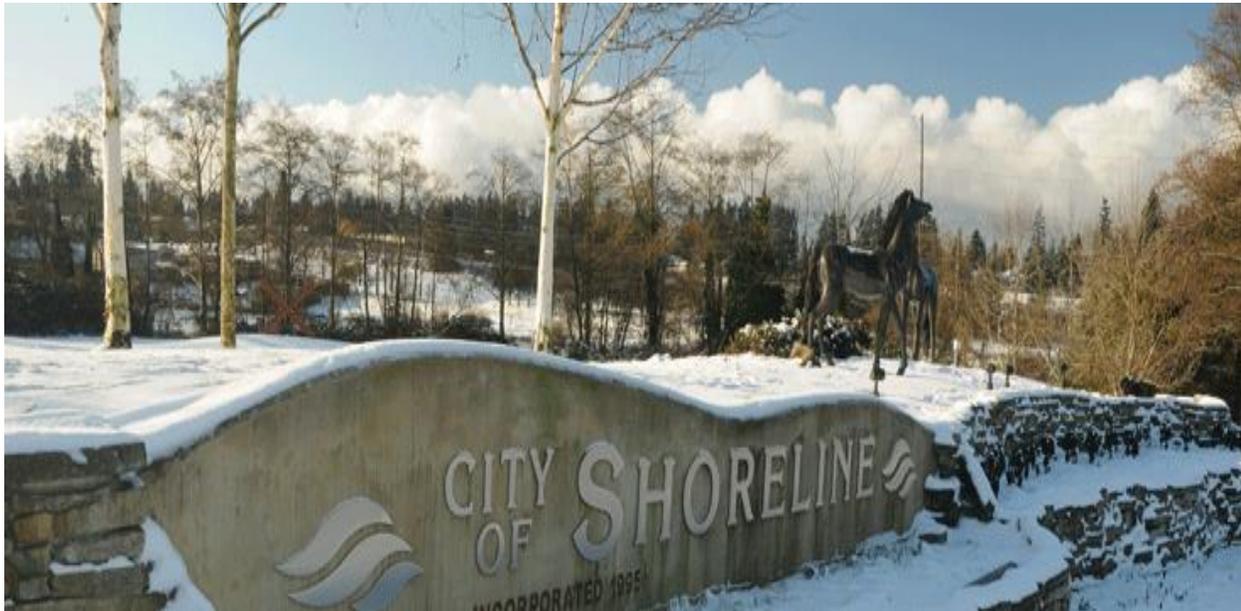


# East Shoreline

Area: 003

---

## *Residential Revalue for 2015 Assessment Roll*



*Obtained from cityofshoreline.com*

Area 3 is located in the eastern portion of Shoreline. This area has an overall population that is heterogeneous and urban in nature. It includes a range of grades from 4 to 10 with the predominance of grade 7's and 8's. Homes were built from 1900 to present with the predominance from 1940 to 1960. Homes built in the last 5 to 10 years have been primarily on lots segregated from larger parcels. Major landmarks in this area include Fircrest School/Hospital and Hamlin Park. There are no major retail centers within the area; however neighborhood shopping exists in the North City neighborhood.



**King County**

**Department of Assessments**

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

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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



## King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

**Lloyd Hara**  
**Assessor**

Dear Property Owners:

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

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

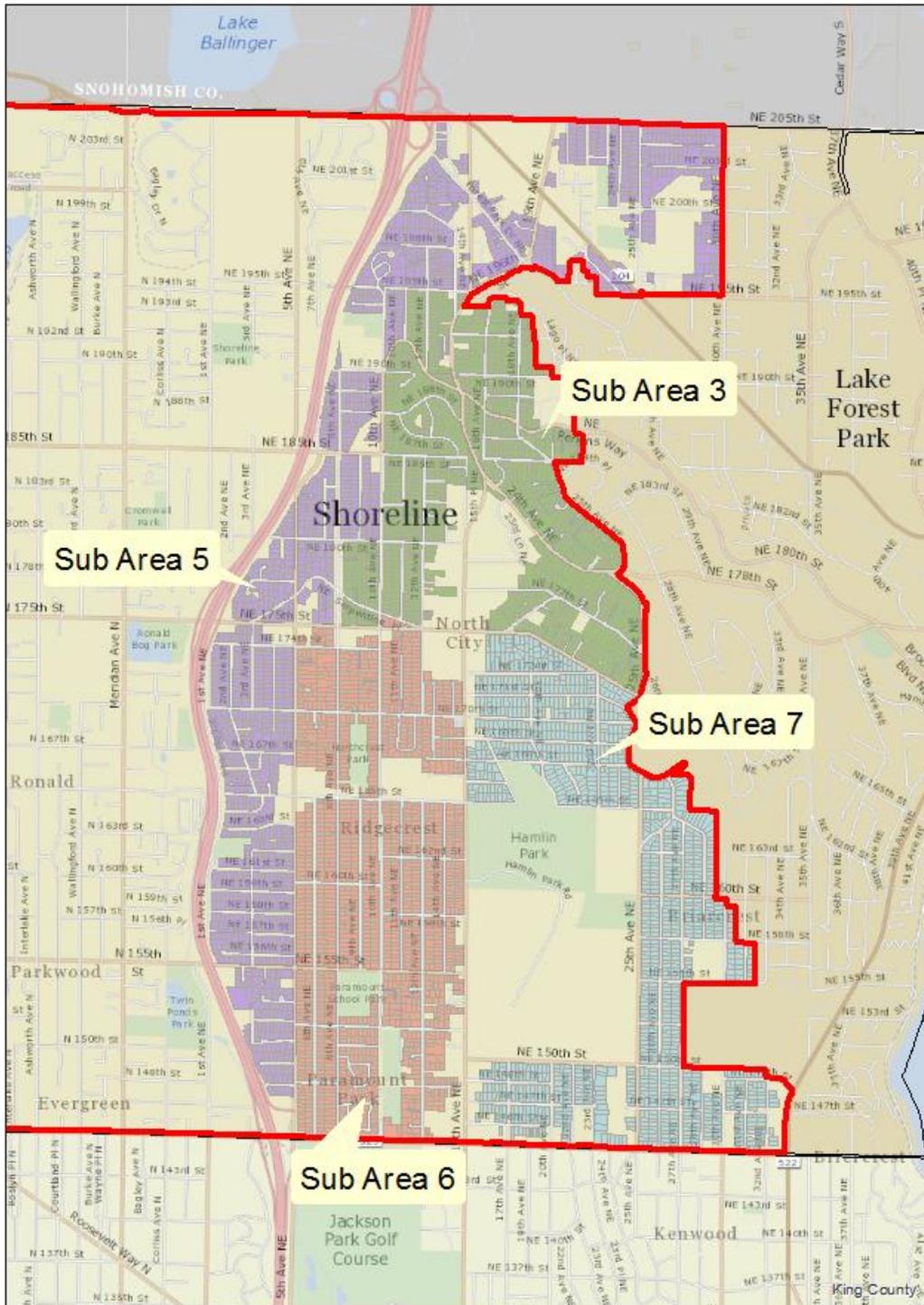
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

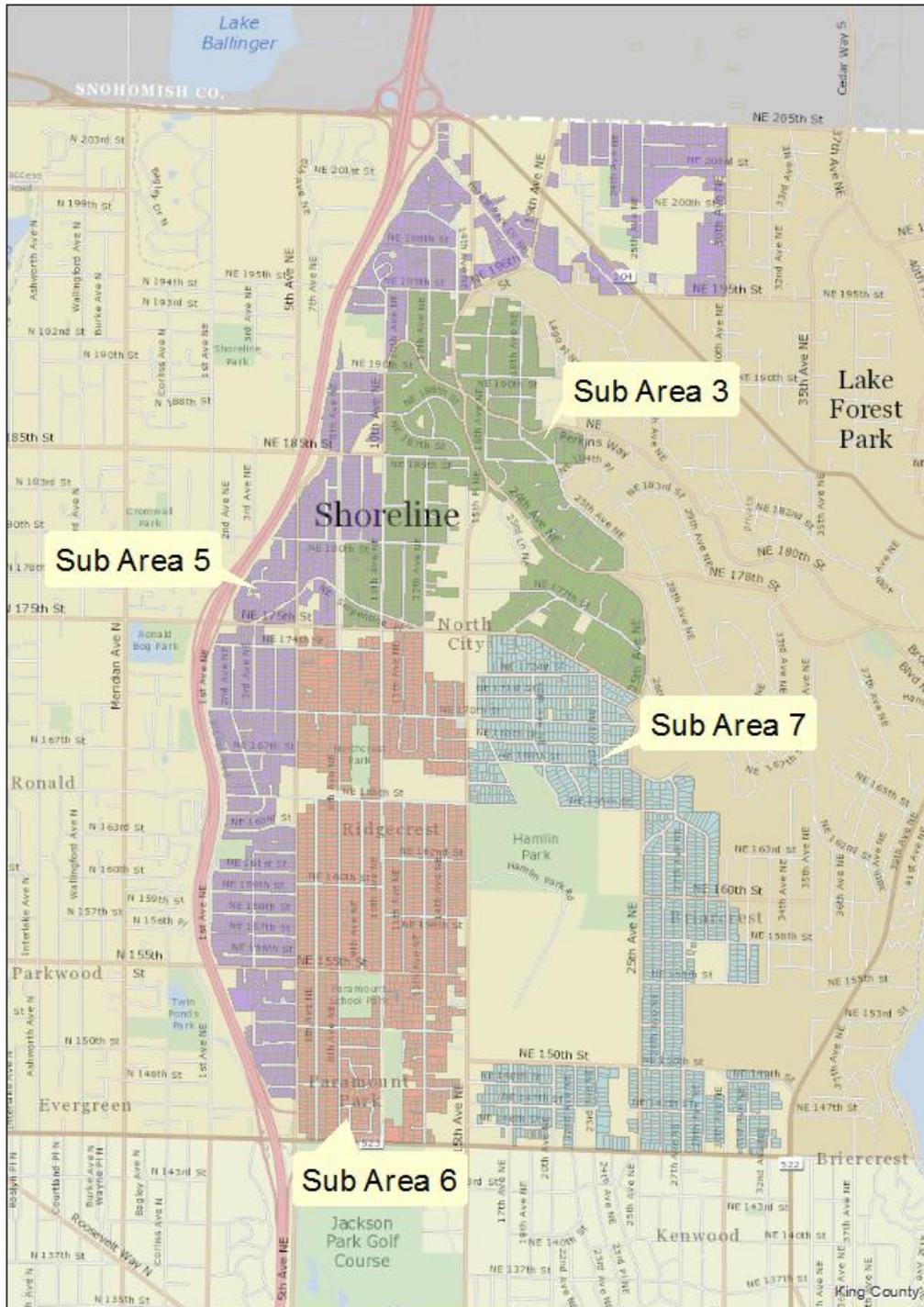
Lloyd Hara  
Assessor

# Area 003 Map



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

# Area 003 Map



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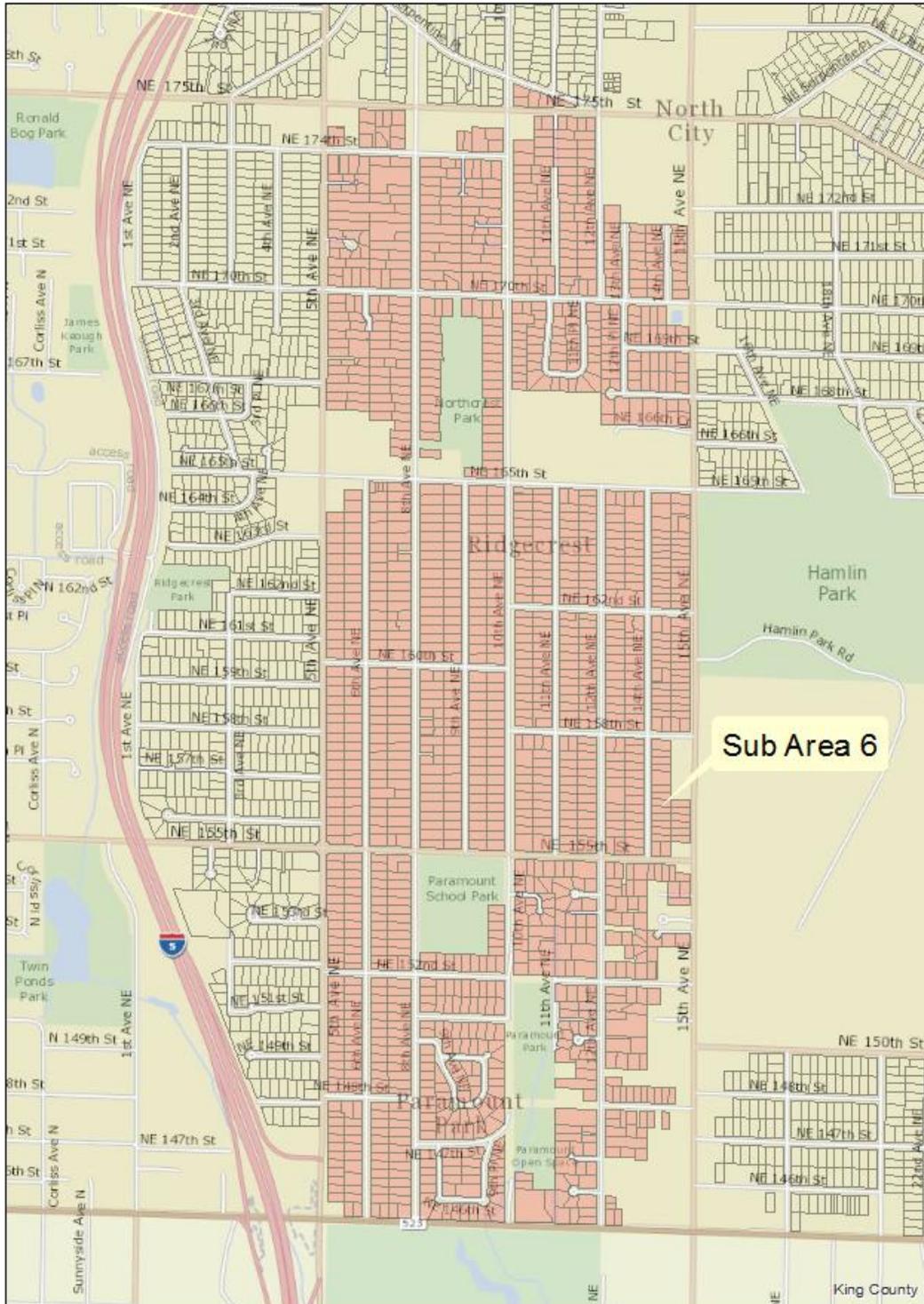
# Sub Area 3 Map



# Sub Area 5 Map



# Sub Area 6 Map





## Area 003 Housing Profile



Grade 5/ Year Built 1939/ Total Living Area 720SF  
Account Number 663290-0221



Grade 6/ Year Built 1949/ Total Living Area 800SF  
Account Number 040810-0105



Grade 7/ Year Built 1948/ Total Living Area 1,690SF  
Account Number 558930-0400



Grade 8/ Year Built 1996/ Total Living Area 2,190SF  
Account Number 402410-1265



Grade 9/ Year Built 2014/ Total Living Area 2,820SF  
Account Number 730530-0695



Grade 10/ Year Built 1993/ Total Living Area 3,380SF  
Account Number 402410-1030

# 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

## East Shoreline - Area 003

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 522  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$143,600	\$154,400	\$298,000			9.57%
<b>2015 Value</b>	\$168,300	\$180,900	\$349,200	\$371,600	93.9%	8.85%
<b>\$ Change</b>	+\$24,700	+\$26,500	+\$51,200			
<b>% Change</b>	+17.2%	+17.2%	+17.2%			

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 8.85% is an improvement from the previous COD of 9.57%. 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
<b>2014 Value</b>	\$146,600	\$137,600	\$284,200
<b>2015 Value</b>	\$171,900	\$159,400	\$331,300
<b>\$ Change</b>	+\$25,300	+\$21,800	+\$47,100
<b>% Change</b>	+17.3%	+15.8%	+16.6%

**Number of one to three unit residences in the population:** 5,358

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with condition greater than average (good and very good) were generally at lower assessment levels than the rest of the population. This resulted in more of an upward adjustment. Parcels in Sub Area 3 excluding good and very good condition were generally at higher assessment levels than the rest of the population. This resulted in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

## Area 003 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+15.45%	2,991	56%

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
<b>Condition &gt; Avg</b>	+23.55%	210	1584	13%
<b>Sub 3 without Good &amp; Very Good Condition</b>	+7.89%	74	783	9%

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

Generally, parcels with condition greater than average (good and very good) were at lower assessment levels than the rest of the population, which resulted in more of an upward adjustment. Parcels in Sub Area 3, excluding good and very good condition were generally at higher assessment levels than the rest of the population, which resulted in less of an upward adjustment. This model corrects for these strata differences.

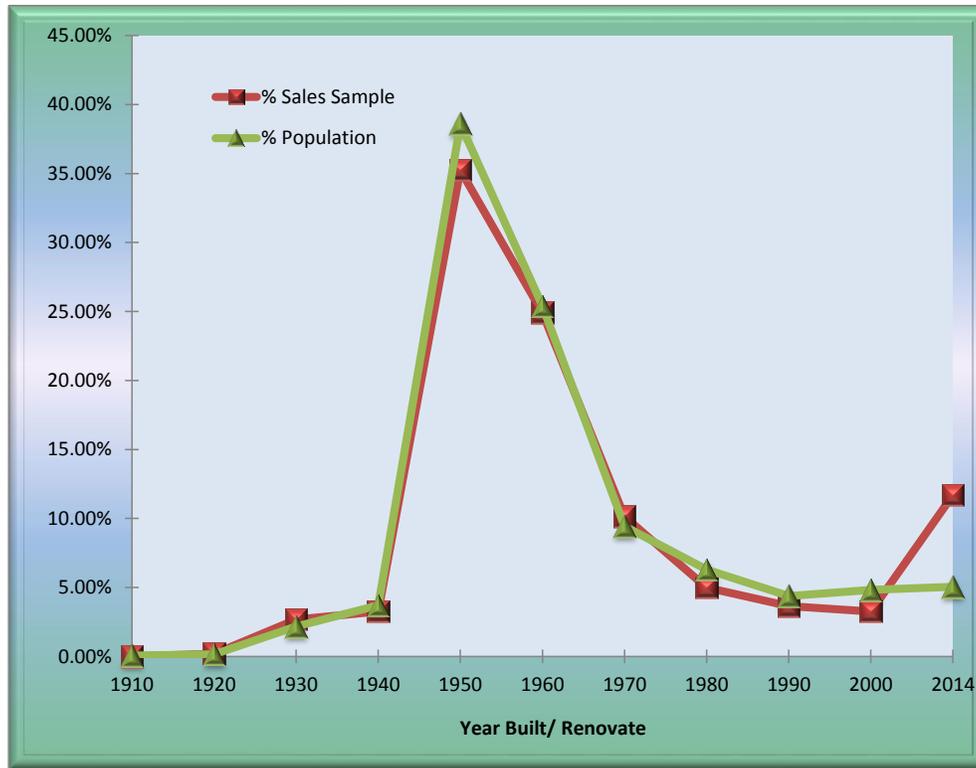
# Sample Representation of Population Year Built or Renovated

## Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.19%
1930	14	2.68%
1940	17	3.26%
1950	184	35.25%
1960	130	24.90%
1970	53	10.15%
1980	26	4.98%
1990	19	3.64%
2000	17	3.26%
2014	61	11.69%
522		

## Population

Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	8	0.15%
1930	116	2.16%
1940	198	3.70%
1950	2,068	38.60%
1960	1,361	25.40%
1970	505	9.43%
1980	337	6.29%
1990	234	4.37%
2000	258	4.82%
2014	270	5.04%
5,358		



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.

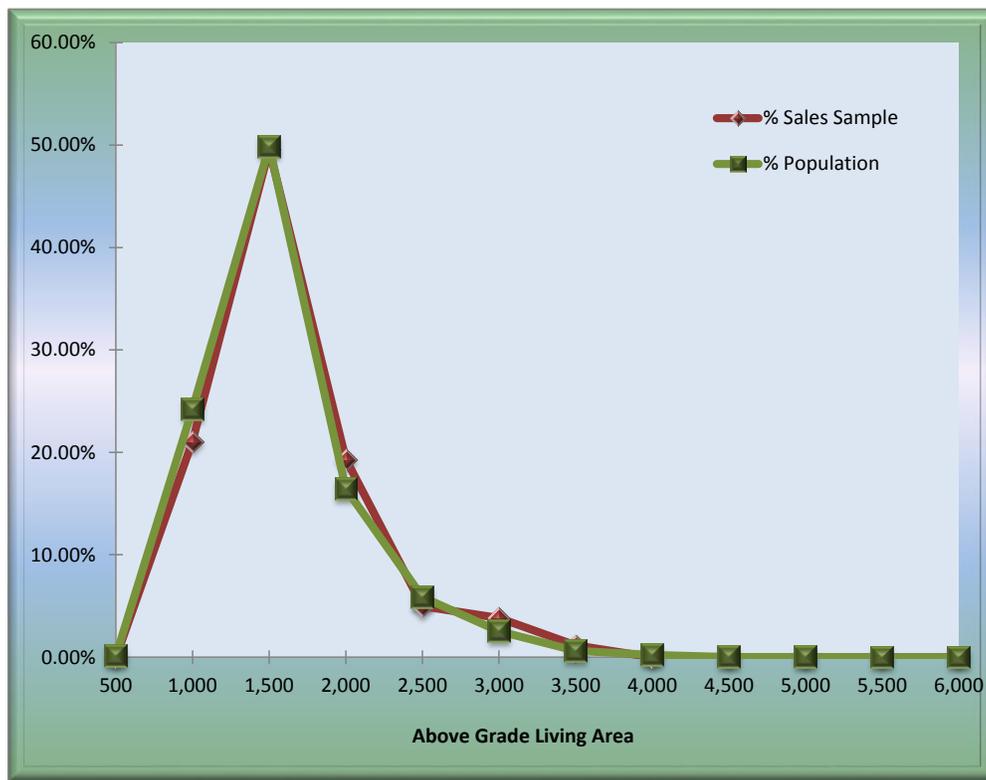
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	110	21.07%
1,500	259	49.62%
2,000	101	19.35%
2,500	26	4.98%
3,000	20	3.83%
3,500	6	1.15%
4,000	0	0.00%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
522		

### Population

AGLA	Frequency	% Population
500	8	0.15%
1,000	1,298	24.23%
1,500	2,672	49.87%
2,000	882	16.46%
2,500	314	5.86%
3,000	136	2.54%
3,500	34	0.63%
4,000	12	0.22%
4,500	1	0.02%
5,000	1	0.02%
5,500	0	0.00%
6,000	0	0.00%
5,358		



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

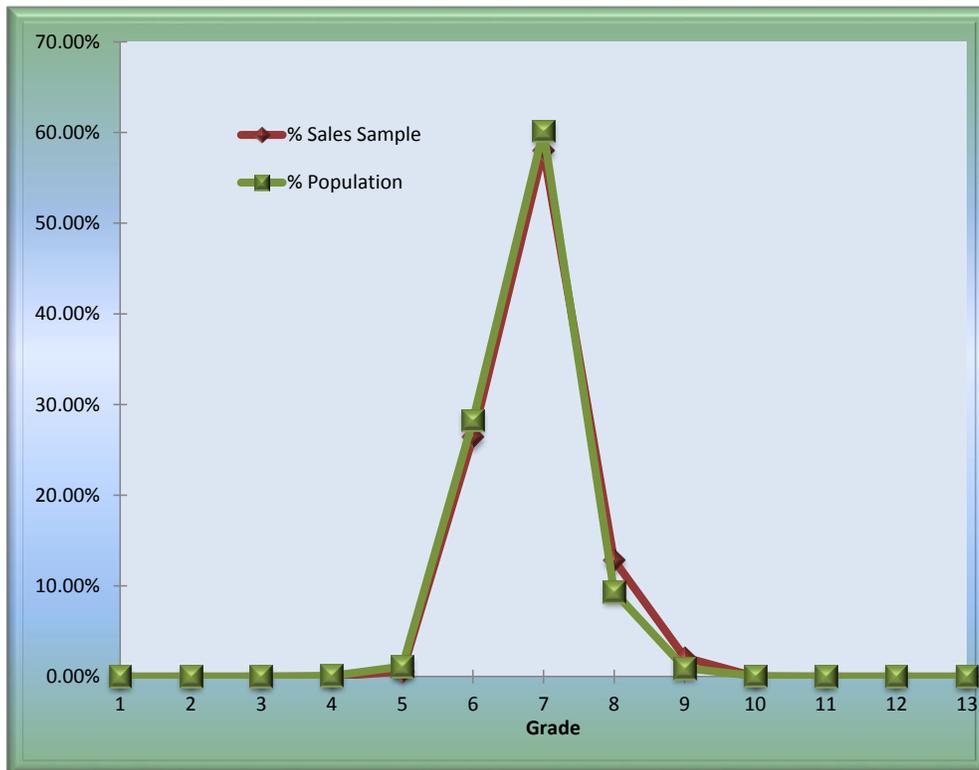
## Sales Sample Representation of Population Building Grade

### Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.57%
6	138	26.44%
7	303	58.05%
8	67	12.84%
9	11	2.11%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
522		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.09%
5	59	1.10%
6	1,514	28.26%
7	3,225	60.19%
8	502	9.37%
9	50	0.93%
10	3	0.06%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,358		



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

## Area 003 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 1.163, resulting in an adjusted value of \$552,000 ( $\$475,000 * 1.163 = \$552,425$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.390	39.0%
2/1/2012	1.379	37.9%
3/1/2012	1.369	36.9%
4/1/2012	1.358	35.8%
5/1/2012	1.347	34.7%
6/1/2012	1.336	33.6%
7/1/2012	1.325	32.5%
8/1/2012	1.314	31.4%
9/1/2012	1.303	30.3%
10/1/2012	1.293	29.3%
11/1/2012	1.282	28.2%
12/1/2012	1.271	27.1%
1/1/2013	1.260	26.0%
2/1/2013	1.249	24.9%
3/1/2013	1.239	23.9%
4/1/2013	1.228	22.8%
5/1/2013	1.217	21.7%
6/1/2013	1.206	20.6%
7/1/2013	1.195	19.5%
8/1/2013	1.184	18.4%
9/1/2013	1.173	17.3%
10/1/2013	1.163	16.3%
11/1/2013	1.152	15.2%
12/1/2013	1.141	14.1%
1/1/2014	1.130	13.0%
2/1/2014	1.119	11.9%
3/1/2014	1.109	10.9%
4/1/2014	1.098	9.8%
5/1/2014	1.087	8.7%
6/1/2014	1.076	7.6%
7/1/2014	1.066	6.6%
8/1/2014	1.054	5.4%
9/1/2014	1.043	4.3%
10/1/2014	1.033	3.3%
11/1/2014	1.022	2.2%
12/1/2014	1.011	1.1%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 003 is:  $(0.822873966178004 - 0.0539388803667931 * 0.4022988 - 0.000288205897844363 * \text{SaleDay} + 0.0576290182073101 * 0.1417625) / (0.822873966178004 - 0.0539388803667931 * 0.4022988 + 0.0576290182073101 * 0.1417625)$

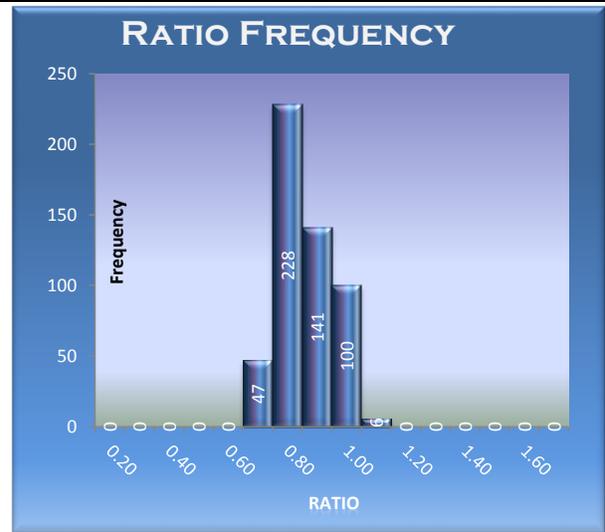
$\text{SaleDay} = \text{SaleDate} - 42005$

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

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Shoreline</b>	<b>1/1/2014</b>	<b>7/16/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 003</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>CLEW</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	522
<i>Mean Assessed Value</i>	\$298,000
<i>Mean Adj. Sales Price</i>	\$371,600
<i>Standard Deviation AV</i>	\$81,192
<i>Standard Deviation SP</i>	\$101,454
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.809
<i>Median Ratio</i>	0.793
<i>Weighted Mean Ratio</i>	0.802
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.604
<i>Highest ratio:</i>	1.093
<i>Coefficient of Dispersion</i>	9.57%
<i>Standard Deviation</i>	0.091
<i>Coefficient of Variation</i>	11.29%
<i>Price Related Differential (PRD)</i>	1.009
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.784
<i>Upper limit</i>	0.805
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.802
<i>Upper limit</i>	0.817
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	5,358
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.091
<b>Recommended minimum:</b>	13
<i>Actual sample size:</i>	522
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	289
<i># ratios above mean:</i>	233
<i>z:</i>	2.451
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

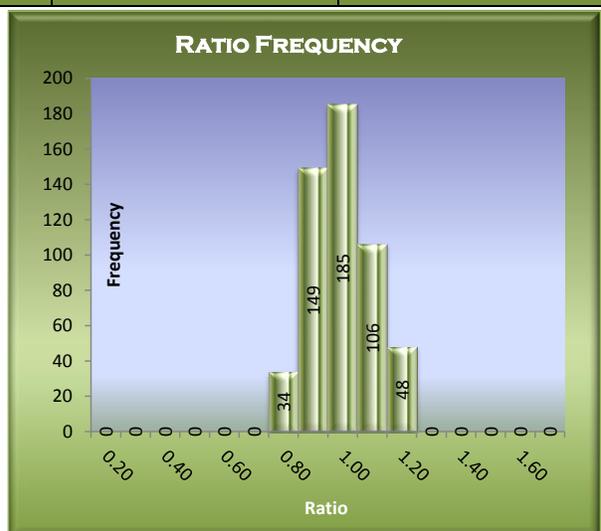
1 to 3 Unit Residences throughout Area 003

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

# Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Shoreline</b>	1/1/2015	7/16/2015	1/2012 - 12/2014
<b>Area Number: 003</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	CLEW	1 to 3 Unit	YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	522
<b>Mean Assessed Value</b>	\$349,200
<b>Mean Sales Price</b>	\$371,600
<b>Standard Deviation AV</b>	\$91,419
<b>Standard Deviation SP</b>	\$101,454
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.939
<b>Weighted Mean Ratio</b>	0.940
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.721
<b>Highest ratio:</b>	1.186
<b>Coefficient of Dispersion</b>	8.85%
<b>Standard Deviation</b>	0.101
<b>Coefficient of Variation</b>	10.60%
<b>Price Related Differential (PRD)</b>	1.010
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.927
Upper limit	0.952
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.958
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,358
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.101
<b>Recommended minimum:</b>	16
<b>Actual sample size:</b>	522
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	280
# ratios above mean:	242
z:	1.663
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 003 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

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

**Date of Appraisal Report: July 16, 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 20 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 +17.3% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.175, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with condition greater than average (good and very good) were generally at lower assessment levels than the rest of the population. This resulted in more of an upward adjustment. Parcels in Sub Area 3 excluding good and very good condition were generally at higher assessment levels

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

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 522 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.822873966178004 - 0.0539388803667931 * \text{CondgreaterthanAvg} + 0.0576290182073101 * \text{Sub3WOcond4and5})$$

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

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

## Mobile Home Update

There were 2 sales of mobile homes within Area 003. 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 +17.2%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.172$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Results

The resulting assessment level is 93.9%. 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 +16.6%. 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) \* 1.172.
- 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) \* 1.172.

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

## Improved Sales Used in This Annual Update Analysis

### Area 003 -- 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	255530	0060	09/19/12	\$160,000	\$208,000	660	6	1949	Avg	8,166	N	N	18510 10TH AVE NE
3	0	397170	1300	12/20/14	\$255,000	\$256,000	680	6	1924	Good	9,367	N	N	19221 15TH AVE NE
3	0	616390	0915	08/20/13	\$317,000	\$373,000	680	6	1948	VGood	8,731	N	N	17737 12TH AVE NE
3	0	255530	0005	08/02/13	\$206,000	\$244,000	700	6	1949	Avg	8,212	N	N	18804 10TH AVE NE
3	0	616390	0270	03/04/13	\$182,000	\$225,000	730	6	1950	Good	6,000	N	N	18310 10TH AVE NE
3	0	616390	0882	04/09/12	\$148,000	\$201,000	730	6	1951	Avg	7,681	N	N	1025 NE 180TH ST
3	0	255530	0091	07/29/13	\$255,000	\$302,000	770	6	1951	VGood	7,585	N	N	1005 NE 188TH ST
3	0	397170	1687	10/31/13	\$244,000	\$281,000	770	6	1938	VGood	7,200	N	N	1612 NE 192ND ST
3	0	402410	1636	05/22/13	\$160,007	\$194,000	770	6	1948	Avg	7,200	N	N	17820 24TH AVE NE
3	0	397170	1450	11/17/14	\$285,000	\$290,000	800	6	1945	VGood	7,750	N	N	19212 12TH AVE NE
3	0	402410	1632	12/15/13	\$250,000	\$284,000	820	6	1948	Good	7,200	N	N	17834 24TH AVE NE
3	0	616390	0460	04/16/12	\$168,000	\$227,000	840	6	1946	Avg	10,537	N	N	1216 NE 183RD ST
3	0	616390	0871	11/14/12	\$224,500	\$287,000	860	6	1954	Good	8,480	N	N	17912 10TH AVE NE
3	0	397290	0180	07/30/13	\$228,000	\$270,000	1,010	6	1935	Good	7,000	N	N	1811 NE 189TH ST
3	0	402410	1434	08/08/14	\$318,000	\$335,000	1,010	6	1948	VGood	7,200	N	N	2444 NE 182ND ST
3	0	616390	0232	04/16/14	\$308,900	\$337,000	1,010	6	1954	Good	8,169	N	N	18028 10TH AVE NE
3	0	402410	0095	10/25/13	\$257,000	\$297,000	1,040	6	1915	Good	15,776	N	N	17819 24TH AVE NE
3	0	397290	0735	08/14/14	\$220,000	\$231,000	1,070	6	1956	Avg	9,331	N	N	18503 15TH AVE NE
3	0	397170	1310	02/21/13	\$199,950	\$248,000	1,140	6	1940	Good	7,629	N	N	19207 15TH AVE NE
3	0	616390	0970	04/26/13	\$245,350	\$299,000	1,180	6	1943	Good	8,000	N	N	1102 NE SERPENTINE PL
3	0	397170	1975	12/03/12	\$227,500	\$289,000	1,360	6	1929	Good	13,187	N	N	19218 18TH AVE NE
3	0	397290	0715	12/04/13	\$397,000	\$453,000	860	7	1981	VGood	6,750	N	N	1618 NE 185TH ST
3	0	866590	0187	06/19/13	\$325,000	\$390,000	860	7	1977	Avg	8,296	N	N	18624 20TH PL NE
3	0	402410	1514	01/24/13	\$328,900	\$412,000	870	7	1976	Good	9,000	N	N	1653 NE 185TH ST
3	0	144520	0050	11/10/14	\$250,000	\$255,000	890	7	2006	Avg	1,086	N	N	19057 14TH CT NE
3	0	144520	0150	04/08/13	\$230,000	\$282,000	890	7	2006	Avg	1,037	N	N	19033 14TH AVE NE
3	0	144520	0260	07/01/13	\$228,000	\$273,000	890	7	2006	Avg	960	N	N	19052 14TH CT NE
3	0	397290	0385	12/04/12	\$335,000	\$425,000	920	7	1948	Good	14,080	N	N	18615 16TH AVE NE
3	0	616390	0342	11/20/13	\$299,000	\$342,000	930	7	1977	Avg	9,508	N	N	18313 12TH AVE NE
3	0	397290	0705	11/15/12	\$260,000	\$332,000	940	7	1977	Avg	5,360	N	N	1638 NE 185TH ST
3	0	255590	0375	05/01/14	\$236,200	\$257,000	1,010	7	1955	Avg	7,810	N	N	1509 NE 190TH ST

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### Area 003 -- 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	397170	1460	01/23/14	\$356,000	\$399,000	1,010	7	2013	Avg	7,750	N	N	19222 12TH AVE NE
3	0	397290	0135	04/17/12	\$242,500	\$328,000	1,040	7	1963	Good	6,250	N	N	1805 NE 190TH ST
3	0	402410	1510	04/29/13	\$225,000	\$274,000	1,040	7	1951	Avg	11,250	N	N	1805 NE 185TH ST
3	0	255590	0395	02/25/14	\$197,000	\$219,000	1,060	7	1978	Avg	11,010	N	N	1417 NE 190TH ST
3	0	397170	1922	10/29/14	\$390,000	\$399,000	1,060	7	1970	Avg	13,500	N	N	19024 18TH AVE NE
3	0	402410	1395	05/13/14	\$370,000	\$401,000	1,060	7	1951	VGood	8,254	N	N	18019 25TH AVE NE
3	0	566510	0020	03/13/14	\$308,000	\$340,000	1,080	7	1954	Avg	6,268	N	N	1250 NE 184TH PL
3	0	616390	0403	05/11/12	\$295,000	\$396,000	1,080	7	1951	Good	7,330	N	N	18009 12TH AVE NE
3	0	397170	1485	07/06/13	\$333,000	\$398,000	1,090	7	1957	Avg	14,586	N	N	19248 12TH AVE NE
3	0	255590	0390	09/24/13	\$283,650	\$331,000	1,100	7	1978	Avg	13,260	N	N	1425 NE 190TH ST
3	0	397170	1307	03/05/13	\$247,000	\$306,000	1,100	7	1948	Good	7,813	N	N	19209 15TH AVE NE
3	0	402410	0120	06/25/14	\$299,900	\$320,000	1,110	7	1979	Avg	8,593	N	N	18021 24TH AVE NE
3	0	397290	0615	03/03/14	\$335,000	\$371,000	1,120	7	1962	Avg	10,124	N	N	1635 NE 186TH ST
3	0	613630	0041	10/10/12	\$200,000	\$258,000	1,150	7	1954	Avg	7,711	N	N	1023 NE 182ND ST
3	0	255590	0305	06/23/13	\$325,000	\$389,000	1,160	7	1955	Good	6,920	N	N	1215 NE PERKINS WAY
3	0	616390	0310	10/23/13	\$313,000	\$361,000	1,160	7	1964	Good	8,088	N	N	1103 NE 185TH ST
3	0	613690	0050	10/28/13	\$286,500	\$330,000	1,170	7	1952	Good	6,962	N	N	17559 11TH AVE NE
3	0	402410	0106	11/19/12	\$220,000	\$281,000	1,200	7	1951	Good	18,980	N	N	17829 24TH AVE NE
3	0	616390	0241	07/25/12	\$219,000	\$288,000	1,250	7	1951	Avg	6,851	N	N	18048 10TH AVE NE
3	0	616390	0333	11/10/14	\$338,000	\$344,000	1,250	7	1947	Good	7,710	N	N	18334 11TH AVE NE
3	0	613690	0045	08/21/14	\$412,000	\$432,000	1,260	7	1952	VGood	6,992	N	N	17701 11TH AVE NE
3	0	255650	0060	03/25/14	\$391,000	\$430,000	1,280	7	1956	Avg	7,450	N	N	1223 NE 187TH ST
3	0	616390	0315	03/05/14	\$373,500	\$414,000	1,280	7	1978	Avg	7,703	N	N	18429 12TH AVE NE
3	0	255590	0316	05/07/12	\$220,000	\$296,000	1,290	7	1954	Avg	5,850	N	N	1230 NE 188TH ST
3	0	397170	2155	08/01/13	\$350,000	\$415,000	1,290	7	1961	Good	6,264	N	N	19006 15TH AVE NE
3	0	225000	0010	12/05/14	\$294,450	\$297,000	1,300	7	1961	Avg	7,341	N	N	17704 22ND AVE NE
3	0	616390	0820	01/09/14	\$221,875	\$250,000	1,300	7	1954	Avg	8,274	N	N	17542 10TH AVE NE
3	0	616390	0821	06/24/14	\$304,000	\$325,000	1,310	7	1953	Good	8,454	N	N	17548 10TH AVE NE
3	0	616390	0402	05/03/12	\$198,000	\$267,000	1,320	7	1951	Avg	7,710	N	N	1044 NE 180TH ST
3	0	616390	0700	08/26/13	\$235,000	\$276,000	1,340	7	1950	Avg	7,040	N	N	1201 NE 180TH ST
3	0	092710	0463	08/23/13	\$326,500	\$384,000	1,360	7	1969	Good	8,960	N	N	825 NE 179TH ST

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### Area 003 -- 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	402410	0090	10/08/14	\$250,000	\$258,000	1,360	7	1978	Avg	16,000	N	N	17809 24TH AVE NE
3	0	255590	0045	05/08/13	\$354,000	\$430,000	1,380	7	1957	Good	10,360	N	N	1045 NE 187TH ST
3	0	397170	1720	12/05/13	\$270,000	\$308,000	1,390	7	1981	Avg	15,040	N	N	19236 16TH AVE NE
3	0	397290	0195	09/16/14	\$315,000	\$327,000	1,390	7	1982	Avg	8,333	N	N	18720 18TH AVE NE
3	0	616390	0971	06/19/14	\$352,450	\$377,000	1,430	7	1945	VGood	6,000	N	N	17519 12TH AVE NE
3	0	402410	1421	12/02/14	\$320,000	\$323,000	1,460	7	1955	Good	7,200	N	N	18057 25TH AVE NE
3	0	402410	1479	08/09/12	\$395,000	\$518,000	1,470	7	1974	Good	11,602	N	N	2451 NE 184TH ST
3	0	616390	0415	09/12/13	\$289,500	\$339,000	1,480	7	1952	Avg	7,651	N	N	1222 NE 180TH ST
3	0	397290	0440	02/24/12	\$279,950	\$384,000	1,490	7	1933	VGood	5,931	N	N	1615 NE PERKINS WAY
3	0	402410	0020	07/10/13	\$350,000	\$417,000	1,490	7	1950	VGood	9,562	N	N	17753 25TH AVE NE
3	0	402410	1515	02/01/13	\$264,000	\$330,000	1,500	7	1976	Avg	13,500	N	N	1657 NE 185TH ST
3	0	566510	0010	09/26/12	\$298,000	\$386,000	1,510	7	1954	Good	6,091	N	N	1238 NE 184TH PL
3	0	255590	0030	11/07/14	\$320,000	\$326,000	1,520	7	1951	Good	8,870	N	N	1117 NE 187TH ST
3	0	812340	0010	05/20/13	\$300,000	\$363,000	1,540	7	1962	Avg	7,200	N	N	2024 NE 177TH ST
3	0	616390	0952	12/18/14	\$357,500	\$359,000	1,630	7	1983	Avg	9,403	N	N	17545 12TH AVE NE
3	0	397290	0356	04/24/13	\$269,000	\$328,000	1,650	7	1949	Good	8,782	N	N	1517 NE PERKINS WAY
3	0	616390	0215	07/10/14	\$372,000	\$395,000	1,650	7	1951	Good	7,711	N	N	1010 NE 180TH ST
3	0	397290	0055	01/10/13	\$332,000	\$417,000	1,700	7	1950	Good	9,375	N	N	1611 NE 190TH ST
3	0	402410	0961	07/28/14	\$346,950	\$366,000	1,830	7	1963	Avg	10,954	N	N	17530 20TH PL NE
3	0	566510	0005	12/21/12	\$315,000	\$398,000	1,840	7	1954	Good	5,883	N	N	1232 NE 184TH PL
3	0	397230	0145	02/23/12	\$250,000	\$343,000	1,860	7	1994	Avg	8,616	N	N	19051 12TH AVE NE
3	0	402410	0230	05/11/12	\$375,000	\$504,000	2,380	7	1950	Good	18,029	N	N	1720 NE 177TH ST
3	0	691900	0100	01/24/13	\$228,000	\$285,000	1,140	8	1959	Avg	8,125	N	N	2405 NE 182ND PL
3	0	402410	0285	05/17/13	\$368,000	\$446,000	1,200	8	1961	Avg	7,875	N	N	2114 NE 177TH ST
3	0	402470	0087	10/17/12	\$289,000	\$372,000	1,260	8	1962	Avg	9,652	N	N	18250 24TH AVE NE
3	0	207150	0011	08/11/14	\$367,500	\$386,000	1,300	8	1960	Avg	7,925	N	N	18444 24TH AVE NE
3	0	207150	0060	11/22/13	\$358,000	\$410,000	1,300	8	1960	Avg	7,878	N	N	18415 16TH AVE NE
3	0	255590	0385	07/12/12	\$295,000	\$390,000	1,350	8	1979	Avg	6,430	N	N	1416 NE PERKINS WAY
3	0	255430	0030	12/01/13	\$375,000	\$428,000	1,370	8	1963	Good	10,470	N	N	18915 11TH AVE NE
3	0	255590	0185	02/24/12	\$365,000	\$500,000	1,490	8	1956	Good	7,230	N	N	1034 NE 187TH ST
3	0	402410	1547	02/20/13	\$360,000	\$447,000	1,580	8	2003	Avg	6,350	N	N	18228 24TH AVE NE



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### Area 003 -- 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	402410	0301	06/05/13	\$475,000	\$572,000	1,580	8	1999	Avg	6,065	N	N	17701 22ND PL NE
3	0	402410	1597	06/06/13	\$406,000	\$489,000	1,590	8	1978	Good	7,972	N	N	2424 NE 180TH ST
3	0	402410	0948	01/02/14	\$380,118	\$429,000	1,690	8	1977	Avg	9,232	N	N	17523 19TH CT NE
3	0	402410	0951	06/14/12	\$285,000	\$379,000	1,690	8	1977	Avg	8,624	N	N	17522 19TH CT NE
3	0	616390	0660	08/07/13	\$399,000	\$472,000	1,720	8	2013	Avg	1,432	N	N	17562 12TH AVE NE
3	0	616390	0657	08/22/13	\$405,000	\$477,000	1,720	8	2013	Avg	1,265	N	N	17570 12TH AVE NE
3	0	616390	0658	08/22/13	\$399,000	\$470,000	1,720	8	2013	Avg	1,216	N	N	17568 12TH AVE NE
3	0	616390	0659	08/22/13	\$399,000	\$470,000	1,720	8	2013	Avg	1,216	N	N	17564 12TH AVE NE
3	0	402410	1545	09/22/14	\$364,000	\$377,000	1,750	8	1968	Good	10,270	N	N	18224 24TH AVE NE
3	0	616390	0628	05/16/14	\$379,950	\$411,000	1,860	8	2007	Avg	1,787	N	N	17514 12TH AVE NE
3	0	402470	0085	08/21/12	\$324,000	\$424,000	1,900	8	1963	Avg	14,579	N	N	18252 24TH AVE NE
3	0	402410	1478	05/29/12	\$364,500	\$487,000	1,910	8	1993	Avg	7,172	N	N	2474 NE 183RD LN
3	0	402410	1440	06/18/14	\$375,000	\$401,000	1,950	8	1997	Avg	6,871	N	N	2475 NE 182ND CT
3	0	312920	0020	08/15/12	\$365,000	\$478,000	1,970	8	1989	Avg	8,305	N	N	2471 NE 183RD CT
3	0	402410	1025	01/31/12	\$335,000	\$462,000	1,990	8	1993	Avg	7,500	N	N	2234 NE 175TH ST
3	0	402410	0882	03/20/12	\$330,000	\$450,000	2,000	8	2004	Avg	7,200	N	N	2019 NE 177TH ST
3	0	402410	0938	12/18/13	\$353,000	\$401,000	2,090	8	1999	Avg	5,269	N	N	1818 NE 175TH ST
3	0	402410	1265	09/17/12	\$389,950	\$506,000	2,190	8	1996	Avg	6,555	N	N	1820 NE SERPENTINE PL
3	0	092710	0343	12/12/13	\$563,950	\$641,000	2,290	8	2013	Avg	5,395	N	N	17518 8TH AVE NE
3	0	402410	1445	09/19/13	\$426,000	\$497,000	2,440	8	1955	Good	7,663	N	N	18223 25TH AVE NE
3	0	397170	2010	02/26/13	\$380,000	\$471,000	2,520	8	1938	Good	17,250	N	N	19031 18TH AVE NE
3	0	402410	1277	10/27/12	\$443,000	\$569,000	2,620	8	2003	Avg	7,200	N	N	1584 NE SERPENTINE PL
3	0	616390	0920	12/05/13	\$575,000	\$655,000	2,730	8	2013	Avg	9,379	N	N	17725 12TH AVE NE
3	0	397170	1520	09/27/13	\$367,000	\$427,000	2,800	8	1978	Avg	9,889	N	N	19237 16TH AVE NE
3	0	402410	1396	01/28/13	\$480,000	\$600,000	1,670	9	2012	Avg	7,879	N	N	18017 25TH AVE NE
3	0	397170	1930	05/20/13	\$515,000	\$623,000	2,020	9	2013	Avg	11,824	N	N	19036 18TH AVE NE
3	0	402410	1397	11/29/12	\$530,000	\$674,000	2,150	9	2012	Avg	7,879	N	N	18015 25TH AVE NE
3	0	397290	0235	04/03/13	\$495,000	\$607,000	2,380	9	2007	Avg	7,545	N	N	1834 NE PERKINS WAY
3	0	402410	1270	12/12/12	\$550,000	\$697,000	3,110	9	2012	Avg	9,827	N	N	1588 NE SERPENTINE PL
3	0	402410	1271	01/10/13	\$529,000	\$665,000	3,110	9	2012	Avg	7,343	N	N	1592 NE SERPENTINE PL
3	0	402410	1272	12/12/12	\$518,000	\$656,000	3,140	9	2012	Avg	7,343	N	N	1596 NE SERPENTINE PL

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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
5	0	263450	0055	02/19/14	\$209,000	\$233,000	740	6	1949	Avg	8,965	N	N	304 NE 152ND ST
5	0	741770	0151	11/18/14	\$310,000	\$315,000	760	6	1949	Good	10,650	N	N	19726 FOREST PARK DR NE
5	0	741770	0151	07/17/13	\$275,000	\$327,000	760	6	1949	Good	10,650	N	N	19726 FOREST PARK DR NE
5	0	323510	0080	07/01/14	\$260,000	\$277,000	770	6	1948	Good	7,906	N	N	828 NE 189TH ST
5	0	263450	0005	09/08/14	\$237,500	\$247,000	810	6	1949	Avg	8,494	N	N	357 NE 152ND ST
5	0	263450	0050	09/10/14	\$251,000	\$261,000	840	6	1949	Avg	7,870	N	N	305 NE 152ND ST
5	0	730530	0045	07/07/14	\$320,000	\$340,000	910	6	1948	Good	7,552	N	N	222 NE 174TH ST
5	0	730530	0465	03/09/12	\$289,000	\$395,000	910	6	1948	Good	8,409	N	N	17047 3RD AVE NE
5	0	730530	0470	12/01/14	\$345,000	\$349,000	910	6	1948	Good	8,409	N	N	17053 3RD AVE NE
5	0	323510	0110	12/02/14	\$280,000	\$283,000	940	6	1948	Avg	7,913	N	N	811 NE 189TH ST
5	0	323510	0175	02/04/14	\$225,500	\$252,000	940	6	1948	Good	7,903	N	N	834 NE 188TH ST
5	0	730530	0625	04/16/12	\$200,000	\$271,000	960	6	1948	Avg	8,408	N	N	17059 4TH AVE NE
5	0	730530	0625	11/27/13	\$290,000	\$331,000	960	6	1948	Avg	8,408	N	N	17059 4TH AVE NE
5	0	263690	0085	07/21/14	\$230,000	\$243,000	990	6	1943	Avg	22,792	N	N	20006 25TH AVE NE
5	0	323510	0050	12/17/13	\$200,000	\$227,000	990	6	1948	Avg	7,833	N	N	859 NE 190TH ST
5	0	261010	0015	08/13/14	\$305,000	\$320,000	1,000	6	1947	Good	7,200	N	N	414 NE 156TH ST
5	0	263450	0090	02/22/12	\$182,000	\$250,000	1,010	6	1949	Avg	8,137	N	N	346 NE 152ND ST
5	0	323510	0025	08/26/13	\$275,000	\$323,000	1,010	6	1948	VGood	7,906	N	N	829 NE 190TH ST
5	0	323510	0045	07/16/13	\$235,000	\$280,000	1,010	6	1948	Good	7,895	N	N	851 NE 190TH ST
5	0	323510	0305	07/10/13	\$246,000	\$293,000	1,010	6	1948	Avg	14,008	N	N	18537 10TH AVE NE
5	0	616390	0142	07/24/12	\$205,000	\$270,000	1,010	6	1947	Avg	9,509	N	N	18311 10TH AVE NE
5	0	041110	0005	09/22/14	\$275,053	\$285,000	1,060	6	1950	Avg	6,504	N	N	301 NE 155TH ST
5	0	616390	0063	07/25/13	\$222,000	\$264,000	1,060	6	1947	Avg	9,361	N	N	18072 8TH AVE NE
5	0	730530	0315	07/30/13	\$225,000	\$267,000	1,060	6	1948	Good	8,409	N	N	17047 2ND AVE NE
5	0	608410	0116	10/04/12	\$258,000	\$333,000	1,180	6	1930	Avg	9,188	N	N	350 NE 180TH ST
5	0	730530	0500	12/15/14	\$290,000	\$292,000	1,200	6	1948	Avg	8,750	N	N	211 NE 174TH ST
5	0	730530	0760	12/22/14	\$317,500	\$319,000	1,220	6	1948	Good	8,409	N	N	17041 5TH AVE NE
5	0	616390	0193	12/19/12	\$280,000	\$354,000	1,320	6	1949	Good	7,424	N	N	18023 10TH AVE NE
5	0	323510	0165	05/31/13	\$205,000	\$247,000	1,380	6	1948	Avg	7,898	N	N	846 NE 188TH ST
5	0	616390	0053	10/19/12	\$327,000	\$421,000	1,510	6	2012	Avg	9,352	N	N	18060 8TH AVE NE
5	0	730530	0655	04/30/14	\$255,000	\$277,000	1,690	6	1948	Avg	8,748	N	N	17004 4TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 003 -- 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
5	0	616390	0033	04/03/14	\$329,000	\$361,000	1,780	6	1947	Avg	9,334	N	N	18036 8TH AVE NE
5	0	741770	0172	06/22/12	\$289,500	\$385,000	760	7	2005	Avg	10,494	N	N	19702 FOREST PARK DR NE
5	0	182970	0050	07/24/14	\$335,000	\$354,000	840	7	1950	Avg	8,842	N	N	339 NE 159TH ST
5	0	923590	0030	07/17/14	\$245,000	\$260,000	860	7	1948	Avg	6,120	N	N	133 NE 167TH ST
5	0	730530	0600	10/07/13	\$352,000	\$409,000	910	7	1948	VGood	8,410	N	N	17029 4TH AVE NE
5	0	378210	0035	08/13/14	\$299,000	\$314,000	960	7	1955	Avg	8,100	N	N	20312 22ND AVE NE
5	0	378210	0055	10/16/12	\$195,000	\$251,000	960	7	1955	Avg	10,125	N	N	20346 21ST AVE NE
5	0	378210	0155	05/27/14	\$255,000	\$275,000	960	7	1955	Avg	8,100	N	N	20321 21ST AVE NE
5	0	378270	0020	03/22/13	\$224,000	\$276,000	960	7	1954	Good	9,450	N	N	2523 NE 205TH ST
5	0	572750	0147	02/05/13	\$265,000	\$331,000	1,010	7	1951	Avg	7,650	N	N	16725 3RD AVE NE
5	0	572750	0113	09/26/12	\$210,000	\$272,000	1,030	7	1951	Good	8,075	N	N	16741 2ND AVE NE
5	0	730130	0290	04/23/13	\$371,000	\$453,000	1,030	7	1955	VGood	6,142	N	N	309 NE 163RD ST
5	0	397230	0010	08/27/13	\$295,000	\$347,000	1,040	7	1952	Good	8,291	N	N	19234 10TH AVE NE
5	0	572750	0211	02/13/14	\$308,500	\$344,000	1,040	7	1957	Avg	9,150	N	N	16904 4TH AVE NE
5	0	572750	0179	07/10/13	\$415,000	\$495,000	1,050	7	1956	Good	8,462	N	N	16758 3RD AVE NE
5	0	010010	0080	08/08/14	\$235,000	\$247,000	1,080	7	1955	Avg	9,045	N	N	20041 24TH AVE NE
5	0	111510	0119	12/08/14	\$360,000	\$363,000	1,080	7	1962	Avg	7,803	N	N	330 NE 178TH ST
5	0	288170	0295	03/06/14	\$225,000	\$249,000	1,080	7	1952	Avg	9,000	N	N	16221 5TH AVE NE
5	0	675270	0030	02/05/14	\$421,777	\$471,000	1,080	7	1958	VGood	9,200	N	N	20218 20TH PL NE
5	0	742310	0050	01/23/13	\$250,000	\$313,000	1,090	7	1962	Avg	9,000	N	N	19516 23RD AVE NE
5	0	010010	0025	05/16/12	\$236,000	\$317,000	1,100	7	1955	Good	6,400	N	N	20308 24TH AVE NE
5	0	263450	0085	08/12/14	\$241,450	\$254,000	1,100	7	1949	Avg	8,138	N	N	340 NE 152ND ST
5	0	730070	0045	12/18/12	\$257,257	\$325,000	1,100	7	1950	Avg	6,960	N	N	310 NE 162ND ST
5	0	111510	0169	12/03/14	\$315,000	\$318,000	1,130	7	1977	Avg	7,076	N	N	334 NE SERPENTINE PL
5	0	041110	0020	11/17/14	\$310,000	\$315,000	1,140	7	1950	VGood	8,263	N	N	15408 2ND AVE NE
5	0	263690	0143	04/18/13	\$340,000	\$415,000	1,140	7	2008	Avg	7,242	N	N	20223 25TH AVE NE
5	0	572750	0223	03/27/14	\$300,000	\$330,000	1,150	7	1956	Avg	7,193	N	N	366 NE 167TH ST
5	0	615940	0030	01/17/14	\$295,000	\$332,000	1,170	7	1960	Avg	9,396	N	N	124 NE 159TH ST
5	0	224170	0075	10/22/14	\$310,000	\$318,000	1,180	7	1956	Avg	8,474	N	N	157 NE 156TH ST
5	0	092710	0081	10/11/12	\$314,000	\$405,000	1,190	7	1979	Good	8,888	N	N	514 NE 182ND CT
5	0	566210	0010	05/07/12	\$284,950	\$383,000	1,190	7	1954	Good	7,051	N	N	18009 7TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
5	0	549070	0100	12/08/14	\$310,000	\$313,000	1,210	7	1956	Good	7,649	N	N	837 NE 194TH ST
5	0	572750	0275	09/23/13	\$315,000	\$367,000	1,210	7	1967	Avg	9,900	N	N	345 NE 167TH ST
5	0	777240	0160	10/24/14	\$279,950	\$287,000	1,210	7	1965	Avg	11,234	N	N	17737 2ND PL NE
5	0	092710	0197	09/16/13	\$350,000	\$409,000	1,220	7	1995	Avg	8,250	N	N	17806 5TH AVE NE
5	0	288170	0273	08/19/14	\$385,000	\$404,000	1,220	7	1950	Avg	7,102	N	N	15905 5TH AVE NE
5	0	814200	0090	08/01/12	\$206,000	\$271,000	1,220	7	1960	Avg	9,417	N	N	104 NE 158TH ST
5	0	092800	0080	08/24/12	\$342,000	\$447,000	1,230	7	1961	Good	7,310	N	N	17549 8TH AVE NE
5	0	111510	0140	11/18/13	\$302,000	\$346,000	1,230	7	1963	Good	7,209	N	N	17821 5TH AVE NE
5	0	566210	0100	09/16/13	\$224,046	\$262,000	1,230	7	1954	Avg	6,807	N	N	18070 7TH AVE NE
5	0	200410	0030	04/16/13	\$235,000	\$287,000	1,240	7	1954	Avg	8,138	N	N	326 NE 149TH ST
5	0	741770	0110	08/20/13	\$365,000	\$430,000	1,240	7	1947	Good	7,725	N	N	19920 FOREST PARK DR NE
5	0	730130	0150	06/25/14	\$233,000	\$249,000	1,250	7	1955	Avg	6,180	N	N	328 NE 163RD ST
5	0	802290	0005	11/19/14	\$315,000	\$320,000	1,250	7	1956	Avg	8,067	N	N	356 NE 151ST ST
5	0	814200	0150	08/29/12	\$325,888	\$425,000	1,250	7	1960	Avg	9,390	N	N	123 NE 158TH ST
5	0	183450	0060	05/01/13	\$243,000	\$296,000	1,270	7	1952	Avg	5,921	N	N	307 NE 166TH ST
5	0	263690	0278	05/09/13	\$388,000	\$471,000	1,270	7	1976	VGood	14,960	N	N	19527 23RD AVE NE
5	0	615940	0060	08/05/14	\$365,000	\$384,000	1,290	7	1958	Avg	8,301	N	N	145 NE 159TH ST
5	0	010010	0050	11/12/14	\$275,000	\$280,000	1,320	7	1955	Avg	11,090	N	N	20036 24TH AVE NE
5	0	092710	0156	09/07/12	\$267,000	\$347,000	1,320	7	1960	VGood	11,477	N	N	17829 8TH AVE NE
5	0	730130	0050	11/19/14	\$375,000	\$381,000	1,330	7	1961	Avg	6,180	N	N	146 NE 164TH ST
5	0	280760	0020	07/05/13	\$335,000	\$400,000	1,340	7	1969	Avg	11,036	N	N	15455 4TH AVE NE
5	0	566210	0105	04/03/12	\$260,000	\$353,000	1,340	7	1954	Good	6,807	N	N	18064 7TH AVE NE
5	0	572750	0175	01/02/14	\$468,000	\$529,000	1,350	7	2012	Avg	6,965	N	N	16760 3RD AVE NE
5	0	269720	0020	09/27/12	\$419,950	\$543,000	1,360	7	1963	VGood	6,144	N	N	302 NE 165TH ST
5	0	263690	0283	07/22/13	\$346,500	\$412,000	1,370	7	1967	Avg	15,309	N	N	19547 23RD AVE NE
5	0	730130	0040	03/18/14	\$336,000	\$371,000	1,370	7	1961	Avg	6,180	N	N	134 NE 164TH ST
5	0	730150	0010	09/11/12	\$290,000	\$377,000	1,370	7	1962	Avg	8,052	N	N	132 NE 165TH ST
5	0	397170	0215	06/24/13	\$434,000	\$520,000	1,380	7	1972	VGood	8,725	N	N	20005 12TH AVE NE
5	0	402290	0851	10/10/13	\$319,000	\$370,000	1,380	7	1959	Avg	9,600	N	N	19905 30TH AVE NE
5	0	502780	0010	02/11/14	\$364,000	\$406,000	1,380	7	1976	Avg	10,896	N	N	444 NE 153RD ST
5	0	730130	0115	03/26/14	\$355,000	\$391,000	1,380	7	1962	Avg	6,180	N	N	147 NE 164TH ST

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
5	0	730130	0125	06/19/12	\$295,000	\$392,000	1,380	7	1962	Avg	6,180	N	N	135 NE 164TH ST
5	0	741870	0050	05/28/14	\$299,000	\$322,000	1,390	7	1954	Good	9,624	N	N	2550 NE 203RD ST
5	0	010010	0030	01/25/12	\$236,000	\$326,000	1,400	7	1959	Avg	6,400	N	N	20302 24TH AVE NE
5	0	378270	0025	08/07/13	\$253,500	\$300,000	1,420	7	1954	Avg	9,450	N	N	2531 NE 205TH ST
5	0	730070	0056	08/06/14	\$305,000	\$321,000	1,420	7	1959	Avg	6,710	N	N	351 NE 162ND ST
5	0	092710	0154	06/18/13	\$300,000	\$360,000	1,430	7	1955	Avg	7,102	N	N	17815 8TH AVE NE
5	0	211150	0006	10/13/14	\$312,000	\$321,000	1,430	7	1958	Avg	7,481	N	N	16111 5TH AVE NE
5	0	502780	0160	07/25/13	\$350,100	\$416,000	1,430	7	1976	Good	7,210	N	N	429 NE 153RD ST
5	0	730130	0145	04/19/13	\$245,000	\$299,000	1,440	7	1954	Avg	6,180	N	N	322 NE 163RD ST
5	0	182970	0080	12/12/14	\$340,000	\$342,000	1,450	7	1950	Avg	9,586	N	N	303 NE 159TH ST
5	0	730130	0120	11/29/12	\$347,500	\$442,000	1,450	7	1962	VGood	6,180	N	N	139 NE 164TH ST
5	0	092710	0152	09/25/12	\$287,000	\$372,000	1,470	7	1986	Avg	19,006	N	N	17901 8TH AVE NE
5	0	730590	0082	12/30/14	\$350,000	\$350,000	1,490	7	1985	Avg	10,344	N	N	345 NE 170TH ST
5	0	572750	0131	02/11/14	\$320,000	\$357,000	1,500	7	1952	Avg	9,897	N	N	16761 3RD AVE NE
5	0	741870	0085	06/25/12	\$374,950	\$498,000	1,510	7	1954	VGood	9,597	N	N	2525 NE 204TH ST
5	0	616390	0194	08/29/12	\$241,000	\$314,000	1,520	7	1949	Avg	7,483	N	N	18017 10TH AVE NE
5	0	263690	0146	06/05/12	\$380,000	\$507,000	1,560	7	1943	VGood	7,503	N	N	20219 25TH AVE NE
5	0	730130	0025	03/01/12	\$275,000	\$376,000	1,580	7	1962	Avg	6,180	N	N	147 NE 165TH ST
5	0	224170	0065	09/05/14	\$308,500	\$321,000	1,590	7	1956	Avg	7,505	N	N	143 NE 156TH ST
5	0	397170	0981	10/03/14	\$415,000	\$428,000	1,590	7	1962	Good	7,500	N	N	19703 12TH AVE NE
5	0	111510	0176	03/03/14	\$487,000	\$540,000	1,620	7	1954	VGood	17,171	N	N	317 NE 178TH ST
5	0	263690	0028	01/11/13	\$270,000	\$339,000	1,660	7	1963	Avg	34,892	N	N	2709 NE 204TH ST
5	0	741710	0042	06/20/13	\$318,100	\$382,000	1,680	7	1987	Avg	7,943	N	N	19805 FOREST PARK DR NE
5	0	224170	0020	09/21/12	\$342,000	\$443,000	1,730	7	1956	VGood	8,477	N	N	136 NE 156TH ST
5	0	211150	0080	04/27/14	\$349,950	\$381,000	1,740	7	1955	Good	8,162	N	N	327 NE 161ST ST
5	0	549070	0085	09/11/14	\$340,000	\$354,000	1,750	7	1956	Avg	8,220	N	N	817 NE 194TH ST
5	0	741770	0232	10/28/13	\$283,000	\$326,000	1,800	7	1969	Avg	10,450	N	N	19917 19TH AVE NE
5	0	549070	0035	08/07/14	\$325,000	\$342,000	1,870	7	1956	Avg	7,220	N	N	849 NE 195TH ST
5	0	397170	1000	08/07/12	\$342,000	\$449,000	1,960	7	1952	Good	14,288	N	N	1124 NE 195TH CT
5	0	261010	0035	10/24/13	\$324,950	\$375,000	1,980	7	1947	VGood	7,200	N	N	320 NE 156TH ST
5	0	111510	0295	12/07/12	\$300,000	\$381,000	2,290	7	1965	Avg	7,650	N	N	17505 5TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
5	0	398530	0350	06/11/13	\$435,000	\$523,000	1,240	8	1959	VGood	8,989	N	N	19240 10TH AVE NE
5	0	572750	0301	10/06/14	\$401,000	\$413,000	1,470	8	1955	Avg	6,867	N	N	149 NE 166TH ST
5	0	397170	0230	02/03/12	\$240,000	\$331,000	1,480	8	2007	Avg	9,002	N	N	1102 NE 200TH ST
5	0	397170	1040	11/22/13	\$419,000	\$479,000	1,610	8	2007	Avg	4,717	N	N	1217 NE 198TH ST
5	0	010900	0060	12/10/13	\$310,500	\$353,000	1,710	8	1968	Avg	9,293	N	N	2818 NE 203RD ST
5	0	780530	0140	10/05/12	\$304,000	\$393,000	1,850	8	1954	Avg	12,150	N	N	19604 10TH AVE NE
5	0	780530	0150	07/19/13	\$449,975	\$535,000	1,990	8	1954	Good	11,710	N	N	1020 NE 196TH ST
5	0	780530	0170	07/17/12	\$393,000	\$519,000	2,240	8	1953	Good	13,220	N	N	19728 10TH AVE NE
5	0	211160	0085	07/23/12	\$440,000	\$580,000	2,400	8	1983	Good	8,167	N	N	123 NE 161ST ST
5	0	092710	0280	09/26/12	\$440,000	\$570,000	2,480	8	2012	Avg	11,643	N	N	540 NE 175TH ST
5	0	730530	0395	01/15/14	\$565,000	\$636,000	2,780	8	2013	Avg	8,409	N	N	17052 2ND AVE NE
5	0	572750	0210	04/30/12	\$560,000	\$755,000	2,550	9	2012	Avg	12,300	N	N	360 NE 167TH ST
5	0	730530	0695	05/02/14	\$625,000	\$679,000	2,820	9	2014	Avg	8,408	N	N	17052 4TH AVE NE
6	0	343250	1595	03/19/14	\$242,000	\$267,000	620	5	1940	Good	8,138	N	N	15814 10TH AVE NE
6	0	343250	1355	03/28/14	\$215,000	\$236,000	810	5	1926	Avg	10,861	N	N	16241 11TH AVE NE
6	0	756870	0006	12/29/14	\$215,000	\$215,000	1,020	5	1940	Avg	7,100	N	N	15275 8TH AVE NE
6	0	040810	0105	11/03/14	\$265,000	\$271,000	700	6	1949	Avg	5,760	N	N	1109 NE 168TH ST
6	0	040810	0150	05/14/14	\$267,800	\$290,000	700	6	1949	Good	6,000	N	N	16824 11TH PL NE
6	0	730430	0350	04/16/14	\$229,000	\$250,000	720	6	1947	Good	11,211	N	N	15551 8TH AVE NE
6	0	343250	1530	07/09/13	\$216,950	\$259,000	740	6	1947	Good	8,142	N	N	16031 11TH AVE NE
6	0	756870	0770	12/13/13	\$189,900	\$216,000	760	6	1948	Avg	6,402	N	N	516 NE 145TH ST
6	0	616390	1033	09/02/14	\$269,000	\$281,000	770	6	1953	Avg	8,612	N	N	511 NE 174TH ST
6	0	730430	0515	11/08/13	\$212,000	\$244,000	770	6	1947	Avg	8,185	N	N	15803 9TH AVE NE
6	0	756870	0145	04/03/13	\$285,000	\$350,000	790	6	1941	Good	7,440	N	N	15273 6TH AVE NE
6	0	730430	0401	01/09/14	\$270,000	\$304,000	810	6	1947	Avg	11,377	N	N	15522 8TH AVE NE
6	0	730430	0446	04/28/14	\$298,000	\$324,000	810	6	1947	Avg	5,486	N	N	15802 8TH AVE NE
6	0	730430	0705	04/06/12	\$237,500	\$322,000	810	6	1948	Good	8,184	N	N	15801 10TH AVE NE
6	0	616390	1383	09/23/14	\$295,000	\$306,000	840	6	1951	Avg	10,465	N	N	17238 11TH AVE NE
6	0	040810	0210	11/14/13	\$215,000	\$247,000	870	6	1949	Avg	6,120	N	N	16818 11TH AVE NE
6	0	730430	0390	07/26/13	\$300,000	\$356,000	870	6	1947	Avg	10,437	N	N	15502 8TH AVE NE
6	0	343250	0795	03/05/14	\$265,000	\$293,000	880	6	1949	Avg	8,283	N	N	15541 14TH AVE NE



## Improved Sales Used in This Annual Update Analysis

### Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	040810	0110	06/12/14	\$381,000	\$409,000	900	6	1950	VGood	6,000	N	N	1115 NE 168TH ST
6	0	343250	1406	06/14/12	\$262,500	\$350,000	910	6	1932	Good	7,560	N	N	16274 10TH AVE NE
6	0	730430	1385	10/24/12	\$210,950	\$271,000	920	6	1947	Avg	9,300	N	N	16238 5TH AVE NE
6	0	756870	0550	11/12/12	\$201,300	\$257,000	930	6	1940	Good	7,440	N	N	14868 6TH AVE NE
6	0	343250	0580	05/21/12	\$235,000	\$315,000	940	6	1942	Good	8,297	N	N	16250 12TH AVE NE
6	0	343250	0240	11/16/12	\$230,000	\$294,000	960	6	1946	Good	10,127	N	N	1419 NE 162ND ST
6	0	756870	0015	09/20/12	\$185,000	\$240,000	970	6	1947	Avg	10,194	N	N	15269 8TH AVE NE
6	0	343250	1295	06/23/14	\$290,000	\$310,000	990	6	1932	Good	8,145	N	N	16232 11TH AVE NE
6	0	730430	0721	09/12/14	\$277,000	\$288,000	990	6	1947	Avg	8,184	N	N	15557 10TH AVE NE
6	0	730430	1300	07/02/14	\$300,000	\$320,000	1,010	6	1947	Avg	11,919	N	N	16041 8TH AVE NE
6	0	730430	1435	12/03/12	\$275,000	\$349,000	1,010	6	1947	Good	9,300	N	N	16261 6TH AVE NE
6	0	663290	0354	09/10/14	\$242,500	\$252,000	1,020	6	1941	Avg	5,870	N	N	1403 NE 155TH ST
6	0	730430	0430	12/01/14	\$364,000	\$368,000	1,020	6	1947	VGood	11,383	N	N	15556 8TH AVE NE
6	0	343250	1590	03/02/12	\$209,000	\$286,000	1,040	6	1954	Good	8,138	N	N	15820 10TH AVE NE
6	0	730430	1160	03/07/13	\$280,000	\$346,000	1,050	6	1947	Good	8,680	N	N	16016 6TH AVE NE
6	0	343250	0486	06/23/14	\$299,995	\$321,000	1,060	6	1951	Good	7,200	N	N	1224 NE 162ND ST
6	0	730430	0946	08/27/13	\$295,000	\$347,000	1,080	6	1947	Good	8,308	N	N	16011 10TH AVE NE
6	0	616390	1352	10/21/14	\$289,950	\$297,000	1,090	6	2006	Avg	8,280	N	N	1009 NE SERPENTINE PL
6	0	730430	0050	12/21/12	\$261,200	\$330,000	1,110	6	1947	Avg	8,184	N	N	15726 5TH AVE NE
6	0	730430	0890	07/18/12	\$275,000	\$363,000	1,120	6	2012	Avg	8,184	N	N	16251 10TH AVE NE
6	0	343250	0205	04/20/12	\$205,000	\$277,000	1,130	6	1946	Good	6,908	N	N	15843 15TH AVE NE
6	0	730430	0720	06/10/14	\$307,000	\$329,000	1,150	6	1947	Avg	8,184	N	N	15563 10TH AVE NE
6	0	730430	0750	01/09/13	\$240,000	\$302,000	1,180	6	1948	Good	8,184	N	N	15525 10TH AVE NE
6	0	730430	1290	04/22/14	\$315,000	\$343,000	1,220	6	1947	Avg	11,922	N	N	16211 8TH AVE NE
6	0	730430	1290	12/11/13	\$230,000	\$262,000	1,220	6	1947	Avg	11,922	N	N	16211 8TH AVE NE
6	0	756870	0430	10/22/13	\$287,000	\$332,000	1,220	6	1941	Avg	10,170	N	N	15117 8TH AVE NE
6	0	663290	0281	12/22/14	\$290,000	\$291,000	1,240	6	1941	Avg	5,872	N	N	14800 12TH AVE NE
6	0	730430	0906	06/13/14	\$304,000	\$326,000	1,280	6	1947	Good	8,184	N	N	16225 10TH AVE NE
6	0	144050	0020	12/26/14	\$350,000	\$351,000	1,470	6	1949	Avg	8,645	N	N	520 NE 170TH ST
6	0	730430	0530	08/02/13	\$305,500	\$362,000	1,510	6	1947	Avg	8,308	N	N	15565 9TH AVE NE
6	0	092710	0258	04/18/14	\$300,000	\$328,000	1,620	6	1949	Good	7,260	N	N	17412 5TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	343250	0394	07/15/13	\$355,000	\$423,000	890	7	1948	Good	10,373	N	N	16271 15TH AVE NE
6	0	670250	0040	11/06/13	\$348,000	\$400,000	910	7	1952	VGood	6,600	N	N	14720 8TH AVE NE
6	0	670310	0005	05/08/13	\$280,000	\$340,000	910	7	1952	Avg	8,002	N	N	904 NE 150TH ST
6	0	343250	0215	06/10/14	\$345,000	\$370,000	920	7	1955	Good	6,909	N	N	15853 15TH AVE NE
6	0	254810	0125	05/14/13	\$258,000	\$313,000	950	7	1950	Avg	8,400	N	N	1248 NE 168TH ST
6	0	343250	0825	01/17/14	\$261,000	\$293,000	960	7	1967	Good	8,286	N	N	15575 14TH AVE NE
6	0	756870	0734	10/10/12	\$232,600	\$300,000	960	7	1968	Good	7,440	N	N	14541 6TH AVE NE
6	0	343250	0350	07/23/13	\$415,000	\$493,000	990	7	1952	VGood	6,913	N	N	16227 15TH AVE NE
6	0	730430	1005	05/23/14	\$350,000	\$378,000	1,010	7	1947	Good	11,244	N	N	16220 8TH AVE NE
6	0	730430	0480	10/02/13	\$303,000	\$352,000	1,050	7	1947	VGood	7,225	N	N	15842 8TH AVE NE
6	0	756870	0190	04/28/14	\$348,000	\$379,000	1,060	7	1941	Avg	7,440	N	N	15219 6TH AVE NE
6	0	616390	1271	08/11/14	\$327,000	\$344,000	1,070	7	1947	Avg	9,750	N	N	17108 10TH AVE NE
6	0	343250	0765	06/12/14	\$320,000	\$343,000	1,100	7	1947	Good	8,281	N	N	1216 NE 155TH ST
6	0	663290	0405	10/29/14	\$329,922	\$337,000	1,100	7	1967	Avg	6,289	N	N	15236 12TH AVE NE
6	0	670370	0025	11/05/14	\$373,000	\$381,000	1,100	7	1959	Avg	9,655	N	N	924 NE 147TH ST
6	0	343250	0850	05/15/12	\$210,000	\$282,000	1,110	7	1969	Avg	8,285	N	N	15564 12TH AVE NE
6	0	730430	0570	05/19/14	\$366,500	\$396,000	1,120	7	1945	VGood	9,300	N	N	15511 9TH AVE NE
6	0	756870	0260	08/14/14	\$335,900	\$353,000	1,120	7	1939	Good	7,440	N	N	15404 5TH AVE NE
6	0	343250	1375	04/18/13	\$270,000	\$330,000	1,130	7	1965	Avg	8,147	N	N	16257 11TH AVE NE
6	0	343250	1315	08/27/14	\$277,000	\$290,000	1,140	7	1956	Avg	8,144	N	N	16208 11TH AVE NE
6	0	616390	1403	09/04/12	\$306,500	\$399,000	1,140	7	1959	Good	8,515	N	N	17204 11TH AVE NE
6	0	616390	1332	04/03/13	\$254,950	\$313,000	1,150	7	1954	Good	6,071	N	N	1017 NE 175TH ST
6	0	670310	0050	08/20/13	\$388,000	\$457,000	1,160	7	1958	Good	6,325	N	N	14816 9TH PL NE
6	0	343250	1415	07/14/14	\$265,000	\$281,000	1,170	7	1952	Avg	8,148	N	N	16262 10TH AVE NE
6	0	616390	1034	07/19/12	\$325,000	\$429,000	1,170	7	2004	Avg	9,916	N	N	17218 5TH AVE NE
6	0	616390	0981	05/28/14	\$220,000	\$237,000	1,180	7	1946	Avg	5,002	N	N	17022 5TH AVE NE
6	0	616390	1061	12/11/14	\$329,000	\$331,000	1,190	7	1946	VGood	7,877	N	N	17057 8TH AVE NE
6	0	663290	0631	11/27/12	\$255,000	\$324,000	1,200	7	1955	Avg	8,974	N	N	1105 NE 152ND ST
6	0	670310	0140	08/22/14	\$345,000	\$361,000	1,200	7	1952	Good	6,628	N	N	14810 9TH AVE NE
6	0	616390	1631	07/10/13	\$453,000	\$540,000	1,210	7	1957	Good	8,990	N	N	16700 8TH AVE NE
6	0	756870	0175	07/19/13	\$295,000	\$351,000	1,210	7	1949	Avg	7,440	N	N	15243 6TH AVE NE



## Improved Sales Used in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	756870	0175	06/04/14	\$324,950	\$349,000	1,210	7	1949	Avg	7,440	N	N	15243 6TH AVE NE
6	0	343250	1547	12/10/14	\$409,000	\$412,000	1,220	7	1985	Avg	8,142	N	N	16026 10TH AVE NE
6	0	343250	1015	03/28/14	\$429,950	\$473,000	1,260	7	1961	Avg	8,133	N	N	15532 11TH AVE NE
6	0	616390	1822	06/11/12	\$226,600	\$302,000	1,260	7	1946	Avg	9,450	N	N	16554 5TH AVE NE
6	0	670310	0135	05/22/13	\$349,500	\$423,000	1,330	7	1952	Good	6,768	N	N	14804 9TH AVE NE
6	0	616390	1913	07/22/14	\$451,000	\$477,000	1,330	7	2003	Avg	6,508	N	N	16719 8TH AVE NE
6	0	040810	0050	08/27/14	\$329,950	\$345,000	1,360	7	1949	Good	5,900	N	N	16742 10TH AVE NE
6	0	254810	0120	11/07/14	\$347,950	\$355,000	1,360	7	1952	Avg	7,036	N	N	16803 15TH AVE NE
6	0	616390	1340	02/15/13	\$254,999	\$317,000	1,380	7	1950	Avg	8,293	N	N	1021 NE 175TH ST
6	0	756870	0470	05/20/14	\$385,000	\$416,000	1,390	7	1941	Avg	10,156	N	N	14825 8TH AVE NE
6	0	343250	0250	07/15/13	\$312,000	\$371,000	1,400	7	1975	Avg	7,692	N	N	15868 14TH AVE NE
6	0	730430	0510	03/12/14	\$300,000	\$332,000	1,400	7	1947	Avg	8,185	N	N	15809 9TH AVE NE
6	0	730430	1010	09/15/14	\$421,000	\$437,000	1,400	7	1947	VGood	11,245	N	N	16226 8TH AVE NE
6	0	616390	1200	03/27/13	\$275,000	\$338,000	1,420	7	1950	Avg	19,272	N	N	17201 10TH AVE NE
6	0	343250	0760	08/18/14	\$370,000	\$388,000	1,440	7	1928	Good	8,287	N	N	15804 12TH AVE NE
6	0	633294	0020	08/26/14	\$344,000	\$360,000	1,440	7	2000	Avg	8,412	N	N	15450 10TH AVE NE
6	0	616390	1851	05/07/12	\$289,500	\$389,000	1,490	7	1952	Good	7,800	N	N	16734 5TH AVE NE
6	0	616390	1832	02/10/14	\$290,000	\$324,000	1,500	7	1949	Good	9,450	N	N	16712 5TH AVE NE
6	0	254810	0180	05/07/14	\$335,000	\$364,000	1,570	7	1952	Good	7,200	N	N	1249 NE 168TH ST
6	0	663290	0090	06/17/13	\$438,000	\$526,000	1,580	7	1998	Avg	6,448	N	N	1219 NE 148TH ST
6	0	714870	0025	08/28/13	\$300,000	\$352,000	1,590	7	1952	Avg	8,024	N	N	17031 13TH AVE NE
6	0	756870	0135	07/17/14	\$265,000	\$281,000	1,600	7	1947	Avg	7,936	N	N	15278 6TH AVE NE
6	0	730430	0420	08/01/14	\$464,500	\$490,000	1,610	7	1947	Good	11,381	N	N	15542 8TH AVE NE
6	0	663290	0422	03/06/12	\$320,000	\$437,000	1,620	7	1930	VGood	10,530	N	N	1226 NE 152ND ST
6	0	616390	1382	05/15/14	\$400,000	\$433,000	1,630	7	1953	VGood	10,304	N	N	17228 11TH AVE NE
6	0	730430	0680	08/01/13	\$355,000	\$420,000	1,630	7	1948	VGood	8,060	N	N	15835 10TH AVE NE
6	0	730430	0970	05/13/13	\$348,550	\$423,000	1,670	7	1947	Avg	11,234	N	N	16016 8TH AVE NE
6	0	663290	0574	08/06/14	\$367,500	\$387,000	1,680	7	1940	Avg	10,064	N	N	14823 12TH AVE NE
6	0	730430	1231	06/17/14	\$345,000	\$369,000	1,680	7	2007	Avg	2,229	N	N	603 NE 165TH ST
6	0	730430	1232	12/18/13	\$345,000	\$392,000	1,680	7	2007	Avg	2,195	N	N	609 NE 165TH ST
6	0	730430	1233	10/11/13	\$340,000	\$394,000	1,680	7	2007	Avg	2,161	N	N	611 NE 165TH ST

## Improved Sales Used in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	714870	0160	05/12/14	\$341,000	\$369,000	1,720	7	1952	Good	7,119	N	N	17050 14TH AVE NE
6	0	616390	1021	05/18/14	\$279,000	\$302,000	1,730	7	1946	Avg	6,247	N	N	513 NE 172ND CT
6	0	663290	0605	02/27/12	\$310,000	\$425,000	1,750	7	1988	Good	7,640	N	N	14849 12TH AVE NE
6	0	343250	0893	08/21/13	\$380,000	\$447,000	1,760	7	1991	Good	7,680	N	N	15508 12TH AVE NE
6	0	663290	0340	11/24/14	\$360,000	\$365,000	1,850	7	1969	Avg	8,827	N	N	15407 15TH AVE NE
6	0	616390	1050	08/23/12	\$305,000	\$399,000	1,950	7	1947	Good	11,831	N	N	17207 8TH AVE NE
6	0	756870	0005	05/25/12	\$299,000	\$400,000	2,000	7	1950	Good	13,296	N	N	621 NE 155TH ST
6	0	343250	0705	10/21/14	\$410,000	\$421,000	2,200	7	1990	Avg	8,292	N	N	16024 12TH AVE NE
6	0	092710	0272	08/30/12	\$381,000	\$497,000	1,300	8	1982	Avg	8,296	N	N	516 NE 174TH ST
6	0	616390	1351	03/29/13	\$330,000	\$406,000	1,960	8	1951	Avg	8,249	N	N	1002 NE 175TH ST
6	0	730430	1130	06/19/12	\$459,500	\$611,000	2,110	8	2012	Avg	7,068	N	N	16025 9TH AVE NE
6	0	616390	1093	06/19/14	\$510,000	\$546,000	2,290	8	2012	Avg	7,989	N	N	17019 8TH AVE NE
6	0	616390	1093	10/01/12	\$440,000	\$569,000	2,290	8	2012	Avg	7,989	N	N	17019 8TH AVE NE
6	0	633294	0070	05/07/14	\$510,000	\$553,000	2,430	8	2003	Avg	5,203	N	N	1028 NE 153RD CT
6	0	663290	0606	01/31/14	\$392,000	\$439,000	2,540	8	1986	Avg	6,349	N	N	1120 NE 150TH CT
6	0	756870	0740	05/21/14	\$430,000	\$464,000	2,550	8	1994	Avg	11,160	N	N	14535 6TH AVE NE
6	0	092710	0310	07/18/12	\$540,000	\$712,000	2,640	8	2012	Avg	9,720	N	N	17409 8TH AVE NE
6	0	343250	1100	02/14/12	\$525,000	\$722,000	2,780	8	2011	Avg	8,100	N	N	16025 12TH AVE NE
6	0	343250	1055	03/26/12	\$542,400	\$738,000	2,860	8	2011	Avg	8,138	N	N	15815 12TH AVE NE
6	0	663290	0451	09/24/14	\$669,950	\$694,000	3,130	8	2014	Avg	8,919	N	N	15233 12TH AVE NE
6	0	663290	0450	09/15/14	\$659,950	\$685,000	3,270	8	2014	Avg	8,918	N	N	15229 12TH AVE NE
6	0	343250	1265	08/13/13	\$550,000	\$649,000	2,740	9	2007	Avg	8,142	N	N	16266 11TH AVE NE
7	0	367050	0305	02/15/13	\$171,299	\$213,000	680	6	1928	Avg	8,109	N	N	1539 NE 147TH ST
7	0	666890	0005	02/27/14	\$245,000	\$272,000	700	6	1949	VGood	5,559	N	N	1557 NE 166TH ST
7	0	666890	0010	11/17/14	\$254,950	\$259,000	700	6	1949	Avg	8,100	N	N	1551 NE 166TH ST
7	0	399570	0060	12/21/12	\$217,000	\$274,000	770	6	1948	VGood	8,146	N	N	15558 25TH AVE NE
7	0	399690	0160	07/08/14	\$277,000	\$294,000	770	6	1948	Avg	8,149	N	N	16041 28TH AVE NE
7	0	399690	0356	09/04/13	\$258,900	\$304,000	770	6	1948	Avg	8,149	N	N	16046 26TH AVE NE
7	0	399690	0575	10/07/14	\$259,950	\$268,000	770	6	1948	Avg	6,542	N	N	16317 26TH AVE NE
7	0	399690	0300	08/04/13	\$265,000	\$314,000	800	6	1948	Good	8,149	N	N	16011 27TH AVE NE
7	0	399690	0380	09/23/13	\$277,500	\$323,000	800	6	1948	VGood	8,149	N	N	16016 26TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
7	0	399690	0450	08/09/12	\$340,500	\$447,000	800	6	1948	VGood	8,149	N	N	16316 26TH AVE NE
7	0	402530	0225	10/29/14	\$211,000	\$216,000	800	6	1949	Avg	10,125	N	N	16512 22ND AVE NE
7	0	350010	0100	04/14/14	\$280,000	\$306,000	810	6	1952	Good	8,160	N	N	14550 27TH AVE NE
7	0	399690	0360	10/09/13	\$305,300	\$354,000	810	6	1948	VGood	8,149	N	N	16040 26TH AVE NE
7	0	399750	0125	07/25/13	\$296,000	\$351,000	820	6	1948	VGood	8,149	N	N	15829 26TH AVE NE
7	0	350010	0015	08/12/14	\$327,500	\$344,000	830	6	1950	VGood	8,183	N	N	14730 25TH AVE NE
7	0	373890	0035	08/25/14	\$298,800	\$313,000	860	6	1948	Avg	8,189	N	N	14541 22ND AVE NE
7	0	399690	0155	02/26/13	\$215,000	\$267,000	860	6	1948	VGood	8,149	N	N	16035 28TH AVE NE
7	0	399570	0555	04/15/13	\$207,000	\$253,000	900	6	1947	Avg	8,174	N	N	15005 27TH AVE NE
7	0	399570	0585	07/16/14	\$310,000	\$329,000	900	6	1947	Avg	8,167	N	N	15037 27TH AVE NE
7	0	558930	0550	11/04/13	\$305,000	\$351,000	900	6	1934	Good	5,529	N	N	1888 NE 171ST ST
7	0	399570	0245	06/27/14	\$285,000	\$304,000	910	6	1948	Good	8,155	N	N	15322 26TH AVE NE
7	0	399750	0080	03/30/12	\$172,000	\$234,000	940	6	1948	Avg	8,149	N	N	15828 26TH AVE NE
7	0	399690	0665	08/13/13	\$249,950	\$295,000	950	6	1948	VGood	7,200	N	N	16322 25TH AVE NE
7	0	350010	0189	06/30/14	\$300,000	\$320,000	960	6	1947	Avg	8,153	N	N	14511 27TH AVE NE
7	0	558930	0326	04/17/12	\$232,500	\$314,000	960	6	1928	Good	10,963	N	N	1821 NE 171ST ST
7	0	350010	0101	07/22/13	\$275,000	\$327,000	970	6	1952	VGood	8,883	N	N	14546 27TH AVE NE
7	0	399570	0455	10/14/14	\$358,000	\$368,000	1,020	6	1948	Avg	8,174	N	N	15005 26TH AVE NE
7	0	399570	0370	06/01/12	\$216,300	\$289,000	1,030	6	1948	Avg	8,158	N	N	15311 26TH AVE NE
7	0	399570	0045	09/12/13	\$279,000	\$326,000	1,060	6	1948	VGood	8,146	N	N	15540 25TH AVE NE
7	0	558990	0205	10/22/12	\$208,000	\$267,000	1,100	6	1950	Avg	9,519	N	N	1879 NE 170TH ST
7	0	367050	0545	06/18/12	\$279,200	\$371,000	1,120	6	1932	Good	8,108	N	N	1721 NE 147TH ST
7	0	399570	0105	06/20/13	\$259,770	\$312,000	1,150	6	1948	Good	8,145	N	N	15511 27TH AVE NE
7	0	373890	0075	09/04/13	\$275,000	\$322,000	1,180	6	1948	Good	8,209	N	N	14729 22ND AVE NE
7	0	350010	0151	01/14/14	\$264,950	\$298,000	1,190	6	1932	Avg	8,197	N	N	14549 27TH AVE NE
7	0	156810	0401	01/30/12	\$199,000	\$275,000	1,300	6	1942	Avg	7,273	N	N	3117 NE 149TH ST
7	0	373890	0004	11/19/12	\$270,000	\$344,000	1,300	6	1948	VGood	8,179	N	N	14511 22ND AVE NE
7	0	402410	1081	04/29/13	\$210,500	\$256,000	1,300	6	1931	Avg	13,653	N	N	1815 NE 175TH ST
7	0	156810	0315	03/18/13	\$250,000	\$308,000	1,400	6	1930	Avg	8,460	N	N	14551 32ND AVE NE
7	0	399690	0100	10/10/12	\$261,950	\$338,000	1,490	6	1948	Good	15,961	N	N	16358 28TH PL NE
7	0	666890	0140	04/22/14	\$290,000	\$316,000	850	7	1949	Good	7,379	N	N	16626 15TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 003 -- 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
7	0	402530	0385	05/01/12	\$185,000	\$249,000	870	7	1947	Avg	7,200	N	N	16522 25TH AVE NE
7	0	350010	0047	10/08/14	\$275,400	\$284,000	890	7	1947	Avg	8,180	N	N	14745 27TH AVE NE
7	0	402410	1050	06/02/14	\$305,000	\$328,000	950	7	1950	Avg	13,475	N	N	2023 NE 175TH ST
7	0	156810	0220	09/08/14	\$350,000	\$364,000	1,010	7	1953	VGood	8,551	N	N	14543 31ST AVE NE
7	0	367050	0710	07/15/14	\$405,500	\$430,000	1,010	7	1954	VGood	8,108	N	N	1716 NE 147TH ST
7	0	666890	0041	02/18/14	\$277,900	\$309,000	1,010	7	1947	Avg	8,063	N	N	16516 15TH AVE NE
7	0	350010	0208	11/19/14	\$290,000	\$294,000	1,040	7	1953	Avg	8,200	N	N	14526 25TH AVE NE
7	0	350010	0209	08/04/14	\$285,650	\$301,000	1,040	7	1953	Avg	8,199	N	N	14532 25TH AVE NE
7	0	558930	0585	10/31/13	\$290,000	\$334,000	1,050	7	1951	Avg	9,083	N	N	1840 NE 171ST ST
7	0	558930	0585	12/03/14	\$325,000	\$328,000	1,050	7	1951	Avg	9,083	N	N	1840 NE 171ST ST
7	0	156810	0088	08/20/12	\$255,000	\$333,000	1,050	7	2003	Avg	1,658	N	N	14729 31ST AVE NE
7	0	156810	0415	05/17/12	\$224,900	\$302,000	1,110	7	1949	Good	8,504	N	N	14727 32ND AVE NE
7	0	558990	0712	10/22/14	\$356,000	\$365,000	1,120	7	1982	Avg	7,211	N	N	1616 NE 168TH ST
7	0	666890	0015	08/10/12	\$192,000	\$252,000	1,130	7	1950	Avg	8,100	N	N	1545 NE 166TH ST
7	0	156810	0380	10/16/14	\$345,000	\$354,000	1,160	7	1949	Good	8,504	N	N	14726 31ST AVE NE
7	0	350010	0078	06/11/14	\$352,500	\$378,000	1,170	7	1962	Avg	8,182	N	N	14737 28TH AVE NE
7	0	666890	0155	08/20/14	\$225,000	\$236,000	1,170	7	1951	Avg	7,142	N	N	16608 15TH AVE NE
7	0	156810	0060	09/10/14	\$355,000	\$369,000	1,180	7	1977	Good	7,573	N	N	3120 NE 149TH ST
7	0	402530	0285	10/29/14	\$276,693	\$283,000	1,190	7	1946	Good	8,875	N	N	16513 25TH AVE NE
7	0	402410	1052	12/17/14	\$305,500	\$307,000	1,240	7	1950	Good	6,090	N	N	1860 NE 172ND ST
7	0	402410	1053	07/17/12	\$260,000	\$343,000	1,240	7	1950	Avg	8,910	N	N	1866 NE 172ND ST
7	0	350010	0141	02/13/12	\$263,000	\$362,000	1,250	7	1948	Good	8,499	N	N	14550 26TH AVE NE
7	0	373950	0057	04/23/14	\$363,500	\$396,000	1,250	7	1952	VGood	8,202	N	N	2004 NE 147TH ST
7	0	350010	0076	06/25/13	\$399,950	\$479,000	1,260	7	1964	VGood	7,889	N	N	14757 28TH AVE NE
7	0	350010	0116	08/15/13	\$393,000	\$464,000	1,260	7	1947	VGood	8,160	N	N	14532 27TH AVE NE
7	0	558990	0291	03/03/14	\$424,000	\$470,000	1,260	7	1930	VGood	11,179	N	N	2203 NE 170TH ST
7	0	350010	0118	02/06/14	\$338,000	\$378,000	1,270	7	1962	Avg	8,242	N	N	14527 28TH AVE NE
7	0	156810	0386	06/30/14	\$370,000	\$394,000	1,320	7	1982	Avg	7,341	N	N	3111 NE 149TH ST
7	0	558930	0365	07/23/12	\$275,000	\$362,000	1,320	7	1952	Good	6,000	N	N	1867 NE 171ST ST
7	0	402410	1211	10/01/13	\$343,500	\$399,000	1,330	7	1988	Avg	7,223	N	N	1596 NE 172ND ST
7	0	558930	0145	05/27/14	\$415,000	\$447,000	1,350	7	1964	Avg	8,868	N	N	1531 NE 172ND ST

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
7	0	350010	0025	06/28/14	\$300,000	\$320,000	1,370	7	1949	Avg	8,499	N	N	14709 26TH AVE NE
7	0	156810	0357	12/12/12	\$240,000	\$304,000	1,372	7	2005	Avg	1,104	N	N	14515 32ND AVE NE
7	0	156810	0358	09/12/13	\$250,000	\$292,000	1,372	7	2005	Avg	1,448	N	N	14517 32ND AVE NE
7	0	162604	9103	12/11/12	\$265,000	\$336,000	1,380	7	2005	Avg	1,804	N	N	2709 NE 158TH ST
7	0	558930	0205	08/05/14	\$274,000	\$289,000	1,400	7	1929	Avg	9,383	N	N	1542 NE 170TH ST
7	0	558930	0285	08/13/12	\$320,000	\$419,000	1,450	7	1962	Good	9,458	N	N	1547 NE 171ST ST
7	0	402530	0155	11/15/13	\$299,950	\$344,000	1,470	7	1948	Good	8,898	N	N	16512 21ST AVE NE
7	0	402530	0155	06/06/12	\$275,000	\$367,000	1,470	7	1948	Good	8,898	N	N	16512 21ST AVE NE
7	0	256990	0010	02/26/13	\$328,000	\$407,000	1,480	7	1951	Good	10,176	N	N	17408 17TH PL NE
7	0	156810	0027	07/02/12	\$300,000	\$398,000	1,500	7	1964	Good	7,573	N	N	3026 NE 149TH ST
7	0	367050	0700	11/27/12	\$444,000	\$565,000	1,510	7	1929	VGood	8,108	N	N	1728 NE 147TH ST
7	0	399630	0040	08/01/13	\$349,000	\$413,000	1,520	7	1948	Good	8,146	N	N	15816 27TH AVE NE
7	0	797990	0725	07/12/13	\$325,000	\$387,000	1,530	7	1955	Avg	10,728	N	N	15511 32ND AVE NE
7	0	558990	0680	05/20/12	\$261,250	\$350,000	1,550	7	1992	Avg	10,515	N	N	1668 NE 168TH ST
7	0	402410	1058	04/06/12	\$280,500	\$380,000	1,560	7	1955	Good	8,400	N	N	1850 NE 172ND ST
7	0	402530	0425	02/28/13	\$302,650	\$375,000	1,570	7	1947	Good	17,600	N	N	16500 27TH AVE NE
7	0	156810	0271	03/04/13	\$265,000	\$328,000	1,570	7	2007	Avg	1,631	N	N	14504 31ST AVE NE
7	0	558930	0460	11/13/14	\$262,600	\$267,000	1,600	7	1948	Avg	10,230	N	N	1802 NE 170TH ST
7	0	558930	0361	09/02/14	\$270,000	\$282,000	1,610	7	1927	Avg	8,375	N	N	1867 1/2 NE 171ST ST
7	0	558930	0190	08/06/14	\$315,000	\$332,000	1,640	7	1927	Avg	9,158	N	N	1520 NE 170TH ST
7	0	350010	0203	10/25/12	\$250,000	\$321,000	1,650	7	1948	Avg	8,197	N	N	14545 26TH AVE NE
7	0	156810	0066	04/25/14	\$300,000	\$327,000	1,660	7	1974	Avg	4,485	N	N	3010 NE 147TH ST
7	0	256990	0030	01/15/14	\$386,000	\$434,000	1,670	7	1949	VGood	7,900	N	N	1563 NE 175TH ST
7	0	367050	0550	04/26/13	\$405,000	\$494,000	1,670	7	1950	VGood	8,108	N	N	1723 NE 147TH ST
7	0	399690	0415	07/19/12	\$286,000	\$377,000	1,670	7	1948	Good	8,149	N	N	16329 27TH AVE NE
7	0	558930	0405	08/02/13	\$270,000	\$320,000	1,720	7	1952	Avg	11,114	N	N	1872 NE 170TH ST
7	0	256990	0005	12/06/13	\$315,000	\$359,000	1,750	7	1951	Avg	11,600	N	N	17400 17TH PL NE
7	0	399690	0090	03/07/13	\$370,000	\$458,000	1,750	7	1986	Avg	34,528	N	N	16346 28TH PL NE
7	0	367050	0465	05/26/14	\$370,000	\$399,000	1,780	7	2001	Avg	4,050	N	N	1737 NE 146TH ST
7	0	399690	0555	10/17/14	\$395,000	\$406,000	1,780	7	1948	Good	8,149	N	N	16010 25TH AVE NE
7	0	558990	0685	09/09/13	\$431,500	\$505,000	1,780	7	1967	Good	9,046	N	N	1648 NE 168TH ST

## Improved Sales Used in This Annual Update Analysis Area 003 -- 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
7	0	558930	0320	02/24/12	\$276,000	\$378,000	1,800	7	1952	Good	10,303	N	N	1809 NE 171ST ST
7	0	350010	0111	09/05/13	\$381,000	\$447,000	1,810	7	1961	Good	8,198	N	N	14539 28TH AVE NE
7	0	399570	0335	09/11/13	\$369,000	\$432,000	1,810	7	1999	Avg	8,152	N	N	15334 25TH AVE NE
7	0	156810	0387	08/15/12	\$388,000	\$508,000	1,840	7	2012	Avg	3,432	N	N	14744 31ST AVE NE
7	0	402410	1080	07/15/13	\$372,750	\$444,000	2,020	7	1949	Good	10,269	N	N	1721 NE 175TH ST
7	0	373890	0165	10/24/14	\$385,000	\$394,000	2,080	7	1948	Good	8,215	N	N	14747 23RD AVE NE
7	0	367050	0160	08/21/13	\$330,000	\$389,000	2,100	7	1969	Good	8,100	N	N	1532 NE 147TH ST
7	0	558990	0590	05/05/14	\$400,000	\$434,000	2,110	7	1948	Fair	9,519	N	N	2120 NE 168TH ST
7	0	558930	0435	12/03/14	\$359,000	\$363,000	2,180	7	1950	Avg	10,617	N	N	1836 NE 170TH ST
7	0	666890	0045	02/24/12	\$349,888	\$480,000	2,190	7	2000	Avg	7,026	N	N	1505 NE 166TH ST
7	0	664930	0190	09/03/14	\$407,500	\$425,000	2,210	7	1962	Avg	8,230	N	N	14549 30TH AVE NE
7	0	156810	0290	06/20/14	\$337,000	\$360,000	2,240	7	1992	Avg	8,504	N	N	14532 31ST AVE NE
7	0	350010	0143	12/17/13	\$331,400	\$376,000	2,360	7	1942	Good	8,486	N	N	14559 27TH AVE NE
7	0	399570	0450	10/14/14	\$653,500	\$672,000	2,810	7	2014	Avg	8,174	N	N	15004 25TH AVE NE
7	0	156810	0295	04/13/12	\$330,100	\$447,000	3,500	7	1980	Avg	8,504	N	N	14536 31ST AVE NE
7	0	255830	0020	05/19/14	\$326,850	\$353,000	1,120	8	1952	Good	8,206	N	N	14739 25TH AVE NE
7	0	558990	0555	12/18/13	\$400,000	\$454,000	1,300	8	1985	Good	9,519	N	N	1873 NE 169TH ST
7	0	156810	0076	12/10/14	\$345,950	\$349,000	1,340	8	1934	Avg	11,198	N	N	14715 31ST AVE NE
7	0	350010	0089	07/15/14	\$495,000	\$525,000	1,510	8	1968	Avg	18,112	N	N	14723 28TH AVE NE
7	0	350010	0061	12/17/12	\$385,000	\$487,000	1,890	8	1954	Avg	8,187	N	N	14720 26TH AVE NE
7	0	558990	0625	09/24/12	\$400,000	\$518,000	2,580	8	2000	Avg	9,519	N	N	1810 NE 168TH ST
7	0	399690	0500	11/08/13	\$525,000	\$603,000	2,670	8	2012	Avg	8,149	N	N	16047 26TH AVE NE
7	0	162604	9054	07/08/14	\$695,950	\$740,000	2,680	8	2014	Avg	8,552	N	N	15526 27TH AVE NE
7	0	162604	9112	07/18/14	\$695,000	\$736,000	2,680	8	2014	Avg	7,740	N	N	15522 27TH AVE NE
7	0	162604	9113	07/18/14	\$695,950	\$737,000	2,680	8	2014	Avg	8,417	N	N	15518 27TH AVE NE
7	0	558930	0428	07/18/12	\$480,000	\$633,000	2,590	9	2007	Avg	7,746	N	N	1854 NE 170TH ST

## Improved Sales Removed in This Annual Update Analysis

### Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	092710	0409	05/04/12	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; QUIT CLAIM DEED
3	0	092710	0433	10/11/12	\$201,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	092710	0433	05/03/13	\$316,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	092710	0433	01/15/13	\$178,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
3	0	092710	0442	09/23/13	\$159,159	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NGHBR
3	0	092710	0455	06/09/14	\$269,950	GOV'T TO NON-GOV'T; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	144520	0120	07/01/13	\$200,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	144520	0140	10/03/14	\$220,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
3	0	225000	0080	06/05/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	0	255590	0150	06/25/12	\$149,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	255590	0150	06/25/12	\$149,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	255590	0185	03/28/13	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	255590	0270	04/02/13	\$217,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	0	255590	0315	02/22/13	\$218,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	255590	0316	01/27/12	\$206,181	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	255590	0380	01/17/14	\$304,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	255590	0380	11/14/12	\$195,500	SHERIFF / TAX SALE
3	0	255650	0035	04/17/13	\$204,250	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	397170	1455	06/27/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	397170	1455	10/03/14	\$273,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397170	1990	04/29/14	\$264,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	397170	1990	08/12/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397170	2156	06/26/13	\$278,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
3	0	397230	0100	06/26/14	\$316,500	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397230	0100	12/29/14	\$459,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397230	0144	09/20/13	\$128,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE
3	0	397230	0169	11/25/14	\$195,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	397290	0180	04/17/13	\$241,052	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	397290	0308	12/11/12	\$156,001	FORCED SALE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	397290	0308	05/31/13	\$222,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397290	0356	12/05/12	\$365,504	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	397290	0425	06/05/12	\$150,000	OBSOLESCENCE
3	0	397290	0425	01/27/12	\$192,700	OBSOLESCENCE; FORCED SALE; GOV'T TO GOV'T; IMP. CHAR CHANGED SINCE SALE
3	0	397290	0431	02/10/14	\$235,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	397290	0715	08/29/12	\$272,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	402410	0020	12/06/12	\$368,105	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	402410	0020	03/07/13	\$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	402410	0136	09/10/14	\$589,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	402410	0915	12/31/14	\$689,000	ACTIVE PERMIT BEFORE SALE >25K; BUILDER OR DEVELOPER SALES
3	0	402410	0915	04/09/14	\$190,000	FINANCIAL INST RESALE; CONTRACT OR CASH SALE; IMP. CHAR CHANGED SINCE SALE
3	0	402410	0915	12/06/13	\$183,741	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	402410	1254	12/04/14	\$419,995	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	402410	1420	01/07/14	\$155,306	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	0	402410	1550	03/05/14	\$140,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	402410	1611	03/19/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	402410	1613	07/03/13	\$295,000	DIAGNOSTIC OUTLIER-NON-NORMAL DISTRIBUTION
3	0	402470	0005	03/27/14	\$552,000	NO MARKET EXPOSURE
3	0	402470	0105	03/26/12	\$205,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	616390	0241	05/16/12	\$260,503	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	616390	0367	09/10/13	\$375,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	616390	0367	05/23/13	\$260,001	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	616390	0411	10/03/14	\$310,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	616390	0442	05/19/14	\$308,591	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	0	616390	0472	03/01/13	\$250,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT REFLECT ASSESSED VALUE
3	0	616390	0485	05/13/14	\$95,000	DOR RATIO; NO MARKET EXPOSURE
3	0	616390	0501	06/05/14	\$236,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	616390	0501	10/21/14	\$418,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	616390	0590	09/25/13	\$575,000	MULTI-PARCEL SALE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	616390	0820	07/22/13	\$240,300	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	616390	0820	08/20/13	\$240,300	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	616390	0961	02/06/13	\$269,500	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	010010	0080	04/16/12	\$264,344	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	010010	0109	02/10/12	\$349,950	BOX PLOT
5	0	010010	0110	02/08/12	\$356,500	NO MARKET EXPOSURE
5	0	010900	0040	03/04/13	\$170,000	NO MARKET EXPOSURE
5	0	030800	0070	10/03/14	\$206,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	042604	9042	05/09/14	\$319,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	042604	9047	08/27/14	\$253,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	0	042604	9051	04/07/14	\$185,000	DOR RATIO; NO MARKET EXPOSURE
5	0	042604	9051	05/31/14	\$265,000	NO MARKET EXPOSURE
5	0	092710	0156	03/16/12	\$141,000	DOR RATIO
5	0	092710	0156	01/18/12	\$292,248	GOV'T TO GOV'T; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	0	092710	0216	08/21/13	\$420,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	111510	0113	09/21/12	\$220,000	NO MARKET EXPOSURE
5	0	111510	0171	02/15/12	\$268,709	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	111510	0171	05/02/12	\$180,001	GOV'T TO NON-GOV'T; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	111510	0176	10/20/13	\$175,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	111510	0182	04/05/13	\$195,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	111510	0182	11/13/12	\$200,408	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	111510	0235	08/14/13	\$325,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	111510	0278	12/29/14	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
5	0	211150	0080	01/23/14	\$241,702	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	224170	0015	05/29/12	\$140,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	261070	0045	10/29/13	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	263450	0035	08/28/12	\$130,000	DOR RATIO; NO MARKET EXPOSURE
5	0	263450	0070	07/29/14	\$249,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT REFLECT ASSESSED VALUE
5	0	263690	0127	03/13/14	\$240,000	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	263690	0144	03/19/13	\$330,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	263690	0172	04/29/13	\$240,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
5	0	280760	0050	12/31/12	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	288170	0218	02/21/12	\$185,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
5	0	288170	0260	05/30/12	\$340,322	UNFINISHED AREA; FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	288170	0260	09/17/12	\$235,000	UNFINISHED AREA; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	288170	0322	04/05/12	\$291,656	QUIT CLAIM DEED
5	0	323510	0150	07/01/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	323510	0150	02/25/14	\$370,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	378210	0055	06/13/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	378210	0145	05/12/14	\$339,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	378270	0075	11/06/13	\$185,171	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	378270	0075	04/16/13	\$299,186	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	397170	0560	08/28/14	\$270,200	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX
5	0	397170	1025	07/25/14	\$235,000	NO MARKET EXPOSURE
5	0	397170	1065	05/10/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	397170	2315	12/27/12	\$137,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	397170	2315	12/27/12	\$137,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	397170	2325	11/03/14	\$244,000	AUCTION SALE
5	0	397230	0080	01/21/14	\$178,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	398530	0350	02/06/13	\$251,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	402290	0872	06/18/12	\$175,000	NON-REPRESENTATIVE SALE
5	0	549070	0080	12/24/12	\$234,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	549070	0080	09/14/12	\$133,002	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	549070	0095	12/02/14	\$237,500	BANKRUPTCY - RECEIVER OR TRUSTEE
5	0	549070	0095	10/07/14	\$216,068	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	566210	0110	03/08/13	\$363,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	566210	0110	12/12/12	\$231,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	566210	0135	02/16/12	\$165,000	SHORT SALE; NON-REPRESENTATIVE SALE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	572750	0147	07/10/12	\$380,805	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	615940	0030	10/08/14	\$399,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	616390	0021	02/13/12	\$142,500	FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
5	0	616390	0021	08/27/12	\$142,500	GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
5	0	616390	0062	04/10/13	\$205,000	NO MARKET EXPOSURE
5	0	616390	0062	03/18/13	\$160,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	616390	0073	09/05/14	\$180,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	616390	0131	06/21/12	\$189,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	616390	0151	08/01/12	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	616390	0170	12/21/12	\$247,871	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	675270	0005	08/21/12	\$231,750	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	675270	0010	11/19/14	\$380,493	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	675270	0030	09/20/13	\$261,942	AUCTION SALE; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	730070	0035	09/11/12	\$200,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	730070	0056	10/29/14	\$436,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	730130	0075	11/10/14	\$251,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; CONTRACT OR CASH SALE
5	0	730140	0110	05/13/13	\$268,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	730530	0090	07/09/14	\$190,000	NO MARKET EXPOSURE
5	0	730530	0090	11/06/14	\$338,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	730530	0315	03/13/12	\$130,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	730530	0360	08/30/12	\$275,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	730530	0370	10/25/13	\$260,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	730530	0425	12/04/14	\$175,000	NO MARKET EXPOSURE
5	0	730530	0760	08/05/14	\$186,900	QUIT CLAIM DEED
5	0	730590	0095	03/16/12	\$136,500	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX; CONTRACT OR CASH SALE
5	0	730700	0020	11/14/12	\$230,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	741710	0070	12/09/13	\$225,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	741770	0151	11/18/14	\$310,000	RELOCATION - SALE TO SERVICE
5	0	741870	0060	03/25/14	\$117,025	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	814200	0160	05/31/13	\$156,800	DOR RATIO; RELATED PARTY, FRIEND, OR NGHBR; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	0	868030	0010	02/22/12	\$175,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	040810	0110	07/16/13	\$286,258	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	040810	0110	11/13/13	\$215,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
6	0	064210	0005	05/21/12	\$300,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	144050	0015	01/10/12	\$149,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
6	0	254810	0120	08/19/14	\$349,073	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	254810	0120	08/13/14	\$376,199	FINANCIAL INST RESALE; EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
6	0	254810	0215	04/24/12	\$147,199	DOR RATIO
6	0	254810	0215	03/22/12	\$224,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	0230	08/15/12	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	343250	0310	06/24/14	\$325,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	343250	0685	09/23/13	\$543,977	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	0820	09/26/14	\$350,500	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
6	0	343250	0830	11/28/12	\$269,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	0980	07/08/14	\$410,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	343250	1015	05/02/13	\$272,306	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	1150	01/18/13	\$189,000	SHORT SALE; NON-REPRESENTATIVE SALE
6	0	343250	1200	04/03/14	\$145,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	343250	1200	05/23/14	\$310,000	NO MARKET EXPOSURE
6	0	343250	1355	02/04/14	\$149,151	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	1395	09/24/14	\$551,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	0	343250	1415	11/11/14	\$399,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	343250	1547	12/10/14	\$409,000	RELOCATION - SALE TO SERVICE
6	0	343250	1595	11/04/13	\$293,105	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	343250	1639	03/28/13	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	0	616390	1050	05/03/12	\$212,500	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	616390	1090	06/10/13	\$279,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	616390	1093	06/19/14	\$530,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	616390	1150	08/22/14	\$269,933	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6	0	616390	1150	11/09/14	\$346,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1261	04/22/14	\$224,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	616390	1261	09/09/14	\$395,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1340	09/27/12	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	616390	1352	04/02/14	\$215,000	FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
6	0	616390	1352	05/29/13	\$353,423	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	616390	1380	11/14/14	\$244,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	616390	1381	03/19/14	\$195,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	616390	1381	09/18/13	\$189,200	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	616390	1381	12/04/14	\$295,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1382	05/24/13	\$180,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	616390	1433	11/26/14	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1622	06/03/13	\$250,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	616390	1622	01/08/13	\$218,614	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	616390	1670	12/12/12	\$254,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	616390	1751	02/26/14	\$192,299	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	616390	1751	01/03/14	\$222,216	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	616390	1751	06/23/14	\$291,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1772	09/18/14	\$535,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	616390	1822	03/01/12	\$70,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	616390	1911	07/16/14	\$390,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	663290	0084	06/06/14	\$360,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	663290	0144	02/07/14	\$250,000	PREVIOUS IMP. VALUE <= 25K
6	0	663290	0350	03/10/14	\$370,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	663290	0351	01/28/14	\$248,500	PREVIOUS IMP. VALUE <= 25K
6	0	663290	0450	04/09/13	\$600,000	SEG AND/OR MERGER; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	663290	0452	12/05/14	\$690,500	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	0	663290	0470	12/18/13	\$245,500	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT REFLECT ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	663290	0540	09/19/12	\$275,000	SHORT SALE; NON-REPRESENTATIVE SALE
6	0	663290	0606	07/02/13	\$345,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	663290	0608	05/23/12	\$230,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	663290	0631	07/17/12	\$223,884	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	670310	0070	06/01/12	\$223,000	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; IMP. CHAR CHANGED SINCE SALE
6	0	714870	0160	03/21/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	730430	0470	09/04/14	\$375,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	730430	0640	09/10/12	\$387,663	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	730430	0640	10/16/12	\$387,663	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	730430	0760	06/25/14	\$349,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	730430	0890	03/14/12	\$169,000	DOR RATIO; FORCED SALE; IMP. CHAR CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	0	730430	0890	04/19/12	\$131,346	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	730430	0985	02/13/14	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	730430	1120	12/02/14	\$193,200	FINANCIAL INST RESALE; TEAR DOWN; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	730430	1225	04/06/12	\$150,000	NO MARKET EXPOSURE
6	0	730430	1250	02/04/14	\$274,950	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT REFLECT ASSESSED VALUE
6	0	730430	1370	06/03/13	\$160,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	756870	0215	07/01/14	\$219,975	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
6	0	756870	0215	01/03/14	\$324,781	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	756870	0300	02/22/13	\$350,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	756870	0300	02/22/13	\$350,000	RELOCATION - SALE TO SERVICE
6	0	756870	0765	05/06/13	\$247,497	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	756870	0765	12/20/13	\$182,000	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
6	0	756870	0770	06/17/13	\$238,307	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	156810	0015	10/14/13	\$155,188	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	0	156810	0027	05/03/12	\$220,000	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	156810	0140	03/05/13	\$463,259	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	156810	0140	06/03/14	\$384,900	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
7	0	156810	0215	04/23/14	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	156810	0215	08/06/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	156810	0215	10/07/14	\$315,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	156810	0220	04/24/14	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	156810	0220	08/06/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	156810	0225	08/06/12	\$165,000	BUILDER OR DEVELOPER SALES; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	156810	0225	04/24/14	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	156810	0225	12/04/14	\$343,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	156810	0255	05/29/13	\$220,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	0	156810	0260	06/17/13	\$212,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	0	156810	0300	09/17/14	\$350,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	156810	0385	02/25/14	\$275,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	156810	0385	10/23/12	\$215,000	SEGREGATION AND/OR MERGER
7	0	156810	0401	10/10/13	\$92,384	DOR RATIO; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	156810	0430	07/16/14	\$298,000	BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
7	0	156810	0430	08/26/14	\$222,500	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	156810	0506	05/08/12	\$196,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	0	162604	9054	07/29/13	\$350,000	TEAR DOWN; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	162604	9059	11/19/12	\$145,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONTRACT OR CASH SALE
7	0	162604	9059	12/17/12	\$175,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	0	162604	9061	09/10/12	\$133,000	DOR RATIO; IMP. COUNT > 1
7	0	162604	9061	04/12/12	\$102,000	DOR RATIO; IMP. COUNT > 1; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	255830	0020	05/30/14	\$326,850	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	350010	0133	02/11/13	\$170,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	350010	0142	10/11/13	\$296,888	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	350010	0180	07/19/12	\$160,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	350010	0200	10/07/14	\$425,000	ACTIVE PERMIT BEFORE SALE >25K
7	0	350010	0200	02/06/14	\$314,193	EASEMENT OR RIGHT-OF-WAY; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	350010	0200	05/07/14	\$242,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	350010	0226	12/29/14	\$340,895	SALE DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	367050	0065	09/04/14	\$185,000	IMP. COUNT > 1; NO MARKET EXPOSURE
7	0	367050	0065	09/02/14	\$173,000	IMP. COUNT > 1; NO MARKET EXPOSURE
7	0	367050	0160	05/25/12	\$38,382	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	367050	0605	09/08/14	\$200,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	367050	0675	06/05/13	\$59,968	DOR RATIO; FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	367050	0675	04/15/14	\$225,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	373890	0004	07/12/12	\$100,000	DOR RATIO; NO MARKET EXPOSURE
7	0	373890	0035	09/04/12	\$201,377	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	373890	0035	10/17/12	\$201,377	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	373890	0105	05/13/14	\$113,725	DOR RATIO; CORRECTION DEED; QUIT CLAIM DEED
7	0	373890	0105	05/13/14	\$113,725	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
7	0	373890	0105	07/23/14	\$350,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	373950	0057	11/14/13	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	399570	0060	09/21/12	\$120,000	DOR RATIO
7	0	399570	0240	04/11/12	\$263,500	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	399570	0250	10/13/14	\$393,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	399570	0325	06/04/14	\$275,000	OBSOLESCENCE
7	0	399570	0360	07/02/12	\$108,762	DOR RATIO; QUIT CLAIM DEED
7	0	399570	0435	07/02/14	\$265,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	399570	0535	01/21/14	\$203,945	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	399570	0535	06/12/14	\$215,000	GOV'T TO NON-GOV'T; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	399690	0060	01/30/12	\$152,000	NON-REPRESENTATIVE SALE
7	0	399690	0100	08/14/14	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	399690	0125	12/01/14	\$230,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	399690	0295	12/14/14	\$358,000	ACTIVE PERMIT BEFORE SALE >25K
7	0	399690	0295	05/30/14	\$220,000	NO MARKET EXPOSURE
7	0	399690	0320	03/19/13	\$225,000	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX; IMP. CHAR CHANGED SINCE SALE
7	0	399690	0356	03/22/13	\$285,273	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	399690	0500	02/14/12	\$165,000	DOR RATIO



## Improved Sales Removed in This Annual Update Analysis Area 003 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	399690	0665	03/18/13	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	399750	0180	11/14/14	\$207,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	402410	1203	01/23/13	\$253,801	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	402530	0225	07/25/14	\$242,311	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	402530	0311	11/21/12	\$210,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	402530	0410	04/28/14	\$395,000	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	558930	0055	06/19/12	\$155,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	558930	0060	10/09/12	\$276,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	558930	0120	05/16/14	\$275,000	IMP. COUNT > 1
7	0	558930	0190	08/16/13	\$338,250	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	558930	0255	03/04/14	\$197,500	DIAGNOSTIC OUTLIER
7	0	558930	0460	10/10/13	\$266,900	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	558930	0490	10/25/13	\$88,000	DOR RATIO; NO MARKET EXPOSURE
7	0	558930	0710	04/25/12	\$159,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	558930	0715	08/29/14	\$370,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	558990	0100	10/10/13	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONTRACT OR CASH SALE
7	0	558990	0115	10/31/14	\$210,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	558990	0125	05/24/12	\$160,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	558990	0270	05/30/13	\$170,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	558990	0305	03/23/12	\$285,000	BOX PLOT
7	0	558990	0501	09/18/14	\$262,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CONTRACT OR CASH SALE
7	0	558990	0555	12/12/13	\$400,000	RELOCATION - SALE TO SERVICE;
7	0	558990	0610	09/18/14	\$559,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
7	0	558990	0625	07/24/12	\$497,802	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	666890	0020	11/24/14	\$165,000	NO MARKET EXPOSURE; TEAR DOWN
7	0	666890	0170	03/07/14	\$280,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE

## Vacant Sales Used in this Annual Update Analysis Area 003

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	092710	0343	03/18/13	\$190,000	5,395	N	N
3	0	397170	1460	06/19/12	\$115,000	7,750	N	N
3	0	397170	1650	01/28/13	\$94,000	10,588	N	N
3	0	397170	1930	07/05/12	\$159,199	11,824	N	N
3	0	402410	0241	04/11/12	\$120,000	6,948	N	N
3	0	402410	1290	06/04/13	\$424,000	34,385	N	N
3	0	402410	1375	03/03/14	\$120,000	6,970	N	N
3	0	402410	1396	01/05/12	\$119,950	7,879	N	N
3	0	402410	1397	01/05/12	\$129,950	7,879	N	N
3	0	616390	0920	06/14/12	\$150,000	9,379	N	N
3	0	866590	0186	03/11/14	\$365,000	7,267	N	N
5	0	730530	0395	06/04/12	\$150,000	8,409	N	N
6	0	343250	1395	08/08/13	\$135,000	5,988	N	N
6	0	616390	1093	03/21/12	\$82,500	7,989	N	N
6	0	663290	0240	07/25/13	\$540,000	42,084	N	N
6	0	663290	0431	05/22/13	\$299,000	19,267	N	N
6	0	663290	0431	10/12/12	\$245,000	19,267	N	N
6	0	663290	0830	03/31/14	\$227,250	54,122	N	N
6	0	730430	0963	04/25/13	\$105,000	5,057	N	N
7	0	558990	0610	01/27/14	\$188,500	9,519	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 003

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	092710	0344	02/04/14	\$525,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	397170	1930	05/31/12	\$182,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	402410	1631	04/22/13	\$3,750	NO MARKET EXPOSURE
3	0	616390	0332	05/12/12	\$2,500	QUIT CLAIM DEED
5	0	398530	0244	11/25/14	\$1,400	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	572750	0146	06/27/13	\$1,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	730530	0695	11/08/12	\$157,028	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	0	730530	0695	10/30/12	\$155,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	343250	0680	02/19/13	\$275,399	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	616390	1940	05/13/13	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	663290	0542	04/23/14	\$65,000	NO MARKET EXPOSURE
7	0	156810	0387	01/24/12	\$90,000	SEGREGATION AND/OR MERGER; TEAR DOWN; FINANCIAL INSTITUTION RESALE
7	0	162604	9063	11/14/14	\$391,000	NO MARKET EXPOSURE
7	0	367050	0040	05/16/13	\$233,000	NO MARKET EXPOSURE; TEAR DOWN
7	0	373890	0085	12/05/13	\$158,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	0	399570	0450	10/02/13	\$100,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	399690	0140	09/12/13	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR

## Mobile Home Sales Used in this Annual Update Analysis Area 003

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
5	0	397170	0967	05/31/12	\$152,950	1,340	Good	1984	Avg	7,500	N	1115 NE 198TH ST
6	0	343250	0285	06/26/14	\$150,000	938	Low	1978	Avg	6,862	N	15838 14TH AVE NE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

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



07/20/2015

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Appraiser II

Date



## King County

### Department of Assessments

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

**Lloyd Hara**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor