

North Sammamish Plateau

Area: 035

Residential Revalue for 2015 Assessment Roll



Obtained from scenicwa.com

Area 35 located on the North Sammamish Plateau is a suburban neighborhood with the majority of the single family residences in platted subdivisions. It includes the City of Sammamish and unincorporated King County. There are 1,536 improved sales, with an average sale price of \$718,300. There is a strong market for single family homes to due to the proximity of the employment centers in Bellevue and Redmond. Adequate access to and from the area is provided by State Highway 520 on the North and Interstate 90 on South side. Additional amenities included Lake Sammamish, Cascade foothills, 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.

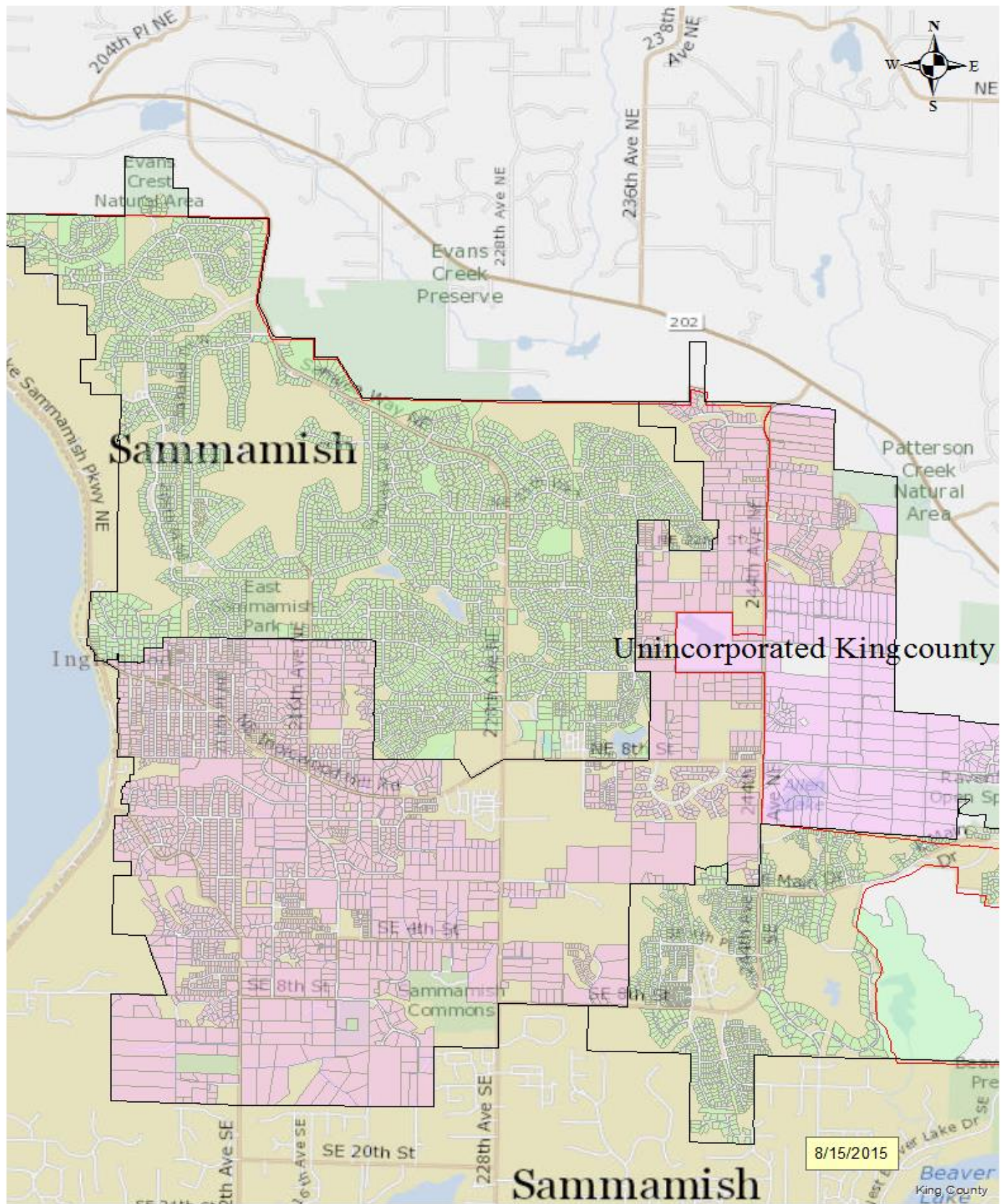
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

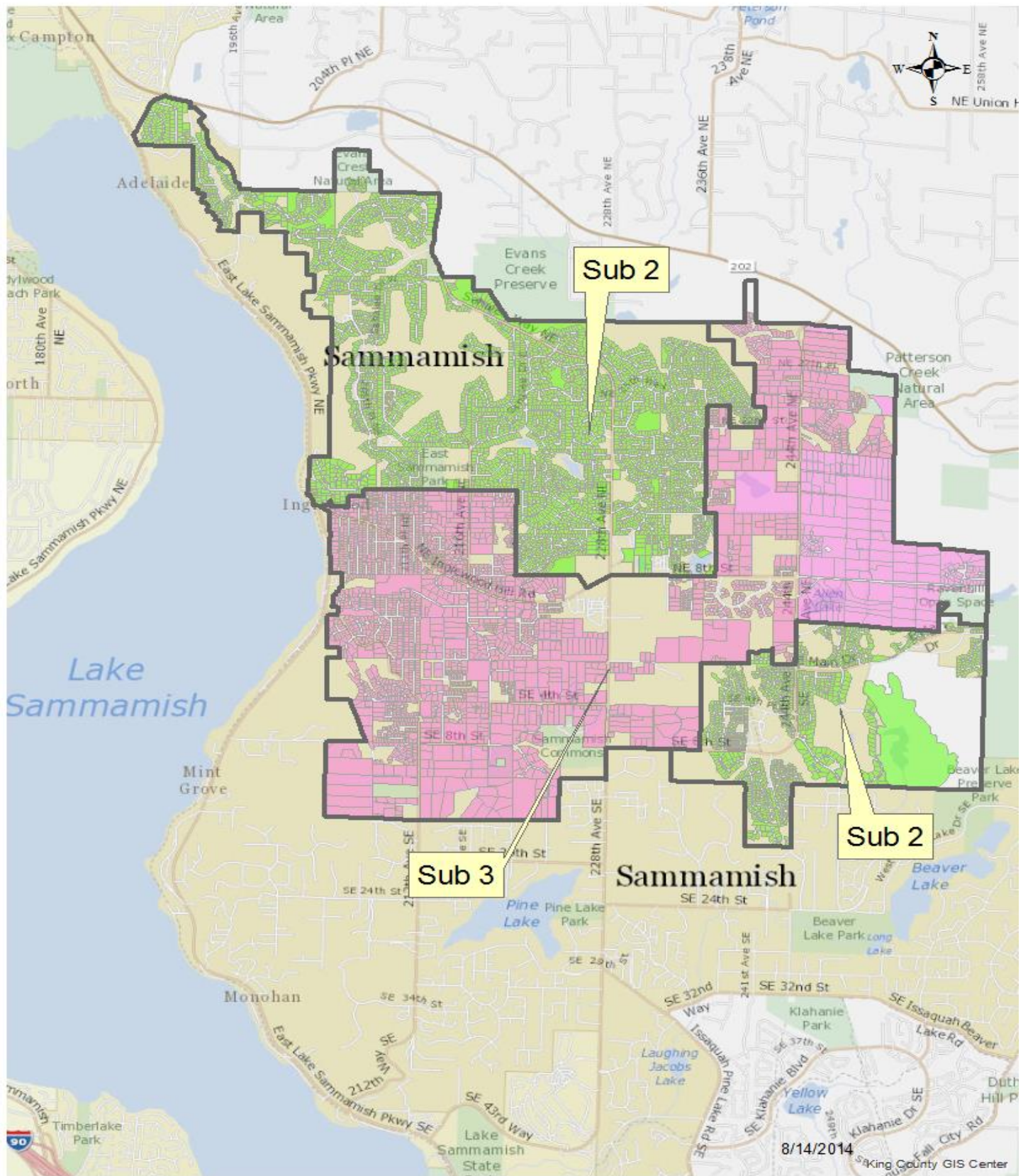
Lloyd Hara
Assessor

Area035 SubArea

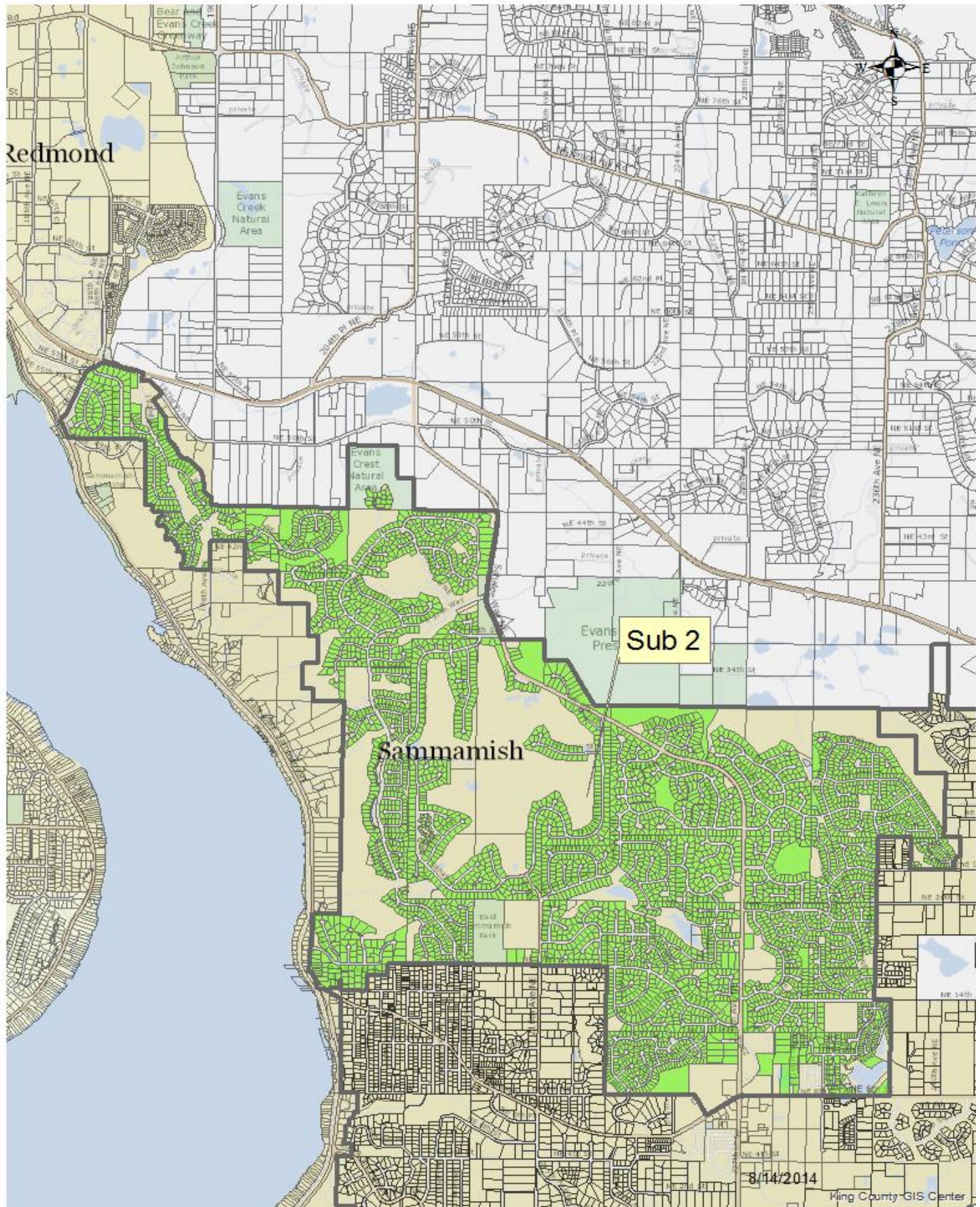


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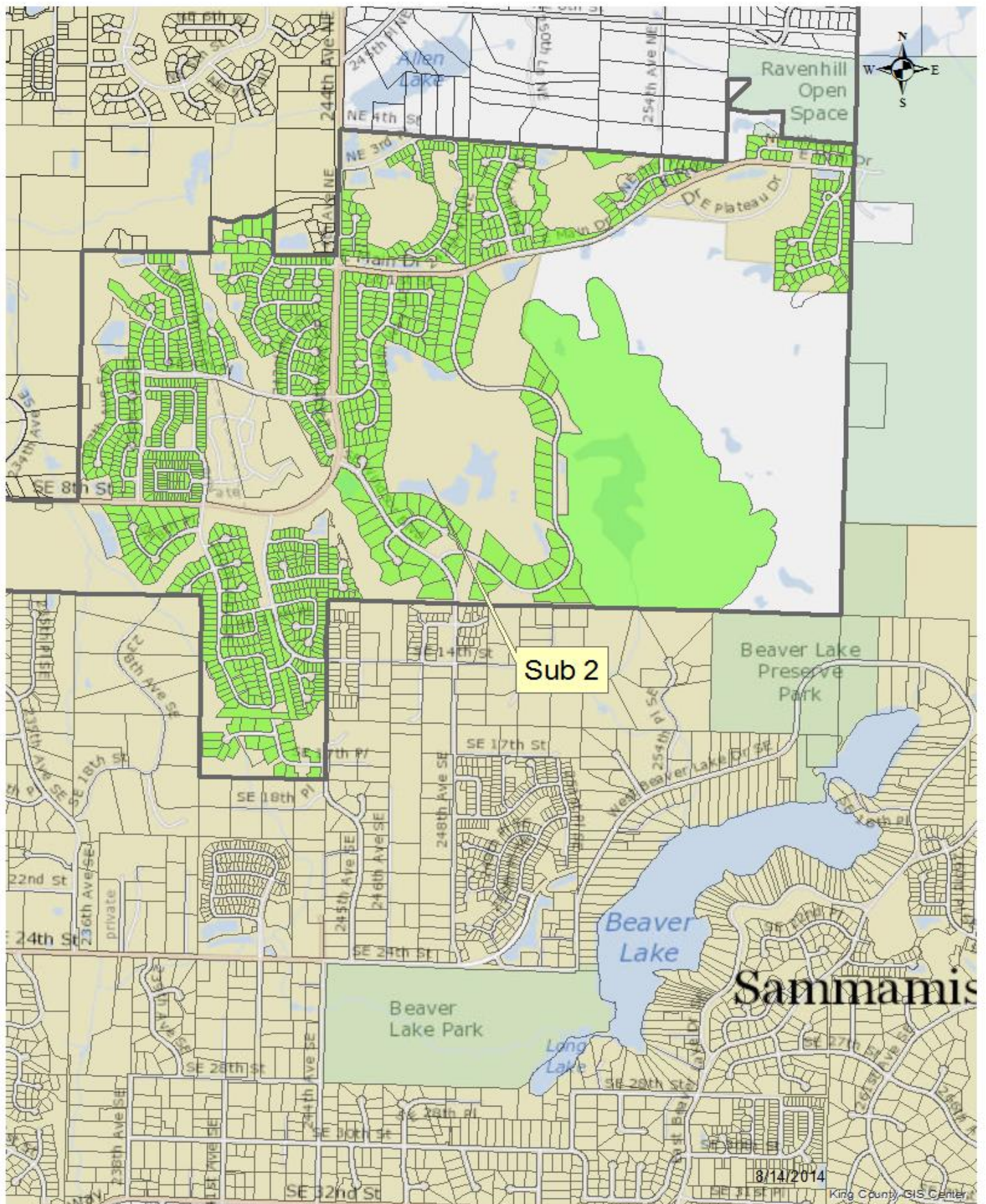
Area035 SubArea



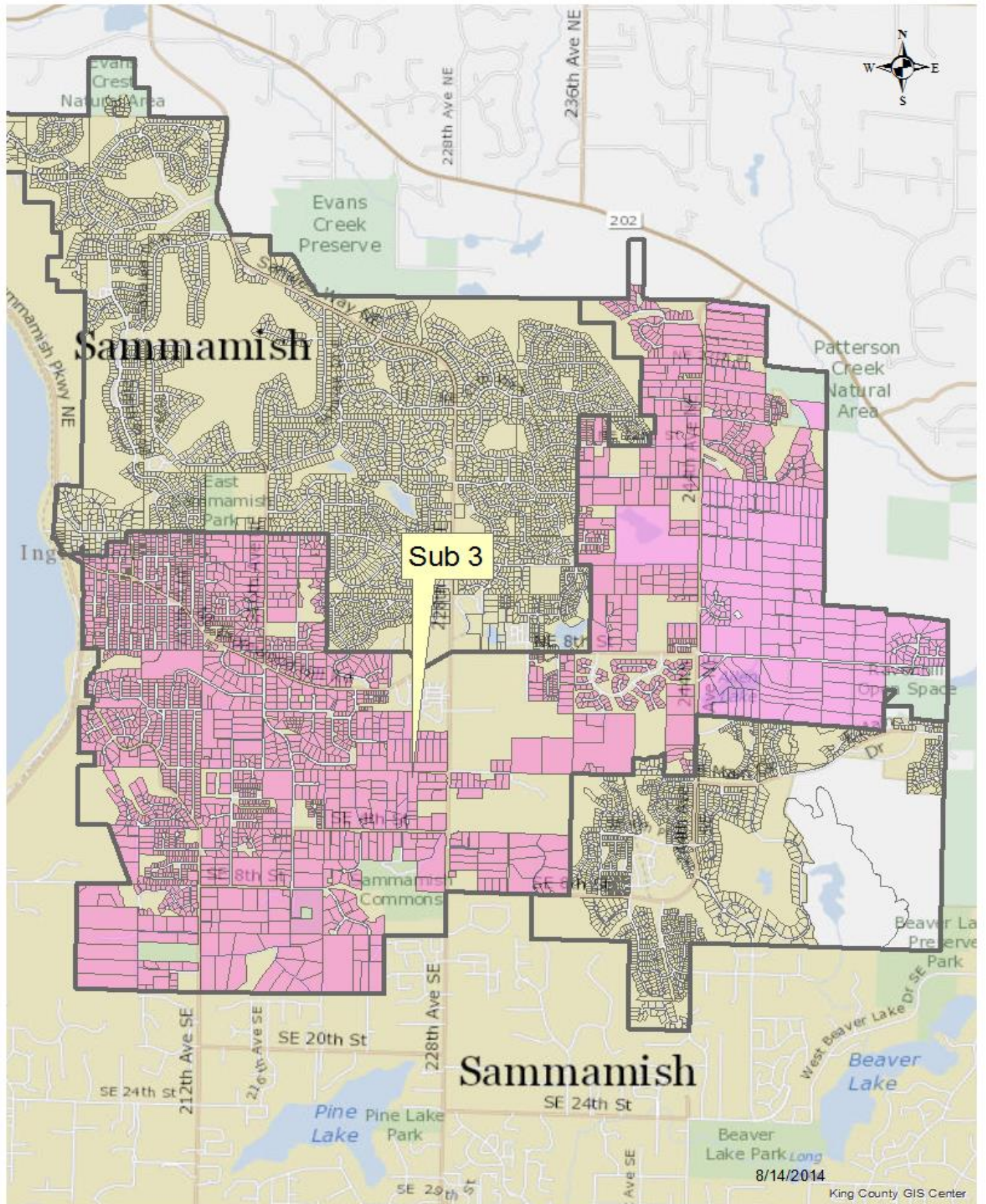
Area 035- Sub Area 2 North Map



Area 035 – Sub Area 2 South Map



Area 035 – Sub Area 3 Map



Area 035 Housing Profile



Grade 5/ Year Built 1942/ Total Living Area 990
Account Number 232506-9041



Grade 6/ Year Built 1916/ Total Living Area 1510
Account Number 124070-0033



Grade 7/ Year Built 1982/ Total Living Area 1910
Account Number 111730-0040



Grade 8/ Year Built 1982/ Total Living Area 2460
Account Number 863575-1030



Grade 9/ Year Built 1997/ Total Living Area 2750
Account Number 031950-0140



Grade 10/ Year Built 2005/ Total Living Area 3240
Account Number 050900-0030

Area 035 Housing Profile



Grade 11/ Year Built 1990/ Total Living Area 4280
Account Number 111850-0430



Grade 12/ Year Built 1996/ Total Living Area 4920
Account Number 752499-0010



Grade 13/ Year Built 2005/ Total Living Area 7150
Account Number 352506-9028

Area 035 Housing Profile

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

North Sammamish Plateau - Area 035

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2009
Number of Improved Sales: 1536
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	\$250,600	\$411,100	\$661,700			7.62%
2015 Value	\$256,600	\$422,500	\$679,100	\$718,300	94.1%	7.58%
\$ Change	+\$6,000	+\$11,400	+\$17,400			
% Change	+2.4%	+2.8%	+2.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.58% is an improvement from the previous COD of 7.62%. 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	\$258,400	\$366,000	\$624,400
2015 Value	\$264,500	\$378,000	\$642,500
\$ Change	+\$6,100	+\$12,000	+\$18,100
% Change	+2.4%	+3.3%	+2.9%

Number of one to three unit residences in the population: 8,209

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 SubArea based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, SubArea 3, was generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 035 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+3.77%	5,918	72%

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
SubArea 3	+1.09%	543	2291	24%

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

Generally, parcels in SubArea 3 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

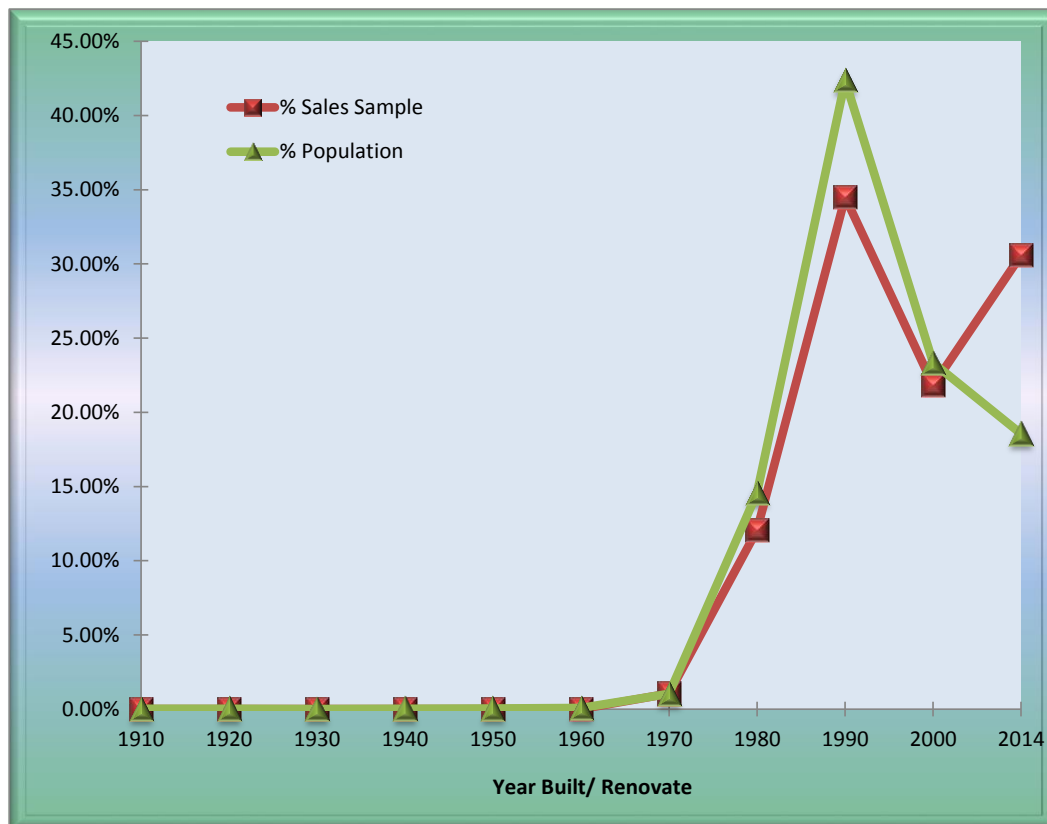
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	16	1.04%
1980	185	12.04%
1990	530	34.51%
2000	335	21.81%
2014	470	30.60%
1,536		

Population

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	2	0.02%
1930	0	0.00%
1940	2	0.02%
1950	3	0.04%
1960	6	0.07%
1970	84	1.02%
1980	1,195	14.56%
1990	3,478	42.37%
2000	1,915	23.33%
2014	1,523	18.55%
8,209		



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.

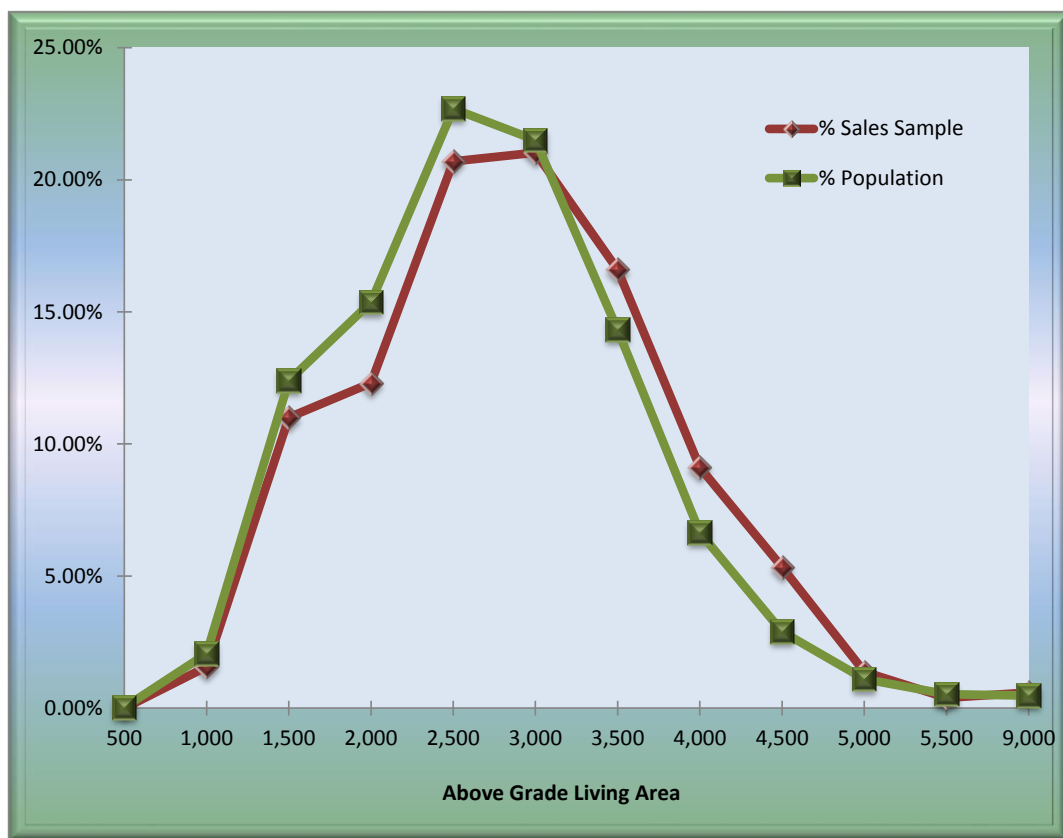
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	24	1.56%
1,500	169	11.00%
2,000	189	12.30%
2,500	318	20.70%
3,000	323	21.03%
3,500	255	16.60%
4,000	140	9.11%
4,500	82	5.34%
5,000	21	1.37%
5,500	6	0.39%
9,000	9	0.59%
1536		

Population

AGLA	Frequency	% Population
500	2	0.02%
1,000	169	2.06%
1,500	1,018	12.40%
2,000	1,261	15.36%
2,500	1,863	22.69%
3,000	1,765	21.50%
3,500	1,176	14.33%
4,000	545	6.64%
4,500	238	2.90%
5,000	90	1.10%
5,500	43	0.52%
9,000	39	0.48%
8,209		



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.

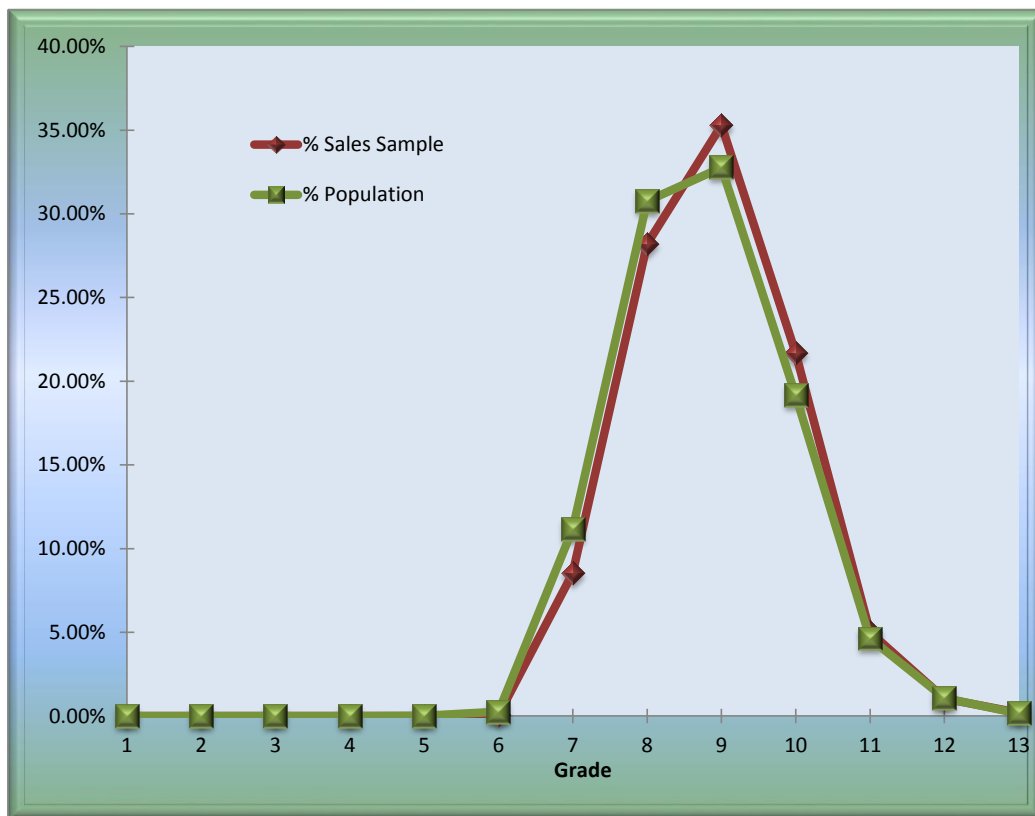
Sales Sample Representation of Population Building Grade

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	1	0.07%
7	131	8.53%
8	433	28.19%
9	542	35.29%
10	333	21.68%
11	77	5.01%
12	16	1.04%
13	3	0.20%
1536		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.01%
6	21	0.26%
7	918	11.18%
8	2,525	30.76%
9	2,690	32.77%
10	1,573	19.16%
11	380	4.63%
12	89	1.08%
13	12	0.15%
8,209		



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 035 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 1.089, resulting in an adjusted value of \$517,000 ($\$475,000 \times 1.089 = \$517,000$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.303	30.3%
2/1/2012	1.290	29.0%
3/1/2012	1.279	27.9%
4/1/2012	1.266	26.6%
5/1/2012	1.255	25.5%
6/1/2012	1.243	24.3%
7/1/2012	1.231	23.1%
8/1/2012	1.220	22.0%
9/1/2012	1.209	20.9%
10/1/2012	1.198	19.8%
11/1/2012	1.188	18.8%
12/1/2012	1.177	17.7%
1/1/2013	1.167	16.7%
2/1/2013	1.157	15.7%
3/1/2013	1.149	14.9%
4/1/2013	1.139	13.9%
5/1/2013	1.130	13.0%
6/1/2013	1.121	12.1%
7/1/2013	1.113	11.3%
8/1/2013	1.104	10.4%
9/1/2013	1.096	9.6%
10/1/2013	1.089	8.9%
11/1/2013	1.081	8.1%
12/1/2013	1.074	7.4%
1/1/2014	1.066	6.6%
2/1/2014	1.059	5.9%
3/1/2014	1.053	5.3%
4/1/2014	1.047	4.7%
5/1/2014	1.041	4.1%
6/1/2014	1.035	3.5%
7/1/2014	1.029	2.9%
8/1/2014	1.024	2.4%
9/1/2014	1.018	1.8%
10/1/2014	1.013	1.3%
11/1/2014	1.009	0.9%
12/1/2014	1.004	0.4%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 035 is: $(.915502799731161 - 0.00012408941929733 * \text{SaleDay} + 1.20126193392412\text{E-}07 * \text{SaleDaySq} + 0.024216753774353 * 0.3535156) / (.915502799731161 + 0.024216753774353 * 0.3535156)$

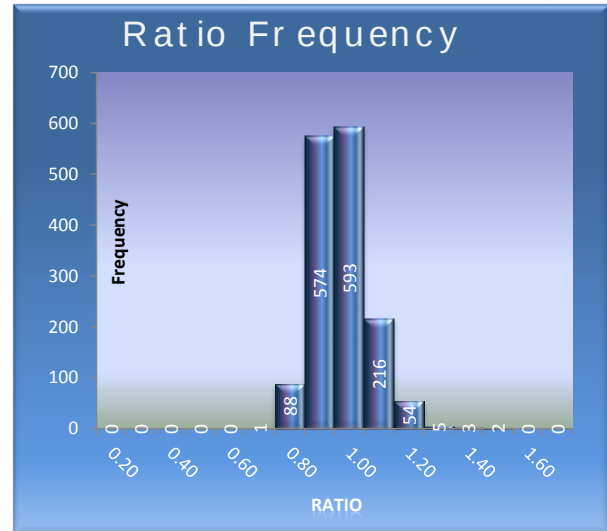
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Sammamish Plateau	1/1/2014	8/17/2015	1/2012 - 12/2014
Area Number: 035	Appr ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,536
Mean Assessed Value	\$661,700
Mean Adj. Sales Price	\$718,300
Standard Deviation AV	\$230,483
Standard Deviation SP	\$249,036
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.924
Median Ratio	0.915
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.610
Highest ratio:	1.465
Coefficient of Dispersion	7.62%
Standard Deviation	0.091
Coefficient of Variation	9.84%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.910
Upper limit	0.920
95% Confidence: Mean	
Lower limit	0.920
Upper limit	0.929
SAMPLE SIZE EVALUATION	
N (population size)	8,209
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.091
Recommended minimum:	13
Actual sample size:	1,536
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	825
# ratios above mean:	711
z:	2.909
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 035

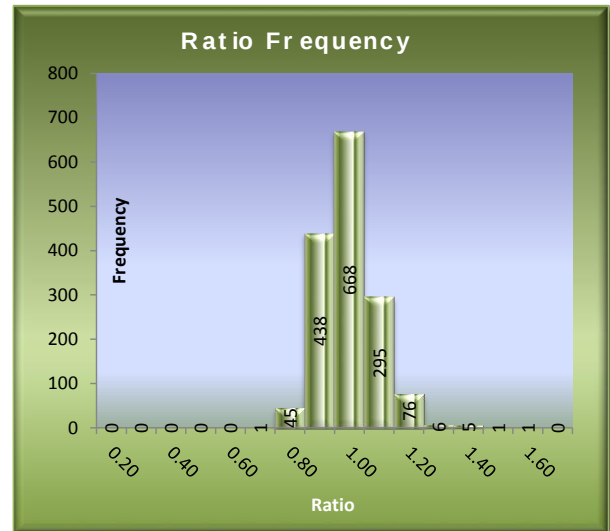
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Sammamish Plateau	1/1/2015	8/17/2015	1/2012 - 12/2014
Area Number: 035	Appr. ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,536
Mean Assessed Value	\$679,100
Mean Sales Price	\$718,300
Standard Deviation AV	\$234,136
Standard Deviation SP	\$249,036
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.945
UNIFORMITY	
Lowest ratio	0.617
Highest ratio:	1.519
Coefficient of Dispersion	7.58%
Standard Deviation	0.092
Coefficient of Variation	9.74%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.935
Upper limit	0.946
95% Confidence: Mean	
Lower limit	0.945
Upper limit	0.954
SAMPLE SIZE EVALUATION	
N (population size)	8,209
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.092
Recommended minimum:	14
Actual sample size:	1,536
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	829
# ratios above mean:	707
z:	3.113
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 035 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 17, 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 11 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 +2.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.026, 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 SubArea based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, SubArea 3, was generally at higher 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 1,536 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.915502799731162 + 0.0242167537743531 * \text{Sub4})$$

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 were 6 sales of mobile homes within Area 035. 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 +2.6%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.026 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.941. 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 +2.9%. 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) * 1.026.
- 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) * 1.026.
- 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 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	681780	0360	04/03/14	\$388,000	\$406,000	780	7	1981	Avg	10,389	N	N	23106 NE 25TH WAY
2	0	681780	0510	06/05/14	\$372,500	\$385,000	800	7	1981	Avg	12,324	N	N	2522 230TH AVE NE
2	0	681781	0050	03/20/12	\$285,000	\$362,000	830	7	1981	Avg	10,465	N	N	2920 229TH PL NE
2	0	681780	0860	09/10/12	\$317,700	\$383,000	850	7	1984	Avg	13,281	N	N	23014 NE 29TH ST
2	0	681780	1040	08/21/14	\$440,000	\$449,000	850	7	1983	Avg	12,086	N	N	22962 NE 26TH PL
2	0	681781	0230	05/08/12	\$285,000	\$357,000	900	7	1983	Avg	12,696	N	N	3004 229TH PL NE
2	0	681781	0310	06/12/14	\$405,000	\$418,000	900	7	1984	Avg	15,678	N	N	3009 229TH PL NE
2	0	681780	0380	10/02/12	\$320,000	\$383,000	910	7	1981	VGood	10,900	N	N	2518 231ST AVE NE
2	0	681780	0970	09/27/12	\$294,000	\$353,000	920	7	1983	Avg	11,020	N	N	2823 230TH AVE NE
2	0	681780	1090	12/09/13	\$386,000	\$414,000	920	7	1983	Good	11,609	N	N	22967 NE 26TH PL
2	0	681780	0630	05/16/14	\$385,000	\$400,000	940	7	1981	Good	10,541	N	N	23013 NE 28TH ST
2	0	681780	0630	05/21/13	\$287,000	\$323,000	940	7	1981	Good	10,541	N	N	23013 NE 28TH ST
2	0	681781	0020	03/03/14	\$352,000	\$371,000	940	7	1981	Avg	12,634	N	N	2724 229TH PL NE
2	0	681781	0360	02/24/12	\$245,000	\$314,000	940	7	1984	Avg	11,247	N	N	2905 229TH PL NE
2	0	681781	0360	08/14/13	\$330,000	\$363,000	940	7	1984	Avg	11,247	N	N	2905 229TH PL NE
2	0	771580	0160	11/07/13	\$415,000	\$448,000	960	7	1981	Good	7,200	N	N	1744 211TH PL NE
2	0	681780	1410	06/24/14	\$400,000	\$412,000	990	7	1984	Avg	11,413	N	N	22834 NE 25TH WAY
2	0	681781	0190	07/01/14	\$401,000	\$413,000	1,000	7	1984	Avg	11,172	N	N	3027 230TH PL NE
2	0	771580	0210	07/20/12	\$320,000	\$392,000	1,010	7	1982	Avg	7,000	N	N	1828 211TH PL NE
2	0	771580	0410	03/08/12	\$271,000	\$346,000	1,010	7	1984	Avg	9,100	N	N	1840 211TH CT NE
2	0	681780	0900	11/18/13	\$375,000	\$404,000	1,050	7	1984	Avg	14,929	N	N	2922 230TH AVE NE
2	0	681780	0770	03/27/13	\$335,000	\$382,000	1,060	7	1983	Avg	10,658	N	N	23029 NE 29TH ST
2	0	681781	0120	02/20/14	\$375,000	\$396,000	1,060	7	1984	Avg	16,778	N	N	3024 230TH PL NE
2	0	771580	0360	05/23/13	\$394,824	\$444,000	1,080	7	1984	Good	8,424	N	N	1808 211TH CT NE
2	0	660022	0020	01/07/14	\$361,000	\$384,000	1,120	7	1981	Good	12,000	N	N	22812 NE 22ND ST
2	0	771580	0670	03/04/14	\$418,000	\$440,000	1,130	7	1981	Avg	7,623	N	N	1820 210TH CT NE
2	0	681780	0220	08/29/14	\$434,900	\$443,000	1,140	7	1983	Avg	11,067	N	N	22925 NE 25TH WAY
2	0	681780	0220	08/25/13	\$402,000	\$441,000	1,140	7	1983	Avg	11,067	N	N	22925 NE 25TH WAY
2	0	771580	0350	06/26/13	\$465,000	\$518,000	1,160	7	1984	Avg	8,400	N	N	1800 211TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	660022	0300	09/14/14	\$600,000	\$610,000	1,180	7	1981	Good	12,753	N	N	2200 229TH AVE NE
2	0	681780	0890	04/11/13	\$422,500	\$480,000	1,190	7	1984	Avg	12,436	N	N	2914 230TH AVE NE
2	0	681780	1430	02/07/13	\$446,000	\$515,000	1,190	7	1985	Avg	11,430	N	N	22814 NE 25TH WAY
2	0	752505	0140	08/20/13	\$430,000	\$473,000	1,200	7	1981	Avg	12,047	N	N	21919 NE 18TH ST
2	0	752505	0150	06/13/14	\$475,000	\$490,000	1,200	7	1981	Avg	12,177	N	N	22005 NE 18TH ST
2	0	660022	0670	11/29/12	\$328,000	\$386,000	1,210	7	1981	Good	14,117	N	N	2012 228TH PL NE
2	0	771580	0710	07/22/14	\$470,000	\$482,000	1,210	7	1981	Avg	11,250	N	N	1831 210TH CT NE
2	0	664400	0080	01/14/13	\$318,000	\$370,000	1,220	7	1987	Avg	9,532	N	N	1839 225TH PL NE
2	0	681780	0150	05/24/13	\$350,000	\$393,000	1,240	7	1983	Avg	10,849	N	N	22949 NE 24TH PL
2	0	771580	0430	11/04/14	\$502,000	\$506,000	1,250	7	1984	Avg	9,135	N	N	1831 211TH CT NE
2	0	771580	0950	01/30/13	\$408,000	\$472,000	1,250	7	1981	Avg	7,500	N	N	21039 NE 17TH ST
2	0	660022	0030	03/25/14	\$370,000	\$388,000	1,270	7	1981	Avg	13,255	N	N	22820 NE 22ND ST
2	0	681780	1120	01/10/14	\$430,000	\$458,000	1,270	7	1984	Avg	9,418	N	N	22930 NE 25TH WAY
2	0	681780	1340	02/09/12	\$400,000	\$515,000	1,270	7	1984	Avg	10,580	N	N	22841 NE 26TH ST
2	0	752505	0010	12/10/13	\$430,000	\$461,000	1,310	7	1982	Avg	11,386	N	N	1602 220TH PL NE
2	0	752505	0070	05/07/12	\$425,000	\$532,000	1,330	7	1982	Avg	12,920	N	N	1637 220TH PL NE
2	0	570630	0110	12/14/12	\$399,950	\$469,000	1,390	7	1987	Avg	14,824	N	N	23218 NE 10TH PL
2	0	771580	1040	04/11/12	\$350,500	\$442,000	1,430	7	1984	Good	7,125	N	N	1740 211TH WAY NE
2	0	771580	1090	07/25/14	\$429,000	\$440,000	1,430	7	1984	Avg	9,240	N	N	21131 NE 18TH ST
2	0	681780	1020	08/21/14	\$475,000	\$485,000	1,500	7	1983	Avg	11,092	N	N	2603 230TH AVE NE
2	0	681780	1020	01/25/12	\$389,950	\$504,000	1,500	7	1983	Avg	11,092	N	N	2603 230TH AVE NE
2	0	771580	0310	08/21/14	\$442,500	\$451,000	1,510	7	1987	Avg	7,280	N	N	1815 211TH PL NE
2	0	771580	0390	11/10/14	\$447,000	\$450,000	1,520	7	1984	Avg	14,080	N	N	1830 211TH CT NE
2	0	660022	0230	10/23/13	\$474,000	\$513,000	1,560	7	1986	Avg	10,549	N	N	2409 231ST PL NE
2	0	570630	0020	11/25/14	\$473,000	\$475,000	1,620	7	1987	Avg	12,309	N	N	23233 NE 10TH PL
2	0	660022	0090	11/18/14	\$475,000	\$478,000	1,620	7	1981	Avg	14,467	N	N	2311 228TH PL NE
2	0	681780	0910	11/18/14	\$459,800	\$463,000	1,690	7	1984	Avg	16,061	N	N	2928 230TH AVE NE
2	0	660022	0210	07/15/13	\$501,000	\$556,000	2,140	7	1982	Good	12,880	N	N	2410 231ST PL NE
2	0	681780	1200	12/16/13	\$425,000	\$455,000	2,230	7	1981	Good	10,274	N	N	22935 NE 27TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	282506	9007	03/11/14	\$595,875	\$626,000	2,390	7	1983	VGood	13,603	N	N	1617 216TH AVE NE
2	0	357840	0670	09/24/14	\$354,000	\$359,000	1,010	8	1980	Avg	21,340	N	N	22131 NE 13TH PL
2	0	357840	0710	12/13/12	\$310,000	\$364,000	1,010	8	1982	Avg	14,183	N	N	1346 222ND PL NE
2	0	357840	0740	07/23/13	\$365,000	\$404,000	1,010	8	1980	Avg	9,664	N	N	22103 NE 16TH ST
2	0	357840	0930	04/24/13	\$412,000	\$467,000	1,020	8	1980	VGood	11,747	N	N	22031 NE 15TH ST
2	0	771580	1150	11/07/12	\$386,000	\$458,000	1,030	8	1981	Avg	8,256	N	N	21038 NE 17TH ST
2	0	807841	0270	01/25/12	\$385,000	\$498,000	1,160	8	1987	Avg	8,304	N	N	23235 NE 29TH CT
2	0	357840	0030	07/18/14	\$465,000	\$477,000	1,170	8	1983	Avg	13,383	N	N	22626 NE 14TH DR
2	0	193905	0110	07/23/13	\$424,000	\$469,000	1,180	8	1988	Avg	15,661	N	N	22612 NE 14TH PL
2	0	195440	0190	04/10/14	\$470,000	\$491,000	1,180	8	1988	Avg	7,141	N	N	22112 NE 9TH PL
2	0	195442	0300	02/05/14	\$362,600	\$384,000	1,180	8	1988	Avg	6,035	N	N	22334 NE 9TH DR
2	0	325990	0030	04/17/13	\$437,500	\$496,000	1,180	8	1991	Avg	7,589	N	N	1735 221ST PL NE
2	0	807840	0170	08/28/13	\$451,050	\$495,000	1,190	8	1984	Avg	11,667	N	N	2621 234TH AVE NE
2	0	807840	0170	05/11/12	\$410,000	\$513,000	1,190	8	1984	Avg	11,667	N	N	2621 234TH AVE NE
2	0	357840	1580	03/27/12	\$300,000	\$380,000	1,200	8	1980	Avg	8,614	N	N	22608 NE 12TH PL
2	0	771580	1160	12/16/13	\$425,550	\$455,000	1,200	8	1982	Avg	7,098	N	N	21028 NE 17TH ST
2	0	865152	0040	09/09/13	\$555,000	\$607,000	1,200	8	1985	Good	7,070	N	N	21053 NE 42ND ST
2	0	750440	0850	05/21/14	\$442,000	\$458,000	1,220	8	1979	Good	12,007	N	N	1739 216TH PL NE
2	0	807840	0210	07/30/12	\$378,000	\$461,000	1,220	8	1984	Avg	8,076	N	N	2605 234TH AVE NE
2	0	865151	0380	12/16/14	\$539,000	\$540,000	1,220	8	1982	Avg	9,195	N	N	20916 NE 44TH ST
2	0	865151	0380	08/21/14	\$310,000	\$316,000	1,220	8	1982	Avg	9,195	N	N	20916 NE 44TH ST
2	0	865151	0420	12/11/14	\$490,000	\$491,000	1,220	8	1981	Avg	10,023	N	N	20726 NE 44TH ST
2	0	193905	0120	01/08/14	\$401,000	\$427,000	1,230	8	1988	Avg	13,963	N	N	22618 NE 14TH PL
2	0	178540	0140	10/02/13	\$460,000	\$501,000	1,240	8	1981	Avg	15,971	N	N	22525 NE 23RD CT
2	0	357840	0010	03/17/14	\$440,000	\$462,000	1,240	8	1982	Avg	14,883	N	N	22716 NE 12TH PL
2	0	807840	0420	06/17/13	\$426,500	\$476,000	1,260	8	1985	Good	7,725	N	N	2501 233RD PL NE
2	0	865151	1030	10/02/14	\$525,000	\$532,000	1,260	8	1981	Avg	9,146	N	N	20706 NE 42ND PL
2	0	178540	0130	04/23/14	\$465,000	\$485,000	1,270	8	1981	Avg	15,062	N	N	22528 NE 23RD CT
2	0	357840	1020	10/18/12	\$414,700	\$494,000	1,270	8	1983	Avg	9,835	N	N	1518 220TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	771580	0180	04/09/14	\$486,000	\$508,000	1,270	8	1982	Avg	7,200	N	N	1804 211TH PL NE
2	0	357840	0500	12/09/14	\$558,000	\$560,000	1,280	8	1982	Avg	15,757	N	N	1211 224TH PL NE
2	0	357840	1690	01/17/12	\$330,000	\$428,000	1,280	8	1984	Avg	11,057	N	N	22525 NE 14TH DR
2	0	357840	1240	10/25/12	\$375,000	\$446,000	1,290	8	1983	Avg	12,741	N	N	22411 NE 12TH CT
2	0	807841	0330	02/15/12	\$439,950	\$565,000	1,290	8	1987	Good	9,433	N	N	2803 233RD PL NE
2	0	357840	0270	06/23/14	\$430,000	\$443,000	1,300	8	1981	Avg	12,731	N	N	1435 224TH AVE NE
2	0	357840	1390	08/14/12	\$379,000	\$461,000	1,310	8	1983	Avg	10,410	N	N	22424 NE 13TH CT
2	0	357840	0920	06/22/12	\$429,000	\$530,000	1,320	8	1980	Good	11,167	N	N	22025 NE 15TH ST
2	0	357840	1760	08/20/14	\$393,000	\$401,000	1,320	8	1981	Avg	10,720	N	N	22713 NE 12TH PL
2	0	771580	1260	02/20/13	\$497,500	\$573,000	1,320	8	1981	VGood	7,700	N	N	1718 209TH PL NE
2	0	357840	0410	09/20/13	\$410,000	\$447,000	1,330	8	1980	Good	20,385	N	N	22401 NE 14TH DR
2	0	357840	1450	07/05/13	\$445,000	\$495,000	1,330	8	1984	Avg	9,468	N	N	1239 225TH AVE NE
2	0	807845	0090	06/26/13	\$500,000	\$557,000	1,330	8	1990	Avg	7,542	N	N	23621 NE 25TH WAY
2	0	807845	0140	02/25/14	\$551,000	\$581,000	1,330	8	1990	Avg	7,140	N	N	23805 NE 25TH WAY
2	0	721572	1440	07/09/12	\$363,000	\$446,000	1,330	8	1999	Avg	4,924	N	N	913 243RD PL SE
2	0	721572	1500	04/15/13	\$362,000	\$411,000	1,330	8	1999	Avg	4,559	N	N	24243 SE 9TH ST
2	0	357840	0020	02/14/13	\$478,000	\$551,000	1,340	8	1984	VGood	12,946	N	N	22706 NE 12TH PL
2	0	865151	0360	03/11/13	\$385,000	\$441,000	1,340	8	1984	Avg	9,371	N	N	20932 NE 44TH ST
2	0	193905	0160	05/30/12	\$368,000	\$458,000	1,350	8	1988	Good	8,083	N	N	1421 227TH PL NE
2	0	865151	0290	05/03/13	\$530,000	\$599,000	1,350	8	1983	Good	19,199	N	N	21032 NE 44TH ST
2	0	807842	0010	12/05/12	\$430,000	\$506,000	1,360	8	1988	Avg	8,887	N	N	2829 234TH PL NE
2	0	287290	0140	03/17/13	\$443,000	\$507,000	1,390	8	1984	Avg	14,684	N	N	22623 NE 19TH PL
2	0	750446	0160	06/18/13	\$416,500	\$465,000	1,390	8	1980	Avg	12,168	N	N	1622 217TH PL NE
2	0	178540	0190	12/31/12	\$385,000	\$450,000	1,400	8	1981	Avg	12,115	N	N	2213 226TH PL NE
2	0	195443	0260	06/28/13	\$465,000	\$518,000	1,400	8	1987	Avg	6,398	N	N	911 224TH AVE NE
2	0	750400	1020	11/06/13	\$400,000	\$432,000	1,400	8	1972	Avg	12,750	N	N	2025 208TH PL NE
2	0	357840	1110	10/18/13	\$480,000	\$520,000	1,420	8	1983	Avg	9,768	N	N	1325 220TH PL NE
2	0	357840	1640	04/18/14	\$525,000	\$548,000	1,420	8	1983	Avg	13,946	N	N	1224 225TH AVE NE
2	0	660022	0550	06/26/14	\$495,000	\$510,000	1,440	8	1983	Avg	11,787	N	N	22913 NE 20TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865152	0510	05/15/14	\$582,800	\$605,000	1,440	8	1986	Avg	7,636	N	N	21028 NE 42ND ST
2	0	195442	0410	02/21/12	\$370,000	\$474,000	1,450	8	1987	Avg	6,502	N	N	22212 NE 9TH DR
2	0	287290	0050	10/07/14	\$400,000	\$405,000	1,450	8	1984	Avg	8,064	N	N	22608 NE 18TH PL
2	0	287290	0390	08/14/14	\$507,000	\$518,000	1,450	8	1984	Avg	8,158	N	N	1849 226TH PL NE
2	0	752700	0090	08/14/14	\$540,000	\$552,000	1,450	8	1971	Avg	19,500	Y	N	5304 190TH PL NE
2	0	865152	0350	09/23/13	\$534,000	\$582,000	1,450	8	1986	Avg	8,013	N	N	21113 NE 43RD PL
2	0	660022	0640	10/14/13	\$485,000	\$526,000	1,460	8	1982	VGood	12,188	N	N	22825 NE 21ST PL
2	0	807843	0030	07/16/14	\$560,000	\$575,000	1,460	8	1989	Avg	9,686	N	N	2621 235TH CT NE
2	0	771580	0920	12/15/14	\$525,000	\$526,000	1,470	8	1980	Avg	9,000	N	N	21027 NE 17TH ST
2	0	287290	0160	03/13/13	\$410,000	\$469,000	1,490	8	1984	Avg	10,387	N	N	22622 NE 19TH PL
2	0	178540	0220	04/29/14	\$543,000	\$565,000	1,510	8	1981	Good	15,118	N	N	2204 226TH PL NE
2	0	660022	0480	04/25/14	\$455,000	\$474,000	1,510	8	1987	Avg	11,288	N	N	2027 231ST PL NE
2	0	865152	0140	12/12/12	\$456,000	\$535,000	1,510	8	1984	Avg	14,398	N	N	4121 211TH PL NE
2	0	865151	0610	06/26/14	\$475,580	\$490,000	1,520	8	1983	Avg	11,085	N	N	4009 204TH AVE NE
2	0	896199	0150	12/07/12	\$365,000	\$429,000	1,530	8	1999	Avg	5,051	N	N	476 243RD PL SE
2	0	896199	0150	07/30/12	\$345,000	\$421,000	1,530	8	1999	Avg	5,051	N	N	476 243RD PL SE
2	0	896199	0180	09/13/12	\$370,000	\$446,000	1,530	8	1999	Avg	5,976	N	N	458 243RD PL SE
2	0	195443	0190	08/08/14	\$528,000	\$540,000	1,540	8	1988	Avg	7,171	N	N	22410 NE 10TH ST
2	0	357840	1330	07/18/14	\$450,000	\$462,000	1,540	8	1983	Avg	9,154	N	N	22422 NE 12TH CT
2	0	195444	0240	11/14/13	\$440,000	\$474,000	1,550	8	1988	Avg	6,590	N	N	22115 NE 11TH PL
2	0	750401	0110	02/28/13	\$520,000	\$597,000	1,550	8	1975	Good	12,000	N	N	3214 SAHALEE DR W
2	0	771580	0440	11/25/13	\$459,000	\$493,000	1,550	8	1984	Good	7,125	N	N	1825 211TH CT NE
2	0	815800	0090	08/08/13	\$460,000	\$507,000	1,550	8	1984	Avg	7,276	N	N	1812 226TH PL NE
2	0	721572	1670	09/26/13	\$465,000	\$507,000	1,560	8	1999	Avg	5,475	N	N	1116 243RD PL SE
2	0	807840	0330	02/18/14	\$485,000	\$512,000	1,590	8	1985	Avg	8,045	N	N	2707 233RD PL NE
2	0	325990	0020	07/20/12	\$375,000	\$459,000	1,600	8	1991	Avg	9,393	N	N	1739 221ST PL NE
2	0	195443	0010	08/15/12	\$439,950	\$534,000	1,610	8	1989	Avg	6,553	N	N	22464 NE 9TH DR
2	0	750410	0960	01/22/13	\$385,000	\$447,000	1,610	8	1983	Avg	12,495	N	N	22409 NE 25TH WAY
2	0	750440	0560	03/25/13	\$498,000	\$568,000	1,620	8	1978	Avg	12,665	N	N	1811 218TH PL NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	195441	0130	02/13/12	\$350,000	\$450,000	1,630	8	1987	Avg	7,943	N	N	22432 NE 10TH ST
2	0	750440	0260	04/19/13	\$516,000	\$585,000	1,630	8	1978	Avg	13,073	N	N	1629 219TH PL NE
2	0	178540	0300	08/21/14	\$525,000	\$536,000	1,640	8	1981	Avg	15,258	N	N	2207 227TH AVE NE
2	0	750440	0090	03/05/13	\$449,800	\$516,000	1,640	8	1978	Avg	12,000	N	N	21719 NE 18TH WAY
2	0	195441	0050	06/25/12	\$435,000	\$537,000	1,650	8	1987	Avg	9,965	N	N	22472 NE 10TH ST
2	0	721572	1000	04/24/12	\$380,000	\$478,000	1,650	8	1999	Avg	5,170	N	N	24258 SE 9TH ST
2	0	721572	1300	11/02/12	\$412,000	\$489,000	1,650	8	2000	Avg	5,569	N	N	924 242ND CT SE
2	0	721572	1330	10/23/14	\$485,000	\$490,000	1,650	8	2000	Avg	4,218	N	N	940 242ND CT SE
2	0	721572	1380	08/27/13	\$459,000	\$504,000	1,650	8	1999	Avg	4,580	N	N	24264 SE 10TH PL
2	0	721573	0750	09/19/13	\$466,000	\$509,000	1,650	8	2001	Avg	4,171	N	N	1427 242ND PL SE
2	0	721573	0910	04/25/13	\$445,000	\$504,000	1,650	8	2001	Avg	5,687	N	N	24212 SE 14TH CT
2	0	750420	0180	03/31/14	\$434,000	\$454,000	1,660	8	1978	Good	5,005	N	N	20811 NE 25TH ST
2	0	750440	0520	04/25/14	\$521,250	\$543,000	1,660	8	1979	Avg	16,785	N	N	1839 218TH PL NE
2	0	750446	0170	02/22/12	\$431,000	\$552,000	1,670	8	1978	Avg	13,510	N	N	1621 217TH PL NE
2	0	865152	0120	09/04/13	\$463,000	\$507,000	1,680	8	1984	Avg	7,815	N	N	21109 NE 42ND ST
2	0	195444	0110	04/21/14	\$510,000	\$532,000	1,690	8	1988	Avg	8,835	N	N	22118 NE 11TH PL
2	0	195444	0310	03/25/13	\$392,000	\$447,000	1,690	8	1987	Avg	7,840	N	N	22307 NE 11TH PL
2	0	807840	0280	09/10/13	\$416,000	\$455,000	1,700	8	1985	Avg	7,739	N	N	2640 234TH AVE NE
2	0	287290	0060	08/23/13	\$408,500	\$449,000	1,710	8	1983	Avg	10,004	N	N	1842 226TH PL NE
2	0	815800	0080	06/18/13	\$449,000	\$501,000	1,710	8	1984	Avg	7,291	N	N	1808 226TH PL NE
2	0	178540	0450	06/03/13	\$500,000	\$560,000	1,730	8	1983	Avg	16,289	N	N	2007 227TH AVE NE
2	0	750420	0100	02/09/13	\$285,000	\$329,000	1,740	8	1971	Avg	3,450	N	N	2422 SAHALEE DR W
2	0	807840	0010	11/18/14	\$530,000	\$533,000	1,740	8	1984	Avg	8,376	N	N	2443 233RD PL NE
2	0	287290	0190	10/16/14	\$410,000	\$415,000	1,750	8	1984	Avg	11,766	N	N	22604 NE 19TH PL
2	0	750440	0670	12/14/12	\$450,000	\$528,000	1,750	8	1978	Avg	12,352	N	N	21629 NE 18TH PL
2	0	865151	1290	08/23/13	\$540,000	\$593,000	1,750	8	1984	Avg	9,551	N	N	4334 209TH AVE NE
2	0	750446	0200	07/17/14	\$500,000	\$513,000	1,760	8	1978	Avg	11,946	N	N	21626 NE 16TH ST
2	0	863576	0040	10/08/14	\$420,000	\$425,000	1,770	8	1999	Avg	3,993	N	N	714 239TH PL SE
2	0	863576	0320	09/12/13	\$383,000	\$419,000	1,770	8	1999	Avg	2,936	N	N	23931 SE 7TH LN

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	660022	0470	06/10/13	\$595,000	\$666,000	1,780	8	1986	Good	11,700	N	N	2019 231ST PL NE
2	0	865152	0420	06/06/14	\$539,000	\$557,000	1,780	8	1985	Avg	9,568	N	N	21124 NE 42ND ST
2	0	865152	0420	05/04/12	\$490,000	\$614,000	1,780	8	1985	Avg	9,568	N	N	21124 NE 42ND ST
2	0	195440	0060	05/06/14	\$515,000	\$535,000	1,790	8	1989	Avg	7,167	N	N	920 221ST AVE NE
2	0	195440	0430	06/13/13	\$550,000	\$615,000	1,790	8	1989	Avg	7,622	N	N	945 221ST AVE NE
2	0	195440	0500	06/25/14	\$583,000	\$601,000	1,790	8	1989	Avg	8,144	N	N	907 221ST AVE NE
2	0	721572	1270	04/12/12	\$398,000	\$502,000	1,790	8	2000	Avg	6,278	N	N	929 242ND CT SE
2	0	807845	0420	09/17/13	\$455,000	\$497,000	1,800	8	1990	Avg	8,737	N	N	2521 238TH CT NE
2	0	721572	0950	07/16/12	\$435,000	\$533,000	1,800	8	1998	Avg	7,806	N	N	24218 SE 9TH ST
2	0	721572	1010	07/24/13	\$492,000	\$544,000	1,800	8	1999	Avg	6,517	N	N	900 243RD PL SE
2	0	721572	1070	09/29/14	\$485,500	\$492,000	1,800	8	1999	Avg	4,500	N	N	936 243RD PL SE
2	0	721572	1150	04/30/12	\$407,000	\$511,000	1,800	8	1999	Avg	4,500	N	N	24249 SE 10TH PL
2	0	721572	1430	02/03/12	\$408,600	\$527,000	1,800	8	1999	Avg	5,233	N	N	917 243RD PL SE
2	0	721572	1480	11/05/12	\$428,000	\$508,000	1,800	8	1999	Avg	4,538	N	N	24259 SE 9TH ST
2	0	721573	0810	01/10/13	\$450,000	\$524,000	1,800	8	2000	Avg	6,052	N	N	1438 242ND PL SE
2	0	195440	0370	06/28/12	\$510,000	\$629,000	1,810	8	1990	Avg	6,582	N	N	1007 221ST AVE NE
2	0	750401	0310	11/27/12	\$385,000	\$454,000	1,810	8	1976	Avg	11,480	N	N	3510 SAHALEE DR W
2	0	807843	0360	12/16/14	\$505,000	\$506,000	1,820	8	1988	Avg	11,012	N	N	23428 NE 28TH PL
2	0	863576	0130	02/27/13	\$365,000	\$419,000	1,830	8	1999	Avg	2,839	N	N	23932 SE 7TH ST
2	0	863576	0490	09/02/14	\$410,000	\$417,000	1,830	8	1999	Avg	2,839	N	N	23958 SE 7TH LN
2	0	863576	0510	11/27/12	\$319,000	\$376,000	1,830	8	1999	Avg	2,839	N	N	23942 SE 7TH LN
2	0	863576	0580	08/13/12	\$349,950	\$425,000	1,830	8	1999	Avg	2,839	N	N	23937 SE 7TH ST
2	0	863576	0600	07/19/13	\$377,000	\$418,000	1,830	8	1999	Avg	2,839	N	N	23953 SE 7TH ST
2	0	664620	0350	06/09/12	\$376,500	\$467,000	1,840	8	1990	Avg	5,582	Y	N	22314 NE 17TH CT
2	0	807841	0440	05/30/12	\$340,000	\$423,000	1,850	8	1987	Avg	6,401	N	N	23427 NE 27TH ST
2	0	195441	0010	03/11/14	\$610,000	\$641,000	1,860	8	2008	Avg	8,656	N	N	1129 226TH AVE NE
2	0	807842	0250	08/21/12	\$449,950	\$546,000	1,860	8	1988	Avg	7,970	N	N	23426 NE 29TH PL
2	0	807841	0010	07/01/13	\$473,500	\$527,000	1,870	8	1985	Good	7,433	N	N	2714 233RD PL NE
2	0	807848	0130	07/08/14	\$524,900	\$540,000	1,870	8	1990	Avg	13,608	N	N	23534 NE 29TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865151	0330	03/09/12	\$415,000	\$529,000	1,880	8	1985	Avg	10,685	N	N	21008 NE 44TH ST
2	0	195443	0290	04/17/12	\$455,000	\$573,000	1,890	8	1990	Avg	8,485	N	N	22401 NE 9TH DR
2	0	865151	1220	12/17/14	\$490,000	\$491,000	1,890	8	1986	Avg	10,190	N	N	4307 209TH AVE NE
2	0	178540	0700	11/05/12	\$452,000	\$536,000	1,900	8	1983	Avg	15,293	N	N	1933 224TH PL NE
2	0	195444	0060	05/05/14	\$560,000	\$582,000	1,900	8	1987	Avg	8,744	N	N	22306 NE 11TH PL
2	0	807841	0340	12/09/13	\$496,500	\$532,000	1,900	8	1985	Avg	6,750	N	N	2735 233RD PL NE
2	0	807843	0460	07/22/13	\$495,000	\$548,000	1,900	8	1990	Avg	7,834	N	N	23508 NE 27TH ST
2	0	750420	0120	06/13/14	\$430,000	\$444,000	1,910	8	1971	Avg	5,040	N	N	2426 SAHALEE DR W
2	0	750440	0120	09/19/14	\$495,000	\$503,000	1,910	8	1978	Avg	12,039	N	N	21815 NE 18TH WAY
2	0	721572	0570	09/19/13	\$520,000	\$568,000	1,910	8	1999	Avg	5,649	N	N	24032 SE 11TH PL
2	0	721572	0880	12/18/12	\$487,000	\$571,000	1,910	8	1999	Avg	7,246	N	N	24041 SE 9TH CT
2	0	721572	1820	05/17/13	\$505,000	\$568,000	1,910	8	2000	Avg	7,794	N	N	1221 243RD PL SE
2	0	195442	0070	06/21/14	\$540,000	\$557,000	1,920	8	1991	Avg	10,158	N	N	22325 NE 9TH DR
2	0	750420	0220	08/24/12	\$325,000	\$394,000	1,920	8	1971	Avg	4,275	N	N	2417 209TH AVE NE
2	0	807843	0150	02/22/13	\$485,000	\$558,000	1,920	8	1989	Avg	8,353	N	N	2601 236TH PL NE
2	0	807843	0280	09/03/13	\$506,000	\$554,000	1,920	8	1988	Avg	7,035	N	N	2800 235TH PL NE
2	0	865154	0040	07/18/14	\$549,000	\$563,000	1,920	8	1981	Avg	10,961	N	N	3626 211TH PL NE
2	0	863575	1190	03/08/13	\$400,000	\$459,000	1,920	8	1999	Avg	4,200	N	N	579 239TH AVE SE
2	0	807842	0030	08/07/12	\$445,950	\$543,000	1,930	8	1987	Avg	9,107	N	N	2821 234TH PL NE
2	0	660022	0520	05/03/12	\$450,000	\$564,000	1,940	8	1983	Avg	11,978	N	N	22927 NE 20TH PL
2	0	807842	0280	11/22/13	\$472,000	\$508,000	1,940	8	1988	Avg	7,685	N	N	23408 NE 29TH PL
2	0	178540	0800	03/27/12	\$445,000	\$564,000	1,950	8	1983	Avg	12,997	N	N	2022 227TH AVE NE
2	0	664620	0380	10/21/14	\$573,000	\$579,000	1,950	8	1990	Avg	7,720	Y	N	22302 NE 17TH CT
2	0	807842	0230	05/30/14	\$530,000	\$549,000	1,950	8	1988	Avg	9,906	N	N	23438 NE 29TH PL
2	0	807843	0040	07/03/13	\$545,000	\$606,000	1,960	8	1988	Good	9,984	N	N	2617 235TH CT NE
2	0	752500	0080	05/02/14	\$588,500	\$612,000	1,970	8	1980	Avg	14,892	N	N	1833 220TH PL NE
2	0	865152	0270	09/05/12	\$383,450	\$463,000	1,970	8	1985	Avg	42,828	Y	N	4334 212TH AVE NE
2	0	863575	1110	04/14/14	\$492,750	\$514,000	1,970	8	1998	Avg	4,200	N	N	23903 SE 6TH ST
2	0	660022	0510	11/19/13	\$548,999	\$591,000	1,980	8	1983	Good	14,479	N	N	2010 230TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807846	0410	04/02/13	\$461,900	\$526,000	1,980	8	1994	Avg	8,460	N	N	2413 239TH PL NE
2	0	865151	1060	06/30/14	\$530,000	\$546,000	1,980	8	1981	Avg	15,086	N	N	20707 NE 42ND PL
2	0	865151	1520	01/16/13	\$455,000	\$529,000	1,980	8	1984	Avg	8,367	N	N	4201 208TH AVE NE
2	0	807843	0340	05/01/14	\$565,000	\$588,000	1,990	8	1988	Avg	7,767	N	N	23436 NE 28TH PL
2	0	865151	0550	10/05/12	\$515,000	\$616,000	1,990	8	1984	Avg	11,282	N	N	4201 204TH AVE NE
2	0	750420	0050	06/18/13	\$335,000	\$374,000	2,000	8	1971	Avg	5,084	N	N	2412 SAHALEE DR W
2	0	750420	0110	11/06/12	\$360,000	\$427,000	2,000	8	1971	Good	3,450	N	N	2424 SAHALEE DR W
2	0	357840	0970	04/23/13	\$470,000	\$532,000	2,010	8	1984	Avg	16,419	N	N	22032 NE 15TH ST
2	0	807842	0100	07/09/13	\$486,000	\$540,000	2,010	8	1987	Avg	9,015	N	N	2810 234TH PL NE
2	0	865150	1110	01/14/13	\$336,000	\$391,000	2,010	8	1981	Fair	11,482	N	N	20525 NE 37TH WAY
2	0	225390	0140	02/25/13	\$445,000	\$512,000	2,010	8	2003	Avg	3,150	N	N	1109 231ST PL NE
2	0	195442	0230	10/17/13	\$498,000	\$540,000	2,030	8	1988	Avg	7,549	N	N	927 223RD PL NE
2	0	807843	0480	08/06/14	\$545,000	\$557,000	2,040	8	1988	Avg	7,412	N	N	23442 NE 27TH ST
2	0	807846	0800	09/06/12	\$457,500	\$552,000	2,040	8	1993	Avg	8,226	N	N	23746 NE 24TH PL
2	0	195444	0050	07/25/14	\$550,000	\$564,000	2,050	8	1987	Avg	8,683	N	N	22314 NE 11TH PL
2	0	195444	0050	10/04/12	\$435,000	\$521,000	2,050	8	1987	Avg	8,683	N	N	22314 NE 11TH PL
2	0	807843	0350	04/10/14	\$545,000	\$569,000	2,050	8	1988	Avg	10,416	N	N	23432 NE 28TH PL
2	0	195443	0380	12/11/12	\$463,000	\$544,000	2,060	8	1990	Avg	7,321	N	N	22447 NE 9TH DR
2	0	807843	0070	07/29/13	\$508,000	\$561,000	2,060	8	1988	Avg	8,692	N	N	23505 NE 27TH ST
2	0	807848	0110	02/10/14	\$550,000	\$582,000	2,060	8	1990	Avg	12,112	N	N	23546 NE 29TH ST
2	0	195442	0210	04/10/12	\$408,000	\$515,000	2,070	8	1988	Avg	7,973	N	N	935 223RD PL NE
2	0	896199	0090	06/24/14	\$535,000	\$551,000	2,070	8	1999	Avg	4,132	N	N	463 243RD PL SE
2	0	896199	0260	07/16/12	\$440,000	\$539,000	2,070	8	1999	Avg	4,473	N	N	414 243RD PL SE
2	0	896199	0260	07/24/13	\$458,500	\$507,000	2,070	8	1999	Avg	4,473	N	N	414 243RD PL SE
2	0	660022	0380	05/31/14	\$538,888	\$558,000	2,080	8	1987	Avg	13,189	N	N	23022 NE 21ST ST
2	0	721572	1860	06/05/12	\$470,000	\$583,000	2,080	8	1999	Avg	7,898	N	N	24271 SE 12TH CT
2	0	721573	0200	11/19/14	\$601,000	\$605,000	2,080	8	2001	Avg	5,191	N	N	24045 SE 12TH PL
2	0	807845	0240	03/28/12	\$433,000	\$549,000	2,090	8	1990	Avg	8,712	N	N	23808 NE 27TH ST
2	0	865152	0340	03/10/14	\$531,000	\$558,000	2,090	8	1988	Avg	8,261	N	N	21109 NE 43RD PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	721572	1830	08/24/12	\$490,000	\$594,000	2,090	8	1999	Avg	6,445	N	N	24289 SE 12TH CT
2	0	664620	0620	06/10/13	\$631,000	\$706,000	2,100	8	1990	Avg	7,380	Y	N	1610 223RD PL NE
2	0	807845	0070	04/17/12	\$450,000	\$567,000	2,100	8	1990	Avg	8,089	N	N	23609 NE 25TH WAY
2	0	807845	0120	04/16/13	\$520,000	\$590,000	2,100	8	1990	Avg	7,978	N	N	23713 NE 25TH WAY
2	0	865151	0020	08/27/14	\$492,000	\$501,000	2,100	8	1983	Avg	7,335	N	N	20813 NE 42ND ST
2	0	865151	1530	01/05/12	\$430,000	\$560,000	2,100	8	1984	Avg	10,621	N	N	4131 208TH AVE NE
2	0	863575	1160	07/24/12	\$467,000	\$571,000	2,100	8	1999	Avg	5,869	N	N	23804 SE 6TH ST
2	0	195444	0250	07/29/13	\$400,000	\$442,000	2,110	8	1988	Avg	6,681	N	N	22125 NE 11TH PL
2	0	750404	0080	09/17/13	\$440,000	\$481,000	2,110	8	1983	Avg	13,244	N	N	3511 210TH PL NE
2	0	807845	0150	11/14/12	\$460,000	\$544,000	2,110	8	1990	Avg	7,035	N	N	23811 NE 25TH WAY
2	0	865151	1070	11/08/13	\$437,100	\$472,000	2,110	8	1981	Avg	12,501	N	N	20711 NE 42ND PL
2	0	865152	0370	08/07/13	\$503,950	\$556,000	2,120	8	1987	Avg	8,808	N	N	4227 212TH AVE NE
2	0	178540	0150	10/18/12	\$440,000	\$525,000	2,130	8	1985	Avg	15,074	N	N	22529 NE 23RD CT
2	0	178540	0200	05/06/13	\$528,000	\$596,000	2,130	8	1981	Avg	15,105	N	N	2209 226TH PL NE
2	0	807844	0140	10/09/14	\$546,500	\$553,000	2,130	8	1990	Avg	7,199	N	N	23410 NE 25TH WAY
2	0	807840	0440	02/25/14	\$560,000	\$590,000	2,140	8	1990	Avg	8,418	N	N	23132 NE 25TH WAY
2	0	807846	0070	06/09/14	\$640,000	\$661,000	2,140	8	1991	Avg	8,925	N	N	23359 NE 24TH PL
2	0	195442	0150	09/01/13	\$520,370	\$570,000	2,150	8	1988	Avg	6,707	N	N	922 223RD PL NE
2	0	195442	0240	06/02/14	\$503,200	\$521,000	2,150	8	1988	Avg	7,130	N	N	923 223RD PL NE
2	0	195444	0270	06/28/12	\$470,000	\$579,000	2,150	8	1988	Good	6,581	N	N	22209 NE 11TH PL
2	0	807841	0210	06/16/14	\$566,000	\$584,000	2,170	8	1987	Avg	7,737	N	N	23234 NE 29TH CT
2	0	721572	0580	10/24/13	\$550,000	\$596,000	2,170	8	1999	Avg	5,626	N	N	24024 SE 11TH PL
2	0	721572	1560	07/20/12	\$460,000	\$563,000	2,170	8	1999	Avg	7,097	N	N	24204 SE 11TH PL
2	0	721572	1610	08/08/13	\$542,000	\$598,000	2,170	8	1999	Avg	5,385	N	N	24244 SE 11TH PL
2	0	721572	2020	06/05/12	\$465,000	\$577,000	2,170	8	1999	Avg	7,278	N	N	24205 SE 11TH PL
2	0	721573	0180	10/04/12	\$480,000	\$575,000	2,170	8	2001	Avg	6,228	N	N	24041 SE 12TH PL
2	0	195442	0080	10/12/12	\$517,500	\$618,000	2,180	8	1990	Avg	11,555	N	N	22329 NE 9TH DR
2	0	807841	0430	04/09/13	\$490,000	\$557,000	2,180	8	1987	Avg	7,121	N	N	23433 NE 27TH ST
2	0	865152	0400	06/12/14	\$610,750	\$631,000	2,180	8	1984	Avg	7,297	N	N	4203 212TH AVE NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	287290	0090	11/05/14	\$580,000	\$585,000	2,184	8	1983	Avg	10,420	N	N	1902 226TH PL NE
2	0	807843	0430	08/23/12	\$470,000	\$570,000	2,190	8	1988	Avg	7,807	N	N	23439 NE 28TH PL
2	0	807846	0700	07/19/13	\$557,000	\$617,000	2,190	8	1993	Good	7,341	N	N	2442 238TH PL NE
2	0	664620	0470	09/12/12	\$458,000	\$552,000	2,200	8	1990	Avg	10,557	N	N	1435 223RD PL NE
2	0	807846	0720	03/14/14	\$541,000	\$568,000	2,200	8	1992	Avg	8,799	N	N	2454 238TH PL NE
2	0	865152	0150	01/10/13	\$494,000	\$575,000	2,200	8	1984	Avg	15,791	N	N	4117 211TH PL NE
2	0	941640	0020	08/27/14	\$572,000	\$583,000	2,200	8	2002	Avg	3,885	N	N	23311 NE 8TH PL
2	0	195442	0190	03/09/12	\$424,000	\$541,000	2,210	8	1988	Avg	5,728	N	N	940 223RD PL NE
2	0	750440	0570	07/17/13	\$579,200	\$642,000	2,210	8	1979	Avg	16,809	N	N	1807 218TH PL NE
2	0	807846	0560	09/19/13	\$558,000	\$609,000	2,210	8	1993	Avg	7,126	N	N	2482 239TH PL NE
2	0	750440	0300	01/29/14	\$479,200	\$508,000	2,220	8	1978	Good	12,003	N	N	21820 NE 16TH ST
2	0	178540	0170	03/14/14	\$480,000	\$504,000	2,230	8	1981	Avg	15,000	N	N	2227 226TH PL NE
2	0	865151	1210	03/20/14	\$596,000	\$625,000	2,230	8	1985	Good	11,875	N	N	4311 209TH AVE NE
2	0	142530	0040	07/10/12	\$599,000	\$736,000	2,230	8	1997	Avg	6,965	N	N	1730 232ND AVE NE
2	0	752700	0020	12/10/12	\$650,000	\$763,000	2,250	8	1999	Avg	19,270	N	N	18732 NE 55TH ST
2	0	697995	0020	03/19/13	\$520,000	\$594,000	2,290	8	1996	Avg	10,596	N	N	22625 NE 19TH ST
2	0	750406	0080	12/13/12	\$459,000	\$539,000	2,310	8	1992	Avg	12,750	N	N	21832 NE 30TH PL
2	0	807720	0110	07/16/13	\$589,000	\$653,000	2,310	8	1987	VGood	8,127	N	N	2100 232ND PL NE
2	0	865152	0380	01/06/12	\$410,000	\$534,000	2,310	8	1984	Avg	7,500	N	N	4219 212TH AVE NE
2	0	865152	0380	09/02/13	\$497,000	\$545,000	2,310	8	1984	Avg	7,500	N	N	4219 212TH AVE NE
2	0	750440	0370	01/16/13	\$404,500	\$470,000	2,320	8	1978	Avg	12,004	N	N	1644 219TH PL NE
2	0	807846	0770	08/27/13	\$547,000	\$600,000	2,320	8	1993	Avg	8,237	N	N	2451 238TH PL NE
2	0	863576	0070	05/08/13	\$442,000	\$499,000	2,330	8	1999	Avg	3,957	N	N	23978 SE 7TH ST
2	0	863576	0160	04/18/14	\$485,000	\$506,000	2,330	8	1999	Avg	4,008	N	N	23912 SE 7TH ST
2	0	863576	0200	04/15/14	\$480,000	\$501,000	2,330	8	1999	Avg	5,406	N	N	719 239TH LN SE
2	0	863576	0590	09/28/12	\$370,000	\$444,000	2,330	8	1999	Avg	3,610	N	N	23945 SE 7TH ST
2	0	863576	0590	09/24/12	\$381,500	\$458,000	2,330	8	1999	Avg	3,610	N	N	23945 SE 7TH ST
2	0	807844	0050	07/30/14	\$569,500	\$583,000	2,340	8	1989	Avg	8,248	N	N	2401 233RD AVE NE
2	0	750420	0070	06/18/12	\$382,000	\$472,000	2,350	8	1971	Avg	3,500	N	N	2416 SAHALEE DR W

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807846	0320	11/18/14	\$598,850	\$603,000	2,350	8	1993	Avg	7,245	N	N	23725 NE 24TH PL
2	0	807845	0010	07/31/12	\$508,000	\$620,000	2,360	8	1990	Avg	7,662	N	N	2402 236TH AVE NE
2	0	807846	0360	06/25/13	\$550,000	\$613,000	2,360	8	1993	Avg	7,203	N	N	23749 NE 24TH PL
2	0	195440	0280	10/01/13	\$529,800	\$577,000	2,380	8	1988	Avg	6,867	N	N	22117 NE 10TH PL
2	0	325990	0090	11/21/12	\$590,000	\$697,000	2,380	8	2007	Avg	8,942	N	N	1703 221ST PL NE
2	0	195442	0120	04/24/12	\$475,000	\$597,000	2,390	8	1987	Avg	6,385	N	N	906 223RD PL NE
2	0	807846	0390	07/19/12	\$515,000	\$631,000	2,390	8	1993	Avg	7,441	N	N	23815 NE 24TH PL
2	0	142530	0160	01/24/12	\$530,000	\$686,000	2,390	8	1997	Avg	8,140	N	N	1619 232ND AVE NE
2	0	195443	0390	07/07/14	\$575,000	\$591,000	2,400	8	1990	Avg	6,137	N	N	22453 NE 9TH DR
2	0	807846	0520	09/23/14	\$608,000	\$617,000	2,410	8	1993	Avg	7,140	N	N	2458 239TH PL NE
2	0	863575	0740	08/22/13	\$550,000	\$604,000	2,460	8	1998	Avg	4,200	N	N	23808 SE 5TH ST
2	0	863575	0890	04/11/14	\$590,000	\$616,000	2,460	8	1999	Avg	4,200	N	N	510 240TH AVE SE
2	0	863575	0950	06/07/14	\$568,500	\$588,000	2,460	8	1998	Avg	4,200	N	N	546 240TH AVE SE
2	0	863575	1030	11/16/12	\$438,000	\$518,000	2,460	8	1999	Avg	5,983	N	N	607 240TH WAY SE
2	0	863575	1060	10/25/12	\$455,000	\$541,000	2,460	8	1998	Avg	4,200	N	N	23943 SE 6TH ST
2	0	863575	1120	05/19/14	\$611,000	\$634,000	2,460	8	1998	Avg	4,200	N	N	23825 SE 6TH ST
2	0	863575	1140	09/11/13	\$533,500	\$583,000	2,460	8	1999	Avg	4,200	N	N	23809 SE 6TH ST
2	0	856296	0110	08/29/12	\$519,999	\$629,000	2,480	8	1986	Avg	13,716	N	N	22627 NE 15TH PL
2	0	865152	0090	07/23/13	\$525,000	\$581,000	2,480	8	1984	Avg	14,873	N	N	4120 211TH CT NE
2	0	941640	0030	07/23/13	\$552,550	\$612,000	2,490	8	2002	Avg	4,002	N	N	23315 NE 8TH PL
2	0	807844	0060	06/01/12	\$579,000	\$719,000	2,510	8	1990	Good	11,545	N	N	2402 233RD AVE NE
2	0	865152	0320	09/17/12	\$499,950	\$601,000	2,550	8	1984	Avg	10,610	N	N	21114 NE 43RD PL
2	0	941640	0360	05/03/13	\$576,000	\$651,000	2,560	8	2002	Avg	4,350	N	N	909 233RD PL NE
2	0	178540	0420	02/15/13	\$550,000	\$634,000	2,570	8	1984	Avg	15,890	N	N	22605 NE 20TH PL
2	0	750440	0330	09/26/13	\$480,000	\$523,000	2,570	8	1978	Avg	12,002	N	N	1604 219TH PL NE
2	0	178540	0630	05/16/12	\$449,000	\$561,000	2,580	8	1984	Avg	13,587	N	N	2215 224TH PL NE
2	0	750410	0790	09/07/12	\$540,000	\$652,000	2,580	8	1982	Good	11,730	N	N	22229 NE 25TH WAY
2	0	807846	0810	12/10/14	\$620,000	\$622,000	2,580	8	1993	Avg	7,465	N	N	23740 NE 24TH PL
2	0	863575	0790	08/02/13	\$500,000	\$552,000	2,640	8	1999	Avg	4,200	N	N	23902 SE 5TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	863575	0830	06/06/13	\$590,000	\$661,000	2,640	8	1999	Avg	4,200	N	N	23934 SE 5TH ST
2	0	863575	0940	07/17/12	\$489,000	\$599,000	2,640	8	1998	Avg	4,200	N	N	540 240TH AVE SE
2	0	863575	0980	07/14/14	\$570,000	\$585,000	2,640	8	1998	Avg	4,200	N	N	564 240TH AVE SE
2	0	195440	0320	03/22/13	\$486,000	\$555,000	2,650	8	1988	Avg	7,324	N	N	22130 NE 10TH PL
2	0	896198	0040	03/01/12	\$460,500	\$589,000	2,650	8	1999	Avg	6,132	N	N	24317 SE 3RD PL
2	0	193911	0220	04/21/14	\$660,000	\$688,000	2,660	8	1987	Avg	9,092	N	N	23200 NE 19TH DR
2	0	357840	1210	12/18/14	\$557,000	\$558,000	2,660	8	1983	Good	11,315	N	N	22213 NE 12TH PL
2	0	896197	0560	08/11/14	\$603,000	\$616,000	2,670	8	1999	Avg	5,895	N	N	247 243RD AVE SE
2	0	664620	0750	06/18/12	\$555,000	\$686,000	2,690	8	1990	Avg	11,686	Y	N	1712 224TH CT NE
2	0	865152	0160	07/07/14	\$645,000	\$663,000	2,690	8	1985	Avg	18,653	N	N	4118 211TH PL NE
2	0	807846	0050	07/18/14	\$730,000	\$749,000	2,740	8	1991	Good	11,975	N	N	23345 NE 24TH PL
2	0	807846	0550	05/13/14	\$651,000	\$676,000	2,740	8	1993	Avg	7,140	N	N	2476 239TH PL NE
2	0	807846	0550	01/15/13	\$550,000	\$640,000	2,740	8	1993	Avg	7,140	N	N	2476 239TH PL NE
2	0	290930	0220	01/15/14	\$655,000	\$696,000	2,750	8	2002	Avg	5,250	N	N	222 239TH WAY SE
2	0	957803	0120	05/04/12	\$510,000	\$639,000	2,840	8	2003	Avg	5,657	N	N	1003 244TH CT SE
2	0	178540	0010	03/17/14	\$505,000	\$530,000	2,860	8	1983	Avg	15,843	N	N	2112 227TH AVE NE
2	0	185490	0070	07/01/12	\$564,000	\$694,000	2,860	8	2003	Avg	7,881	N	N	232 245TH PL NE
2	0	290930	0260	06/20/13	\$650,000	\$725,000	2,890	8	2002	Avg	7,089	N	N	239TH WAY SE
2	0	185490	0470	09/24/14	\$715,000	\$725,000	2,890	8	2004	Avg	7,027	N	N	278 247TH PL NE
2	0	290930	0150	07/14/14	\$675,000	\$693,000	2,900	8	2002	Avg	5,505	N	N	320 239TH WAY SE
2	0	290930	0300	07/25/12	\$590,000	\$721,000	2,910	8	2003	Avg	8,911	N	N	134 239TH WAY SE
2	0	290930	0360	06/05/14	\$778,000	\$804,000	2,920	8	2002	Avg	10,246	N	N	131 239TH WAY SE
2	0	290930	0790	07/25/12	\$541,000	\$661,000	2,970	8	2001	Avg	5,157	N	N	317 239TH WAY SE
2	0	185490	0240	05/28/14	\$655,000	\$678,000	2,990	8	2003	Avg	5,669	N	N	225 246TH CT NE
2	0	185490	0270	03/28/13	\$574,000	\$655,000	2,990	8	2004	Avg	4,654	N	N	216 246TH CT NE
2	0	185490	0410	11/01/14	\$644,500	\$650,000	2,990	8	2004	Avg	5,342	N	N	24738 NE 3RD PL
2	0	185490	0450	05/24/12	\$495,000	\$617,000	2,990	8	2004	Avg	5,016	N	N	24754 NE 3RD PL
2	0	290930	0780	04/22/13	\$650,000	\$736,000	3,030	8	2001	Avg	5,143	N	N	313 239TH WAY SE
2	0	896197	0190	05/12/14	\$647,000	\$672,000	3,040	8	1999	Avg	6,887	N	N	207 243RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	896198	0100	07/25/12	\$530,000	\$648,000	3,040	8	1999	Avg	8,537	N	N	24342 SE 3RD PL
2	0	941640	0430	07/03/13	\$652,000	\$725,000	3,040	8	2002	Avg	6,675	N	N	815 233RD PL NE
2	0	771580	0730	07/13/12	\$662,500	\$813,000	3,090	8	1984	Avg	7,519	Y	N	1701 209TH PL NE
2	0	185490	0530	06/17/13	\$680,000	\$759,000	3,130	8	2003	Avg	9,932	N	N	252 247TH PL NE
2	0	185490	0180	05/25/12	\$535,500	\$667,000	3,160	8	2003	Avg	4,925	N	N	24509 NE 3RD PL
2	0	185490	0250	05/16/12	\$555,000	\$693,000	3,160	8	2003	Avg	7,496	N	N	222 246TH CT NE
2	0	185490	0330	09/09/14	\$697,000	\$709,000	3,160	8	2005	Avg	6,961	N	N	24607 NE 3RD PL
2	0	750440	0280	01/21/14	\$510,000	\$542,000	3,220	8	1977	Avg	12,076	N	N	1605 219TH PL NE
2	0	750440	0400	10/29/14	\$630,000	\$636,000	3,220	8	1978	Avg	14,463	N	N	21830 NE 18TH WAY
2	0	896198	0030	09/12/12	\$554,000	\$668,000	3,420	8	2000	Avg	6,637	N	N	24309 SE 3RD PL
2	0	896197	0130	12/18/13	\$657,500	\$703,000	3,440	8	1999	Avg	7,119	N	N	234 243RD AVE SE
2	0	193910	0480	01/10/13	\$445,000	\$518,000	1,400	9	1987	Avg	8,602	N	N	1818 230TH AVE NE
2	0	750400	0920	08/16/13	\$580,000	\$638,000	1,560	9	1972	Avg	12,410	N	N	2425 SAHALEE DR W
2	0	750400	0920	03/24/14	\$642,000	\$673,000	1,560	9	1972	Avg	12,410	N	N	2425 SAHALEE DR W
2	0	750402	0090	11/26/13	\$485,000	\$521,000	1,590	9	1978	Avg	12,054	N	N	2824 SAHALEE DR E
2	0	750411	0280	08/05/13	\$590,000	\$651,000	1,590	9	1987	Avg	12,839	N	N	2626 226TH PL NE
2	0	159200	0050	09/05/14	\$655,000	\$667,000	1,630	9	1984	Avg	9,517	N	N	22835 NE 14TH ST
2	0	750400	1100	09/19/13	\$536,000	\$585,000	1,630	9	1970	Avg	11,696	N	N	2315 SAHALEE DR W
2	0	750401	0890	08/10/12	\$397,555	\$484,000	1,630	9	1976	Avg	11,400	N	N	3133 SAHALEE DR W
2	0	750404	0200	09/03/13	\$475,000	\$520,000	1,630	9	1980	Avg	13,224	N	N	3513 208TH PL NE
2	0	750400	1140	12/17/12	\$470,000	\$551,000	1,670	9	1975	Avg	12,193	N	N	2261 SAHALEE DR W
2	0	750401	0350	03/13/14	\$595,000	\$625,000	1,670	9	1976	Avg	12,000	N	N	3321 211TH AVE NE
2	0	750400	1330	09/25/13	\$575,000	\$627,000	1,700	9	1977	Good	12,215	N	N	2109 SAHALEE DR W
2	0	750402	0660	10/24/13	\$490,000	\$531,000	1,700	9	1977	Avg	11,880	N	N	2120 SAHALEE DR E
2	0	865158	0420	03/27/12	\$502,500	\$637,000	1,720	9	1985	Avg	8,497	N	N	4236 201ST AVE NE
2	0	750400	1430	10/23/14	\$539,000	\$544,000	1,740	9	1974	Avg	12,000	N	N	21463 NE 20TH CT
2	0	750401	0990	09/16/13	\$406,100	\$444,000	1,740	9	1976	Avg	11,985	N	N	2611 SAHALEE DR W
2	0	750401	0300	09/11/13	\$565,000	\$618,000	1,770	9	1976	Avg	9,000	N	N	3504 SAHALEE DR W
2	0	750440	0540	10/04/13	\$675,000	\$734,000	1,770	9	1979	VGood	20,062	N	N	1827 218TH PL NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	750401	0960	04/26/12	\$390,000	\$490,000	1,774	9	1976	Avg	12,051	N	N	2705 SAHALEE DR W
2	0	104150	0020	09/08/14	\$657,000	\$668,000	1,810	9	1982	Avg	35,380	N	N	1035 227TH AVE NE
2	0	750402	0370	05/09/13	\$580,000	\$654,000	1,830	9	1978	Avg	12,428	N	N	21637 NE 24TH ST
2	0	750400	1340	08/29/14	\$565,000	\$576,000	1,850	9	1976	Avg	12,556	N	N	2105 SAHALEE DR W
2	0	750400	0290	05/22/14	\$635,700	\$659,000	1,860	9	1977	Avg	13,978	N	N	2073 211TH AVE NE
2	0	750404	0210	01/08/13	\$479,000	\$558,000	1,870	9	1980	Avg	12,543	N	N	3505 208TH PL NE
2	0	750401	0680	02/21/14	\$795,000	\$839,000	1,880	9	1975	Avg	10,125	N	N	3212 211TH AVE NE
2	0	750400	1440	09/15/14	\$435,000	\$442,000	1,910	9	1976	Avg	12,142	N	N	21473 NE 20TH CT
2	0	752500	0020	10/08/13	\$503,950	\$548,000	1,920	9	1980	Avg	11,360	N	N	1810 220TH PL NE
2	0	807720	0350	04/14/14	\$593,000	\$619,000	1,930	9	1987	Avg	8,066	N	N	2231 233RD AVE NE
2	0	807720	0440	04/29/13	\$532,500	\$602,000	1,930	9	1993	Avg	11,282	N	N	23228 NE 21ST PL
2	0	865150	0310	09/03/13	\$480,000	\$526,000	1,960	9	1981	Avg	11,620	N	N	3828 206TH PL NE
2	0	865152	0240	07/28/14	\$540,000	\$553,000	1,990	9	1984	Avg	29,078	Y	N	4306 212TH AVE NE
2	0	193910	0430	02/18/14	\$495,000	\$523,000	2,000	9	1987	Avg	8,534	N	N	1815 230TH AVE NE
2	0	664620	0080	09/05/12	\$524,950	\$634,000	2,060	9	1990	Avg	17,146	N	N	22348 NE 18TH ST
2	0	750415	0030	01/08/13	\$595,000	\$693,000	2,070	9	1979	Avg	11,419	N	N	2220 SAHALEE DR W
2	0	807721	0170	08/05/13	\$530,000	\$585,000	2,070	9	1990	Avg	8,493	N	N	23406 NE 21ST ST
2	0	193910	0680	10/01/12	\$505,000	\$605,000	2,080	9	1991	Avg	11,118	N	N	22921 NE 16TH PL
2	0	750400	1120	06/12/13	\$524,300	\$586,000	2,090	9	1979	Good	12,240	Y	N	2307 SAHALEE DR W
2	0	437940	0190	08/22/13	\$649,000	\$713,000	2,090	9	2005	Avg	4,493	N	N	23527 NE 13TH PL
2	0	664620	0090	08/19/14	\$650,000	\$663,000	2,110	9	1990	Avg	15,704	N	N	22340 NE 18TH ST
2	0	750410	1670	08/01/13	\$551,100	\$609,000	2,110	9	1979	Avg	11,250	N	N	22232 NE 28TH ST
2	0	771580	1210	06/05/12	\$470,000	\$583,000	2,110	9	1981	Avg	9,900	N	N	20924 NE 17TH ST
2	0	865150	0090	06/12/12	\$499,000	\$618,000	2,110	9	1981	Avg	18,450	N	N	20721 NE 38TH ST
2	0	865150	0250	06/18/13	\$509,000	\$568,000	2,110	9	1981	Good	12,963	N	N	3804 206TH PL NE
2	0	865158	0610	12/18/12	\$450,000	\$527,000	2,110	9	1985	Avg	8,452	N	N	4313 202ND AVE NE
2	0	193911	0060	01/23/13	\$489,500	\$568,000	2,120	9	1988	Avg	8,445	N	N	1845 231ST PL NE
2	0	193912	0200	07/11/13	\$574,000	\$637,000	2,120	9	1989	Avg	7,816	N	N	23311 NE 19TH DR
2	0	750400	0680	05/15/13	\$510,000	\$574,000	2,120	9	1974	Good	10,790	N	N	2424 209TH AVE NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865158	0790	02/08/13	\$585,000	\$676,000	2,120	9	1985	Avg	7,682	N	N	20141 NE 42ND ST
2	0	750401	0750	09/24/14	\$649,990	\$659,000	2,130	9	1976	Avg	11,900	N	N	3406 211TH AVE NE
2	0	752700	0140	08/25/13	\$776,000	\$852,000	2,140	9	1968	VGood	19,414	N	N	19007 NE 51ST ST
2	0	865150	0810	10/23/13	\$562,500	\$609,000	2,150	9	1983	Avg	11,365	N	N	3806 204TH AVE NE
2	0	865158	0580	06/25/12	\$475,000	\$586,000	2,150	9	1986	Avg	9,768	N	N	20153 NE 44TH ST
2	0	750401	0820	09/09/13	\$534,000	\$584,000	2,160	9	1976	Avg	12,200	N	N	3323 SAHALEE DR W
2	0	865150	0740	08/13/13	\$535,000	\$589,000	2,160	9	1983	Avg	12,111	N	N	3712 204TH PL NE
2	0	865153	0010	07/25/12	\$477,000	\$583,000	2,160	9	1984	Avg	9,215	N	N	20324 NE 39TH ST
2	0	863575	0150	10/17/12	\$527,500	\$629,000	2,160	9	1999	Avg	7,186	N	N	631 237TH PL SE
2	0	863575	0280	08/07/13	\$567,000	\$625,000	2,160	9	1998	Avg	6,465	N	N	536 237TH AVE SE
2	0	807721	0100	12/03/12	\$480,000	\$565,000	2,170	9	1990	Avg	8,711	N	N	23520 NE 21ST ST
2	0	865150	0650	08/01/13	\$615,000	\$679,000	2,170	9	1982	Avg	13,614	N	N	3722 204TH CT NE
2	0	159200	0230	08/27/12	\$454,500	\$550,000	2,180	9	1986	Avg	8,530	N	N	1336 229TH PL NE
2	0	159200	0640	11/19/14	\$570,000	\$573,000	2,180	9	1984	Avg	9,246	N	N	1308 230TH AVE NE
2	0	193911	0160	12/10/12	\$387,000	\$455,000	2,180	9	1988	Avg	6,781	N	N	1902 232ND PL NE
2	0	865158	0310	05/28/14	\$621,138	\$643,000	2,180	9	1986	Avg	7,741	N	N	4315 201ST AVE NE
2	0	159200	0680	05/28/14	\$665,000	\$689,000	2,190	9	1987	Avg	10,370	N	N	23115 NE 14TH ST
2	0	193910	0290	04/17/13	\$520,000	\$590,000	2,190	9	1987	Good	9,697	N	N	1728 229TH AVE NE
2	0	322460	0210	02/13/12	\$425,000	\$546,000	2,190	9	1999	Avg	5,597	N	N	24109 SE 1ST CT
2	0	750410	0140	08/29/13	\$515,000	\$565,000	2,200	9	1979	Avg	9,900	N	N	22102 NE 28TH PL
2	0	807720	0520	02/13/13	\$435,000	\$502,000	2,200	9	1986	Avg	7,615	N	N	23203 NE 21ST PL
2	0	193910	0320	06/12/13	\$577,000	\$645,000	2,210	9	1990	Avg	8,309	N	N	1806 229TH AVE NE
2	0	807721	0350	07/22/14	\$639,000	\$655,000	2,210	9	1990	Avg	9,875	N	N	2031 236TH AVE NE
2	0	807721	0350	01/08/13	\$512,000	\$597,000	2,210	9	1990	Avg	9,875	N	N	2031 236TH AVE NE
2	0	865153	0480	01/22/14	\$580,000	\$616,000	2,210	9	1984	Avg	8,625	N	N	3830 203RD AVE NE
2	0	721572	0780	02/19/14	\$597,014	\$630,000	2,210	9	1999	Avg	8,082	N	N	24044 SE 10TH ST
2	0	159200	0270	11/20/13	\$587,000	\$632,000	2,240	9	1987	Avg	9,298	N	N	1231 230TH AVE NE
2	0	664620	0120	06/25/13	\$625,000	\$697,000	2,240	9	1990	Avg	7,609	Y	N	1806 223RD PL NE
2	0	807720	0510	05/01/14	\$625,000	\$650,000	2,240	9	1987	Good	7,276	N	N	23200 NE 21ST PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	159200	0800	08/23/13	\$549,950	\$604,000	2,250	9	1987	Avg	8,187	N	N	1410 229TH AVE NE
2	0	750400	0560	06/12/13	\$599,950	\$671,000	2,250	9	1974	Good	10,800	N	N	2413 209TH PL NE
2	0	865158	0760	08/10/12	\$505,000	\$614,000	2,250	9	1985	Avg	9,644	N	N	20117 NE 42ND ST
2	0	193913	0730	07/17/14	\$635,000	\$652,000	2,260	9	1992	Avg	8,457	N	N	23111 NE 18TH ST
2	0	750401	0780	12/26/14	\$605,000	\$605,000	2,260	9	1976	Avg	11,900	N	N	3430 211TH AVE NE
2	0	865150	0710	11/06/14	\$608,700	\$614,000	2,260	9	1983	Avg	9,696	N	N	20426 NE 37TH WAY
2	0	356040	0160	09/11/13	\$650,000	\$711,000	2,260	9	2010	Avg	6,600	N	N	23410 NE 10TH PL
2	0	193913	0110	07/19/12	\$550,000	\$674,000	2,270	9	1990	Avg	9,665	N	N	23254 NE 17TH ST
2	0	159200	0130	11/14/14	\$577,500	\$581,000	2,280	9	1984	Avg	10,879	N	N	1305 229TH PL NE
2	0	750400	1380	09/18/13	\$565,000	\$617,000	2,280	9	1975	Avg	11,738	N	N	21452 NE 20TH CT
2	0	865153	0030	06/28/12	\$580,000	\$715,000	2,280	9	1984	Avg	8,923	N	N	20312 NE 39TH ST
2	0	356040	0130	03/21/13	\$650,000	\$743,000	2,280	9	2010	Avg	5,500	N	N	23440 NE 10TH PL
2	0	159200	0360	10/04/12	\$460,000	\$551,000	2,290	9	1987	Avg	8,758	N	N	22908 NE 12TH PL
2	0	750400	0730	08/29/12	\$475,000	\$575,000	2,290	9	1989	Avg	8,400	N	N	20930 NE 25TH ST
2	0	807720	0470	07/18/14	\$590,000	\$605,000	2,290	9	1986	Avg	11,072	N	N	23216 NE 21ST PL
2	0	865150	0720	07/09/13	\$500,000	\$555,000	2,290	9	1985	Avg	10,017	N	N	20420 NE 37TH WAY
2	0	159200	0250	10/13/14	\$623,000	\$630,000	2,300	9	1984	Avg	12,633	N	N	1319 230TH AVE NE
2	0	193910	0610	06/23/14	\$560,000	\$577,000	2,300	9	1990	Avg	7,989	N	N	22904 NE 19TH DR
2	0	750411	0890	02/24/14	\$603,000	\$636,000	2,300	9	1987	Avg	11,462	N	N	22707 NE 25TH WAY
2	0	807720	0330	04/10/13	\$562,500	\$639,000	2,310	9	1986	Avg	10,800	N	N	2303 233RD AVE NE
2	0	865150	1050	11/05/13	\$555,000	\$599,000	2,310	9	1983	Avg	17,642	N	N	3624 204TH PL NE
2	0	322460	0050	03/26/13	\$575,000	\$656,000	2,310	9	1999	Avg	5,506	N	N	24304 E MAIN DR
2	0	170305	0250	06/13/12	\$499,500	\$618,000	2,310	9	2002	Avg	5,349	N	N	2218 238TH PL NE
2	0	170305	0540	06/25/12	\$499,000	\$616,000	2,310	9	2003	Avg	4,267	N	N	23730 NE 22ND ST
2	0	437940	0040	07/09/13	\$635,000	\$705,000	2,310	9	2005	Avg	4,405	N	N	23518 NE 13TH PL
2	0	807720	0120	09/24/13	\$576,500	\$629,000	2,320	9	1987	Avg	8,892	N	N	2108 232ND PL NE
2	0	193911	0080	09/26/14	\$565,000	\$573,000	2,330	9	1987	Avg	7,936	N	N	23113 NE 19TH DR
2	0	750400	0060	12/18/12	\$530,000	\$621,000	2,330	9	1977	Avg	13,173	N	N	2018 213TH AVE NE
2	0	750402	0040	10/15/13	\$539,000	\$585,000	2,330	9	1978	Avg	12,750	N	N	2914 SAHALEE DR E

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	865153	0090	03/28/14	\$635,000	\$665,000	2,330	9	1983	Avg	11,200	N	N	20136 NE 39TH ST
2	0	865153	0090	12/17/12	\$540,000	\$633,000	2,330	9	1983	Avg	11,200	N	N	20136 NE 39TH ST
2	0	193910	0030	02/27/12	\$400,000	\$512,000	2,340	9	1989	Avg	8,624	N	N	1833 229TH AVE NE
2	0	807721	0230	12/12/14	\$645,000	\$647,000	2,340	9	1990	Avg	8,955	N	N	2021 235TH PL NE
2	0	863575	0030	07/30/13	\$560,000	\$619,000	2,340	9	1999	Avg	6,738	N	N	23779 SE 7TH PL
2	0	863575	0060	07/15/13	\$598,200	\$663,000	2,340	9	1999	Avg	6,242	N	N	23767 SE 7TH PL
2	0	863575	0270	03/26/12	\$496,000	\$629,000	2,340	9	1998	Avg	6,774	N	N	530 237TH AVE SE
2	0	664620	0280	07/15/14	\$561,600	\$577,000	2,350	9	1990	Avg	6,624	N	N	1819 221ST PL NE
2	0	322460	0350	06/17/13	\$590,000	\$659,000	2,350	9	1998	Avg	6,785	N	N	115 242ND CT SE
2	0	664620	0020	12/10/12	\$555,000	\$652,000	2,360	9	1990	Good	9,232	N	N	22436 NE 18TH ST
2	0	807720	0300	07/25/12	\$450,000	\$550,000	2,360	9	1987	Avg	7,331	N	N	2331 233RD AVE NE
2	0	865150	1140	04/23/13	\$459,000	\$520,000	2,360	9	1981	Good	12,531	N	N	20541 NE 37TH WAY
2	0	159200	0140	04/16/14	\$617,500	\$644,000	2,370	9	1987	Avg	9,580	N	N	1301 229TH PL NE
2	0	159200	0940	01/23/14	\$596,000	\$633,000	2,370	9	1988	Avg	8,622	N	N	22906 NE 15TH PL
2	0	193912	0350	04/15/13	\$542,700	\$616,000	2,370	9	1989	Avg	8,841	N	N	1911 236TH AVE NE
2	0	807721	0380	09/09/13	\$575,000	\$629,000	2,370	9	1989	Avg	8,651	N	N	23524 NE 22ND ST
2	0	865150	1040	04/13/12	\$465,000	\$587,000	2,370	9	1982	Avg	12,420	N	N	3620 204TH PL NE
2	0	750402	1130	05/30/13	\$519,880	\$583,000	2,380	9	1978	Avg	12,000	N	N	2707 SAHALEE DR E
2	0	807721	0510	01/08/13	\$525,000	\$612,000	2,380	9	1988	Avg	9,543	N	N	23431 NE 23RD ST
2	0	322460	0080	11/01/12	\$522,500	\$620,000	2,380	9	1998	Avg	5,726	N	N	24224 E MAIN DR
2	0	170305	0260	03/21/13	\$502,400	\$574,000	2,380	9	2003	Avg	4,113	N	N	23803 NE 23RD PL
2	0	193912	0540	07/22/14	\$640,000	\$656,000	2,390	9	1990	Good	8,315	N	N	1921 234TH CT NE
2	0	807721	0460	04/02/14	\$662,000	\$693,000	2,390	9	1988	Avg	8,970	N	N	2218 234TH AVE NE
2	0	863575	0240	09/23/13	\$613,000	\$669,000	2,390	9	1998	Avg	6,500	N	N	23709 SE 5TH PL
2	0	863575	0290	06/06/13	\$623,750	\$699,000	2,390	9	1998	Avg	6,667	N	N	542 237TH AVE SE
2	0	863575	0330	09/25/14	\$664,000	\$674,000	2,390	9	1998	Avg	8,432	N	N	572 237TH AVE SE
2	0	437940	0490	07/10/14	\$675,000	\$694,000	2,390	9	2006	Avg	5,249	N	N	1031 235TH PL NE
2	0	437940	0520	03/20/14	\$675,000	\$708,000	2,390	9	2006	Avg	5,916	N	N	1032 235TH PL NE
2	0	437940	0560	05/29/14	\$695,000	\$720,000	2,390	9	2006	Avg	4,555	N	N	1118 235TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	193912	0580	09/14/12	\$523,000	\$630,000	2,400	9	1990	Avg	6,935	N	N	23300 NE 19TH DR
2	0	750410	0910	10/06/14	\$535,000	\$542,000	2,400	9	1983	Avg	12,546	N	N	2420 223RD PL NE
2	0	807720	0070	04/09/12	\$525,000	\$663,000	2,400	9	1987	Avg	9,615	N	N	23256 NE 20TH PL
2	0	865150	0610	09/24/13	\$635,000	\$692,000	2,400	9	1983	Avg	9,624	N	N	3700 204TH CT NE
2	0	865161	0390	07/16/13	\$637,950	\$707,000	2,400	9	1998	Avg	6,643	N	N	20536 NE 31ST ST
2	0	664620	0770	07/24/14	\$610,000	\$625,000	2,410	9	1990	Avg	15,899	Y	N	1704 224TH CT NE
2	0	807721	0760	03/20/14	\$670,000	\$703,000	2,410	9	1989	Avg	11,985	N	N	2320 234TH CT NE
2	0	193911	0140	12/05/13	\$616,500	\$661,000	2,420	9	1990	Avg	8,249	N	N	1836 232ND CT NE
2	0	750400	1320	11/21/14	\$570,000	\$573,000	2,420	9	1990	Avg	11,953	N	N	2113 SAHALEE DR W
2	0	865151	0260	03/12/13	\$479,000	\$549,000	2,420	9	1980	Avg	28,574	Y	N	4414 211TH CT NE
2	0	865158	0550	08/20/13	\$665,000	\$731,000	2,420	9	1988	Avg	10,595	N	N	4318 201ST PL NE
2	0	306641	0500	06/25/12	\$525,000	\$648,000	2,430	9	1989	Avg	12,000	N	N	22101 NE 21ST WAY
2	0	807721	0110	10/22/12	\$569,500	\$678,000	2,440	9	1990	Avg	8,811	N	N	23512 NE 21ST ST
2	0	193912	0260	11/15/13	\$611,000	\$658,000	2,450	9	1990	Avg	8,906	N	N	1833 235TH PL NE
2	0	896197	0260	07/12/12	\$465,000	\$571,000	2,450	9	2000	Avg	7,016	N	N	24231 SE 1ST PL
2	0	193912	0280	06/03/13	\$578,000	\$648,000	2,460	9	1990	Avg	8,465	N	N	1821 235TH PL NE
2	0	193913	0550	07/29/13	\$641,000	\$708,000	2,460	9	1990	Avg	9,386	N	N	23522 NE 17TH PL
2	0	306640	1150	02/06/12	\$515,000	\$664,000	2,460	9	1989	Avg	12,066	N	N	21621 NE 20TH WAY
2	0	863575	0340	11/30/12	\$525,299	\$619,000	2,460	9	1999	Avg	9,123	N	N	575 237TH AVE SE
2	0	159200	0630	07/31/12	\$532,500	\$650,000	2,470	9	1990	Avg	9,582	N	N	23008 NE 13TH ST
2	0	865158	0080	07/24/12	\$515,000	\$630,000	2,470	9	1985	Avg	12,700	N	N	4020 203RD AVE NE
2	0	664620	0540	05/08/12	\$500,000	\$626,000	2,480	9	1990	Avg	8,818	N	N	1409 222ND PL NE
2	0	750402	0610	06/18/14	\$615,000	\$634,000	2,480	9	1978	Avg	12,070	N	N	2206 SAHALEE DR E
2	0	193912	0010	04/02/12	\$510,000	\$646,000	2,490	9	1989	Avg	7,323	N	N	1831 233RD PL NE
2	0	170305	0240	01/08/14	\$639,500	\$681,000	2,490	9	2002	Avg	5,282	N	N	2216 238TH PL NE
2	0	193913	0420	07/15/14	\$640,000	\$657,000	2,500	9	1991	Avg	7,417	N	N	1638 233RD PL NE
2	0	807721	0780	04/17/14	\$666,000	\$695,000	2,500	9	1988	Avg	7,721	N	N	2313 234TH CT NE
2	0	031950	0700	05/21/12	\$520,000	\$648,000	2,510	9	1994	Avg	8,628	Y	N	1413 233RD AVE NE
2	0	193912	0030	03/12/12	\$505,000	\$643,000	2,520	9	1989	Avg	8,370	N	N	23206 NE 18TH PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	750402	0810	10/20/14	\$610,000	\$616,000	2,520	9	1977	Avg	11,700	N	N	2223 SAHALEE DR E
2	0	159200	0040	09/19/12	\$469,000	\$564,000	2,530	9	1984	Avg	8,157	N	N	22829 NE 14TH ST
2	0	750410	0650	01/14/13	\$525,000	\$611,000	2,530	9	1983	Avg	13,806	N	N	2439 222ND AVE NE
2	0	437940	0150	02/20/12	\$517,500	\$664,000	2,540	9	2005	Avg	5,781	N	N	1231 235TH CT NE
2	0	437940	0150	04/21/14	\$690,000	\$719,000	2,540	9	2005	Avg	5,781	N	N	1231 235TH CT NE
2	0	437940	0260	06/10/14	\$695,000	\$718,000	2,540	9	2005	Avg	4,694	N	N	1306 236TH PL NE
2	0	750400	0370	07/17/13	\$670,000	\$743,000	2,560	9	1984	Good	12,040	N	N	2013 211TH AVE NE
2	0	865150	0770	08/07/12	\$499,950	\$609,000	2,560	9	1983	Avg	12,436	N	N	3717 204TH PL NE
2	0	306640	0020	02/02/12	\$534,000	\$689,000	2,570	9	1989	Avg	10,550	N	N	2009 216TH PL NE
2	0	865161	0580	11/07/14	\$715,000	\$721,000	2,570	9	1998	Avg	7,980	N	N	20533 NE 31ST ST
2	0	865161	0680	08/01/14	\$670,000	\$686,000	2,570	9	1999	Avg	9,086	N	N	20616 NE 30TH CT
2	0	193910	0280	09/12/13	\$600,000	\$656,000	2,580	9	1987	Good	9,240	N	N	1718 229TH AVE NE
2	0	193913	0560	04/30/14	\$642,000	\$668,000	2,580	9	1990	Avg	8,691	N	N	23523 NE 17TH PL
2	0	750401	0250	09/19/13	\$775,000	\$846,000	2,580	9	1976	VGood	11,025	N	N	3413 210TH PL NE
2	0	437940	0020	05/17/12	\$569,500	\$711,000	2,580	9	2005	Avg	4,732	N	N	23526 NE 13TH PL
2	0	437940	0580	08/13/14	\$698,000	\$713,000	2,580	9	2006	Avg	4,636	N	N	1130 235TH PL NE
2	0	750401	0740	07/03/13	\$650,000	\$723,000	2,590	9	1976	Avg	11,900	N	N	3326 211TH AVE NE
2	0	170305	0460	03/11/13	\$620,000	\$710,000	2,590	9	2001	Avg	8,338	N	N	2207 238TH PL NE
2	0	159200	0780	05/23/14	\$625,000	\$648,000	2,600	9	1984	Avg	10,092	N	N	22922 NE 14TH ST
2	0	752700	0190	03/16/13	\$650,000	\$744,000	2,600	9	1987	Avg	19,414	Y	N	5123 190TH PL NE
2	0	170305	0130	08/21/12	\$539,000	\$654,000	2,600	9	2003	Avg	5,543	N	N	2215 239TH PL NE
2	0	437940	0180	02/21/13	\$590,000	\$679,000	2,600	9	2005	Avg	5,093	N	N	1306 235TH CT NE
2	0	437940	0500	05/07/13	\$685,000	\$773,000	2,600	9	2005	Avg	6,062	N	N	1029 235TH PL NE
2	0	437940	0530	06/11/12	\$520,000	\$644,000	2,600	9	2005	Avg	4,500	N	N	1106 235TH PL NE
2	0	437940	0600	07/02/12	\$564,000	\$694,000	2,600	9	2005	Avg	6,758	N	N	1138 235TH PL NE
2	0	437940	0710	09/05/13	\$669,950	\$734,000	2,600	9	2005	Avg	7,524	N	N	813 235TH AVE NE
2	0	807721	0130	08/23/12	\$544,950	\$660,000	2,610	9	1990	Avg	9,404	N	N	23430 NE 21ST ST
2	0	170305	0160	05/10/12	\$529,950	\$663,000	2,610	9	2003	Avg	5,267	N	N	2209 239TH PL NE
2	0	807720	0490	09/03/13	\$605,000	\$663,000	2,620	9	1987	Avg	8,296	N	N	23208 NE 21ST PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	170305	0200	08/06/14	\$648,000	\$663,000	2,620	9	2001	Avg	5,450	N	N	2208 238TH PL NE
2	0	437940	0120	10/09/13	\$585,000	\$636,000	2,620	9	2006	Avg	4,580	N	N	1243 235TH CT NE
2	0	031950	0230	10/06/14	\$665,000	\$673,000	2,630	9	1996	Avg	8,231	N	N	23294 NE 15TH ST
2	0	750411	0700	06/24/13	\$575,000	\$641,000	2,630	9	1985	Avg	8,008	N	N	2520 225TH PL NE
2	0	750400	1070	07/11/13	\$515,000	\$572,000	2,640	9	1975	Avg	12,000	N	N	2028 208TH PL NE
2	0	193910	0130	06/17/13	\$564,500	\$630,000	2,650	9	1987	Avg	8,911	N	N	1603 229TH AVE NE
2	0	807721	0540	06/13/13	\$685,000	\$766,000	2,650	9	1990	Good	9,435	N	N	2220 235TH CT NE
2	0	896197	0250	01/23/13	\$575,000	\$667,000	2,650	9	2000	Avg	5,555	N	N	164 242ND WAY SE
2	0	193912	0450	05/22/14	\$657,500	\$682,000	2,670	9	1989	Avg	10,496	N	N	1917 235TH CT NE
2	0	750411	0050	06/26/14	\$669,950	\$690,000	2,670	9	1996	Avg	11,877	N	N	2522 227TH PL NE
2	0	193911	0240	05/20/13	\$511,000	\$575,000	2,690	9	1987	Avg	7,697	N	N	23118 NE 19TH DR
2	0	193912	0330	02/26/14	\$645,000	\$680,000	2,690	9	1990	Avg	8,422	N	N	1834 235TH PL NE
2	0	306640	1140	01/17/13	\$489,500	\$569,000	2,690	9	1985	Avg	14,353	N	N	21629 NE 20TH WAY
2	0	863575	0040	02/07/13	\$585,000	\$676,000	2,690	9	1999	Avg	6,262	N	N	23775 SE 7TH PL
2	0	863575	0080	11/18/13	\$642,500	\$692,000	2,690	9	1999	Avg	6,113	N	N	673 237TH PL SE
2	0	306641	0610	03/16/12	\$545,000	\$694,000	2,700	9	1989	Avg	10,248	N	N	2116 221ST PL NE
2	0	062981	1380	06/14/13	\$662,000	\$740,000	2,700	9	1999	Avg	6,704	N	N	24923 NE 3RD PL
2	0	941640	0150	03/14/14	\$613,400	\$644,000	2,700	9	2001	Avg	6,165	N	N	1014 233RD PL NE
2	0	193913	0090	04/24/12	\$539,000	\$678,000	2,710	9	1990	Avg	9,022	N	N	23266 NE 17TH ST
2	0	750401	0420	04/05/12	\$595,000	\$752,000	2,710	9	2006	Good	11,640	N	N	21019 NE 33RD PL
2	0	863575	0090	06/02/14	\$668,500	\$692,000	2,710	9	1999	Avg	5,500	N	N	667 237TH PL SE
2	0	863575	0110	10/29/13	\$640,000	\$692,000	2,710	9	1998	Avg	5,239	N	N	655 237TH PL SE
2	0	170305	0380	06/24/13	\$670,000	\$747,000	2,710	9	2002	Avg	6,276	N	N	2223 238TH PL NE
2	0	159200	0840	02/20/14	\$668,000	\$705,000	2,720	9	1988	Avg	9,246	N	N	22925 NE 15TH PL
2	0	306641	0850	07/09/14	\$594,950	\$611,000	2,720	9	1989	Avg	10,006	N	N	2201 223RD PL NE
2	0	771580	0910	07/22/13	\$525,000	\$581,000	2,720	9	1980	Good	8,760	Y	N	21023 NE 17TH ST
2	0	031950	0060	03/21/14	\$738,000	\$774,000	2,730	9	1997	Avg	10,251	N	N	23315 NE 15TH ST
2	0	031950	0320	10/17/12	\$510,000	\$608,000	2,730	9	1996	Avg	11,356	N	N	23248 NE 15TH ST
2	0	031950	0570	05/05/14	\$780,000	\$811,000	2,730	9	1996	Avg	10,281	Y	N	23144 NE 14TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	306641	0810	08/22/14	\$678,000	\$692,000	2,730	9	1990	Avg	10,675	N	N	22232 NE 21ST WAY
2	0	865150	0280	08/21/13	\$575,000	\$632,000	2,730	9	1982	Avg	11,200	N	N	3816 206TH PL NE
2	0	062981	1170	11/11/13	\$675,000	\$728,000	2,730	9	1999	Avg	8,657	N	N	24850 NE 2ND CT
2	0	062981	1370	12/11/12	\$570,000	\$669,000	2,730	9	1999	Avg	7,701	N	N	24920 NE 3RD PL
2	0	031950	0270	11/09/12	\$525,000	\$622,000	2,740	9	1996	Avg	7,347	N	N	23274 NE 15TH ST
2	0	062981	1360	12/05/14	\$690,000	\$693,000	2,740	9	1999	Avg	8,120	N	N	24916 NE 3RD PL
2	0	062981	1600	07/24/14	\$672,800	\$690,000	2,740	9	1997	Avg	10,533	N	N	24905 NE 1ST PL
2	0	031950	0690	07/17/13	\$664,850	\$737,000	2,750	9	1997	Avg	8,387	Y	N	23157 NE 14TH CT
2	0	193913	0520	08/16/13	\$672,500	\$740,000	2,750	9	1990	Good	7,641	N	N	1742 233RD PL NE
2	0	807720	0010	02/19/13	\$600,000	\$691,000	2,750	9	1986	Avg	8,872	N	N	23241 NE 20TH PL
2	0	664620	0060	07/08/13	\$675,000	\$750,000	2,760	9	1990	Avg	15,220	N	N	22408 NE 18TH ST
2	0	750400	0230	12/05/14	\$675,000	\$678,000	2,760	9	1976	Good	12,100	N	N	2026 211TH AVE NE
2	0	062981	0990	09/10/13	\$688,000	\$753,000	2,760	9	1998	Avg	10,924	N	N	24867 NE 1ST PL
2	0	865161	0420	10/23/13	\$638,000	\$691,000	2,760	9	1999	Avg	5,957	N	N	20560 NE 31ST ST
2	0	062981	1030	09/09/13	\$700,000	\$766,000	2,770	9	1998	Avg	12,509	N	N	24843 NE 1ST PL
2	0	062981	1410	04/04/14	\$732,000	\$766,000	2,780	9	1999	Avg	8,836	N	N	242 249TH PL NE
2	0	062981	1560	04/19/13	\$615,300	\$698,000	2,780	9	1999	Avg	7,602	N	N	24925 NE 1ST PL
2	0	800147	0020	07/03/12	\$650,000	\$800,000	2,780	9	2001	Avg	6,716	N	N	1924 205TH PL NE
2	0	031950	0080	06/18/14	\$764,000	\$788,000	2,790	9	1997	Avg	7,938	N	N	23325 NE 15TH ST
2	0	031950	0330	02/09/12	\$518,000	\$667,000	2,790	9	1996	Avg	8,042	N	N	23244 NE 15TH ST
2	0	031950	0550	03/05/12	\$565,000	\$722,000	2,790	9	1996	Avg	8,058	N	N	23155 NE 15TH CT
2	0	062981	1390	03/08/12	\$555,000	\$708,000	2,790	9	1998	Avg	10,811	N	N	258 249TH PL NE
2	0	863575	0610	07/11/13	\$647,000	\$718,000	2,790	9	1998	Avg	7,474	N	N	440 237TH AVE SE
2	0	322460	0160	04/17/12	\$530,000	\$668,000	2,790	9	1999	Avg	5,788	N	N	24144 SE 1ST CT
2	0	322460	0310	10/30/14	\$685,100	\$691,000	2,790	9	1999	Avg	5,423	N	N	122 242ND AVE SE
2	0	322460	0340	10/13/14	\$695,000	\$703,000	2,790	9	1999	Avg	6,540	N	N	107 242ND CT SE
2	0	322460	0420	05/23/12	\$530,000	\$660,000	2,790	9	1998	Avg	7,084	N	N	105 243RD PL SE
2	0	896197	0440	04/26/13	\$531,000	\$601,000	2,790	9	1999	Avg	5,852	N	N	141 242ND AVE SE
2	0	896197	0440	08/13/13	\$625,000	\$688,000	2,790	9	1999	Avg	5,852	N	N	141 242ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	896198	0340	09/04/12	\$550,000	\$664,000	2,790	9	2000	Avg	7,734	N	N	170 241ST PL SE
2	0	193913	0290	12/29/14	\$617,500	\$618,000	2,800	9	1991	Avg	8,302	N	N	23251 NE 16TH PL
2	0	750410	1540	02/03/14	\$600,000	\$635,000	2,800	9	1980	Avg	11,470	N	N	2704 224TH AVE NE
2	0	750410	1230	06/23/14	\$675,000	\$696,000	2,810	9	1982	Avg	11,120	N	N	22120 NE 26TH PL
2	0	807721	0250	10/01/12	\$585,000	\$701,000	2,810	9	1990	Avg	9,262	N	N	2007 235TH PL NE
2	0	863575	0550	07/23/13	\$631,000	\$698,000	2,810	9	1998	Avg	6,208	N	N	23718 SE 4TH PL
2	0	863575	0700	02/20/13	\$617,000	\$710,000	2,810	9	1999	Avg	7,589	N	N	522 237TH AVE SE
2	0	863575	0700	02/27/13	\$617,000	\$709,000	2,810	9	1999	Avg	7,589	N	N	522 237TH AVE SE
2	0	193913	0030	08/31/12	\$580,000	\$701,000	2,820	9	1990	Avg	8,596	N	N	1743 233RD PL NE
2	0	193913	0070	09/29/14	\$690,000	\$700,000	2,820	9	1990	Avg	8,307	N	N	23284 NE 17TH ST
2	0	865161	0550	06/12/12	\$639,000	\$791,000	2,820	9	1999	Avg	6,182	N	N	3020 206TH WAY NE
2	0	896198	0250	12/03/13	\$700,000	\$751,000	2,820	9	2000	Avg	8,698	N	N	197 241ST PL SE
2	0	807721	0390	10/05/12	\$585,000	\$700,000	2,830	9	1989	Avg	7,872	N	N	23516 NE 22ND ST
2	0	437940	0610	07/18/13	\$695,000	\$770,000	2,830	9	2005	Avg	6,633	N	N	1139 236TH PL NE
2	0	750410	1140	03/27/12	\$556,500	\$706,000	2,840	9	1982	Avg	10,332	N	N	22103 NE 26TH PL
2	0	062981	1160	03/20/12	\$555,000	\$705,000	2,840	9	1999	Avg	7,928	N	N	24844 NE 2ND CT
2	0	750411	0580	07/26/12	\$595,000	\$727,000	2,850	9	1984	Avg	9,600	N	N	2707 226TH PL NE
2	0	896198	0320	02/19/14	\$605,000	\$639,000	2,850	9	2000	Avg	6,577	N	N	169 241ST PL SE
2	0	193913	0490	05/22/13	\$660,000	\$742,000	2,860	9	1991	Avg	8,496	N	N	1724 233RD PL NE
2	0	896198	0290	09/04/14	\$666,500	\$678,000	2,860	9	2000	Avg	6,600	N	N	181 241ST PL SE
2	0	863575	0410	06/04/13	\$630,000	\$706,000	2,880	9	1999	Avg	7,000	N	N	543 237TH AVE SE
2	0	437940	0880	01/30/12	\$535,000	\$691,000	2,880	9	2005	Avg	5,898	N	N	23411 NE 10TH PL
2	0	750402	0670	05/20/14	\$598,000	\$620,000	2,890	9	1977	Avg	12,478	N	N	2116 SAHALEE DR E
2	0	437940	0220	09/09/14	\$782,500	\$796,000	2,930	9	2005	Avg	7,806	N	N	23614 NE 13TH PL
2	0	193910	0270	08/22/12	\$528,000	\$640,000	2,940	9	1987	Avg	8,566	N	N	1710 229TH AVE NE
2	0	193913	0160	06/21/13	\$690,000	\$770,000	2,940	9	1990	Avg	8,691	N	N	23269 NE 17TH ST
2	0	306641	0620	09/23/13	\$647,000	\$706,000	2,960	9	1989	Avg	11,674	N	N	2110 221ST PL NE
2	0	865161	0260	03/01/14	\$765,000	\$806,000	2,960	9	2003	Avg	8,292	N	N	20586 NE 32ND CT
2	0	721572	0310	06/03/13	\$672,250	\$753,000	2,970	9	1999	Avg	10,254	N	N	23990 SE 10TH ST

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	721572	0890	08/21/12	\$614,500	\$745,000	2,970	9	2001	Avg	10,448	N	N	24045 SE 9TH CT
2	0	721573	0070	09/11/14	\$680,000	\$691,000	2,970	9	2000	Avg	6,500	N	N	24026 SE 13TH PL
2	0	721573	0310	07/14/14	\$726,000	\$745,000	2,970	9	2000	Avg	10,335	N	N	1121 240TH WAY SE
2	0	721573	0570	06/14/13	\$653,000	\$730,000	2,970	9	2001	Avg	6,588	N	N	1305 241ST PL SE
2	0	721573	0690	04/11/12	\$551,500	\$696,000	2,970	9	2001	Avg	6,964	N	N	1406 241ST PL SE
2	0	664620	0680	04/01/13	\$564,000	\$643,000	2,980	9	2000	Avg	8,958	N	N	22323 NE 18TH ST
2	0	664620	0680	04/16/12	\$531,000	\$669,000	2,980	9	2000	Avg	8,958	N	N	22323 NE 18TH ST
2	0	896197	0500	09/27/13	\$699,950	\$763,000	2,980	9	1999	Avg	7,765	N	N	24201 SE 1ST PL
2	0	896197	0240	08/14/13	\$700,000	\$771,000	2,990	9	2000	Avg	7,974	N	N	174 242ND WAY SE
2	0	941640	0250	04/05/13	\$636,000	\$724,000	2,990	9	2002	Avg	6,257	N	N	1019 233RD PL NE
2	0	170305	0100	05/11/12	\$560,000	\$700,000	2,990	9	2003	Avg	6,966	N	N	2302 239TH PL NE
2	0	170305	0440	05/13/12	\$560,000	\$700,000	2,990	9	2002	Avg	6,134	N	N	2211 238TH PL NE
2	0	306640	1060	01/29/13	\$675,000	\$782,000	3,000	9	1988	Avg	16,177	N	N	21817 NE 20TH WAY
2	0	170305	0010	06/01/12	\$479,000	\$595,000	3,000	9	2001	Avg	6,550	N	N	2202 239TH PL SE
2	0	170305	0020	05/22/12	\$579,950	\$723,000	3,000	9	2001	Avg	6,501	N	N	2204 239TH PL NE
2	0	437940	0810	10/16/12	\$784,500	\$936,000	3,000	9	2010	Avg	6,614	N	N	23505 NE 10TH PL
2	0	896197	0340	01/18/12	\$510,000	\$661,000	3,010	9	1999	Avg	7,196	N	N	24280 SE 1ST PL
2	0	282506	9087	07/10/14	\$780,000	\$801,000	3,010	9	2013	Avg	9,785	N	N	21580 NE 16TH ST
2	0	807720	0360	11/12/14	\$557,865	\$562,000	3,030	9	1987	Avg	6,813	N	N	2225 233RD AVE NE
2	0	896197	0510	05/06/14	\$685,000	\$712,000	3,030	9	1999	Avg	7,864	N	N	24209 SE 1ST PL
2	0	193913	0210	09/12/12	\$610,000	\$735,000	3,040	9	1990	Avg	7,248	N	N	1633 233RD PL NE
2	0	193913	0050	03/11/14	\$720,000	\$757,000	3,050	9	1990	Avg	8,095	N	N	1727 233RD PL NE
2	0	193913	0250	04/08/13	\$648,000	\$737,000	3,060	9	1990	Avg	8,836	N	N	23276 NE 16TH PL
2	0	750401	0870	10/04/13	\$555,000	\$604,000	3,070	9	1975	Avg	12,000	N	N	3215 SAHALEE DR W
2	0	800147	0060	10/11/12	\$652,000	\$779,000	3,090	9	2000	Avg	8,547	N	N	20509 NE 21ST CT
2	0	193913	0080	02/20/14	\$753,500	\$795,000	3,100	9	1990	Avg	9,533	N	N	23278 NE 17TH ST
2	0	193913	0120	07/18/14	\$735,000	\$754,000	3,100	9	1990	Avg	8,529	N	N	23250 NE 17TH ST
2	0	750400	1240	02/27/14	\$689,000	\$726,000	3,120	9	1977	Avg	12,494	N	N	2221 SAHALEE DR W
2	0	750402	1510	12/19/14	\$750,000	\$751,000	3,140	9	1979	Avg	12,150	N	N	2903 SAHALEE DR E

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	750410	0120	03/01/13	\$562,000	\$646,000	3,150	9	1982	Avg	11,925	N	N	22114 NE 28TH PL
2	0	721572	0320	04/11/13	\$636,000	\$723,000	3,150	9	1999	Avg	9,482	N	N	23982 SE 10TH ST
2	0	721572	0440	04/17/14	\$701,500	\$732,000	3,150	9	1999	Avg	10,335	N	N	1027 240TH WAY SE
2	0	721572	0630	02/17/12	\$565,000	\$725,000	3,150	9	1999	Avg	7,153	N	N	24013 SE 10TH CT
2	0	721572	0800	07/29/13	\$681,267	\$753,000	3,150	9	1999	Avg	8,655	N	N	24030 SE 10TH ST
2	0	721572	0820	08/09/12	\$615,000	\$748,000	3,150	9	1999	Good	7,955	N	N	24022 SE 10TH ST
2	0	721573	0040	05/15/14	\$695,000	\$721,000	3,150	9	2001	Avg	9,130	N	N	24042 SE 13TH PL
2	0	721573	0090	06/09/14	\$700,000	\$723,000	3,150	9	2000	Avg	7,778	N	N	24012 SE 13TH PL
2	0	721573	0410	08/25/14	\$727,000	\$741,000	3,150	9	2001	Avg	9,703	N	N	1409 240TH WAY SE
2	0	721573	0430	09/03/14	\$705,000	\$718,000	3,150	9	2001	Avg	9,318	N	N	1419 240TH WAY SE
2	0	721573	0530	07/16/12	\$562,500	\$690,000	3,150	9	2001	Avg	11,723	N	N	1402 240TH WAY SE
2	0	721573	0550	06/27/12	\$579,950	\$715,000	3,150	9	2000	Avg	6,593	N	N	24023 SE 13TH PL
2	0	721573	0580	09/02/14	\$680,000	\$692,000	3,150	9	2001	Avg	6,175	N	N	1309 241ST PL SE
2	0	721573	0590	09/02/14	\$700,000	\$713,000	3,150	9	2001	Avg	6,175	N	N	1325 241ST PL SE
2	0	721573	0630	11/27/12	\$572,000	\$674,000	3,150	9	2001	Avg	6,175	N	N	1423 241ST PL SE
2	0	721573	0680	05/07/12	\$570,100	\$714,000	3,150	9	2001	Avg	6,603	N	N	1414 241ST PL SE
2	0	306640	0050	07/15/13	\$615,000	\$682,000	3,160	9	1988	Avg	10,012	N	N	2031 216TH PL NE
2	0	750411	0780	05/16/14	\$645,000	\$669,000	3,160	9	1983	Avg	11,380	N	N	2501 225TH PL NE
2	0	193913	0300	01/03/12	\$510,000	\$664,000	3,170	9	1991	Avg	9,245	N	N	23255 NE 16TH PL
2	0	865161	0620	05/10/13	\$737,000	\$831,000	3,170	9	1999	Avg	5,931	N	N	20575 NE 31ST ST
2	0	750401	0590	11/14/14	\$790,000	\$795,000	3,180	9	1976	Good	12,070	N	N	3016 211TH AVE NE
2	0	865161	1610	08/08/13	\$788,000	\$869,000	3,210	9	2001	Avg	9,680	N	N	20644 NE 25TH CT
2	0	306641	0170	04/10/13	\$615,000	\$699,000	3,230	9	1988	Avg	10,852	N	N	2218 223RD PL NE
2	0	571190	0040	07/12/13	\$675,000	\$749,000	3,230	9	2003	Avg	10,511	N	N	25434 NE 3RD PL
2	0	865161	1690	06/20/14	\$812,000	\$837,000	3,240	9	2001	Avg	8,338	N	N	20635 NE 25TH CT
2	0	290930	0720	02/06/13	\$652,000	\$754,000	3,300	9	2004	Avg	8,131	N	N	326 239TH CT SE
2	0	282506	9086	04/14/14	\$815,000	\$851,000	3,340	9	2013	Avg	9,069	N	N	21542 NE 16TH ST
2	0	750410	0260	05/07/12	\$550,000	\$689,000	3,350	9	1984	Avg	10,686	N	N	2849 220TH PL NE
2	0	193912	0470	06/20/13	\$665,000	\$742,000	3,360	9	1989	Avg	8,924	N	N	1905 235TH CT NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	800147	0170	03/18/14	\$835,000	\$876,000	3,410	9	2000	Avg	9,320	N	N	20522 NE 22ND CT
2	0	865161	0240	11/19/14	\$839,900	\$845,000	3,420	9	2002	Avg	7,462	N	N	20570 NE 32ND CT
2	0	571190	0100	10/26/12	\$767,500	\$913,000	3,420	9	2004	Avg	9,784	N	N	25410 NE 3RD PL
2	0	750411	0880	10/20/14	\$670,000	\$677,000	3,440	9	1987	Avg	11,015	N	N	22645 NE 25TH WAY
2	0	865161	0220	02/26/13	\$739,000	\$850,000	3,530	9	2003	Avg	8,933	N	N	20554 NE 32ND CT
2	0	282506	9085	03/31/14	\$810,000	\$848,000	3,530	9	2014	Avg	9,919	N	N	1621 216TH AVE NE
2	0	800147	0330	08/20/12	\$725,000	\$879,000	3,590	9	2001	Avg	8,659	N	N	20508 NE 23RD CT
2	0	750402	0260	08/24/12	\$549,000	\$665,000	3,800	9	1977	Avg	18,000	N	N	21912 NE 24TH CT
2	0	751070	0030	05/15/14	\$695,000	\$721,000	3,800	9	1986	Good	17,622	N	N	1315 232ND PL NE
2	0	290930	0460	10/15/13	\$782,500	\$849,000	3,870	9	2001	Avg	7,981	N	N	218 238TH AVE SE
2	0	290930	0610	02/22/12	\$665,000	\$852,000	3,870	9	2001	Avg	8,880	N	N	324 238TH AVE SE
2	0	290930	0420	10/22/13	\$855,000	\$926,000	3,900	9	2004	Avg	7,462	N	N	23822 SE 2ND PL
2	0	800147	0210	08/21/12	\$730,000	\$885,000	3,920	9	2001	Avg	8,222	N	N	20507 NE 23RD CT
2	0	800147	0080	07/29/13	\$847,750	\$937,000	3,990	9	2000	Avg	9,407	N	N	20508 NE 21ST CT
2	0	290930	0600	08/20/13	\$889,000	\$977,000	4,040	9	2003	Avg	8,114	N	N	334 238TH AVE SE
2	0	290930	0710	02/15/12	\$600,000	\$771,000	4,060	9	2003	Avg	9,891	N	N	330 239TH CT SE
2	0	290930	0640	07/23/14	\$884,744	\$907,000	4,210	9	2001	Avg	9,414	N	N	23803 SE 2ND PL
2	0	750401	0610	06/27/12	\$480,500	\$592,000	1,500	10	1976	Avg	12,835	N	N	3032 211TH AVE NE
2	0	357530	0450	06/04/12	\$490,000	\$608,000	1,630	10	1998	Avg	6,263	Y	N	1530 EAST LAKE SAMMAMISH PKWY NE
2	0	357530	0489	10/31/13	\$603,000	\$652,000	1,630	10	1998	Avg	9,127	Y	N	1554 EAST LAKE SAMMAMISH PKWY NE
2	0	664620	0180	03/30/12	\$550,000	\$697,000	1,900	10	1997	Avg	6,187	Y	N	1813 223RD PL NE
2	0	865148	0290	05/15/14	\$680,100	\$706,000	2,070	10	1987	Avg	10,148	N	N	20546 NE 35TH PL
2	0	306640	0140	06/20/14	\$632,500	\$652,000	2,090	10	1986	Avg	10,306	N	N	21604 NE 22ND CT
2	0	750410	1200	09/12/13	\$755,000	\$825,000	2,090	10	1983	Avg	15,250	N	N	22140 NE 26TH PL
2	0	306641	0940	08/29/14	\$550,000	\$560,000	2,106	10	1987	Avg	10,400	N	N	22105 NE 23RD ST
2	0	306641	0890	04/11/12	\$466,000	\$588,000	2,190	10	1987	Avg	10,020	N	N	22233 NE 23RD ST
2	0	865148	0170	08/22/13	\$601,000	\$660,000	2,220	10	1987	Avg	8,840	N	N	20613 NE 34TH PL
2	0	306640	0760	12/04/12	\$557,000	\$655,000	2,260	10	1986	Avg	10,067	N	N	2016 216TH PL NE
2	0	865148	0550	06/23/14	\$600,000	\$618,000	2,260	10	1987	Avg	10,153	N	N	20322 NE 34TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	750403	0100	08/28/13	\$535,000	\$587,000	2,290	10	1979	Avg	12,000	N	N	20846 NE 26TH PL
2	0	750411	0760	06/27/14	\$750,000	\$772,000	2,300	10	1984	Avg	11,597	N	N	2513 225TH PL NE
2	0	306641	0710	06/17/13	\$610,000	\$681,000	2,320	10	1987	Avg	14,871	N	N	2137 222ND PL NE
2	0	750411	0510	08/07/12	\$495,000	\$603,000	2,320	10	1985	Avg	14,505	N	N	2704 226TH AVE NE
2	0	205010	0250	09/03/14	\$665,000	\$677,000	2,330	10	1996	Avg	15,536	Y	N	5308 189TH AVE NE
2	0	306640	0600	04/27/12	\$498,000	\$626,000	2,340	10	1988	Avg	10,170	N	N	2105 219TH PL NE
2	0	750403	0060	06/22/12	\$479,000	\$591,000	2,340	10	1978	Avg	13,175	N	N	20841 NE 26TH PL
2	0	865148	0090	11/13/13	\$630,000	\$679,000	2,350	10	1987	Avg	9,779	N	N	20522 NE 34TH PL
2	0	182930	0550	12/10/12	\$559,900	\$658,000	2,370	10	1988	Avg	10,301	N	N	3005 224TH AVE NE
2	0	205010	0350	06/22/12	\$696,000	\$859,000	2,370	10	1994	Avg	13,422	Y	N	5323 189TH AVE NE
2	0	306641	0070	05/15/13	\$640,000	\$721,000	2,380	10	1988	Avg	10,160	N	N	22202 NE 23RD ST
2	0	750400	0870	05/28/13	\$725,000	\$814,000	2,390	10	1974	Avg	18,161	N	N	2511 SAHALEE DR W
2	0	750401	0080	03/03/14	\$729,000	\$768,000	2,430	10	1977	Good	12,000	N	N	3122 SAHALEE DR W
2	0	750401	0080	03/27/12	\$610,000	\$774,000	2,430	10	1977	Good	12,000	N	N	3122 SAHALEE DR W
2	0	750403	0220	10/08/14	\$712,000	\$721,000	2,450	10	1979	Avg	11,960	Y	N	20919 NE SAHALEE COUNTRY CLUB DR
2	0	306640	0220	10/23/13	\$602,000	\$652,000	2,480	10	1987	Avg	10,297	N	N	21812 NE 22ND ST
2	0	306640	0480	05/15/12	\$512,000	\$640,000	2,490	10	1987	Avg	12,669	N	N	2305 220TH PL NE
2	0	306641	0030	05/25/13	\$563,550	\$633,000	2,520	10	1987	Avg	10,000	N	N	22028 NE 23RD ST
2	0	306641	0080	09/17/14	\$590,000	\$599,000	2,520	10	1988	Avg	10,223	N	N	22210 NE 23RD ST
2	0	750401	0900	09/26/14	\$598,500	\$607,000	2,520	10	1978	Avg	12,000	N	N	3123 SAHALEE DR W
2	0	750403	0080	02/28/13	\$545,000	\$626,000	2,550	10	1978	Avg	10,800	N	N	20849 NE 26TH PL
2	0	306640	0510	05/01/12	\$523,000	\$656,000	2,570	10	1987	Avg	10,053	N	N	22005 NE 23RD ST
2	0	306640	0630	09/11/12	\$555,000	\$669,000	2,570	10	1985	Avg	10,185	N	N	21811 NE 22ND ST
2	0	357530	0295	11/01/13	\$615,000	\$665,000	2,590	10	1998	Avg	8,642	Y	N	1548 EAST LAKE SAMMAMISH PKWY NE
2	0	306640	0890	09/05/13	\$609,000	\$667,000	2,600	10	1987	Avg	10,425	N	N	2026 217TH PL NE
2	0	306641	0760	10/23/12	\$649,000	\$773,000	2,600	10	1987	Avg	13,761	N	N	2128 222ND PL NE
2	0	182930	0160	12/05/12	\$650,000	\$764,000	2,610	10	1990	Avg	17,644	N	N	3042 224TH AVE NE
2	0	750410	1390	01/15/13	\$517,000	\$601,000	2,650	10	1983	Avg	10,458	N	N	22213 NE 28TH PL
2	0	182930	0100	06/19/13	\$785,000	\$876,000	2,670	10	1987	Avg	12,959	N	N	22414 NE 30TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	306641	0460	05/15/13	\$660,300	\$744,000	2,670	10	1989	Avg	10,360	N	N	2031 222ND AVE NE
2	0	750410	0110	05/30/14	\$642,000	\$665,000	2,670	10	1987	Avg	10,082	N	N	2813 222ND AVE NE
2	0	182930	0380	10/09/13	\$630,000	\$684,000	2,680	10	1987	Avg	11,323	N	N	22213 NE 31ST ST
2	0	306640	0680	09/10/12	\$517,500	\$624,000	2,680	10	1987	Avg	10,171	N	N	21631 NE 22ND ST
2	0	306640	0680	02/18/14	\$631,250	\$666,000	2,680	10	1987	Avg	10,171	N	N	21631 NE 22ND ST
2	0	750403	0170	05/13/13	\$552,500	\$623,000	2,680	10	1978	Avg	15,579	N	N	2721 209TH AVE NE
2	0	750403	0180	05/21/13	\$550,000	\$618,000	2,680	10	1979	Avg	12,240	N	N	2720 209TH AVE NE
2	0	205010	0020	08/21/13	\$721,250	\$793,000	2,690	10	1995	Avg	10,622	N	N	5325 188TH PL NE
2	0	205010	0210	11/17/14	\$805,000	\$810,000	2,690	10	1997	Avg	17,461	Y	N	5134 189TH AVE NE
2	0	306640	0610	04/23/14	\$703,001	\$733,000	2,690	10	1987	Avg	10,781	N	N	2117 219TH PL NE
2	0	306640	0080	06/02/14	\$665,000	\$688,000	2,720	10	1987	Avg	10,000	N	N	2111 216TH PL NE
2	0	306640	0780	08/01/13	\$598,000	\$660,000	2,730	10	1986	Avg	11,296	N	N	21638 NE 20TH WAY
2	0	750411	0360	07/30/12	\$464,000	\$566,000	2,740	10	1989	Avg	12,103	N	N	22514 NE 28TH ST
2	0	750403	0160	10/23/13	\$600,000	\$650,000	2,750	10	1979	Avg	11,500	N	N	2727 209TH AVE NE
2	0	306641	0800	12/11/14	\$685,000	\$687,000	2,770	10	1987	Avg	10,051	N	N	22224 NE 21ST WAY
2	0	306641	0800	04/29/14	\$654,000	\$681,000	2,770	10	1987	Avg	10,051	N	N	22224 NE 21ST WAY
2	0	182930	0270	08/21/14	\$715,000	\$729,000	2,780	10	1987	Avg	13,521	Y	N	22242 NE 31ST ST
2	0	750403	0090	06/01/14	\$660,000	\$683,000	2,780	10	1978	Good	9,900	N	N	20850 NE 26TH PL
2	0	750403	0090	10/29/12	\$537,600	\$639,000	2,780	10	1978	Good	9,900	N	N	20850 NE 26TH PL
2	0	635260	0730	09/23/13	\$743,000	\$810,000	2,780	10	2001	Avg	9,606	N	N	19612 NE 44TH PL
2	0	635260	0170	07/08/13	\$743,250	\$826,000	2,830	10	2000	Avg	7,473	N	N	19185 NE 44TH CT
2	0	635260	0350	12/09/14	\$795,000	\$798,000	2,830	10	2001	Avg	8,630	N	N	4235 194TH PL NE
2	0	240550	0050	06/06/14	\$650,000	\$672,000	2,840	10	1990	Avg	9,354	N	N	1920 224TH PL NE
2	0	750400	0310	11/14/12	\$542,300	\$642,000	2,840	10	1978	Avg	17,602	N	N	2063 211TH AVE NE
2	0	635260	0680	10/21/14	\$798,000	\$806,000	2,849	10	2001	Avg	9,588	N	N	19600 NE 44TH PL
2	0	750400	0325	06/27/12	\$703,500	\$867,000	2,850	10	1977	VGood	12,325	N	N	2051 211TH AVE NE
2	0	865148	0530	04/01/13	\$680,000	\$775,000	2,850	10	1987	Avg	9,513	N	N	20336 NE 34TH CT
2	0	327589	0440	01/07/13	\$680,000	\$792,000	2,890	10	1993	Avg	8,169	N	N	4706 191ST PL NE
2	0	327589	0180	09/25/13	\$752,000	\$820,000	2,910	10	1992	Avg	10,691	N	N	4711 191ST PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	306640	0910	05/15/13	\$569,000	\$641,000	2,930	10	1989	Avg	11,116	N	N	2012 217TH PL NE
2	0	750411	0060	12/24/13	\$595,000	\$636,000	2,930	10	1989	Avg	15,033	N	N	2526 227TH PL NE
2	0	327589	0170	10/17/13	\$691,000	\$749,000	2,940	10	1992	Avg	10,530	N	N	4717 191ST PL NE
2	0	920650	0250	09/09/14	\$1,104,500	\$1,123,000	2,940	10	2006	Avg	8,899	N	N	19614 NE 42ND WAY
2	0	865161	0120	11/03/13	\$743,500	\$803,000	2,950	10	1999	Avg	8,648	N	N	20581 NE 33RD CT
2	0	327589	0360	01/30/13	\$623,500	\$722,000	2,970	10	1994	Avg	7,182	N	N	19118 NE 45TH PL
2	0	750405	0020	08/16/12	\$709,000	\$861,000	2,970	10	1989	Avg	11,974	N	N	3305 SAHALEE WAY NE
2	0	750410	1190	02/21/14	\$689,000	\$727,000	2,970	10	1984	Avg	13,340	N	N	22139 NE 26TH PL
2	0	306640	0640	05/03/13	\$640,000	\$723,000	2,980	10	1985	Good	10,018	N	N	21801 NE 22ND ST
2	0	951092	0050	09/02/14	\$725,000	\$738,000	2,980	10	1992	Avg	16,996	N	N	1610 242ND AVE SE
2	0	750410	1500	01/25/12	\$485,000	\$627,000	3,000	10	1979	Avg	10,400	N	N	2719 224TH AVE NE
2	0	865148	0340	07/17/12	\$600,000	\$735,000	3,010	10	1986	Avg	10,564	N	N	20428 NE 35TH ST
2	0	635260	0470	08/20/13	\$825,000	\$907,000	3,010	10	2005	Avg	8,543	N	N	19323 NE 42ND CT
2	0	750401	0520	07/05/12	\$720,000	\$885,000	3,030	10	1976	Avg	13,260	N	N	3035 211TH AVE NE
2	0	721572	0090	07/13/12	\$650,000	\$797,000	3,030	10	1999	Avg	11,673	N	N	23958 SE 8TH PL
2	0	721572	0220	10/27/14	\$925,000	\$934,000	3,030	10	1999	Avg	21,007	N	N	23935 SE 8TH PL
2	0	721572	0220	10/27/14	\$925,000	\$934,000	3,030	10	1999	Avg	21,007	N	N	23935 SE 8TH PL
2	0	635260	0010	03/12/14	\$780,000	\$820,000	3,040	10	1999	Avg	8,599	N	N	19196 NE 44TH CT
2	0	205010	0450	11/05/14	\$865,000	\$872,000	3,050	10	1997	Avg	12,558	N	N	5312 188TH PL NE
2	0	865161	0090	07/11/13	\$748,000	\$830,000	3,060	10	1999	Avg	8,874	N	N	20582 NE 33RD CT
2	0	865161	0200	08/27/12	\$688,500	\$833,000	3,060	10	1999	Avg	8,731	N	N	20538 NE 32ND CT
2	0	062981	0480	08/15/12	\$619,200	\$752,000	3,074	10	1998	Avg	9,800	N	N	135 245TH PL SE
2	0	865161	0180	07/13/12	\$685,000	\$840,000	3,080	10	1999	Avg	9,363	N	N	20522 NE 32ND CT
2	0	865161	1600	08/19/14	\$750,000	\$765,000	3,090	10	2000	Avg	9,696	N	N	20543 NE 26TH ST
2	0	327589	0510	04/21/14	\$795,000	\$829,000	3,100	10	1992	Avg	10,478	N	N	4625 192ND DR NE
2	0	750400	0340	04/03/12	\$625,000	\$791,000	3,110	10	1990	Good	18,008	N	N	2041 211TH AVE NE
2	0	635260	0390	07/16/12	\$795,000	\$975,000	3,110	10	2001	Avg	6,949	N	N	4217 194TH PL NE
2	0	951092	0120	07/30/14	\$780,000	\$799,000	3,140	10	1994	Avg	14,421	N	N	24115 SE 16TH PL
2	0	182930	0130	07/17/14	\$795,000	\$816,000	3,160	10	1987	Avg	16,564	N	N	3020 224TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	327589	0450	07/25/12	\$695,000	\$850,000	3,160	10	1992	Avg	8,476	N	N	4712 191ST PL NE
2	0	721572	0250	12/10/14	\$693,000	\$695,000	3,160	10	1999	Avg	13,063	N	N	23947 SE 8TH PL
2	0	750402	1070	02/19/14	\$695,000	\$734,000	3,170	10	1987	Avg	12,000	N	N	2525 SAHALEE DR E
2	0	750410	0690	08/13/12	\$625,000	\$760,000	3,190	10	1984	Avg	16,182	N	N	2419 222ND AVE NE
2	0	865161	1230	07/11/14	\$780,000	\$801,000	3,190	10	1998	Avg	6,776	N	N	20638 NE 28TH CT
2	0	920650	0170	02/28/12	\$766,000	\$980,000	3,190	10	2006	Avg	8,799	N	N	19720 NE 42ND WAY
2	0	182930	0110	04/21/14	\$731,000	\$762,000	3,200	10	1987	Avg	14,951	N	N	22410 NE 30TH CT
2	0	182930	0290	01/10/13	\$720,000	\$838,000	3,200	10	1987	Avg	18,712	Y	N	22230 NE 31ST ST
2	0	158700	0110	09/04/13	\$775,000	\$849,000	3,210	10	2003	Avg	22,095	N	N	4122 198TH CT NE
2	0	865161	1110	09/05/14	\$817,500	\$832,000	3,230	10	1999	Avg	7,639	N	N	2722 206TH TER NE
2	0	865161	1140	11/29/12	\$717,000	\$845,000	3,230	10	1999	Avg	6,302	N	N	20537 NE 27TH PL
2	0	062981	0660	02/22/12	\$615,000	\$788,000	3,240	10	1999	Avg	7,842	N	N	215 246TH WAY SE
2	0	865161	1060	08/04/14	\$835,000	\$854,000	3,270	10	2001	Avg	6,027	N	N	2806 206TH TER NE
2	0	635260	0210	06/11/14	\$809,950	\$837,000	3,280	10	2001	Avg	6,181	N	N	19192 NE 43RD CT
2	0	750411	0030	08/23/12	\$675,000	\$818,000	3,300	10	1984	Avg	10,514	N	N	2510 227TH PL NE
2	0	327589	0130	09/06/12	\$687,000	\$829,000	3,310	10	1994	Avg	9,607	N	N	4815 192ND DR NE
2	0	635260	0650	06/26/13	\$840,000	\$936,000	3,330	10	2001	Avg	8,897	N	N	19412 NE 43RD PL
2	0	750402	1000	03/11/13	\$648,000	\$742,000	3,340	10	1990	Avg	11,726	N	N	2411 SAHALEE DR E
2	0	750411	0630	08/07/14	\$677,000	\$692,000	3,340	10	1984	Avg	11,758	N	N	2533 226TH PL NE
2	0	750401	0240	05/14/13	\$710,000	\$800,000	3,350	10	1987	Avg	11,025	N	N	3421 210TH PL NE
2	0	721572	0010	12/13/13	\$753,000	\$806,000	3,350	10	1999	Avg	13,741	N	N	23996 SE 8TH PL
2	0	182930	0260	11/13/14	\$765,000	\$770,000	3,360	10	1987	Avg	13,636	Y	N	22300 NE 31ST ST
2	0	750411	0130	02/10/12	\$550,000	\$708,000	3,360	10	1984	Avg	12,126	N	N	22622 NE 25TH WAY
2	0	951092	0070	07/10/14	\$879,000	\$903,000	3,360	10	1994	Avg	22,111	N	N	24134 SE 16TH PL
2	0	865161	1000	12/27/13	\$906,100	\$967,000	3,370	10	2001	Avg	7,457	N	N	20548 NE 29TH ST
2	0	865161	1000	09/05/13	\$1,151,759	\$1,261,000	3,370	10	2001	Avg	7,457	N	N	20548 NE 29TH ST
2	0	635260	0510	10/30/13	\$818,000	\$884,000	3,380	10	2002	Avg	6,939	N	N	4101 194TH PL NE
2	0	182930	0310	05/01/13	\$617,000	\$697,000	3,390	10	1987	Avg	15,031	N	N	22218 NE 31ST ST
2	0	635260	0480	08/22/13	\$890,000	\$978,000	3,410	10	2003	Avg	7,560	N	N	19327 NE 42ND CT

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	306640	0920	09/11/13	\$730,000	\$798,000	3,420	10	1988	Avg	17,329	N	N	2017 218TH PL NE
2	0	865161	1590	05/28/14	\$840,000	\$870,000	3,420	10	2000	Avg	8,405	N	N	20535 NE 26TH ST
2	0	865161	0290	12/05/13	\$742,000	\$796,000	3,430	10	1999	Avg	10,039	N	N	20585 NE 32ND CT
2	0	143758	0500	08/15/12	\$805,000	\$978,000	3,440	10	2004	Avg	8,410	N	N	223 259TH PL NE
2	0	750410	0920	06/18/14	\$688,000	\$710,000	3,450	10	1983	Avg	16,200	N	N	2430 223RD PL NE
2	0	750410	0250	02/07/14	\$665,000	\$704,000	3,470	10	1984	Avg	13,764	N	N	2855 220TH PL NE
2	0	750410	1040	08/21/14	\$722,500	\$737,000	3,470	10	1983	Avg	11,800	N	N	2533 224TH PL NE
2	0	951092	0150	08/05/13	\$555,000	\$612,000	3,470	10	1994	Avg	21,307	N	N	24145 SE 16TH PL
2	0	143758	0080	02/13/13	\$726,500	\$838,000	3,480	10	2004	Avg	7,595	N	N	229 259TH AVE NE
2	0	062981	0350	05/21/14	\$815,000	\$845,000	3,488	10	1998	Avg	9,614	N	N	321 246TH WAY SE
2	0	062981	0710	11/01/13	\$810,000	\$875,000	3,490	10	1998	Avg	10,466	N	N	111 246TH WAY SE
2	0	062981	0860	05/01/13	\$848,000	\$958,000	3,490	10	1997	Avg	10,102	N	N	24631 SE 1ST ST
2	0	865161	1090	04/29/13	\$762,500	\$862,000	3,500	10	2000	Avg	6,025	N	N	2734 206TH TER NE
2	0	062981	0960	06/15/12	\$677,500	\$838,000	3,510	10	1998	Avg	8,918	N	N	142 247TH AVE SE
2	0	721572	0030	07/29/14	\$860,000	\$881,000	3,510	10	2000	Avg	19,157	N	N	23988 SE 8TH PL
2	0	062981	0310	08/23/12	\$649,000	\$787,000	3,515	10	1998	Avg	9,610	N	N	24415 SE 4TH PL
2	0	062981	0620	06/19/12	\$661,500	\$817,000	3,515	10	1998	Avg	9,782	N	N	128 245TH PL SE
2	0	062981	0720	08/18/14	\$828,000	\$845,000	3,520	10	1998	Avg	9,901	N	N	24604 SE 1ST ST
2	0	062981	0810	06/21/13	\$780,000	\$870,000	3,520	10	1998	Avg	8,518	N	N	126 247TH AVE SE
2	0	062981	0510	07/31/13	\$747,000	\$825,000	3,522	10	1998	Avg	9,800	N	N	119 245TH PL SE
2	0	062981	0630	11/21/13	\$770,000	\$828,000	3,522	10	1998	Good	9,350	N	N	134 245TH PL SE
2	0	750410	0240	10/02/13	\$660,000	\$718,000	3,540	10	1984	Avg	13,860	N	N	2859 220TH PL NE
2	0	062981	0250	07/23/13	\$830,000	\$919,000	3,547	10	1998	Avg	12,602	N	N	447 245TH AVE SE
2	0	865161	1100	04/01/13	\$790,000	\$900,000	3,590	10	2000	Avg	6,546	N	N	2728 206TH TER NE
2	0	865161	1130	06/05/14	\$798,000	\$825,000	3,590	10	1999	Avg	6,402	N	N	20547 NE 27TH PL
2	0	158700	0050	03/06/13	\$1,230,000	\$1,411,000	3,590	10	2003	Avg	14,545	Y	N	19819 NE 42ND WAY
2	0	290930	0870	05/30/13	\$850,000	\$954,000	3,590	10	2005	Avg	9,100	N	N	116 239TH WAY SE
2	0	750402	1020	03/27/13	\$875,000	\$998,000	3,600	10	1978	Good	20,470	N	N	2423 SAHALEE DR E
2	0	062981	0360	09/30/13	\$780,000	\$849,000	3,600	10	1998	Avg	11,138	N	N	313 246TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	062981	0430	03/24/14	\$830,000	\$870,000	3,600	10	1999	Avg	10,981	N	N	227 246TH WAY SE
2	0	062981	0820	02/04/14	\$800,000	\$847,000	3,600	10	1998	Avg	9,361	N	N	132 247TH AVE SE
2	0	232700	0010	01/25/13	\$750,000	\$870,000	3,660	10	2002	Avg	14,908	N	N	24139 NE 1ST PL
2	0	143758	0130	06/24/12	\$849,950	\$1,049,000	3,660	10	2005	Avg	8,869	N	N	25822 NE 2ND CT
2	0	182930	0300	06/11/12	\$655,000	\$811,000	3,700	10	1987	Avg	14,539	N	N	22224 NE 31ST ST
2	0	062981	0560	12/17/14	\$820,000	\$822,000	3,720	10	1999	Avg	8,633	N	N	24514 SE 1ST ST
2	0	635260	0400	06/20/13	\$892,000	\$995,000	3,730	10	2003	Avg	6,921	N	N	4213 194TH PL NE
2	0	800147	0580	07/20/12	\$745,000	\$912,000	3,730	10	2002	Avg	9,741	N	N	1921 205TH PL NE
2	0	143758	0310	08/15/14	\$1,010,000	\$1,031,000	3,730	10	2004	Avg	8,154	N	N	25839 NE 1ST PL
2	0	750401	0560	05/09/14	\$920,000	\$956,000	3,750	10	1976	Avg	11,025	N	N	3005 211TH AVE NE
2	0	750411	0410	05/02/13	\$697,500	\$788,000	3,760	10	1985	Avg	10,700	N	N	22413 NE 28TH ST
2	0	292506	9044	11/26/14	\$1,389,950	\$1,397,000	3,770	10	2014	Avg	16,466	Y	N	20320 NE 16TH ST
2	0	232700	0090	07/30/13	\$1,002,501	\$1,108,000	3,790	10	2001	Avg	22,656	N	N	24134 NE 1ST PL
2	0	232700	0110	07/14/14	\$950,000	\$975,000	3,820	10	2003	Avg	15,293	N	N	24142 NE 1ST PL
2	0	205010	0110	11/20/12	\$760,000	\$898,000	3,840	10	1997	Avg	14,058	Y	N	18713 NE 51ST CT
2	0	800147	0520	09/19/13	\$849,500	\$927,000	3,840	10	2001	Avg	10,028	N	N	2128 204TH PL NE
2	0	716760	0110	02/21/13	\$915,000	\$1,053,000	3,860	10	2002	Avg	8,000	N	N	25740 SE 4TH PL
2	0	062981	0800	06/17/14	\$900,000	\$929,000	3,870	10	1998	Avg	8,225	N	N	120 247TH AVE SE
2	0	182930	0210	05/06/14	\$762,300	\$793,000	3,880	10	1987	Avg	14,550	Y	N	22344 NE 31ST ST
2	0	062981	0390	05/08/12	\$695,000	\$870,000	3,890	10	1999	Avg	9,071	N	N	24500 SE 3RD CT
2	0	143758	0170	04/02/12	\$877,415	\$1,111,000	3,890	10	2004	Avg	11,321	N	N	25825 NE 2ND CT
2	0	143758	0070	07/18/13	\$872,000	\$966,000	3,900	10	2004	Avg	8,199	N	N	237 259TH AVE NE
2	0	232700	0050	06/17/13	\$890,000	\$994,000	3,970	10	2002	Avg	15,051	N	N	24115 NE 1ST PL
2	0	143758	0520	06/06/13	\$900,000	\$1,008,000	3,970	10	2004	Avg	8,204	N	N	207 259TH PL NE
2	0	800147	0530	05/09/13	\$893,000	\$1,007,000	3,980	10	2001	Avg	9,689	N	N	2136 204TH PL NE
2	0	800147	0560	11/17/14	\$925,900	\$932,000	3,980	10	2001	Avg	7,828	N	N	2216 204TH PL NE
2	0	143758	0150	08/07/13	\$990,000	\$1,092,000	3,990	10	2004	Avg	9,931	N	N	25817 NE 2ND CT
2	0	272506	9158	04/29/12	\$675,000	\$847,000	4,010	10	1988	Avg	23,890	N	N	1010 231ST PL NE
2	0	143758	0090	11/12/13	\$865,000	\$933,000	4,010	10	2004	Avg	7,552	N	N	221 259TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	716760	0030	04/22/13	\$922,500	\$1,045,000	4,080	10	2003	Avg	9,936	N	N	25846 NE 4TH PL
2	0	716760	0080	07/17/12	\$974,000	\$1,194,000	4,080	10	2003	Avg	8,000	N	N	25818 NE 4TH PL
2	0	143758	0430	01/21/14	\$965,000	\$1,025,000	4,150	10	2004	Avg	7,363	N	N	206 259TH PL NE
2	0	143758	0220	05/21/13	\$938,000	\$1,055,000	4,170	10	2006	Avg	7,773	N	N	25814 NE 1ST PL
2	0	143758	0450	07/18/13	\$919,000	\$1,018,000	4,180	10	2005	Avg	7,085	N	N	222 259TH PL NE
2	0	750410	0810	07/19/13	\$760,000	\$842,000	4,190	10	1983	Avg	12,150	N	N	2439 223RD PL NE
2	0	143758	0480	09/18/14	\$994,000	\$1,009,000	4,260	10	2005	Avg	7,861	N	N	246 259TH PL NE
2	0	143758	0190	09/19/12	\$875,000	\$1,052,000	4,400	10	2006	Avg	8,555	N	N	121 259TH AVE NE
2	0	143758	0420	01/11/12	\$947,000	\$1,230,000	4,400	10	2005	Avg	7,507	N	N	134 259TH PL NE
2	0	292506	9045	11/26/14	\$1,500,000	\$1,508,000	4,510	10	2014	Avg	15,394	Y	Y	20312 NE 16TH ST
2	0	716760	0010	04/22/13	\$920,000	\$1,042,000	4,580	10	2003	Avg	8,283	N	N	25854 NE 4TH PL
2	0	750400	0130	12/13/12	\$908,000	\$1,066,000	4,800	10	2002	Avg	12,767	N	N	2061 213TH AVE NE
2	0	290930	0880	10/24/13	\$1,120,000	\$1,213,000	4,860	10	2005	Avg	9,162	N	N	118 239TH WAY SE
2	0	721572	0070	10/18/12	\$1,165,000	\$1,389,000	5,000	10	2000	Avg	32,909	N	N	23970 SE 8TH PL
2	0	721572	0070	08/06/14	\$1,250,000	\$1,278,000	5,000	10	2000	Avg	32,909	N	N	23970 SE 8TH PL
2	0	752595	0130	04/29/13	\$833,500	\$943,000	2,470	11	1996	Avg	24,198	Y	N	1632 205TH PL NE
2	0	752675	0170	10/02/12	\$1,055,000	\$1,264,000	2,520	11	1994	Avg	29,160	Y	N	1619 204TH AVE NE
2	0	681785	0040	11/11/14	\$825,000	\$831,000	2,670	11	1985	Avg	26,413	Y	N	3314 217TH PL NE
2	0	357530	2297	03/28/14	\$1,236,000	\$1,295,000	2,760	11	1998	Avg	13,000	Y	N	20603 NE 16TH ST
2	0	752595	0190	03/24/14	\$855,000	\$896,000	2,910	11	1989	Avg	17,668	Y	N	1636 204TH PL NE
2	0	743020	0100	05/14/14	\$1,222,500	\$1,269,000	3,110	11	2007	Avg	9,444	N	N	4539 205TH PL NE
2	0	865161	0890	08/05/13	\$1,050,000	\$1,159,000	3,150	11	2000	Avg	10,259	N	N	2525 204TH TER NE
2	0	865161	0890	10/14/14	\$1,150,000	\$1,163,000	3,150	11	2000	Avg	10,259	N	N	2525 204TH TER NE
2	0	865161	1910	09/19/13	\$1,170,000	\$1,277,000	3,170	11	2000	Avg	10,390	Y	N	3113 204TH CT NE
2	0	750401	0570	07/08/14	\$900,000	\$925,000	3,180	11	1978	Good	12,600	N	N	3004 211TH AVE NE
2	0	752595	0110	08/28/14	\$1,200,000	\$1,223,000	3,180	11	1989	Avg	19,842	Y	N	20610 NE 16TH ST
2	0	750405	0150	07/05/13	\$838,000	\$932,000	3,200	11	1991	Avg	22,100	N	N	21215 NE 35TH LN
2	0	182506	9117	11/11/13	\$750,000	\$809,000	3,270	11	2000	Avg	8,426	N	N	19028 NE 51ST ST
2	0	865161	1800	06/27/13	\$1,005,000	\$1,120,000	3,280	11	2000	Avg	10,742	N	N	3053 205TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	062980	0360	06/10/13	\$1,051,129	\$1,176,000	3,430	11	1997	Avg	30,746	N	N	431 WINDSOR DR SE
2	0	062980	0360	09/09/13	\$1,007,500	\$1,102,000	3,430	11	1997	Avg	30,746	N	N	431 WINDSOR DR SE
2	0	357530	0965	08/01/13	\$1,255,000	\$1,386,000	3,470	11	1997	Avg	16,250	Y	N	1531 205TH CT NE
2	0	865149	0030	09/11/12	\$810,000	\$976,000	3,470	11	1999	Avg	14,619	N	N	3328 203RD PL NE
2	0	752675	0010	06/20/13	\$940,000	\$1,049,000	3,480	11	1993	Avg	15,703	Y	N	1618 204TH AVE NE
2	0	865161	1760	04/22/14	\$920,800	\$960,000	3,640	11	2000	Avg	12,451	N	N	3060 205TH CT NE
2	0	750402	1490	05/12/14	\$1,080,000	\$1,122,000	3,720	11	1982	Avg	11,610	N	N	21730 NE 29TH ST
2	0	062981	0110	04/22/13	\$990,000	\$1,122,000	3,830	11	1999	Avg	13,667	N	N	316 246TH WAY SE
2	0	062981	0160	02/23/12	\$949,900	\$1,217,000	3,830	11	1999	Avg	11,940	N	N	428 245TH AVE SE
2	0	357530	0950	10/13/12	\$865,000	\$1,033,000	3,850	11	1991	Avg	16,250	Y	N	1516 204TH AVE NE
2	0	681785	0010	03/19/13	\$714,000	\$816,000	3,850	11	1985	Avg	64,529	N	N	3300 217TH PL NE
2	0	865161	0990	07/25/13	\$870,000	\$963,000	3,940	11	2000	Avg	11,015	N	N	2431 204TH TER NE
2	0	800147	0630	01/24/14	\$1,160,000	\$1,231,000	4,010	11	2002	Avg	8,644	Y	N	1909 205TH PL NE
2	0	752595	0120	02/20/14	\$1,100,000	\$1,161,000	4,040	11	1989	Avg	22,976	Y	N	1624 205TH PL NE
2	0	357530	2350	04/11/14	\$1,298,000	\$1,356,000	4,120	11	2001	Avg	20,177	Y	N	1602 207TH AVE NE
2	0	865161	1950	04/11/14	\$980,000	\$1,024,000	4,120	11	2001	Avg	13,229	N	N	3112 204TH CT NE
2	0	800147	0410	04/09/13	\$992,000	\$1,128,000	4,140	11	2003	Avg	7,710	N	N	2139 204TH PL NE
2	0	865161	1890	06/11/13	\$1,258,000	\$1,407,000	4,260	11	2000	Avg	11,321	Y	N	20430 NE 31ST ST
2	0	750401	0050	11/29/12	\$850,000	\$1,001,000	4,310	11	2001	Avg	11,466	N	N	3034 SAHALEE DR W
2	0	062980	0520	09/03/14	\$1,209,000	\$1,231,000	4,330	11	1997	Avg	26,162	N	N	24637 SE 9TH PL
2	0	800147	0370	08/07/13	\$1,300,000	\$1,434,000	4,330	11	2001	Avg	14,294	N	N	2221 204TH PL NE
2	0	752595	0180	07/01/14	\$1,060,000	\$1,091,000	4,570	11	1990	Avg	16,015	Y	N	1630 204TH PL NE
2	0	062980	0180	09/05/12	\$1,050,000	\$1,268,000	4,580	11	1999	Avg	40,787	N	N	410 WINDSOR DR SE
2	0	357530	0937	06/26/13	\$1,380,000	\$1,538,000	4,690	11	1990	Avg	16,250	Y	N	20423 NE 16TH ST
2	0	062980	0090	06/24/13	\$1,320,000	\$1,472,000	4,090	12	1998	Avg	44,287	N	N	24733 SE WINDSOR BLVD
2	0	062980	0110	07/10/12	\$1,145,800	\$1,407,000	4,310	12	1999	Avg	41,413	N	N	24730 WINDSOR DR SE
2	0	062980	0380	10/13/14	\$1,450,000	\$1,467,000	4,360	12	1998	Avg	24,603	N	N	607 WINDSOR DR SE
2	0	062980	0620	04/23/12	\$1,300,000	\$1,635,000	4,680	12	1999	Avg	28,223	N	N	24634 SE 9TH PL
2	0	062980	0560	11/15/13	\$1,700,000	\$1,832,000	4,770	12	1999	Avg	24,341	N	N	24680 SE 9TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	357530	0960	02/20/14	\$1,300,000	\$1,372,000	4,790	12	2000	Avg	19,346	Y	N	1527 205TH CT NE
2	0	062980	0660	09/09/14	\$1,675,000	\$1,703,000	4,790	12	1999	Avg	25,412	N	N	24419 SE 7TH CT
2	0	062980	0540	09/09/14	\$1,500,000	\$1,525,000	5,020	12	1998	Avg	26,319	N	N	24677 SE 9TH PL
2	0	062980	0420	08/25/12	\$1,473,500	\$1,785,000	5,040	12	1999	Avg	25,236	N	N	641 WINDSOR DR SE
2	0	062980	0220	04/16/13	\$1,880,000	\$2,133,000	5,660	12	2006	Avg	24,104	N	N	130 WINDSOR DR SE
2	0	062980	0070	07/08/13	\$1,525,000	\$1,694,000	6,150	12	1999	Avg	38,671	N	N	24605 SE 9TH PL
2	0	062980	0580	04/17/14	\$2,300,000	\$2,400,000	7,510	12	2000	Avg	25,060	N	N	24672 SE 9TH PL
3	0	124010	0050	07/20/12	\$267,500	\$328,000	990	6	1974	Good	11,298	N	N	817 216TH AVE NE
3	0	357530	3755	07/26/13	\$350,000	\$387,000	930	7	1978	Good	7,500	N	N	903 209TH AVE NE
3	0	357530	1595	05/23/13	\$392,100	\$441,000	960	7	1978	Good	10,000	N	N	838 206TH AVE NE
3	0	357530	2880	11/10/14	\$339,300	\$342,000	970	7	1972	VGood	10,000	N	N	1218 207TH PL NE
3	0	357530	2880	10/03/13	\$335,000	\$364,000	970	7	1972	VGood	10,000	N	N	1218 207TH PL NE
3	0	322506	9261	11/12/13	\$427,000	\$460,000	980	7	1977	Avg	14,958	Y	N	431 205TH AVE NE
3	0	357530	1760	06/12/13	\$350,000	\$391,000	1,010	7	1978	Avg	10,000	Y	N	943 207TH AVE NE
3	0	357530	2747	02/26/13	\$375,000	\$431,000	1,010	7	1968	Avg	23,250	N	N	909 208TH AVE NE
3	0	357530	3970	07/16/14	\$340,000	\$349,000	1,010	7	1975	Good	7,500	N	N	816 208TH AVE NE
3	0	357530	4017	08/22/14	\$315,000	\$321,000	1,010	7	1975	Good	7,500	N	N	20904 NE 8TH PL
3	0	432370	0090	08/17/12	\$265,000	\$322,000	1,030	7	1975	Avg	14,549	N	N	1020 213TH PL NE
3	0	856290	0810	07/03/12	\$232,000	\$285,000	1,040	7	1976	Avg	15,283	N	N	205 210TH AVE NE
3	0	432370	0260	08/01/13	\$356,000	\$393,000	1,090	7	1975	Good	10,015	N	N	21224 NE 10TH PL
3	0	432370	0230	08/18/14	\$390,000	\$398,000	1,100	7	1975	Avg	9,750	N	N	1013 213TH PL NE
3	0	357530	5813	06/19/12	\$265,000	\$327,000	1,120	7	1976	Avg	7,500	N	N	819 212TH AVE NE
3	0	357530	2562	11/13/14	\$356,000	\$358,000	1,140	7	1976	Avg	7,500	N	N	945 207TH PL NE
3	0	856290	0960	11/07/13	\$400,000	\$432,000	1,150	7	1976	Good	13,700	N	N	217 208TH AVE NE
3	0	357530	5018	09/27/13	\$211,000	\$230,000	1,170	7	1968	Avg	7,500	N	N	1121 211TH AVE NE
3	0	357530	5459	11/26/12	\$266,000	\$314,000	1,180	7	1978	Avg	13,000	N	N	1335 211TH PL NE
3	0	124010	0053	10/02/13	\$336,000	\$366,000	1,190	7	1968	Good	25,312	N	N	21436 NE 8TH ST
3	0	605465	0190	04/10/12	\$245,000	\$309,000	1,190	7	1977	Avg	21,420	N	N	153 221ST AVE NE
3	0	856290	1000	11/19/12	\$385,000	\$455,000	1,190	7	1981	Avg	10,800	N	N	28 211TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	357530	4895	09/23/14	\$406,550	\$413,000	1,200	7	1974	Good	15,781	N	N	21001 NE 15TH ST
3	0	432360	0060	02/20/13	\$270,000	\$311,000	1,200	7	1972	Avg	9,770	N	N	21204 NE 10TH PL
3	0	750418	0070	11/11/14	\$577,000	\$581,000	1,200	7	1989	VGood	20,251	N	N	21312 NE 10TH PL
3	0	256134	0020	08/04/14	\$325,000	\$332,000	1,210	7	1979	Avg	11,096	N	N	811 216TH PL NE
3	0	432360	0040	09/12/13	\$356,000	\$389,000	1,220	7	1975	Avg	9,600	N	N	1020 212TH AVE NE
3	0	124110	0005	10/22/12	\$406,000	\$484,000	1,230	7	1979	VGood	44,633	N	N	23016 SE 1ST ST
3	0	052406	9037	07/10/14	\$505,000	\$519,000	1,240	7	1962	Avg	57,000	N	N	21014 SE 14TH PL
3	0	256132	0060	12/04/12	\$337,500	\$397,000	1,240	7	1977	Avg	9,928	N	N	720 216TH AVE NE
3	0	357530	3700	07/25/14	\$324,950	\$333,000	1,240	7	1976	Good	7,500	N	N	1120 208TH AVE NE
3	0	357530	3806	08/01/13	\$336,000	\$371,000	1,240	7	1974	Good	10,000	N	N	1019 209TH AVE NE
3	0	357530	5675	04/25/12	\$220,000	\$277,000	1,240	7	1976	Good	7,500	N	N	1105 212TH AVE NE
3	0	605465	0510	06/09/14	\$347,000	\$359,000	1,240	7	1978	Good	8,050	N	N	22207 NE 2ND ST
3	0	357530	1195	03/11/13	\$380,000	\$435,000	1,250	7	1974	Good	7,937	N	N	1116 205TH AVE NE
3	0	357530	4210	06/17/13	\$321,000	\$358,000	1,250	7	1967	VGood	7,500	N	N	916 209TH AVE NE
3	0	432370	0050	09/06/12	\$289,000	\$349,000	1,250	7	1975	Good	9,605	N	N	21301 NE 10TH PL
3	0	918651	0050	10/15/13	\$485,000	\$526,000	1,260	7	1981	Good	53,234	N	N	21837 SE 1ST ST
3	0	357530	2759	08/06/14	\$365,000	\$373,000	1,270	7	1982	Good	7,500	N	N	928 207TH PL NE
3	0	432370	0130	10/11/12	\$390,000	\$466,000	1,270	7	1975	Avg	9,429	N	N	21244 NE 12TH ST
3	0	256133	0140	09/20/13	\$371,000	\$405,000	1,290	7	1977	Avg	10,480	N	N	738 218TH AVE NE
3	0	357530	5506	09/20/12	\$323,500	\$389,000	1,290	7	1974	Avg	10,625	Y	N	1516 211TH AVE NE
3	0	605465	0080	04/17/14	\$365,000	\$381,000	1,300	7	1977	Good	9,680	N	N	22110 NE 3RD PL
3	0	605465	0110	05/01/14	\$319,000	\$332,000	1,300	7	1977	Good	9,600	N	N	243 221ST AVE NE
3	0	856290	0180	05/09/14	\$491,300	\$511,000	1,300	7	1987	Good	11,340	Y	N	21 211TH PL NE
3	0	605465	0030	02/06/14	\$385,000	\$407,000	1,310	7	1977	Good	7,200	N	N	411 222ND AVE NE
3	0	322506	9247	03/29/12	\$420,000	\$532,000	1,340	7	1968	Good	10,454	Y	N	424 205TH AVE NE
3	0	332506	9060	09/12/14	\$510,000	\$518,000	1,340	7	1962	Good	43,560	N	N	22055 SE 4TH ST
3	0	256132	0120	08/11/14	\$366,000	\$374,000	1,350	7	1977	Avg	10,200	N	N	716 216TH PL NE
3	0	605465	0120	01/27/14	\$377,500	\$400,000	1,350	7	1977	Avg	9,600	N	N	235 221ST AVE NE
3	0	605465	0570	03/20/14	\$375,000	\$393,000	1,350	7	1977	Good	10,500	N	N	300 222ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	605465	0070	10/07/14	\$400,000	\$405,000	1,370	7	1977	Good	9,680	N	N	22118 NE 3RD PL
3	0	605465	0360	08/22/12	\$305,000	\$370,000	1,370	7	1977	Good	11,000	N	N	170 221ST AVE NE
3	0	856290	1830	08/05/14	\$454,800	\$465,000	1,400	7	1979	Good	10,720	Y	N	429 210TH AVE NE
3	0	605465	0290	03/16/12	\$365,700	\$465,000	1,410	7	1978	Avg	10,500	N	N	22035 NE 1ST ST
3	0	357530	2655	04/01/13	\$316,000	\$360,000	1,420	7	1984	Good	5,000	N	N	818 207TH AVE NE
3	0	357530	5661	12/05/13	\$508,000	\$545,000	1,430	7	1980	VGood	10,000	N	N	1401 212TH AVE NE
3	0	856290	0990	06/07/12	\$380,000	\$471,000	1,430	7	1984	Avg	10,800	N	N	20 211TH PL SE
3	0	750418	0080	10/01/12	\$371,000	\$445,000	1,450	7	1989	Good	22,878	N	N	21402 NE 10TH PL
3	0	750418	0170	07/07/14	\$410,000	\$421,000	1,450	7	1989	Avg	19,206	N	N	1107 216TH AVE NE
3	0	357530	2938	06/20/14	\$405,000	\$418,000	1,460	7	2002	Avg	10,000	N	N	1321 208TH AVE NE
3	0	124010	0102	09/06/12	\$450,000	\$543,000	1,490	7	1969	Avg	106,028	N	N	1230 216TH AVE NE
3	0	856290	0640	06/04/12	\$361,000	\$448,000	1,520	7	1995	Avg	10,800	Y	N	230 210TH AVE NE
3	0	272506	9060	08/26/13	\$487,500	\$535,000	1,530	7	1968	VGood	92,782	N	N	2215 244TH AVE NE
3	0	272506	9034	07/20/12	\$410,000	\$502,000	1,610	7	1978	Avg	141,816	N	N	24127 NE 20TH ST
3	0	357530	3405	06/13/12	\$256,650	\$318,000	1,620	7	1974	Avg	10,000	N	N	20814 NE 13TH ST
3	0	750418	0030	04/27/13	\$410,000	\$464,000	1,680	7	1989	Avg	18,894	N	N	21511 NE 10TH PL
3	0	750418	0130	07/01/14	\$482,000	\$496,000	1,710	7	1989	Avg	21,485	Y	N	1022 215TH AVE NE
3	0	357530	5362	12/15/14	\$517,000	\$518,000	1,740	7	2009	Avg	10,000	N	N	819 211TH PL NE
3	0	124070	0030	08/13/13	\$400,000	\$440,000	1,780	7	1974	Avg	44,866	N	N	624 212TH AVE SE
3	0	357530	5483	05/05/14	\$439,900	\$457,000	1,890	7	2011	Avg	6,500	N	N	21078 NE 15TH ST
3	0	357530	1145	09/20/13	\$499,950	\$546,000	1,920	7	1961	VGood	25,000	N	N	1136 205TH AVE NE
3	0	856290	0440	06/01/12	\$542,000	\$673,000	2,610	7	1985	Good	11,214	Y	N	246 210TH PL NE
3	0	856290	1860	12/13/13	\$450,000	\$482,000	1,070	8	1981	Good	10,720	Y	N	405 210TH AVE NE
3	0	357530	2595	05/21/13	\$410,100	\$461,000	1,140	8	1976	VGood	10,000	N	N	902 207TH AVE NE
3	0	856290	1250	08/27/14	\$516,000	\$526,000	1,170	8	1997	Good	10,800	N	N	16 210TH PL SE
3	0	111730	0020	09/10/12	\$375,000	\$452,000	1,200	8	1981	Avg	35,203	N	N	21324 SE 3RD ST
3	0	357520	0050	05/22/13	\$449,000	\$505,000	1,260	8	1985	Avg	34,500	N	N	21204 NE 13TH CT
3	0	357530	2565	05/17/13	\$521,500	\$587,000	1,320	8	1987	VGood	10,000	N	N	20709 NE 11TH ST
3	0	357520	0030	07/29/14	\$549,000	\$562,000	1,350	8	1985	Good	59,800	N	N	21229 NE 13TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	750446	0110	07/08/13	\$497,000	\$552,000	1,380	8	1978	Good	11,844	N	N	1516 219TH PL NE
3	0	358250	0240	05/14/14	\$510,000	\$529,000	1,450	8	1986	Avg	26,460	N	N	721 222ND PL NE
3	0	432370	0080	07/02/13	\$482,000	\$536,000	1,480	8	1994	Good	9,600	N	N	1010 213TH PL NE
3	0	111730	0080	01/04/13	\$331,000	\$386,000	1,500	8	1982	Fair	35,316	N	N	21335 SE 3RD ST
3	0	358250	0020	02/01/13	\$441,500	\$511,000	1,520	8	1980	Avg	17,250	N	N	616 222ND PL NE
3	0	124010	0049	03/25/14	\$265,000	\$278,000	1,590	8	1971	Good	18,350	N	N	21410 NE 8TH ST
3	0	357530	4870	06/10/14	\$536,000	\$554,000	1,600	8	2013	Avg	5,000	N	N	1335 211TH AVE NE
3	0	856290	0240	11/14/14	\$1,015,000	\$1,022,000	1,690	8	2013	Avg	11,340	N	N	205 211TH PL NE
3	0	322506	9270	01/31/14	\$584,000	\$619,000	1,700	8	1981	Good	10,454	Y	N	504 205TH AVE NE
3	0	357530	2937	04/10/12	\$339,500	\$429,000	1,700	8	1990	Good	14,391	N	N	20732 NE INGLEWOOD HILL RD
3	0	741200	0120	01/23/14	\$430,000	\$456,000	1,710	8	1985	Avg	11,864	N	N	808 218TH AVE NE
3	0	357530	2345	12/08/14	\$508,500	\$510,000	1,720	8	1979	Avg	12,500	N	N	1505 207TH PL NE
3	0	864440	0195	01/09/12	\$470,000	\$611,000	1,770	8	1995	Avg	159,146	N	N	21250 NE 4TH ST
3	0	856290	0310	06/13/14	\$615,000	\$635,000	1,800	8	1978	Good	20,820	N	N	12 210TH PL NE
3	0	856290	0310	01/31/13	\$559,000	\$647,000	1,800	8	1978	Good	20,820	N	N	12 210TH PL NE
3	0	741200	0160	10/17/12	\$399,000	\$476,000	1,810	8	1985	Avg	27,594	N	N	21838 NE 8TH ST
3	0	124010	0150	02/27/12	\$540,000	\$691,000	1,890	8	1968	Good	66,646	N	N	1260 218TH AVE NE
3	0	124010	0150	06/11/12	\$495,000	\$613,000	1,890	8	1968	Good	66,646	N	N	1260 218TH AVE NE
3	0	750446	0090	07/25/14	\$473,000	\$485,000	1,890	8	1978	Avg	12,236	N	N	1521 219TH PL NE
3	0	856290	1010	09/26/14	\$505,000	\$512,000	1,910	8	1984	VGood	10,800	N	N	36 211TH PL SE
3	0	357530	2397	11/13/14	\$580,000	\$584,000	1,910	8	2003	Avg	11,550	N	N	1318 207TH AVE NE
3	0	856290	1960	12/06/12	\$407,000	\$479,000	1,960	8	1993	Avg	10,880	N	N	459 209TH AVE NE
3	0	613450	0070	07/09/14	\$560,000	\$575,000	1,960	8	2002	Avg	6,058	N	N	2512 248TH TER NE
3	0	357530	4690	12/31/13	\$568,000	\$606,000	1,970	8	1978	VGood	10,000	Y	N	1520 209TH AVE NE
3	0	332506	9132	07/22/12	\$405,000	\$496,000	2,020	8	1980	Good	44,431	N	N	107 224TH AVE SE
3	0	867730	0510	08/27/13	\$500,000	\$549,000	2,050	8	1987	Avg	13,201	N	N	412 242ND PL NE
3	0	357520	0070	11/04/14	\$560,000	\$565,000	2,060	8	1984	Avg	31,400	Y	N	21225 NE 14TH PL
3	0	357530	4700	06/12/12	\$625,000	\$774,000	2,110	8	2012	Avg	5,000	Y	N	20920 NE 15TH ST
3	0	357530	5369	10/15/13	\$530,000	\$575,000	2,120	8	2007	Avg	10,000	N	N	830 211TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	357530	1355	05/28/14	\$780,000	\$808,000	2,160	8	2014	Avg	5,000	Y	N	837 206TH AVE NE
3	0	357530	1365	04/24/14	\$779,950	\$813,000	2,160	8	2014	Avg	5,000	Y	N	843 206TH AVE NE
3	0	357530	1390	05/14/14	\$789,950	\$820,000	2,160	8	2014	Avg	19,695	Y	N	851 206TH AVE NE
3	0	357530	1435	04/09/14	\$800,000	\$836,000	2,160	8	2014	Avg	11,385	Y	N	825 206TH AVE NE
3	0	357530	5453	09/18/14	\$650,000	\$660,000	2,170	8	2012	Avg	5,000	N	N	1321 211TH PL SE
3	0	357530	1685	11/19/14	\$719,000	\$723,000	2,210	8	2014	Avg	7,500	Y	N	903 207TH AVE NE
3	0	357530	5440	10/23/14	\$670,000	\$677,000	2,220	8	2013	Avg	5,000	N	N	1233 211TH PL NE
3	0	262506	9097	08/25/13	\$525,000	\$576,000	2,230	8	1988	Avg	52,560	N	N	1812 248TH PL NE
3	0	613450	0040	04/30/12	\$455,000	\$571,000	2,230	8	2002	Avg	6,656	N	N	24821 NE 25TH ST
3	0	357530	5452	05/20/13	\$575,000	\$647,000	2,240	8	2013	Avg	5,000	N	N	1317 211TH PL NE
3	0	357530	5452	07/17/14	\$635,000	\$652,000	2,240	8	2013	Avg	5,000	N	N	1317 211TH PL NE
3	0	357530	3250	02/04/13	\$569,500	\$659,000	2,250	8	2012	Avg	4,594	N	N	1501 209TH AVE NE
3	0	124110	0003	02/04/13	\$482,500	\$558,000	2,260	8	1968	Good	21,000	N	N	22820 SE 1ST ST
3	0	723740	0180	11/27/13	\$612,217	\$658,000	2,300	8	2014	Avg	5,988	N	N	24302 NE 8TH PL
3	0	613450	0200	09/24/12	\$475,000	\$570,000	2,310	8	2001	Avg	6,600	N	N	2503 248TH PL NE
3	0	124010	0080	03/13/12	\$435,000	\$554,000	2,340	8	1988	Avg	48,351	N	N	21407 NE 16TH ST
3	0	357530	5455	08/15/13	\$619,950	\$682,000	2,360	8	2013	Avg	5,000	N	N	1327 211TH PL NE
3	0	357530	5457	05/01/13	\$639,950	\$723,000	2,360	8	2013	Avg	5,000	N	N	1333 211TH PL NE
3	0	029020	0040	01/03/14	\$590,000	\$629,000	2,400	8	2003	Avg	4,552	N	N	21504 SE 1ST PL
3	0	029020	0210	11/17/12	\$534,000	\$631,000	2,400	8	2003	Avg	5,782	N	N	21488 SE 2ND ST
3	0	357530	5632	03/27/14	\$670,000	\$702,000	2,420	8	2011	Avg	5,000	N	N	1528 211TH PL NE
3	0	856290	1100	12/30/14	\$550,000	\$550,000	2,430	8	2007	Avg	5,400	N	N	330 211TH PL SE
3	0	856290	0950	01/07/14	\$617,500	\$658,000	2,450	8	2006	Avg	11,031	N	N	227 208TH AVE NE
3	0	357530	2394	02/27/13	\$470,000	\$540,000	2,450	8	2008	Avg	5,000	N	N	1410 207TH AVE NE
3	0	856290	1350	08/12/14	\$640,000	\$654,000	2,480	8	1998	Avg	10,800	N	N	27 210TH PL SE
3	0	613450	0220	07/28/14	\$583,800	\$598,000	2,480	8	2002	Avg	6,600	N	N	2411 248TH PL NE
3	0	357530	5475	12/06/12	\$555,885	\$654,000	2,490	8	2012	Avg	6,500	N	N	1346 211TH AVE NE
3	0	029020	0050	12/03/13	\$600,000	\$644,000	2,490	8	2003	Avg	4,540	N	N	21430 SE 1ST PL
3	0	918630	0060	09/16/14	\$635,000	\$645,000	2,510	8	1986	Avg	34,200	Y	N	21932 NE 1ST ST

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	029020	0160	02/25/13	\$550,000	\$632,000	2,510	8	2003	Avg	5,369	N	N	21417 SE 1ST PL
3	0	342506	9077	06/15/12	\$580,000	\$718,000	2,540	8	1993	Avg	116,779	N	N	23506 SE 8TH ST
3	0	357530	1255	07/20/12	\$637,000	\$780,000	2,550	8	2011	Avg	5,000	Y	N	1062 205TH AVE NE
3	0	357530	1275	06/01/12	\$630,000	\$783,000	2,550	8	2011	Avg	5,000	Y	N	1018 205TH AVE NE
3	0	613450	0130	05/23/13	\$581,000	\$653,000	2,550	8	2002	Avg	6,040	N	N	2548 248TH TER NE
3	0	613450	0170	05/06/13	\$563,500	\$636,000	2,550	8	2002	Avg	7,700	N	N	2521 248TH PL NE
3	0	357530	4695	06/06/12	\$590,000	\$732,000	2,550	8	2011	Avg	5,000	Y	N	1514 209TH AVE NE
3	0	357530	1248	12/13/13	\$756,000	\$809,000	2,560	8	2013	Avg	5,000	Y	N	1080 205TH AVE NE
3	0	062720	0070	10/03/12	\$554,500	\$664,000	2,560	8	2008	Avg	5,145	N	N	23318 NE 7TH CT
3	0	124070	0079	03/24/14	\$735,000	\$771,000	2,620	8	1976	Good	34,848	N	N	21718 SE 5TH PL
3	0	357530	5510	04/11/12	\$520,000	\$656,000	2,650	8	2012	Avg	7,500	N	N	1521 212TH AVE NE
3	0	272506	9089	10/25/12	\$567,000	\$675,000	2,660	8	1999	Avg	24,286	N	N	1131 244TH AVE NE
3	0	357530	5645	03/08/12	\$600,000	\$765,000	2,660	8	2011	Avg	8,981	Y	N	1520 211TH PL NE
3	0	357530	5484	06/02/14	\$727,000	\$752,000	2,680	8	2013	Avg	5,000	N	N	1312 211TH AVE NE
3	0	357530	4995	10/27/14	\$617,300	\$623,000	2,690	8	2011	Avg	5,000	N	N	1310 210TH AVE NE
3	0	357530	4995	02/06/12	\$465,000	\$599,000	2,690	8	2011	Avg	5,000	N	N	1310 210TH AVE NE
3	0	029020	0220	02/21/13	\$567,750	\$654,000	2,710	8	2003	Avg	5,368	N	N	21462 SE 2ND ST
3	0	357530	4510	06/05/12	\$639,950	\$794,000	2,720	8	2012	Avg	10,000	N	N	20911 SE 15TH ST
3	0	788090	0100	06/26/13	\$555,500	\$619,000	2,730	8	1988	Avg	15,254	N	N	21519 NE 9TH PL
3	0	332506	9149	05/22/13	\$616,000	\$693,000	2,780	8	1988	Avg	39,170	N	N	226 223RD PL NE
3	0	029020	0200	10/11/13	\$657,000	\$714,000	2,790	8	2003	Avg	5,573	N	N	21507 SE 1ST PL
3	0	029020	0230	08/19/14	\$676,000	\$690,000	2,800	8	2003	Avg	5,368	N	N	21424 S 2ND ST
3	0	062720	0010	09/12/12	\$705,000	\$849,000	2,820	8	2009	Avg	7,229	N	N	23301 NE 7TH CT
3	0	222506	9102	08/27/13	\$705,000	\$774,000	2,900	8	2013	Avg	7,560	N	N	24320 NE 26TH CT
3	0	222506	9104	11/25/13	\$747,803	\$804,000	2,900	8	2013	Avg	7,018	N	N	24240 NE 26TH CT
3	0	272506	9029	05/17/13	\$650,000	\$732,000	2,940	8	1979	Good	51,803	N	N	24323 NE 10TH ST
3	0	222506	9018	11/06/13	\$695,000	\$750,000	2,950	8	2013	Avg	7,560	N	N	24360 NE 26TH CT
3	0	357530	3430	10/16/14	\$780,000	\$789,000	2,950	8	2008	Avg	10,000	N	N	1324 208TH AVE NE
3	0	222506	9103	10/28/13	\$720,000	\$779,000	2,950	8	2013	Avg	6,570	N	N	24280 NE 26TH CT

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	222506	9100	12/04/13	\$695,000	\$746,000	2,960	8	2013	Avg	7,485	N	N	24380 NE 26TH CT
3	0	029020	0090	04/23/13	\$638,000	\$723,000	3,000	8	2004	Avg	4,533	N	N	21414 SE 1ST PL
3	0	029020	0240	09/24/12	\$600,000	\$720,000	3,020	8	2003	Avg	5,368	N	N	21420 SE 2ND ST
3	0	222506	9105	02/21/14	\$750,000	\$791,000	3,040	8	2014	Avg	7,228	N	N	24220 NE 26TH CT
3	0	124010	0076	09/26/12	\$600,000	\$720,000	3,210	8	1976	Good	53,143	N	N	21410 NE 14TH ST
3	0	272506	9159	06/03/13	\$810,000	\$908,000	3,400	8	2000	Avg	26,508	N	N	868 238TH AVE NE
3	0	342506	9081	11/13/13	\$775,000	\$835,000	3,510	8	1985	Good	54,450	N	N	414 235TH AVE NE
3	0	856290	0420	04/19/13	\$750,000	\$850,000	3,653	8	2013	Avg	11,004	Y	N	228 210TH PL NE
3	0	856290	0430	07/18/14	\$800,000	\$821,000	3,691	8	2013	Avg	11,088	Y	N	232 210TH PL NE
3	0	856290	0430	04/05/13	\$750,000	\$853,000	3,691	8	2013	Avg	11,088	Y	N	232 210TH PL NE
3	0	357530	2347	03/05/14	\$480,000	\$505,000	1,620	9	1980	Avg	12,500	N	N	1515 207TH PL NE
3	0	225150	0130	04/26/13	\$556,700	\$630,000	1,650	9	1979	Good	15,010	N	N	20725 NE 3RD ST
3	0	864440	0060	10/29/14	\$568,000	\$573,000	1,790	9	1979	Good	57,063	N	N	651 213TH PL NE
3	0	357530	5664	08/01/12	\$599,950	\$732,000	1,890	9	1999	Avg	22,649	N	N	1429 212TH AVE NE
3	0	864440	0050	11/25/14	\$625,000	\$628,000	1,910	9	1978	VGood	39,221	N	N	642 213TH PL NE
3	0	225150	0050	01/12/12	\$419,750	\$545,000	1,930	9	1978	Avg	11,900	N	N	20717 NE 2ND ST
3	0	867730	0820	05/16/13	\$519,950	\$585,000	2,050	9	1987	Avg	12,400	N	N	24206 NE 7TH PL
3	0	225150	0030	11/05/12	\$409,000	\$485,000	2,080	9	1978	Avg	14,760	N	N	20701 NE 2ND ST
3	0	357530	1980	07/20/12	\$395,000	\$484,000	2,100	9	1986	Avg	13,212	Y	N	1223 206TH PL NE
3	0	225150	0040	11/20/12	\$415,000	\$490,000	2,170	9	1979	Avg	16,150	N	N	20709 NE 2ND ST
3	0	867730	0410	11/28/12	\$480,000	\$566,000	2,180	9	1983	Avg	12,100	N	N	525 239TH AVE NE
3	0	554770	0210	06/24/13	\$539,900	\$602,000	2,230	9	2000	Avg	5,764	N	N	535 235TH AVE NE
3	0	357530	5436	05/13/14	\$620,000	\$644,000	2,240	9	2013	Avg	5,000	N	N	1207 211TH PL NE
3	0	867730	0550	05/15/14	\$592,500	\$615,000	2,240	9	1983	Avg	12,032	N	N	24231 NE 5TH PL
3	0	554770	0170	01/08/13	\$500,000	\$583,000	2,260	9	2000	Avg	6,658	N	N	511 235TH AVE NE
3	0	554770	0050	07/25/12	\$510,000	\$623,000	2,270	9	2001	Avg	6,298	N	N	607 234TH PL NE
3	0	332506	9124	03/04/13	\$567,400	\$651,000	2,280	9	1982	Avg	84,942	N	N	22421 NE 2ND ST
3	0	357530	3251	11/26/12	\$621,550	\$733,000	2,320	9	2012	Avg	4,752	N	N	1505 209TH AVE NE
3	0	867730	0240	01/30/12	\$475,000	\$613,000	2,330	9	1983	Avg	12,367	N	N	421 238TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	124010	0158	11/01/12	\$525,000	\$623,000	2,340	9	1976	Good	34,828	N	N	1432 218TH AVE NE
3	0	124010	0158	04/03/13	\$527,500	\$601,000	2,340	9	1976	Good	34,828	N	N	1432 218TH AVE NE
3	0	541160	0260	06/14/13	\$600,000	\$671,000	2,380	9	2005	Avg	3,657	N	N	326 222ND AVE NE
3	0	864440	0250	10/04/13	\$555,000	\$604,000	2,400	9	1978	Avg	33,673	N	N	416 219TH AVE NE
3	0	867730	0380	07/24/13	\$550,000	\$609,000	2,420	9	1984	Avg	13,236	N	N	507 239TH AVE NE
3	0	856290	0710	07/11/14	\$483,000	\$496,000	2,440	9	1992	Avg	15,540	N	N	106 210TH AVE NE
3	0	052406	9041	09/05/12	\$680,000	\$821,000	2,470	9	1991	Avg	113,094	N	N	20929 SE 14TH PL
3	0	322506	9266	05/23/12	\$630,000	\$785,000	2,470	9	1988	Avg	144,619	N	N	149 LOUIS THOMPSON RD NE
3	0	357530	1210	02/06/13	\$499,000	\$577,000	2,470	9	2001	Avg	6,948	N	N	1110 205TH AVE NE
3	0	856290	2032	01/09/14	\$740,000	\$788,000	2,470	9	2013	Avg	9,435	N	N	259 208TH AVE NE
3	0	679190	0160	02/16/12	\$550,000	\$706,000	2,480	9	2011	Avg	4,599	N	N	268 218TH PL SE
3	0	867730	0720	06/17/14	\$616,000	\$636,000	2,490	9	1983	Avg	12,929	N	N	24102 NE 6TH PL
3	0	864440	0040	07/29/14	\$605,000	\$620,000	2,510	9	1979	Good	31,584	N	N	21408 NE 6TH PL
3	0	856290	0520	06/12/14	\$640,000	\$661,000	2,540	9	2006	Avg	11,928	N	N	119 210TH PL NE
3	0	867730	0600	05/13/13	\$549,000	\$619,000	2,560	9	1984	Good	13,096	N	N	24240 NE 5TH PL
3	0	554770	0270	07/15/14	\$625,000	\$642,000	2,570	9	2000	Avg	5,520	N	N	524 234TH PL NE
3	0	262506	9100	04/29/13	\$500,000	\$565,000	2,580	9	1989	Avg	49,658	N	N	24439 NE 19TH ST
3	0	352506	9037	11/20/14	\$920,000	\$925,000	2,590	9	1983	Avg	223,027	N	N	601 254TH AVE NE
3	0	867730	0570	08/24/12	\$476,000	\$577,000	2,590	9	1984	Avg	12,100	N	N	24243 NE 5TH PL
3	0	867730	0790	09/11/12	\$507,000	\$611,000	2,590	9	1985	Avg	12,268	N	N	24140 NE 6TH PL
3	0	357530	3252	01/23/14	\$675,000	\$716,000	2,600	9	2013	Avg	5,000	N	N	1517 209TH AVE NE
3	0	342506	9064	09/09/12	\$570,000	\$687,000	2,610	9	1978	Avg	36,450	N	N	23112 E MAIN DR
3	0	867730	0190	11/04/13	\$619,000	\$669,000	2,610	9	1982	Avg	13,091	N	N	23704 NE 4TH PL
3	0	104270	0030	02/18/14	\$720,514	\$761,000	2,620	9	2014	Avg	5,006	N	N	21411 SE 2ND PL
3	0	104270	0130	01/14/14	\$703,155	\$748,000	2,620	9	2014	Avg	5,308	N	N	21593 SE 2ND PL
3	0	104270	0260	05/16/14	\$727,718	\$755,000	2,620	9	2014	Avg	5,225	N	N	21415 SE 2ND ST
3	0	864440	0280	02/12/14	\$625,950	\$662,000	2,630	9	1979	Good	26,400	N	N	417 219TH AVE NE
3	0	272506	9036	06/15/13	\$635,000	\$710,000	2,640	9	1996	Avg	219,106	N	N	1402 236TH AVE NE
3	0	856290	0020	06/03/14	\$748,000	\$774,000	2,710	9	2006	Avg	11,340	N	N	16 211TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	104270	0310	09/11/14	\$756,705	\$769,000	2,770	9	2014	Avg	6,600	N	N	21498 SE 2ND PL
3	0	867730	0050	11/07/13	\$580,000	\$626,000	2,780	9	1982	Avg	13,897	N	N	23623 NE 7TH CT
3	0	856290	0460	07/19/12	\$589,000	\$721,000	2,800	9	1998	Avg	12,963	N	N	7 210TH PL NE
3	0	867730	0160	10/22/12	\$499,900	\$595,000	2,810	9	1983	Avg	13,571	N	N	433 238TH AVE NE
3	0	541160	0090	05/30/12	\$515,000	\$640,000	2,810	9	2005	Avg	4,585	N	N	22314 NE 6TH CT
3	0	541160	0160	03/07/12	\$626,000	\$799,000	2,810	9	2005	Avg	4,630	N	N	22325 NE 6TH CT
3	0	554770	0140	10/28/13	\$617,000	\$667,000	2,860	9	2001	Avg	5,669	N	N	23433 NE 5TH ST
3	0	286250	0100	05/17/13	\$735,950	\$828,000	2,860	9	2013	Avg	9,012	N	N	1579 237TH CT NE
3	0	104270	0010	12/06/13	\$724,250	\$777,000	2,870	9	2013	Avg	5,217	N	N	21403 SE 2ND PL
3	0	104270	0100	04/01/14	\$753,164	\$788,000	2,870	9	2014	Avg	5,420	N	N	21533 SE 2ND PL
3	0	104270	0170	08/04/14	\$761,798	\$779,000	2,870	9	2014	Avg	4,768	N	N	21871 SE 2ND ST
3	0	104270	0210	06/16/14	\$746,957	\$771,000	2,870	9	2014	Avg	5,225	N	N	21497 SE 2ND PL
3	0	104270	0220	09/11/14	\$785,838	\$799,000	2,870	9	2014	Avg	5,225	N	N	21471 SE 2ND ST
3	0	541160	0200	01/26/12	\$626,000	\$809,000	2,890	9	2005	Avg	4,349	N	N	22349 NE 6TH CT
3	0	104270	0150	07/03/14	\$754,750	\$776,000	2,890	9	2014	Avg	8,407	N	N	21607 SE 2ND PL
3	0	272506	9131	08/14/12	\$670,000	\$814,000	2,900	9	1985	Good	81,675	N	N	23909 NE 14TH ST
3	0	541160	0060	06/06/12	\$530,000	\$658,000	2,920	9	2005	Avg	4,848	N	N	22332 NE 6TH CT
3	0	541160	0210	08/12/14	\$810,000	\$828,000	2,940	9	2005	Avg	4,322	N	N	22355 NE 6TH CT
3	0	679190	0090	01/06/12	\$560,000	\$729,000	2,940	9	2011	Avg	4,635	N	N	212 218TH PL SE
3	0	679190	0120	08/07/12	\$580,000	\$706,000	2,940	9	2011	Avg	4,227	N	N	236 218TH PL SE
3	0	679190	0250	01/18/12	\$570,000	\$739,000	2,940	9	2011	Avg	4,200	N	N	370 218TH PL SE
3	0	723740	0060	01/03/13	\$599,990	\$700,000	2,950	9	2012	Avg	6,532	N	N	24379 NE 8TH PL
3	0	723740	0190	09/30/13	\$727,166	\$792,000	2,950	9	2013	Avg	6,752	N	N	24301 NE 8TH PL
3	0	723740	0210	10/11/13	\$699,990	\$760,000	2,950	9	2013	Avg	6,177	N	N	24319 NE 8TH PL
3	0	679190	0010	02/27/12	\$618,000	\$791,000	2,960	9	2011	Avg	5,575	N	N	299 218TH PL SE
3	0	541160	0180	12/24/14	\$715,000	\$716,000	2,970	9	2005	Avg	5,722	N	N	22337 NE 6TH CT
3	0	867730	0670	09/10/13	\$640,000	\$700,000	2,980	9	1984	Avg	12,194	N	N	24125 NE 6TH PL
3	0	272506	9162	08/15/14	\$772,000	\$788,000	2,990	9	2003	Avg	9,643	N	N	23621 NE 22ND ST
3	0	272506	9164	08/05/14	\$785,000	\$803,000	2,990	9	2003	Avg	9,374	N	N	2110 236TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	679190	0180	03/20/12	\$570,000	\$724,000	3,000	9	2011	Avg	4,678	N	N	284 218TH PL SE
3	0	104270	0050	07/23/14	\$769,995	\$789,000	3,010	9	2014	Avg	5,398	N	N	21447 SE 2ND PL
3	0	104270	0080	08/22/14	\$831,548	\$848,000	3,010	9	2014	Avg	4,919	N	N	21492 SE 2ND PL
3	0	104270	0200	09/02/14	\$775,000	\$789,000	3,010	9	2014	Avg	5,223	N	N	21505 SE 2ND ST
3	0	286250	0010	05/28/13	\$729,950	\$819,000	3,050	9	2013	Avg	7,257	N	N	1595 236TH CT NE
3	0	286250	0020	07/12/13	\$739,950	\$821,000	3,050	9	2013	Avg	6,500	N	N	1575 236TH CT NE
3	0	286250	0040	12/05/12	\$679,950	\$800,000	3,050	9	2012	Avg	6,866	N	N	23620 NE 15TH PL
3	0	286250	0080	04/16/14	\$832,530	\$869,000	3,050	9	2013	Avg	7,602	N	N	23684 NE 15TH PL
3	0	286250	0120	02/25/14	\$798,950	\$842,000	3,050	9	2014	Avg	7,857	N	N	1595 237TH CT NE
3	0	286250	0210	12/24/12	\$685,749	\$802,000	3,050	9	2013	Avg	7,087	N	N	23641 NE 15TH PL
3	0	286250	0240	03/04/14	\$787,950	\$829,000	3,050	9	2013	Avg	8,353	N	N	23621 NE 15TH PL
3	0	679190	0260	07/08/14	\$760,005	\$781,000	3,090	9	2010	Avg	5,859	N	N	384 218TH PL SE
3	0	131380	0130	08/01/12	\$635,200	\$775,000	3,130	9	2005	Avg	10,778	N	N	20903 SE 5TH ST
3	0	225150	0140	04/12/13	\$520,000	\$591,000	3,140	9	1979	Good	18,358	Y	N	20724 NE 3RD ST
3	0	025540	0140	01/05/12	\$510,000	\$664,000	3,180	9	2001	Avg	10,728	N	N	21125 SE 5TH PL
3	0	272506	9167	07/25/13	\$752,655	\$833,000	3,180	9	2013	Avg	6,500	N	N	1585 236TH CT NE
3	0	286250	0070	12/09/14	\$859,950	\$863,000	3,180	9	2014	Avg	6,551	N	N	23668 NE 15TH PL
3	0	286250	0090	06/25/13	\$714,265	\$796,000	3,180	9	2012	Avg	7,624	N	N	1571 237TH CT NE
3	0	286250	0130	02/20/14	\$833,360	\$879,000	3,180	9	2014	Avg	8,480	N	N	1596 237TH CT NE
3	0	286250	0160	02/12/13	\$712,050	\$822,000	3,180	9	2012	Avg	8,144	N	N	1548 237TH CT NE
3	0	286250	0220	11/13/12	\$701,402	\$830,000	3,180	9	2012	Avg	8,484	N	N	23631 NE 15TH PL
3	0	050900	0090	10/06/14	\$760,750	\$770,000	3,190	9	1988	Avg	49,137	N	N	626 222ND PL SE
3	0	554770	0130	01/10/12	\$580,000	\$754,000	3,200	9	2001	Avg	8,545	N	N	23429 NE 5TH ST
3	0	554770	0110	03/16/12	\$500,000	\$636,000	3,220	9	2000	Avg	6,072	N	N	507 234TH PL NE
3	0	322506	9326	11/16/12	\$760,000	\$899,000	3,220	9	2012	Avg	9,504	Y	N	320 205TH CT NE
3	0	321600	0090	07/29/14	\$785,000	\$804,000	3,230	9	1993	Avg	21,781	N	N	2413 246TH PL NE
3	0	286250	0110	04/23/13	\$739,950	\$838,000	3,230	9	2012	Avg	7,782	N	N	1587 237TH CT NE
3	0	286250	0150	08/29/13	\$771,025	\$846,000	3,230	9	2013	Avg	7,503	N	N	1568 237TH CT NE
3	0	286250	0230	03/06/14	\$829,950	\$873,000	3,230	9	2014	Avg	11,636	N	N	23661 NE 15TH PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	286250	0260	11/26/12	\$699,950	\$825,000	3,230	9	2012	Avg	8,813	N	N	23601 NE 15TH PL
3	0	104270	0020	01/07/14	\$800,085	\$852,000	3,230	9	2014	Avg	5,386	N	N	21405 SE 2ND PL
3	0	104270	0070	07/11/14	\$820,230	\$843,000	3,230	9	2014	Avg	5,407	N	N	21484 SE 2ND PL
3	0	104270	0140	03/10/14	\$805,419	\$847,000	3,230	9	2014	Avg	6,013	N	N	21601 SE 2ND PL
3	0	104270	0190	08/18/14	\$803,995	\$821,000	3,230	9	2014	Avg	5,430	N	N	21527 SE 2ND PL
3	0	104270	0240	06/16/14	\$850,000	\$877,000	3,230	9	2014	Avg	5,225	N	N	21435 SE 2ND ST
3	0	104270	0280	01/02/14	\$802,325	\$855,000	3,230	9	2014	Avg	5,807	N	N	21408 SE 2ND PL
3	0	104270	0330	03/26/14	\$797,501	\$836,000	3,230	9	2014	Avg	5,807	N	N	229 216TH PL SE
3	0	131380	0160	06/05/12	\$616,000	\$765,000	3,240	9	2004	Avg	7,200	N	N	20921 SE 5TH ST
3	0	272506	9087	08/13/13	\$765,000	\$842,000	3,280	9	2000	Avg	15,705	N	N	825 240TH AVE NE
3	0	723740	0010	11/19/13	\$715,000	\$770,000	3,290	9	2013	Avg	6,710	N	N	24329 NE 8TH PL
3	0	723740	0070	03/05/13	\$667,990	\$766,000	3,290	9	2013	Avg	7,297	N	N	24368 NE 8TH PL
3	0	723740	0070	04/25/14	\$735,000	\$766,000	3,290	9	2013	Avg	7,297	N	N	24368 NE 8TH PL
3	0	723740	0080	04/24/13	\$699,990	\$793,000	3,290	9	2013	Avg	7,209	N	N	24362 NE 8TH PL
3	0	723740	0100	07/10/14	\$780,000	\$801,000	3,290	9	2013	Avg	6,084	N	N	24350 NE 8TH PL
3	0	723740	0100	04/10/13	\$665,000	\$756,000	3,290	9	2013	Avg	6,084	N	N	24350 NE 8TH PL
3	0	723740	0150	07/31/13	\$679,990	\$751,000	3,290	9	2013	Avg	6,388	N	N	24320 NE 8TH PL
3	0	723740	0170	10/03/13	\$729,990	\$794,000	3,290	9	2013	Avg	6,834	N	N	24308 NE 8TH PL
3	0	723740	0200	12/03/13	\$710,000	\$762,000	3,290	9	2013	Avg	8,328	N	N	24309 SE 8TH PL
3	0	131380	0110	09/03/13	\$719,999	\$789,000	3,300	9	2005	Avg	7,630	N	N	424 209TH AVE SE
3	0	029307	0010	10/28/14	\$849,990	\$858,000	3,300	9	2014	Avg	4,987	N	N	865 212TH PL NE
3	0	029307	0030	08/29/14	\$859,990	\$876,000	3,310	9	2014	Avg	5,000	N	N	891 212TH PL NE
3	0	856290	1550	12/20/13	\$620,000	\$663,000	3,320	9	1980	Avg	13,790	Y	N	412 211TH AVE NE
3	0	679190	0020	03/13/12	\$652,500	\$831,000	3,320	9	2011	Avg	6,059	N	N	289 218TH PL SE
3	0	679190	0100	10/04/13	\$715,500	\$778,000	3,340	9	2011	Avg	5,301	N	N	220 218TH PL SE
3	0	679190	0100	01/17/12	\$627,800	\$814,000	3,340	9	2011	Avg	5,301	N	N	220 218TH PL SE
3	0	723740	0020	10/17/13	\$810,000	\$878,000	3,360	9	2012	Avg	6,479	N	N	24339 NE 8TH PL
3	0	104270	0060	05/16/14	\$804,995	\$835,000	3,360	9	2014	Avg	5,402	N	N	21465 SE 2ND PL
3	0	104270	0120	03/11/14	\$809,888	\$851,000	3,360	9	2014	Avg	5,432	N	N	21587 SE 2ND PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	104270	0160	04/23/14	\$809,995	\$844,000	3,360	9	2014	Avg	5,536	N	N	21599 SE 2ND ST
3	0	104270	0180	09/02/14	\$826,995	\$842,000	3,360	9	2014	Avg	4,768	N	N	21543 SE 2ND ST
3	0	104270	0250	08/04/14	\$834,995	\$854,000	3,360	9	2014	Avg	5,225	N	N	21417 SE 2ND ST
3	0	104270	0300	08/04/14	\$829,995	\$849,000	3,360	9	2014	Avg	6,120	N	N	21480 SE 2ND PL
3	0	104270	0320	09/11/14	\$841,061	\$855,000	3,360	9	2014	Avg	6,627	N	N	21546 SE 2ND PL
3	0	723740	0040	10/04/12	\$703,823	\$843,000	3,380	9	2012	Avg	6,106	N	N	24359 NE 8TH PL
3	0	723740	0050	10/23/12	\$700,000	\$833,000	3,380	9	2012	Avg	6,177	N	N	24369 NE 8TH PL
3	0	723740	0110	05/01/13	\$740,150	\$837,000	3,380	9	2013	Avg	6,916	N	N	23444 NE 8TH PL
3	0	723740	0130	06/19/13	\$763,512	\$852,000	3,380	9	2013	Avg	6,905	N	N	24332 NE 8TH PL
3	0	723740	0160	08/06/13	\$791,697	\$873,000	3,380	9	2013	Avg	7,739	N	N	24314 NE 8TH PL
3	0	856290	1890	10/22/12	\$785,000	\$935,000	3,400	9	2007	Avg	10,720	Y	N	420 209TH AVE NE
3	0	131380	0060	10/22/12	\$607,500	\$724,000	3,410	9	2004	Avg	6,301	N	N	20908 SE 5TH ST
3	0	124010	0157	08/02/13	\$776,000	\$857,000	3,415	9	2005	Avg	23,593	N	N	1426 218TH AVE NE
3	0	131380	0020	10/24/12	\$636,000	\$757,000	3,430	9	2004	Avg	6,152	N	N	420 209TH PL SE
3	0	222506	9081	08/10/12	\$525,000	\$639,000	3,440	9	1987	Avg	93,654	N	N	24113 NE 27TH PL
3	0	025540	0110	01/07/12	\$637,000	\$829,000	3,450	9	2001	Avg	8,292	N	N	21107 SE 5TH PL
3	0	104270	0040	04/08/14	\$836,251	\$874,000	3,450	9	2014	Avg	5,393	N	N	21419 SE 2ND PL
3	0	104270	0230	04/29/14	\$834,990	\$869,000	3,450	9	2014	Avg	5,747	N	N	21453 SE 2ND ST
3	0	104270	0270	06/16/14	\$852,880	\$880,000	3,450	9	2014	Avg	6,184	N	N	21409 SE 2ND ST
3	0	104270	0090	04/23/14	\$836,000	\$871,000	3,480	9	2014	Avg	5,415	N	N	21519 SE 2ND PL
3	0	104270	0290	08/04/14	\$864,327	\$884,000	3,480	9	2014	Avg	6,507	N	N	21418 SE 2ND PL
3	0	286250	0050	02/22/13	\$705,950	\$812,000	3,490	9	2012	Avg	6,500	N	N	23636 NE 15TH PL
3	0	322506	9003	06/12/13	\$840,000	\$939,000	3,500	9	2013	Avg	9,635	Y	N	330 205TH CT NE
3	0	029307	0090	07/11/14	\$859,990	\$883,000	3,520	9	2014	Avg	5,500	N	N	21250 NE 9TH PL
3	0	029307	0120	09/18/14	\$888,990	\$903,000	3,540	9	2014	Avg	5,500	N	N	21286 NE 9TH PL
3	0	272506	9045	02/27/14	\$785,000	\$827,000	3,560	9	2013	Avg	213,697	N	N	23877 NE 20TH ST
3	0	357530	0835	06/21/12	\$820,000	\$1,013,000	3,560	9	1986	VGood	30,772	Y	N	906 EAST LAKE SAMMAMISH PKWY NE
3	0	176067	0020	05/07/14	\$849,950	\$884,000	3,560	9	2014	Avg	6,728	N	N	2237 237TH LN NE
3	0	176067	0050	04/03/14	\$852,308	\$892,000	3,560	9	2014	Avg	6,391	N	N	2303 237TH LN NE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	723740	0030	11/21/12	\$688,888	\$813,000	3,570	9	2012	Avg	6,715	N	N	24349 NE 8TH PL
3	0	723740	0090	04/01/13	\$735,005	\$837,000	3,570	9	2013	Avg	6,400	N	N	24356 NE 8TH PL
3	0	723740	0120	05/29/13	\$762,619	\$856,000	3,570	9	2013	Avg	6,915	N	N	24338 NE 8TH PL
3	0	723740	0140	11/14/13	\$750,000	\$808,000	3,570	9	2013	Avg	6,055	N	N	24326 NE 8TH PL
3	0	029307	0020	12/20/14	\$858,990	\$860,000	3,590	9	2014	Avg	5,000	N	N	877 212TH PL NE
3	0	176067	0010	03/05/14	\$824,950	\$868,000	3,600	9	2014	Avg	6,722	N	N	2211 237TH LN NE
3	0	176067	0030	05/06/14	\$829,950	\$863,000	3,600	9	2014	Avg	6,727	N	N	2253 237TH LN NE
3	0	272506	9168	12/17/13	\$858,331	\$918,000	3,730	9	2013	Avg	8,449	N	N	1598 236TH CT NE
3	0	286250	0200	09/26/13	\$830,920	\$906,000	3,730	9	2013	Avg	6,990	N	N	23651 NE 15TH PL
3	0	286250	0250	11/04/13	\$867,164	\$937,000	3,730	9	2013	Avg	8,851	N	N	23614 NE 15TH PL
3	0	918630	0280	02/23/12	\$670,000	\$859,000	3,740	9	1999	Good	30,475	N	N	21609 NE 4TH ST
3	0	025540	0060	12/08/14	\$910,000	\$913,000	3,750	9	2001	Avg	8,279	N	N	21021 SE 5TH PL
3	0	025540	0170	01/08/14	\$805,000	\$857,000	3,750	9	2003	Avg	7,604	N	N	21116 SE 5TH ST
3	0	025540	0070	07/01/14	\$875,000	\$900,000	3,840	9	2001	Avg	8,279	N	N	21027 SE 5TH PL
3	0	025540	0130	04/19/13	\$812,625	\$921,000	3,840	9	2001	Avg	9,352	N	N	21119 SE 5TH PL
3	0	025540	0180	07/11/12	\$730,000	\$896,000	3,840	9	2003	Avg	7,748	N	N	21110 SE 5TH ST
3	0	262506	9033	06/24/13	\$810,000	\$903,000	3,850	9	1998	Avg	55,037	N	N	24403 NE 18TH ST
3	0	856290	1590	02/13/13	\$748,000	\$863,000	3,850	9	2007	Avg	10,320	N	N	446 211TH AVE NE
3	0	176067	0070	06/26/14	\$900,000	\$927,000	3,870	9	2014	Avg	17,137	N	N	2397 237TH LN NE
3	0	272506	9108	08/05/14	\$750,000	\$767,000	4,610	9	1984	Good	81,935	N	N	23903 NE 14TH ST
3	0	332506	9177	06/21/12	\$875,000	\$1,081,000	4,780	9	2011	Avg	15,960	N	N	221 223RD PL NE
3	0	042406	9142	02/25/13	\$855,000	\$983,000	4,920	9	1968	Avg	179,364	N	N	21637 SE 8TH ST
3	0	262506	9069	01/12/12	\$1,188,202	\$1,543,000	5,120	9	2005	Avg	215,036	N	N	1026 250TH AVE NE
3	0	042406	9203	10/29/14	\$1,250,000	\$1,261,000	6,500	9	1979	Good	142,005	N	N	21816 SE 13TH PL
3	0	332506	9129	12/16/14	\$525,000	\$526,000	1,320	10	1979	Avg	40,510	N	N	626 219TH AVE NE
3	0	272506	9120	03/22/12	\$780,000	\$991,000	2,280	10	2000	Avg	52,707	N	N	24310 NE 16TH ST
3	0	856290	0740	12/04/13	\$800,000	\$858,000	2,470	10	2002	Avg	16,713	N	N	21002 MAIN ST
3	0	856290	2070	04/05/12	\$535,000	\$677,000	2,590	10	1989	Avg	10,800	Y	N	520 208TH AVE NE
3	0	357530	0925	10/28/13	\$706,000	\$764,000	2,600	10	1995	Avg	12,000	Y	N	1433 205TH AVE NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	124010	0141	07/25/12	\$615,000	\$752,000	2,680	10	2008	Avg	7,023	N	N	21915 NE 11TH ST
3	0	124070	0077	06/20/13	\$602,500	\$672,000	2,730	10	1977	Avg	35,283	N	N	21719 SE 5TH PL
3	0	272506	9151	03/20/14	\$685,000	\$719,000	2,740	10	1991	Avg	9,680	N	N	1630 236TH AVE NE
3	0	856290	1660	12/10/13	\$815,000	\$873,000	2,770	10	2005	Avg	10,720	N	N	419 211TH AVE NE
3	0	042406	9193	06/10/13	\$796,525	\$891,000	2,820	10	1978	Avg	168,577	N	N	21326 SE 13TH PL
3	0	232506	9117	08/05/14	\$960,000	\$982,000	2,820	10	2003	Avg	16,305	N	N	24526 NE 27TH PL
3	0	272506	9150	08/17/14	\$710,000	\$725,000	2,830	10	1991	Avg	9,680	N	N	1638 236TH AVE NE
3	0	050900	0050	10/15/13	\$860,000	\$933,000	2,850	10	1991	Avg	77,527	N	N	644 222ND PL SE
3	0	289573	0430	01/13/12	\$606,900	\$788,000	2,880	10	2011	Avg	6,990	N	N	21177 SE 6TH PL
3	0	289573	0440	02/27/12	\$619,990	\$793,000	2,880	10	2011	Avg	8,736	N	N	21199 SE 6TH PL
3	0	185290	0030	06/24/12	\$667,000	\$823,000	2,930	10	1992	Avg	18,666	N	N	25819 NE 9TH ST
3	0	815585	0090	04/04/12	\$519,950	\$658,000	2,940	10	1991	Avg	16,563	N	N	24540 NE 11TH ST
3	0	111850	0100	06/27/13	\$713,000	\$794,000	2,960	10	1990	Avg	18,793	N	N	24004 NE 31ST WAY
3	0	558140	0020	04/10/14	\$730,000	\$763,000	2,984	10	1997	Avg	15,785	N	N	21010 SE 2ND PL
3	0	185290	0080	08/20/13	\$750,000	\$825,000	3,030	10	1993	Good	18,229	N	N	902 259TH CT NE
3	0	185290	0150	07/13/13	\$780,000	\$865,000	3,050	10	1992	Avg	18,464	N	N	25818 NE 9TH ST
3	0	558140	0060	11/28/12	\$680,000	\$801,000	3,110	10	1993	Avg	16,265	N	N	20910 SE 2ND PL
3	0	752535	0010	09/18/12	\$625,000	\$752,000	3,110	10	2003	Avg	11,845	N	N	21944 NE 11TH ST
3	0	111850	0150	10/04/13	\$670,000	\$729,000	3,130	10	1990	Avg	16,803	N	N	3123 240TH AVE NE
3	0	815585	0200	12/27/12	\$555,000	\$649,000	3,160	10	1990	Avg	24,729	N	N	24404 NE 11TH ST
3	0	357530	0831	09/24/13	\$765,000	\$834,000	3,170	10	2002	Avg	24,871	Y	N	808 EAST LAKE SAMMAMISH PKWY NE
3	0	558140	0230	12/02/13	\$782,000	\$839,000	3,180	10	1992	Avg	13,118	N	N	21007 SE 2ND PL
3	0	272506	9085	12/08/14	\$864,000	\$867,000	3,190	10	1999	Avg	49,658	N	N	1312 243RD AVE NE
3	0	558140	0080	06/18/14	\$770,000	\$794,000	3,210	10	1995	Avg	14,910	N	N	216 209TH PL SE
3	0	111850	0220	01/31/13	\$639,000	\$740,000	3,220	10	1991	Avg	26,122	N	N	23905 NE 31ST WAY
3	0	185290	0210	08/05/13	\$750,000	\$828,000	3,270	10	1993	Avg	21,661	N	N	25724 NE 10TH ST
3	0	111850	0380	06/06/12	\$636,500	\$790,000	3,280	10	1991	Avg	13,661	N	N	24049 NE 29TH ST
3	0	272506	9121	09/03/14	\$813,000	\$828,000	3,320	10	1999	Avg	52,707	N	N	24306 NE 16TH PL
3	0	289573	0060	10/10/12	\$705,990	\$844,000	3,320	10	2012	Avg	8,010	N	N	21108 SE 6TH PL

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	289573	0500	08/21/13	\$809,990	\$890,000	3,320	10	2012	Avg	6,420	N	N	20936 SE 7TH PL
3	0	289573	0530	12/06/12	\$732,990	\$862,000	3,320	10	2012	Avg	6,449	N	N	20992 SE 7TH PL
3	0	289573	0550	05/06/13	\$781,990	\$883,000	3,320	10	2013	Avg	7,710	N	N	21034 SE 7TH PL
3	0	856290	0298	02/27/13	\$948,925	\$1,091,000	3,340	10	2010	Avg	11,340	N	N	245 211TH PL NE
3	0	272506	9147	04/09/13	\$735,000	\$836,000	3,360	10	1988	Good	48,081	N	N	854 238TH AVE NE
3	0	558140	0090	09/24/13	\$740,000	\$807,000	3,360	10	1995	Avg	15,347	N	N	210 209TH PL SE
3	0	815585	0020	06/12/13	\$695,500	\$778,000	3,390	10	1990	Avg	24,852	N	N	24509 NE 11TH ST
3	0	289573	0010	08/08/12	\$675,000	\$822,000	3,440	10	2011	Avg	8,010	N	N	21198 SE 6TH PL
3	0	357530	0916	04/24/14	\$1,000,000	\$1,042,000	3,450	10	2002	Avg	9,750	Y	N	1445 205TH AVE NE
3	0	289573	0090	02/27/12	\$712,990	\$913,000	3,450	10	2012	Avg	8,859	N	N	21056 SE 6TH PL
3	0	289573	0120	10/03/13	\$817,990	\$890,000	3,450	10	2012	Avg	7,317	N	N	20994 SE 6TH PL
3	0	289573	0300	10/24/12	\$730,500	\$870,000	3,450	10	2012	Avg	7,208	N	N	21041 SE 7TH PL
3	0	289573	0340	10/31/12	\$736,990	\$875,000	3,450	10	2012	Avg	6,866	N	N	736 210TH PL SE
3	0	289573	0570	06/11/13	\$849,990	\$951,000	3,450	10	2013	Avg	6,702	N	N	715 210TH PL SE
3	0	558140	0320	08/16/12	\$690,000	\$838,000	3,460	10	1991	Avg	14,359	N	N	20734 SE 3RD WAY
3	0	815585	0150	04/29/13	\$733,300	\$829,000	3,470	10	1992	Avg	15,738	N	N	24520 NE 11TH PL
3	0	289573	0470	07/16/12	\$738,990	\$906,000	3,480	10	2012	Avg	9,266	N	N	20997 SE 6TH PL
3	0	289573	0480	03/01/13	\$775,000	\$890,000	3,480	10	2013	Avg	8,199	N	N	20975 SE 6TH PL
3	0	289573	0510	01/03/13	\$769,990	\$898,000	3,480	10	2012	Avg	7,920	N	N	20968 SE 7TH PL
3	0	289573	0400	04/22/13	\$810,000	\$918,000	3,500	10	2013	Avg	8,248	N	N	21123 SE 6TH PL
3	0	289573	0490	06/06/13	\$772,990	\$866,000	3,500	10	2013	Avg	7,297	N	N	20914 SE 7TH PL
3	0	289573	0240	05/02/13	\$809,990	\$915,000	3,510	10	2012	Avg	7,201	N	N	20917 SE 7TH PL
3	0	289573	0410	04/03/13	\$781,990	\$890,000	3,510	10	2013	Avg	6,548	N	N	21131 SE 6TH PL
3	0	802200	0120	08/07/13	\$878,990	\$969,000	3,510	10	2012	Avg	7,800	N	N	2316 236TH AVE NE
3	0	111850	0030	10/01/14	\$810,000	\$821,000	3,520	10	1991	Avg	15,420	N	N	24204 NE 30TH PL
3	0	289573	0330	10/29/12	\$779,990	\$927,000	3,540	10	2012	Avg	7,591	N	N	21087 SE 7TH PL
3	0	802200	0090	12/04/13	\$854,990	\$917,000	3,540	10	2014	Avg	7,800	N	N	2328 236TH AVE NE
3	0	802200	0160	10/28/13	\$862,908	\$933,000	3,540	10	2014	Avg	8,238	N	N	2238 236TH AVE NE
3	0	802200	0140	07/30/13	\$862,990	\$954,000	3,550	10	2013	Avg	7,800	N	N	2288 236TH AVE NE

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Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	289573	0350	08/16/12	\$706,990	\$859,000	3,560	10	2012	Avg	10,939	N	N	728 210TH PL SE
3	0	289573	0520	11/05/12	\$741,990	\$880,000	3,560	10	2012	Avg	6,300	N	N	20980 SE 7TH PL
3	0	289573	0080	03/08/12	\$689,990	\$880,000	3,570	10	2012	Avg	8,208	N	N	21076 SE 6TH PL
3	0	289573	0020	04/16/12	\$699,990	\$882,000	3,600	10	2011	Avg	8,010	N	N	21176 SE 6TH PL
3	0	289573	0320	10/24/12	\$734,990	\$875,000	3,600	10	2012	Avg	7,219	N	N	21063 SE 7TH PL
3	0	289573	0390	08/09/13	\$825,990	\$910,000	3,600	10	2011	Avg	6,810	N	N	706 210TH PL SE
3	0	222506	9036	08/15/14	\$925,000	\$945,000	3,640	10	2005	Avg	60,086	N	N	24220 NE 25TH ST
3	0	272506	9122	04/15/14	\$845,000	\$882,000	3,670	10	1999	Avg	52,707	N	N	24305 NE 16TH ST
3	0	272506	9156	07/16/14	\$885,250	\$909,000	3,670	10	1999	Avg	49,658	N	N	1324 243RD AVE NE
3	0	272506	9157	06/13/14	\$883,000	\$912,000	3,670	10	1999	Avg	54,450	N	N	1227 243RD AVE NE
3	0	289573	0100	04/05/12	\$738,000	\$933,000	3,670	10	2012	Avg	10,024	N	N	21026 SE 6TH PL
3	0	815585	0010	05/07/14	\$675,000	\$702,000	3,680	10	1990	Avg	18,804	N	N	24405 NE 11TH ST
3	0	856290	1820	02/27/12	\$945,000	\$1,209,000	3,680	10	2009	Avg	12,155	Y	N	437 210TH AVE NE
3	0	289573	0040	03/13/12	\$772,990	\$985,000	3,710	10	2011	Avg	8,010	N	N	21132 SE 6TH PL
3	0	289573	0170	05/11/12	\$799,990	\$1,001,000	3,710	10	2011	Avg	9,328	N	N	707 209TH AVE SE
3	0	289573	0210	08/29/12	\$820,990	\$993,000	3,710	10	2011	Avg	10,799	N	N	20865 SE 7TH PL
3	0	289573	0370	08/13/13	\$869,990	\$958,000	3,710	10	2011	Avg	6,811	N	N	716 210TH PL SE
3	0	289573	0070	06/20/14	\$925,000	\$954,000	3,730	10	2012	Avg	8,014	N	N	21096 SE 6TH PL
3	0	289573	0070	07/12/12	\$771,990	\$947,000	3,730	10	2012	Avg	8,014	N	N	21096 SE 6TH PL
3	0	289573	0270	04/05/13	\$864,990	\$984,000	3,730	10	2013	Avg	7,191	N	N	20977 SE 7TH PL
3	0	289573	0560	03/10/14	\$820,000	\$862,000	3,730	10	2012	Avg	7,675	N	N	717 210TH PL SE
3	0	289573	0250	08/28/13	\$873,990	\$959,000	3,740	10	2013	Avg	7,180	N	N	20931 SE 7TH PL
3	0	289573	0290	12/18/12	\$824,990	\$967,000	3,740	10	2012	Avg	7,202	N	N	20995 SE 7TH PL
3	0	802200	0020	06/20/13	\$864,990	\$965,000	3,740	10	2013	Avg	8,466	N	N	2253 237TH PL NE
3	0	802200	0040	09/27/13	\$893,990	\$974,000	3,740	10	2013	Avg	8,462	N	N	2325 237TH PL NE
3	0	802200	0100	07/24/13	\$929,990	\$1,029,000	3,740	10	2013	Avg	7,800	N	N	2320 236TH AVE NE
3	0	272506	9101	06/25/12	\$829,000	\$1,023,000	3,800	10	1999	Avg	54,450	N	N	1213 243RD AVE NE
3	0	645355	0160	04/10/12	\$830,000	\$1,048,000	3,869	10	2007	Avg	8,073	N	N	21440 SE 3RD PL
3	0	417870	0110	11/07/14	\$900,000	\$907,000	3,890	10	1988	Avg	51,400	N	N	832 LANCASTER WAY SE

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	802200	0060	11/26/13	\$929,571	\$999,000	3,912	10	2013	Avg	7,782	N	N	2349 237TH PL NE
3	0	124070	0160	02/21/12	\$760,000	\$975,000	3,940	10	2002	Avg	22,911	N	N	21418 SE 5TH PL
3	0	289573	0140	04/24/13	\$869,990	\$985,000	3,940	10	2012	Avg	6,572	N	N	20958 SE 6TH PL
3	0	289573	0380	07/15/13	\$893,990	\$991,000	3,940	10	2012	Avg	6,810	N	N	712 210TH PL SE
3	0	802200	0070	12/06/13	\$956,990	\$1,026,000	3,940	10	2014	Avg	9,058	N	N	2351 237TH PL NE
3	0	645355	0105	10/16/12	\$810,000	\$966,000	3,980	10	2008	Avg	8,784	N	N	21550 SE 3RD PL
3	0	124070	0120	04/16/14	\$991,000	\$1,034,000	3,990	10	2001	Avg	11,766	N	N	505 215TH CT SE
3	0	124070	0150	03/21/12	\$889,000	\$1,130,000	4,020	10	2004	Avg	29,156	N	N	21422 SE 5TH PL
3	0	802200	0110	07/11/13	\$894,990	\$994,000	4,020	10	2013	Avg	7,800	N	N	2318 236TH AVE NE
3	0	357530	0600	02/14/14	\$1,280,000	\$1,352,000	4,030	10	1999	Avg	30,997	Y	N	1513 204TH AVE NE
3	0	124070	0170	06/09/14	\$1,017,100	\$1,051,000	4,060	10	2002	Avg	19,290	N	N	21414 SE 5TH PL
3	0	124070	0080	03/21/14	\$1,070,000	\$1,122,000	4,070	10	2006	Avg	17,562	N	N	21768 SE 4TH PL
3	0	111850	0320	04/20/12	\$840,000	\$1,057,000	4,080	10	1991	Good	20,575	N	N	24001 NE 29TH ST
3	0	272506	9050	06/13/14	\$863,000	\$891,000	4,120	10	1997	Avg	22,370	N	N	1590 236TH CT NE
3	0	289573	0130	07/23/13	\$879,990	\$974,000	4,120	10	2013	Avg	7,089	N	N	20974 SE 6TH PL
3	0	289573	0180	04/23/13	\$900,000	\$1,019,000	4,120	10	2013	Avg	7,543	N	N	717 209TH AVE SE
3	0	289573	0160	12/11/12	\$872,708	\$1,025,000	4,130	10	2012	Avg	7,256	N	N	20904 SE 6TH PL
3	0	289573	0190	08/09/12	\$874,978	\$1,065,000	4,130	10	2012	Avg	8,764	N	N	727 209TH AVE SE
3	0	289573	0200	05/14/12	\$875,990	\$1,095,000	4,130	10	2012	Avg	18,990	N	N	20845 SE 7TH PL
3	0	289573	0280	08/28/14	\$995,000	\$1,014,000	4,130	10	2012	Avg	7,197	N	N	20987 SE 7TH PL
3	0	289573	0280	06/15/12	\$825,101	\$1,021,000	4,130	10	2012	Avg	7,197	N	N	20987 SE 7TH PL
3	0	289573	0360	06/27/13	\$841,990	\$938,000	4,130	10	2012	Avg	7,270	N	N	722 210TH PL SE
3	0	289573	0450	11/14/12	\$795,990	\$942,000	4,130	10	2012	Avg	9,195	N	N	21029 SE 6TH PL
3	0	802200	0080	12/16/13	\$968,990	\$1,037,000	4,130	10	2014	Avg	11,057	N	N	2377 237TH PL NE
3	0	802200	0130	06/03/13	\$884,990	\$992,000	4,130	10	2012	Avg	7,800	N	N	2314 236TH AVE NE
3	0	289573	0050	05/21/13	\$862,990	\$970,000	4,150	10	2013	Avg	8,010	N	N	21120 SE 6TH PL
3	0	289573	0230	06/13/13	\$844,990	\$945,000	4,150	10	2013	Avg	8,427	N	N	20905 SE 7TH PL
3	0	289573	0540	12/10/14	\$929,000	\$932,000	4,150	10	2013	Avg	7,100	N	N	21010 SE 7TH PL
3	0	289573	0540	09/10/13	\$882,000	\$965,000	4,150	10	2013	Avg	7,100	N	N	21010 SE 7TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	802200	0010	12/18/13	\$875,990	\$937,000	4,150	10	2014	Avg	8,836	N	N	2235 237TH PL NE
3	0	802200	0150	08/15/13	\$893,990	\$984,000	4,150	10	2013	Avg	7,800	N	N	2262 236TH AVE NE
3	0	802200	0050	10/07/13	\$909,990	\$989,000	4,170	10	2013	Avg	7,304	N	N	2337 237TH PL NE
3	0	124010	0100	08/22/12	\$897,665	\$1,088,000	4,220	10	2000	Avg	60,721	N	N	1206 216TH AVE NE
3	0	124070	0091	04/19/12	\$940,000	\$1,184,000	4,240	10	2006	Avg	17,452	N	N	21763 SE 4TH PL
3	0	289573	0150	06/07/13	\$909,990	\$1,019,000	4,330	10	2013	Avg	6,552	N	N	20924 SE 6TH PL
3	0	289573	0220	10/19/12	\$869,990	\$1,037,000	4,340	10	2012	Avg	10,807	N	N	20885 SE 7TH PL
3	0	357530	4245	03/14/12	\$710,000	\$904,000	4,470	10	2008	Avg	21,382	N	N	20907 NE INGLEWOOD HILL RD
3	0	802200	0030	11/01/13	\$966,722	\$1,045,000	4,570	10	2012	Avg	8,465	N	N	2277 237TH PL NE
3	0	332506	9171	08/19/13	\$1,100,000	\$1,210,000	5,160	10	2000	Avg	26,225	N	N	22626 NE 2ND ST
3	0	342506	9078	03/07/14	\$1,500,000	\$1,578,000	6,600	10	1996	Avg	243,936	N	N	624 234TH AVE SE
3	0	357530	0902	07/28/14	\$1,200,000	\$1,229,000	2,710	11	2014	Avg	15,357	Y	N	1313 205TH AVE NE
3	0	232506	9032	07/31/14	\$875,000	\$896,000	3,210	11	2005	Avg	18,741	N	N	24424 NE 27TH PL
3	0	124070	0003	05/17/12	\$830,000	\$1,036,000	3,290	11	1990	Avg	105,850	Y	N	310 214TH AVE NE
3	0	417870	0070	04/30/13	\$1,525,000	\$1,724,000	3,730	11	1989	Good	125,279	N	N	1130 LANCASTER WAY SE
3	0	124070	0087	05/28/13	\$1,098,000	\$1,232,000	3,760	11	1997	Good	35,032	N	N	707 218TH AVE SE
3	0	052406	9061	08/01/14	\$1,232,375	\$1,261,000	3,930	11	2014	Avg	28,507	N	N	20912 SE 14TH PL
3	0	131103	0110	02/21/14	\$1,000,000	\$1,055,000	3,940	11	1998	Avg	15,161	N	N	24633 NE 22ND ST
3	0	185290	0340	07/18/13	\$1,125,000	\$1,247,000	3,970	11	2000	Avg	285,467	N	N	1019 258TH AVE NE
3	0	147315	0100	04/30/14	\$1,110,000	\$1,155,000	3,990	11	1989	Avg	140,444	N	N	21222 SE 5TH PL
3	0	156175	0060	08/22/14	\$1,415,000	\$1,443,000	3,990	11	2014	Avg	13,077	N	N	20940 SE 8TH PL
3	0	156175	0140	12/30/13	\$1,310,000	\$1,397,000	4,030	11	2013	Avg	15,454	N	N	21015 SE 8TH PL
3	0	342506	9117	08/28/14	\$1,275,000	\$1,299,000	4,040	11	2007	Avg	27,490	N	N	102 139TH WAY SE
3	0	322506	9319	11/25/12	\$970,000	\$1,144,000	4,050	11	2012	Avg	10,946	N	N	21180 NE 8TH ST
3	0	052406	9070	05/24/13	\$1,051,699	\$1,182,000	4,060	11	2012	Avg	14,391	N	N	940 211TH PL SE
3	0	156175	0050	09/18/13	\$1,250,000	\$1,365,000	4,080	11	2013	Avg	12,409	N	N	20950 SE 8TH PL
3	0	156175	0190	03/05/14	\$1,235,000	\$1,300,000	4,080	11	2013	Avg	12,885	N	N	920 210TH CT SE
3	0	156175	0280	03/27/12	\$1,050,000	\$1,332,000	4,080	11	2011	Avg	12,150	N	N	840 211TH PL SE
3	0	052406	9060	08/19/14	\$1,220,000	\$1,245,000	4,090	11	2014	Avg	45,328	N	N	20924 SE 14TH PL

Improved Sales Used in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	156175	0290	02/19/13	\$1,095,000	\$1,261,000	4,100	11	2012	Avg	14,245	N	N	830 211TH PL SE
3	0	156175	0130	07/24/12	\$1,225,000	\$1,498,000	4,210	11	2011	Avg	13,509	N	N	20985 SE 8TH PL
3	0	156175	0220	02/05/13	\$1,200,000	\$1,387,000	4,220	11	2012	Avg	16,171	N	N	945 211TH PL SE
3	0	156175	0230	07/25/13	\$1,300,000	\$1,438,000	4,220	11	2013	Avg	14,826	N	N	955 211TH PL SE
3	0	156175	0160	05/28/14	\$1,495,000	\$1,548,000	4,260	11	2013	Avg	12,203	N	N	945 210TH CT SE
3	0	322506	9301	06/12/14	\$1,228,000	\$1,268,000	4,280	11	1991	Avg	44,947	Y	N	20709 SE 4TH ST
3	0	156175	0330	08/01/13	\$1,325,000	\$1,463,000	4,280	11	2013	Avg	14,263	N	N	885 211TH PL SE
3	0	262506	9038	11/24/14	\$1,450,000	\$1,458,000	4,300	11	2014	Avg	108,865	N	N	25026 NE 18TH ST
3	0	156175	0240	10/21/14	\$1,371,763	\$1,386,000	4,300	11	2014	Avg	18,394	N	N	950 211TH PL SE
3	0	558140	0420	06/14/13	\$1,165,000	\$1,302,000	4,340	11	1994	Good	18,154	Y	N	20741 SE 3RD WAY
3	0	042406	9189	10/01/13	\$675,126	\$735,000	4,360	11	1980	Avg	139,392	N	N	1340 217TH AVE SE
3	0	185290	0348	08/28/13	\$1,750,000	\$1,920,000	4,380	11	2003	Good	105,346	N	N	1020 258TH AVE NE
3	0	156175	0340	12/05/13	\$1,396,000	\$1,497,000	4,410	11	2013	Avg	18,176	N	N	21030 SE 8TH PL
3	0	865360	0240	10/01/13	\$969,500	\$1,055,000	4,420	11	1988	Good	17,133	Y	N	20708 NE 5TH PL
3	1	262506	9083	02/16/12	\$988,000	\$1,269,000	4,450	11	1990	Good	189,486	N	N	25418 NE 8TH ST
3	0	156175	0030	02/10/12	\$1,233,000	\$1,587,000	4,470	11	2012	Avg	16,124	N	N	20970 SE 8TH PL
3	0	156175	0070	05/29/12	\$1,295,000	\$1,611,000	4,580	11	2012	Avg	13,416	N	N	20930 SE 8TH PL
3	0	815585	0210	02/01/14	\$1,225,000	\$1,298,000	4,630	11	1999	Avg	420,575	N	N	24777 NE 11TH ST
3	0	131103	0430	08/04/14	\$1,000,000	\$1,023,000	4,670	11	1998	Avg	15,857	N	N	2218 246TH PL NE
3	0	342506	9084	05/23/13	\$1,095,000	\$1,231,000	4,990	11	2007	Avg	27,500	N	N	106 239TH WAY SE
3	0	272506	9109	04/18/12	\$1,462,000	\$1,841,000	5,050	11	2008	Avg	71,520	N	N	24131 NE 14TH ST
3	0	357530	2277	08/20/12	\$1,250,000	\$1,516,000	4,100	12	2009	Avg	13,000	Y	N	20615 NE 16TH ST
3	0	131103	0250	11/20/13	\$1,200,000	\$1,291,000	4,490	12	2000	Avg	22,650	N	N	24850 NE 20TH ST
3	0	131103	0230	07/10/12	\$1,430,000	\$1,756,000	5,080	12	1999	Avg	29,973	N	N	24916 NE 20TH PL
3	0	124010	0093	09/12/12	\$1,043,000	\$1,257,000	7,490	12	1989	Avg	54,179	N	N	21638 NE 14TH PL
3	0	131104	0040	04/24/12	\$1,895,000	\$2,382,000	5,780	13	2000	Avg	52,101	N	N	2030 250TH PL NE
3	0	131104	0040	12/03/12	\$1,736,000	\$2,043,000	5,780	13	2000	Avg	52,101	N	N	2030 250TH PL NE
3	0	131104	0010	10/10/13	\$2,160,200	\$2,347,000	6,280	13	2003	Avg	83,813	N	N	2006 250TH PL NE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	031950	0220	03/21/13	\$632,602	NO MARKET EXPOSURE
2	0	031950	0230	10/06/14	\$665,000	RELOCATION - SALE TO SERVICE
2	0	062980	0220	04/11/13	\$1,880,000	RELOCATION - SALE TO SERVICE
2	0	062981	0360	09/30/13	\$780,000	RELOCATION - SALE TO SERVICE
2	0	062981	0550	07/10/13	\$650,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	062981	0830	09/05/14	\$696,000	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2	0	062981	1410	04/04/14	\$732,000	RELOCATION - SALE TO SERVICE
2	0	143758	0190	09/11/12	\$933,500	RELOCATION - SALE TO SERVICE
2	0	143758	0310	08/13/14	\$1,010,000	RELOCATION - SALE TO SERVICE
2	0	143758	0350	09/22/14	\$405,957	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	143758	0370	03/26/12	\$1,212,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143758	0430	01/21/14	\$965,000	RELOCATION - SALE TO SERVICE
2	0	143758	0570	04/03/13	\$705,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	159200	0200	04/20/12	\$519,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	159200	0200	03/29/12	\$523,000	RELOCATION - SALE TO SERVICE
2	0	170305	0250	06/13/12	\$499,500	RELOCATION - SALE TO SERVICE
2	0	178540	0770	03/13/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	178540	0770	08/25/14	\$500,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	182930	0110	04/25/14	\$731,000	RELOCATION - SALE TO SERVICE
2	0	182930	0310	03/01/13	\$570,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	193912	0160	09/23/13	\$437,825	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE; STATEMENT TO DOR
2	0	193912	0280	06/03/13	\$578,000	RELOCATION - SALE TO SERVICE
2	0	193913	0520	08/09/13	\$672,500	RELOCATION - SALE TO SERVICE
2	0	195440	0150	05/23/12	\$269,000	NO MARKET EXPOSURE
2	0	195440	0320	10/01/12	\$449,259	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	195442	0170	05/21/14	\$368,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	195442	0170	11/13/14	\$580,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	195442	0300	05/31/13	\$382,785	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	195443	0310	05/22/12	\$370,100	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR



Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	195444	0250	12/20/12	\$425,000	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	195444	0260	07/28/14	\$439,698	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	232700	0100	07/06/12	\$353,711	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	232700	0100	11/28/12	\$515,126	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	287290	0090	10/31/14	\$580,000	RELOCATION - SALE TO SERVICE
2	0	290930	0360	06/05/14	\$778,000	RELOCATION - SALE TO SERVICE
2	0	290930	0880	10/24/13	\$1,120,000	RELOCATION - SALE TO SERVICE
2	0	292506	9006	08/06/14	\$1,145,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
2	0	306640	0020	02/02/12	\$534,000	RELOCATION - SALE TO SERVICE
2	0	306640	0440	01/09/13	\$200,270	DOR RATIO; QUIT CLAIM DEED
2	0	306640	0630	09/11/12	\$555,000	RELOCATION - SALE TO SERVICE
2	0	306640	0910	12/26/12	\$489,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	306641	0800	12/11/14	\$685,000	RELOCATION - SALE TO SERVICE
2	0	325990	0090	05/03/12	\$200,000	DOR RATIO
2	0	327589	0120	04/29/14	\$680,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	357530	0960	06/19/13	\$1,018,500	EXEMPT FROM EXCISE TAX
2	0	357530	2285	01/03/14	\$1,300,000	OBSOLESCENCE
2	0	357840	0020	08/08/12	\$311,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	357840	0270	01/03/14	\$293,341	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	357840	0710	11/19/12	\$310,000	RELOCATION - SALE TO SERVICE
2	0	357840	0840	01/22/14	\$192,000	DOR RATIO
2	0	357840	0950	08/02/13	\$370,357	EXEMPT FROM EXCISE TAX
2	0	357840	0950	02/13/14	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	357840	0950	08/01/14	\$492,450	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	357840	1060	12/16/14	\$345,000	DIAGNOSTIC OUTLIER
2	0	357840	1680	03/27/14	\$319,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
2	0	357840	1680	10/04/13	\$386,402	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	357840	1700	04/04/14	\$360,000	NO MARKET EXPOSURE
2	0	357840	1700	07/01/14	\$540,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	437940	0680	01/23/12	\$498,000	BANKRUPTCY - RECEIVER OR TRUSTEE; SHORT SALE
2	0	570630	0060	01/16/12	\$344,942	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	570630	0060	01/16/12	\$303,808	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	570630	0060	03/26/12	\$225,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	571190	0330	04/23/13	\$724,800	DIAGNOSTIC
2	0	571190	0331	07/26/13	\$993,224	NO MARKET EXPOSURE
2	0	660022	0060	08/31/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	664620	0020	12/07/12	\$555,000	RELOCATION - SALE TO SERVICE
2	0	664620	0300	04/26/12	\$375,000	NO MARKET EXPOSURE
2	0	664620	0360	12/01/14	\$150,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	681780	0330	11/19/13	\$349,931	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	681780	0330	01/09/14	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	681780	0330	08/12/14	\$405,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	681780	0380	06/04/12	\$205,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	681781	0380	02/14/12	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	681785	0150	01/30/14	\$695,000	UNFINISHED AREA
2	0	721572	0030	07/28/14	\$860,000	RELOCATION - SALE TO SERVICE
2	0	721572	0820	07/27/12	\$615,000	RELOCATION - SALE TO SERVICE
2	0	721573	0050	10/09/14	\$675,500	QUIT CLAIM DEED
2	0	721573	0550	06/27/12	\$579,950	RELOCATION - SALE TO SERVICE
2	0	750400	0325	01/12/12	\$397,200	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	750400	0680	05/15/13	\$510,000	RELOCATION - SALE TO SERVICE
2	0	750400	1020	04/25/13	\$346,438	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	750401	0150	11/12/13	\$312,348	NO MARKET EXPOSURE
2	0	750401	0420	04/05/12	\$636,667	RELOCATION - SALE TO SERVICE
2	0	750401	0710	01/24/13	\$125,000	DOR RATIO
2	0	750402	1310	05/06/14	\$525,000	NO MARKET EXPOSURE
2	0	750402	1310	12/04/14	\$745,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	750402	1380	07/25/12	\$712,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	750410	0140	08/29/13	\$515,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
2	0	750410	0650	12/31/12	\$525,000	RELOCATION - SALE TO SERVICE
2	0	750410	0800	05/09/12	\$607,000	UNFINISHED AREA
2	0	750410	1620	01/08/12	\$417,500	NON-REPRESENTATIVE SALE
2	0	750411	0570	02/01/12	\$443,000	RELOCATION - SALE BY SERVICE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
2	0	750411	0570	02/01/12	\$443,000	RELOCATION - SALE TO SERVICE
2	0	750411	0630	08/07/14	\$677,000	CORRECTION DEED
2	0	750411	0630	08/07/14	\$677,000	RELOCATION - SALE TO SERVICE
2	0	750420	0160	02/08/12	\$250,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	771580	0590	09/04/12	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	771580	0980	04/05/12	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	807721	0230	05/21/14	\$535,000	NO MARKET EXPOSURE
2	0	807841	0220	02/20/12	\$390,000	NO MARKET EXPOSURE
2	0	807841	0220	09/05/13	\$485,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	807844	0060	05/16/12	\$579,000	RELOCATION - SALE TO SERVICE
2	0	807846	0380	05/01/13	\$201,086	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	807848	0130	07/05/14	\$524,900	RELOCATION - SALE TO SERVICE
2	0	863576	0510	08/30/12	\$100,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	865148	0620	01/26/12	\$450,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	0	865150	0090	06/12/12	\$499,000	RELOCATION - SALE TO SERVICE
2	0	865150	0250	06/18/13	\$310,800	DOR RATIO
2	0	865150	1070	12/03/12	\$531,164	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	865150	1070	02/15/13	\$429,900	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	865151	1320	03/29/13	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865151	1360	03/05/13	\$522,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865151	1360	06/22/12	\$275,634	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	865151	1440	11/13/14	\$375,000	DIAGNOSTIC OUTLIER
2	0	865152	0330	05/16/12	\$340,000	NON-REPRESENTATIVE SALE
2	0	865152	0380	08/30/13	\$497,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	865153	0100	07/01/13	\$480,000	NO MARKET EXPOSURE; STATEMENT TO DOR
2	0	865161	1530	01/10/14	\$847,500	NO MARKET EXPOSURE;
2	0	896198	0030	09/10/12	\$554,000	RELOCATION - SALE TO SERVICE
2	0	920650	0170	02/28/12	\$766,000	RELOCATION - SALE TO SERVICE
3	0	025540	0170	08/22/13	\$683,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	029020	0180	12/20/12	\$456,000	NO MARKET EXPOSURE
3	0	029307	0190	12/22/14	\$885,990	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	029307	0270	11/04/14	\$922,755	NO MARKET EXPOSURE
3	0	029307	0300	12/22/14	\$894,990	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	042406	9168	11/22/13	\$412,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	042406	9203	04/08/14	\$4,400	DOR RATIO
3	0	042406	9203	09/03/13	\$1,825,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	0	050900	0020	11/18/14	\$510,000	DIAGNOSTIC OUTLIER
3	0	104270	0110	08/22/14	\$778,390	ACTIVE PERMIT BEFORE SALE >25K
3	0	111850	0320	03/26/12	\$840,000	RELOCATION - SALE TO SERVICE
3	0	124070	0003	02/11/14	\$5,000	DOR RATIO; QUIT CLAIM DEED
3	0	124070	0003	11/19/14	\$5,000	DOR RATIO; QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
3	0	124070	0005	08/15/13	\$2,725,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	0	124070	0007	07/22/13	\$1,500,000	NO MARKET EXPOSURE
3	0	124070	0012	08/20/12	\$1,389,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	124070	0023	03/26/14	\$590,000	PREVIOUS IMP. VALUE <= 25K
3	0	124070	0075	09/13/13	\$408,500	PREVIOUS IMP. VALUE <= 25K
3	0	124110	0005	01/25/12	\$302,273	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	124110	0009	11/05/13	\$225,200	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	124110	0015	12/23/13	\$1,000,000	PREVIOUS IMP. VALUE <= 25K
3	0	131104	0010	10/01/13	\$2,160,200	RELOCATION - SALE TO SERVICE
3	0	131104	0040	04/24/12	\$1,895,000	RELOCATION - SALE TO SERVICE
3	0	147315	0100	03/15/13	\$1,306,901	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	156175	0040	12/24/14	\$1,375,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	156175	0150	04/03/14	\$1,475,000	ACTIVE PERMIT BEFORE SALE >25K
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	185290	0080	08/20/13	\$750,000	NO MARKET EXPOSURE
3	0	222506	9018	02/16/12	\$675,000	NO MARKET EXPOSURE
3	0	222506	9101	09/23/13	\$710,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
3	0	225150	0130	07/02/12	\$297,000	DOR RATIO
3	0	225150	0250	05/14/13	\$466,904	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	225150	0250	05/20/14	\$520,000	GFINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	0	232506	9032	05/02/13	\$773,300	EXEMPT FROM EXCISE TAX
3	0	232506	9041	09/09/13	\$525,000	PREVIOUS IMP. VALUE <= 25K
3	0	262506	9011	01/03/13	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	272506	9037	02/21/14	\$800,000	MOBILE HOME
3	0	272506	9060	11/20/12	\$363,000	EXEMPT FROM EXCISE TAX
3	0	286250	0030	11/07/14	\$865,950	BUILDER OR DEVELOPER SALES
3	0	332506	9174	07/05/13	\$640,000	UNFINISHED AREA
3	0	342506	9083	06/25/14	\$1,005,000	OPEN SPACE
3	0	352506	9032	07/26/14	\$2,483,510	NO MARKET EXPOSURE
3	0	352506	9044	10/15/12	\$515,000	DIAGNOSTIC OUTLIER
3	0	357530	1245	05/03/13	\$642,638	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	357530	1550	04/25/14	\$175,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	0	357530	1700	11/10/14	\$719,950	BUILDER OR DEVELOPER SALES
3	0	357530	1730	05/06/13	\$310,000	NO MARKET EXPOSURE
3	0	357530	2290	05/09/12	\$690,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	357530	2347	08/14/13	\$402,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	357530	2575	08/11/14	\$532,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	357530	2655	03/16/12	\$244,500	NO MARKET EXPOSURE
3	0	357530	2880	11/06/14	\$340,000	RELOCATION - SALE TO SERVICE
3	0	357530	3051	12/10/13	\$560,000	ACTIVE PERMIT BEFORE SALE >25K

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	357530	3900	10/23/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	357530	4425	12/18/14	\$729,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	357530	4430	12/02/14	\$625,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	357530	4690	07/31/13	\$410,100	EXEMPT FROM EXCISE TAX
3	0	357530	4995	10/27/14	\$620,000	RELOCATION - SALE TO SERVICE
3	0	357530	5226	11/14/13	\$340,000	OBSOLESCENCE
3	0	357530	5362	10/05/13	\$329,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	357530	5442	09/04/14	\$710,000	NO MARKET EXPOSURE
3	0	357530	5449	02/28/12	\$297,000	DIAGNOSTIC OUTLIER
3	0	357530	5453	12/18/12	\$562,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	357530	5453	09/16/14	\$650,000	RELOCATION - SALE TO SERVICE
3	0	357530	5481	02/21/14	\$622,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	357530	5483	03/15/12	\$335,000	DIAGNOSTIC OUTLIER
3	0	357530	5485	11/20/13	\$400,000	ACTIVE PERMIT BEFORE SALE >25K
3	0	357530	5485	08/29/14	\$409,000	ACTIVE PERMIT BEFORE SALE >25K
3	0	357530	5485	04/10/12	\$326,000	ACTIVE PERMIT BEFORE SALE >25K
3	0	357530	5508	08/02/12	\$541,500	NON-REPRESENTATIVE SALE
3	0	357530	5640	08/24/12	\$600,000	NO MARKET EXPOSURE
3	0	357530	5663	11/14/12	\$345,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	357530	5663	08/09/13	\$530,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	417870	0100	07/15/14	\$1,160,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	417870	0110	08/13/14	\$1,050,000	RELOCATION - SALE TO SERVICE
3	0	432370	0020	09/06/12	\$249,000	NO MARKET EXPOSURE
3	0	541160	0210	08/08/14	\$810,000	RELOCATION - SALE TO SERVICE
3	0	613450	0020	10/01/14	\$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	613450	0200	09/24/12	\$475,000	RELOCATION - SALE TO SERVICE
3	0	645355	0160	04/10/12	\$830,000	RELOCATION - SALE TO SERVICE
3	0	679190	0100	10/04/13	\$715,500	RELOCATION - SALE TO SERVICE
3	0	750418	0030	12/04/12	\$451,100	NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 035 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	750446	0110	04/19/12	\$396,000	NO MARKET EXPOSURE
3	0	856290	0020	05/30/14	\$748,000	RELOCATION - SALE TO SERVICE
3	0	856290	0440	06/01/12	\$542,000	RELOCATION - SALE TO SERVICE
3	0	856290	0580	01/30/14	\$860,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	856290	1400	06/07/13	\$118,404	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	856290	1400	03/20/12	\$174,900	DOR RATIO; FINANCIAL INSTITUTION RESALE
3	0	856290	1890	05/08/12	\$19,250	DOR RATIO; CORPORATE AFFILIATES
3	0	856290	1910	07/30/14	\$815,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	864440	0050	10/22/14	\$625,000	RELOCATION - SALE TO SERVICE
3	0	864440	0180	12/26/13	\$363,700	DIAGNOSTIC
3	0	864440	0180	10/16/13	\$427,600	EXEMPT FROM EXCISE TAX
3	0	864440	0310	08/28/14	\$411,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	864440	0420	12/20/12	\$368,600	NON-REPRESENTATIVE SALE
3	0	867730	0060	08/27/12	\$324,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
3	0	867730	0060	02/27/13	\$469,200	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	867730	0240	01/30/12	\$475,000	RELOCATION - SALE TO SERVICE
3	0	867730	0600	05/10/13	\$549,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis

Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	042406	9247	04/22/15	\$500,000	100,635	N	N
3	0	124010	0083	08/31/12	\$218,000	47,916	N	N
3	0	357530	2275	05/28/13	\$135,000	6,500	N	N
3	0	357530	2280	10/15/12	\$441,000	13,000	Y	N
3	0	558140	0360	07/22/14	\$250,000	15,623	N	N
3	0	856290	1380	01/23/14	\$110,000	15,600	N	N
3	0	856290	1880	12/17/12	\$140,000	10,720	N	N
3	0	856290	1930	11/13/13	\$131,000	10,800	N	N
3	0	052406	9127	04/08/14	\$290,000	22,022	N	N
3	0	052406	9127	12/08/12	\$265,000	22,022	N	N
3	0	357530	2273	10/07/13	\$170,000	6,500	N	N

Vacant Sales Removed in this Annual Update Analysis Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	571190	0332	01/24/12	\$3,300	NO MARKET EXPOSURE; QUIT CLAIM DEED
3	0	124110	0014	08/12/12	\$120,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	262506	9035	11/21/13	\$390,000	NO MARKET EXPOSURE
3	0	262506	9036	10/11/13	\$410,000	NO MARKET EXPOSURE
3	0	262506	9075	07/09/15	\$218,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	272506	9022	02/21/14	\$4,200,000	BUILDER OR DEVELOPER SALES
3	0	357530	1850	03/27/13	\$130,000	NO MARKET EXPOSURE
3	0	357530	1925	12/03/13	\$50,000	NO MARKET EXPOSURE
3	0	357530	2275	09/23/14	\$10,022	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	357530	2346	10/29/13	\$90,000	NO MARKET EXPOSURE
3	0	357530	2645	05/02/13	\$65,000	NO MARKET EXPOSURE
3	0	357530	2995	10/24/12	\$12,000	NO MARKET EXPOSURE
3	0	357530	3190	08/27/13	\$25,000	NO MARKET EXPOSURE
3	0	357530	4956	08/29/13	\$80,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	357530	5437	09/14/12	\$43,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	856290	1600	10/28/14	\$250,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	332506	9175	11/16/12	\$216,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
3	0	156175	0210	07/06/15	\$1,830,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	0	357530	2643	09/13/13	\$27,500	PARTIAL INTEREST (1/3, 1/2, ETC.)
3	0	357530	2643	07/15/13	\$55,000	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	0	357530	3475	02/11/13	\$105,000	624	Fair	1975	Good	5,000	N	1308 208TH AVE NE
3	0	357530	5845	01/12/12	\$136,000	864	Poor	1977	Poor	10,000	N	802 211TH PL NE
3	0	357530	5465	05/13/14	\$295,000	1,232	Avg	2002	Exc	13,000	N	21047 NE 15TH ST
3	0	262506	9060	11/11/13	\$289,900	1,440	Poor	1980	Poor	47,685	N	1826 247TH PL NE
3	0	357530	2765	04/03/13	\$223,000	1,440	Avg	1977	Avg	12,500	N	906 207TH PL NE
3	0	357530	2765	12/04/12	\$113,100	1,440	Avg	1977	Avg	12,500	N	906 207TH PL NE

Mobile Home Sales Removed in this Annual Update Analysis Area 035

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	357530	2765	12/04/12	\$113,100	NO MARKET EXPOSURE
3	0	357530	3475	02/11/13	\$105,000	NO MARKET EXPOSURE

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:

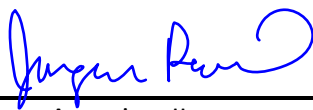
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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

8/16/2015

Date



King County

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

Lloyd Hara
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