

Redmond/ South Woodinville/ Sammamish Valley

Area: 072

Residential Revalue for 2015 Assessment Roll



Obtained from wikipedia.org

Redmond, South Woodinville, and Sammamish Valley is a suburban neighborhood with a majority of the single family residences in platted subdivisions. It includes the City of Redmond and unincorporated King County. There are 1,077 improved sales, with an average sale price of \$726,500. There is a strong market for single family homes due to its proximity to the employment centers of Bellevue and Redmond. There is also a small agricultural industry in the Sammamish valley. Adequate access to and from the area is provided by State Highway 520 and Avondale Road. Additional amenities include Lake Sammamish, Woodinville wineries, and Marymoor Park.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

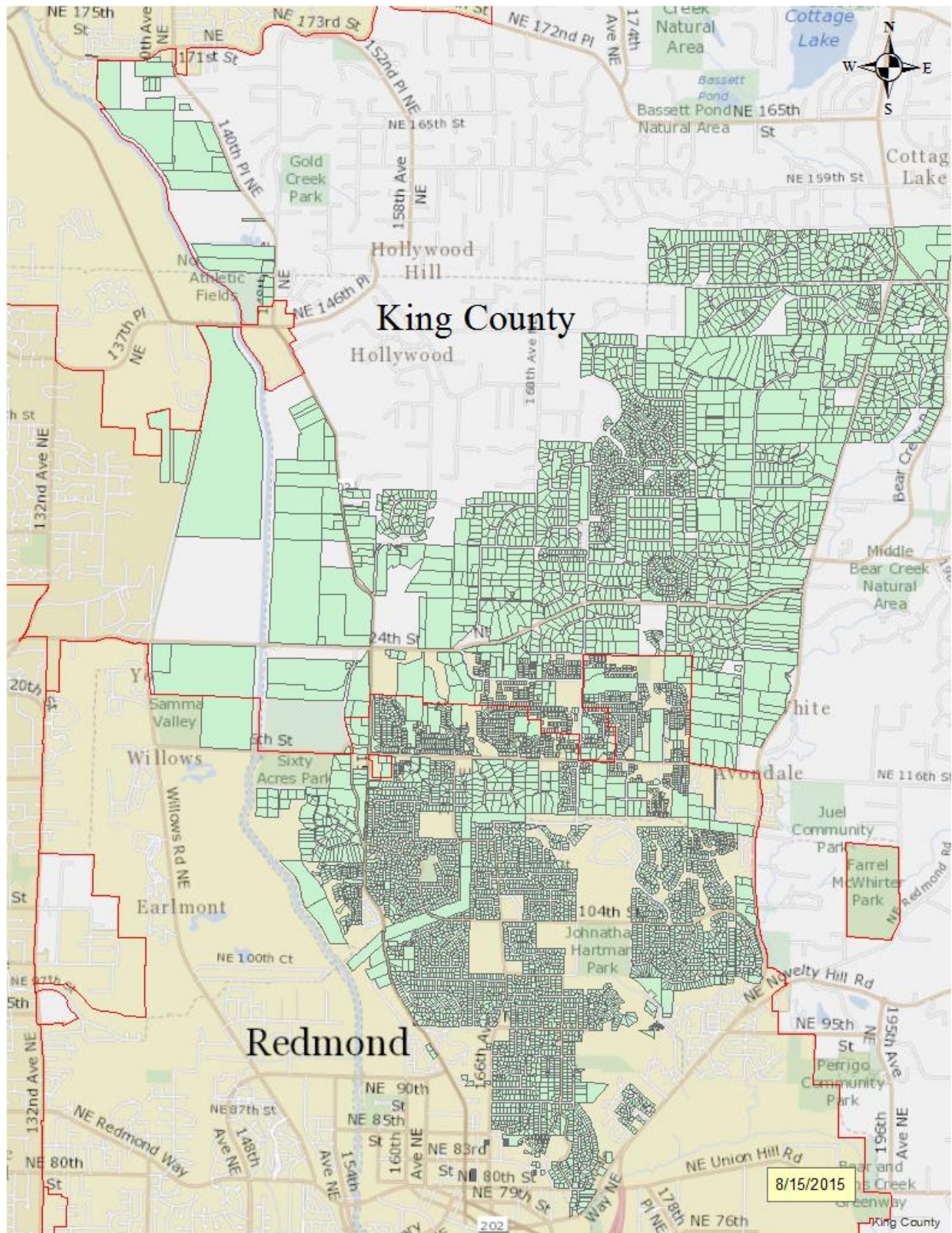
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

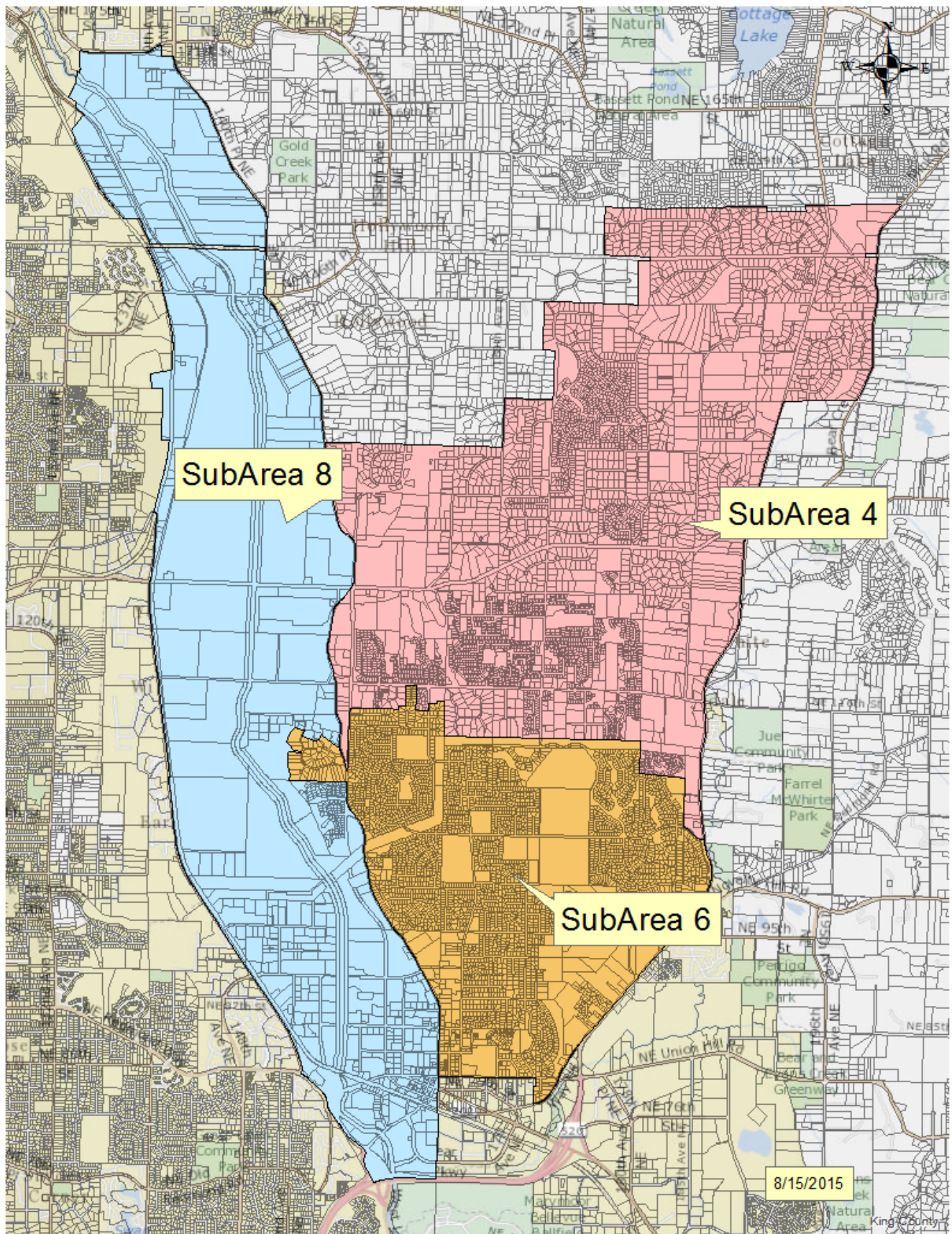
Lloyd Hara
Assessor

Area Map

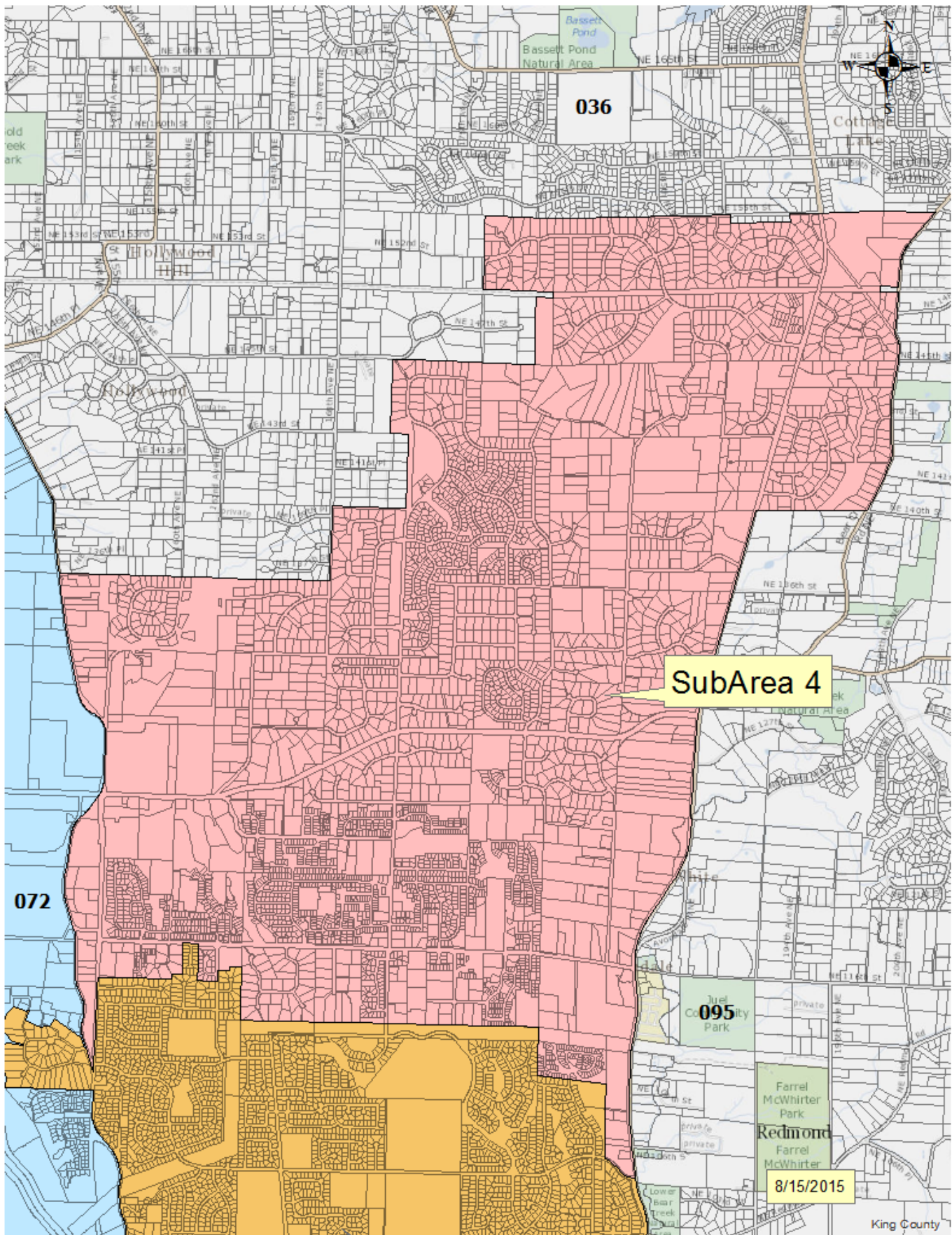


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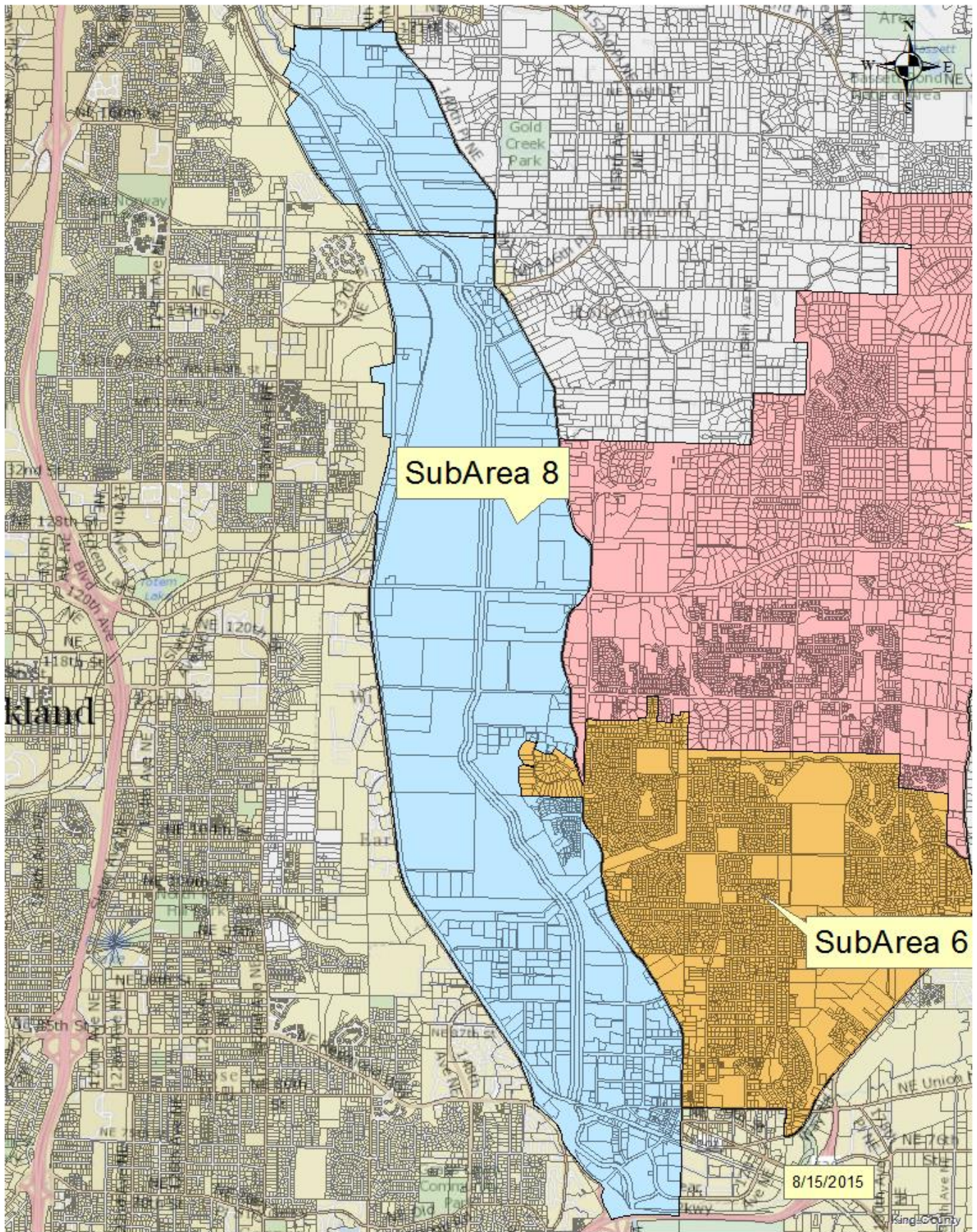
Area072 Sub Area



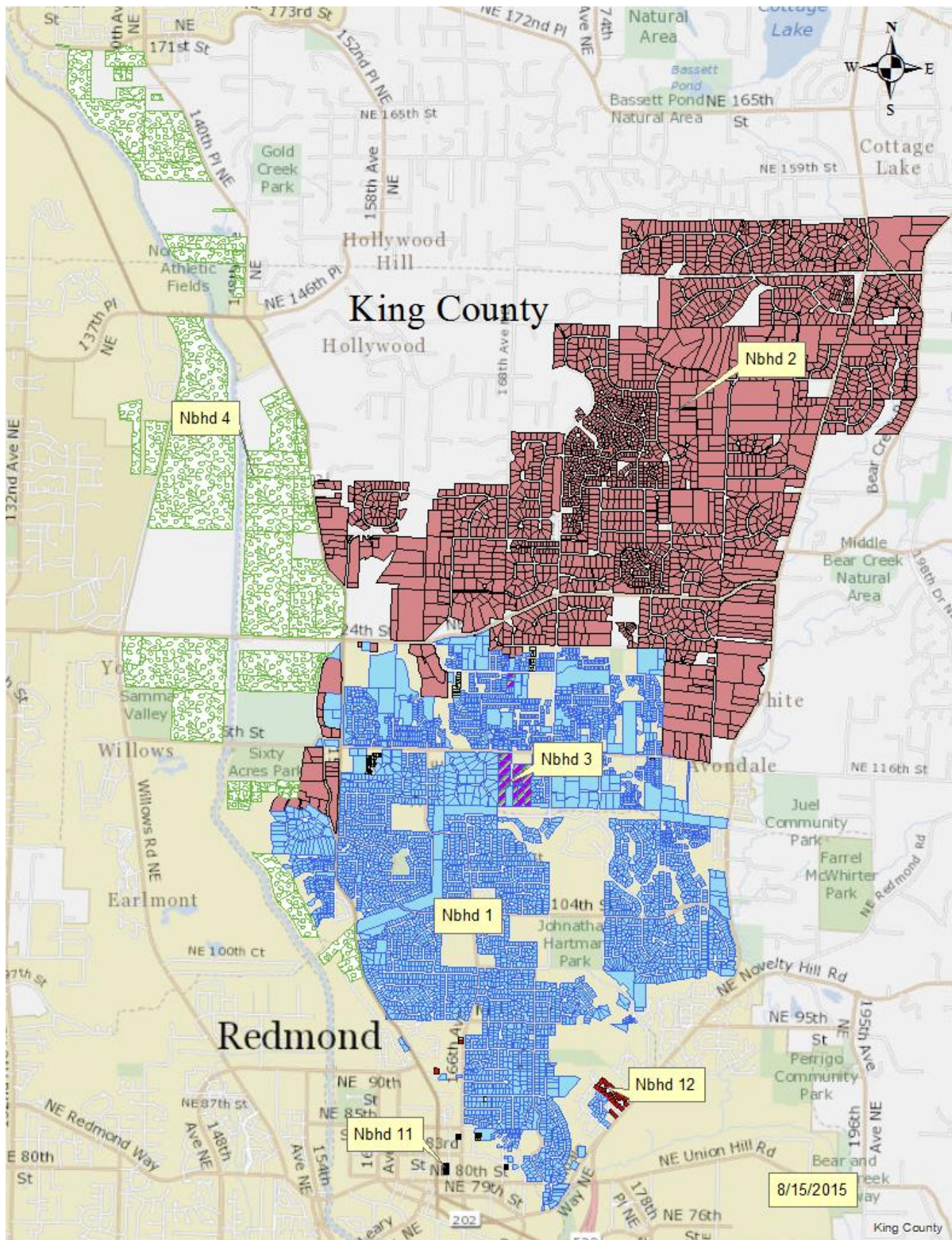
Area 072- Sub Area 4



Area 072 – Sub Area 8



Area 072 - Neighborhoods



Area 072 Housing Profile



Grade 6/ Year Built 1954/ Total Living Area 2040
Account Number 252605-9060



Grade 7/ Year Built 1975/ Total Living Area 1,290
Account Number 720180-0210



Grade 8/ Year Built 1987/ Total Living Area 2,090
Account Number 219333-0110



Grade 9/ Year Built 1981/ Total Living Area 2,670
Account Number 113730-0500



Grade 10/ Year Built 1984/ Total Living Area 3,540
Account Number 111575-0130



Grade 11/ Year Built 1984/ Total Living Area 4,590
Account Number 115260-0310

Area 072 Housing Profile



Grade 12/ Year Built 1985/ Total Living Area 5890
Account Number 252605-9006



Grade 13/ Year Built 1990/ Total Living Area 6,240
Account Number 683880-0080

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

Redmond/ South Woodinville/ Sammamish Valley

Area 072

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 1077
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	\$248,900	\$389,500	\$638,400			6.30%
2015 Value	\$267,600	\$419,200	\$686,800	\$726,500	94.4%	6.26%
\$ Change	+\$18,700	+\$29,700	+\$48,400			
% Change	+7.5%	+7.6%	+7.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 6.26% is an improvement from the previous COD of 6.30%. 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	\$259,600	\$329,700	\$589,300
2015 Value	\$279,100	\$356,200	\$635,300
\$ Change	+\$19,500	+\$26,500	+\$46,000
% Change	+7.5%	+8.0%	+7.8%

Number of one to three unit residences in the population: 6,559

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 a variable for Sub Area 6 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 6 was generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 072 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+7.15%	3,361	51%

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
Sub Area 6	+8.94%	390	3198	12%

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

Generally, parcels in Sub Area 6 were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

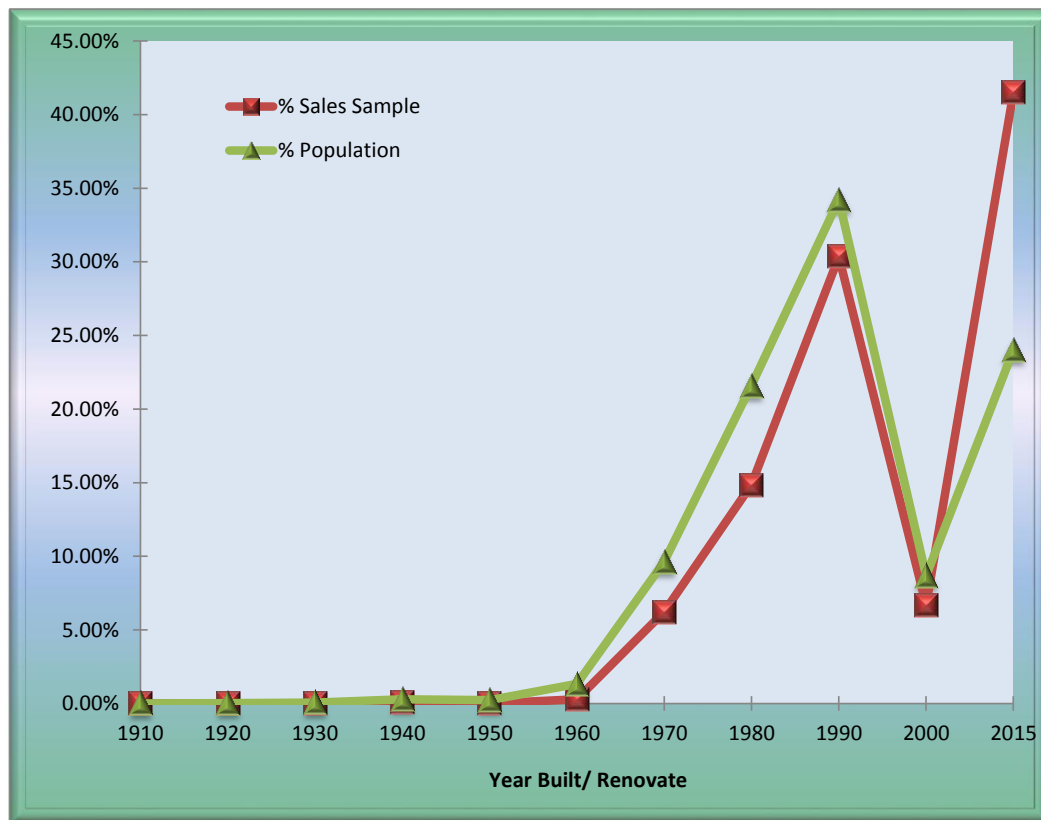
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.09%
1950	0	0.00%
1960	3	0.28%
1970	67	6.22%
1980	160	14.86%
1990	327	30.36%
2000	72	6.69%
2015	447	41.50%
1,077		

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	1	0.02%
1930	4	0.06%
1940	18	0.27%
1950	15	0.23%
1960	87	1.33%
1970	631	9.62%
1980	1,416	21.59%
1990	2,244	34.21%
2000	569	8.68%
2015	1,574	24.00%
6,559		



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

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

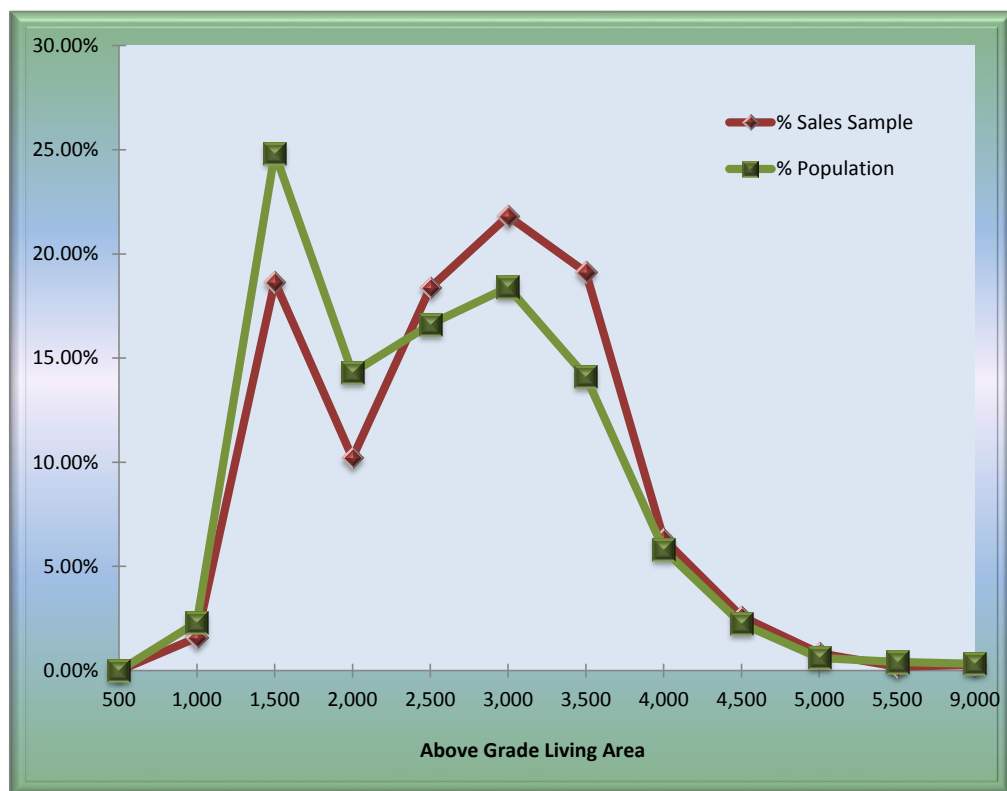
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	17	1.58%
1,500	201	18.66%
2,000	110	10.21%
2,500	198	18.38%
3,000	235	21.82%
3,500	206	19.13%
4,000	68	6.31%
4,500	28	2.60%
5,000	9	0.84%
5,500	2	0.19%
9,000	3	0.28%
1077		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	152	2.32%
1,500	1,629	24.84%
2,000	938	14.30%
2,500	1,090	16.62%
3,000	1,207	18.40%
3,500	926	14.12%
4,000	381	5.81%
4,500	148	2.26%
5,000	40	0.61%
5,500	27	0.41%
9,000	21	0.32%
6,559		



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

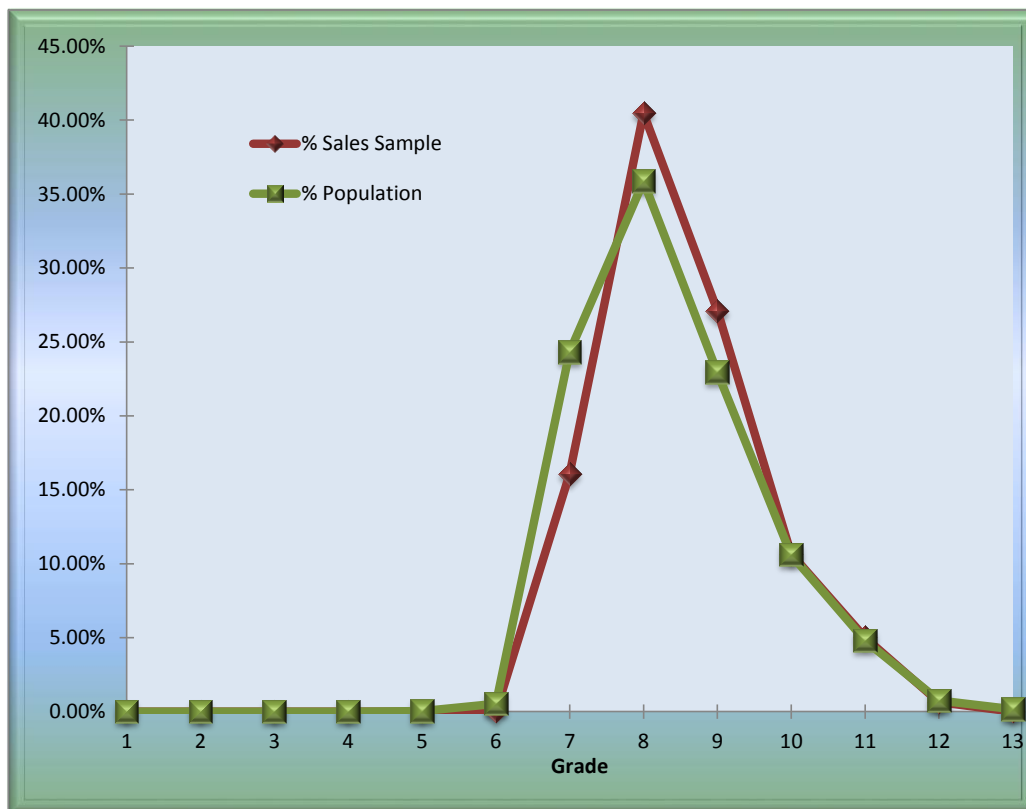
Sales Sample Representation of Population Building Grade

Sales 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	0	0.00%
7	173	16.06%
8	436	40.48%
9	292	27.11%
10	115	10.68%
11	54	5.01%
12	7	0.65%
13	0	0.00%
1077		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.03%
6	35	0.53%
7	1,595	24.32%
8	2,352	35.86%
9	1,504	22.93%
10	696	10.61%
11	315	4.80%
12	49	0.75%
13	11	0.17%
6,559		



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

Area 072 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.119, resulting in an adjusted value of \$531,000 ($\$475,000 \times 1.119 = \$531,525$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.347	34.7%
2/1/2012	1.334	33.4%
3/1/2012	1.322	32.2%
4/1/2012	1.310	31.0%
5/1/2012	1.298	29.8%
6/1/2012	1.286	28.6%
7/1/2012	1.275	27.5%
8/1/2012	1.263	26.3%
9/1/2012	1.251	25.1%
10/1/2012	1.240	24.0%
11/1/2012	1.229	22.9%
12/1/2012	1.218	21.8%
1/1/2013	1.208	20.8%
2/1/2013	1.197	19.7%
3/1/2013	1.187	18.7%
4/1/2013	1.177	17.7%
5/1/2013	1.167	16.7%
6/1/2013	1.157	15.7%
7/1/2013	1.147	14.7%
8/1/2013	1.138	13.8%
9/1/2013	1.128	12.8%
10/1/2013	1.119	11.9%
11/1/2013	1.110	11.0%
12/1/2013	1.101	10.1%
1/1/2014	1.092	9.2%
2/1/2014	1.083	8.3%
3/1/2014	1.076	7.6%
4/1/2014	1.067	6.7%
5/1/2014	1.059	5.9%
6/1/2014	1.051	5.1%
7/1/2014	1.044	4.4%
8/1/2014	1.036	3.6%
9/1/2014	1.028	2.8%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 072 is: $(.886608654818817 - 0.000194552962353667 * \text{SaleDay} + 7.68467574837157\text{E-}08 * \text{SaleDaySq} - 0.0145807409629366 * 0.362117) / (.886608654818817 - 0.0145807409629366 * 0.362117)$

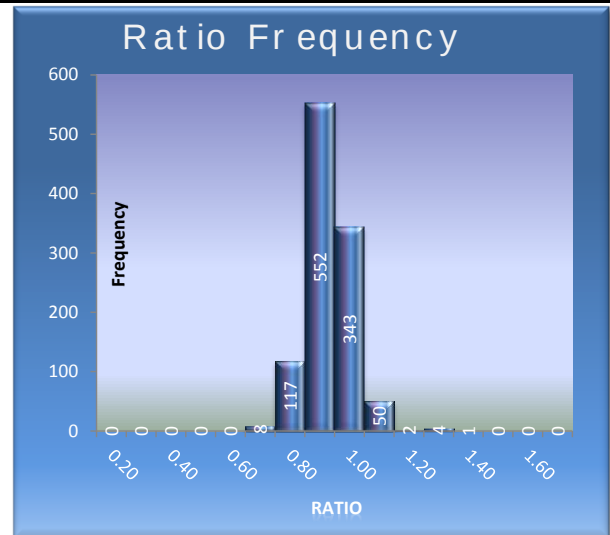
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond/ South	1/1/2014	8/20/2015	1/2012 - 12/2014
Woodinville/ Sammamish Valley	Appr ID:	Property Type:	Adjusted for time?
Area Number: 072	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,077
Mean Assessed Value	\$638,400
Mean Adj. Sales Price	\$726,500
Standard Deviation AV	\$164,498
Standard Deviation SP	\$187,687
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.881
Median Ratio	0.878
Weighted Mean Ratio	0.879
UNIFORMITY	
Lowest ratio	0.623
Highest ratio:	1.351
Coefficient of Dispersion	6.30%
Standard Deviation	0.074
Coefficient of Variation	8.37%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.874
Upper limit	0.883
95% Confidence: Mean	
Lower limit	0.877
Upper limit	0.886
SAMPLE SIZE EVALUATION	
N (population size)	6,559
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.074
Recommended minimum:	9
Actual sample size:	1,077
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	562
# ratios above mean:	515
z:	1.432
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

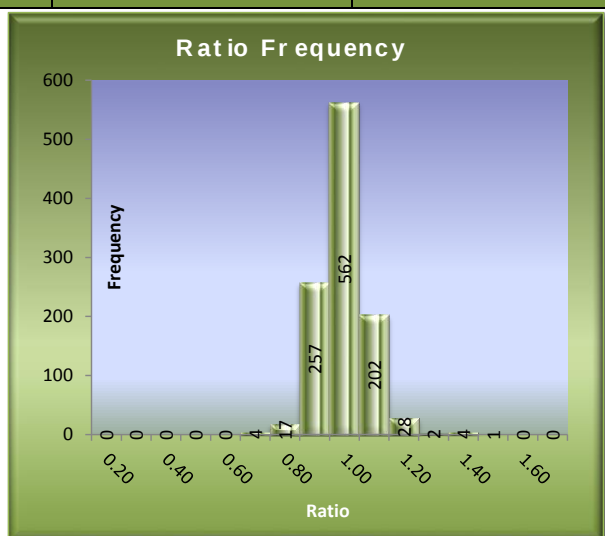
1 to 3 Unit Residences throughout Area 072

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond/ South	1/1/2015	8/20/2015	1/2012 - 12/2014
Woodinville/ Sammamish Valley	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 072	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,077
Mean Assessed Value	\$686,800
Mean Sales Price	\$726,500
Standard Deviation AV	\$174,353
Standard Deviation SP	\$187,687
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.944
Weighted Mean Ratio	0.945
UNIFORMITY	
Lowest ratio	0.667
Highest ratio:	1.446
Coefficient of Dispersion	6.26%
Standard Deviation	0.079
Coefficient of Variation	8.36%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.939
Upper limit	0.950
95% Confidence: Mean	
Lower limit	0.945
Upper limit	0.954
SAMPLE SIZE EVALUATION	
N (population size)	6,559
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.079
Recommended minimum:	10
Actual sample size:	1,077
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	568
# ratios above mean:	509
z:	1.798
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 072.

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

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 20, 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 4 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +7.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.076, 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 a variable for Sub Area 6 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 6 was generally at lower assessment levels 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 1,077 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.886608654818814 - 0.0145807409629361 * \text{Sub6})$$

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

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

Mobile Home Update

There was 1 sale of mobile homes within Area 072. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +7.6%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.076 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.944. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +7.8%. 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) * 1.076.
- 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) * 1.076.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.

- If land value $\leq$ \$10,000 no adjustment is applied.
- If improvements and accessories $\leq$ \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	339680	0230	04/21/14	\$584,000	\$620,000	1,130	7	1983	Avg	25,209	N	N	13121 180TH AVE NE
4	2	302606	9053	08/19/13	\$470,000	\$532,000	1,330	7	1939	Good	216,892	N	N	12625 AVONDALE RD NE
4	2	172606	9084	12/08/14	\$465,000	\$467,000	1,810	7	1961	Good	21,650	N	N	14734 BEAR CREEK RD NE
4	2	252605	9076	01/16/14	\$435,000	\$473,000	2,040	7	1962	VGood	84,506	N	N	12812 164TH AVE NE
4	2	564930	0240	06/17/13	\$461,500	\$532,000	1,100	8	1979	Good	35,239	N	N	12518 183RD AVE NE
4	2	812120	0820	02/17/12	\$325,000	\$431,000	1,240	8	1981	Avg	8,008	N	N	17202 NE 134TH PL
4	2	812120	0820	05/22/14	\$475,000	\$501,000	1,240	8	1981	Avg	8,008	N	N	17202 NE 134TH PL
4	2	812120	0550	08/08/13	\$438,000	\$497,000	1,260	8	1983	Avg	8,197	N	N	13729 174TH AVE NE
4	2	339620	0170	05/01/14	\$515,000	\$546,000	1,280	8	1982	Avg	8,107	N	N	13665 179TH AVE NE
4	2	020080	0470	07/24/13	\$525,000	\$599,000	1,370	8	1984	Good	9,586	N	N	13724 176TH AVE NE
4	2	812120	0250	04/23/12	\$405,000	\$527,000	1,390	8	1982	Good	11,227	N	N	13839 174TH PL NE
4	2	812120	0970	11/18/14	\$475,000	\$480,000	1,390	8	1983	Avg	7,532	N	N	13522 173RD PL NE
4	2	812120	0400	08/09/12	\$370,000	\$466,000	1,400	8	1983	Good	11,004	N	N	13846 173RD AVE NE
4	2	812120	0390	08/12/13	\$443,000	\$503,000	1,420	8	1983	Good	7,485	N	N	13842 173RD AVE NE
4	2	339681	0120	08/09/13	\$505,000	\$573,000	1,430	8	1986	Good	8,441	N	N	17232 NE 133RD PL
4	2	564930	0300	04/25/14	\$550,000	\$583,000	1,430	8	1981	Avg	36,708	N	N	18204 NE 127TH ST
4	2	179590	0210	05/18/14	\$575,550	\$607,000	1,440	8	1985	Avg	7,475	N	N	14117 175TH AVE NE
4	2	339682	0270	02/19/13	\$407,000	\$485,000	1,440	8	1985	Avg	8,786	N	N	12925 177TH PL NE
4	2	020080	0330	07/11/14	\$440,000	\$458,000	1,450	8	1983	Avg	6,829	N	N	13612 174TH AVE NE
4	2	020080	0220	02/22/12	\$414,950	\$550,000	1,460	8	1984	Avg	8,607	N	N	13723 175TH CT NE
4	2	179590	0800	04/18/12	\$391,500	\$510,000	1,460	8	1986	Avg	11,460	N	N	17146 NE 140TH CT
4	2	192606	9123	10/09/12	\$539,500	\$668,000	1,480	8	1978	Avg	80,652	N	N	14030 182ND AVE NE
4	2	280220	0050	08/26/13	\$425,000	\$480,000	1,560	8	1983	Avg	8,674	N	N	13605 178TH AVE NE
4	2	062671	0100	03/19/12	\$445,000	\$585,000	1,600	8	1983	Good	36,036	N	N	14114 194TH AVE NE
4	2	564930	0160	12/09/14	\$597,500	\$601,000	1,600	8	1981	Avg	32,565	N	N	18121 NE 125TH ST
4	2	570180	0010	07/24/12	\$559,500	\$708,000	1,600	8	1985	Good	35,366	N	N	18128 NE 136TH ST
4	2	812120	0870	07/26/13	\$540,000	\$615,000	1,600	8	1984	Avg	8,268	N	N	13607 174TH AVE NE
4	2	812120	0910	07/16/13	\$506,000	\$578,000	1,620	8	1982	Good	7,418	N	N	13714 173RD PL NE
4	2	812120	0170	03/20/12	\$440,000	\$578,000	1,630	8	1982	Good	9,485	N	N	17401 NE 138TH ST
4	2	339682	0120	01/07/14	\$452,000	\$493,000	1,640	8	1985	Avg	7,500	N	N	17657 NE 129TH PL

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	280220	0090	05/18/12	\$414,000	\$535,000	1,650	8	1983	Good	8,602	N	N	13637 178TH AVE NE
4	2	812120	0530	10/08/14	\$479,000	\$488,000	1,710	8	1982	Avg	8,998	N	N	17207 NE 138TH ST
4	2	062671	0190	03/19/14	\$600,000	\$642,000	1,720	8	1982	Good	35,250	N	N	19206 NE 141ST ST
4	2	179590	0620	04/02/12	\$389,000	\$509,000	1,720	8	1985	Avg	8,184	N	N	17432 NE 139TH PL
4	2	192606	9140	05/09/12	\$477,000	\$618,000	1,720	8	1981	Good	36,152	N	N	18407 NE 143RD PL
4	1	320493	0230	02/19/13	\$605,458	\$721,000	1,720	8	2013	Avg	6,009	N	N	11210 178TH PL NE
4	2	812120	0790	03/07/12	\$451,806	\$596,000	1,730	8	1981	Good	8,114	N	N	17226 NE 134TH PL
4	1	236640	0330	03/13/12	\$466,000	\$614,000	1,740	8	1980	Good	35,200	N	N	11417 167TH PL NE
4	1	320493	0270	05/10/12	\$570,000	\$738,000	1,740	8	2012	Avg	3,244	N	N	11316 178TH PL NE
4	1	320493	0450	08/29/12	\$573,121	\$718,000	1,740	8	2012	Avg	3,057	N	N	11330 177TH PL NE
4	1	320493	0420	02/25/13	\$607,950	\$723,000	1,740	8	2012	Avg	3,234	N	N	11333 178TH PL NE
4	2	339681	0110	06/19/12	\$392,500	\$502,000	1,790	8	1987	Avg	8,468	N	N	17238 NE 133RD PL
4	2	339620	0100	06/17/13	\$510,300	\$588,000	1,800	8	1982	Good	14,288	N	N	13614 179TH AVE NE
4	2	570180	0070	10/15/13	\$500,000	\$557,000	1,810	8	1984	Avg	39,197	N	N	13704 180TH AVE NE
4	2	812120	0160	12/05/12	\$415,000	\$505,000	1,810	8	1982	Good	7,909	N	N	13718 174TH AVE NE
4	2	339683	0020	10/09/14	\$424,000	\$432,000	1,820	8	1985	Avg	7,500	N	N	12834 176TH PL NE
4	2	280220	0020	08/14/12	\$335,000	\$421,000	1,850	8	1983	Avg	15,010	N	N	17616 NE 136TH ST
4	2	812120	0800	06/11/13	\$528,000	\$609,000	1,890	8	1981	Good	7,560	N	N	17218 NE 134TH PL
4	2	339682	0320	05/01/13	\$455,000	\$531,000	1,900	8	1986	Good	8,141	N	N	12940 177TH PL NE
4	2	339680	0110	10/29/12	\$440,000	\$541,000	1,910	8	1983	Avg	12,900	N	N	17833 NE 131ST ST
4	2	179592	0500	12/12/12	\$445,000	\$541,000	1,920	8	1986	Avg	7,560	N	N	17609 NE 141ST ST
4	2	339620	0150	01/13/14	\$509,000	\$554,000	1,930	8	1982	Avg	12,258	N	N	13666 179TH AVE NE
4	2	339683	0050	04/25/13	\$511,100	\$598,000	1,930	8	1987	Good	7,447	N	N	12904 176TH PL NE
4	2	812120	0110	06/13/13	\$455,000	\$525,000	1,940	8	1984	Good	6,463	N	N	13506 174TH AVE NE
4	2	812120	0180	10/25/12	\$435,000	\$536,000	1,950	8	1982	Good	6,905	N	N	13804 174TH PL NE
4	2	812120	0230	10/28/13	\$440,000	\$489,000	1,950	8	1982	Avg	8,307	N	N	13847 174TH PL NE
4	2	812120	0880	02/12/13	\$469,000	\$560,000	1,950	8	1984	Avg	7,761	N	N	13613 174TH AVE NE
4	2	020080	0480	11/06/14	\$552,321	\$559,000	1,960	8	1984	Good	8,469	N	N	13730 176TH AVE NE
4	2	812120	0120	05/23/13	\$495,000	\$574,000	1,960	8	1984	Good	7,491	N	N	13512 174TH AVE NE
4	1	320493	0390	06/04/13	\$602,234	\$696,000	1,970	8	2013	Avg	3,040	N	N	11321 178TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	320493	0410	04/04/13	\$570,000	\$670,000	1,980	8	2013	Avg	3,980	N	N	11339 178TH PL NE
4	1	320493	0350	09/06/13	\$623,025	\$702,000	1,980	8	2013	Avg	4,500	N	N	11314 177TH PL NE
4	1	320493	0070	10/12/13	\$667,028	\$744,000	1,990	8	2013	Avg	3,383	N	N	17749 NE 114TH CT
4	1	320493	0690	04/16/12	\$489,000	\$638,000	1,990	8	2010	Avg	4,480	N	N	17817 NE 115TH WAY
4	1	320493	0380	05/08/13	\$631,950	\$736,000	1,990	8	2013	Avg	3,140	N	N	11325 178TH PL NE
4	2	812120	0130	07/16/13	\$498,000	\$569,000	1,990	8	1982	Good	7,731	N	N	13700 174TH AVE NE
4	1	952655	0090	09/11/13	\$662,475	\$745,000	1,990	8	2013	Avg	4,810	N	N	12324 164TH CT NE
4	1	952655	0060	12/20/12	\$629,950	\$763,000	1,990	8	2013	Avg	5,032	N	N	12300 164TH CT NE
4	2	192606	9143	10/16/14	\$865,000	\$880,000	2,000	8	1980	Good	99,170	Y	N	18037 NE 143RD PL
4	1	320493	0460	08/20/13	\$622,357	\$704,000	2,000	8	2013	Avg	4,056	N	N	11336 177TH PL NE
4	1	320493	0200	09/20/12	\$563,550	\$701,000	2,000	8	2012	Avg	4,354	N	N	17739 NE 113TH WAY
4	1	320493	0250	01/08/13	\$652,714	\$787,000	2,000	8	2013	Avg	3,810	N	N	11308 178TH PL NE
4	1	320493	0210	08/26/13	\$649,904	\$734,000	2,000	8	2013	Avg	3,817	N	N	11202 178TH PL NE
4	1	320493	0550	06/19/12	\$570,000	\$729,000	2,000	8	2012	Avg	3,535	N	N	11407 178TH PL NE
4	1	320493	0500	10/04/13	\$680,000	\$760,000	2,000	8	2011	Avg	3,727	N	N	11414 177TH PL NE
4	1	320493	0400	09/19/13	\$606,517	\$681,000	2,000	8	2013	Avg	4,235	N	N	11317 178TH PL NE
4	1	952655	0030	09/10/12	\$617,950	\$771,000	2,000	8	2012	Avg	4,442	N	N	12228 164TH CT NE
4	2	179592	0350	06/17/14	\$605,000	\$634,000	2,010	8	1985	Avg	10,760	N	N	14150 176TH AVE NE
4	2	339682	0200	09/19/13	\$500,000	\$561,000	2,030	8	1984	Avg	9,869	N	N	17626 NE 129TH PL
4	2	812120	0700	07/13/14	\$579,000	\$602,000	2,030	8	1983	Good	8,764	N	N	13509 173RD PL NE
4	2	812120	0460	11/19/14	\$530,000	\$535,000	2,030	8	1983	Avg	10,958	N	N	13831 173RD AVE NE
4	1	816350	0030	09/30/13	\$524,900	\$588,000	2,030	8	2013	Avg	2,680	N	N	12214 168TH CT NE
4	1	816350	0060	01/09/14	\$539,900	\$588,000	2,030	8	2013	Avg	2,270	N	N	12246 168TH CT NE
4	2	812371	0140	01/10/14	\$645,000	\$703,000	2,040	8	1984	VGood	9,446	N	N	16906 NE 131ST PL
4	2	020080	0200	08/12/14	\$595,000	\$615,000	2,050	8	1984	Good	8,372	N	N	13728 175TH CT NE
4	1	187310	0450	09/10/12	\$450,000	\$562,000	2,050	8	2006	Avg	4,695	N	N	17267 NE 119TH WAY
4	1	320493	0180	01/18/13	\$566,627	\$681,000	2,050	8	2011	Avg	3,820	N	N	17727 NE 113TH WAY
4	1	320493	0160	08/21/13	\$661,257	\$748,000	2,050	8	2013	Avg	3,803	N	N	17719 NE 113TH WAY
4	1	320493	0120	08/15/13	\$619,802	\$702,000	2,050	8	2013	Avg	4,675	N	N	17701 NE 113TH WAY
4	1	320493	0060	12/28/12	\$580,000	\$701,000	2,050	8	2011	Avg	4,166	N	N	17753 NE 114TH CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	320493	0490	07/24/13	\$630,858	\$719,000	2,050	8	2013	Avg	3,989	N	N	11410 177TH PL NE
4	1	952655	0080	07/08/13	\$659,036	\$755,000	2,050	8	2013	Avg	3,957	N	N	12316 164TH CT NE
4	2	280220	0100	08/11/14	\$543,000	\$561,000	2,060	8	1983	Avg	8,767	N	N	17717 NE 137TH CT
4	1	187310	0190	12/20/12	\$531,000	\$643,000	2,080	8	2006	Avg	4,295	N	N	17316 NE 118TH CT
4	1	187310	0320	08/15/12	\$530,000	\$667,000	2,080	8	2006	Avg	4,347	N	N	17366 119TH WAY SE
4	2	339620	0301	07/03/12	\$490,000	\$624,000	2,080	8	2006	Avg	8,039	N	N	17802 NE 136TH ST
4	2	179591	0420	10/31/14	\$515,000	\$522,000	2,100	8	1986	Avg	7,851	N	N	17614 NE 138TH ST
4	2	280220	0060	06/14/13	\$520,000	\$599,000	2,100	8	1983	Good	7,206	N	N	13613 178TH AVE NE
4	1	320493	0640	08/03/12	\$516,000	\$651,000	2,100	8	2012	Avg	3,934	N	N	11580 178TH PL NE
4	2	179592	0040	10/02/13	\$515,000	\$576,000	2,110	8	1985	Good	8,122	N	N	14110 177TH CT NE
4	1	320493	0570	04/25/12	\$524,500	\$682,000	2,110	8	2012	Avg	4,219	N	N	14450 178TH PL NE
4	1	320493	0660	12/13/12	\$525,000	\$637,000	2,110	8	2010	Avg	4,195	N	N	17822 NE 115TH WAY
4	2	339680	0220	09/09/13	\$553,000	\$623,000	2,110	8	1984	Avg	17,220	N	N	13113 180TH AVE NE
4	1	816350	0040	10/08/13	\$527,900	\$590,000	2,110	8	2013	Avg	2,242	N	N	12224 168TH CT NE
4	1	320493	0100	09/08/13	\$623,138	\$702,000	2,120	8	2013	Avg	3,451	N	N	11307 177TH PL NE
4	2	179591	0360	09/22/14	\$475,000	\$486,000	2,130	8	1985	Avg	8,022	N	N	13833 176TH PL NE
4	1	320493	0130	09/30/13	\$615,455	\$689,000	2,130	8	2013	Avg	4,995	N	N	17705 NE 113TH WAY
4	1	320493	0630	11/06/13	\$631,000	\$699,000	2,140	8	2012	Avg	5,426	N	N	11576 178TH PL NE
4	1	816350	0050	12/10/13	\$535,900	\$589,000	2,140	8	2013	Avg	2,413	N	N	12236 168TH CT NE
4	2	179590	0360	06/02/14	\$615,000	\$646,000	2,150	8	1985	Good	9,070	N	N	14145 174TH PL NE
4	2	339620	0090	05/20/14	\$639,000	\$674,000	2,150	8	1982	Good	12,028	N	N	13610 179TH AVE NE
4	2	812371	0070	12/05/14	\$559,500	\$563,000	2,150	8	1984	Avg	9,250	N	N	17016 NE 131ST PL
4	2	062671	0220	08/13/14	\$475,000	\$491,000	2,160	8	1982	Avg	35,912	N	N	19119 NE 141ST ST
4	1	320493	0620	03/16/12	\$519,000	\$683,000	2,160	8	2011	Avg	5,292	N	N	11572 178TH PL NE
4	1	320493	0740	05/22/12	\$525,000	\$677,000	2,160	8	2011	Avg	3,953	N	N	11448 178TH AVE NE
4	1	816350	0080	11/21/13	\$609,990	\$673,000	2,160	8	2013	Avg	3,156	N	N	12268 168TH CT NE
4	2	179591	0210	08/15/13	\$532,500	\$604,000	2,170	8	1985	Avg	10,268	N	N	13913 177TH PL NE
4	1	320493	0440	02/12/13	\$599,950	\$716,000	2,170	8	2013	Avg	3,235	N	N	11326 177TH PL NE
4	2	179592	0460	08/29/14	\$550,000	\$566,000	2,190	8	1986	Avg	8,441	N	N	14014 175TH PL NE
4	1	320493	0430	06/05/13	\$663,950	\$767,000	2,190	8	2013	Avg	3,235	N	N	11329 178TH PL NE

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	320493	0220	01/27/14	\$650,000	\$705,000	2,190	8	2013	Avg	3,481	N	N	11206 178TH PL NE
4	1	320493	0030	06/05/13	\$684,404	\$791,000	2,190	8	2013	Avg	5,914	N	N	17760 NE 114TH CT
4	1	736630	0310	04/05/12	\$460,000	\$602,000	2,200	8	2001	Avg	4,722	N	N	11446 179TH CT NE
4	2	179592	0480	07/02/12	\$430,000	\$548,000	2,220	8	1986	Avg	7,627	N	N	17527 NE 141ST ST
4	2	812120	0640	08/27/12	\$407,500	\$511,000	2,230	8	1983	Avg	8,248	N	N	13621 173RD PL NE
4	2	339682	0350	10/01/13	\$555,000	\$621,000	2,240	8	1985	Good	8,382	N	N	12920 177TH PL NE
4	2	179590	0120	10/29/14	\$549,000	\$557,000	2,250	8	1985	Avg	9,235	N	N	14110 175TH AVE NE
4	1	187310	0470	07/15/13	\$600,000	\$686,000	2,250	8	2005	Avg	4,894	N	N	17242 NE 119TH CT
4	2	280220	0140	11/19/12	\$483,500	\$591,000	2,270	8	1983	Avg	10,333	N	N	17701 NE 137TH CT
4	1	816350	0090	05/02/14	\$661,000	\$700,000	2,280	8	2013	Avg	3,625	N	N	12265 168TH CT NE
4	1	816350	0110	08/09/13	\$624,900	\$709,000	2,280	8	2013	Avg	3,661	N	N	12229 168TH CT NE
4	2	179590	0760	11/08/13	\$548,880	\$608,000	2,290	8	1986	Avg	7,375	N	N	13837 175TH PL NE
4	2	071031	0260	08/20/12	\$580,000	\$728,000	2,300	8	1997	Good	30,933	N	N	13520 184TH AVE NE
4	2	179591	0290	07/11/13	\$540,000	\$618,000	2,310	8	1986	Avg	8,867	N	N	13820 176TH PL NE
4	1	252605	9197	06/22/12	\$540,000	\$690,000	2,310	8	2004	Avg	8,438	N	N	11656 179TH PL NE
4	2	812120	0770	12/13/13	\$589,000	\$647,000	2,310	8	1983	Good	8,158	N	N	13409 174TH AVE NE
4	2	339620	0040	09/06/13	\$565,000	\$637,000	2,320	8	1982	Good	15,000	N	N	13627 180TH AVE NE
4	2	179592	0440	06/21/14	\$639,500	\$669,000	2,330	8	1986	Avg	8,994	N	N	14105 176TH AVE NE
4	2	570170	0230	08/05/13	\$550,000	\$625,000	2,330	8	1981	Good	35,166	N	N	13316 175TH AVE NE
4	1	816350	0120	01/22/14	\$645,000	\$701,000	2,330	8	2013	Avg	4,686	N	N	12211 168TH CT NE
4	1	816350	0100	03/21/14	\$659,900	\$706,000	2,330	8	2013	Avg	3,777	N	N	12247 168TH CT NE
4	1	187310	0510	01/12/13	\$555,000	\$668,000	2,370	8	2006	Avg	3,442	N	N	17229 NE 119TH CT
4	1	187310	0200	12/06/12	\$500,000	\$608,000	2,370	8	2005	Avg	3,840	N	N	11840 173RD PL NE
4	2	773250	0350	12/14/12	\$545,000	\$662,000	2,370	8	1985	Good	10,871	N	N	17803 NE 138TH CT
4	1	280190	0040	02/26/14	\$775,412	\$835,000	2,390	8	2014	Avg	5,500	N	N	17082 NE 123RD ST
4	1	280190	0020	11/20/13	\$774,636	\$855,000	2,390	8	2014	Avg	5,500	N	N	17180 NE 123RD ST
4	1	280190	0060	03/06/14	\$764,453	\$821,000	2,390	8	2014	Avg	5,500	N	N	17072 NE 123RD ST
4	2	812371	0130	01/24/12	\$432,500	\$578,000	2,390	8	1984	Avg	9,755	N	N	16910 NE 131ST PL
4	1	320493	0260	09/07/12	\$623,500	\$779,000	2,400	8	2012	Avg	4,305	N	N	11312 178TH PL NE
4	2	339681	0060	04/30/13	\$554,000	\$647,000	2,400	8	1987	Good	14,656	N	N	13230 174TH AVE NE

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	339682	0070	10/14/13	\$542,500	\$605,000	2,400	8	1984	Good	7,500	N	N	17646 NE 128TH PL
4	2	812371	0290	05/14/13	\$510,000	\$593,000	2,400	8	1984	Good	9,788	N	N	17127 NE 131ST PL
4	1	952655	0140	03/05/13	\$708,861	\$841,000	2,420	8	2012	Avg	4,676	N	N	12375 164TH CT NE
4	1	320493	0080	04/04/13	\$633,555	\$745,000	2,430	8	2012	Avg	4,723	N	N	17745 NE 114TH CT
4	1	320493	0540	09/10/12	\$627,000	\$783,000	2,430	8	2012	Avg	4,185	N	N	11411 178TH PL NE
4	1	320493	0190	01/16/13	\$637,390	\$766,000	2,430	8	2013	Avg	3,636	N	N	17733 NE 113TH WAY
4	1	320493	0510	07/05/13	\$683,518	\$783,000	2,430	8	2013	Avg	4,247	N	N	11420 177TH PL SE
4	1	952655	0010	10/29/12	\$648,000	\$797,000	2,430	8	2011	Avg	4,618	N	N	12200 164TH CT NE
4	1	952655	0040	03/12/13	\$690,333	\$817,000	2,430	8	2012	Avg	4,080	N	N	12238 164TH CT NE
4	1	666683	0120	06/24/14	\$745,641	\$779,000	2,440	8	2013	Avg	4,850	N	N	11662 169TH PL NE
4	1	666683	0380	11/19/13	\$718,958	\$794,000	2,440	8	2013	Avg	4,159	N	N	17076 NE 117TH ST
4	1	952655	0070	07/02/13	\$706,562	\$811,000	2,440	8	2013	Avg	4,383	N	N	12308 164TH CT NE
4	1	952660	0140	09/19/14	\$677,900	\$694,000	2,440	8	2010	Avg	4,587	N	N	16946 NE 120TH ST
4	1	952660	0340	04/12/12	\$580,000	\$757,000	2,440	8	2011	Avg	4,244	N	N	11719 171ST PL NE
4	1	320493	0580	08/29/12	\$560,000	\$701,000	2,450	8	2012	Avg	3,864	N	N	11456 178TH PL NE
4	1	320493	0050	01/16/13	\$599,056	\$720,000	2,450	8	2013	Avg	5,273	N	N	17750 NE 114TH CT
4	1	666683	0450	09/26/13	\$674,950	\$756,000	2,450	8	2013	Avg	5,229	N	N	16910 NE 117TH ST
4	1	666683	0010	07/19/13	\$649,950	\$742,000	2,450	8	2013	Avg	3,961	N	N	11775 169TH PL NE
4	1	666683	0030	09/21/13	\$693,733	\$778,000	2,450	8	2013	Avg	3,965	N	N	11753 169TH PL NE
4	1	666683	0070	11/01/13	\$681,050	\$756,000	2,450	8	2013	Avg	4,617	N	N	16860 NE 117TH ST
4	1	666683	0250	05/05/14	\$712,198	\$754,000	2,450	8	2013	Avg	4,247	N	N	17089 NE 117TH ST
4	1	952660	0280	10/05/12	\$620,950	\$769,000	2,450	8	2010	Avg	4,749	N	N	11818 171ST PL NE
4	1	187310	0060	08/29/14	\$693,000	\$713,000	2,460	8	2006	Avg	4,425	N	N	17219 NE 117TH WAY
4	1	320493	0520	09/18/13	\$688,413	\$773,000	2,460	8	2012	Avg	3,783	N	N	11424 177TH PL NE
4	1	952655	0020	10/01/12	\$649,950	\$806,000	2,460	8	2012	Avg	4,647	N	N	12212 164TH CT NE
4	1	952655	0050	02/25/13	\$657,371	\$781,000	2,460	8	2013	Avg	4,234	N	N	12250 164TH CT NE
4	1	320493	0140	07/08/13	\$640,767	\$734,000	2,480	8	2013	Avg	4,170	N	N	17709 NE 113TH WAY
4	2	812371	0030	05/29/12	\$455,000	\$586,000	2,480	8	1983	Good	9,230	N	N	17112 NE 131ST PL
4	1	320493	0530	09/10/12	\$573,000	\$715,000	2,490	8	2012	Avg	5,636	N	N	11423 178TH PL NE
4	1	320493	0150	11/18/13	\$686,915	\$759,000	2,490	8	2013	Avg	3,608	N	N	17715 NE 113TH WAY

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	666683	0040	08/15/13	\$651,098	\$738,000	2,490	8	2013	Avg	4,162	N	N	11741 169TH PL NE
4	1	280190	0070	03/10/14	\$793,070	\$851,000	2,500	8	2013	Avg	5,500	N	N	17070 NE 123RD ST
4	1	280190	0050	01/24/14	\$832,438	\$904,000	2,500	8	2014	Avg	5,500	N	N	17076 NE 123RD ST
4	1	280190	0030	12/06/13	\$757,929	\$833,000	2,500	8	2013	Avg	5,500	N	N	17092 NE 123RD ST
4	1	280190	0010	06/14/13	\$806,744	\$930,000	2,500	8	2013	Avg	5,600	N	N	17190 NE 123RD ST
4	1	666683	0020	08/14/13	\$700,393	\$794,000	2,500	8	2013	Avg	4,081	N	N	11767 169TH PL NE
4	2	071031	0250	01/09/13	\$559,950	\$675,000	2,510	8	1987	Avg	36,303	N	N	13516 184TH AVE NE
4	1	873290	0840	07/22/14	\$667,000	\$693,000	2,510	8	2007	Avg	3,819	N	N	18263 NE 111TH ST
4	1	873290	0300	12/17/14	\$685,000	\$687,000	2,510	8	2007	Avg	3,479	N	N	18062 NE 110TH WAY
4	1	187310	0100	06/14/12	\$572,000	\$733,000	2,530	8	2005	Avg	4,210	N	N	17315 NE 118TH CT
4	1	666683	0060	10/16/13	\$693,223	\$773,000	2,530	8	2013	Avg	3,891	N	N	11713 169TH PL NE
4	1	320493	0480	04/28/13	\$618,411	\$722,000	2,540	8	2013	Avg	4,160	N	N	11406 177TH PL NE
4	1	320493	0470	03/22/13	\$619,210	\$731,000	2,540	8	2012	Avg	3,939	N	N	11402 177TH PL NE
4	1	320493	0750	10/30/12	\$599,950	\$738,000	2,540	8	2011	Avg	4,146	N	N	11452 178TH AVE NE
4	1	666683	0420	07/14/14	\$744,804	\$775,000	2,540	8	2014	Avg	4,400	N	N	11727 170TH CT NE
4	1	666683	0260	05/19/14	\$728,849	\$769,000	2,540	8	2010	Avg	4,330	N	N	17099 NE 117TH ST
4	1	952660	0210	10/07/14	\$717,000	\$731,000	2,540	8	2009	Avg	4,241	N	N	17048 NE 120TH ST
4	1	952660	0110	10/07/13	\$679,950	\$760,000	2,540	8	2010	Avg	4,553	N	N	16922 NE 120TH ST
4	1	952660	0210	01/13/14	\$688,000	\$749,000	2,540	8	2009	Avg	4,241	N	N	17048 NE 120TH ST
4	2	062671	0160	10/22/13	\$556,000	\$619,000	2,550	8	1981	Good	28,658	N	N	19210 NE 140TH PL
4	2	339682	0140	08/13/13	\$549,000	\$623,000	2,550	8	1984	Avg	8,762	N	N	17649 NE 129TH PL
4	1	873290	0350	06/20/12	\$605,000	\$774,000	2,550	8	2007	Avg	4,930	N	N	11031 182ND AVE NE
4	1	952660	0270	09/13/13	\$709,950	\$798,000	2,550	8	2010	Avg	4,368	N	N	11902 171ST PL NE
4	1	952655	0240	06/27/12	\$659,000	\$841,000	2,570	8	2012	Avg	4,596	N	N	12225 164TH CT NE
4	1	666683	0290	07/15/14	\$789,782	\$821,000	2,580	8	2014	Avg	4,030	N	N	17135 NE 117TH ST
4	1	873290	0480	06/10/13	\$640,000	\$739,000	2,580	8	2008	Good	4,166	N	N	18248 NE 111TH ST
4	1	666683	0470	07/24/13	\$632,184	\$721,000	2,590	8	2013	Avg	4,394	N	N	11724 169TH PL NE
4	1	666683	0390	07/18/14	\$779,380	\$810,000	2,590	8	2014	Avg	7,084	N	N	17064 NE117TH ST
4	1	873290	0610	05/28/13	\$650,000	\$753,000	2,610	8	2008	Avg	4,983	Y	N	11046 183RD PL NE
4	1	952655	0170	11/27/12	\$716,831	\$874,000	2,620	8	2012	Avg	5,326	N	N	12351 164TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	952655	0170	12/11/14	\$792,000	\$796,000	2,620	8	2012	Avg	5,326	N	N	12351 164TH CT NE
4	2	062671	0030	03/28/13	\$500,000	\$589,000	2,630	8	1982	Avg	46,609	N	N	19129 NE 140TH PL
4	1	320493	0040	04/23/12	\$547,500	\$712,000	2,630	8	2012	Avg	5,361	N	N	17756 NE 114TH CT
4	2	339680	0210	07/17/13	\$587,000	\$671,000	2,640	8	1983	Good	14,176	N	N	13105 180TH AVE NE
4	1	320493	0340	12/12/13	\$675,000	\$741,000	2,660	8	2012	Avg	5,496	N	N	17712 NE 113TH WAY
4	1	320493	0110	05/01/13	\$711,286	\$830,000	2,660	8	2012	Avg	5,014	N	N	11303 177TH PL NE
4	1	666683	0330	07/01/13	\$701,136	\$805,000	2,660	8	2013	Avg	4,259	N	N	17136 NE 117TH ST
4	1	320493	0650	05/31/12	\$560,000	\$720,000	2,680	8	2012	Avg	6,255	N	N	11584 178TH PL NE
4	1	952655	0150	05/15/13	\$679,293	\$790,000	2,680	8	2013	Avg	4,496	N	N	12367 164TH CT NE
4	1	952655	0200	07/06/12	\$629,950	\$802,000	2,680	8	2012	Avg	7,271	N	N	12273 164TH CT NE
4	1	952660	0030	06/29/12	\$575,600	\$734,000	2,680	8	2008	Avg	6,071	N	N	16814 NE 120TH ST
4	1	666683	0050	09/26/13	\$677,110	\$759,000	2,690	8	2013	Avg	3,915	N	N	11727 169TH PL NE
4	2	179590	0780	08/08/13	\$568,000	\$645,000	2,710	8	1984	Good	7,096	N	N	13821 175TH PL NE
4	1	952660	0580	08/06/12	\$600,000	\$757,000	2,710	8	2010	Avg	6,664	N	N	17027 NE 120TH ST
4	2	113730	0700	10/08/13	\$619,000	\$691,000	2,730	8	1980	Good	36,180	N	N	18131 NE 154TH ST
4	1	952660	0380	08/22/12	\$649,950	\$816,000	2,750	8	2012	Avg	5,816	N	N	17011 NE 118TH WAY
4	1	280190	0130	12/02/13	\$743,977	\$819,000	2,770	8	2013	Avg	4,800	N	N	12276 170TH CT NE
4	1	280190	0180	10/04/13	\$690,630	\$772,000	2,770	8	2013	Avg	5,177	N	N	12296 170TH CT NE
4	1	280190	0230	12/05/13	\$734,719	\$808,000	2,770	8	2013	Avg	4,800	N	N	12283 171ST CT NE
4	1	280190	0080	05/23/13	\$677,101	\$785,000	2,790	8	2013	Avg	4,916	N	N	12297 170TH CT NE
4	1	280191	0030	07/15/14	\$719,945	\$749,000	2,790	8	2014	Avg	5,062	N	N	12227 169TH PL NE
4	2	192606	9072	07/16/13	\$695,000	\$794,000	2,810	8	1980	VGood	75,654	Y	N	18815 NE 137TH ST
4	1	666683	0090	07/30/13	\$694,950	\$791,000	2,810	8	2013	Avg	4,934	N	N	16875 NE 117TH ST
4	1	666683	0440	03/11/14	\$750,000	\$805,000	2,810	8	2013	Avg	4,892	N	N	11709 170TH CT NE
4	1	952660	0230	08/02/12	\$718,000	\$906,000	2,810	8	2012	Avg	13,289	N	N	17136 NE 120TH ST
4	1	320493	0320	01/28/13	\$611,950	\$733,000	2,830	8	2012	Avg	3,856	N	N	17726 NE 113TH WAY
4	1	320493	0330	07/23/12	\$599,650	\$759,000	2,830	8	2012	Avg	3,853	N	N	17720 NE 113TH PL
4	1	952655	0130	12/12/12	\$696,000	\$845,000	2,830	8	2013	Avg	6,168	N	N	12393 164TH CT NE
4	1	952655	0160	10/09/12	\$675,000	\$835,000	2,830	8	2013	Avg	4,721	N	N	12359 164TH CT NE
4	1	952655	0190	05/14/12	\$630,000	\$815,000	2,830	8	2012	Avg	6,695	N	N	12285 164TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	339681	0160	05/30/13	\$675,000	\$781,000	2,870	8	1987	Good	13,727	N	N	17212 NE 133RD PL
4	1	187310	0050	12/28/12	\$628,000	\$759,000	2,880	8	2005	Avg	4,425	N	N	17215 NE 117TH WAY
4	1	187310	0540	12/26/13	\$635,000	\$695,000	2,910	8	2005	Avg	5,050	N	N	11835 173RD PL NE
4	1	252605	9049	01/31/14	\$570,000	\$618,000	2,920	8	1977	Good	9,170	Y	N	11810 176TH AVE NE
4	1	280190	0200	09/12/13	\$664,454	\$747,000	2,930	8	2013	Avg	4,940	N	N	12295 171ST CT NE
4	1	280190	0140	09/17/13	\$696,755	\$783,000	2,930	8	2013	Avg	4,800	N	N	12280 170TH CT NE
4	1	280190	0170	08/08/13	\$648,728	\$737,000	2,930	8	2013	Avg	4,940	N	N	12292 170TH CT NE
4	1	280190	0270	10/22/12	\$659,990	\$814,000	2,930	8	2012	Avg	4,941	N	N	12294 171ST CT NE
4	1	280191	0060	07/17/14	\$792,653	\$824,000	2,930	8	2014	Avg	7,785	N	N	12257 169TH PL NE
4	1	280190	0120	09/12/13	\$674,581	\$759,000	2,960	8	2012	Avg	4,800	N	N	12281 170TH CT NE
4	1	280190	0090	08/28/13	\$652,069	\$736,000	2,960	8	2013	Avg	4,654	N	N	12293 170TH CT NE
4	1	280190	0240	02/20/13	\$676,677	\$806,000	2,960	8	2012	Avg	4,800	N	N	12282 171ST CT NE
4	1	952660	0440	08/20/12	\$663,256	\$833,000	2,960	8	2012	Avg	4,451	N	N	16906 NE 118TH WAY
4	1	666683	0110	09/24/13	\$757,277	\$849,000	2,970	8	2013	Avg	7,801	N	N	11654 169TH PL NE
4	1	666683	0080	09/06/13	\$763,074	\$860,000	2,970	8	2013	Avg	4,500	N	N	16855 NE 117TH ST
4	1	666683	0430	06/20/14	\$775,950	\$812,000	2,970	8	2014	Avg	4,400	N	N	11721 170TH CT NE
4	1	666683	0340	10/17/13	\$725,708	\$809,000	2,970	8	2013	Avg	4,685	N	N	17122 SE 117TH ST
4	1	666683	0280	06/19/14	\$809,810	\$848,000	2,970	8	2014	Avg	4,660	N	N	17119 NE 117TH ST
4	1	952655	0120	12/18/12	\$661,448	\$802,000	2,970	8	2011	Avg	5,256	N	N	12348 164TH CT NE
4	1	666683	0140	09/26/13	\$755,579	\$847,000	2,980	8	2013	Avg	6,305	N	N	16915 NE 117TH ST
4	1	952660	0710	07/24/14	\$759,900	\$789,000	3,000	8	2008	Avg	5,639	N	N	16829 NE 120TH ST
4	1	952660	0400	04/19/12	\$659,800	\$860,000	3,010	8	2012	Avg	8,908	N	N	16943 NE 118TH WAY
4	2	339682	0150	05/06/14	\$562,000	\$595,000	3,040	8	1984	Avg	8,111	N	N	17645 NE 129TH PL
4	1	666683	0100	01/16/14	\$852,769	\$928,000	3,040	8	2013	Avg	6,195	N	N	11673 169TH PL NE
4	1	666683	0160	01/16/14	\$785,049	\$854,000	3,040	8	2013	Avg	5,450	N	N	11681 170TH CT NE
4	1	952660	0700	04/16/13	\$640,000	\$750,000	3,040	8	2008	Avg	4,207	N	N	16835 NE 120TH ST
4	1	666683	0510	09/24/13	\$728,310	\$817,000	3,050	8	2013	Avg	4,819	N	N	11778 169TH PL NE
4	1	952660	0010	06/08/12	\$617,000	\$792,000	3,080	8	2008	Avg	4,362	N	N	16802 NE 120TH ST
4	1	952660	0260	07/29/14	\$750,000	\$777,000	3,080	8	2008	Avg	4,553	N	N	11908 171ST PL NE
4	2	773250	0390	07/12/12	\$540,000	\$686,000	3,090	8	1985	Avg	9,758	N	N	17806 NE 138TH CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	020080	0270	07/24/12	\$525,000	\$665,000	3,110	8	1984	Avg	15,082	N	N	17532 NE 136TH ST
4	1	952660	0500	04/16/12	\$665,000	\$867,000	3,110	8	2012	Avg	5,310	N	N	17020 NE 118TH WAY
4	1	666683	0460	07/08/13	\$720,426	\$825,000	3,120	8	2013	Avg	4,740	N	N	11718 169TH PL NE
4	1	666683	0500	09/13/13	\$807,859	\$908,000	3,130	8	2013	Avg	4,589	N	N	11768 169TH PL NE
4	1	952655	0230	09/06/12	\$675,000	\$843,000	3,130	8	2012	Avg	5,441	N	N	12237 164TH CT NE
4	1	952660	0390	01/18/12	\$640,000	\$857,000	3,160	8	2011	Avg	5,778	N	N	16955 NE 118TH WAY
4	1	952660	0390	10/10/13	\$745,000	\$832,000	3,160	8	2011	Avg	5,778	N	N	16955 NE 118TH WAY
4	2	564930	0580	12/18/12	\$580,100	\$703,000	3,170	8	1982	Good	35,377	N	N	12728 179TH AVE NE
4	1	666683	0490	09/18/13	\$679,950	\$764,000	3,180	8	2013	Avg	4,424	N	N	11754 169TH PL NE
4	1	952660	0460	02/07/12	\$589,000	\$784,000	3,200	8	2010	Avg	4,584	N	N	16944 NE 118TH WAY
4	1	952660	0670	05/04/12	\$641,000	\$831,000	3,200	8	2012	Avg	4,681	N	N	16909 NE 120TH ST
4	2	179592	0310	08/04/14	\$690,000	\$714,000	3,210	8	1985	Good	7,054	N	N	14126 176TH AVE NE
4	1	666683	0270	07/07/14	\$890,013	\$927,000	3,220	8	2013	Avg	4,851	N	N	17105 NE 117TH ST
4	1	666683	0130	02/28/14	\$793,750	\$854,000	3,230	8	2013	Avg	4,850	N	N	11682 169TH PL NE
4	1	952660	0540	11/21/13	\$730,000	\$806,000	3,230	8	2009	Avg	5,419	N	N	17044 NE 118TH WAY
4	1	666683	0360	12/12/13	\$787,253	\$864,000	3,270	8	2013	Avg	4,698	N	N	17096 NE 117TH ST
4	1	952660	0240	08/29/12	\$675,000	\$845,000	3,290	8	2012	Avg	6,712	N	N	17137 NE 120TH ST
4	1	280190	0100	05/15/13	\$685,899	\$797,000	3,300	8	2013	Avg	5,289	N	N	12286 170TH CT NE
4	1	280190	0250	11/08/12	\$693,255	\$850,000	3,300	8	2013	Avg	6,502	N	N	12286 171ST CT NE
4	1	280190	0160	08/07/13	\$706,168	\$802,000	3,300	8	2013	Avg	5,367	N	N	12288 170TH CT NE
4	1	280190	0210	04/05/13	\$710,306	\$835,000	3,300	8	2013	Avg	5,367	N	N	12291 171ST CT NE
4	1	280191	0010	12/09/14	\$888,240	\$893,000	3,300	8	2014	Avg	5,595	N	N	12205 169TH PL NE
4	2	339680	0020	08/04/14	\$684,000	\$708,000	3,300	8	1983	Good	12,570	N	N	17903 NE 129TH ST
4	1	666683	0150	01/22/14	\$781,877	\$849,000	3,330	8	2014	Avg	6,003	N	N	11695 170TH CT NE
4	1	666683	0400	05/05/14	\$852,100	\$902,000	3,330	8	2014	Avg	6,345	N	N	17050 NE 117TH ST
4	1	666683	0220	08/13/14	\$850,095	\$878,000	3,330	8	2014	Avg	4,823	N	N	17049 NE 117TH ST
4	1	280191	0050	06/12/14	\$802,819	\$842,000	3,340	8	2014	Avg	7,011	N	N	12247 169TH PL NE
4	1	280190	0190	03/12/14	\$820,669	\$880,000	3,350	8	2012	Avg	5,177	N	N	12299 171ST CT NE
4	1	280190	0150	03/21/13	\$725,065	\$856,000	3,400	8	2013	Avg	6,550	N	N	12284 170TH CT NE
4	1	280190	0110	09/04/13	\$737,125	\$831,000	3,430	8	2012	Avg	6,627	N	N	12285 170TH CT NE

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	280190	0220	03/06/13	\$732,053	\$868,000	3,430	8	2012	Avg	6,222	N	N	12287 171ST CT NE
4	1	280190	0260	11/20/12	\$699,990	\$856,000	3,430	8	2012	Avg	5,571	N	N	12290 171ST CT NE
4	1	280190	0280	12/11/13	\$805,768	\$885,000	3,430	8	2012	Avg	5,274	N	N	12298 171ST CT NE
4	1	666683	0480	10/22/13	\$790,503	\$880,000	3,560	8	2013	Avg	4,395	N	N	11742 169TH PL NE
4	1	666683	0230	06/30/14	\$882,566	\$921,000	3,560	8	2014	Avg	5,265	N	N	17063 NE 117TH ST
4	1	952660	0690	06/11/12	\$650,000	\$833,000	3,610	8	2008	Avg	5,751	N	N	16841 NE 120TH ST
4	1	952660	0220	10/05/12	\$730,105	\$905,000	3,620	8	2012	Avg	9,901	N	N	17128 NE 120TH ST
4	1	362605	9126	11/27/12	\$719,000	\$877,000	3,650	8	1988	Good	46,650	N	N	11415 176TH PL NE
4	1	666683	0240	06/03/14	\$889,029	\$934,000	3,690	8	2014	Avg	4,816	N	N	17075 NE 117TH ST
4	1	666683	0180	06/23/14	\$865,836	\$905,000	3,760	8	2014	Avg	8,210	N	N	11653 170TH CT NE
4	1	619240	0090	05/25/12	\$671,000	\$865,000	1,780	9	2010	Avg	6,063	N	N	11929 165TH PL NE
4	2	564930	0200	06/11/13	\$550,000	\$635,000	1,920	9	1984	Avg	35,640	N	N	18231 NE 125TH ST
4	2	113730	0640	09/17/12	\$529,950	\$660,000	1,930	9	1981	Good	34,717	N	N	15309 182ND PL NE
4	2	773250	0590	07/25/12	\$450,000	\$569,000	2,140	9	1985	Avg	20,000	N	N	17618 NE 142ND ST
4	2	570180	0030	05/06/14	\$609,000	\$644,000	2,150	9	1985	Avg	37,981	N	N	18114 NE 136TH ST
4	2	113730	1780	11/26/14	\$580,000	\$585,000	2,180	9	1985	Avg	40,278	N	N	14503 186TH PL NE
4	1	382531	0540	11/21/14	\$640,000	\$646,000	2,260	9	2004	Avg	5,172	N	N	15832 NE 117TH ST
4	1	382531	1030	06/12/13	\$630,000	\$727,000	2,270	9	2005	Avg	4,500	N	N	15848 NE 117TH ST
4	2	773250	0410	08/26/13	\$555,000	\$627,000	2,300	9	1985	Good	10,300	N	N	17805 NE 139TH ST
4	2	071031	0230	03/04/13	\$592,000	\$702,000	2,340	9	1984	Good	35,155	N	N	13424 184TH AVE NE
4	2	071031	0230	09/24/14	\$649,900	\$665,000	2,340	9	1984	Good	35,155	N	N	13424 184TH AVE NE
4	1	382531	0350	11/08/12	\$570,000	\$699,000	2,340	9	2004	Avg	5,346	N	N	15774 NE 120TH WAY
4	2	564930	0130	07/13/12	\$570,000	\$724,000	2,340	9	1981	Good	39,917	N	N	18003 NE 125TH ST
4	2	113730	1770	06/06/13	\$625,000	\$722,000	2,350	9	1985	Good	39,690	N	N	14515 186TH PL NE
4	1	382531	0130	06/24/14	\$751,000	\$785,000	2,370	9	2004	Avg	9,571	N	N	11719 157TH AVE NE
4	2	113730	1750	01/30/12	\$465,000	\$621,000	2,430	9	1984	Avg	44,866	N	N	14539 186TH PL NE
4	2	113730	0840	03/19/14	\$655,000	\$701,000	2,460	9	1981	Avg	35,100	N	N	15343 181ST AVE NE
4	2	113730	0840	03/18/14	\$655,000	\$702,000	2,460	9	1981	Avg	35,100	N	N	15343 181ST AVE NE
4	2	062670	0070	11/05/12	\$672,000	\$825,000	2,470	9	1979	VGood	65,775	N	N	14003 BEAR CREEK RD NE
4	2	192606	9137	07/07/14	\$775,000	\$808,000	2,500	9	1981	Avg	241,322	N	N	18224 NE 143RD PL

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	113730	0540	04/18/14	\$600,000	\$638,000	2,510	9	1985	Avg	33,660	N	N	18221 NE 154TH ST
4	1	769536	0010	08/01/12	\$685,000	\$865,000	2,510	9	2011	Avg	7,341	N	N	11594 174TH CT NE
4	2	192606	9153	11/12/14	\$575,000	\$581,000	2,520	9	1982	Avg	46,660	N	N	19520 NE 144TH PL
4	1	816350	0020	02/25/14	\$689,900	\$743,000	2,520	9	2013	Avg	4,698	N	N	12208 168TH CT NE
4	2	564930	0190	09/18/13	\$615,000	\$691,000	2,530	9	1981	Good	35,100	N	N	18217 NE 125TH ST
4	2	113730	0890	12/17/14	\$700,500	\$703,000	2,560	9	1981	Avg	35,265	N	N	18230 NE 146TH WAY
4	2	113730	1560	04/15/13	\$618,000	\$725,000	2,590	9	1981	Good	35,072	N	N	19107 NE 146TH WAY
4	1	382531	0530	07/16/14	\$700,000	\$728,000	2,590	9	2004	Avg	4,498	N	N	15828 NE 117TH ST
4	2	570170	0380	06/26/12	\$635,000	\$811,000	2,590	9	1983	Good	35,001	N	N	13510 175TH AVE NE
4	1	816350	0010	11/15/13	\$702,000	\$776,000	2,600	9	2013	Avg	5,916	N	N	12202 168TH CT NE
4	1	382531	0470	08/13/12	\$645,000	\$812,000	2,610	9	2002	Avg	5,268	N	N	11760 158TH AVE NE
4	2	113730	1020	12/11/12	\$540,000	\$656,000	2,630	9	1983	Avg	37,740	N	N	18038 NE 146TH WAY
4	1	256820	0250	04/02/13	\$656,500	\$772,000	2,630	9	2006	Avg	6,971	N	N	12152 179TH PL NE
4	1	382531	1190	07/25/14	\$678,000	\$703,000	2,640	9	2003	Avg	5,964	N	N	15831 NE 117TH ST
4	1	382531	0430	06/27/12	\$579,700	\$740,000	2,640	9	2004	Avg	5,014	N	N	11824 158TH AVE NE
4	1	287100	0050	07/19/12	\$578,888	\$734,000	2,650	9	2004	Avg	6,147	N	N	17062 NE 115TH WAY
4	1	382531	1070	06/17/13	\$690,000	\$795,000	2,650	9	2004	Avg	5,000	N	N	11779 159TH AVE NE
4	1	382531	0120	12/02/13	\$762,400	\$839,000	2,650	9	2004	Avg	9,559	N	N	11715 157TH AVE NE
4	1	382531	0440	10/01/14	\$785,000	\$802,000	2,660	9	2002	Avg	5,077	N	N	11820 158TH AVE NE
4	1	382531	0360	10/09/12	\$608,000	\$752,000	2,660	9	2003	Avg	5,999	N	N	11932 158TH AVE NE
4	1	619240	0180	10/06/14	\$775,000	\$790,000	2,670	9	2004	Avg	5,600	N	N	16556 NE 118TH WAY
4	1	619240	0160	05/09/13	\$722,000	\$841,000	2,670	9	2004	Avg	5,600	N	N	16548 NE 118TH WAY
4	1	619241	0220	03/15/13	\$692,500	\$819,000	2,670	9	2007	Avg	5,654	N	N	16575 NE 120TH WAY
4	1	619241	0130	04/09/12	\$670,000	\$876,000	2,670	9	2006	Avg	5,760	N	N	16570 NE 119TH WAY
4	1	382531	1210	08/27/14	\$699,000	\$720,000	2,680	9	2001	Avg	5,497	N	N	15823 NE 117TH ST
4	2	113730	1040	05/24/13	\$594,000	\$689,000	2,690	9	1983	Good	45,738	N	N	18005 NE 146TH WAY
4	2	262605	9094	09/18/13	\$725,000	\$814,000	2,690	9	1995	Avg	59,677	Y	N	13233 156TH AVE NE
4	1	769536	0140	04/19/12	\$582,000	\$758,000	2,690	9	2011	Avg	8,316	N	N	11596 174TH CT NE
4	1	619241	0740	01/17/13	\$609,500	\$733,000	2,700	9	2004	Avg	4,780	N	N	16709 NE 117TH ST
4	1	619241	0760	05/26/14	\$690,000	\$726,000	2,700	9	2004	Avg	8,810	N	N	16701 NE 117TH ST

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	689110	0490	11/06/12	\$649,880	\$798,000	2,700	9	2012	Avg	5,487	N	N	12163 168TH CT NE
4	2	113730	0170	04/02/14	\$618,000	\$659,000	2,710	9	1984	Avg	32,320	N	N	15341 185TH AVE NE
4	1	382531	1170	05/10/12	\$599,950	\$777,000	2,710	9	2004	Avg	5,247	N	N	15851 NE 117TH ST
4	2	570180	0180	11/27/12	\$664,900	\$811,000	2,720	9	1984	Good	42,848	N	N	13822 181ST LN NE
4	1	152260	0100	06/04/14	\$760,000	\$798,000	2,730	9	1986	Avg	36,183	N	N	11511 159TH AVE NE
4	1	287100	0440	06/14/13	\$652,000	\$752,000	2,730	9	2001	Good	6,212	N	N	11312 171ST PL NE
4	1	382531	1140	11/27/13	\$731,500	\$806,000	2,740	9	2005	Avg	4,690	N	N	11839 159TH AVE NE
4	1	619240	0490	05/06/13	\$676,000	\$788,000	2,740	9	2004	Avg	6,761	N	N	16612 NE 117TH CT
4	1	619240	0300	02/13/14	\$750,000	\$810,000	2,740	9	2003	Avg	5,600	N	N	16559 NE 118TH WAY
4	2	113730	0340	11/21/14	\$674,250	\$680,000	2,780	9	1985	Good	35,000	N	N	15308 185TH AVE NE
4	2	113730	0340	09/12/12	\$550,000	\$686,000	2,780	9	1985	Good	35,000	N	N	15308 185TH AVE NE
4	1	689110	0100	05/17/12	\$659,250	\$852,000	2,790	9	2012	Avg	5,391	N	N	16523 NE 121ST ST
4	2	113730	1870	05/21/13	\$635,000	\$737,000	2,810	9	1983	Good	39,875	N	N	18606 NE 145TH PL
4	2	192606	9167	10/02/12	\$642,000	\$796,000	2,810	9	1985	Good	42,356	N	N	19232 NE 144TH PL
4	1	287100	0260	03/04/14	\$699,000	\$751,000	2,810	9	2003	Avg	6,635	N	N	17021 NE 113TH CT
4	1	619240	0260	04/03/13	\$584,000	\$687,000	2,810	9	2002	Avg	5,070	N	N	11726 167TH PL NE
4	1	619241	0410	08/02/12	\$677,500	\$855,000	2,810	9	2006	Avg	7,596	N	N	16590 NE 120TH ST
4	1	619241	0550	05/28/14	\$739,000	\$778,000	2,810	9	2005	Avg	5,400	N	N	11940 167TH PL NE
4	2	113730	0690	09/26/12	\$513,750	\$638,000	2,820	9	1984	Good	33,750	N	N	15347 182ND PL NE
4	1	619241	0480	07/09/14	\$749,000	\$780,000	2,820	9	2008	Avg	5,348	N	N	16652 NE 120TH ST
4	2	773250	0270	09/25/14	\$650,000	\$665,000	2,820	9	1985	Good	15,000	N	N	13915 180TH AVE NE
4	2	773250	0270	06/10/12	\$585,000	\$750,000	2,820	9	1985	Good	15,000	N	N	13915 180TH AVE NE
4	1	256820	0130	05/16/14	\$725,000	\$765,000	2,830	9	2006	Avg	5,310	N	N	17805 NE 120TH WAY
4	1	287100	0150	10/31/13	\$699,000	\$776,000	2,830	9	2004	Avg	6,770	N	N	17032 NE 114TH CT
4	1	293730	0890	09/08/14	\$799,990	\$821,000	2,850	9	2014	Avg	5,775	N	N	16145 NE 117TH ST
4	1	256820	0940	09/25/13	\$640,000	\$717,000	2,860	9	2005	Avg	5,603	N	N	11886 176TH AVE NE
4	1	256820	0740	08/11/14	\$720,000	\$744,000	2,860	9	2005	Avg	5,379	N	N	17677 NE 121ST CT
4	1	619240	0440	06/14/13	\$616,299	\$711,000	2,860	9	2001	Avg	5,600	N	N	16615 NE 117TH WAY
4	1	256820	0120	02/19/14	\$700,000	\$755,000	2,870	9	2006	Avg	6,593	N	N	17801 NE 120TH WAY
4	1	256820	0120	12/15/14	\$730,000	\$733,000	2,870	9	2006	Avg	6,593	N	N	17801 NE 120TH WAY

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	113730	1050	05/10/12	\$513,000	\$664,000	2,880	9	1985	Avg	47,916	N	N	18015 NE 146TH WAY
4	1	689110	0500	11/26/12	\$699,990	\$854,000	2,880	9	2012	Avg	6,904	N	N	12167 168TH CT NE
4	1	856080	0020	08/21/12	\$655,000	\$822,000	2,880	9	2006	Avg	5,240	N	N	11925 179TH PL NE
4	1	689110	0260	11/11/14	\$830,000	\$840,000	2,890	9	2011	Avg	5,400	N	N	12147 167TH PL NE
4	1	689110	0230	08/22/12	\$730,000	\$916,000	2,890	9	2009	Avg	5,400	N	N	12139 167TH PL NE
4	1	382531	1060	05/11/12	\$655,000	\$848,000	2,910	9	2004	Avg	5,000	N	N	11775 159TH AVE NE
4	1	619240	0110	02/10/12	\$720,000	\$958,000	2,910	9	2010	Avg	7,027	N	N	12037 165TH PL NE
4	1	619240	0520	09/07/12	\$685,000	\$856,000	2,920	9	2003	Avg	7,998	N	N	11655 167TH PL NE
4	1	382531	0660	02/05/13	\$620,000	\$741,000	2,930	9	2003	Avg	8,049	N	N	11804 157TH AVE NE
4	2	564930	0440	07/25/12	\$545,000	\$690,000	2,930	9	1987	Avg	35,112	N	N	18106 NE 125TH ST
4	1	957809	0320	05/22/13	\$730,000	\$847,000	2,930	9	2006	Avg	6,955	N	N	17521 NE 120TH WAY
4	1	382531	0970	07/24/14	\$845,000	\$877,000	2,940	9	2004	Avg	7,675	N	N	11759 158TH AVE NE
4	1	382531	0790	07/09/12	\$680,000	\$865,000	2,950	9	2006	Avg	6,973	N	N	15749 NE 120TH WAY
4	1	293730	0900	12/19/14	\$852,990	\$855,000	2,960	9	2014	Avg	5,775	N	N	16165 NE 117TH ST
4	1	256820	0730	06/11/12	\$638,000	\$818,000	2,970	9	2005	Avg	5,121	N	N	17681 NE 121ST CT
4	2	429830	0050	05/01/13	\$640,000	\$747,000	2,970	9	1989	Good	33,050	N	N	14344 189TH WAY NE
4	1	256820	0140	06/25/14	\$739,900	\$773,000	2,980	9	2006	Avg	5,377	N	N	17809 NE 120TH WAY
4	1	256820	0220	05/10/13	\$680,000	\$792,000	2,990	9	2006	Avg	5,191	N	N	12044 179TH PL NE
4	1	619240	0030	10/18/12	\$670,000	\$827,000	2,990	9	2003	Avg	6,484	N	N	11807 165TH PL NE
4	1	689110	0580	05/01/12	\$639,880	\$831,000	2,990	9	2012	Avg	5,451	N	N	12164 168TH CT NE
4	1	957809	0430	05/03/14	\$769,500	\$815,000	3,000	9	2006	Avg	5,885	N	N	17287 NE 120TH WAY
4	2	727310	0134	08/06/13	\$636,165	\$723,000	3,010	9	1992	Avg	156,816	N	N	12211 184TH AVE NE
4	1	619240	0060	11/06/12	\$670,000	\$822,000	3,030	9	2004	Avg	5,642	N	N	11819 165TH PL NE
4	1	769536	0050	12/12/12	\$652,695	\$793,000	3,030	9	2013	Avg	6,260	N	N	11528 174TH CT NE
4	1	769536	0030	04/17/13	\$660,000	\$773,000	3,030	9	2013	Avg	6,606	N	N	11572 174TH CT NE
4	1	943300	0400	08/22/14	\$784,950	\$809,000	3,030	9	2014	Avg	4,227	N	N	17413 NE 123RD WAY
4	1	619240	0290	10/02/13	\$750,000	\$839,000	3,040	9	2004	Avg	5,600	N	N	16627 NE 118TH WAY
4	1	769536	0130	12/06/12	\$660,558	\$804,000	3,040	9	2012	Avg	7,758	N	N	11585 174TH CT NE
4	1	957809	0310	09/13/12	\$633,000	\$789,000	3,040	9	2006	Avg	6,527	N	N	17523 NE 120TH WAY
4	1	287100	0180	06/12/13	\$689,000	\$795,000	3,050	9	2003	Avg	6,048	N	N	17039 NE 114TH CT

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	957809	0240	08/15/14	\$780,000	\$805,000	3,050	9	2006	Avg	6,500	N	N	17524 NE 120TH WAY
4	1	287100	0360	11/24/14	\$775,000	\$782,000	3,060	9	2004	Avg	6,826	N	N	17011 NE 112TH WAY
4	1	287100	0040	06/13/12	\$615,000	\$788,000	3,090	9	2003	Avg	6,472	N	N	17066 NE 115TH WAY
4	1	287100	0200	12/16/14	\$735,000	\$738,000	3,090	9	2001	Avg	7,186	N	N	17034 NE 113TH CT
4	1	619240	0400	07/28/14	\$775,000	\$804,000	3,090	9	2001	Avg	7,112	N	N	16622 NE 117TH WAY
4	1	619240	0170	04/29/14	\$799,000	\$847,000	3,090	9	2004	Avg	5,600	N	N	16552 NE 118TH WAY
4	1	619241	0230	08/15/13	\$750,400	\$851,000	3,090	9	2007	Avg	5,931	N	N	16573 NE 120TH WAY
4	1	256820	0260	04/23/12	\$598,500	\$779,000	3,100	9	2006	Avg	6,840	N	N	12154 179TH PL NE
4	1	256820	0530	12/07/12	\$670,000	\$815,000	3,100	9	2005	Avg	6,637	N	N	12105 178TH PL NE
4	1	856080	0100	11/22/13	\$708,000	\$781,000	3,100	9	2006	Avg	6,684	N	N	11819 179TH PL NE
4	2	113730	0900	06/05/14	\$749,950	\$788,000	3,110	9	1983	Good	35,235	N	N	18216 NE 146TH WAY
4	1	287100	0400	05/12/14	\$751,000	\$793,000	3,110	9	2004	Avg	6,142	N	N	11222 171ST PL NE
4	1	287100	0300	10/13/14	\$755,000	\$769,000	3,110	9	2004	Avg	6,930	N	N	17010 NE 112TH WAY
4	1	293730	0520	08/01/14	\$799,990	\$829,000	3,110	9	2014	Avg	6,050	N	N	15955 NE 117TH WAY
4	1	957809	0160	02/08/13	\$620,000	\$741,000	3,110	9	2006	Avg	6,984	N	N	12010 174TH CT NE
4	2	172606	9083	09/30/12	\$687,500	\$853,000	3,130	9	2012	Avg	20,250	N	N	14702 BEAR CREEK RD NE
4	2	570170	0030	09/10/12	\$711,000	\$887,000	3,130	9	1982	Good	42,500	N	N	17405 NE 131ST ST
4	1	185297	0090	12/12/12	\$734,950	\$893,000	3,140	9	2012	Avg	6,251	N	N	16163 NE 115TH CT
4	1	293730	0880	09/16/14	\$842,990	\$864,000	3,140	9	2014	Avg	5,775	N	N	16125 NE 117TH ST
4	1	293730	0570	08/19/14	\$827,990	\$854,000	3,140	9	2014	Avg	6,104	N	N	16055 NE 117TH WAY
4	1	689110	0090	10/17/12	\$749,000	\$925,000	3,140	9	2012	Avg	5,400	N	N	16527 NE 121ST ST
4	1	689110	0190	02/14/14	\$755,000	\$815,000	3,140	9	2010	Avg	5,469	N	N	16558 NE 121ST ST
4	1	689110	0090	10/14/14	\$850,000	\$865,000	3,140	9	2012	Avg	5,400	N	N	16527 NE 121ST ST
4	1	256820	0240	10/16/12	\$575,000	\$710,000	3,150	9	2006	Avg	6,701	N	N	12150 179TH PL NE
4	1	256820	0480	02/06/12	\$564,300	\$752,000	3,150	9	2005	Avg	6,312	N	N	12123 177TH CT NE
4	1	256820	0290	08/26/14	\$762,500	\$785,000	3,150	9	2005	Avg	5,979	N	N	12039 179TH PL NE
4	1	256820	0020	08/02/13	\$737,750	\$839,000	3,150	9	2006	Avg	7,908	N	N	11872 178TH PL NE
4	1	256820	0550	10/01/13	\$726,500	\$813,000	3,150	9	2006	Avg	5,905	N	N	12025 178TH PL NE
4	1	256820	0710	05/06/13	\$683,000	\$796,000	3,150	9	2005	Avg	5,986	N	N	17680 NE 121ST CT
4	1	256820	0630	06/10/13	\$728,000	\$840,000	3,150	9	2006	Avg	6,710	N	N	11887 178TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	256820	0180	04/19/13	\$700,000	\$820,000	3,150	9	2006	Avg	5,572	N	N	12032 179TH PL NE
4	2	071051	0070	06/18/12	\$610,875	\$782,000	3,160	9	1985	Avg	35,000	N	N	18017 NE 133RD ST
4	1	769536	0110	12/20/13	\$808,345	\$886,000	3,170	9	2013	Avg	8,632	N	N	11539 174TH CT NE
4	1	689110	0320	08/20/12	\$680,000	\$854,000	3,200	9	2008	Avg	5,671	N	N	16670 NE 121ST WAY
4	1	252605	9209	03/15/13	\$700,000	\$828,000	3,210	9	2013	Avg	7,617	N	N	17333 NE 116TH CT
4	1	256820	0300	07/24/12	\$655,000	\$829,000	3,220	9	2006	Avg	6,683	N	N	12035 179TH PL NE
4	1	256820	0500	01/08/14	\$754,000	\$822,000	3,220	9	2005	Avg	7,170	N	N	12115 177TH CT NE
4	1	382531	0180	10/07/14	\$860,000	\$877,000	3,220	9	2006	Avg	8,400	N	N	11917 157TH AVE NE
4	1	856080	0040	07/01/13	\$714,125	\$819,000	3,220	9	2006	Avg	8,513	N	N	11917 179TH PL NE
4	2	344350	0120	03/04/13	\$615,500	\$730,000	3,230	9	1979	Avg	36,936	N	N	14608 BEAR CREEK LN NE
4	1	382531	0760	12/29/14	\$714,000	\$714,000	3,230	9	2005	Avg	7,766	N	N	15728 NE 119TH CT
4	2	192606	9166	07/08/13	\$645,000	\$739,000	3,250	9	1984	Good	42,424	N	N	19245 NE 144TH PL
4	1	769536	0090	07/15/13	\$804,990	\$920,000	3,250	9	2013	Avg	6,260	N	N	11519 174TH CT NE
4	1	769536	0060	09/26/13	\$760,000	\$852,000	3,250	9	2013	Avg	6,260	N	N	11516 174TH CT NE
4	1	769536	0100	06/10/13	\$810,000	\$935,000	3,250	9	2013	Avg	6,260	N	N	11527 174TH CT NE
4	1	252605	9208	10/01/13	\$729,990	\$817,000	3,260	9	2013	Avg	6,594	N	N	17327 NE 116TH CT
4	2	429830	0010	10/03/13	\$680,000	\$761,000	3,270	9	1988	Avg	35,212	N	N	14322 189TH WAY NE
4	1	185297	0060	02/06/12	\$722,000	\$962,000	3,280	9	2011	Avg	6,681	N	N	16177 NE 115TH CT
4	1	689110	0280	05/14/12	\$713,750	\$923,000	3,300	9	2009	Avg	5,318	N	N	16693 121ST WAY SE
4	1	933250	0020	03/06/12	\$700,000	\$924,000	3,300	9	2012	Avg	6,601	N	N	12210 168TH PL NE
4	1	933250	0100	06/18/12	\$719,990	\$921,000	3,300	9	2012	Avg	5,580	N	N	16788 NE 123RD WAY
4	1	933250	0070	06/05/12	\$725,000	\$931,000	3,300	9	2012	Avg	8,662	N	N	16810 NE 123RD WAY
4	1	769536	0070	09/18/13	\$839,990	\$943,000	3,310	9	2013	Avg	6,475	N	N	11504 174TH CT NE
4	1	769536	0020	08/16/13	\$854,990	\$969,000	3,310	9	2013	Avg	6,858	N	N	11586 174TH CT NE
4	1	769536	0080	08/09/13	\$844,990	\$959,000	3,310	9	2013	Avg	6,438	N	N	11503 174TH CT NE
4	1	293730	0870	10/09/14	\$889,990	\$907,000	3,320	9	2012	Avg	5,775	N	N	16105 NE 117TH ST
4	1	293730	0670	11/12/14	\$912,990	\$923,000	3,320	9	2012	Avg	6,050	N	N	16140 NE 117TH ST
4	1	689110	0440	07/26/12	\$704,990	\$892,000	3,320	9	2011	Avg	5,669	N	N	12140 167TH PL NE
4	1	287100	0020	06/19/12	\$655,000	\$838,000	3,340	9	2003	Avg	6,976	N	N	17112 NE 115TH WAY
4	1	252605	9065	05/15/13	\$725,000	\$843,000	3,360	9	2013	Avg	6,200	N	N	17317 NE 116TH CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	252605	9207	08/19/13	\$739,990	\$838,000	3,370	9	2013	Avg	8,108	N	N	17321 NE 116TH CT
4	1	769536	0120	05/20/13	\$740,016	\$859,000	3,370	9	2013	Avg	6,418	N	N	11571 174TH CT NE
4	1	934870	0610	12/17/14	\$800,000	\$803,000	3,370	9	2005	Avg	6,766	N	N	11867 175TH PL NE
4	2	113730	1110	02/08/13	\$625,000	\$747,000	3,390	9	1982	Good	37,520	N	N	18129 NE 146TH WAY
4	1	382531	0820	07/29/14	\$799,000	\$828,000	3,400	9	2004	Avg	6,742	N	N	11923 158TH AVE NE
4	1	952660	0420	07/13/12	\$653,000	\$829,000	3,400	9	2012	Avg	6,740	N	N	11703 169TH PL NE
4	1	957809	0050	05/05/14	\$830,000	\$878,000	3,400	9	2007	Avg	9,692	N	N	12001 173RD PL NE
4	1	957809	0070	11/22/13	\$760,000	\$839,000	3,400	9	2007	Avg	7,375	N	N	12006 173RD PL NE
4	1	185297	0100	08/06/13	\$775,000	\$881,000	3,420	9	2013	Avg	7,780	N	N	16159 NE 115TH CT
4	1	185297	0140	08/28/12	\$759,950	\$952,000	3,430	9	2012	Avg	7,268	N	N	16170 NE 115TH CT
4	1	185297	0030	04/08/12	\$750,000	\$980,000	3,430	9	2012	Avg	8,359	N	N	16189 NE 115TH CT
4	1	185297	0180	12/05/12	\$739,950	\$901,000	3,460	9	2012	Avg	7,961	N	N	16196 NE 115TH CT
4	1	185297	0120	03/27/13	\$765,000	\$902,000	3,460	9	2013	Avg	8,240	N	N	16162 NE 115TH CT
4	1	769536	0040	10/09/12	\$728,894	\$902,000	3,460	9	2012	Avg	8,256	N	N	11540 174TH CT NE
4	1	185297	0080	03/06/12	\$728,500	\$962,000	3,470	9	2011	Avg	6,440	N	N	16167 NE 115TH CT
4	2	113730	0950	08/20/12	\$624,950	\$785,000	3,480	9	1984	Good	34,200	N	N	14616 181ST PL NE
4	1	185297	0150	08/17/12	\$739,950	\$930,000	3,480	9	2012	Avg	8,997	N	N	16174 NE 115TH CT
4	1	689110	0610	09/07/12	\$729,990	\$912,000	3,490	9	2012	Avg	5,509	N	N	16825 NE 121ST ST
4	2	062671	0180	06/14/12	\$590,000	\$756,000	3,530	9	1984	Good	34,180	N	N	19212 NE 141ST ST
4	1	256820	0280	07/23/13	\$770,000	\$878,000	3,530	9	2006	Avg	7,189	N	N	12145 179TH PL NE
4	1	185297	0110	08/25/14	\$880,000	\$906,000	3,540	9	2013	Avg	7,377	N	N	16158 NE 115TH CT
4	1	185297	0110	08/06/13	\$779,950	\$886,000	3,540	9	2013	Avg	7,377	N	N	16158 NE 115TH CT
4	1	293730	0460	06/06/14	\$903,990	\$949,000	3,550	9	2014	Avg	7,074	N	N	15918 NE 117TH WAY
4	1	185297	0130	11/21/12	\$770,950	\$942,000	3,570	9	2013	Avg	9,496	N	N	16166 NE 115TH CT
4	1	287100	0030	05/02/12	\$660,000	\$857,000	3,570	9	2001	Avg	6,818	N	N	17070 NE 115TH WAY
4	1	293730	0470	05/01/14	\$896,990	\$950,000	3,570	9	2014	Avg	5,661	N	N	11800 159TH AVE NE
4	1	293730	0590	09/17/14	\$907,990	\$930,000	3,570	9	2014	Avg	6,113	N	N	16115 NE 117TH WAY
4	1	293730	0620	08/22/14	\$912,990	\$941,000	3,570	9	2014	Avg	8,997	N	N	11781 162ND AVE NE
4	1	689110	0060	08/21/13	\$807,000	\$913,000	3,570	9	2009	Avg	5,565	N	N	16545 NE 121ST ST
4	1	187310	0010	11/15/13	\$747,500	\$827,000	3,580	9	2006	Avg	6,470	N	N	17201 NE 117TH WAY

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	1	957809	0230	04/10/14	\$811,500	\$864,000	3,580	9	2007	Avg	8,703	N	N	12024 175TH CT NE
4	1	293730	0610	10/20/14	\$912,990	\$928,000	3,590	9	2014	Avg	7,112	N	N	16155 NE 117TH WAY
4	1	293730	0600	09/11/14	\$909,990	\$933,000	3,600	9	2014	Avg	6,313	N	N	16135 NE 117TH WAY
4	1	933250	0030	03/26/12	\$732,000	\$961,000	3,620	9	2012	Avg	6,601	N	N	12216 168TH PL NE
4	1	382531	0560	05/01/14	\$839,950	\$890,000	3,630	9	2001	Avg	7,000	N	N	15730 NE 117TH ST
4	1	256820	0070	07/16/14	\$835,000	\$868,000	3,650	9	2006	Avg	7,784	N	N	11898 178TH PL NE
4	1	382531	0260	03/06/13	\$807,500	\$957,000	3,650	9	2007	Avg	7,700	Y	N	12048 157TH CT NE
4	1	187310	0650	10/27/13	\$835,000	\$928,000	3,690	9	2006	Avg	7,691	N	N	11735 172ND CT NE
4	1	689110	0470	05/10/12	\$818,900	\$1,060,000	3,700	9	2011	Avg	5,460	N	N	12155 168TH CT NE
4	1	689110	0240	07/24/13	\$903,000	\$1,030,000	3,700	9	2010	Avg	5,400	N	N	12139 167TH PL NE
4	1	256820	0080	11/14/12	\$700,000	\$857,000	3,850	9	2006	Avg	9,726	N	N	11910 178TH PL NE
4	1	256820	0330	09/24/13	\$798,000	\$895,000	4,010	9	2006	Avg	7,612	N	N	12020 178TH PL NE
4	1	293730	0640	09/03/14	\$995,990	\$1,024,000	4,130	9	2014	Avg	7,522	N	N	11751 162ND AVE NE
4	1	293730	0450	09/08/14	\$943,990	\$969,000	4,150	9	2014	Avg	6,606	N	N	15938 NE 117TH WAY
4	1	293730	0530	08/27/14	\$959,990	\$988,000	4,150	9	2014	Avg	6,049	N	N	15975 NE 117TH WAY
4	2	071031	0280	07/16/13	\$544,000	\$622,000	2,150	10	1985	Avg	35,000	N	N	13530 184TH AVE NE
4	2	418800	0450	06/05/13	\$697,000	\$806,000	2,230	10	1985	Avg	21,230	N	N	17024 NE 135TH CT
4	2	418800	0260	10/23/13	\$576,000	\$641,000	2,310	10	1985	Avg	24,544	N	N	13817 171ST AVE NE
4	2	111575	0190	01/22/13	\$653,000	\$784,000	2,390	10	1985	Avg	35,617	N	N	16414 NE 135TH ST
4	2	111575	0160	04/10/14	\$788,000	\$839,000	2,400	10	1984	Good	35,109	N	N	16444 NE 135TH ST
4	2	812355	0010	05/14/13	\$632,500	\$736,000	2,410	10	1983	Avg	42,397	N	N	17140 NE 126TH PL
4	2	219570	0010	09/05/13	\$665,000	\$749,000	2,470	10	1988	Good	37,970	N	N	17920 NE 154TH ST
4	2	773250	1000	06/17/14	\$854,000	\$894,000	2,480	10	1986	Avg	38,865	N	N	14311 174TH AVE NE
4	2	418800	0640	09/11/14	\$775,000	\$795,000	2,540	10	1984	Avg	28,563	N	N	17002 NE 133RD ST
4	2	812355	0160	04/25/12	\$650,000	\$845,000	2,570	10	1983	Avg	35,129	N	N	17104 NE 124TH ST
4	1	934870	0450	08/18/14	\$833,000	\$859,000	2,590	10	2006	Avg	7,178	Y	N	11736 174TH PL NE
4	2	219570	0270	06/27/14	\$665,000	\$695,000	2,610	10	1988	Avg	35,000	N	N	15325 179TH AVE NE
4	2	418800	0240	12/11/14	\$725,000	\$728,000	2,620	10	1985	Avg	28,703	N	N	17000 NE 139TH ST
4	1	934870	0120	09/14/12	\$660,000	\$823,000	2,620	10	2005	Avg	6,210	N	N	11866 175TH PL NE
4	2	418800	0580	08/09/12	\$675,000	\$850,000	2,790	10	1984	Good	29,016	N	N	17026 NE 133RD ST

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	418800	0620	11/22/13	\$749,000	\$827,000	2,830	10	1984	Avg	30,779	N	N	17010 NE 133RD ST
4	2	773250	0610	07/03/13	\$750,000	\$860,000	2,830	10	1984	Good	20,000	N	N	17542 NE 142ND ST
4	1	810980	0110	08/01/14	\$717,550	\$743,000	2,840	10	2006	Avg	4,468	N	N	16745 NE 120TH ST
4	1	934870	0140	07/29/13	\$777,000	\$885,000	2,840	10	2005	Avg	6,204	N	N	11878 175TH PL NE
4	1	934870	0010	06/22/12	\$610,000	\$780,000	2,850	10	2003	Avg	7,546	N	N	17401 NE 116TH WAY
4	1	934870	0030	07/03/13	\$750,000	\$860,000	2,870	10	2003	Avg	8,579	Y	N	17409 NE 116TH WAY
4	2	219570	0060	07/01/13	\$650,000	\$746,000	2,880	10	1987	Good	57,555	N	N	17802 NE 154TH ST
4	2	111575	0200	10/17/12	\$615,000	\$759,000	2,900	10	1985	Good	40,040	N	N	16404 NE 135TH ST
4	2	418800	0170	07/08/13	\$755,000	\$865,000	2,900	10	1986	Good	29,632	N	N	17036 NE 139TH ST
4	2	262605	9089	07/27/12	\$674,000	\$852,000	2,910	10	1989	Avg	44,050	N	N	16309 NE 130TH ST
4	2	111575	0020	04/08/14	\$855,000	\$911,000	2,930	10	1984	Good	35,298	N	N	16520 NE 134TH PL
4	2	186200	0100	02/19/14	\$728,000	\$785,000	2,960	10	1989	Avg	36,162	N	N	17016 NE 129TH CT
4	2	570170	0640	07/29/14	\$849,000	\$880,000	2,960	10	1995	Avg	42,159	N	N	13215 180TH AVE NE
4	2	773250	0530	10/08/12	\$648,500	\$803,000	2,960	10	1987	Avg	35,100	N	N	14036 180TH AVE NE
4	1	934870	0210	04/15/14	\$752,000	\$800,000	2,970	10	2007	Avg	7,999	N	N	17424 NE 119TH WAY
4	1	934870	0170	09/23/12	\$737,500	\$917,000	3,000	10	2008	Avg	6,300	N	N	17514 NE 119TH WAY
4	2	418800	0210	03/14/12	\$625,000	\$823,000	3,010	10	1985	Avg	27,444	N	N	17012 NE 139TH ST
4	1	810980	0050	11/04/12	\$689,950	\$847,000	3,010	10	2005	Avg	5,637	N	N	16756 NE 120TH ST
4	2	418800	0080	07/10/13	\$735,000	\$841,000	3,030	10	1985	Avg	29,030	N	N	13614 171ST AVE NE
4	2	773250	0840	03/19/14	\$783,000	\$838,000	3,030	10	1985	Good	36,916	N	N	14359 172ND AVE NE
4	1	810980	0100	02/19/13	\$650,000	\$774,000	3,040	10	2006	Avg	4,662	N	N	16749 NE 120TH ST
4	2	185300	0390	07/25/12	\$687,000	\$869,000	3,050	10	1988	Good	35,017	N	N	19200 NE 143RD PL
4	2	812355	0040	04/23/13	\$680,000	\$795,000	3,080	10	1983	Good	35,116	N	N	17122 NE 126TH PL
4	2	812355	0200	04/01/13	\$770,770	\$907,000	3,110	10	1983	Good	35,049	N	N	12402 169TH AVE NE
4	1	810981	0030	11/01/12	\$689,000	\$847,000	3,180	10	2007	Avg	7,975	N	N	11659 168TH CT NE
4	2	773250	0780	12/17/12	\$750,000	\$910,000	3,200	10	1986	Good	35,100	N	N	17236 NE 144TH ST
4	1	252605	9193	05/16/13	\$801,000	\$931,000	3,210	10	2004	Avg	7,024	N	N	11687 179TH PL NE
4	2	186200	0240	07/25/12	\$695,000	\$880,000	3,240	10	1988	Good	31,500	N	N	16904 NE 128TH ST
4	2	418800	0670	05/15/14	\$749,400	\$791,000	3,240	10	1985	Avg	20,301	N	N	17013 NE 133RD ST
4	2	111575	0090	08/09/12	\$650,000	\$819,000	3,260	10	1984	Good	35,000	N	N	16525 NE 135TH PL

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	329320	0170	05/30/12	\$674,500	\$868,000	3,280	10	1989	Avg	27,590	N	N	12919 181ST AVE NE
4	1	934870	0150	06/21/12	\$730,000	\$933,000	3,280	10	2005	Avg	6,739	N	N	11884 175TH PL NE
4	1	934870	0020	08/25/14	\$734,500	\$756,000	3,280	10	2003	Avg	6,845	N	N	17405 NE 116TH WAY
4	2	418800	0060	08/05/13	\$900,000	\$1,023,000	3,290	10	1986	Good	54,352	N	N	13536 171ST AVE NE
4	1	934870	0340	06/19/12	\$760,000	\$972,000	3,290	10	2007	Avg	7,630	N	N	11882 174TH PL NE
4	1	934870	0480	07/15/14	\$856,500	\$891,000	3,290	10	2003	Avg	8,147	N	N	11660 174TH PL NE
4	1	252605	9191	11/27/12	\$700,000	\$854,000	3,310	10	2004	Avg	6,496	N	N	11671 179TH PL NE
4	2	115260	0540	09/05/13	\$750,000	\$845,000	3,340	10	1988	Good	31,964	N	N	15005 191ST AVE NE
4	1	362605	9142	10/26/12	\$653,500	\$805,000	3,340	10	2007	Avg	7,588	N	N	17218 NE 115TH CT
4	2	812130	0050	07/25/13	\$799,950	\$912,000	3,380	10	1988	Good	36,291	N	N	16712 NE 124TH ST
4	2	185300	0020	08/15/12	\$624,500	\$785,000	3,400	10	1990	Avg	35,001	N	N	14237 192ND AVE NE
4	2	773250	0700	11/26/14	\$832,500	\$839,000	3,450	10	1987	Avg	35,100	N	N	14314 174TH AVE NE
4	2	219570	0130	08/06/12	\$662,500	\$835,000	3,490	10	1987	Good	28,461	Y	N	15100 176TH AVE NE
4	2	219570	0180	01/27/14	\$750,000	\$814,000	3,490	10	1987	Good	30,309	N	N	15121 177TH PL NE
4	2	111576	0070	12/26/13	\$790,000	\$864,000	3,500	10	1985	Good	35,185	N	N	16430 NE 133RD CT
4	2	115260	0390	09/06/13	\$675,000	\$760,000	3,500	10	1987	Avg	39,847	N	N	18801 NE 153RD ST
4	1	252605	9200	04/22/13	\$797,950	\$934,000	3,520	10	2004	Avg	7,639	N	N	11688 179TH PL NE
4	2	418800	0490	09/22/14	\$900,000	\$921,000	3,620	10	1984	Avg	42,580	N	N	17009 NE 135TH CT
4	2	111575	0210	11/19/13	\$1,027,500	\$1,135,000	3,650	10	1984	Good	39,206	N	N	16413 NE 135TH ST
4	1	666683	0350	07/03/13	\$725,000	\$831,000	3,700	10	1990	VGood	13,291	N	N	11717 171ST PL NE
4	2	111575	0060	06/20/12	\$775,000	\$991,000	3,740	10	1985	Good	35,000	N	N	13313 168TH AVE NE
4	2	111575	0050	01/10/14	\$783,000	\$853,000	3,760	10	1984	Avg	35,002	N	N	13233 168TH AVE NE
4	2	418800	0360	09/20/12	\$790,000	\$983,000	3,920	10	1985	Avg	48,388	N	N	17003 NE 136TH PL
4	2	111575	0150	06/10/14	\$1,289,000	\$1,352,000	4,000	10	1984	Good	36,421	N	N	16454 NE 135TH ST
4	2	773250	0880	06/18/13	\$860,000	\$990,000	4,150	10	1985	Good	40,932	N	N	14319 172ND AVE NE
4	2	186200	0150	03/04/14	\$779,950	\$838,000	4,230	10	1989	Avg	35,171	N	N	16915 NE 128TH ST
4	2	812130	0020	08/01/12	\$860,000	\$1,086,000	4,360	10	1988	Avg	35,014	N	N	16715 NE 124TH ST
4	2	192606	9030	08/13/12	\$663,087	\$834,000	4,910	10	2004	Avg	132,858	N	N	13425 AVONDALE RD NE
4	2	192606	9192	05/09/14	\$1,157,200	\$1,223,000	4,910	10	1996	Good	52,889	N	N	13905 184TH AVE NE
4	2	115260	0420	11/15/13	\$650,000	\$719,000	2,720	11	1984	Avg	38,710	N	N	15011 189TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	115260	0290	04/10/14	\$885,000	\$942,000	3,000	11	1984	Avg	35,306	N	N	15316 189TH AVE NE
4	2	294400	0130	04/18/14	\$835,000	\$887,000	3,210	11	1987	Avg	21,483	N	N	15717 NE 134TH ST
4	2	115260	0410	02/05/13	\$794,000	\$949,000	3,220	11	1984	Good	38,180	N	N	18821 NE 153RD ST
4	2	142413	0100	12/13/13	\$799,950	\$878,000	3,320	11	1995	Good	61,855	Y	N	18629 NE 139TH ST
4	2	219570	0200	06/19/12	\$602,000	\$770,000	3,340	11	1987	Avg	35,000	N	N	15110 177TH PL NE
4	2	957805	0180	07/02/13	\$880,300	\$1,010,000	3,360	11	1989	Good	35,212	N	N	17226 NE 126TH PL
4	2	186200	0010	08/28/14	\$915,000	\$942,000	3,400	11	1988	Good	35,062	N	N	17004 NE 130TH ST
4	2	115260	0070	07/05/12	\$615,000	\$783,000	3,420	11	1986	Good	35,003	N	N	19126 NE 151ST ST
4	2	185300	0270	08/17/12	\$638,000	\$802,000	3,420	11	1992	Avg	47,794	N	N	19427 NE 143RD PL
4	2	142413	0190	06/07/12	\$730,000	\$937,000	3,480	11	1994	Good	24,751	Y	N	13901 186TH AVE NE
4	2	219570	0050	05/19/14	\$810,000	\$854,000	3,480	11	1988	Avg	59,242	N	N	17812 NE 154TH ST
4	2	235501	0090	12/07/14	\$843,500	\$848,000	3,560	11	1997	Avg	11,448	N	N	12533 177TH AVE NE
4	2	957805	0370	05/21/12	\$850,000	\$1,097,000	3,560	11	1990	Avg	28,647	N	N	17224 NE 129TH ST
4	2	185300	0290	05/22/13	\$832,500	\$966,000	3,610	11	1989	Good	35,048	N	N	19439 NE 143RD PL
4	2	115260	0110	05/17/12	\$675,000	\$872,000	3,700	11	1985	Good	35,692	N	N	19036 NE 151ST ST
4	2	185300	0490	12/17/12	\$789,000	\$957,000	3,730	11	1988	Good	35,370	N	N	19525 NE 143RD ST
4	2	294400	0170	06/11/14	\$1,010,000	\$1,059,000	3,760	11	1987	Avg	29,224	N	N	15736 NE 134TH ST
4	2	294401	0050	01/07/13	\$907,500	\$1,094,000	3,780	11	1987	Avg	20,000	N	N	15824 NE 135TH ST
4	2	185300	0310	11/26/12	\$753,000	\$919,000	3,900	11	1991	Good	35,998	N	N	19455 NE 143RD PL
4	2	186200	0070	02/01/13	\$855,000	\$1,023,000	3,910	11	1988	Good	35,001	N	N	17007 NE 130TH ST
4	2	262605	9091	10/16/12	\$846,875	\$1,046,000	3,920	11	1989	Avg	69,641	N	N	16211 NE 130TH ST
4	2	185300	0230	09/17/14	\$1,065,000	\$1,091,000	3,930	11	1988	Good	38,343	N	N	14220 194TH AVE NE
4	2	294401	0180	03/28/14	\$941,000	\$1,005,000	3,930	11	1988	Avg	32,578	N	N	15715 NE 135TH ST
4	2	294401	0060	02/08/13	\$871,500	\$1,041,000	3,940	11	1987	Avg	20,000	N	N	15814 NE 135TH ST
4	2	329340	0060	07/02/13	\$866,000	\$993,000	3,960	11	1990	Avg	45,378	N	N	18042 NE 132ND ST
4	2	185300	0140	07/08/13	\$1,089,000	\$1,247,000	3,970	11	1989	VGood	31,427	N	N	14229 194TH AVE NE
4	2	294400	0300	07/26/13	\$1,122,888	\$1,280,000	4,010	11	1987	Good	30,050	N	N	16302 NE 135TH ST
4	2	115260	0470	10/16/13	\$833,168	\$929,000	4,020	11	1984	Good	37,353	N	N	18907 NE 150TH ST
4	2	294401	0240	09/08/14	\$988,000	\$1,014,000	4,040	11	1987	Avg	19,700	N	N	13405 160TH AVE NE
4	2	115260	0330	07/05/13	\$856,475	\$982,000	4,060	11	1984	Avg	32,001	N	N	18818 NE 153RD ST

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	2	185300	0250	01/08/14	\$850,000	\$927,000	4,070	11	1989	Good	35,476	N	N	19403 NE 143RD PL
4	2	142413	0050	12/16/14	\$995,000	\$999,000	4,090	11	1996	Avg	22,529	N	N	18517 NE 139TH ST
4	2	294400	0290	05/04/12	\$945,000	\$1,226,000	4,120	11	1988	Good	30,050	N	N	16324 NE 135TH ST
4	2	219570	0170	08/13/13	\$815,000	\$924,000	4,190	11	1986	Avg	28,227	N	N	15129 177TH PL NE
4	2	294400	0010	05/23/12	\$800,000	\$1,032,000	4,200	11	1987	Avg	21,577	N	N	15901 NE 133RD ST
4	2	185300	0510	05/09/14	\$985,000	\$1,041,000	4,230	11	1989	Avg	37,769	N	N	19505 NE 143RD ST
4	2	329320	0050	07/21/14	\$892,500	\$927,000	4,250	11	1990	Avg	56,706	N	N	12906 182ND AVE NE
4	2	294401	0030	06/20/13	\$1,072,500	\$1,234,000	4,270	11	1987	Avg	20,000	N	N	15916 NE 135TH ST
4	2	219570	0100	07/24/12	\$695,500	\$880,000	4,320	11	1987	Good	31,184	N	N	15401 178TH AVE NE
4	2	957805	0260	04/25/14	\$944,000	\$1,001,000	4,360	11	1990	Avg	38,214	N	N	17343 NE 129TH ST
4	2	294401	0230	06/05/13	\$956,000	\$1,105,000	4,380	11	1987	Good	19,700	N	N	13415 160TH AVE NE
4	2	115260	0220	06/23/14	\$831,500	\$869,000	4,470	11	1984	Avg	35,124	N	N	15002 191ST AVE NE
4	2	294400	0320	09/10/13	\$1,205,000	\$1,356,000	4,470	11	1988	Good	28,115	N	N	16315 NE 135TH ST
4	1	942850	0077	04/21/14	\$1,488,000	\$1,580,000	4,490	11	2008	Avg	55,303	Y	N	11650 154TH PL NE
4	2	294401	0190	03/29/13	\$1,100,000	\$1,296,000	4,580	11	1987	Good	19,904	N	N	15813 NE 135TH ST
4	2	294400	0310	05/02/13	\$1,235,000	\$1,441,000	4,650	11	1988	Good	28,770	N	N	16325 NE 135TH ST
4	2	115260	0310	03/25/13	\$913,000	\$1,077,000	4,680	11	1984	Good	35,117	N	N	15325 189TH AVE NE
4	2	294400	0070	06/28/12	\$1,050,000	\$1,340,000	4,720	11	1986	Good	20,712	N	N	15824 NE 133RD ST
4	2	329320	0190	12/13/14	\$1,122,500	\$1,127,000	4,750	11	1988	Avg	62,365	N	N	12815 181ST AVE NE
4	2	232605	9033	04/09/12	\$1,000,000	\$1,307,000	5,800	11	2008	Avg	63,162	Y	N	13414 WOODINVILLE-REDMOND RD
4	2	329320	0180	07/10/13	\$1,225,000	\$1,402,000	6,960	11	1988	Avg	69,763	N	N	12901 181ST AVE NE
4	2	957805	0380	05/09/13	\$969,000	\$1,128,000	3,970	12	1990	Avg	35,425	N	N	17210 NE 129TH ST
4	2	957805	0120	08/08/14	\$1,325,000	\$1,370,000	4,010	12	1990	Good	37,076	N	N	17404 NE 126TH PL
4	2	185300	0220	10/08/12	\$920,000	\$1,139,000	4,360	12	1988	Good	40,799	N	N	14210 194TH AVE NE
4	2	185300	0500	12/04/12	\$848,000	\$1,032,000	4,720	12	1987	Avg	42,438	N	N	19515 NE 143RD ST
4	2	232605	9045	03/29/12	\$1,305,615	\$1,712,000	4,940	12	1992	Good	97,138	Y	N	13246 WOODINVILLE-REDMOND RD
4	2	957805	0010	06/05/14	\$1,475,000	\$1,549,000	5,200	12	1990	Avg	35,118	N	N	17211 NE 126TH PL
4	2	957805	0130	09/18/12	\$900,000	\$1,121,000	6,050	12	1990	Good	38,509	N	N	17330 NE 126TH PL
6	1	720200	0160	07/03/12	\$362,000	\$461,000	810	7	1972	Good	7,200	N	N	15817 NE 112TH ST
6	1	720200	0080	07/22/13	\$431,500	\$492,000	820	7	1971	Good	6,975	N	N	15809 NE 111TH CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	720200	0120	01/28/14	\$407,000	\$441,000	820	7	1973	Good	7,200	N	N	15814 NE 111TH CT
6	1	719936	0390	05/07/13	\$385,000	\$449,000	860	7	1980	Good	7,210	N	N	16132 NE 109TH ST
6	1	332775	0020	09/09/14	\$347,000	\$356,000	940	7	1968	Avg	9,198	N	N	9917 167TH AVE NE
6	1	886170	0040	03/13/13	\$380,000	\$450,000	960	7	1977	Avg	10,275	N	N	16109 NE 99TH ST
6	1	719920	0100	07/09/13	\$316,000	\$362,000	970	7	1972	Good	10,920	N	N	10110 162ND AVE NE
6	1	549020	0300	08/19/13	\$304,000	\$344,000	980	7	1968	Avg	7,210	N	N	16912 NE 107TH ST
6	1	719936	0330	06/13/13	\$386,750	\$446,000	980	7	1980	Good	7,208	N	N	16205 NE 109TH ST
6	1	613840	0190	02/01/14	\$459,000	\$497,000	1,000	7	1963	Good	9,960	N	N	16702 NE 97TH ST
6	1	660070	0050	04/02/13	\$340,000	\$400,000	1,000	7	1980	Good	6,460	N	N	17020 NE 93RD CT
6	1	719936	0250	04/24/14	\$470,000	\$499,000	1,000	7	1980	Avg	7,526	N	N	16126 NE 108TH CT
6	1	719936	0190	02/26/13	\$400,000	\$475,000	1,000	7	1980	Good	7,597	N	N	16225 NE 108TH CT
6	1	719936	0480	04/28/13	\$440,000	\$514,000	1,000	7	1980	Avg	8,208	N	N	10905 161ST AVE NE
6	1	719936	0030	04/02/13	\$440,005	\$518,000	1,000	7	1980	Good	7,350	N	N	16205 NE 107TH CT
6	1	719936	0290	04/22/13	\$486,000	\$569,000	1,000	7	1980	Good	7,440	N	N	10918 161ST AVE NE
6	1	719936	0120	05/17/13	\$405,500	\$471,000	1,000	7	1980	Avg	6,853	N	N	16102 NE 107TH CT
6	1	358522	0320	01/26/12	\$309,250	\$413,000	1,010	7	1968	Avg	6,500	N	N	10421 168TH AVE NE
6	1	358522	0340	07/22/12	\$317,500	\$402,000	1,010	7	1968	Good	10,500	N	N	10409 168TH AVE NE
6	1	358522	0340	08/11/14	\$402,000	\$415,000	1,010	7	1968	Good	10,500	N	N	10409 168TH AVE NE
6	1	358522	0220	01/21/14	\$370,000	\$402,000	1,030	7	1968	Good	7,200	N	N	16910 NE 105TH ST
6	1	886150	0040	10/18/13	\$455,000	\$507,000	1,030	7	1982	Good	10,336	N	N	8517 169TH PL NE
6	1	720155	0100	08/06/12	\$375,000	\$473,000	1,040	7	1977	Avg	8,428	N	N	9211 169TH PL NE
6	1	944780	0060	06/20/13	\$510,000	\$587,000	1,040	7	1975	Good	8,460	N	N	17115 NE 92ND ST
6	1	660070	0040	08/22/12	\$315,000	\$395,000	1,060	7	1985	Avg	5,160	N	N	17012 NE 93RD CT
6	1	720000	1756	06/12/14	\$349,950	\$367,000	1,060	7	1966	Avg	9,525	N	N	17129 NE 95TH ST
6	1	052800	0020	09/12/13	\$472,500	\$531,000	1,070	7	1962	Good	12,635	N	N	16703 NE 87TH ST
6	1	719933	0390	06/24/14	\$415,000	\$434,000	1,070	7	1977	Avg	8,000	N	N	10908 156TH CT NE
6	1	719933	0480	07/21/14	\$361,500	\$375,000	1,070	7	1978	Good	9,000	N	N	10919 156TH PL NE
6	1	720000	1060	10/14/13	\$465,000	\$519,000	1,070	7	1966	Good	11,869	N	N	16940 NE 92ND ST
6	1	720160	0140	05/02/13	\$366,000	\$427,000	1,070	7	1975	Good	8,645	N	N	8609 173RD AVE NE
6	1	720160	0170	12/20/12	\$346,000	\$419,000	1,070	7	1975	Good	7,500	N	N	17208 NE 86TH PL

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	549021	0200	09/05/14	\$456,000	\$468,000	1,080	7	1977	Avg	7,689	N	N	16715 NE 107TH ST
6	1	719932	0410	09/13/13	\$412,500	\$464,000	1,080	7	1978	Avg	7,350	N	N	15915 NE 106TH ST
6	1	720190	0110	05/08/12	\$380,000	\$492,000	1,090	7	1976	Good	7,000	N	N	15715 NE 111TH ST
6	1	720190	0250	10/21/13	\$370,000	\$412,000	1,090	7	1976	Avg	7,210	N	N	11122 156TH PL NE
6	1	720200	0030	07/31/13	\$464,900	\$529,000	1,090	7	1975	Good	8,540	N	N	11126 159TH AVE NE
6	1	720200	0010	10/04/12	\$385,000	\$477,000	1,090	7	1975	Good	9,240	N	N	11138 159TH AVE NE
6	1	002352	0240	08/16/12	\$330,000	\$415,000	1,100	7	1978	Avg	8,880	N	N	10801 165TH PL NE
6	1	549020	0540	11/19/14	\$443,000	\$447,000	1,100	7	1969	Avg	6,650	N	N	16804 NE 106TH ST
6	1	549021	0510	09/22/14	\$500,000	\$512,000	1,100	7	1977	Avg	14,633	N	N	10602 165TH PL NE
6	1	719930	0110	10/11/12	\$448,800	\$555,000	1,100	7	1977	Good	8,250	N	N	10014 161ST PL NE
6	1	337890	0010	04/04/14	\$525,000	\$560,000	1,110	7	1962	Good	8,502	N	N	16587 NE 97TH PL
6	1	719731	0040	07/12/13	\$516,000	\$590,000	1,110	7	1976	Good	9,990	N	N	16847 NE 89TH ST
6	1	719731	0060	11/08/13	\$508,000	\$563,000	1,110	7	1976	Good	9,375	N	N	16830 NE 89TH ST
6	1	719936	0100	11/12/14	\$379,500	\$384,000	1,110	7	1980	Avg	7,128	N	N	16118 NE 107TH CT
6	1	720000	1254	07/09/14	\$550,000	\$573,000	1,110	7	1966	Good	9,000	N	N	8817 171ST AVE NE
6	1	074200	0125	08/01/12	\$340,000	\$429,000	1,120	7	1959	Good	11,700	N	N	8201 171ST AVE NE
6	1	358522	0490	12/11/13	\$340,000	\$373,000	1,120	7	1968	Good	4,550	N	N	16809 NE 105TH ST
6	1	358522	0370	03/25/13	\$345,000	\$407,000	1,120	7	1968	Good	7,650	N	N	10404 168TH AVE NE
6	1	726490	0115	06/21/13	\$458,000	\$527,000	1,120	7	1964	Good	8,470	N	N	17104 NE 95TH ST
6	1	886150	0035	07/09/12	\$380,000	\$483,000	1,130	7	1982	Good	10,260	N	N	8603 169TH PL NE
6	1	188820	0040	03/12/14	\$515,950	\$553,000	1,140	7	1964	Good	9,000	N	N	8820 171ST AVE NE
6	1	719730	0105	05/02/14	\$550,000	\$582,000	1,140	7	1976	Good	10,500	N	N	9105 170TH AVE NE
6	1	719933	0270	06/06/13	\$450,000	\$520,000	1,140	7	1978	Good	7,050	N	N	10911 158TH CT NE
6	1	719933	0020	09/12/13	\$395,000	\$444,000	1,140	7	1977	Good	7,752	N	N	15611 NE 109TH ST
6	1	549020	0180	06/27/12	\$316,000	\$403,000	1,150	7	1968	Avg	7,560	N	N	17105 NE 106TH ST
6	1	549020	0640	05/20/14	\$461,000	\$486,000	1,160	7	1969	Good	7,245	N	N	10601 171ST CT NE
6	1	549020	0640	06/17/14	\$461,000	\$483,000	1,160	7	1969	Good	7,245	N	N	10601 171ST CT NE
6	1	719920	0020	03/12/12	\$250,000	\$329,000	1,160	7	1968	Avg	7,125	N	N	10240 163RD AVE NE
6	1	337910	0130	06/18/14	\$507,000	\$531,000	1,170	7	1968	Good	9,375	N	N	10415 171ST AVE NE
6	1	719730	0030	08/28/13	\$351,000	\$396,000	1,170	7	1976	Good	9,450	N	N	9117 171ST AVE NE

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	719931	0290	09/05/14	\$583,500	\$599,000	1,170	7	1978	Good	7,800	N	N	10337 162ND PL NE
6	1	188820	0060	08/23/13	\$489,000	\$553,000	1,180	7	1965	Good	10,680	N	N	8808 171ST AVE NE
6	1	358522	0120	10/15/12	\$322,000	\$398,000	1,180	7	1968	Good	8,330	N	N	17009 NE 105TH ST
6	1	549020	0390	04/02/13	\$495,000	\$582,000	1,180	7	1968	Good	10,000	N	N	16808 NE 107TH ST
6	1	549020	0060	09/10/12	\$370,000	\$462,000	1,180	7	1968	Good	7,350	N	N	16821 NE 106TH ST
6	1	719934	0420	09/14/12	\$404,000	\$504,000	1,180	7	1980	Avg	8,800	N	N	10818 160TH AVE NE
6	1	720000	1608	07/01/14	\$540,000	\$564,000	1,180	7	1968	Good	10,140	N	N	9003 172ND AVE NE
6	1	549020	0330	01/04/13	\$357,105	\$431,000	1,190	7	1968	VGood	7,210	N	N	16902 NE 107TH ST
6	1	719932	0600	05/19/14	\$588,000	\$620,000	1,190	7	1977	Good	7,350	N	N	15918 NE 105TH ST
6	1	719731	0010	01/04/14	\$450,000	\$491,000	1,200	7	1976	Good	8,400	N	N	16823 NE 89TH ST
6	1	947520	0170	09/09/13	\$550,000	\$619,000	1,200	7	1969	Good	8,424	N	N	9117 168TH PL NE
6	1	947520	0140	12/12/12	\$407,000	\$494,000	1,200	7	1969	Good	8,750	N	N	16728 NE 91ST ST
6	1	947520	0270	05/16/13	\$406,000	\$472,000	1,200	7	1969	Avg	10,296	N	N	16806 NE 89TH ST
6	1	719931	0170	06/16/14	\$518,000	\$543,000	1,220	7	1976	Good	7,500	N	N	16215 NE 104TH ST
6	1	719936	0350	01/31/13	\$445,000	\$533,000	1,220	7	1980	Good	8,107	N	N	16215 NE 109TH ST
6	1	256136	0120	05/27/14	\$475,000	\$500,000	1,230	7	1984	Good	11,502	N	N	15918 NE 113TH CT
6	1	549021	0670	08/22/14	\$449,950	\$464,000	1,230	7	1977	Good	7,312	N	N	10707 165TH PL NE
6	1	719934	0480	10/29/14	\$495,000	\$502,000	1,230	7	1979	Good	8,050	N	N	10921 160TH CT NE
6	1	719935	0260	11/08/13	\$365,000	\$404,000	1,230	7	1980	Avg	8,670	N	N	10526 160TH AVE NE
6	1	947520	0060	03/15/13	\$439,950	\$520,000	1,230	7	1968	Good	9,750	N	N	16700 NE 91ST PL
6	1	549021	0160	11/14/13	\$545,000	\$603,000	1,240	7	1977	Good	7,862	N	N	10614 166TH PL NE
6	1	895020	0040	07/03/12	\$435,000	\$554,000	1,240	7	1974	Good	9,590	N	N	8520 171ST AVE NE
6	1	613840	0240	02/25/13	\$485,000	\$577,000	1,250	7	1964	Good	8,540	N	N	16804 NE 97TH ST
6	1	337900	0010	05/21/13	\$433,000	\$503,000	1,260	7	1964	Good	8,560	N	N	9517 164TH AVE NE
6	1	549020	0790	04/07/14	\$420,000	\$448,000	1,260	7	1968	Avg	6,650	N	N	16904 NE 106TH ST
6	1	719930	0280	04/24/13	\$465,000	\$544,000	1,260	7	1977	Good	7,500	N	N	10108 161ST AVE NE
6	1	719934	0610	01/23/12	\$325,000	\$435,000	1,260	7	1979	Good	7,000	N	N	15928 NE 109TH WAY
6	1	720000	1255	01/03/14	\$605,000	\$660,000	1,260	7	1967	VGood	8,460	N	N	17016 NE 88TH ST
6	1	613850	0040	02/21/13	\$420,000	\$500,000	1,270	7	1967	Good	8,610	N	N	16909 NE 97TH ST
6	1	613860	0110	08/13/12	\$375,000	\$472,000	1,270	7	1967	Good	9,450	N	N	9607 169TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	947520	0420	03/04/14	\$485,000	\$521,000	1,270	7	1969	Good	10,452	N	N	16815 NE 89TH ST
6	1	719935	0350	02/28/12	\$432,500	\$572,000	1,280	7	1980	Good	5,600	N	N	10520 160TH CT NE
6	1	613840	0450	04/26/13	\$342,500	\$400,000	1,290	7	1967	Good	8,775	N	N	9508 167TH AVE NE
6	1	719930	0230	04/09/14	\$430,000	\$458,000	1,290	7	1977	Good	7,480	N	N	10210 161ST AVE NE
6	1	719931	0140	11/09/12	\$485,000	\$595,000	1,290	7	2012	Avg	7,500	N	N	10307 163RD AVE NE
6	1	719932	0620	02/21/12	\$450,000	\$597,000	1,290	7	1978	Good	7,194	N	N	15923 NE 106TH CT
6	1	719935	0300	05/01/14	\$500,000	\$530,000	1,290	7	1980	Avg	7,725	N	N	10517 160TH CT NE
6	1	720180	0190	11/20/12	\$293,000	\$358,000	1,290	7	1975	Good	7,980	N	N	10934 156TH PL NE
6	1	358522	0030	10/31/13	\$393,950	\$437,000	1,300	7	1968	Good	7,280	N	N	17015 NE 104TH CT
6	1	720180	0300	09/09/14	\$397,500	\$408,000	1,300	7	1969	Avg	8,480	N	N	15716 NE 110TH ST
6	1	147400	0020	04/23/14	\$441,000	\$468,000	1,310	7	1976	Good	8,400	N	N	9210 171ST AVE NE
6	1	549022	0050	11/06/12	\$450,000	\$552,000	1,310	7	1977	Good	11,172	N	N	10709 167TH PL NE
6	1	719935	0600	06/02/14	\$568,500	\$597,000	1,310	7	1981	Good	7,519	N	N	10701 161ST AVE NE
6	1	019360	0030	04/29/13	\$295,000	\$344,000	1,320	7	1967	Avg	8,742	N	N	16615 NE 92ND ST
6	1	358522	0580	10/15/12	\$330,000	\$408,000	1,320	7	1968	Good	7,500	N	N	10407 170TH AVE NE
6	1	720180	0280	07/15/14	\$409,950	\$426,000	1,320	7	1969	Good	6,030	N	N	15704 NE 110TH ST
6	1	549022	0070	02/21/14	\$535,000	\$577,000	1,330	7	1977	Good	9,600	N	N	10716 167TH PL NE
6	1	710560	0035	05/23/13	\$530,000	\$615,000	1,330	7	1965	VGood	11,016	N	N	16724 NE 89TH ST
6	11	687300	0150	12/08/14	\$465,000	\$467,000	1,340	7	2009	Avg	1,222	N	N	8053 165TH AVE NE
6	1	720000	1353	07/22/13	\$425,000	\$485,000	1,350	7	1977	Good	9,600	N	N	16839 NE 88TH ST
6	1	886170	0220	02/29/12	\$315,000	\$417,000	1,350	7	1976	Avg	10,050	N	N	16224 NE 99TH ST
6	1	719930	0210	04/10/14	\$405,000	\$431,000	1,360	7	1977	Good	7,700	N	N	16115 NE 103RD ST
6	1	933240	0190	02/23/12	\$415,000	\$550,000	1,360	7	1975	Good	9,555	N	N	16716 NE 92ND ST
6	1	002352	0250	11/20/13	\$520,000	\$574,000	1,370	7	1978	Good	11,000	N	N	10808 165TH PL NE
6	1	002352	0390	03/26/12	\$435,000	\$571,000	1,370	7	1978	Avg	10,440	N	N	16515 NE 111TH ST
6	1	150820	0240	11/26/13	\$402,000	\$443,000	1,370	7	1969	Avg	9,551	N	N	8015 172ND AVE NE
6	1	719932	0610	04/28/14	\$562,500	\$596,000	1,370	7	1978	Avg	8,560	N	N	15931 NE 106TH CT
6	1	332775	0080	07/09/13	\$300,000	\$343,000	1,380	7	1968	Avg	5,625	N	N	9916 167TH AVE NE
6	1	719932	0320	06/06/12	\$450,000	\$578,000	1,390	7	1978	Good	9,800	N	N	15828 NE 106TH ST
6	1	719932	0070	03/05/12	\$435,000	\$574,000	1,390	7	1977	Good	7,350	N	N	15737 NE 105TH CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	720180	0220	06/05/13	\$435,000	\$503,000	1,390	7	1975	Good	8,400	N	N	10933 156TH PL NE
6	1	002352	0310	11/15/13	\$435,000	\$481,000	1,400	7	1978	Good	9,600	N	N	10922 165TH PL NE
6	1	149430	0060	06/11/14	\$522,000	\$547,000	1,400	7	1980	Good	8,400	N	N	8605 169TH CT NE
6	1	002352	0380	09/09/14	\$539,000	\$553,000	1,410	7	1978	Good	9,860	N	N	16505 NE 111TH ST
6	1	719932	0490	04/27/12	\$467,500	\$608,000	1,410	7	1978	Good	7,000	N	N	15814 NE 106TH CT
6	1	719934	0620	06/04/14	\$532,000	\$559,000	1,430	7	1979	Good	7,029	N	N	15920 NE 109TH WAY
6	1	719900	0010	04/18/13	\$313,500	\$367,000	1,440	7	1967	Avg	7,200	N	N	10040 163RD AVE NE
6	1	719935	0340	08/25/14	\$460,000	\$474,000	1,440	7	1980	Avg	7,070	N	N	10512 160TH CT NE
6	1	358522	0240	08/01/12	\$335,000	\$423,000	1,450	7	1968	Good	7,200	N	N	16820 NE 105TH ST
6	1	719932	0210	09/12/13	\$470,000	\$529,000	1,450	7	1977	Good	9,100	N	N	10527 158TH AVE NE
6	1	719932	0040	07/17/13	\$411,500	\$470,000	1,450	7	1977	Avg	7,350	N	N	15811 NE 105TH ST
6	1	149430	0110	06/03/14	\$550,000	\$578,000	1,460	7	1980	Avg	9,600	N	N	8520 169TH CT NE
6	1	719934	0650	05/08/14	\$424,500	\$449,000	1,460	7	1979	Avg	7,700	N	N	10913 159TH AVE NE
6	1	002352	0090	11/27/12	\$399,000	\$487,000	1,470	7	1979	Good	9,545	N	N	10804 164TH PL NE
6	1	719934	0160	10/12/12	\$340,000	\$420,000	1,470	7	1983	Avg	7,350	N	N	10824 158TH CT NE
6	1	947520	0030	06/16/14	\$499,000	\$523,000	1,470	7	1968	Good	12,325	N	N	16612 NE 91ST ST
6	11	687300	0120	05/12/14	\$420,000	\$444,000	1,480	7	2009	Avg	1,369	N	N	8107 165TH LN NE
6	1	549021	0320	06/27/14	\$661,500	\$691,000	1,490	7	1977	Good	7,200	N	N	16426 NE 107TH PL
6	1	660070	0030	06/12/14	\$475,000	\$498,000	1,490	7	1981	Avg	9,414	N	N	17015 NE 93RD CT
6	1	720160	0110	02/01/12	\$439,000	\$586,000	1,490	7	1975	VGood	7,500	N	N	8620 173RD AVE NE
6	1	720000	1356	07/28/13	\$400,000	\$456,000	1,500	7	1977	Good	10,290	N	N	16806 NE 87TH ST
6	1	719934	0250	05/02/12	\$483,200	\$627,000	1,510	7	1981	Good	8,850	N	N	10803 159TH CT NE
6	1	719900	0050	07/10/13	\$390,000	\$446,000	1,520	7	1967	Avg	8,800	N	N	9919 163RD AVE NE
6	1	719933	0130	07/03/14	\$474,000	\$494,000	1,530	7	1978	Avg	8,000	N	N	10828 157TH AVE NE
6	1	002352	0710	04/04/14	\$620,000	\$661,000	1,550	7	1977	Good	9,600	N	N	10819 167TH AVE NE
6	1	337890	0020	10/23/14	\$422,500	\$429,000	1,560	7	1985	Avg	7,245	N	N	16573 NE 97TH PL
6	1	337900	0100	03/29/13	\$329,950	\$389,000	1,560	7	1966	Good	8,450	N	N	16407 NE 96TH PL
6	1	337900	0100	06/25/12	\$304,000	\$388,000	1,560	7	1966	Good	8,450	N	N	16407 NE 96TH PL
6	1	719910	0020	07/14/14	\$555,000	\$577,000	1,570	7	1968	Good	15,500	N	N	10216 163RD AVE NE
6	1	362605	9045	06/21/13	\$470,000	\$541,000	1,594	7	1994	Good	10,018	N	N	17010 NE 100TH ST

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	719932	0190	10/16/14	\$618,000	\$629,000	1,600	7	1978	Avg	7,350	N	N	10511 158TH AVE NE
6	1	719934	0560	09/09/14	\$460,000	\$472,000	1,600	7	1979	Good	7,350	N	N	10930 160TH CT NE
6	1	147400	0010	05/15/13	\$480,000	\$558,000	1,650	7	1976	VGood	8,400	N	N	9218 171ST AVE NE
6	1	719910	0140	11/12/13	\$395,000	\$437,000	1,660	7	1968	Good	8,960	N	N	10104 162ND PL NE
6	1	692824	0060	05/22/13	\$424,500	\$493,000	1,670	7	1983	Avg	14,171	N	N	16151 NE 113TH CT
6	1	720180	0210	08/21/12	\$330,000	\$414,000	1,730	7	1975	Good	8,400	N	N	10927 156TH PL NE
6	1	886150	0050	07/09/13	\$545,000	\$624,000	1,740	7	1982	Good	10,336	Y	N	8501 169TH PL NE
6	1	332775	0070	10/31/13	\$410,000	\$455,000	1,780	7	1968	Good	6,790	N	N	9910 167TH AVE NE
6	1	022505	9069	02/09/12	\$380,000	\$506,000	1,820	7	1991	Avg	11,761	N	N	9550 WOODINVILLE-REDMOND RD
6	1	719931	0050	05/07/12	\$405,000	\$525,000	1,890	7	1977	Avg	9,000	N	N	10306 163RD PL NE
6	1	147400	0050	05/08/14	\$437,000	\$462,000	1,950	7	1976	Good	9,282	N	N	17120 NE 92ND ST
6	1	886170	0110	07/14/14	\$490,000	\$510,000	1,960	7	1965	Avg	10,275	N	N	16221 NE 99TH ST
6	1	719934	0120	09/13/13	\$523,000	\$588,000	2,140	7	1983	Avg	7,560	N	N	10724 158TH CT NE
6	1	019360	0130	09/24/13	\$540,000	\$605,000	2,150	7	1968	VGood	7,910	N	N	9316 167TH AVE NE
6	1	719900	0020	01/24/12	\$380,000	\$508,000	2,200	7	1967	VGood	9,540	N	N	10030 163RD AVE NE
6	1	052800	0055	09/18/13	\$500,000	\$562,000	2,260	7	1967	Good	12,730	N	N	16708 NE 87TH ST
6	1	719900	0290	09/05/14	\$525,000	\$539,000	2,420	7	1967	Avg	10,735	N	N	16252 NE 100TH ST
6	1	954289	0100	12/29/14	\$415,000	\$415,000	1,130	8	2010	Avg	2,191	N	N	17830 NE 95TH CT
6	1	346190	0110	05/31/12	\$351,000	\$452,000	1,150	8	1983	Avg	8,840	N	N	16109 NE 95TH CT
6	1	954289	0010	11/13/14	\$400,000	\$404,000	1,150	8	2008	Avg	1,240	N	N	17823 NE 95TH CT
6	1	920150	0025	05/02/13	\$460,000	\$537,000	1,160	8	1991	Avg	7,350	Y	N	7821 172ND PL NE
6	1	886031	0050	04/22/13	\$488,000	\$571,000	1,210	8	1977	Good	9,800	N	N	9743 159TH PL NE
6	1	150821	0180	04/09/12	\$412,000	\$538,000	1,220	8	1975	Good	9,975	N	N	17102 NE 84TH ST
6	1	542360	0130	11/19/12	\$423,000	\$517,000	1,220	8	1987	Avg	8,188	N	N	8731 170TH CT NE
6	1	721130	0220	04/26/13	\$425,000	\$497,000	1,220	8	1976	Good	7,350	N	N	16402 NE 104TH ST
6	1	721130	0300	07/09/13	\$498,000	\$570,000	1,220	8	1976	VGood	8,100	N	N	16410 NE 105TH ST
6	1	150821	0210	09/11/13	\$425,000	\$478,000	1,230	8	1974	Avg	8,835	N	N	17109 NE 84TH ST
6	1	150821	0330	07/09/13	\$458,000	\$524,000	1,230	8	1974	Good	8,850	N	N	8303 172ND AVE NE
6	1	215650	0100	01/23/12	\$438,500	\$587,000	1,230	8	1977	Good	9,600	N	N	17022 NE 100TH PL
6	1	755875	0100	08/22/13	\$530,000	\$600,000	1,240	8	1979	Good	8,364	N	N	16911 NE 99TH CT

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	886030	0300	09/02/14	\$610,000	\$627,000	1,240	8	1976	Good	8,400	N	N	9721 163RD AVE NE
6	1	002351	0020	07/23/12	\$461,000	\$584,000	1,270	8	1977	Avg	9,750	N	N	16733 NE 101ST PL
6	1	219331	0200	08/27/14	\$485,000	\$499,000	1,270	8	1983	Avg	10,201	Y	N	18205 NE 105TH CT
6	1	219331	0450	06/25/13	\$545,000	\$626,000	1,270	8	1983	Good	11,040	N	N	18314 NE 107TH ST
6	1	149430	0040	06/24/14	\$437,000	\$457,000	1,290	8	1980	Avg	8,505	N	N	8619 169TH CT NE
6	1	215650	0220	09/23/14	\$555,000	\$568,000	1,290	8	1977	Avg	7,140	N	N	17004 NE 101ST PL
6	1	219334	0120	06/04/14	\$572,000	\$601,000	1,290	8	1986	Good	7,897	N	N	17709 NE 102ND CT
6	1	542360	0100	08/05/14	\$604,000	\$625,000	1,290	8	1987	Avg	13,572	N	N	8619 170TH CT NE
6	1	710560	0085	10/09/14	\$500,000	\$510,000	1,290	8	1988	Good	13,040	N	N	16634 NE 88TH ST
6	1	002350	0460	05/02/12	\$447,500	\$581,000	1,300	8	1976	Good	9,800	N	N	16727 NE 103RD PL
6	1	726490	0065	10/01/13	\$550,000	\$616,000	1,310	8	1979	Good	8,470	N	N	17105 NE 96TH PL
6	1	002350	0180	05/05/14	\$570,000	\$603,000	1,330	8	1975	Avg	6,000	N	N	16739 NE 102ND PL
6	1	721130	0050	09/30/14	\$472,000	\$482,000	1,330	8	1976	Good	7,245	N	N	16436 NE 105TH PL
6	1	721130	0250	08/08/12	\$360,000	\$454,000	1,350	8	1976	Avg	7,980	N	N	16420 NE 104TH ST
6	1	886170	0020	09/23/13	\$508,000	\$570,000	1,350	8	1978	Good	10,275	N	N	16027 NE 99TH ST
6	1	002352	0180	02/27/12	\$560,000	\$741,000	1,370	8	1978	VGood	9,600	N	N	10907 165TH PL NE
6	1	150821	0550	07/17/12	\$378,000	\$480,000	1,370	8	1976	Good	8,375	N	N	8620 172ND AVE NE
6	1	219332	0450	03/15/13	\$545,000	\$645,000	1,370	8	1984	Good	8,022	N	N	10630 181ST AVE NE
6	1	219332	0210	08/05/14	\$552,500	\$572,000	1,370	8	1986	Good	7,229	N	N	10816 183RD AVE NE
6	1	720585	0030	05/09/14	\$566,000	\$598,000	1,370	8	1980	Good	10,140	N	N	16001 NE 99TH ST
6	1	886030	0250	04/23/13	\$490,000	\$573,000	1,390	8	1976	Good	8,400	N	N	9706 163RD AVE NE
6	1	886030	0360	08/24/12	\$433,000	\$543,000	1,390	8	1976	Avg	9,960	N	N	9716 162ND AVE NE
6	1	219330	0020	05/16/13	\$570,000	\$662,000	1,400	8	1980	Good	8,700	N	N	10311 177TH AVE NE
6	1	219332	0180	06/28/13	\$505,000	\$580,000	1,410	8	1984	Good	9,000	N	N	18220 NE 109TH ST
6	1	346190	0250	11/14/12	\$485,000	\$594,000	1,410	8	1978	Good	9,000	N	N	9611 163RD PL NE
6	1	346190	0230	10/10/13	\$534,000	\$596,000	1,410	8	1979	Good	10,950	N	N	9630 161ST AVE NE
6	1	219332	0280	04/30/12	\$375,000	\$487,000	1,420	8	1985	Avg	10,346	N	N	18221 NE 108TH CT
6	1	219333	0330	03/20/12	\$519,000	\$682,000	1,420	8	1985	Good	10,956	Y	N	10004 181ST AVE SE
6	1	571120	0090	07/12/13	\$516,000	\$590,000	1,420	8	1995	Good	9,348	Y	N	15610 NE 106TH CT
6	1	219333	0340	10/15/12	\$550,000	\$679,000	1,430	8	1986	Good	10,201	N	N	10010 181ST AVE NE

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Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	886170	0070	09/17/12	\$465,000	\$579,000	1,430	8	1976	Good	10,549	N	N	16127 NE 99TH ST
6	1	002350	0410	07/10/12	\$390,000	\$496,000	1,440	8	1975	Avg	9,605	N	N	16704 NE 102ND PL
6	1	337860	0040	09/21/12	\$359,500	\$447,000	1,440	8	1959	VGood	9,855	N	N	16566 NE 99TH ST
6	1	720585	0120	11/06/12	\$430,000	\$528,000	1,440	8	1983	Good	11,500	N	N	9907 159TH PL NE
6	1	219334	0050	11/12/12	\$390,000	\$478,000	1,460	8	1985	Avg	8,566	N	N	17824 NE 102ND CT
6	1	002350	0190	10/08/14	\$515,000	\$525,000	1,470	8	1975	Avg	7,800	N	N	10204 168TH PL NE
6	1	219331	0370	05/08/12	\$369,000	\$478,000	1,480	8	1983	Avg	9,106	N	N	10612 183RD CT NE
6	1	346190	0100	04/15/13	\$500,000	\$586,000	1,480	8	1984	Avg	11,200	N	N	16103 NE 95TH CT
6	1	719920	0210	04/22/14	\$500,000	\$531,000	1,480	8	1969	Good	7,210	N	N	10215 162ND AVE NE
6	1	721130	0230	03/21/13	\$460,000	\$543,000	1,490	8	1976	Good	7,350	N	N	16408 NE 104TH ST
6	1	721130	0230	04/02/14	\$535,000	\$571,000	1,490	8	1976	Good	7,350	N	N	16408 NE 104TH ST
6	1	726490	0060	03/09/12	\$429,950	\$567,000	1,500	8	1980	Good	8,624	N	N	9610 171ST AVE NE
6	1	002350	0220	10/15/14	\$550,120	\$560,000	1,520	8	1975	Avg	8,050	N	N	10224 168TH PL NE
6	1	219330	0090	01/14/13	\$378,500	\$455,000	1,520	8	1980	Avg	8,620	N	N	10310 177TH AVE NE
6	1	886031	0240	12/17/14	\$505,000	\$507,000	1,520	8	1977	Good	11,400	N	N	9812 159TH PL NE
6	1	886030	0330	04/12/13	\$565,000	\$663,000	1,530	8	1969	Good	13,200	N	N	9739 163RD AVE NE
6	1	886170	0030	12/12/14	\$510,000	\$512,000	1,540	8	1964	Good	10,275	N	N	16103 NE 99TH ST
6	1	920150	0020	05/10/13	\$509,950	\$594,000	1,540	8	1979	Good	12,502	N	N	7815 172ND PL NE
6	11	724280	0130	03/28/14	\$546,597	\$584,000	1,570	8	2014	Avg	1,122	N	N	8426 167TH AVE NE
6	1	150821	0500	07/16/12	\$550,000	\$698,000	1,590	8	1976	Good	8,375	N	N	8512 172ND AVE NE
6	1	726490	0130	06/21/12	\$378,000	\$483,000	1,600	8	1976	Good	12,012	N	N	9548 171ST AVE NE
6	1	150821	0100	07/27/12	\$375,000	\$474,000	1,620	8	1974	Avg	8,132	N	N	17150 NE 84TH ST
6	1	150821	0100	08/27/14	\$442,200	\$455,000	1,620	8	1974	Avg	8,132	N	N	17150 NE 84TH ST
6	1	219331	0070	08/01/13	\$330,000	\$375,000	1,650	8	1984	Good	7,722	N	N	10515 181ST AVE NE
6	1	219330	0390	09/23/14	\$624,000	\$638,000	1,680	8	1980	Avg	11,250	N	N	10202 181ST AVE NE
6	1	886150	0070	12/16/13	\$585,000	\$642,000	1,700	8	1989	Good	10,398	N	N	8706 169TH PL NE
6	1	542360	0080	09/18/14	\$540,000	\$553,000	1,720	8	1999	Avg	11,656	N	N	8511 170TH CT NE
6	1	719934	0010	08/06/13	\$420,000	\$477,000	1,780	8	1983	Avg	7,150	N	N	10825 158TH CT NE
6	1	219331	0210	12/10/13	\$480,000	\$527,000	1,830	8	1983	Avg	10,152	N	N	18202 NE 105TH CT
6	1	219334	0140	08/14/14	\$540,000	\$558,000	1,850	8	1985	Avg	7,850	Y	N	17807 NE 102ND CT

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	219330	0550	06/20/13	\$599,000	\$689,000	1,910	8	1980	Good	15,180	N	N	18315 NE 102ND CT
6	1	721130	0390	11/21/12	\$499,900	\$611,000	1,910	8	1976	Good	8,925	N	N	10417 165TH PL NE
6	1	726490	0086	12/31/13	\$735,000	\$803,000	1,930	8	1978	Good	12,168	N	N	9539 172ND AVE NE
6	1	885670	0340	05/06/13	\$540,000	\$629,000	1,930	8	1980	Avg	17,578	N	N	15304 NE 108TH PL
6	1	219334	0240	08/22/13	\$575,000	\$650,000	1,940	8	1986	Avg	8,960	Y	N	17826 NE 100TH CT
6	1	720000	1204	05/05/13	\$544,250	\$634,000	1,940	8	1976	Good	17,251	N	N	16820 NE 91ST ST
6	1	219334	0360	08/06/13	\$576,000	\$654,000	1,950	8	1986	Good	8,195	Y	N	9934 181ST AVE NE
6	1	886150	0015	05/20/14	\$675,000	\$712,000	1,990	8	1987	Good	10,260	N	N	8713 169TH PL NE
6	1	542360	0060	04/30/12	\$545,000	\$708,000	2,000	8	1987	Good	15,479	Y	N	8501 170TH CT NE
6	1	219333	0080	09/09/13	\$562,000	\$633,000	2,040	8	1986	Avg	8,675	N	N	17906 NE 101ST CT
6	1	542360	0040	07/07/14	\$542,500	\$565,000	2,040	8	1987	Avg	10,086	N	N	8508 170TH CT NE
6	1	721130	0010	02/25/13	\$498,500	\$593,000	2,040	8	1974	Good	8,100	N	N	10506 165TH PL NE
6	1	886150	0080	09/30/14	\$607,000	\$620,000	2,040	8	1988	Avg	12,813	N	N	8612 169TH PL NE
6	1	215650	0300	06/25/12	\$445,500	\$569,000	2,050	8	1977	Good	8,680	N	N	16804 NE 101ST PL
6	11	724280	0140	04/24/14	\$649,990	\$690,000	2,050	8	2014	Avg	1,990	N	N	8436 167TH AVE NE
6	1	571120	0010	09/03/13	\$517,000	\$583,000	2,070	8	1995	Avg	7,440	N	N	10604 157TH AVE NE
6	1	219332	0170	01/03/14	\$555,000	\$606,000	2,080	8	1984	Good	9,000	N	N	18116 NE 109TH ST
6	1	256136	0210	06/03/14	\$562,100	\$591,000	2,090	8	1983	Avg	12,112	N	N	15711 NE 113TH CT
6	11	724280	0120	02/28/14	\$634,990	\$683,000	2,090	8	2014	Avg	2,296	N	N	8414 167TH AVE NE
6	1	755875	0240	12/31/13	\$485,000	\$530,000	2,100	8	1979	Avg	8,374	N	N	16920 NE 98TH CT
6	12	337510	0040	03/25/14	\$475,000	\$508,000	2,130	8	1979	Good	7,650	N	N	17708 NE 88TH PL
6	12	337510	0160	09/11/12	\$442,000	\$551,000	2,130	8	1979	Avg	10,000	N	N	17607 NE 88TH PL
6	1	184239	0120	08/12/13	\$612,500	\$695,000	2,140	8	1984	Good	12,612	N	N	16219 NE 113TH CT
6	1	755875	0190	07/24/14	\$573,000	\$595,000	2,150	8	1979	Good	9,520	N	N	9809 171ST AVE NE
6	1	720000	1600	09/03/13	\$614,500	\$693,000	2,200	8	2008	Avg	9,511	N	N	9106 172ND AVE NE
6	1	720000	1751	08/13/13	\$541,000	\$614,000	2,200	8	1997	Good	9,590	N	N	9440 171ST AVE NE
6	1	571120	0170	05/23/14	\$535,000	\$564,000	2,210	8	1994	Avg	7,620	N	N	10526 157TH AVE NE
6	1	337860	0030	04/18/12	\$379,000	\$494,000	2,220	8	1959	VGood	9,180	N	N	16554 NE 99TH ST
6	1	219332	0250	05/22/12	\$480,000	\$619,000	2,310	8	1985	Good	6,650	N	N	10714 183RD AVE NE
6	1	219331	0680	06/18/13	\$515,000	\$593,000	2,350	8	1983	Good	11,621	N	N	10328 181ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	184239	0050	04/05/13	\$575,000	\$676,000	2,370	8	1984	Good	13,046	N	N	16233 NE 112TH CT
6	1	219333	0030	11/18/14	\$688,100	\$695,000	2,370	8	1987	Good	10,513	N	N	10105 181ST AVE NE
6	1	219331	0620	02/26/13	\$559,950	\$665,000	2,380	8	1983	Avg	11,897	N	N	18211 NE 103RD CT
6	1	184275	0070	11/20/13	\$630,000	\$696,000	2,390	8	1977	Good	10,200	N	N	16416 NE 98TH CT
6	1	755875	0060	08/21/12	\$439,000	\$551,000	2,410	8	1979	Avg	7,840	N	N	16908 NE 99TH CT
6	1	184239	0020	07/02/13	\$625,000	\$717,000	2,450	8	1984	Good	12,284	N	N	16209 NE 112TH CT
6	1	184239	0100	04/18/12	\$550,000	\$717,000	2,460	8	1984	VGood	13,285	N	N	16203 NE 113TH CT
6	12	337510	0220	08/01/13	\$525,000	\$597,000	2,470	8	1979	Avg	7,392	N	N	17713 NE 88TH PL
6	1	184239	0030	04/15/14	\$605,500	\$644,000	2,540	8	1984	Avg	12,032	N	N	16217 NE 112TH CT
6	1	219330	0190	12/27/12	\$559,950	\$677,000	2,560	8	1980	Good	8,800	N	N	17725 NE 103RD CT
6	1	219330	0070	08/17/12	\$580,000	\$729,000	2,560	8	1980	Good	8,620	N	N	10220 177TH AVE NE
6	1	726490	0045	01/27/14	\$510,000	\$553,000	2,610	8	1980	Avg	8,624	N	N	9607 172ND AVE NE
6	1	184239	0130	10/24/14	\$650,000	\$660,000	2,620	8	1984	Good	19,864	N	N	16227 NE 113TH CT
6	1	671960	0150	06/28/13	\$785,000	\$902,000	2,700	8	2010	Avg	6,292	N	N	17478 NE 98TH WAY
6	1	920150	0046	02/04/14	\$680,000	\$736,000	2,700	8	2005	Avg	14,710	N	N	7912 172ND PL NE
6	1	813500	0240	08/20/12	\$659,000	\$828,000	2,940	8	2012	Avg	7,276	N	N	15605 NE 107TH CT
6	1	813500	0230	12/04/12	\$631,000	\$768,000	2,980	8	2013	Avg	7,379	N	N	15611 NE 107TH CT
6	1	813500	0220	06/13/12	\$639,000	\$819,000	2,980	8	2012	Avg	7,001	N	N	15617 NE 107TH CT
6	1	128380	0110	05/06/14	\$776,000	\$821,000	3,040	8	2008	Avg	6,425	N	N	16779 NE 86TH CT
6	1	755875	0110	09/20/13	\$607,500	\$682,000	3,150	8	1978	VGood	8,160	N	N	16917 NE 99TH CT
6	1	813500	0200	06/18/12	\$629,000	\$805,000	3,170	8	2012	Avg	8,089	Y	N	15627 NE 107TH CT
6	1	813500	0210	10/04/12	\$635,000	\$787,000	3,170	8	2012	Avg	7,001	Y	N	15621 NE 107TH CT
6	1	813500	0250	04/01/13	\$655,000	\$771,000	3,290	8	2012	Avg	7,127	Y	N	15601 NE 107TH CT
6	12	012505	9178	07/22/14	\$510,000	\$530,000	3,300	8	1980	Avg	7,480	N	N	8545 AVONDALE RD NE
6	12	012505	9179	07/23/14	\$510,000	\$529,000	3,300	8	1980	Avg	7,200	N	N	8551 AVONDALE RD NE
6	12	012505	9138	07/22/14	\$510,000	\$530,000	3,300	8	1980	Avg	7,561	N	N	8543 AVONDALE RD NE
6	1	885670	0300	08/06/12	\$720,000	\$908,000	3,780	8	1981	Good	49,658	N	N	10914 154TH AVE NE
6	1	001152	0620	12/03/12	\$650,000	\$792,000	1,850	9	1995	Avg	13,390	N	N	17020 NE 108TH WAY
6	1	327586	0110	05/03/13	\$635,000	\$741,000	1,980	9	1989	Avg	13,683	N	N	18207 NE 99TH WAY
6	1	352605	9130	11/08/13	\$575,000	\$637,000	2,010	9	2006	Avg	3,647	N	N	16079 NE 103RD ST

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	001152	0090	03/28/14	\$800,000	\$855,000	2,030	9	1996	Avg	9,185	N	N	17010 NE 110TH WAY
6	1	720210	0040	09/24/12	\$499,000	\$620,000	2,080	9	1992	Avg	9,157	N	N	16535 NE 96TH CT
6	1	327585	0210	05/11/12	\$567,250	\$734,000	2,120	9	1989	Good	8,306	N	N	17747 NE 101ST CT
6	1	001151	0310	09/05/14	\$835,000	\$858,000	2,140	9	1993	Avg	13,412	Y	N	11008 178TH CT NE
6	1	033920	0360	04/22/14	\$699,000	\$742,000	2,140	9	1997	Avg	10,393	N	N	10104 186TH CT NE
6	1	327586	0140	02/06/13	\$566,000	\$676,000	2,160	9	1989	Avg	13,171	N	N	18231 NE 99TH WAY
6	1	001151	0130	07/10/13	\$605,000	\$693,000	2,180	9	1993	Avg	10,913	N	N	10836 180TH CT NE
6	1	001151	0400	02/11/13	\$578,000	\$690,000	2,230	9	1993	Avg	9,948	N	N	17628 NE 110TH WAY
6	1	327586	0310	09/30/13	\$749,000	\$838,000	2,240	9	1990	Good	9,348	Y	N	9914 182ND CT NE
6	1	001151	0180	07/08/13	\$590,000	\$676,000	2,270	9	1994	Avg	11,766	N	N	18035 NE 109TH CT
6	1	001151	0370	01/21/14	\$639,000	\$694,000	2,270	9	1992	Avg	9,002	N	N	17716 NE 110TH WAY
6	1	001151	0210	02/09/12	\$517,000	\$688,000	2,270	9	1993	Avg	9,000	N	N	18024 NE 109TH CT
6	1	720210	0010	07/16/13	\$552,556	\$631,000	2,280	9	1993	Avg	8,959	N	N	16556 NE 96TH CT
6	1	033920	0170	08/23/12	\$595,000	\$747,000	2,320	9	1997	Avg	12,003	N	N	18522 NE 102ND CT
6	1	327585	0140	10/04/12	\$600,000	\$744,000	2,320	9	1988	Good	7,974	N	N	10034 177TH AVE NE
6	1	001152	0030	06/24/14	\$640,000	\$669,000	2,341	9	1997	Avg	9,594	N	N	11036 169TH PL NE
6	1	327585	0090	10/21/12	\$595,000	\$734,000	2,350	9	1988	Good	8,155	N	N	10047 177TH AVE NE
6	1	033920	0130	05/31/14	\$693,000	\$729,000	2,460	9	1996	Avg	12,028	N	N	18511 NE 102ND CT
6	1	327586	0450	06/20/13	\$701,000	\$807,000	2,470	9	1989	Good	11,013	N	N	18032 NE 99TH CT
6	1	327586	0260	01/03/12	\$585,000	\$787,000	2,480	9	1990	Avg	9,581	Y	N	9908 183RD CT NE
6	1	327585	0040	02/24/12	\$570,000	\$755,000	2,520	9	1988	Avg	7,831	N	N	10130 176TH AVE NE
6	1	001152	0200	10/15/14	\$750,000	\$763,000	2,540	9	1997	Avg	13,122	N	N	11026 172ND PL NE
6	1	033920	0030	01/10/13	\$600,000	\$723,000	2,550	9	1996	Avg	12,512	N	N	10031 185TH CT NE
6	1	033920	0290	10/16/12	\$565,000	\$698,000	2,550	9	1998	Avg	14,062	N	N	10234 186TH CT NE
6	1	001152	0480	05/14/13	\$673,725	\$783,000	2,580	9	1995	Avg	9,001	N	N	10838 168TH CT NE
6	1	327588	0100	11/13/14	\$700,000	\$708,000	2,580	9	1999	Avg	15,031	N	N	18505 NE 100TH CT
6	1	327586	0320	05/28/13	\$659,500	\$764,000	2,600	9	1989	Avg	9,712	Y	N	9922 182ND CT NE
6	1	327585	0180	06/02/14	\$675,000	\$709,000	2,610	9	1988	Avg	9,002	N	N	17744 NE 101ST CT
6	1	001152	0370	12/29/14	\$738,000	\$738,000	2,620	9	1995	Avg	9,112	N	N	10817 168TH CT NE
6	1	001151	0700	05/19/14	\$755,000	\$796,000	2,660	9	1993	Avg	10,452	N	N	10805 177TH CT NE

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Area 072 -- 1 to 3 Unit Residences

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6	1	001151	0360	11/27/12	\$592,000	\$722,000	2,660	9	1992	Avg	9,021	N	N	17724 NE 110TH WAY
6	1	885670	0090	09/24/13	\$763,000	\$855,000	2,660	9	1985	VGood	38,759	N	N	11009 151ST AVE NE
6	1	885670	0130	06/12/14	\$822,000	\$862,000	2,683	9	1987	Good	40,386	N	N	10821 151ST AVE NE
6	1	327586	0230	03/21/13	\$636,000	\$751,000	2,710	9	1990	Avg	15,056	N	N	18338 NE 99TH WAY
6	1	720000	0405	06/26/13	\$693,000	\$796,000	2,710	9	2001	Avg	6,796	Y	N	16635 NE 90TH CT
6	1	001151	0650	10/04/13	\$689,000	\$770,000	2,730	9	1993	Avg	11,076	N	N	10907 177TH CT NE
6	1	720156	0070	05/28/13	\$678,000	\$785,000	2,730	9	1998	Avg	9,785	N	N	10410 163RD CT NE
6	1	001152	0170	10/25/12	\$680,000	\$838,000	2,800	9	1996	Avg	25,443	N	N	11042 172ND PL NE
6	1	001152	0550	07/05/12	\$668,000	\$850,000	2,810	9	1996	Avg	9,012	N	N	10827 170TH CT NE
6	1	001152	0390	03/14/12	\$623,000	\$821,000	2,820	9	1995	Avg	9,001	N	N	10833 168TH CT NE
6	1	001151	0640	02/22/12	\$618,250	\$819,000	2,830	9	1993	Avg	12,378	N	N	10915 177TH CT NE
6	1	001152	0250	09/30/13	\$721,000	\$807,000	2,890	9	1997	Avg	13,467	N	N	17033 NE 108TH WAY
6	1	886150	0060	02/15/13	\$695,000	\$829,000	2,890	9	2004	Avg	10,311	N	N	16973 NE 88TH ST
6	1	001152	0520	06/28/13	\$755,100	\$867,000	2,900	9	1996	Avg	10,030	N	N	10803 170TH CT NE
6	1	327586	0240	06/18/14	\$770,000	\$806,000	2,910	9	1990	Avg	10,204	N	N	18330 NE 99TH WAY
6	1	675251	0010	08/05/14	\$760,000	\$786,000	2,920	9	2004	Avg	7,901	N	N	11530 160TH CT NE
6	1	327586	0410	07/24/14	\$685,000	\$711,000	2,980	9	1989	Avg	8,656	Y	N	9928 181ST AVE NE
6	1	001152	0540	03/26/13	\$672,000	\$792,000	3,000	9	1995	Avg	9,100	N	N	10819 170TH CT NE
6	1	001152	0560	06/08/12	\$639,950	\$821,000	3,010	9	1996	Avg	9,259	N	N	10835 170TH CT NE
6	1	001152	0640	08/01/14	\$810,000	\$839,000	3,010	9	1996	Avg	10,450	N	N	10922 171ST PL NE
6	1	327586	0270	10/22/14	\$755,000	\$767,000	3,020	9	1989	Avg	13,031	Y	N	9916 183RD CT NE
6	1	327588	0060	07/29/14	\$785,000	\$814,000	3,030	9	1999	Avg	9,375	N	N	9985 185TH CT NE
6	1	720593	0080	09/26/12	\$698,450	\$868,000	3,130	9	2001	Avg	7,226	Y	N	15938 NE 101ST CT
6	1	720593	0010	10/02/12	\$558,100	\$692,000	3,140	9	1999	Avg	7,945	Y	N	15905 NE 101ST CT
6	1	813500	0190	09/18/13	\$799,000	\$897,000	3,560	9	2013	Avg	7,002	N	N	15604 NE 107TH CT
6	1	813500	0195	12/18/13	\$789,000	\$865,000	3,630	9	2013	Avg	10,905	Y	N	15602 NE 107TH CT
6	1	327587	0110	06/12/13	\$714,000	\$824,000	1,810	10	1990	Avg	13,489	N	N	18329 NE 101ST CT
6	1	001150	0510	07/18/12	\$550,000	\$697,000	2,280	10	1990	Avg	9,093	N	N	17609 NE 104TH WAY
6	1	001150	0170	12/17/13	\$639,000	\$701,000	2,320	10	1991	Avg	9,746	N	N	10704 180TH CT NE
6	1	001150	0520	09/10/12	\$547,500	\$683,000	2,380	10	1990	Avg	7,784	N	N	17617 NE 104TH WAY

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	1	327585	0190	06/22/12	\$608,000	\$777,000	2,410	10	1989	Good	9,916	N	N	17750 NE 101ST CT
6	1	327585	0190	09/05/14	\$700,000	\$719,000	2,410	10	1989	Good	9,916	N	N	17750 NE 101ST CT
6	1	001150	0270	02/14/12	\$535,000	\$711,000	2,420	10	1992	Avg	8,186	N	N	10517 180TH CT NE
6	1	440121	0070	07/22/13	\$768,000	\$876,000	2,450	10	1999	Avg	10,330	N	N	9801 173RD CT NE
6	1	001150	1310	11/21/14	\$715,000	\$722,000	2,460	10	1994	Avg	9,055	Y	N	10850 179TH CT NE
6	1	001150	0690	11/05/13	\$648,000	\$718,000	2,540	10	1990	Avg	7,931	N	N	17715 NE 105TH ST
6	1	001150	1330	09/02/14	\$795,000	\$817,000	2,560	10	1994	Avg	10,223	N	N	17736 NE 108TH WAY
6	1	327587	0130	09/04/13	\$669,000	\$754,000	2,600	10	1990	Avg	13,729	N	N	10011 184TH AVE NE
6	1	001150	0790	12/27/12	\$635,000	\$768,000	2,650	10	1991	Avg	7,775	N	N	10502 176TH PL NE
6	1	001150	0820	05/28/13	\$640,000	\$741,000	2,730	10	1990	Good	7,679	N	N	17709 NE 105TH ST
6	1	440121	0100	09/05/13	\$749,950	\$845,000	2,750	10	2001	Avg	8,781	N	N	9710 173RD CT NE
6	1	001150	0050	09/12/12	\$608,000	\$758,000	2,780	10	1990	Avg	13,349	N	N	10426 180TH CT NE
6	1	327587	0160	03/24/14	\$735,000	\$786,000	2,840	10	1990	Avg	12,865	N	N	10026 184TH AVE NE
6	1	785480	0090	11/07/14	\$799,950	\$810,000	2,900	10	1997	Avg	11,769	N	N	11025 167TH CT NE
6	1	327587	0080	12/12/14	\$765,000	\$768,000	2,910	10	1990	Avg	15,016	Y	N	18302 NE 101ST CT
6	1	327587	0170	06/24/13	\$698,000	\$802,000	2,950	10	1990	Avg	12,865	N	N	10106 184TH AVE NE
6	1	001150	0870	05/30/13	\$755,000	\$874,000	2,990	10	1992	Avg	9,003	N	N	17721 NE 107TH CT
6	1	001150	1160	06/17/14	\$837,700	\$877,000	3,010	10	1994	Avg	12,611	N	N	10717 179TH CT NE
6	1	440120	0500	09/05/13	\$695,000	\$783,000	3,090	10	1998	Avg	8,672	N	N	9545 173RD PL NE
6	1	440120	0010	08/08/14	\$795,000	\$822,000	3,100	10	1998	Avg	7,501	N	N	9544 173RD PL NE
6	1	440120	0130	08/19/14	\$792,000	\$817,000	3,100	10	1999	Avg	10,245	N	N	9664 175TH PL NE
6	1	001150	0890	12/17/12	\$730,000	\$885,000	3,130	10	1991	Avg	8,750	N	N	17222 NE 107TH CT
6	1	440120	0370	02/14/12	\$654,500	\$870,000	3,140	10	1998	Avg	8,592	N	N	17346 NE 96TH WAY
6	1	001150	1120	10/30/12	\$670,000	\$824,000	3,340	10	1994	Good	12,065	N	N	10823 179TH CT NE
6	1	001150	1100	06/05/13	\$820,000	\$948,000	3,340	10	1994	Avg	11,373	Y	N	17823 NE 108TH WAY
6	1	440120	0260	04/28/14	\$850,000	\$901,000	3,410	10	2001	Avg	10,618	N	N	9712 174TH CT NE
6	1	440120	0180	08/15/12	\$745,000	\$937,000	3,420	10	2001	Avg	7,555	N	N	9708 175TH PL NE
6	1	440120	0460	10/20/14	\$813,000	\$826,000	3,430	10	1998	Avg	7,508	N	N	9623 173RD PL NE
8	1	556962	0050	07/21/14	\$731,688	\$760,000	2,630	9	2006	Avg	5,772	N	N	10638 155TH PL NE
8	1	556962	0410	09/09/14	\$731,781	\$751,000	2,630	9	2006	Avg	4,972	N	N	10334 155TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	1	556962	0550	06/27/14	\$738,000	\$771,000	2,630	9	2006	Avg	4,896	N	N	10338 155TH AVE NE
8	1	556962	0050	10/25/12	\$625,900	\$771,000	2,630	9	2006	Avg	5,772	N	N	10638 155TH PL NE
8	1	556962	0570	04/12/12	\$726,000	\$948,000	3,060	9	2011	Avg	5,935	N	N	15514 NE 106TH ST
8	1	889580	0090	05/12/14	\$1,033,888	\$1,092,000	3,110	9	2014	Avg	5,187	N	N	15466 NE 107TH WAY
8	1	556962	0560	05/25/12	\$790,000	\$1,018,000	3,290	9	2011	Avg	5,770	N	N	10621 155TH PL NE
8	1	889580	0020	04/12/13	\$888,000	\$1,042,000	3,320	9	2012	Avg	6,164	Y	N	10758 155TH PL NE
8	1	889580	0040	08/29/13	\$905,000	\$1,022,000	3,320	9	2013	Avg	7,381	Y	N	10766 155TH PL NE
8	1	889580	0030	09/18/13	\$910,000	\$1,022,000	3,320	9	2013	Avg	6,388	Y	N	10762 155TH PL NE
8	1	889580	0010	05/08/12	\$774,990	\$1,004,000	3,320	9	2012	Avg	6,166	Y	N	10754 155TH PL NE
8	1	889580	0060	02/06/13	\$800,000	\$956,000	3,320	9	2012	Avg	6,654	Y	N	10774 155TH PL NE
8	1	889580	0050	11/01/13	\$956,888	\$1,062,000	3,320	9	2013	Avg	5,892	Y	N	10770 155TH PL NE
8	1	556962	0660	04/18/12	\$745,000	\$971,000	3,460	9	2010	Avg	6,304	N	N	10629 155TH PL NE
8	1	889580	0140	01/24/13	\$865,000	\$1,038,000	3,590	9	2012	Avg	5,825	N	N	15459 NE 107TH WAY
8	1	889580	0150	04/12/13	\$899,888	\$1,056,000	3,590	9	2012	Avg	5,825	N	N	15463 NE 107TH WAY
8	1	889580	0160	12/27/12	\$820,000	\$992,000	3,590	9	2012	Avg	5,825	N	N	15467 NE 107TH WAY
8	1	556962	0300	03/28/13	\$850,000	\$1,002,000	3,760	9	2007	Avg	5,061	Y	N	15414 NE 103RD WAY
8	1	889580	0240	03/07/14	\$948,888	\$1,019,000	3,460	10	2013	Avg	4,965	Y	N	10736 NE 154TH PL
8	1	889580	0220	03/10/14	\$979,888	\$1,052,000	3,460	10	2014	Avg	5,625	N	N	15440 NE 107TH ST
8	1	889580	0200	10/17/14	\$1,100,000	\$1,119,000	3,590	10	2012	Avg	5,625	N	N	15448 NE 107TH ST
8	1	889580	0210	03/07/14	\$945,000	\$1,015,000	3,600	10	2014	Avg	5,625	N	N	15444 NE 107TH ST
8	1	889580	0230	01/17/14	\$988,888	\$1,076,000	3,600	10	2014	Avg	5,405	Y	N	10732 154TH PL NE
8	1	889580	0130	06/20/12	\$850,000	\$1,087,000	3,620	10	2011	Avg	7,455	Y	N	15455 NE 107TH WAY
8	1	889580	0250	04/28/14	\$1,000,000	\$1,060,000	3,700	10	2013	Avg	5,353	Y	N	10740 NE 154TH PL
8	1	889580	0100	05/01/13	\$970,000	\$1,132,000	3,790	10	2013	Avg	5,187	N	N	15462 NE 107TH WAY
8	1	889580	0110	08/05/14	\$1,299,888	\$1,345,000	3,870	10	2014	Avg	5,929	N	N	15458 NE 107TH WAY
8	1	889580	0120	03/19/14	\$1,250,000	\$1,339,000	4,090	11	2013	Avg	8,156	N	N	15454 NE 107TH WAY
8	1	556962	0160	06/03/14	\$1,750,000	\$1,839,000	5,480	11	2007	Avg	11,075	N	N	15332 NE 106TH CT

Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	062671	0120	06/26/13	\$635,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	062671	0160	10/14/13	\$556,000	RELOCATION - SALE TO SERVICE
4	2	062671	0190	03/11/14	\$600,000	RELOCATION - SALE TO SERVICE
4	2	071031	0230	09/24/14	\$649,900	RELOCATION - SALE TO SERVICE
4	2	111575	0150	05/27/14	\$1,289,000	RELOCATION - SALE TO SERVICE
4	2	111575	0190	07/17/14	\$770,000	NO MARKET EXPOSURE
4	2	113730	0520	11/14/12	\$502,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	113730	0900	11/21/13	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	113730	1040	05/24/13	\$599,000	RELOCATION - SALE TO SERVICE
4	2	113730	1470	03/29/12	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
4	2	113730	1750	11/02/12	\$492,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	113730	1770	11/15/12	\$566,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	115220	0020	10/21/14	\$781,086	ACTIVE PERMIT BEFORE SALE >25K
4	1	115220	0040	11/07/14	\$790,124	ACTIVE PERMIT BEFORE SALE >25K
4	1	115220	0120	10/20/14	\$916,702	ACTIVE PERMIT BEFORE SALE >25K
4	2	172606	9036	07/18/14	\$770,000	MOBILE HOME
4	2	172606	9084	07/26/13	\$350,000	NO MARKET EXPOSURE
4	2	179590	0450	10/05/12	\$2,031	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
4	2	179590	0660	07/24/12	\$480,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	179590	0680	04/16/13	\$456,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	2	179591	0200	10/01/12	\$163,073	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
4	2	182606	9016	02/11/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	182606	9016	06/19/13	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	182606	9032	06/03/13	\$700,000	UNFINISHED AREA
4	2	185300	0300	03/23/12	\$550,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	2	185300	0500	11/01/12	\$875,000	RELOCATION - SALE TO SERVICE
4	1	187310	0020	03/19/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
4	2	192606	9067	06/10/13	\$575,000	PREVIOUS IMP. VALUE <= 25K
4	2	192606	9101	04/18/13	\$475,000	SHORT SALE



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	192606	9142	12/02/13	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	192606	9151	06/22/12	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	192606	9192	10/24/13	\$461,604	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	192606	9195	12/13/13	\$860,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	219570	0130	05/31/12	\$493,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	2	219570	0250	07/23/13	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	219570	0250	07/19/13	\$695,000	RELOCATION - SALE TO SERVICE
4	3	252605	9048	04/24/13	\$900,000	IMP. COUNT > 1; BUILDER OR DEVELOPER SALES
4	1	252605	9049	04/02/13	\$885,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	252605	9051	07/15/14	\$264,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	1	252605	9086	07/22/14	\$620,000	PREVIOUS IMP. VALUE <= 25K
4	1	252605	9090	12/11/13	\$550,000	NO MARKET EXPOSURE; AND OTHER WARNINGS
4	2	252605	9106	06/11/12	\$198,290	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	252605	9133	03/15/13	\$380,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
4	1	252605	9226	12/15/14	\$1,058,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	252605	9227	12/12/14	\$979,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	256820	0180	03/22/13	\$700,000	RELOCATION - SALE TO SERVICE
4	1	280191	0020	09/04/14	\$736,512	ACTIVE PERMIT BEFORE SALE >25K
4	1	280191	0040	08/28/14	\$752,947	PREVIOUS IMP. VALUE <= 25K
4	1	280191	0070	09/22/14	\$813,035	ACTIVE PERMIT BEFORE SALE >25K
4	1	280191	0080	10/22/14	\$825,236	ACTIVE PERMIT BEFORE SALE >25K
4	1	280191	0090	10/30/14	\$804,421	PREVIOUS IMP. VALUE <= 25K
4	1	280191	0100	10/01/14	\$754,842	ACTIVE PERMIT BEFORE SALE >25K
4	1	280191	0110	12/16/14	\$866,384	PREVIOUS IMP. VALUE <= 25K
4	1	280191	0120	12/03/14	\$802,026	PREVIOUS IMP. VALUE <= 25K
4	1	280191	0130	11/12/14	\$719,775	PREVIOUS IMP. VALUE <= 25K
4	1	280191	0140	11/14/14	\$775,693	PREVIOUS IMP. VALUE <= 25K
4	2	280220	0100	04/17/14	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	287100	0020	06/15/12	\$655,000	RELOCATION - SALE TO SERVICE



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	287100	0200	12/16/14	\$735,000	RELOCATION - SALE TO SERVICE
4	1	293730	0040	12/15/14	\$942,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0060	12/01/14	\$932,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0070	12/18/14	\$942,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0410	12/22/14	\$1,100,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	1	293730	0420	12/04/14	\$918,990	%COMPLETE
4	1	293730	0430	09/29/14	\$928,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0440	09/08/14	\$923,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0480	09/23/14	\$1,000,000	BUILDER OR DEVELOPER SALES
4	1	293730	0490	05/06/14	\$827,990	BUILDER OR DEVELOPER SALES; NEW PLAT (WITH LESS THAN 20% SOLD)
4	1	293730	0540	10/16/14	\$989,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0550	10/29/14	\$1,040,892	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0560	12/12/14	\$939,000	%COMPLETE
4	1	293730	0580	12/18/14	\$928,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0630	12/09/14	\$999,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0660	12/05/14	\$940,000	%COMPLETE
4	1	293730	0680	10/10/14	\$954,990	%COMPLETE
4	1	293730	0690	11/11/14	\$973,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0700	09/25/14	\$918,990	ACTIVE PERMIT BEFORE SALE >25K
4	1	293730	0710	12/22/14	\$970,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	2	302606	9010	07/23/12	\$705,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	2	302606	9010	05/22/13	\$611,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	312606	9132	02/29/12	\$470,000	OBSOLESCENCE
4	1	320493	0170	08/07/13	\$633,347	ACTIVE PERMIT BEFORE SALE >25K
4	1	320493	0170	11/06/14	\$680,000	ACTIVE PERMIT BEFORE SALE >25K
4	1	320493	0240	07/29/13	\$664,995	%COMPLETE
4	1	320493	0360	05/14/13	\$596,072	ACTIVE PERMIT BEFORE SALE >25K
4	1	320493	0370	05/18/13	\$628,634	ACTIVE PERMIT BEFORE SALE >25K
4	2	339620	0120	06/03/14	\$425,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	339620	0120	10/30/12	\$350,864	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	352605	9047	10/24/14	\$620,000	IMP. COUNT > 1; PREVIOUS IMP. VALUE <= 25K
4	1	362605	9072	11/01/12	\$622,505	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	362605	9089	02/09/12	\$559,000	PREVIOUS IMP. VALUE <= 25K
4	2	564930	0240	02/29/12	\$411,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	570170	0011	07/17/13	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	570170	0011	01/29/13	\$550,000	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	2	570170	0011	05/23/14	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	570170	0330	11/16/12	\$540,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	619240	0250	05/21/13	\$609,875	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	1	619240	0390	05/17/13	\$537,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	619240	0440	02/27/13	\$841,192	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	1	619240	0540	08/26/13	\$692,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	619241	0220	03/14/13	\$692,500	RELOCATION - SALE TO SERVICE
4	1	619241	0710	08/23/12	\$510,000	SHORT SALE
4	2	664120	0100	10/05/12	\$778,875	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	666683	0190	08/25/14	\$763,403	ACTIVE PERMIT BEFORE SALE >25K
4	1	666683	0210	10/14/14	\$878,533	ACTIVE PERMIT BEFORE SALE >25K
4	1	666683	0280	06/20/14	\$809,810	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	666683	0300	11/13/14	\$810,441	ACTIVE PERMIT BEFORE SALE >25K
4	1	666683	0410	10/21/14	\$829,525	ACTIVE PERMIT BEFORE SALE >25K
4	2	727310	0141	01/29/13	\$289,025	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	1	736630	0030	07/25/12	\$470,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	736630	0370	08/14/13	\$494,900	RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	773250	0450	08/25/14	\$565,000	BANKRUPTCY - RECEIVER OR TRUSTEE
4	2	812120	0970	08/20/12	\$42,182	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
4	1	816350	0030	07/28/13	\$524,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	873290	0260	01/19/12	\$510,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
4	1	873290	0350	06/20/12	\$605,000	RELOCATION - SALE TO SERVICE



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	873290	0610	05/28/13	\$650,000	RELOCATION - SALE TO SERVICE
4	1	934870	0120	05/23/12	\$660,000	RELOCATION - SALE TO SERVICE
4	1	934870	0340	05/01/12	\$760,000	RELOCATION - SALE TO SERVICE
4	1	934870	0420	04/03/14	\$500,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
4	1	934870	0420	01/08/13	\$999,999	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	943300	0010	09/09/14	\$805,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0060	11/18/14	\$814,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0370	12/05/14	\$805,750	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0380	10/21/14	\$787,824	%COMPLETE
4	1	943300	0390	12/18/14	\$784,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0460	10/07/14	\$779,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0470	09/19/14	\$779,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0480	09/22/14	\$799,950	ACTIVE PERMIT BEFORE SALE >25K
4	1	943300	0500	11/07/14	\$739,500	%COMPLETE
4	1	952655	0210	01/25/12	\$596,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	952660	0350	02/15/12	\$4,059	DOR RATIO; QUIT CLAIM DEED
4	2	957805	0180	05/16/13	\$880,300	RELOCATION - SALE TO SERVICE
4	1	957809	0270	11/15/12	\$619,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	1	957809	0310	09/13/12	\$633,000	RELOCATION - SALE TO SERVICE
4	1	957809	0430	05/03/14	\$769,500	RELOCATION - SALE TO SERVICE
6	1	001150	1100	05/16/13	\$820,000	RELOCATION - SALE TO SERVICE
6	1	001151	0220	06/12/12	\$485,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	001151	0220	06/03/13	\$633,800	RELOCATION - SALE TO SERVICE
6	1	001151	0220	06/04/13	\$633,800	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	1	001152	0020	02/13/12	\$515,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	001152	0250	09/30/13	\$721,000	RELOCATION - SALE TO SERVICE
6	1	002350	0080	12/20/12	\$317,500	NO MARKET EXPOSURE
6	1	002352	0110	04/19/12	\$185,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
6	1	002352	0260	05/23/12	\$472,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	002352	0620	06/04/12	\$372,283	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	002352	0620	12/18/12	\$327,600	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	1	002352	0620	06/28/12	\$350,448	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	1	002352	0770	12/16/13	\$266,500	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	012505	9036	03/12/13	\$450,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	019360	0200	06/28/12	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	019360	0200	06/19/14	\$440,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	1	022505	9148	08/14/14	\$768,000	NO MARKET EXPOSURE
6	1	033920	0290	03/29/12	\$420,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	0	074200	0050	04/29/13	\$464,000	DOR RATIO; PERCENT COMPLETE
6	1	147400	0040	08/20/13	\$355,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	219331	0070	01/23/14	\$518,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	327585	0030	08/17/12	\$423,250	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
6	1	327585	0300	07/31/12	\$632,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	332775	0030	05/27/14	\$156,230	DOR RATIO; QUIT CLAIM DEED
6	12	337510	0040	11/19/12	\$320,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	12	337510	0180	09/06/13	\$388,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	12	337510	0240	12/14/12	\$425,000	UNFINISHED AREA
6	1	337860	0040	03/28/12	\$232,500	DOR RATIO
6	1	337870	0060	10/21/12	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	346190	0100	12/11/12	\$335,751	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	346190	0300	05/22/14	\$450,000	NO MARKET EXPOSURE
6	1	352605	9049	10/22/13	\$338,750	PREVIOUS IMP. VALUE <= 25K
6	1	358522	0070	07/22/14	\$362,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	542360	0060	04/12/12	\$535,000	RELOCATION - SALE TO SERVICE
6	1	549020	0200	02/06/14	\$283,000	NO MARKET EXPOSURE
6	1	549020	0540	03/21/12	\$295,000	DIAGNOSTIC OUTLIER
6	1	549020	0560	03/13/13	\$305,000	UNFINISHED AREA
6	1	549020	0690	09/05/13	\$192,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	549020	0690	09/05/13	\$192,500	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	1	549021	0040	08/25/14	\$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	549022	0030	04/01/14	\$338,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	571120	0010	08/28/13	\$517,000	RELOCATION - SALE TO SERVICE
6	1	571120	0090	07/27/12	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	613840	0190	06/18/13	\$297,998	NO MARKET EXPOSURE
6	1	613840	0240	11/13/12	\$260,000	DOR RATIO
6	1	613840	0550	06/20/14	\$392,000	NO MARKET EXPOSURE
6	1	671960	0100	07/21/14	\$300,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	671960	0150	06/25/13	\$785,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	675251	0080	01/07/14	\$740,000	UNFINISHED AREA
6	1	692824	0060	12/06/12	\$351,000	NO MARKET EXPOSURE
6	1	719730	0035	02/04/13	\$256,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719920	0110	12/03/13	\$250,000	NO MARKET EXPOSURE
6	1	719920	0110	03/17/14	\$340,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	719920	0210	07/18/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719920	0220	07/09/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	719930	0120	01/23/13	\$261,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	719931	0180	04/02/14	\$390,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	719931	0180	12/19/13	\$380,730	NO MARKET EXPOSURE
6	1	719932	0490	01/09/12	\$298,565	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	1	719932	0690	12/11/12	\$114,946	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	1	719933	0160	01/23/12	\$326,860	BANKRUPTCY - RECEIVER OR TRUSTEE
6	1	719933	0160	06/19/12	\$253,000	FINANCIAL INSTITUTION RESALE
6	1	719933	0320	08/24/12	\$310,000	NO MARKET EXPOSURE; DIVORCE
6	1	719933	0460	02/16/12	\$285,199	PERCENT NET CONDITION
6	1	719936	0220	06/11/14	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	720000	0652	04/04/12	\$236,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	720000	1260	01/12/12	\$290,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	720000	1757	03/22/13	\$207,549	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	720155	0050	11/28/12	\$369,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	720155	0050	08/24/12	\$312,687	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	1	720160	0150	10/29/13	\$185,249	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	720180	0010	01/08/14	\$453,528	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	1	720180	0010	05/07/14	\$513,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	720190	0080	04/18/14	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
6	1	721130	0110	08/14/13	\$386,500	NO MARKET EXPOSURE
6	1	721130	0260	04/23/14	\$425,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	721130	0260	07/02/13	\$440,129	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
6	11	724280	0090	08/21/14	\$659,990	PREVIOUS IMP. VALUE <= 25K
6	11	724280	0110	08/27/14	\$649,990	PREVIOUS IMP. VALUE <= 25K
6	1	732610	0170	11/24/14	\$969,900	PREVIOUS IMP. VALUE <= 25K
6	1	732610	0190	06/04/14	\$869,900	BUILDER OR DEVELOPER SALES
6	1	886030	0300	03/25/14	\$346,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	886030	0300	10/30/13	\$330,549	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	1	886031	0080	10/21/13	\$102,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	886031	0120	07/18/13	\$610,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
6	1	886150	0065	09/16/14	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	886170	0150	06/19/14	\$360,000	NO MARKET EXPOSURE
6	1	947520	0080	01/17/14	\$425,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	1	954289	0090	05/01/14	\$350,000	NO MARKET EXPOSURE
6	1	954289	0120	10/04/13	\$343,500	NON-REPRESENTATIVE SALE
6	1	954289	0180	12/02/13	\$333,000	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
8	4	152605	9051	08/28/14	\$995,000	DIAGNOSTIC OUTLIER
8	4	232605	9028	10/30/12	\$275,000	OPEN SPACE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	232605	9068	03/01/14	\$250,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
8	4	340470	0170	10/07/13	\$600,000	NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
8	2	352605	9122	04/26/12	\$880,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis
Area 072 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	1	556962	0630	04/17/13	\$655,000	SHORT SALE
8	1	889580	0190	10/08/14	\$1,275,000	%COMPLETE

Vacant Sales Used in this Annual Update Analysis

Area 072

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
4	1	312606	9055	08/27/13	\$765,000	153,331	N	N
4	2	192606	9162	12/17/12	\$272,500	60,927	N	N
4	2	252605	9093	09/18/13	\$185,000	23,522	N	N
8	4	885670	0610	10/01/13	\$10,000	63,162	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 072

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	252605	9119	08/21/13	\$1,300,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	1	293730	0030	12/14/14	\$949,990	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	1	293730	0400	12/26/14	\$1,099,990	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
4	2	192606	9180	05/07/14	\$220,000	PREVIOUS IMP. VALUE <= 25K
4	2	352605	9038	10/15/13	\$118,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE
4	2	564930	0210	02/01/12	\$20,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
6	1	720000	1250	12/11/13	\$400,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
8	4	885670	0580	10/22/13	\$7,000	PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K

Mobile Home Sales Used in this Annual Update Analysis

Area 072

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
4	2	192606	9160	11/05/14	\$150,000	1,150	Avg	1984	Avg	7,029	N	14231 184TH AVE NE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



Appraiser II

8/20/2015

Date



King County

Department of Assessments
King County Administration Bldg.
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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor