500	\$565,000	1,730	8	1983	Good	40,250	N	N	16726 171ST PL NE
3	4	340170	0031	08/22/14	\$661,000	\$683,000	1,750	8	1964	Good	46,173	N	N	15345 160TH AVE NE
3	3	940830	0090	03/17/13	\$510,000	\$615,000	1,750	8	1981	Avg	44,866	N	N	17112 NE 160TH CT
3	4	339535	0220	07/19/12	\$485,000	\$633,000	1,770	8	1981	Avg	42,954	N	N	16729 NE 138TH CT
3	4	340770	0046	06/24/14	\$625,000	\$657,000	1,820	8	1976	Good	64,073	N	N	14828 NE 163RD ST
3	4	122605	9161	12/29/14	\$562,000	\$562,000	1,860	8	1980	Avg	83,200	N	N	17039 NE 172ND PL
3	4	281728	0040	09/19/13	\$585,000	\$666,000	1,860	8	1978	Avg	41,300	Y	N	14712 NE 164TH ST
3	3	012605	9284	06/11/13	\$569,000	\$668,000	1,870	8	1997	Avg	40,873	N	N	17917 NE 196TH ST
3	4	340170	0192	10/02/13	\$778,000	\$882,000	1,870	8	1973	Good	43,560	N	N	16125 NE 145TH ST
3	3	366300	0030	04/19/13	\$502,000	\$599,000	1,900	8	1984	Good	45,302	N	N	16716 NE 176TH ST
3	3	404590	0147	08/01/14	\$590,000	\$613,000	1,980	8	1967	Good	54,014	N	N	18066 167TH AVE NE
3	4	930630	0140	07/02/13	\$456,000	\$532,000	2,020	8	1969	Avg	42,400	N	N	14603 NE 166TH ST
3	4	112605	9095	05/26/14	\$880,000	\$932,000	2,130	8	1989	Good	35,169	N	N	16704 162ND AVE NE
3	4	281726	0130	06/13/14	\$622,500	\$656,000	2,190	8	1975	Good	23,760	N	N	14523 NE 169TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	4	113610	0045	10/15/14	\$494,950	\$505,000	2,220	8	1970	Good	33,000	N	N	15507 158TH AVE NE
3	3	812342	0040	12/07/12	\$529,500	\$660,000	2,260	8	1987	Good	35,001	N	N	19308 170TH AVE NE
3	4	340770	0010	12/06/13	\$700,000	\$778,000	2,370	8	1981	Avg	45,036	Y	N	15201 152ND AVE NE
3	4	113610	0062	04/16/12	\$500,000	\$674,000	2,400	8	1982	Good	29,252	N	N	15610 NE 159TH ST
3	4	113610	0062	05/09/14	\$585,000	\$622,000	2,400	8	1982	Good	29,252	N	N	15610 NE 159TH ST
3	0	951600	0050	02/20/14	\$637,950	\$694,000	2,430	8	2012	Avg	3,540	Y	N	17082 143RD PL NE
3	0	951600	0070	06/05/13	\$624,950	\$735,000	2,430	8	2013	Avg	3,540	N	N	17074 143RD PL NE
3	0	951600	0100	03/04/14	\$645,000	\$699,000	2,430	8	2013	Avg	3,540	N	N	17064 143RD PL NE
3	3	940830	0070	06/14/12	\$465,000	\$615,000	2,450	8	1986	Good	36,104	N	N	17128 NE 160TH CT
3	4	142605	9104	02/03/14	\$549,500	\$600,000	2,520	8	1979	Good	44,866	N	N	16012 162ND PL NE
3	0	951600	0040	03/25/13	\$599,950	\$722,000	2,570	8	2012	Avg	3,540	Y	N	17084 143RD PL NE
3	0	951600	0060	03/07/13	\$589,950	\$714,000	2,570	8	2013	Avg	3,540	N	N	17076 143RD PL NE
3	0	951600	0080	09/17/13	\$599,950	\$683,000	2,570	8	2013	Avg	3,540	N	N	17070 143RD PL NE
3	0	951600	0090	10/14/13	\$615,950	\$696,000	2,570	8	2013	Avg	3,540	N	N	17066 143RD PL NE
3	4	142605	9087	04/23/14	\$629,000	\$672,000	2,610	8	1966	Good	36,154	N	N	15726 160TH AVE NE
3	4	112605	9011	04/19/12	\$525,000	\$707,000	2,660	8	1988	Good	58,806	N	N	17324 155TH PL NE
3	3	012605	9097	10/23/14	\$775,000	\$789,000	2,690	8	1990	Avg	104,544	N	N	19742 170TH AVE NE
3	4	113610	0021	10/09/13	\$730,000	\$826,000	2,690	8	1979	Good	45,132	N	N	15912 NE 160TH ST
3	4	112605	9165	06/13/12	\$501,000	\$662,000	2,700	8	1977	Good	48,787	N	N	16109 NE 169TH PL
3	3	773310	0120	01/07/14	\$582,000	\$641,000	2,720	8	1998	Avg	30,363	N	N	20119 178TH AVE NE
3	4	122605	9164	04/26/12	\$629,000	\$845,000	2,760	8	1993	Avg	41,206	N	N	16631 NE 172ND PL
3	4	281728	0020	07/08/13	\$580,000	\$675,000	2,790	8	1978	Avg	34,100	N	N	14728 NE 164TH ST
3	4	142605	9102	06/26/13	\$585,000	\$684,000	2,870	8	1979	Avg	40,946	N	N	16034 162ND PL NE
3	4	142605	9046	03/15/13	\$650,000	\$785,000	2,910	8	1983	Good	48,787	N	N	15712 160TH AVE NE
3	4	340170	0185	07/28/14	\$665,000	\$692,000	2,970	8	1985	Avg	52,567	N	N	14516 156TH PL NE
3	3	773310	0110	11/02/12	\$575,000	\$725,000	3,120	8	1998	Avg	35,685	N	N	20125 178TH AVE NE
3	4	281725	0070	01/08/14	\$615,500	\$678,000	3,240	8	1974	Avg	22,500	N	N	14725 NE 169TH ST
3	4	112605	9126	10/05/12	\$615,000	\$783,000	3,340	8	1974	Good	75,358	N	N	16050 NE 165TH ST
3	4	132605	9112	11/15/13	\$675,000	\$755,000	1,550	9	1978	Avg	58,370	N	N	15720 165TH PL NE
3	0	340620	0220	11/12/12	\$573,950	\$721,000	1,750	9	1979	Good	31,682	N	N	14910 NE 147TH PL
3	4	132605	9167	05/01/12	\$499,000	\$669,000	1,860	9	1985	Good	65,073	N	N	15227 166TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	340620	0100	09/25/13	\$618,000	\$702,000	1,920	9	1979	Good	35,987	N	N	14953 NE 147TH CT
3	3	940830	0140	09/26/12	\$485,000	\$619,000	1,940	9	1983	Good	31,654	N	N	17110 NE 163RD PL
3	3	739980	0110	12/09/14	\$565,000	\$568,000	1,960	9	1983	Good	48,787	N	N	16606 171ST PL NE
3	0	248160	0030	07/01/14	\$660,000	\$692,000	1,970	9	1983	Avg	28,500	N	N	15041 NE 144TH ST
3	3	940830	0330	05/30/12	\$529,000	\$703,000	2,000	9	1981	Good	30,017	N	N	16215 171ST PL NE
3	4	340170	0033	12/09/13	\$620,000	\$689,000	2,170	9	1975	Good	38,410	N	N	15315 160TH AVE NE
3	3	940830	0310	06/24/14	\$520,000	\$546,000	2,300	9	1984	Avg	35,722	N	N	16203 171ST PL NE
3	3	940830	0320	08/22/14	\$649,000	\$671,000	2,350	9	1984	Good	29,252	N	N	17011 NE 164TH ST
3	4	635400	0030	04/02/12	\$452,000	\$612,000	2,480	9	1985	Avg	32,546	N	N	16710 NE 137TH ST
3	4	132605	9186	07/24/12	\$635,000	\$828,000	2,490	9	1992	Good	52,272	N	N	16859 NE 159TH PL
3	4	340470	0094	06/06/12	\$625,000	\$828,000	2,490	9	2011	Avg	26,922	Y	N	14011 156TH PL NE
3	3	131035	0080	07/24/13	\$564,000	\$653,000	2,510	9	1987	Avg	35,610	N	N	17522 170TH PL NE
3	4	635400	0050	09/08/14	\$615,000	\$633,000	2,530	9	1985	Good	45,234	N	N	16705 NE 137TH ST
3	3	122605	9182	09/06/13	\$585,000	\$668,000	2,540	9	1993	Avg	52,707	N	N	17429 NE 166TH PL
3	4	340170	0019	12/04/12	\$550,000	\$686,000	2,580	9	1986	Good	36,170	N	N	15312 162ND AVE NE
3	4	340170	0129	05/14/12	\$550,000	\$735,000	2,600	9	1986	Good	36,300	N	N	15200 163RD PL NE
3	3	317540	0090	03/11/14	\$638,000	\$690,000	2,620	9	1998	Avg	35,153	N	N	17037 NE 181ST ST
3	4	142605	9070	04/10/14	\$640,000	\$686,000	2,650	9	1977	Good	35,719	N	N	16006 NE 160TH ST
3	3	940830	0380	06/09/14	\$605,000	\$638,000	2,670	9	1981	Avg	47,480	Y	N	16020 169TH AVE NE
3	3	940830	0170	04/13/12	\$555,000	\$749,000	2,800	9	1984	Avg	37,895	N	N	16417 171ST PL NE
3	4	113610	0158	07/16/12	\$443,000	\$579,000	2,820	9	1977	Avg	37,800	N	N	16103 154TH AVE NE
3	4	340170	0127	03/13/14	\$727,000	\$786,000	2,870	9	1981	Avg	52,300	N	N	15220 163RD PL NE
3	4	242605	9118	08/30/12	\$610,000	\$786,000	2,910	9	1987	Avg	43,066	N	N	16630 NE 143RD ST
3	4	122605	9082	09/22/14	\$871,000	\$893,000	2,940	9	2008	Avg	47,916	N	N	16506 164TH AVE NE
3	4	132605	9115	06/24/13	\$805,000	\$941,000	2,960	9	1979	Good	58,370	N	N	15719 165TH PL NE
3	4	132605	9037	08/15/13	\$750,000	\$863,000	3,010	9	1991	Avg	84,070	N	N	16860 NE 159TH PL
3	3	940830	0180	08/28/14	\$682,000	\$704,000	3,030	9	1981	Good	30,000	N	N	16405 171ST PL NE
3	4	133190	0410	06/20/14	\$869,000	\$914,000	3,060	9	1988	Avg	30,884	N	N	16706 NE 169TH CT
3	3	131035	0040	06/26/13	\$586,000	\$685,000	3,110	9	1989	Avg	35,586	N	N	16929 NE 176TH ST
3	4	132605	9180	07/31/13	\$780,500	\$902,000	3,160	9	1987	Good	39,968	N	N	16418 167TH AVE NE
3	3	131037	0020	07/08/14	\$690,000	\$722,000	3,220	9	1991	Avg	35,400	N	N	16831 NE 176TH ST

Improved Sales Used in This Annual Update Analysis Area 036 -- 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	232605	9095	04/20/13	\$735,000	\$877,000	3,230	9	2001	Avg	43,020	N	N	15718 NE 136TH PL
3	0	340620	0240	03/05/14	\$850,000	\$921,000	3,240	9	1979	Good	38,121	N	N	14750 149TH AVE NE
3	4	122605	9152	03/08/12	\$633,000	\$865,000	3,260	9	1979	VGood	47,916	N	N	16504 164TH AVE NE
3	4	122605	9152	04/16/14	\$869,950	\$931,000	3,260	9	1979	VGood	47,916	N	N	16504 164TH AVE NE
3	3	317540	0160	07/09/12	\$629,000	\$824,000	3,280	9	1999	Avg	42,852	N	N	17116 NE 183RD PL
3	3	131037	0060	08/09/13	\$670,000	\$772,000	3,290	9	1991	Avg	36,373	N	N	16904 NE 176TH ST
3	4	248163	0180	06/25/14	\$1,140,000	\$1,197,000	3,310	9	1956	VGood	127,631	Y	N	15445 NE 144TH PL
3	0	232605	9099	05/02/14	\$838,000	\$893,000	3,310	9	2001	Avg	42,998	N	N	15712 NE 136TH PL
3	4	142605	9112	10/31/13	\$837,950	\$942,000	3,350	9	1984	Good	42,835	N	N	16326 NE 160TH ST
3	3	317540	0060	06/19/13	\$790,000	\$925,000	3,370	9	1998	Good	34,988	N	N	17019 NE 181ST ST
3	4	142605	9080	02/14/14	\$700,000	\$763,000	3,490	9	1976	Avg	84,070	N	N	15605 163RD AVE NE
3	4	242605	9091	07/30/13	\$850,000	\$983,000	3,530	9	1986	Good	43,560	N	N	14160 171ST AVE NE
3	4	113610	0076	05/07/12	\$541,000	\$724,000	3,600	9	1968	Avg	65,775	N	N	16319 158TH AVE NE
3	4	242605	9023	09/23/13	\$1,419,000	\$1,613,000	3,650	9	1971	VGood	169,448	N	N	14343 168TH AVE NE
3	3	317540	0020	10/11/12	\$663,750	\$843,000	3,860	9	2003	Avg	35,004	N	N	18233 171ST AVE NE
3	3	122605	9167	08/06/12	\$649,000	\$843,000	3,870	9	2003	Avg	35,200	N	N	18311 171ST AVE NE
3	4	142605	9118	10/30/13	\$920,000	\$1,034,000	3,980	9	1987	Good	48,240	N	N	15808 163RD AVE NE
3	4	142605	9026	05/09/12	\$620,000	\$830,000	3,990	9	1978	Good	54,885	N	N	16224 NE 145TH ST
3	4	142605	9093	01/23/13	\$925,000	\$1,135,000	4,040	9	1979	Good	58,806	N	N	15800 163RD AVE NE
3	4	142605	9073	11/04/13	\$790,000	\$887,000	4,100	9	1991	Avg	35,190	N	N	16322 NE 160TH ST
3	3	317540	0110	10/05/12	\$625,000	\$795,000	4,470	9	2001	Avg	28,932	N	N	18022 171ST AVE NE
3	0	248160	0110	05/25/14	\$675,000	\$715,000	1,820	10	1981	Avg	28,000	N	N	15020 NE 144TH ST
3	4	340770	0026	04/22/14	\$875,000	\$935,000	2,260	10	1980	Avg	42,536	Y	N	15515 152ND AVE NE
3	0	248160	0060	03/27/13	\$670,000	\$806,000	2,760	10	1981	Avg	43,200	Y	N	15070 NE 144TH ST
3	4	340170	0053	04/17/12	\$572,000	\$771,000	2,810	10	1987	Avg	49,222	N	N	15624 NE 153RD ST
3	4	068770	0010	06/19/13	\$835,000	\$978,000	2,830	10	1988	Avg	51,836	N	N	14905 NE 167TH ST
3	4	133190	0110	10/08/14	\$760,000	\$776,000	2,960	10	1989	Avg	28,005	N	N	16619 NE 167TH CT
3	4	248163	0200	06/14/14	\$883,000	\$930,000	2,960	10	1985	Avg	41,656	Y	N	14369 155TH AVE NE
3	4	133190	0210	08/28/12	\$610,000	\$786,000	2,990	10	1989	Avg	35,017	N	N	16908 NE 166TH ST
3	4	340770	0047	10/29/14	\$1,055,000	\$1,072,000	2,990	10	1974	Good	189,852	N	N	14960 NE 163RD ST
3	4	248161	0060	07/24/13	\$729,950	\$845,000	3,140	10	1983	Avg	35,568	N	N	14432 156TH AVE NE

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Area 036 -- 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	4	248161	0170	06/09/14	\$965,000	\$1,018,000	3,160	10	1981	Good	34,560	N	N	14455 156TH AVE NE
3	4	133190	0330	08/27/13	\$760,000	\$871,000	3,220	10	1987	Good	37,103	N	N	16635 168TH PL NE
3	4	113610	0033	10/22/13	\$995,000	\$1,121,000	3,270	10	1997	Good	50,604	N	N	15720 158TH AVE NE
3	4	248161	0030	07/25/13	\$901,500	\$1,044,000	3,300	10	1983	Avg	47,480	N	N	15606 NE 144TH PL
3	4	133190	0350	10/11/12	\$645,000	\$819,000	3,320	10	1987	Good	37,480	N	N	16700 NE 166TH ST
3	4	142605	9094	03/29/13	\$805,000	\$967,000	3,350	10	1996	Avg	85,813	N	N	15618 163RD AVE NE
3	4	142605	9047	10/08/13	\$895,000	\$1,013,000	3,370	10	1963	VGood	35,000	N	N	16130 NE 160TH ST
3	4	248161	0050	11/24/14	\$905,000	\$913,000	3,370	10	1981	Good	47,959	N	N	14424 156TH AVE NE
3	4	205000	0080	09/26/12	\$870,000	\$1,110,000	3,500	10	1994	Avg	35,362	N	N	14819 163RD CT NE
3	4	132605	9142	10/28/14	\$1,395,000	\$1,418,000	3,520	10	1981	Good	128,502	Y	N	16109 167TH AVE NE
3	0	232605	9094	10/18/13	\$850,000	\$959,000	3,560	10	2006	Avg	70,567	Y	N	15319 NE 138TH PL
3	4	133190	0020	09/25/14	\$930,000	\$953,000	3,780	10	1986	Avg	35,273	N	N	16425 NE 169TH PL
3	3	940830	0410	02/24/12	\$735,000	\$1,009,000	3,780	10	1981	Avg	81,457	Y	N	16804 NE 160TH PL
3	4	340550	0040	06/26/13	\$908,000	\$1,061,000	3,900	10	1988	Good	37,247	N	N	17105 161ST AVE NE
3	4	248163	0030	05/17/12	\$765,000	\$1,021,000	3,920	10	1988	Good	41,206	N	N	15430 NE 144TH PL
3	4	340170	0165	03/20/13	\$1,075,000	\$1,296,000	4,010	10	2008	Avg	54,450	Y	N	14509 165TH PL NE
3	4	248161	0160	12/10/13	\$1,150,000	\$1,277,000	4,150	10	1994	VGood	38,715	N	N	14461 156TH AVE NE
3	4	133190	0340	10/21/13	\$869,000	\$980,000	3,080	11	1987	Good	37,428	N	N	16621 168TH PL NE
3	4	248163	0070	11/13/12	\$763,750	\$959,000	3,180	11	1985	Avg	80,837	N	N	15318 NE 144TH PL
3	4	232605	9080	08/01/14	\$1,225,000	\$1,274,000	3,420	11	1990	Avg	79,279	N	N	13526 160TH AVE NE
3	4	340770	0012	11/06/14	\$1,078,500	\$1,094,000	3,740	11	2000	Avg	41,458	Y	N	15203 152ND AVE NE
3	4	133190	0380	06/11/13	\$963,950	\$1,132,000	3,910	11	1987	Good	40,673	N	N	16822 167TH AVE NE
3	4	133190	0430	04/09/13	\$830,000	\$994,000	4,080	11	1987	Avg	30,911	N	N	16520 NE 169TH PL
3	4	132605	9153	10/18/13	\$1,183,500	\$1,335,000	4,390	11	1984	Good	185,130	N	N	17359 NE 147TH ST
3	4	248162	0310	05/14/14	\$1,120,000	\$1,190,000	4,470	11	1988	Avg	60,373	N	N	14235 160TH AVE NE
3	4	112605	9218	04/22/13	\$1,600,000	\$1,908,000	5,540	11	1999	Avg	102,366	N	N	17218 159TH AVE NE
3	4	112605	9026	08/15/13	\$1,589,000	\$1,828,000	5,630	11	2011	Avg	51,400	N	N	16214 NE 165TH ST
3	4	248163	0240	06/03/13	\$1,085,000	\$1,277,000	5,690	11	1985	Avg	91,005	Y	N	14312 155TH AVE NE
3	4	113610	0004	04/29/14	\$1,335,000	\$1,424,000	3,490	12	2005	Avg	23,855	N	N	15829 NE 164TH ST
3	4	340170	0088	11/07/12	\$1,258,888	\$1,584,000	4,340	12	1989	Good	55,353	N	N	15414 NE 152ND PL
3	4	113610	0003	06/06/13	\$1,050,000	\$1,235,000	4,780	12	2001	Avg	24,768	N	N	15813 NE 164TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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	4	113610	0011	07/18/13	\$1,420,000	\$1,648,000	4,890	12	2005	Avg	35,017	N	N	15825 NE 164TH ST
3	4	132605	9194	04/16/14	\$1,750,000	\$1,874,000	5,450	12	2001	Avg	106,286	Y	N	17511 NE 152ND ST
11	3	721470	0470	11/13/12	\$434,875	\$546,000	1,300	8	1977	Good	36,864	N	N	18319 199TH PL NE
11	3	721471	0230	10/02/12	\$430,000	\$548,000	1,370	8	1978	Good	35,206	N	N	19728 NE 189TH ST
11	3	177420	0170	05/23/13	\$375,000	\$443,000	1,420	8	1975	Avg	34,584	N	N	18110 NE 189TH ST
11	3	177421	0340	08/06/12	\$467,000	\$606,000	1,470	8	1976	Good	35,191	N	N	19122 181ST AVE NE
11	3	721470	0350	11/24/14	\$521,000	\$526,000	1,550	8	1976	Good	36,400	N	N	19602 NE 185TH ST
11	3	721471	0170	12/10/12	\$430,000	\$535,000	1,580	8	1976	Good	40,895	N	N	19819 NE 189TH ST
11	3	721471	0640	07/05/12	\$487,000	\$639,000	1,610	8	1977	Good	43,524	N	N	19419 200TH AVE NE
11	3	721470	0160	05/09/14	\$610,000	\$649,000	1,620	8	1976	Good	45,302	N	N	19721 NE 181ST ST
11	3	721470	0040	03/12/14	\$495,000	\$535,000	1,640	8	1976	Avg	42,226	N	N	17824 194TH AVE NE
11	3	721470	0040	01/15/13	\$444,950	\$547,000	1,640	8	1976	Avg	42,226	N	N	17824 194TH AVE NE
11	3	721470	0300	07/13/12	\$410,000	\$537,000	1,640	8	1975	Good	40,901	N	N	19906 NE 185TH ST
11	3	721471	0650	09/20/13	\$518,000	\$589,000	1,640	8	1977	Good	34,864	N	N	19922 NE 194TH ST
11	3	721470	0900	05/03/12	\$435,000	\$583,000	1,660	8	1977	Good	30,780	N	N	17801 194TH AVE NE
11	3	721470	0440	11/26/13	\$520,000	\$580,000	1,690	8	1976	Good	37,668	N	N	19803 NE 185TH ST
11	3	721471	1270	12/04/14	\$528,000	\$532,000	1,700	8	1977	Avg	38,009	N	N	18821 195TH CT NE
11	3	163070	0361	06/27/14	\$530,000	\$556,000	1,710	8	1978	Avg	48,351	N	N	18926 NE 183RD ST
11	3	721471	0160	02/12/13	\$440,000	\$536,000	1,710	8	1976	Good	34,180	N	N	19811 NE 189TH ST
11	3	721470	0060	11/14/12	\$440,000	\$553,000	1,810	8	1977	Good	39,000	N	N	19426 NE 179TH ST
11	3	721471	1180	03/26/13	\$498,500	\$600,000	1,820	8	1978	Avg	32,625	N	N	18923 197TH AVE NE
11	3	177421	0380	06/05/13	\$450,000	\$529,000	1,880	8	1976	Avg	35,250	N	N	19404 181ST AVE NE
11	3	721471	0360	09/17/12	\$495,000	\$634,000	1,880	8	1978	Good	51,637	N	N	20030 NE 192ND ST
11	3	177420	0320	08/07/13	\$467,500	\$539,000	1,950	8	1995	Avg	34,862	N	N	18527 182ND AVE NE
11	3	177423	0200	07/20/13	\$460,000	\$533,000	1,950	8	1979	Avg	39,139	N	N	18802 185TH AVE NE
11	3	177421	0100	12/20/12	\$424,905	\$527,000	1,960	8	1976	Good	34,128	N	N	18304 NE 191ST CT
11	3	721470	0020	10/16/12	\$408,000	\$517,000	2,000	8	1976	Good	38,192	N	N	17622 194TH AVE NE
11	3	177421	0050	12/19/13	\$550,000	\$609,000	2,050	8	1976	Good	36,364	N	N	18217 NE 191ST ST
11	3	721471	0980	02/06/13	\$429,000	\$524,000	2,050	8	1977	Avg	38,202	N	N	19086 194TH AVE NE
11	3	721471	1260	10/01/14	\$655,000	\$670,000	2,060	8	1977	Good	34,238	N	N	18827 195TH CT NE
11	3	177423	0290	02/21/14	\$525,000	\$571,000	2,070	8	1978	Avg	35,915	N	N	18605 185TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 036 -- 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
11	3	721470	0260	03/29/13	\$450,000	\$541,000	2,090	8	1977	Good	40,804	N	N	19937 NE 185TH ST
11	3	721472	0065	08/15/12	\$432,000	\$559,000	2,090	8	1983	Avg	156,816	N	N	20002 194TH AVE NE
11	3	721472	0075	12/12/14	\$699,950	\$703,000	2,190	8	1983	Good	107,593	N	N	20036 194TH AVE NE
11	3	721473	0010	05/29/12	\$468,000	\$622,000	2,190	8	1978	Good	30,625	N	N	17609 194TH AVE NE
11	3	177420	0091	06/22/12	\$530,000	\$699,000	2,230	8	1998	Avg	38,550	N	N	18622 182ND AVE NE
11	3	721470	0720	02/22/12	\$460,000	\$632,000	2,250	8	1976	Good	54,014	N	N	18210 194TH AVE NE
11	3	721471	0300	07/16/14	\$542,126	\$566,000	2,360	8	1977	Avg	43,088	N	N	19734 NE 191ST ST
11	3	177421	0440	01/30/14	\$595,000	\$651,000	2,400	8	1976	Good	35,040	N	N	19211 181ST AVE NE
11	3	721470	0580	06/08/14	\$510,000	\$538,000	2,450	8	1976	Avg	62,290	N	N	18121 197TH PL NE
11	3	177421	0420	06/21/13	\$404,000	\$473,000	2,470	8	1976	Avg	35,040	N	N	19237 181ST AVE NE
11	3	177422	0400	05/13/14	\$591,000	\$628,000	2,710	8	1977	Good	38,180	N	N	19615 182ND AVE NE
11	3	177422	0340	06/19/12	\$494,000	\$652,000	2,930	8	1978	Avg	41,921	N	N	18115 NE 197TH PL
11	3	177422	0160	11/04/14	\$632,925	\$642,000	2,990	8	1978	Good	32,239	N	N	19827 183RD PL NE
11	3	721471	0200	11/01/12	\$482,500	\$608,000	3,020	8	1977	Avg	40,005	N	N	19814 NE 189TH ST
11	3	177423	0180	09/17/14	\$696,500	\$715,000	3,210	8	1979	Avg	61,419	N	N	18532 NE 186TH ST
11	3	721470	0030	01/18/13	\$430,000	\$529,000	3,220	8	1976	Avg	40,020	N	N	17804 194TH AVE NE
11	3	721471	0890	05/16/12	\$516,500	\$689,000	3,270	8	1978	Good	47,271	N	N	18911 194TH AVE NE
11	3	177423	0090	06/13/14	\$697,000	\$734,000	3,650	8	1978	Good	48,351	N	N	18534 186TH PL NE
11	3	769546	0040	10/13/12	\$475,000	\$603,000	1,660	9	1987	Avg	47,226	N	N	19524 189TH PL NE
11	3	769547	0120	08/08/14	\$610,000	\$633,000	1,660	9	1986	Avg	33,042	N	N	18626 189TH AVE NE
11	3	721471	0850	07/05/12	\$680,000	\$892,000	2,010	9	1979	Good	106,974	N	N	19322 NE 190TH ST
11	3	721472	0244	06/24/13	\$575,000	\$672,000	2,040	9	1985	Avg	43,995	N	N	19829 194TH AVE NE
11	3	721471	0500	09/03/13	\$550,000	\$629,000	2,070	9	1977	Avg	48,272	N	N	20040 NE 196TH ST
11	3	769547	0180	05/17/13	\$534,850	\$633,000	2,250	9	1985	Good	37,277	N	N	18925 NE 190TH CT
11	3	769547	0380	06/18/12	\$479,000	\$632,000	2,370	9	1986	Avg	35,037	N	N	18401 NE 192ND ST
11	3	935930	0160	03/21/12	\$494,000	\$672,000	2,390	9	1990	Avg	30,800	N	N	18601 NE 201ST DR
11	3	769547	0190	02/20/14	\$540,000	\$587,000	2,400	9	1986	Avg	45,302	N	N	18920 NE 190TH CT
11	3	769547	0160	02/27/12	\$529,000	\$725,000	2,410	9	1986	Good	33,345	N	N	18908 189TH AVE NE
11	3	935930	0560	01/06/14	\$522,500	\$576,000	2,410	9	1988	Avg	60,811	N	N	20130 181ST PL NE
11	3	721478	0080	08/01/13	\$546,000	\$631,000	2,470	9	1987	Avg	37,912	N	N	19228 NE 202ND ST
11	3	721479	0200	11/25/13	\$550,000	\$614,000	2,470	9	1989	Avg	35,961	N	N	20318 191ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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
11	3	721472	0380	11/12/13	\$540,000	\$605,000	2,500	9	1988	Avg	39,138	N	N	20002 190TH AVE NE
11	3	769547	0050	12/30/14	\$495,000	\$495,000	2,500	9	1985	Avg	39,847	N	N	18945 NE 186TH PL
11	3	721472	0510	08/06/14	\$575,000	\$597,000	2,510	9	1987	Avg	47,044	N	N	19819 190TH AVE NE
11	3	935930	0520	06/21/13	\$535,000	\$626,000	2,520	9	1988	Good	37,633	N	N	18136 NE 201ST DR
11	3	353021	0130	04/24/13	\$613,000	\$731,000	2,540	9	1987	Avg	42,544	N	N	19616 184TH PL NE
11	3	721479	0210	03/24/14	\$600,000	\$647,000	2,540	9	1989	Avg	34,238	N	N	20330 191ST AVE NE
11	3	721477	0030	08/09/13	\$606,000	\$698,000	2,550	9	1984	Good	47,777	N	N	19348 NE 200TH ST
11	3	721478	0030	08/15/13	\$525,000	\$604,000	2,550	9	1987	Good	40,334	N	N	19424 NE 202ND PL
11	3	721477	0010	03/26/12	\$435,000	\$591,000	2,570	9	1983	Avg	87,629	N	N	19225 NE 202ND ST
11	3	769547	0250	07/12/13	\$541,000	\$629,000	2,570	9	1986	Good	30,620	N	N	19129 189TH PL NE
11	3	935930	0230	10/21/13	\$525,000	\$592,000	2,590	9	1989	Avg	36,471	N	N	20227 188TH AVE NE
11	3	721472	0570	06/04/12	\$500,000	\$663,000	2,640	9	1987	Avg	35,336	N	N	19718 192ND AVE NE
11	3	769547	0020	08/16/12	\$530,000	\$686,000	2,660	9	1987	Good	36,234	N	N	18909 NE 186TH PL
11	3	353020	0310	01/30/12	\$620,000	\$858,000	2,670	9	1986	Good	37,289	N	N	18346 NE 194TH ST
11	3	769547	0200	12/08/14	\$600,000	\$604,000	2,680	9	1986	Avg	43,995	N	N	18906 NE 190TH CT
11	3	721478	0050	02/12/13	\$490,000	\$597,000	2,710	9	1988	Avg	49,044	N	N	20241 194TH PL NE
11	3	353020	0160	06/03/14	\$654,950	\$692,000	2,790	9	1987	Avg	45,902	N	N	19218 189TH PL NE
11	3	769547	0500	02/11/14	\$559,500	\$610,000	2,800	9	1986	Avg	30,938	N	N	19003 189TH AVE NE
11	3	769547	0500	04/26/12	\$510,000	\$685,000	2,800	9	1986	Avg	30,938	N	N	19003 189TH AVE NE
11	3	721471	0490	03/12/12	\$829,000	\$1,131,000	2,820	9	1978	Good	141,603	N	N	20050 NE 196TH ST
11	3	935930	0170	11/01/13	\$615,000	\$691,000	2,830	9	1989	Avg	28,064	N	N	18613 NE 201ST DR
11	3	721472	0246	02/13/14	\$617,950	\$673,000	2,880	9	1986	Avg	40,015	N	N	19345 NE 200TH ST
11	3	353021	0300	12/16/13	\$685,000	\$759,000	2,900	9	1987	Avg	35,813	N	N	18336 NE 198TH ST
11	3	935930	0280	05/10/12	\$600,000	\$802,000	2,940	9	1988	Avg	45,916	N	N	20135 186TH PL NE
11	3	935930	0110	06/01/12	\$580,000	\$770,000	3,020	9	1988	Avg	43,018	N	N	18319 NE 201ST DR
11	3	769546	0020	06/25/13	\$599,950	\$701,000	3,030	9	1987	Good	42,760	N	N	19508 189TH PL NE
11	3	935930	0380	07/03/13	\$545,000	\$635,000	3,080	9	1990	Avg	39,676	N	N	18317 NE 204TH CT
11	3	769547	0100	06/13/12	\$545,000	\$721,000	3,110	9	1985	Good	47,044	N	N	18914 NE 186TH PL
11	3	769547	0100	02/18/14	\$640,000	\$696,000	3,110	9	1985	Good	47,044	N	N	18914 NE 186TH PL
11	3	769546	0080	07/17/13	\$682,000	\$792,000	3,140	9	1987	Good	30,116	N	N	19521 189TH PL NE
11	3	353020	0260	05/20/13	\$658,000	\$778,000	3,260	9	1986	Avg	43,295	N	N	18532 NE 194TH ST

Improved Sales Used in This Annual Update Analysis

Area 036 -- 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
11	3	353021	0030	02/08/12	\$604,000	\$834,000	3,290	9	1987	Good	33,655	N	N	18441 NE 196TH PL
11	3	935930	0220	06/23/14	\$725,000	\$762,000	3,420	9	1988	Avg	30,410	N	N	18639 NE 202ND ST
11	3	721472	0420	03/26/14	\$801,000	\$863,000	4,360	9	1987	Good	45,299	N	N	18808 NE 201ST DR
11	3	353021	0180	07/23/14	\$835,000	\$870,000	4,480	9	1987	Avg	42,717	N	N	18455 NE 199TH ST
11	3	193908	0030	07/18/12	\$750,000	\$980,000	2,620	10	1996	Avg	35,000	N	N	20115 NE 186TH CT
11	3	662610	0290	11/19/12	\$805,000	\$1,009,000	2,980	10	2000	Good	39,351	N	N	18902 203RD AVE NE
11	3	662610	0050	04/21/14	\$657,100	\$703,000	3,070	10	1993	Avg	27,467	N	N	19023 201ST AVE NE
11	3	662610	0260	08/06/14	\$700,000	\$727,000	3,100	10	1994	Avg	36,562	N	N	18917 203RD AVE NE
11	3	662610	0140	09/10/13	\$730,000	\$833,000	3,140	10	1994	Avg	27,836	N	N	20020 NE 188TH PL
11	3	662610	0180	11/26/12	\$684,500	\$856,000	3,210	10	1994	Good	31,688	N	N	18708 201ST AVE NE
11	3	052606	9059	06/12/12	\$679,500	\$899,000	3,510	10	1998	Avg	57,499	N	N	19125 201ST AVE NE

Improved Sales Removed in This Annual Update Analysis Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	072606	9070	05/15/13	\$200,000	IMP. COUNT > 1
1	3	072606	9083	04/17/14	\$491,529	EXEMPT FROM EXCISE TAX
1	3	132605	9003	09/05/12	\$300,000	DIAGNOSTIC OUTLIER
1	3	132605	9139	02/01/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	162870	0050	05/24/12	\$375,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	3	163070	0065	06/11/14	\$433,300	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
1	3	163070	0110	02/10/14	\$425,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	163070	0165	08/29/13	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	163070	0286	06/11/14	\$256,000	NO MARKET EXPOSURE
1	3	163070	0302	02/15/12	\$270,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	163070	0432	04/24/14	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177000	0010	11/07/14	\$382,700	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177100	0400	01/17/14	\$303,899	NO MARKET EXPOSURE
1	3	177100	0410	02/11/13	\$124,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	177100	0780	08/02/13	\$335,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177110	0270	08/29/12	\$320,000	STATISTICAL OUTLIER
1	3	177110	0330	06/05/14	\$250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	3	177110	0470	03/21/13	\$315,371	EXEMPT FROM EXCISE TAX
1	3	177111	0090	09/30/13	\$286,042	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	3	177111	0090	07/25/13	\$291,874	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	3	177111	0210	01/10/13	\$215,928	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177111	0250	03/13/13	\$240,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	3	177111	0430	01/04/13	\$209,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	3	177111	0720	10/16/12	\$75,000	DOR RATIO; FORCED SALE
1	3	177400	0020	05/01/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177400	0440	10/16/13	\$430,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
1	3	177400	0540	03/10/14	\$315,013	NO MARKET EXPOSURE
1	3	177400	0610	08/06/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	3	177400	0860	03/25/13	\$149,539	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis

Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	177400	0940	09/05/12	\$396,129	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177400	1080	06/27/13	\$462,000	RELOCATION - SALE TO SERVICE
1	3	177400	1100	04/30/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	3	177400	1200	10/22/12	\$1,170,000	MULTI-PARCEL SALE; SEGREGATION AND/OR MERGER
1	3	177450	0106	03/04/13	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	3	177550	0340	05/29/13	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177550	0340	02/20/14	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	0280	05/31/13	\$338,801	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	177580	0510	12/01/14	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	0660	03/16/12	\$312,500	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
1	3	177580	0680	09/21/12	\$300,000	NON-REPRESENTATIVE SALE
1	3	177580	0710	09/09/14	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	0750	11/13/14	\$227,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	3	177580	0750	08/13/13	\$241,749	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	177580	1010	06/05/12	\$336,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	1090	10/28/13	\$258,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177580	1180	09/14/13	\$136,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	177580	1290	04/10/13	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177590	0150	06/24/13	\$86,250	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
1	3	177590	0240	04/22/13	\$190,863	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	3	177590	0240	06/05/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3	177590	0250	06/26/13	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	177591	0050	09/19/12	\$345,000	IMP. COUNT > 1; NO MARKET EXPOSURE
1	3	177591	0060	09/20/12	\$5,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	3	177592	0130	10/17/12	\$340,000	DIAGNOSTIC OUTLIER
1	3	177592	0280	09/05/13	\$183,205	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	3	177593	0010	06/10/14	\$436,056	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3	177593	0270	02/13/12	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	572250	0005	12/03/12	\$135,000	DOR RATIO



Improved Sales Removed in This Annual Update Analysis Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	613980	0420	08/23/12	\$268,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	3	613980	0630	08/01/13	\$341,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	952240	0060	10/22/13	\$268,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3	952240	0060	03/27/14	\$490,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	3	952241	0140	11/06/12	\$369,518	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
1	3	952241	0140	10/30/12	\$403,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3	012605	9069	03/01/12	\$255,000	OBSOLESCENCE
2	3	012605	9082	07/24/14	\$353,000	UNFINISHED AREA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	3	012605	9102	09/11/13	\$273,000	PREVIOUS IMP. VALUE <= 25K
2	3	012605	9168	04/03/14	\$225,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	3	012605	9177	05/23/13	\$319,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	3	012605	9177	10/29/13	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	022605	9024	12/30/13	\$400,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	022605	9171	10/04/13	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	102605	9157	04/12/13	\$190,299	IMP. COUNT > 1; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	112605	9023	02/21/12	\$1,150,000	MODEL DEVELOPMENT EXCLUSION
2	3	112605	9088	06/10/14	\$193,262	DOR RATIO; IMP. COUNT > 1
2	0	112605	9098	05/30/14	\$399,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	112605	9098	05/31/13	\$335,575	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	112605	9147	12/26/13	\$375,074	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	112605	9147	06/19/14	\$285,000	PERCENT NET CONDITION; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	0	112605	9193	07/30/13	\$920,000	NON-REPRESENTATIVE SALE
2	0	289640	0140	12/11/12	\$250,000	AFFORDABLE HOUSING
2	0	289640	0600	07/30/14	\$146,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	289640	0600	12/30/13	\$142,400	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	289640	0600	10/29/13	\$142,400	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	289640	0660	01/11/12	\$166,299	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	289640	0660	08/10/12	\$103,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	0	324450	0008	11/26/12	\$415,000	NO MARKET EXPOSURE



Improved Sales Removed in This Annual Update Analysis Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	324450	0017	07/01/12	\$300,000	STATISTICAL OUTLIER
2	0	324450	0078	08/22/14	\$600,000	NO MARKET
2	0	324450	0153	06/06/13	\$525,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	324450	0171	08/02/12	\$238,718	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	3	404590	0028	12/06/12	\$97,000	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	3	404590	0103	12/12/12	\$530,000	UNFINISHED AREA
2	0	421525	0070	02/22/13	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	421525	0540	10/25/12	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	421525	0540	08/28/13	\$647,950	RELOCATION - SALE TO SERVICE
2	2	427700	0060	12/17/13	\$500,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; TENANT
2	0	610400	0070	11/12/14	\$1,485,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	610400	0080	01/04/13	\$2,250,000	UNFINISHED AREA; EXEMPT FROM EXCISE TAX
2	0	610400	0080	04/30/13	\$1,950,000	UNFINISHED AREA; FORCED SALE; FINANCIAL INSTITUTION RESALE
2	0	721480	0630	06/18/13	\$510,000	NO MARKET EXPOSURE
2	0	721481	0500	04/12/13	\$371,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	721482	0200	06/10/14	\$438,375	NO MARKET EXPOSURE
2	0	721482	0200	11/07/14	\$614,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	721482	0590	08/23/13	\$489,950	RELOCATION - SALE TO SERVICE
2	0	807870	0020	02/22/13	\$429,990	BUILDER OR DEVELOPER SALES
2	0	856470	0300	03/28/14	\$389,950	NO MARKET EXPOSURE
2	0	923843	0150	12/08/14	\$433,698	QUIT CLAIM DEED
2	0	923843	0400	05/08/13	\$457,935	EXEMPT FROM EXCISE TAX
2	0	923848	0020	03/21/14	\$521,571	NO MARKET EXPOSURE
2	0	951730	0120	03/23/13	\$167,335	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
2	0	956080	0220	11/13/13	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	5	956220	0240	05/08/14	\$310,000	DOR RATIO
2	5	956220	0240	09/21/12	\$265,000	DOR RATIO; NO MARKET EXPOSURE
2	5	956220	0340	06/19/13	\$760,200	RELOCATION - SALE TO SERVICE
3	3	012605	9018	10/24/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	3	012605	9018	05/10/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9046	10/12/12	\$292,000	DIAGNOSTIC OUTLIER
3	3	012605	9091	09/10/12	\$349,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	012605	9227	07/20/12	\$425,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	3	012605	9227	11/12/12	\$425,000	FINANCIAL INSTITUTION RESALE; QUESTIONABLE PER APPRAISAL; STATEMENT TO DOR
3	3	012605	9237	01/24/12	\$743,500	IMP. COUNT > 1
3	3	012605	9245	09/18/13	\$200,000	DIAGNOSTIC OUTLIER
3	4	112605	9113	02/16/12	\$1,100,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	4	112605	9113	03/17/14	\$1,325,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	4	112605	9177	04/20/12	\$457,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	112605	9178	11/26/12	\$415,000	OBSOLESCENCE
3	4	113610	0008	02/04/13	\$950,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	4	113610	0023	06/18/13	\$749,000	NO MARKET EXPOSURE
3	4	113610	0055	11/18/13	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	122605	9082	09/22/14	\$871,000	RELOCATION - SALE TO SERVICE
3	3	122605	9105	02/24/14	\$315,000	IMP. CHARACTERIC CHANGE SINCE SALE
3	3	122605	9105	08/27/14	\$545,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	3	122605	9137	12/12/12	\$790,000	IMP. COUNT > 1
3	4	132605	9014	04/18/12	\$246,420	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	4	132605	9048	03/14/12	\$795,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	132605	9058	02/11/14	\$808,000	MODEL DEVELOPMENT EXCLUSION
3	4	132605	9097	09/05/12	\$1,075,000	OPEN SPACE
3	4	132605	9114	07/24/13	\$627,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	132605	9165	06/21/14	\$1,289,000	MULTI-PARCEL SALE
3	4	133190	0250	12/17/14	\$635,000	NO MARKET EXPOSURE
3	4	133190	0350	05/23/12	\$519,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	4	142605	9074	09/12/12	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	142605	9089	06/29/12	\$525,000	UNFINISHED AREA; NO MARKET EXPOSURE
3	0	152605	9043	01/09/13	\$155,015	DOR RATIO; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	205000	0020	06/24/14	\$1,215,000	OBSOLESCENCE
3	0	232605	9009	05/23/13	\$286,300	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	4	232605	9020	07/07/14	\$4,200,000	RETENTION EXCLUSION FOR THE SAMPLE SET
3	4	242605	9060	09/11/14	\$295,000	NO MARKET EXPOSURE
3	4	242605	9060	04/22/14	\$280,875	NO MARKET EXPOSURE
3	4	242605	9069	08/16/13	\$519,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	242605	9069	06/05/13	\$424,782	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	4	242605	9071	12/07/12	\$292,000	DOR RATIO; EXEMPT FROM EXCISE TAX
3	4	242605	9071	03/12/13	\$479,000	IMP. CHARACTERISTIC CHANGE SINCE SALE
3	4	242605	9071	10/21/14	\$675,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	4	242605	9124	09/25/12	\$690,000	OBSOLESCENCE
3	4	242605	9124	12/16/14	\$1,045,000	OBSOLESCENCE
3	4	242605	9129	10/02/13	\$860,000	NON-REPRESENTATIVE SALE
3	4	248162	0180	09/20/13	\$807,500	UNFINISHED AREA
3	4	248163	0290	06/26/14	\$879,000	ACTIVE PERMIT BEFORE SALE >25K
3	4	281726	0040	08/21/12	\$390,000	OPEN SPACE
3	4	281726	0050	03/20/12	\$390,000	OPEN SPACE
3	3	317540	0110	03/01/12	\$640,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	4	340170	0165	07/13/12	\$1,311,940	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	340470	0087	10/03/14	\$409,400	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	0	340470	0087	10/23/14	\$412,500	NO MARKET EXPOSURE
3	4	340770	0053	01/31/12	\$839,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	366300	0100	10/26/12	\$580,000	SHORT SALE
3	3	404590	0140	08/08/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	739980	0040	12/12/12	\$1,395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	739980	0080	07/30/13	\$524,179	CORPORATE AFFILIATES
3	3	773310	0120	06/18/12	\$541,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	795502	0140	09/05/13	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	795503	0090	02/19/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 036 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	3	856500	0010	07/10/12	\$442,956	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	3	856500	0010	03/13/13	\$375,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	3	940830	0320	08/15/14	\$649,000	RELOCATION - SALE TO SERVICE
3	0	951600	0030	10/07/14	\$649,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; STATEMENT TO DOR
3	0	951600	0200	10/19/12	\$599,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	955680	0020	05/11/12	\$400,000	BUILDER OR DEVELOPER SALES
3	4	955680	0020	09/07/12	\$566,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	177420	0010	08/20/13	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	3	177420	0060	03/11/14	\$325,000	NO MARKET EXPOSURE
11	3	177420	0060	06/17/14	\$669,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	177420	0180	03/12/14	\$214,800	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	177420	0330	04/20/12	\$327,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	177421	0180	01/28/14	\$450,000	NO MARKET EXPOSURE
11	3	177421	0300	05/27/14	\$394,400	NO MARKET EXPOSURE
11	3	177422	0410	08/20/13	\$366,234	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	3	177423	0220	09/30/14	\$385,000	NO MARKET EXPOSURE
11	3	193908	0060	09/23/13	\$528,250	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
11	3	353020	0100	06/27/13	\$516,950	QUIT CLAIM DEED
11	3	353021	0260	10/27/14	\$274,975	DOR RATIO
11	3	353021	0260	11/04/14	\$274,975	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
11	3	721470	0200	09/11/13	\$515,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	3	721470	0830	05/13/14	\$480,000	DIAGNOSTIC OUTLIER
11	3	721470	0880	12/22/14	\$250,000	BUILDER OR DEVELOPER SALES
11	3	721471	0050	03/28/12	\$370,000	DIAGNOSTIC OUTLIER
11	3	721471	0210	07/02/14	\$352,250	IMP. CHARACTERISTIC CHANGE SINCE SALE
11	3	721471	0210	12/17/14	\$570,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	721471	0480	10/30/13	\$529,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	721471	0590	10/08/13	\$324,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	3	721471	0590	05/31/13	\$417,401	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE

**Improved Sales Removed in This Annual Update Analysis
Area 036 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	3	721471	0590	05/07/13	\$417,401	NO MARKET EXPOSURE
11	3	721471	0590	05/01/14	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	721472	0570	05/30/12	\$500,000	RELOCATION - SALE TO SERVICE
11	3	721472	0580	03/13/12	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	3	721479	0110	02/22/12	\$409,903	IMP. CHARACTERISTIC CHANGE SINCE SALE
11	3	721479	0110	06/13/14	\$665,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	769547	0180	11/15/12	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	3	769547	0470	11/29/12	\$615,440	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	3	935930	0250	05/02/12	\$545,000	IMP. CHARACTERISTIC CHANGE SINCE SALE
11	3	935930	0250	06/04/14	\$685,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	935930	0520	06/14/13	\$535,000	RELOCATION - SALE TO SERVICE

**Vacant Sales Used in this Annual Update Analysis
Area 036**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	022605	9187	12/11/13	\$235,525	43,851	N	N
2	0	112605	9243	05/24/13	\$225,000	46,475	N	N
2	3	404590	0037	05/09/13	\$308,500	31,864	N	Y
3	0	232605	9014	01/11/13	\$355,000	274,428	Y	N
3	0	340470	0032	11/21/13	\$255,000	46,517	Y	N
3	4	112605	9070	05/02/13	\$220,000	82,764	N	N

Vacant Sales Removed in this Annual Update Analysis Area 036

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	162870	0155	08/30/13	\$40,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
1	3	163070	0220	05/08/13	\$133,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	3	163070	0429	12/04/14	\$184,000	NO MARKET EXPOSURE
1	3	177000	0280	08/26/14	\$15,000	NO MARKET EXPOSURE
2	0	012605	9316	01/03/14	\$282,500	NO MARKET EXPOSURE
2	0	012605	9321	10/29/14	\$182,766	PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	012605	9322	10/28/14	\$230,000	NO MARKET EXPOSURE
2	0	022605	9137	10/30/13	\$240,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	0	022605	9145	12/22/14	\$233,000	NO MARKET EXPOSURE
2	0	112605	9152	10/01/14	\$250,000	NO MARKET EXPOSURE
2	0	112605	9244	05/21/14	\$199,000	NO MARKET EXPOSURE
2	0	324450	0066	05/07/14	\$225,000	NO MARKET EXPOSURE
2	3	404590	0121	11/13/14	\$135,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	3	012605	9040	07/01/13	\$208,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	3	012605	9234	12/05/13	\$195,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	4	113610	0007	09/04/14	\$300,000	NO MARKET EXPOSURE
3	4	113610	0171	12/18/14	\$329,000	NO MARKET EXPOSURE
3	4	242605	9038	04/08/14	\$335,000	NO MARKET EXPOSURE
3	4	242605	9044	07/22/13	\$280,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis Area 036

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	3	012605	9244	03/28/13	\$240,000	1,792	Average	1985	Good	45,275	N	20304 178TH AVE NE
11	3	163070	0390	11/05/14	\$450,000	1,848	Good	1992	Average	230,868	N	19060 NE 183RD ST

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



5/20/2015

Appraiser II

Date