

NE Renton

Area: 032

Residential Revalue for 2015 Assessment Roll



Obtained from Redfin.com/ Lake Kathleen

Area 32 is located in southeast King County east of the downtown area of Renton and southeast of Lake Washington. The entire area has excellent access to Interstate 405 and Highway 169, providing shorter commuting time to Seattle, Bellevue, and Issaquah. Area 32 can be divided into two market areas; one by its potential for development with an abundance of new subdivisions which includes Sub Areas 4, 5, and 6, and the other, which is Sub Area 7, for its lack of development due to the lack of sewers and its location in the Urban Growth Boundary area which is designed to control urban sprawl and retain a more rural nature to the area.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

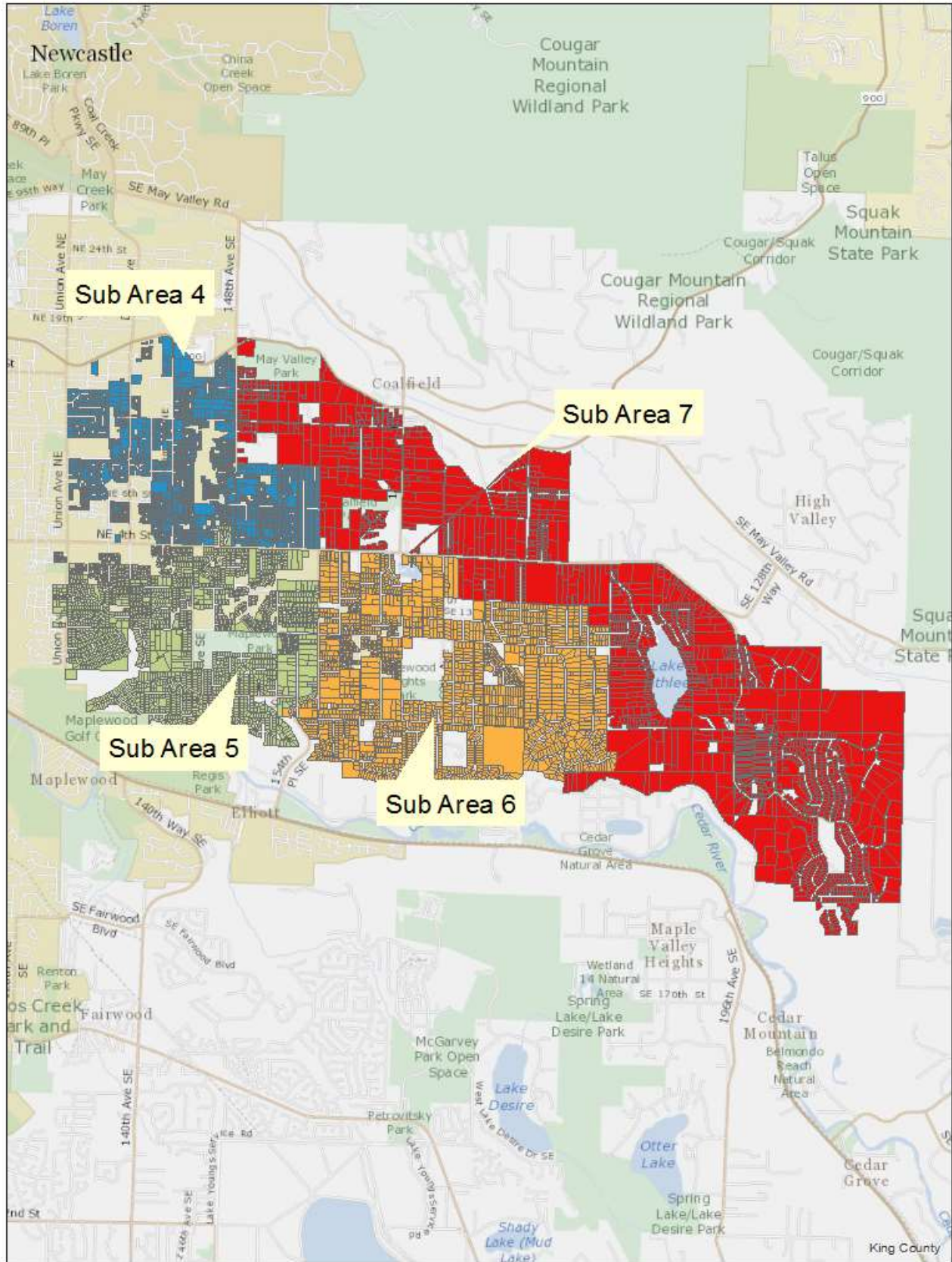
Seattle, WA 98104-2384

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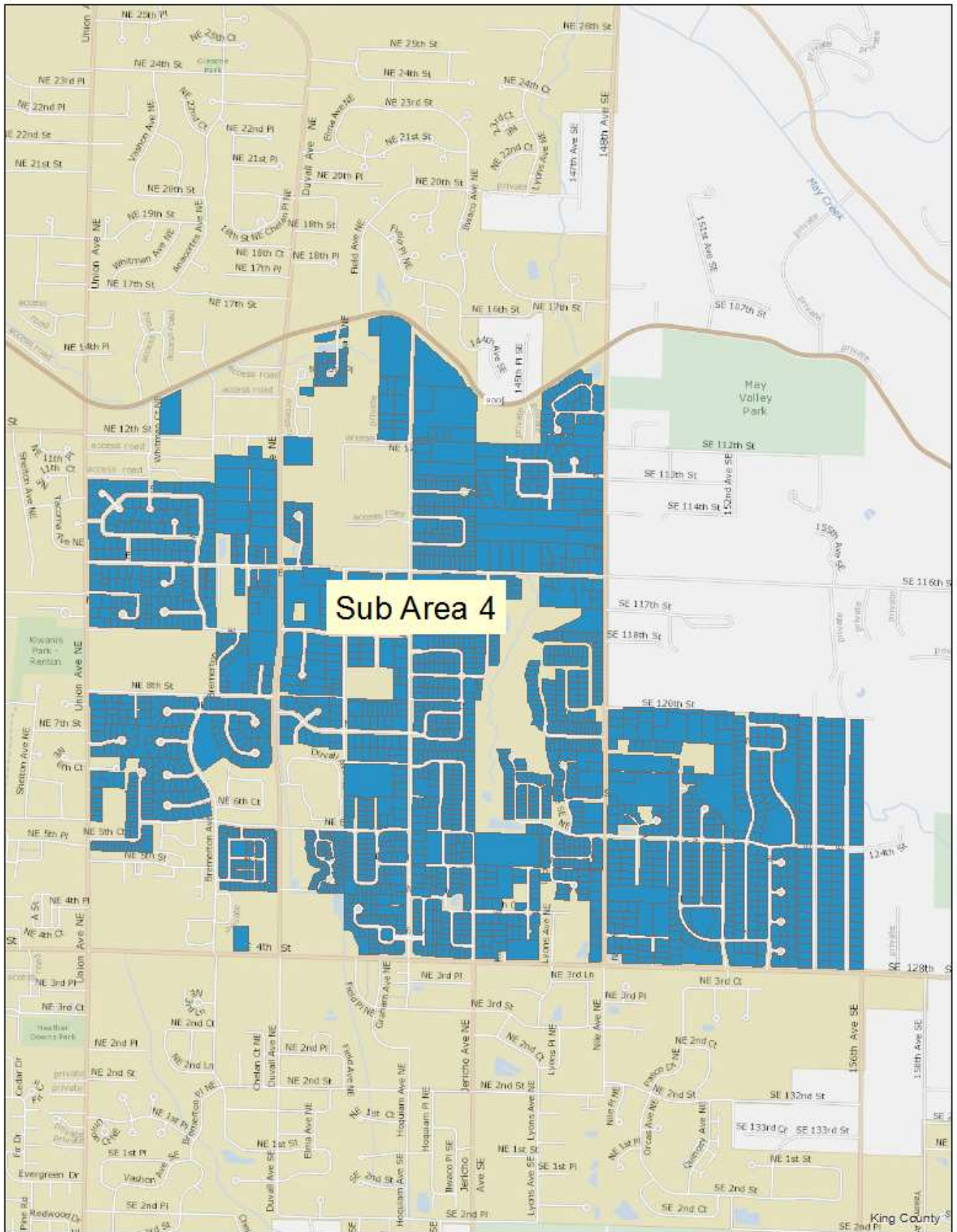
<http://www.kingcounty.gov/assessor/>

Area 032 Map

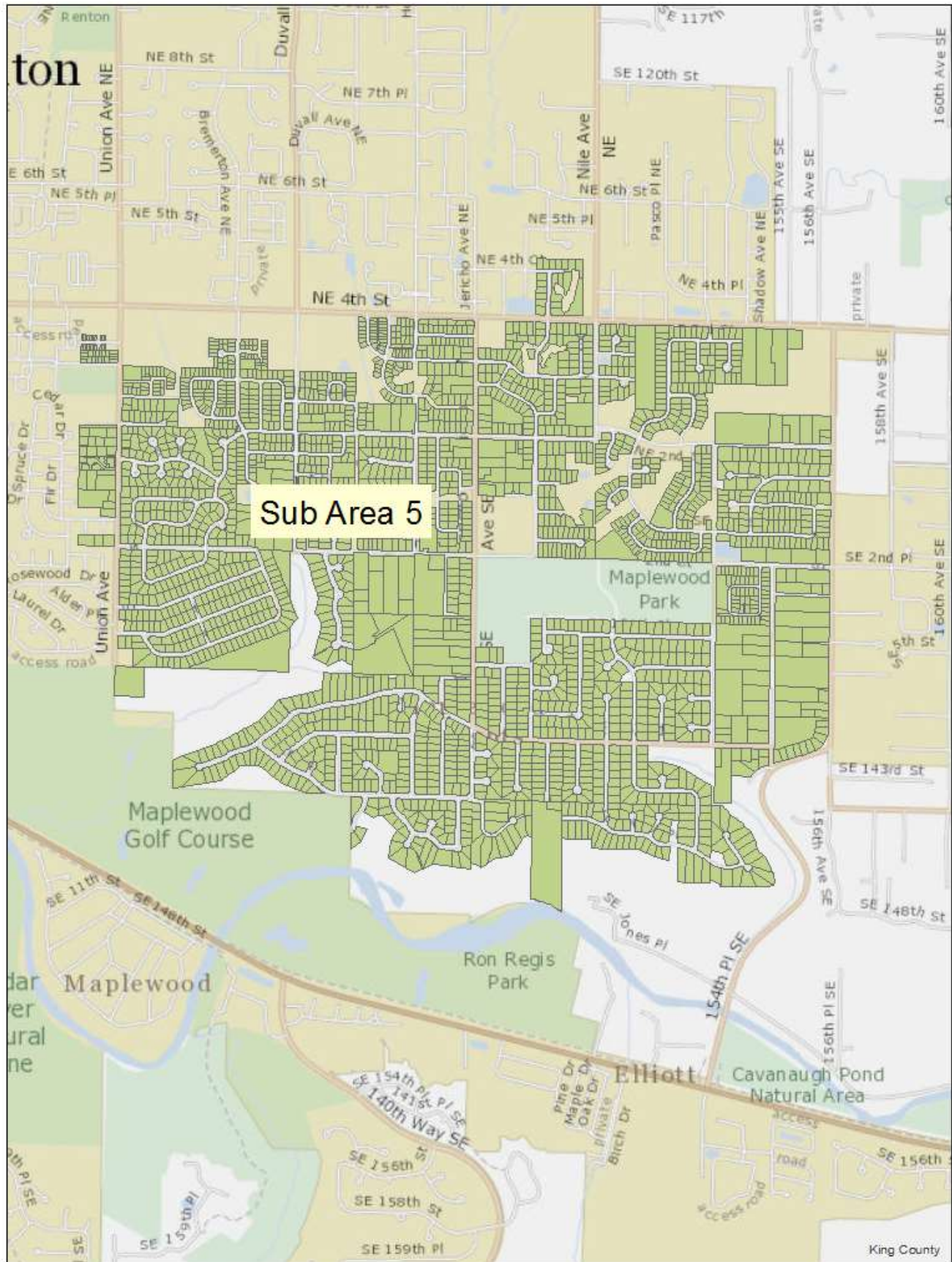


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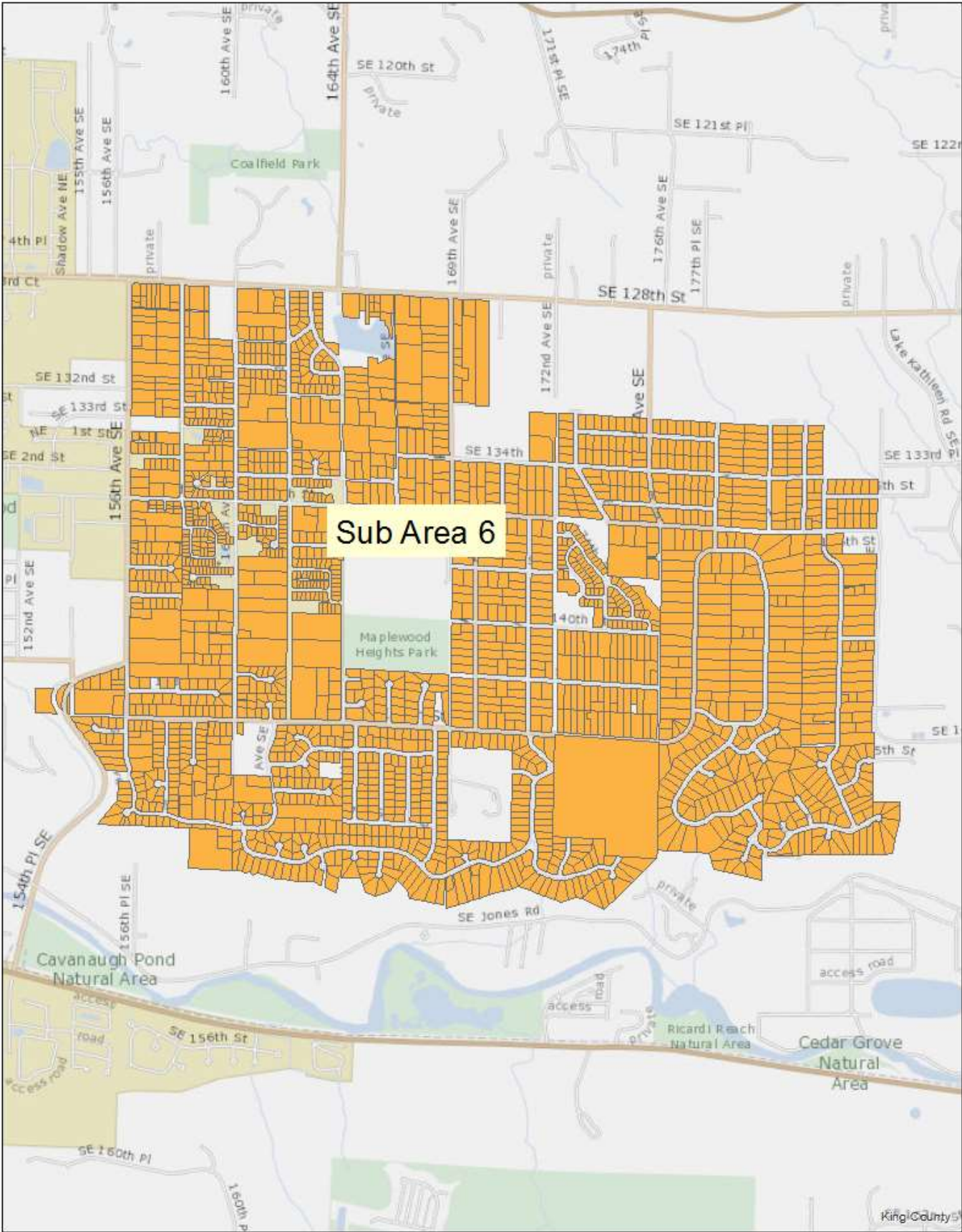
Sub Area 4 Map



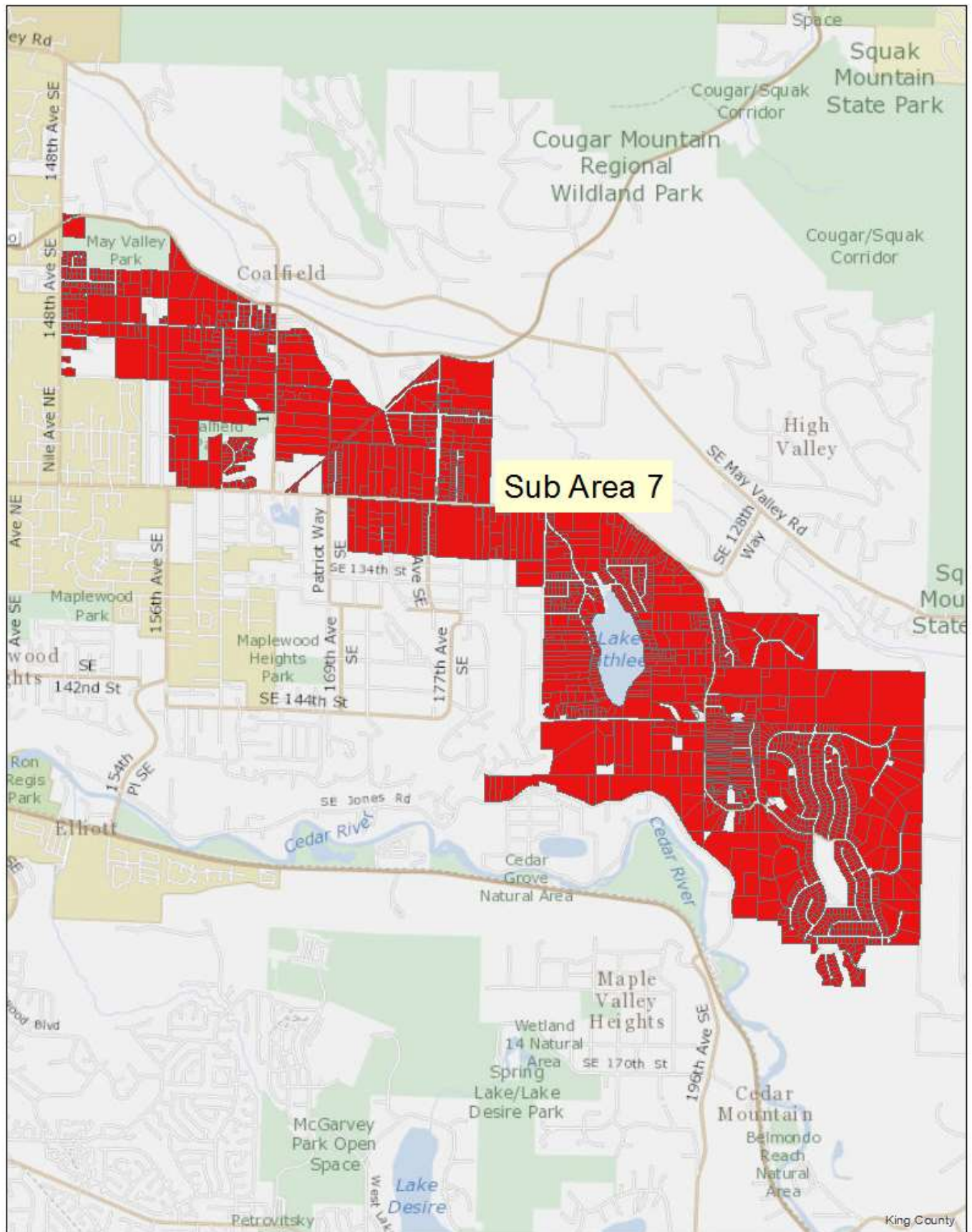
Sub Area 5 Map



Sub Area 6 Map



Sub Area 7 Map



Area 032 Housing Profile



Grade 4/ Year Built 1929/ Total Living Area 580
Account Number 404840-0135



Grade 5/ Year Built 1950/ Total Living Area 760
Account Number 162305-9074



Grade 6/ Year Built 1968/ Total Living Area 940
Account Number 142305-9085



Grade 7/ Year Built 2010/ Total Living Area 2180
Account Number 177623-0050



Grade 8/ Year Built 2008/ Total Living Area 2940
Account Number 102305-9215



Grade 9/ Year Built 2012/ Total Living Area 3010
Account Number 102305-9149

Area 032 Housing Profile



Grade 10/ Year Built 2006/ Total Living Area 3330
Account Number 063810-0189

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

N.E. Renton - Area 032

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2011
Number of Improved Sales: 1171
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$147,200	\$275,400	\$422,600			6.28%
2015 Value	\$155,200	\$290,100	\$445,300	\$472,500	94.3%	6.19%
\$ Change	+\$8,000	+\$14,700	+\$22,700			
% Change	+5.4%	+5.3%	+5.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 6.19% is an improvement from the previous COD of 6.28%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$142,100	\$225,600	\$367,700
2015 Value	\$149,800	\$238,200	\$388,000
\$ Change	+\$7,700	+\$12,600	+\$20,300
% Change	+5.4%	+5.6%	+5.5%

Number of one to three unit residences in the population: 7,618

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 several neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 010030 (Alder Crossing) and Plat 716810 (Ravenna) were generally at lower assessment level than the rest of the population which resulted in a higher upward adjustment. Sub Area 5 without Plat 010030 (Alder Crossing) and Plat 143800 (Cavalla) were at a higher assessment level than the rest of the population which resulted in a lower adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

Area 032 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.16%	5,052	66%

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.

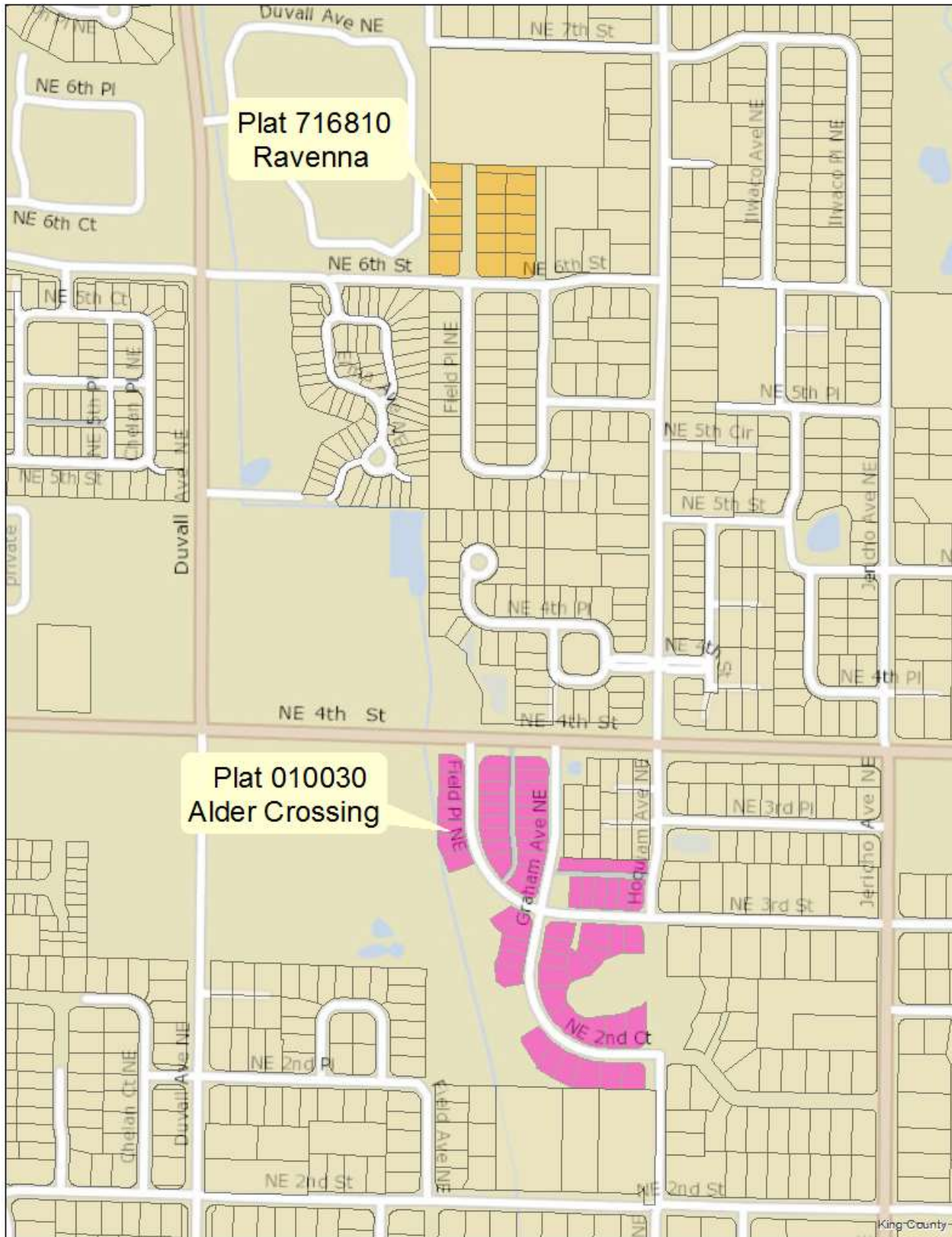
Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 010030 Alder Crossing	+14.04%	11	60	18%
Plat 143800 Cavalla	-0.05%	34	49	69%
Plat 716810 Ravenna	+12.54%	12	14	86%
Sub Area 5 without Plat 010030	+4.56%	424	2443	17%

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

Generally, Plat 010030 (Alder Crossing) and Plat 716810 (Ravenna) parcels were at a lower assessment level which resulted in a higher adjustment than the rest of the population. This model corrects for these strata differences.

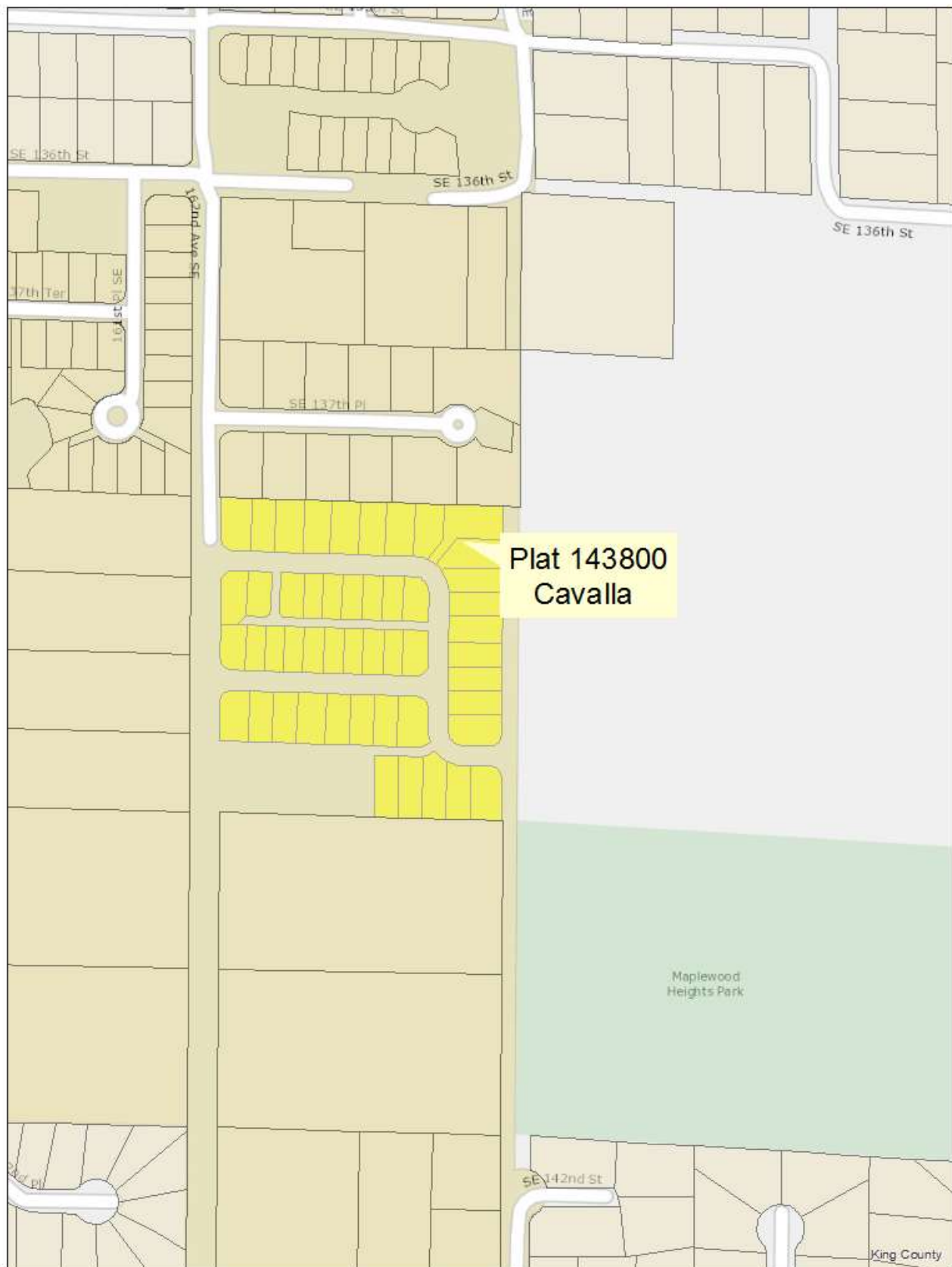
Generally, Plat 143800 (Cavalla) and Sub Area 5 without Plat 010030 parcels were at a higher assessment level than the rest of the population which resulted in a lower adjustment. This model corrects for these strata differences.

Area 032 - Plat Map



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Area 032 – Plat Map



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Area 032 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
010030	Alder Crossing	11	60	18%	NE152305	5	7	2009-2010
143800	Cavalla	34	49	69%	SE142305	6	8	2014
716810	Ravenna	12	14	86%	SE102305	4	9	2013-2014

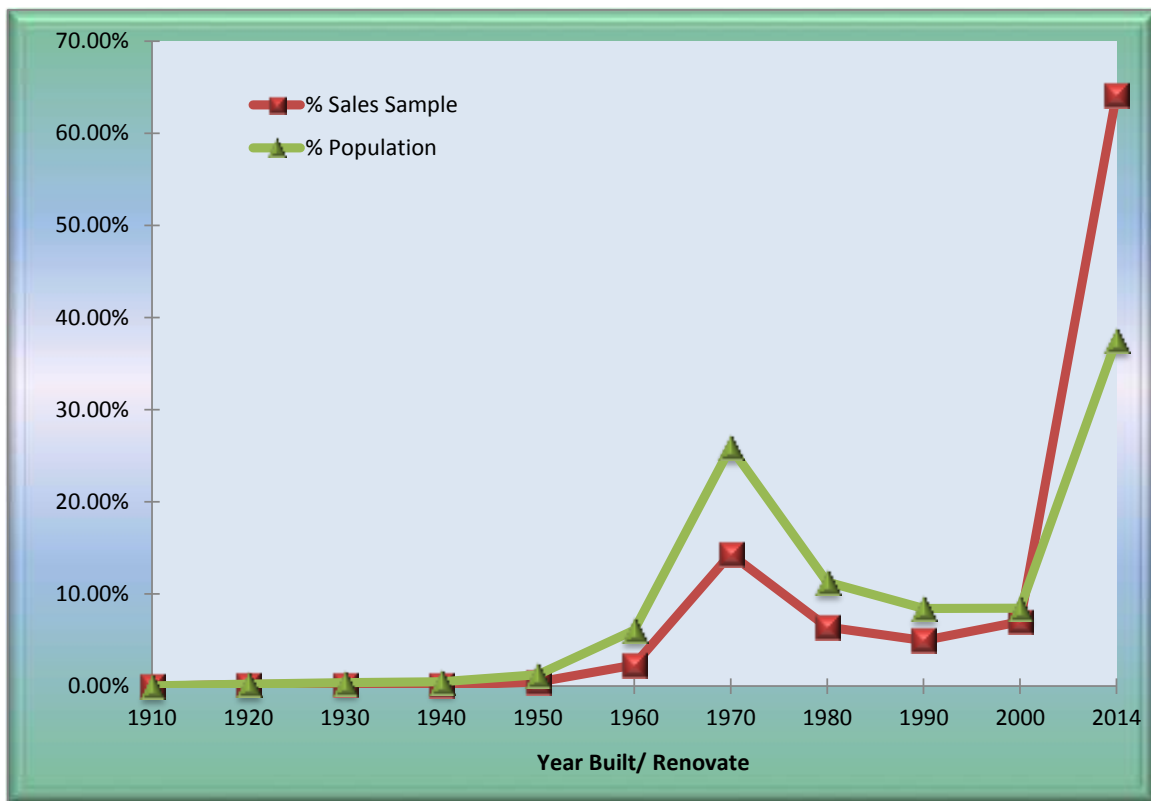
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.17%
1930	2	0.17%
1940	1	0.09%
1950	5	0.43%
1960	27	2.31%
1970	168	14.35%
1980	75	6.40%
1990	58	4.95%
2000	82	7.00%
2014	751	64.13%
1,171		

Population

Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	17	0.22%
1930	28	0.37%
1940	35	0.46%
1950	94	1.23%
1960	462	6.06%
1970	1,976	25.94%
1980	860	11.29%
1990	641	8.41%
2000	645	8.47%
2014	2,859	37.53%
7,618		



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

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

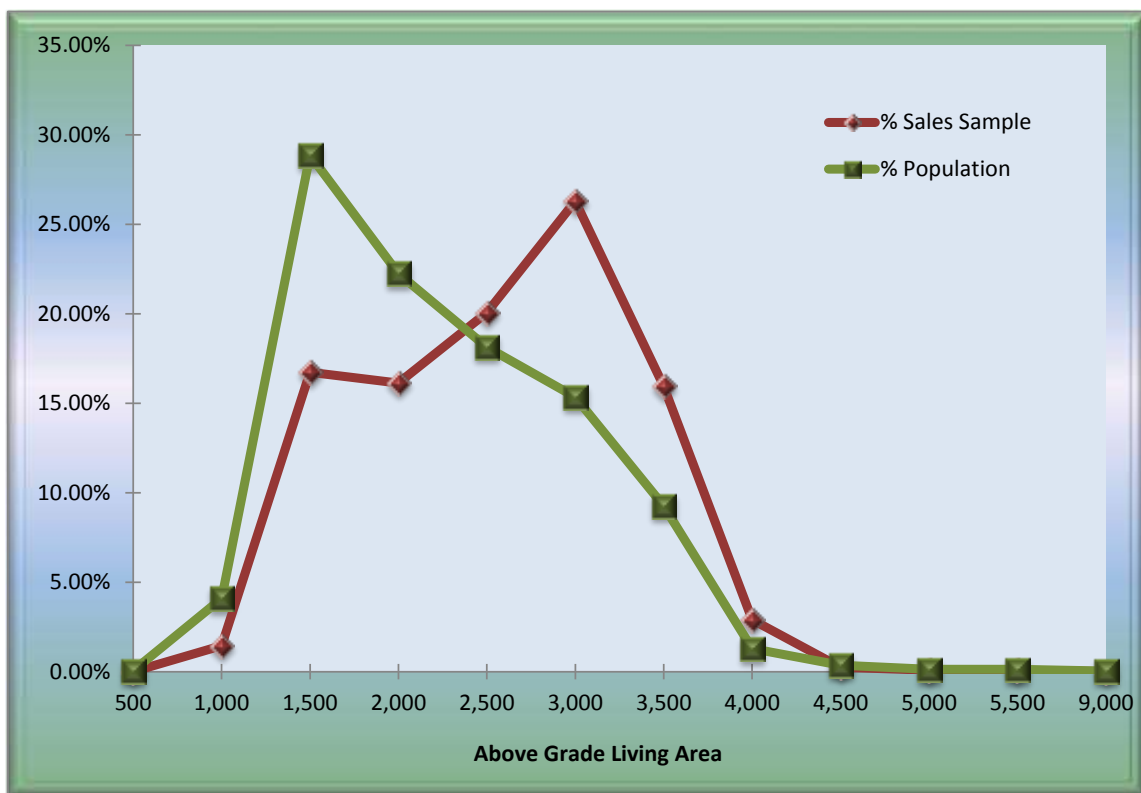
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	17	1.45%
1,500	196	16.74%
2,000	189	16.14%
2,500	235	20.07%
3,000	308	26.30%
3,500	187	15.97%
4,000	34	2.90%
4,500	3	0.26%
5,000	1	0.09%
5,500	1	0.09%
9,000	0	0.00%
1171		

Population

AGLA	Frequency	% Population
500	4	0.05%
1,000	312	4.10%
1,500	2,199	28.87%
2,000	1,696	22.26%
2,500	1,382	18.14%
3,000	1,170	15.36%
3,500	706	9.27%
4,000	98	1.29%
4,500	28	0.37%
5,000	10	0.13%
5,500	10	0.13%
9,000	3	0.04%
7,618		



The sales sample frequency distribution indicates that within population, the typical Above Grade Living Area (AGLA) is approximately 1500 square feet while within the sales sample the typical Above Grade Living Area (AGLA) is approximately 3000 square feet. This distribution shows that newer homes, where the majority of the sales are occurring, are typically larger than the older homes.

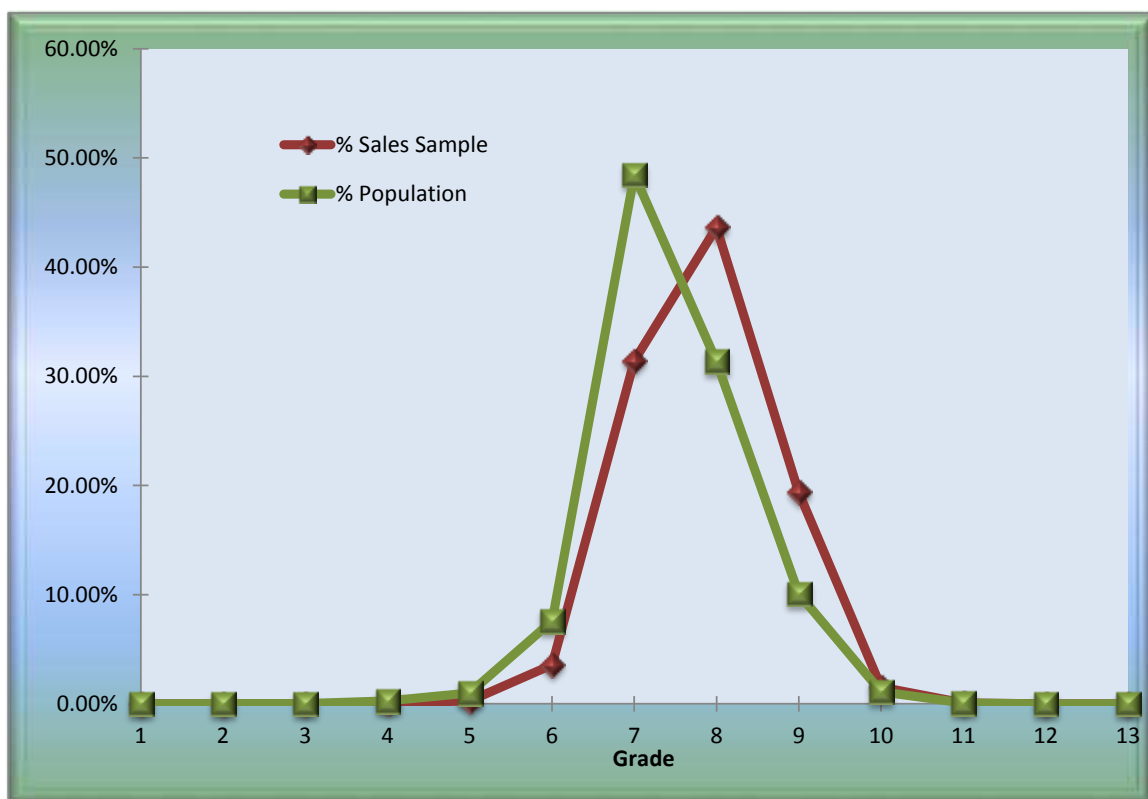
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.09%
5	3	0.26%
6	42	3.59%
7	368	31.43%
8	511	43.64%
9	227	19.39%
10	18	1.54%
11	1	0.09%
12	0	0.00%
13	0	0.00%
1171		

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.01%
3	1	0.01%
4	21	0.28%
5	76	1.00%
6	578	7.59%
7	3,692	48.46%
8	2,389	31.36%
9	769	10.09%
10	84	1.10%
11	7	0.09%
12	0	0.00%
13	0	0.00%
7,618		



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

Area 032 Market Value Changes Over Time

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

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.089, resulting in an adjusted value of \$517,000 ($\$475,000 \times 1.089 = \$517,275$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.305	30.5%
2/1/2012	1.292	29.2%
3/1/2012	1.280	28.0%
4/1/2012	1.268	26.8%
5/1/2012	1.256	25.6%
6/1/2012	1.244	24.4%
7/1/2012	1.232	23.2%
8/1/2012	1.221	22.1%
9/1/2012	1.210	21.0%
10/1/2012	1.199	19.9%
11/1/2012	1.188	18.8%
12/1/2012	1.178	17.8%
1/1/2013	1.168	16.8%
2/1/2013	1.158	15.8%
3/1/2013	1.149	14.9%
4/1/2013	1.140	14.0%
5/1/2013	1.131	13.1%
6/1/2013	1.122	12.2%
7/1/2013	1.113	11.3%
8/1/2013	1.105	10.5%
9/1/2013	1.096	9.6%
10/1/2013	1.089	8.9%
11/1/2013	1.081	8.1%
12/1/2013	1.074	7.4%
1/1/2014	1.066	6.6%
2/1/2014	1.059	5.9%
3/1/2014	1.053	5.3%
4/1/2014	1.047	4.7%
5/1/2014	1.041	4.1%
6/1/2014	1.035	3.5%
7/1/2014	1.029	2.9%
8/1/2014	1.024	2.4%
9/1/2014	1.018	1.8%
10/1/2014	1.013	1.3%
11/1/2014	1.009	0.9%
12/1/2014	1.004	0.4%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 032 is: $(.894872035093484 - 0.0618356963733054 * 0.009393681 + 0.0556246417598006 * 0.02903501 - 0.0506996849778819 * 0.01024765 - 0.000120111417476411 * \text{SaleDay} + 1.19155749557275\text{E-}07 * \text{SaleDaySq} + 0.0137248912924154 * 0.3620837) / (.894872035093484 - 0.0618356963733054 * 0.009393681 + 0.0556246417598006 * 0.02903501 - 0.0506996849778819 * 0.01024765 + 0.0137248912924154 * 0.3620837)$

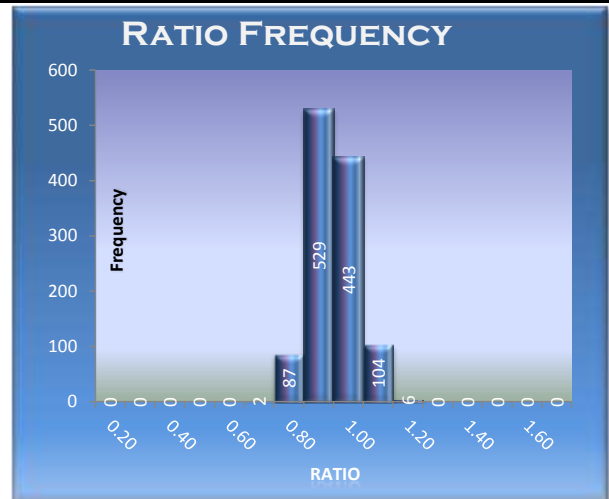
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: N.E. Renton	1/1/2014	3/31/2015	1/2012 - 12/2014
Area Number: 032	Appr ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,171
Mean Assessed Value	\$422,600
Mean Adj. Sales Price	\$472,500
Standard Deviation AV	\$109,633
Standard Deviation SP	\$127,476
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.900
Median Ratio	0.896
Weighted Mean Ratio	0.894
UNIFORMITY	
Lowest ratio	0.669
Highest ratio:	1.169
Coefficient of Dispersion	6.28%
Standard Deviation	0.073
Coefficient of Variation	8.12%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.893
Upper limit	0.900
95% Confidence: Mean	
Lower limit	0.896
Upper limit	0.905
SAMPLE SIZE EVALUATION	
N (population size)	7,618
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.073
Recommended minimum:	9
Actual sample size:	1,171
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	622
# ratios above mean:	549
z:	2.133
Conclusion:	Non-normal



COMMENTS:

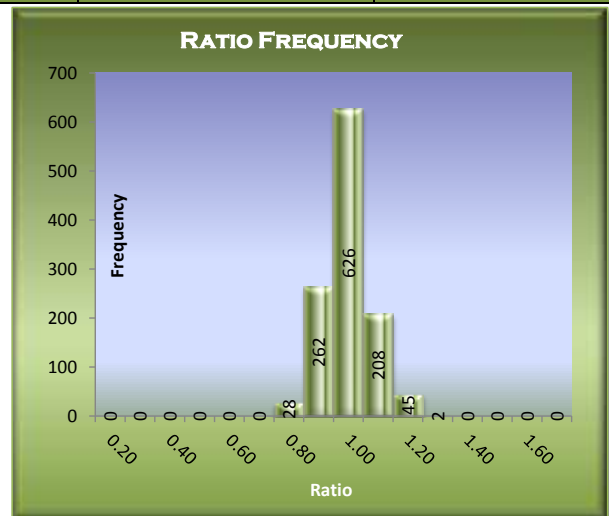
1 to 3 Unit Residences throughout Area 032

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: N.E. Renton	1/1/2015	3/31/2015	1/2012 - 12/2014
Area Number: 032	Appr. ID:	Property Type:	Adjusted for time?
	JMET	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	1,171
Mean Assessed Value	\$445,300
Mean Sales Price	\$472,500
Standard Deviation AV	\$114,911
Standard Deviation SP	\$127,476
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.943
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.707
Highest ratio:	1.240
Coefficient of Dispersion	6.19%
Standard Deviation	0.076
Coefficient of Variation	8.00%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.939
Upper limit	0.949
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.953
SAMPLE SIZE EVALUATION	
N (population size)	7,618
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.076
Recommended minimum:	9
Actual sample size:	1,171
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	622
# ratios above mean:	549
z:	2.133
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 032 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: March 31, 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 42 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 +5.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.0575, 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 several neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 010030 (Alder Crossing) and Plat 716810 (Ravenna) were generally at lower assessment level than the rest of the population which resulted in a higher upward adjustment. Sub Area 5 without Plat 010030 (Alder Crossing) and Plat 143800 (Cavalla) were at a higher assessment level than the rest of the population which resulted in a lower adjustment. The remaining improved properties in the population will receive an upward



adjustment as indicated by the standard 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 1,171 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:

$$\begin{aligned} \text{2015 Total Value} = & \text{2014 Total Value} * (1 - 0.05) / (.894872035093484 - 0.0618356963733054 * \\ & \text{Plat010030} + 0.0556246417598006 * \text{Plat143800} - 0.0506996849778819 * \text{Plat716810} + \\ & 0.0137248912924154 * \text{Sub5withoutPlat010030}) \end{aligned}$$

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

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

Mobile Home Update

There were 11 sales of mobile homes within Area 032. 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 +5.4%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.054 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.943. 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 +5.5%. 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) * 1.054.
- 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. $(\text{Previous Year Land Value} + \text{Previous Year Improvement Value}) * 1.054$.
- If adjusted land value falls $< \$1,000$, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls $< \$1,000$, then improvement value = \$1,000 or previous, whichever is less.
- If land value $\leq \$10,000$ no adjustment is applied.
- If improvements and accessories $\leq \$10,000$ no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

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

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	102305	9324	06/23/14	\$235,000	\$242,000	1,170	6	1968	Good	11,100	N	N	766 UNION AVE SE
4	0	664950	0040	08/12/14	\$255,000	\$261,000	1,250	6	1972	Good	9,472	N	N	755 FIELD AVE NE
4	0	032305	9020	03/31/14	\$280,000	\$293,000	1,446	6	1920	VGood	35,400	N	N	1215 NILE AVE NE
4	0	102305	9110	01/31/14	\$230,000	\$244,000	1,900	6	1944	VGood	8,279	N	N	4401 NE 10TH ST
4	0	273920	0160	06/12/14	\$333,000	\$344,000	1,910	6	1963	Good	9,244	N	N	572 ORCAS AVE NE
4	0	345030	0200	06/10/14	\$237,500	\$245,000	1,000	7	1963	Good	9,794	N	N	4113 NE 11TH ST
4	0	345030	0240	05/15/14	\$302,000	\$313,000	1,010	7	1963	Good	7,865	N	N	1068 WHITMAN CT NE
4	0	345030	0250	10/31/12	\$230,000	\$273,000	1,010	7	1963	Good	7,376	N	N	1060 WHITMAN CT NE
4	0	935330	1160	12/11/13	\$287,000	\$307,000	1,010	7	1962	Good	10,726	N	N	12211 155TH AVE SE
4	0	345040	0410	01/06/14	\$236,500	\$252,000	1,100	7	1965	VGood	8,910	N	N	4333 NE 10TH PL
4	0	427920	0020	10/14/13	\$273,000	\$296,000	1,110	7	1967	VGood	10,125	N	N	912 FIELD AVE NE
4	0	344900	0050	12/04/12	\$242,000	\$285,000	1,140	7	1960	VGood	14,800	N	N	11219 147TH AVE SE
4	0	102305	9190	10/10/12	\$185,000	\$221,000	1,160	7	1959	Good	10,125	N	N	568 HOQUIAM AVE NE
4	0	935330	0440	01/28/14	\$253,000	\$268,000	1,200	7	1962	Good	10,726	N	N	12250 156TH AVE SE
4	0	345040	0480	05/07/13	\$241,000	\$272,000	1,250	7	1965	Good	7,700	N	N	4224 NE 10TH ST
4	0	935330	0710	04/09/13	\$297,000	\$338,000	1,270	7	1962	Good	10,723	N	N	12618 155TH AVE SE
4	0	102305	9107	10/22/13	\$425,000	\$460,000	1,290	7	2013	Avg	64,904	N	N	1123 CHELAN AVE NE
4	0	102305	9342	12/16/14	\$281,250	\$282,000	1,310	7	1967	Good	10,644	N	N	4209 NE 8TH ST
4	0	273920	0170	09/17/14	\$269,900	\$274,000	1,330	7	1968	Good	9,629	N	N	566 ORCAS AVE NE
4	0	935330	0250	04/29/14	\$315,000	\$328,000	1,360	7	1961	VGood	10,723	N	N	12439 156TH AVE SE
4	0	935330	0600	06/24/14	\$348,500	\$359,000	1,360	7	1966	Good	10,726	N	N	12019 156TH AVE SE
4	0	102305	9473	03/14/12	\$265,000	\$338,000	1,380	7	2009	Avg	4,760	N	N	1045 CHELAN AVE NE
4	0	344900	0060	10/01/14	\$320,000	\$324,000	1,400	7	1959	VGood	9,000	N	N	14610 SE 113TH ST
4	0	935330	0680	10/10/13	\$325,000	\$353,000	1,430	7	1965	Avg	10,723	N	N	12446 155TH AVE SE
4	0	344873	0040	12/17/13	\$395,000	\$423,000	1,430	7	2004	Avg	9,193	N	N	459 KITSAP PL NE
4	0	935330	0200	07/09/13	\$299,500	\$333,000	1,460	7	1963	Avg	10,723	N	N	12627 156TH AVE SE
4	0	421550	0040	11/22/13	\$310,000	\$333,000	1,490	7	2001	Avg	4,732	N	N	960 GRAHAM AVE NE
4	0	273920	0040	09/24/14	\$302,000	\$306,000	1,540	7	1960	Good	9,629	N	N	564 NILE AVE NE
4	0	344874	0060	01/09/14	\$274,100	\$292,000	1,590	7	2009	Avg	4,500	N	N	523 FIELD PL NE
4	0	102305	9112	03/07/14	\$302,500	\$318,000	1,630	7	1947	VGood	14,825	N	N	4637 NE 10TH ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	102305	9223	07/25/14	\$311,000	\$319,000	1,640	7	1960	Good	12,060	N	N	701 HOQUIAM AVE NE
4	0	951094	0120	12/20/12	\$290,000	\$340,000	1,640	7	2000	Avg	6,285	N	N	855 BREMERTON AVE NE
4	0	026850	0020	11/06/14	\$282,500	\$285,000	1,650	7	1964	Good	9,750	N	N	4107 NE 10TH ST
4	0	935330	0580	01/13/14	\$297,000	\$316,000	1,650	7	1966	Good	10,726	N	N	12035 156TH AVE SE
4	0	947570	0030	01/26/12	\$270,000	\$350,000	1,650	7	2001	Avg	4,349	N	N	5042 NE 4TH PL
4	0	947571	0220	07/18/12	\$280,000	\$343,000	1,650	7	2002	Avg	4,033	N	N	481 HOQUIAM PL NE
4	0	113740	0040	04/30/14	\$397,500	\$414,000	1,650	7	2005	Avg	4,502	N	N	5119 NE 10TH PL
4	0	113740	0070	11/11/13	\$350,000	\$377,000	1,650	7	2005	Avg	4,505	N	N	5203 NE 10TH PL
4	0	113740	0360	10/17/13	\$390,000	\$423,000	1,650	7	2005	Avg	5,543	N	N	1075 ILWACO PL NE
4	0	418700	0570	05/07/13	\$335,000	\$378,000	1,660	7	2010	Avg	6,330	N	N	601 ILWACO AVE NE
4	0	418700	0260	07/17/13	\$336,300	\$373,000	1,680	7	2010	Avg	4,499	N	N	626 ILWACO PL NE
4	0	951094	0140	11/05/12	\$289,900	\$344,000	1,710	7	2001	Avg	4,737	N	N	867 BREMERTON AVE NE
4	0	894641	0310	09/20/13	\$340,000	\$371,000	1,730	7	2003	Avg	6,809	N	N	670 VASHON PL NE
4	0	894641	0370	06/05/12	\$295,000	\$366,000	1,790	7	2003	Avg	3,800	N	N	653 VASHON PL NE
4	0	730310	0210	05/27/14	\$355,000	\$368,000	1,810	7	2003	Avg	4,970	N	N	1035 DUVALL PL NE
4	0	947570	0400	06/24/13	\$360,000	\$401,000	1,880	7	2001	Avg	4,411	N	N	5041 NE 4TH PL
4	0	344873	0030	08/16/12	\$330,000	\$401,000	1,930	7	2004	Avg	8,296	N	N	5323 NE 4TH CT
4	0	113740	0470	02/25/13	\$319,950	\$368,000	1,930	7	2005	Avg	5,271	N	N	5100 NE 10TH PL
4	0	177623	0150	09/04/12	\$330,000	\$399,000	1,960	7	2010	Avg	3,705	N	N	4727 NE 13TH PL
4	0	418700	0030	09/09/13	\$402,500	\$440,000	2,000	7	2010	Avg	5,848	N	N	5115 NE 6TH PL
4	0	418700	0190	11/17/14	\$417,000	\$420,000	2,000	7	2010	Avg	4,500	N	N	684 ILWACO PL NE
4	0	951094	0020	03/24/14	\$385,000	\$404,000	2,010	7	2000	Avg	4,502	N	N	808 BREMERTON AVE NE
4	0	344900	0300	06/09/14	\$379,000	\$392,000	2,020	7	1960	Good	7,560	N	N	11303 146TH AVE SE
4	0	113741	0010	02/24/12	\$325,000	\$417,000	2,020	7	2005	Avg	7,719	N	N	5103 NE 11TH CT
4	0	418700	0020	09/17/13	\$378,000	\$413,000	2,020	7	2010	Avg	5,448	N	N	5109 NE 6TH PL
4	0	418700	0510	07/04/12	\$335,950	\$414,000	2,020	7	2010	Avg	4,668	N	N	630 ILWACO AVE NE
4	0	418700	0580	09/07/12	\$355,000	\$429,000	2,020	7	2010	Avg	5,617	N	N	607 ILWACO AVE NE
4	0	418700	0660	06/18/14	\$415,000	\$428,000	2,020	7	2010	Avg	5,501	N	N	681 ILWACO AVE NE
4	0	947570	0380	07/24/13	\$360,000	\$398,000	2,050	7	2001	Avg	5,751	N	N	5031 NE 4TH PL
4	0	947571	0020	03/12/14	\$340,000	\$357,000	2,050	7	2002	Avg	4,485	N	N	411 HOQUIAM PL NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	947571	0190	05/27/13	\$365,000	\$410,000	2,050	7	2002	Avg	5,230	N	N	5131 NE 5TH ST
4	0	113740	0420	10/28/14	\$369,950	\$373,000	2,050	7	2005	Avg	4,502	N	N	5130 NE 10TH PL
4	0	344872	0020	06/13/14	\$385,000	\$397,000	2,050	7	2006	Avg	5,276	N	N	527 ILWACO AVE NE
4	0	102305	9437	04/08/13	\$354,000	\$403,000	2,130	7	2004	Avg	3,692	N	N	4115 NE 5TH CT
4	0	177623	0060	07/08/14	\$435,000	\$447,000	2,150	7	2010	Avg	3,143	N	N	1356 ELMA PL NE
4	0	894641	0200	05/06/13	\$363,000	\$410,000	2,180	7	2003	Avg	3,784	N	N	571 VASHON PL NE
4	0	177623	0160	10/15/13	\$363,000	\$394,000	2,180	7	2008	Avg	3,251	N	N	4721 NE 13TH PL
4	0	344874	0130	10/04/13	\$400,000	\$435,000	2,190	7	2009	Avg	5,008	N	N	520 FIELD PL NE
4	0	344874	0200	01/03/14	\$389,000	\$415,000	2,190	7	2009	Avg	4,500	N	N	569 GRAHAM AVE NE
4	0	344874	0310	03/04/14	\$415,000	\$437,000	2,190	7	2009	Avg	4,828	N	N	4927 NE 5TH ST
4	0	947570	0130	04/24/14	\$407,000	\$424,000	2,220	7	2001	Avg	4,759	N	N	470 FIELD PL NE
4	0	947570	0220	06/07/13	\$375,000	\$420,000	2,220	7	2001	Avg	4,652	N	N	489 FIELD PL NE
4	0	947570	0220	06/26/14	\$405,000	\$417,000	2,220	7	2001	Avg	4,652	N	N	489 FIELD PL NE
4	0	947570	0260	01/22/13	\$325,000	\$377,000	2,220	7	2001	Avg	4,127	N	N	465 FIELD PL NE
4	0	947571	0060	06/13/14	\$370,000	\$382,000	2,220	7	2001	Avg	5,338	N	N	5127 NE 4TH PL
4	0	947571	0100	07/08/13	\$409,000	\$454,000	2,220	7	2001	Avg	7,683	N	N	5122 NE 4TH PL
4	0	947571	0170	09/19/14	\$419,950	\$426,000	2,220	7	2002	Avg	6,800	N	N	5119 NE 5TH ST
4	0	418700	0010	08/08/13	\$400,000	\$441,000	2,230	7	2010	Avg	6,538	N	N	5103 NE 6TH PL
4	0	418700	0050	03/12/14	\$423,000	\$445,000	2,230	7	2010	Avg	8,801	N	N	5100 NE 7TH ST
4	0	143765	0280	09/25/13	\$351,000	\$383,000	2,250	7	1988	Avg	6,420	N	N	801 FIELD AVE NE
4	0	951094	0180	01/31/13	\$335,000	\$388,000	2,250	7	2001	Avg	4,672	N	N	4451 NE 9TH ST
4	0	894641	0050	06/26/12	\$335,000	\$414,000	2,270	7	2003	Avg	6,935	N	N	4237 NE 5TH CT
4	0	894641	0040	09/23/14	\$430,000	\$436,000	2,290	7	2003	Avg	5,249	N	N	552 VASHON PL NE
4	0	894641	0330	07/10/12	\$335,000	\$412,000	2,290	7	2003	Avg	6,613	N	N	682 VASHON PL NE
4	0	947792	0030	01/15/13	\$416,000	\$484,000	2,340	7	2000	Avg	5,340	N	N	462 ROSARIO AVE NE
4	0	947792	0150	01/17/12	\$356,500	\$463,000	2,340	7	2000	Avg	5,340	N	N	572 ROSARIO AVE NE
4	0	947792	0240	05/24/13	\$430,000	\$483,000	2,340	7	2000	Avg	5,340	N	N	553 ROSARIO AVE NE
4	0	947793	0290	06/06/13	\$446,000	\$500,000	2,340	7	2001	Avg	5,340	N	N	509 QUINCY AVE NE
4	0	947794	0440	06/17/14	\$465,950	\$481,000	2,340	7	2001	Avg	6,896	N	N	463 PASCO PL NE
4	0	344874	0070	06/16/14	\$429,000	\$443,000	2,340	7	2009	Avg	4,500	N	N	517 FIELD PL NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	344874	0430	09/25/14	\$392,000	\$398,000	2,340	7	2009	Avg	5,670	N	N	5008 NE 5TH PL
4	0	102305	9449	09/14/12	\$290,000	\$349,000	2,350	7	2005	Avg	5,767	N	N	981 CHELAN CT NE
4	0	951094	0110	06/18/12	\$306,000	\$379,000	2,370	7	2001	Avg	4,784	N	N	886 BREMERTON AVE NE
4	0	344874	0260	06/24/13	\$385,000	\$429,000	2,380	7	2009	Avg	4,572	N	N	509 GRAHAM AVE NE
4	0	344870	0070	07/23/14	\$435,000	\$446,000	2,440	7	2003	Avg	5,350	N	N	5224 NE 4TH PL
4	0	113740	0050	09/25/14	\$425,000	\$431,000	2,480	7	2005	Avg	4,504	N	N	5125 NE 10TH PL
4	0	344872	0050	06/13/13	\$417,000	\$466,000	2,480	7	2005	Avg	4,640	N	N	509 ILWACO AVE NE
4	0	418700	0270	10/18/13	\$417,000	\$452,000	2,500	7	2010	Avg	4,499	N	N	620 ILWACO PL NE
4	0	344874	0160	06/11/14	\$415,000	\$429,000	2,550	7	2009	Avg	4,500	N	N	564 FIELD PL NE
4	0	344874	0190	07/09/14	\$435,000	\$447,000	2,550	7	2009	Avg	5,200	N	N	575 GRAHAM AVE NE
4	0	344874	0210	08/07/13	\$408,888	\$451,000	2,550	7	2009	Avg	4,738	N	N	563 GRAHAM AVE NE
4	0	947794	0010	04/28/14	\$449,000	\$468,000	2,610	7	2001	Avg	6,049	N	N	504 PASCO PL NE
4	0	113740	0060	03/07/14	\$450,000	\$473,000	2,950	7	2005	Avg	4,504	N	N	5131 NE 10TH PL
4	0	113740	0090	07/13/12	\$360,000	\$442,000	2,950	7	2005	Avg	4,506	N	N	5215 NE 10TH PL
4	0	113740	0140	01/28/13	\$355,000	\$412,000	2,950	7	2005	Avg	4,513	N	N	1056 ILWACO PL NE
4	0	113740	0460	06/24/14	\$455,000	\$469,000	2,950	7	2005	Avg	4,502	N	N	5106 NE 10TH PL
4	0	113741	0050	08/08/13	\$440,000	\$485,000	2,950	7	2005	Avg	6,472	N	N	5127 NE 11TH CT
4	0	113741	0110	05/22/13	\$450,100	\$506,000	2,950	7	2006	Avg	5,975	N	N	5231 NE 11TH CT
4	0	947792	0160	02/13/12	\$369,888	\$476,000	3,010	7	2001	Avg	5,276	N	N	578 ROSARIO AVE NE
4	0	947792	0230	03/05/13	\$440,000	\$505,000	3,170	7	2001	Avg	5,340	N	N	559 ROSARIO AVE NE
4	0	947793	0090	06/26/12	\$415,000	\$512,000	3,170	7	2001	Avg	5,340	N	N	570 QUINCY AVE NE
4	0	947793	0210	07/19/13	\$510,000	\$565,000	3,170	7	2001	Avg	6,586	N	N	575 QUINCY AVE NE
4	0	947794	0160	05/17/13	\$407,500	\$459,000	3,170	7	2001	Avg	5,340	N	N	652 PASCO PL NE
4	0	947794	0280	05/11/12	\$360,000	\$451,000	3,180	7	2002	Avg	5,641	N	N	615 PASCO PL NE
4	0	113741	0040	05/27/14	\$515,000	\$533,000	3,200	7	2005	Avg	6,473	N	N	5121 NE 11TH CT
4	0	086970	0190	07/27/12	\$225,000	\$275,000	1,220	8	2000	Avg	2,076	N	N	4812 NE 5TH ST
4	0	086970	0270	07/02/12	\$223,500	\$275,000	1,220	8	1999	Avg	2,031	N	N	4839 NE 5TH ST
4	0	086970	0060	07/29/14	\$315,000	\$323,000	1,260	8	1999	Avg	2,767	N	N	565 ELMA AVE NE
4	0	086970	0320	08/06/14	\$300,000	\$307,000	1,260	8	1999	Avg	3,855	N	N	512 ELMA PL NE
4	0	177623	0260	01/15/14	\$330,000	\$351,000	1,290	8	2007	Avg	2,995	N	N	1409 ELMA PL NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	345041	0050	10/09/13	\$342,000	\$372,000	1,310	8	1977	Good	8,250	N	N	955 ANACORTES CT NE
4	0	086970	0040	10/18/13	\$260,000	\$282,000	1,310	8	1998	Avg	2,208	N	N	575 ELMA AVE NE
4	0	086970	0120	04/01/14	\$270,000	\$283,000	1,310	8	1999	Avg	2,146	N	N	525 ELMA AVE NE
4	0	086970	0150	01/02/14	\$265,000	\$283,000	1,310	8	1999	Avg	2,209	N	N	511 ELMA PL NE
4	0	086970	0230	07/23/12	\$215,000	\$263,000	1,310	8	1999	Avg	2,698	N	N	4815 NE 5TH ST
4	0	086970	0460	09/18/13	\$256,000	\$280,000	1,310	8	1999	Avg	2,287	N	N	4818 NE 5TH CT
4	0	086970	0470	09/18/13	\$253,500	\$277,000	1,310	8	1999	Avg	2,278	N	N	4814 NE 5TH CT
4	0	086970	0020	02/10/14	\$270,000	\$285,000	1,420	8	1999	Avg	2,938	N	N	583 ELMA AVE NE
4	0	086970	0170	06/19/12	\$218,500	\$270,000	1,420	8	1999	Avg	3,420	N	N	503 ELMA PL NE
4	0	086970	0330	07/03/13	\$278,000	\$309,000	1,430	8	1999	Avg	3,458	N	N	518 ELMA PL NE
4	0	086970	0220	08/07/13	\$274,500	\$303,000	1,490	8	1999	Avg	4,790	N	N	4809 NE 5TH ST
4	0	086970	0140	08/11/14	\$292,000	\$298,000	1,560	8	1999	Avg	2,740	N	N	515 ELMA PL NE
4	0	345041	0090	02/14/13	\$380,000	\$438,000	1,570	8	1977	VGood	7,140	N	N	968 ANACORTES CT NE
4	0	156087	0120	02/10/14	\$339,950	\$359,000	1,630	8	1998	Avg	4,010	N	N	506 CHELAN PL NE
4	0	156087	0240	05/16/12	\$307,500	\$384,000	1,630	8	1998	Avg	4,053	N	N	4614 NE 5TH CT
4	0	156087	0450	03/29/12	\$285,000	\$362,000	1,690	8	1998	Avg	3,108	N	N	505 CHELAN PL NE
4	0	156087	0400	03/20/13	\$280,000	\$320,000	1,750	8	1998	Avg	3,148	N	N	4520 NE 5TH ST
4	0	640351	0410	09/05/14	\$405,000	\$412,000	1,850	8	1997	Avg	9,136	N	N	706 BREMERTON PL NE
4	0	640351	0280	10/24/13	\$356,000	\$385,000	1,870	8	1997	Avg	8,176	N	N	4627 NE 7TH PL
4	0	770820	1090	11/08/12	\$434,950	\$516,000	1,900	8	2012	Avg	4,938	N	N	670 MOUNT BAKER AVE NE
4	0	640350	0290	05/02/14	\$407,500	\$424,000	1,930	8	1996	Avg	10,460	N	N	4308 NE 6TH PL
4	0	640351	0420	06/13/13	\$367,000	\$410,000	1,930	8	1997	Avg	7,318	N	N	700 BREMERTON PL NE
4	0	556145	0210	07/14/12	\$312,000	\$383,000	1,960	8	1996	Avg	8,070	N	N	4330 NE 9TH PL
4	0	156087	0020	12/26/13	\$387,500	\$414,000	1,960	8	1999	Avg	3,953	N	N	4507 NW 5TH ST
4	0	156087	0160	03/08/13	\$310,000	\$356,000	1,960	8	1998	Avg	4,103	N	N	530 CHELAN PL NE
4	0	156087	0340	11/17/14	\$345,000	\$347,000	1,960	8	1998	Avg	3,950	N	N	551 BREMERTON PL NE
4	0	521450	0690	09/04/14	\$438,000	\$446,000	1,970	8	2004	Avg	8,545	N	N	453 ROSARIO PL NE
4	0	521452	0180	03/26/14	\$425,000	\$445,000	1,970	8	2006	Avg	7,500	N	N	6129 NE 7TH CT
4	0	521450	0170	02/27/13	\$372,000	\$428,000	1,980	8	2005	Avg	8,181	N	N	6218 NE 5TH CIR
4	0	029381	0430	12/11/12	\$317,000	\$372,000	2,010	8	2007	Avg	5,315	N	N	5131 NE 8TH CT

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	156087	0470	07/31/14	\$300,000	\$307,000	2,080	8	1998	Avg	2,999	N	N	517 CHELAN PL NE
4	0	640350	0250	02/04/14	\$370,000	\$392,000	2,090	8	1996	Good	8,041	N	N	4315 NE 6TH PL
4	0	177623	0230	05/04/12	\$300,000	\$376,000	2,100	8	2012	Avg	4,667	N	N	4736 NE 14TH ST
4	0	427920	0060	12/30/14	\$420,000	\$420,000	2,110	8	2000	Avg	9,825	N	N	909 GRAHAM AVE NE
4	0	194600	0020	05/07/12	\$429,950	\$539,000	2,170	8	2012	Avg	5,024	N	N	5634 NE 7TH PL
4	0	194600	0100	07/10/12	\$429,950	\$528,000	2,170	8	2012	Avg	5,024	N	N	5520 NE 7TH PL
4	0	194600	0160	02/06/12	\$429,950	\$555,000	2,170	8	2012	Avg	5,142	N	N	5507 NE 7TH PL
4	0	194600	0210	03/14/14	\$490,000	\$515,000	2,170	8	2012	Avg	5,000	N	N	5603 NE 7TH PL
4	0	194600	0260	05/24/12	\$439,950	\$549,000	2,170	8	2012	Avg	4,851	N	N	5633 NE 7TH PL
4	0	770820	0940	04/16/13	\$418,000	\$474,000	2,220	8	2006	Avg	3,944	N	N	622 LYONS AVE NE
4	0	556145	0180	10/26/12	\$365,000	\$434,000	2,230	8	1997	Avg	7,210	N	N	4312 NE 9TH PL
4	0	556145	0070	06/11/12	\$335,500	\$416,000	2,260	8	1995	Avg	7,570	N	N	902 ANACORTES AVE NE
4	0	556145	0130	06/17/13	\$350,000	\$391,000	2,260	8	1997	Avg	8,020	N	N	4317 NE 9TH PL
4	0	770820	0870	09/17/13	\$468,000	\$511,000	2,260	8	2008	Avg	5,026	N	N	672 LYONS AVE NE
4	0	770820	0920	07/15/12	\$399,000	\$490,000	2,260	8	2007	Avg	4,081	N	N	634 LYONS AVE NE
4	0	160473	0100	02/24/14	\$542,488	\$572,000	2,360	8	2014	Avg	4,557	N	N	856 MT BAKER PL NE
4	0	770820	0180	07/10/14	\$535,000	\$550,000	2,370	8	2006	Avg	4,551	N	N	5610 NE 5TH CT
4	0	029381	0190	11/04/14	\$456,500	\$460,000	2,400	8	2007	Avg	6,811	N	N	5140 NE 8TH ST
4	0	029381	0380	07/01/13	\$452,000	\$503,000	2,400	8	2007	Avg	5,803	N	N	5101 NE 8TH CT
4	0	521450	0110	05/09/12	\$357,500	\$448,000	2,410	8	2005	Avg	8,787	N	N	6216 NE 4TH CT
4	0	521450	0400	07/29/13	\$475,000	\$525,000	2,410	8	2004	Avg	8,416	N	N	454 ROSARIO PL NE
4	0	521450	0470	09/10/12	\$420,000	\$507,000	2,410	8	2005	Avg	7,220	N	N	522 ROSARIO PL NE
4	0	521451	0240	02/25/13	\$439,950	\$506,000	2,410	8	2005	Avg	7,200	N	N	709 ROSARIO PL NE
4	0	521451	0300	06/13/13	\$480,000	\$537,000	2,410	8	2005	Avg	7,500	N	N	6128 NE 7TH PL
4	0	521452	0070	10/01/13	\$460,000	\$501,000	2,410	8	2006	Avg	7,929	N	N	6206 NE 7TH CT
4	0	521450	0410	07/19/12	\$410,000	\$503,000	2,420	8	2004	Avg	7,980	N	N	460 ROSARIO PL NE
4	0	160473	0040	09/11/13	\$522,171	\$571,000	2,420	8	2013	Avg	4,557	N	N	820 MOUNT BAKER PL NE
4	0	177623	0180	10/08/14	\$427,500	\$433,000	2,430	8	2010	Avg	3,249	N	N	1351 ELMA PL NE
4	0	770820	0140	07/10/12	\$405,000	\$498,000	2,450	8	2007	Avg	5,421	N	N	574 LYONS PL NE
4	0	102305	9365	05/06/14	\$520,000	\$541,000	2,460	8	1980	Good	54,885	N	N	5424 NE 10TH ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	770820	0400	09/29/14	\$495,000	\$502,000	2,460	8	2006	Avg	4,774	N	N	553 LYONS PL NE
4	0	770820	0970	03/25/13	\$538,000	\$614,000	2,460	8	2007	Avg	5,023	N	N	655 MOUNT BAKER AVE NE
4	0	194600	0010	06/27/12	\$449,950	\$555,000	2,460	8	2012	Avg	6,182	N	N	5640 NE 7TH PL
4	0	194600	0030	09/24/12	\$479,950	\$577,000	2,460	8	2011	Avg	5,024	N	N	5628 NE 7TH PL
4	0	194600	0090	04/10/12	\$449,950	\$569,000	2,460	8	2012	Avg	5,024	N	N	5526 NE 7TH PL
4	0	194600	0110	08/06/12	\$454,950	\$555,000	2,460	8	2012	Avg	5,024	N	N	5514 NE 7TH PL
4	0	194600	0130	01/17/12	\$449,950	\$584,000	2,460	8	2012	Avg	6,088	N	N	5502 NE 7TH PL
4	0	194600	0150	05/03/12	\$454,950	\$571,000	2,460	8	2012	Avg	5,275	N	N	5501 NE 7TH PL
4	0	194600	0180	03/16/12	\$449,950	\$573,000	2,460	8	2012	Avg	6,260	N	N	5519 NE 7TH PL
4	0	770820	0600	07/18/14	\$498,000	\$511,000	2,480	8	2009	Avg	4,136	N	N	654 KITSAP AVE NE
4	0	177623	0220	06/26/14	\$414,000	\$426,000	2,490	8	2012	Avg	4,540	N	N	4730 NE 14TH ST
4	0	194600	0050	08/20/13	\$500,000	\$550,000	2,490	8	2012	Avg	5,024	N	N	5616 NE 7TH PL
4	0	194600	0050	02/16/12	\$445,950	\$573,000	2,490	8	2012	Avg	5,024	N	N	5616 NE 7TH PL
4	0	194600	0080	08/21/12	\$445,950	\$541,000	2,490	8	2012	Avg	5,652	N	N	5532 NE 7TH PL
4	0	194600	0170	07/06/12	\$454,950	\$560,000	2,490	8	2012	Avg	5,536	N	N	5513 NE 7TH PL
4	0	194600	0190	06/06/12	\$445,950	\$554,000	2,490	8	2012	Avg	5,000	N	N	5525 NE 7TH PL
4	0	194600	0040	02/13/12	\$439,950	\$566,000	2,500	8	2012	Avg	5,024	N	N	5622 NE 7TH PL
4	0	194600	0120	09/18/12	\$454,950	\$548,000	2,500	8	2012	Avg	5,024	N	N	5508 NE 7TH PL
4	0	194600	0220	03/13/12	\$439,950	\$561,000	2,500	8	2012	Avg	5,000	N	N	5609 NE 7TH PL
4	0	194600	0250	07/12/12	\$447,950	\$550,000	2,500	8	2012	Avg	4,851	N	N	5627 NE 7TH PL
4	0	770820	0100	11/27/13	\$415,000	\$446,000	2,510	8	2006	Avg	5,145	N	N	5601 NE 6TH ST
4	0	770820	0670	07/23/14	\$490,000	\$502,000	2,510	8	2010	Avg	4,349	N	N	625 KITSAP AVE NE
4	0	160473	0010	08/15/13	\$493,560	\$543,000	2,510	8	2013	Avg	4,453	N	N	802 MOUNT BAKER PL NE
4	0	160473	0050	03/03/14	\$537,341	\$566,000	2,510	8	2014	Avg	4,682	N	N	826 MT BAKER PL NE
4	0	112305	9115	09/20/12	\$375,000	\$451,000	2,530	8	2003	Avg	8,573	N	N	412 ORCAS PL NE
4	0	102305	9487	03/07/13	\$459,950	\$528,000	2,540	8	2012	Avg	5,917	N	N	1018 CHELAN AVE NE
4	0	344990	0160	08/07/13	\$415,000	\$458,000	2,550	8	2005	Avg	4,733	N	N	4202 NE 9TH PL
4	0	921100	0070	03/04/14	\$483,500	\$509,000	2,550	8	2012	Avg	6,467	N	N	5251 NE 10TH ST
4	0	102305	9481	01/09/13	\$410,000	\$478,000	2,570	8	2012	Avg	4,757	N	N	1008 CHELAN PL NE
4	0	102305	9482	02/01/13	\$419,950	\$486,000	2,570	8	2012	Avg	4,760	N	N	1014 CHELAN PL NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	102305	9246	05/14/14	\$437,000	\$454,000	2,580	8	2008	Avg	5,200	N	N	808 HOQUIAM AVE NE
4	0	894641	0430	02/04/13	\$399,000	\$462,000	2,580	8	2012	Avg	6,550	N	N	4124 NE 6TH PL
4	0	029381	0390	05/23/14	\$470,000	\$487,000	2,580	8	2007	Avg	4,817	N	N	5107 NE 8TH CT
4	0	521450	0290	12/02/13	\$460,000	\$494,000	2,590	8	2005	Avg	7,875	N	N	567 SHADOW AVE NE
4	0	029381	0020	01/10/13	\$339,000	\$395,000	2,590	8	2007	Avg	5,856	N	N	5124 NE 8TH CT
4	0	029381	0270	10/10/13	\$415,000	\$451,000	2,590	8	2007	Avg	5,314	N	N	5205 NE 8TH PL
4	0	521451	0080	06/19/13	\$470,000	\$525,000	2,600	8	2005	Avg	8,554	N	N	714 ROSARIO PL NE
4	0	160473	0020	09/04/13	\$494,950	\$542,000	2,600	8	2013	Avg	4,557	N	N	808 MT BAKER PL NE
4	0	664950	0060	07/29/14	\$440,000	\$451,000	2,610	8	2006	Avg	8,256	N	N	4810 NE 7TH PL
4	0	102305	9484	05/22/13	\$429,950	\$483,000	2,620	8	2013	Avg	4,500	N	N	1011 CHELAN PL NE
4	0	344990	0090	10/10/13	\$403,500	\$438,000	2,630	8	2004	Avg	5,379	N	N	4205 NE 9TH PL
4	0	344990	0010	03/14/14	\$416,000	\$437,000	2,660	8	2004	Avg	5,254	N	N	4218 NE 9TH CIR
4	0	344990	0030	09/11/14	\$423,000	\$430,000	2,660	8	2004	Avg	5,539	N	N	4219 NE 9TH CIR
4	0	770820	0800	06/18/13	\$498,500	\$557,000	2,660	8	2008	Avg	6,490	N	N	710 KITSAP AVE NE
4	0	770820	1030	12/04/12	\$501,000	\$590,000	2,670	8	2008	Avg	4,849	N	N	707 MOUNT BAKER AVE NE
4	0	640351	0090	11/11/14	\$437,500	\$441,000	2,680	8	1998	Avg	7,513	N	N	4312 NE 7TH PL
4	0	102305	9500	04/21/14	\$518,000	\$540,000	2,680	8	2012	Avg	5,686	N	N	502 JERICHO AVE NE
4	0	102305	9500	10/18/12	\$439,950	\$525,000	2,680	8	2012	Avg	5,686	N	N	502 JERICHO AVE NE
4	0	102305	9483	01/07/13	\$429,950	\$501,000	2,690	8	2012	Avg	4,500	N	N	1017 CHELAN PL NE
4	0	102305	9165	02/18/14	\$529,950	\$559,000	2,700	8	2013	Avg	6,727	N	N	779 HOQUIAM AVE NE
4	0	640350	0060	07/24/12	\$355,000	\$434,000	2,710	8	1996	Avg	7,542	N	N	4325 NE 6TH CT
4	0	640351	0110	08/23/12	\$345,000	\$418,000	2,710	8	1998	Avg	7,307	N	N	4402 NE 7TH PL
4	0	921101	0690	03/21/14	\$485,000	\$509,000	2,710	8	2008	Avg	5,003	N	N	871 JERICHO PL NE
4	0	160473	0030	08/20/13	\$521,497	\$573,000	2,710	8	2013	Avg	4,682	N	N	814 MOUNT BAKER PL NE
4	0	160473	0070	10/21/13	\$519,330	\$563,000	2,710	8	2013	Avg	4,682	N	N	838 MOUNT BAKER PL NE
4	0	160473	0090	11/07/13	\$563,426	\$608,000	2,710	8	2013	Avg	4,682	N	N	850 MT BAKER PL NE
4	0	160473	0120	10/29/13	\$565,887	\$612,000	2,710	8	2013	Avg	4,750	N	N	5618 NE 8TH PL
4	0	160473	0180	08/19/14	\$581,850	\$594,000	2,710	8	2014	Avg	4,500	N	N	823 MT BAKER AVE NE
4	0	102305	9430	12/20/14	\$420,000	\$421,000	2,720	8	2002	Avg	8,622	N	N	765 VASHON AVE NE
4	0	102305	9486	10/11/13	\$459,950	\$500,000	2,730	8	2013	Avg	6,536	N	N	4602 NE 10TH ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	921101	0130	12/04/13	\$475,000	\$510,000	2,740	8	2009	Avg	6,289	N	N	912 ILWACO PL NE
4	0	344990	0140	04/25/12	\$345,000	\$434,000	2,750	8	2006	Avg	7,630	N	N	4124 NE 9TH PL
4	0	177623	0200	09/16/13	\$370,000	\$404,000	2,770	8	2008	Avg	4,296	N	N	1365 ELMA PL NE
4	0	160473	0210	10/17/13	\$656,450	\$712,000	2,770	8	2013	Avg	5,223	N	N	805 MOUNT BAKER AVE NE
4	0	921101	0010	10/19/12	\$429,450	\$512,000	2,790	8	2009	Avg	4,536	N	N	5222 NE 9TH PL
4	0	102305	9465	05/13/14	\$505,000	\$524,000	2,790	8	2009	Avg	5,602	N	N	5132 NE 8TH ST
4	0	770820	0660	07/30/12	\$449,000	\$549,000	2,800	8	2009	Avg	4,262	N	N	619 KITSAP AVE NE
4	0	160473	0240	04/08/14	\$635,778	\$665,000	2,810	8	2014	Avg	6,029	N	N	5613 NE 8TH ST
4	0	160473	0280	08/26/13	\$603,697	\$663,000	2,810	8	2013	Avg	5,999	N	N	807 NE 8TH ST
4	0	160473	0310	01/29/14	\$692,278	\$734,000	2,810	8	2014	Avg	5,999	N	N	825 MT BAKER PL NE
4	0	160473	0350	09/13/13	\$608,154	\$665,000	2,810	8	2013	Avg	5,999	N	N	818 MOUNT BAKER AVE NE
4	0	638930	0010	04/03/13	\$520,476	\$593,000	2,830	8	2013	Avg	6,903	N	N	700 PASCO PL NE
4	0	638930	0080	03/08/13	\$536,757	\$616,000	2,830	8	2013	Avg	8,181	N	N	5814 NE 7TH PL
4	0	770820	0340	10/14/13	\$490,000	\$532,000	2,840	8	2006	Avg	5,640	N	N	520 KITSAP AVE NE
4	0	770820	0360	06/11/13	\$499,999	\$559,000	2,840	8	2006	Avg	5,640	N	N	508 KITSAP AVE NE
4	0	664950	0101	11/19/13	\$475,000	\$511,000	2,840	8	2007	Avg	6,243	N	N	745 DUVALL PL NE
4	0	638930	0040	04/03/13	\$515,573	\$587,000	2,840	8	2013	Avg	8,503	N	N	5838 NE 7TH PL
4	0	102305	9509	12/10/13	\$514,950	\$552,000	2,840	8	2013	Avg	6,728	N	N	785 HOQUIAM AVE NE
4	0	638930	0100	11/07/12	\$509,950	\$605,000	2,850	8	2013	Avg	8,181	N	N	5802 NE 7TH PL
4	0	160473	0190	01/03/14	\$591,233	\$630,000	2,850	8	2014	Avg	4,500	N	N	817 MT BAKER AVE NE
4	0	102305	9005	06/27/13	\$440,000	\$490,000	2,890	8	2012	Avg	6,604	N	N	4650 NE 10TH ST
4	0	102305	9485	06/27/13	\$445,950	\$497,000	2,890	8	2013	Avg	6,300	N	N	4608 NE 10TH ST
4	0	770818	0130	09/06/12	\$496,801	\$600,000	2,900	8	2012	Avg	8,251	N	N	517 LYONS PL NE
4	0	102305	9507	02/14/14	\$549,950	\$581,000	2,900	8	2013	Avg	6,733	N	N	4925 NE 8TH ST
4	0	102305	9511	10/20/14	\$527,000	\$533,000	2,900	8	2013	Avg	6,736	N	N	5017 NE 8TH ST
4	0	770818	0060	11/16/12	\$509,950	\$603,000	2,910	8	2012	Avg	7,027	N	N	5612 NE 5TH CIR
4	0	160473	0160	05/19/14	\$635,279	\$659,000	2,910	8	2014	Avg	5,135	N	N	835 MT BAKER AVE NE
4	0	160473	0230	09/20/13	\$587,887	\$642,000	2,910	8	2013	Avg	5,000	N	N	5607 NE 8TH ST
4	0	770820	0280	06/21/13	\$565,500	\$631,000	2,920	8	2006	Avg	4,399	N	N	5609 NE 5TH CT
4	0	770820	0880	09/23/14	\$562,500	\$571,000	2,920	8	2007	Avg	6,327	N	N	668 LYONS AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	770818	0020	07/17/12	\$514,000	\$630,000	2,920	8	2012	Avg	6,782	N	N	5508 NE 5TH CIR
4	0	770818	0040	05/03/14	\$625,000	\$650,000	2,920	8	2012	Avg	6,605	N	N	5600 NE 5TH CIR
4	0	770818	0040	06/26/12	\$498,000	\$615,000	2,920	8	2012	Avg	6,605	N	N	5600 NE 5TH CIR
4	0	160473	0200	08/20/13	\$635,726	\$699,000	2,920	8	2013	Avg	4,500	N	N	811 MOUNT BAKER AVE NE
4	0	102305	9510	06/30/14	\$549,950	\$566,000	2,970	8	2013	Avg	6,736	N	N	5023 NE 8TH ST
4	0	640350	0120	03/26/14	\$448,000	\$469,000	2,990	8	1996	Avg	8,067	N	N	4306 NE 6TH CT
4	0	640350	0570	06/12/14	\$498,500	\$515,000	2,990	8	1996	Avg	7,420	N	N	4217 NE 7TH ST
4	0	640351	0130	11/14/14	\$490,000	\$493,000	2,990	8	1997	Avg	7,200	N	N	4418 NE 7TH PL
4	0	770818	0110	10/23/12	\$501,216	\$597,000	3,000	8	2012	Avg	6,786	N	N	5511 NE 5TH CIR
4	0	160473	0060	10/04/13	\$529,950	\$577,000	3,000	8	2013	Avg	4,557	N	N	832 MOUNT BAKER PL NE
4	0	160473	0140	11/21/13	\$597,479	\$643,000	3,000	8	2013	Avg	4,750	N	N	5606 NE 8TH PL
4	0	160473	0170	01/22/14	\$615,122	\$653,000	3,000	8	2014	Avg	4,499	N	N	829 MT BAKER AVE NE
4	0	160473	0220	08/19/14	\$639,407	\$652,000	3,000	8	2014	Avg	6,071	N	N	5601 NE 8TH ST
4	0	160473	0270	11/19/13	\$600,153	\$646,000	3,000	8	2013	Avg	6,698	N	N	801 MOUNT BAKER PL NE
4	0	160473	0300	04/22/14	\$631,535	\$658,000	3,000	8	2014	Avg	5,999	N	N	819 MT BAKER PL NE
4	0	160473	0360	07/22/14	\$634,867	\$651,000	3,000	8	2014	Avg	6,000	N	N	812 MT BAKER AVE NE
4	0	921101	0190	04/07/14	\$495,000	\$518,000	3,010	8	2008	Avg	5,793	N	N	5105 NE 7TH PL
4	0	921101	0320	07/09/14	\$538,000	\$553,000	3,010	8	2009	Avg	7,014	N	N	756 ILWACO PL NE
4	0	921101	0840	11/12/14	\$530,000	\$534,000	3,010	8	2008	Avg	9,000	N	N	974 JERICHO PL NE
4	0	638930	0020	06/07/13	\$518,079	\$580,000	3,020	8	2013	Avg	5,592	N	N	701 PASCO PL NE
4	0	921101	0210	10/27/13	\$480,000	\$519,000	3,030	8	2008	Avg	4,831	N	N	5117 NE 7TH PL
4	0	921101	0300	07/07/14	\$509,900	\$524,000	3,030	8	2009	Avg	9,053	N	N	5271 NE 7TH PL
4	0	770818	0050	10/23/12	\$498,411	\$594,000	3,030	8	2012	Avg	9,752	N	N	5608 NE 5TH CIR
4	0	640351	0060	08/22/13	\$519,900	\$571,000	3,060	8	1997	Avg	8,981	N	N	4301 NE 7TH PL
4	0	921101	0860	11/15/13	\$519,000	\$559,000	3,060	8	2009	Avg	5,650	N	N	983 KITSAP AVE NE
4	0	770818	0090	08/29/12	\$490,000	\$593,000	3,060	8	2012	Avg	7,970	N	N	5605 NE 5TH CIR
4	0	770818	0100	10/24/12	\$516,800	\$616,000	3,060	8	2012	Avg	9,100	N	N	5515 NE 5TH CIR
4	0	770818	0120	08/01/12	\$509,950	\$623,000	3,060	8	2012	Avg	6,791	N	N	5507 NE 5TH CIR
4	0	638930	0090	06/25/13	\$521,490	\$581,000	3,060	8	2013	Avg	8,181	N	N	5808 NE 7TH PL
4	0	521450	0080	08/27/13	\$505,000	\$554,000	3,070	8	2005	Avg	7,460	N	N	6211 NE 4TH CT

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	521450	0560	09/06/12	\$499,950	\$604,000	3,070	8	2005	Avg	10,159	N	N	601 ROSARIO PL NE
4	0	638930	0050	03/18/13	\$539,564	\$617,000	3,070	8	2013	Avg	7,012	N	N	5832 NE 7TH PL
4	0	638930	0070	12/19/12	\$525,450	\$616,000	3,070	8	2013	Avg	7,012	N	N	5820 NE 7TH PL
4	0	638930	0110	06/26/13	\$550,000	\$613,000	3,070	8	2013	Avg	8,181	N	N	5718 NE 7TH PL
4	0	160473	0380	12/18/13	\$613,476	\$656,000	3,080	8	2013	Avg	6,664	N	N	5602 NE 8TH ST
4	0	638930	0060	04/04/13	\$531,078	\$605,000	3,110	8	2013	Avg	7,012	N	N	5826 NE 7TH PL
4	0	770818	0070	02/27/13	\$534,543	\$615,000	3,120	8	2012	Avg	6,607	N	N	5617 NE 5TH CIR
4	0	102305	9464	10/09/13	\$486,500	\$529,000	3,170	8	2009	Avg	5,602	N	N	5126 NE 8TH ST
4	0	770818	0010	09/12/12	\$513,748	\$619,000	3,180	8	2012	Avg	7,378	N	N	5502 NE 5TH CIR
4	0	770818	0080	09/18/12	\$507,000	\$610,000	3,180	8	2012	Avg	7,050	N	N	5611 NE 5TH CIR
4	0	160473	0290	11/06/13	\$692,456	\$748,000	3,200	8	2013	Avg	6,000	N	N	813 MOUNT BAKER PL NE
4	0	921101	0820	02/24/12	\$499,950	\$641,000	3,230	8	2011	Avg	6,327	N	N	978 KITSAP AVE NE
4	0	160473	0370	03/14/14	\$657,745	\$691,000	3,230	8	2014	Avg	5,999	N	N	806 MT BAKER AVE NE
4	0	921101	0200	12/13/13	\$474,000	\$508,000	3,250	8	2008	Avg	7,558	N	N	5111 NE 7TH PL
4	0	921101	0220	11/04/14	\$530,000	\$534,000	3,250	8	2008	Avg	4,500	N	N	5151 NE 7TH PL
4	0	921101	0260	06/17/14	\$519,000	\$535,000	3,250	8	2009	Avg	4,500	N	N	5209 NE 7TH PL
4	0	921101	0800	09/27/13	\$495,000	\$539,000	3,250	8	2008	Avg	6,574	N	N	987 JERICHO PL NE
4	0	921101	0900	06/18/14	\$580,000	\$598,000	3,250	8	2008	Avg	5,000	N	N	976 JERICHO PL NE
4	0	160473	0080	11/25/13	\$565,819	\$608,000	3,270	8	2013	Avg	4,714	N	N	844 MT BAKER PL NE
4	0	921101	0020	11/06/12	\$465,000	\$552,000	3,280	8	2009	Avg	4,607	N	N	5216 NE 9TH PL
4	0	921101	0100	10/07/13	\$487,000	\$529,000	3,290	8	2009	Avg	5,720	N	N	907 ILWACO PL NE
4	0	921101	0810	01/23/13	\$539,950	\$627,000	3,325	8	2013	Avg	8,572	N	N	984 KITSAP AVE NE
4	0	770818	0030	09/13/12	\$567,042	\$684,000	3,700	8	2012	Avg	6,782	N	N	5514 NE 5TH CIR
4	0	160473	0320	05/14/14	\$701,198	\$728,000	3,930	8	2014	Avg	6,770	N	N	831 MT BAKER PL NE
4	0	716810	0100	07/28/14	\$589,978	\$604,000	1,730	9	2014	Avg	4,764	N	N	629 FIELD PL NE
4	0	716810	0110	05/07/14	\$549,950	\$572,000	1,730	9	2014	Avg	4,650	N	N	623 FIELD PL NE
4	0	716810	0120	03/31/14	\$549,950	\$576,000	1,730	9	2014	Avg	4,650	N	N	617 FIELD PL NE
4	0	716810	0130	02/27/14	\$544,950	\$574,000	1,730	9	2014	Avg	4,650	N	N	611 FIELD PL NE
4	0	716810	0140	12/26/13	\$554,712	\$592,000	1,730	9	2013	Avg	4,650	N	N	605 FIELD PL NE
4	0	238520	0090	09/21/12	\$391,000	\$470,000	2,380	9	1999	Good	5,284	N	N	807 CHELAN PL NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	113745	0100	08/20/13	\$529,950	\$583,000	2,400	9	2013	Avg	5,116	N	N	5230 NE 11TH CT
4	0	238520	0010	08/23/13	\$422,000	\$464,000	2,540	9	1999	Avg	6,610	N	N	800 CHELAN PL NE
4	0	238520	0050	06/20/14	\$425,000	\$438,000	2,540	9	1999	Avg	5,612	N	N	824 CHELAN PL NE
4	0	716810	0060	01/22/14	\$519,168	\$551,000	2,540	9	2014	Avg	4,648	N	N	604 FIELD PL NE
4	0	112305	9118	06/24/13	\$499,000	\$556,000	2,580	9	2004	Avg	9,480	N	N	459 NILE PL NE
4	0	112305	9124	11/02/12	\$410,000	\$487,000	2,660	9	2007	Avg	9,149	N	N	478 NILE AVE NE
4	0	231680	0020	06/27/14	\$560,000	\$577,000	2,710	9	2003	Avg	6,583	N	N	606 ORCAS AVE NE
4	0	102305	9282	04/04/14	\$520,000	\$544,000	2,740	9	2014	Avg	7,280	N	N	4103 NE 6TH PL
4	0	102305	9285	03/12/14	\$525,000	\$552,000	2,740	9	2014	Avg	14,810	N	N	4109 NE 6TH PL
4	0	113745	0030	06/07/13	\$489,950	\$549,000	2,790	9	2013	Avg	6,140	N	N	5126 NE 11TH CT
4	0	113745	0070	04/29/13	\$474,950	\$537,000	2,790	9	2013	Avg	6,140	N	N	5216 NE 11TH CT
4	0	113745	0080	05/22/13	\$434,950	\$489,000	2,810	9	2013	Avg	4,899	N	N	5220 NE 11TH CT
4	0	113745	0120	07/29/14	\$487,500	\$499,000	2,810	9	2013	Avg	6,296	N	N	5114 NE 11TH CT
4	0	113745	0120	02/20/13	\$442,950	\$510,000	2,810	9	2013	Avg	6,296	N	N	5114 NE 11TH CT
4	0	029385	0220	09/18/12	\$417,000	\$502,000	2,830	9	2006	Avg	7,052	N	N	1218 LYONS AVE NE
4	0	029385	0300	03/22/13	\$486,500	\$556,000	2,830	9	2006	Avg	6,326	N	N	5408 NE 13TH ST
4	0	113745	0010	01/31/13	\$439,950	\$510,000	2,850	9	2013	Avg	5,884	N	N	5102 NE 11TH CT
4	0	113745	0140	06/19/13	\$454,950	\$508,000	2,850	9	2013	Avg	5,625	N	N	5208 NE 11TH CT
4	0	770821	0050	06/10/14	\$525,000	\$542,000	2,880	9	2006	Avg	8,364	N	N	411 KITSAP AVE NE
4	0	102305	9181	12/01/14	\$549,950	\$552,000	2,920	9	2014	Avg	9,975	N	N	4916 NE 7TH ST
4	0	112305	9125	05/09/13	\$523,000	\$590,000	2,950	9	2006	Avg	10,003	N	N	415 PASCO PL NE
4	0	112305	9125	12/08/14	\$551,500	\$553,000	2,950	9	2006	Avg	10,003	N	N	415 PASCO PL NE
4	0	112305	9126	07/03/14	\$554,950	\$571,000	2,950	9	2006	Avg	10,254	N	N	409 PASCO PL NE
4	0	029385	0240	12/15/14	\$528,052	\$529,000	2,970	9	2006	Avg	8,177	N	N	5401 NE 13TH ST
4	0	102305	9475	06/03/13	\$599,950	\$673,000	2,980	9	2013	Avg	8,000	N	N	5436 NE 10TH ST
4	0	231680	0100	11/05/14	\$525,000	\$529,000	2,990	9	2003	Avg	6,725	N	N	647 ORCAS AVE NE
4	0	935330	0640	03/21/12	\$465,000	\$592,000	3,000	9	2008	Avg	10,723	N	N	12414 155TH AVE SE
4	0	102305	9149	07/03/12	\$439,950	\$542,000	3,010	9	2012	Avg	9,147	N	N	651 HOQUIAM AVE NE
4	0	770821	0010	09/05/12	\$415,000	\$501,000	3,010	9	2006	Avg	7,544	N	N	422 KITSAP AVE NE
4	0	113745	0130	06/17/13	\$469,950	\$525,000	3,020	9	2013	Avg	5,625	N	N	5120 NE 11TH CT

Improved Sales Used in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	102305	9229	05/07/13	\$489,950	\$553,000	3,030	9	2012	Avg	6,736	N	N	5005 NE 8TH ST
4	0	770821	0070	06/17/14	\$535,000	\$552,000	3,070	9	2006	Avg	7,201	N	N	5351 NE 4TH CT
4	0	113745	0090	10/29/13	\$559,950	\$606,000	3,070	9	2013	Avg	5,727	N	N	5224 NE 11TH CT
4	0	102305	9359	08/14/12	\$545,000	\$663,000	3,080	9	2012	Avg	8,680	N	N	5515 NE 10TH ST
4	0	102305	9501	09/05/12	\$499,950	\$604,000	3,080	9	2012	Avg	7,300	N	N	510 JERICHO AVE NE
4	0	102305	9502	12/20/12	\$499,950	\$586,000	3,080	9	2012	Avg	7,300	N	N	516 JERICHO AVE NE
4	0	102305	9503	09/24/12	\$479,950	\$577,000	3,080	9	2012	Avg	5,790	N	N	522 JERICHO AVE NE
4	0	716810	0010	11/18/13	\$599,950	\$646,000	3,080	9	2013	Avg	5,813	N	N	603 GRAHAM AVE NE
4	0	716810	0030	06/18/14	\$559,950	\$578,000	3,080	9	2014	Avg	4,661	N	N	613 GRAHAM AVE NE
4	0	716810	0040	04/04/14	\$588,034	\$615,000	3,080	9	2014	Avg	4,662	N	N	619 GRAHAM AVE NE
4	0	716810	0070	12/16/13	\$548,514	\$587,000	3,080	9	2013	Avg	4,648	N	N	610 FIELD PL NE
4	0	716810	0080	02/06/14	\$544,198	\$576,000	3,080	9	2014	Avg	4,648	N	N	616 FIELD PL NE
4	0	716810	0015	10/09/14	\$579,950	\$587,000	3,080	9	2014	Avg	5,752	N	N	600 FIELD PL NE
4	0	113745	0110	05/31/13	\$539,950	\$606,000	3,090	9	2013	Avg	7,203	N	N	5236 NE 11TH CT
4	0	921100	0110	10/03/14	\$525,000	\$532,000	3,130	9	2008	Avg	5,795	N	N	1010 HOQUIAM AVE NE
4	0	935330	0530	05/06/13	\$568,888	\$642,000	3,140	9	2013	Avg	10,726	N	N	12219 156TH AVE SE
4	0	102305	9180	04/02/13	\$496,888	\$566,000	3,150	9	2012	Avg	6,736	N	N	5011 NE 8TH ST
4	0	935330	0730	02/07/12	\$505,950	\$653,000	3,200	9	2012	Avg	10,723	N	N	12632 155TH AVE SE
4	0	102305	9504	07/12/12	\$499,950	\$614,000	3,200	9	2012	Avg	8,120	N	N	5311 NE 5TH CIR
4	0	102305	9506	05/17/12	\$495,950	\$620,000	3,200	9	2012	Avg	7,099	N	N	5318 NE 5TH CIR
4	0	921100	0170	10/08/14	\$570,000	\$577,000	3,230	9	2008	Avg	7,187	N	N	5132 NE 10TH ST
4	0	113745	0040	04/22/13	\$499,000	\$566,000	3,260	9	2013	Avg	4,912	N	N	5132 NE 11TH CT
4	0	113745	0060	07/26/13	\$510,728	\$565,000	3,260	9	2013	Avg	6,140	N	N	5204 NE 11TH CT
4	0	113745	0150	08/01/13	\$519,950	\$574,000	3,260	9	2013	Avg	5,625	N	N	5212 NE 11TH CT
4	0	273920	0030	11/18/14	\$636,000	\$640,000	3,270	9	2014	Avg	9,290	N	N	5709 NE 6TH ST
4	0	102305	9508	06/10/14	\$579,950	\$599,000	3,320	9	2013	Avg	6,733	N	N	4917 NE 8TH ST
4	0	113745	0020	04/18/13	\$489,813	\$556,000	3,330	9	2013	Avg	6,140	N	N	5108 NE 11TH CT
4	0	113745	0050	04/01/13	\$500,000	\$570,000	3,330	9	2013	Avg	4,912	N	N	5200 NE 11TH CT
4	0	770821	0040	09/03/13	\$442,500	\$485,000	3,370	9	2006	Avg	10,315	N	N	415 KITSAP AVE NE
4	0	770821	0040	09/12/14	\$561,000	\$570,000	3,370	9	2006	Avg	10,315	N	N	415 KITSAP AVE NE

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Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	102305	9505	10/30/12	\$519,950	\$618,000	3,460	9	2012	Avg	8,120	N	N	5312 NE 5TH CIR
4	0	112305	9128	10/09/13	\$689,950	\$750,000	3,290	10	2013	Avg	11,815	N	N	5851 NE 8TH ST
4	0	112305	9077	07/08/13	\$689,950	\$767,000	3,420	10	2013	Avg	14,089	N	N	5859 NE 8TH ST
4	0	935330	0910	11/05/13	\$730,000	\$788,000	5,340	10	2008	Avg	10,723	N	N	12411 155TH AVE SE
5	0	152305	9100	09/02/14	\$320,000	\$326,000	1,740	5	1958	Good	27,350	N	N	4921 SE 2ND PL
5	0	221610	0230	11/12/12	\$225,000	\$267,000	930	6	1969	Good	10,890	N	N	14309 141ST CT SE
5	0	510420	0140	04/17/12	\$195,000	\$246,000	980	6	1969	Good	10,101	N	N	14645 SE 140TH PL
5	0	416990	0040	06/28/13	\$235,000	\$262,000	1,010	6	1968	Good	10,200	N	N	14001 145TH AVE SE
5	0	510420	0380	10/14/14	\$265,000	\$268,000	1,010	6	1969	VGood	14,948	N	N	14623 SE 140TH ST
5	0	510422	0040	06/23/12	\$250,000	\$309,000	1,100	6	1969	Good	9,870	N	N	14225 147TH PL SE
5	0	510422	0070	02/14/12	\$216,000	\$278,000	1,100	6	1969	Good	10,480	N	N	14247 147TH PL SE
5	0	510420	0060	10/08/13	\$241,000	\$262,000	1,180	6	1969	Avg	9,558	N	N	14620 SE 142ND ST
5	0	510420	0550	12/17/13	\$255,000	\$273,000	1,180	6	1969	VGood	9,600	N	N	14043 146TH AVE SE
5	0	510420	0630	08/09/13	\$265,000	\$292,000	1,200	6	1968	VGood	9,600	N	N	14004 145TH AVE SE
5	0	510422	0010	09/16/13	\$275,000	\$300,000	1,270	6	1969	VGood	10,857	N	N	14637 SE 142ND ST
5	0	221610	0290	10/23/12	\$263,000	\$313,000	1,340	6	1969	VGood	9,800	N	N	14008 SE 144TH ST
5	0	510420	0320	02/11/14	\$290,000	\$307,000	1,440	6	1969	VGood	9,600	N	N	14620 SE 140TH PL
5	0	510420	0150	03/10/14	\$323,000	\$340,000	1,630	6	1969	VGood	10,104	N	N	14651 SE 140TH PL
5	0	510420	0390	11/26/13	\$325,000	\$349,000	1,740	6	1969	Good	10,143	N	N	14627 SE 140TH ST
5	0	084710	0078	08/18/14	\$330,000	\$337,000	1,850	6	2005	Avg	14,986	N	N	134 JERICO AVE NE
5	0	321110	0950	10/30/12	\$242,000	\$288,000	950	7	1962	Good	8,450	N	N	414 CHELAN AVE SE
5	0	252500	0390	02/20/14	\$320,000	\$338,000	1,000	7	1981	Avg	8,080	N	N	4309 SE 1ST PL
5	0	321100	0040	12/04/14	\$255,000	\$256,000	1,020	7	1959	Avg	11,410	N	N	4209 SE 2ND PL
5	0	321100	0130	01/28/13	\$191,800	\$222,000	1,020	7	1959	Good	8,400	N	N	4304 SE 3RD ST
5	0	512710	0070	12/12/13	\$295,000	\$316,000	1,070	7	1975	Good	9,975	N	N	14253 145TH PL SE
5	0	252500	0280	09/28/13	\$345,000	\$376,000	1,080	7	1981	Good	9,102	N	N	4110 SE 1ST PL
5	0	510420	0400	06/13/14	\$285,000	\$294,000	1,100	7	1969	Good	9,443	N	N	14631 SE 140TH ST
5	0	321110	0240	05/29/14	\$349,000	\$361,000	1,120	7	1981	VGood	7,800	N	N	4524 SE 4TH ST
5	0	321110	0310	03/19/13	\$285,000	\$326,000	1,120	7	1981	Avg	8,040	N	N	4433 SE 4TH ST
5	0	144450	0030	05/10/13	\$185,000	\$209,000	1,130	7	1962	Avg	9,601	N	N	5522 NE 2ND ST

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Area 032 -- 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	252500	0510	11/06/14	\$328,000	\$331,000	1,130	7	1983	Avg	7,650	N	N	220 VASHON AVE SE
5	0	321110	0160	02/25/14	\$333,000	\$351,000	1,180	7	1980	Good	7,800	N	N	4414 SE 4TH ST
5	0	321110	0370	06/28/12	\$275,000	\$339,000	1,180	7	1980	Good	8,400	N	N	413 CHELAN AVE SE
5	0	321110	0680	09/23/13	\$400,000	\$436,000	1,180	7	1980	VGood	23,275	N	N	4125 SE 4TH PL
5	0	512700	0410	06/27/14	\$350,000	\$360,000	1,180	7	1968	Good	14,322	N	N	13826 SE 141ST ST
5	0	512700	0540	08/30/13	\$255,100	\$280,000	1,190	7	1966	Good	9,570	N	N	13820 SE 142ND ST
5	0	108030	0010	08/27/13	\$285,000	\$313,000	1,200	7	1978	Good	9,548	N	N	13920 147TH PL SE
5	0	512710	0150	10/03/13	\$320,000	\$348,000	1,200	7	1969	VGood	9,870	N	N	14228 145TH PL SE
5	0	162305	9057	06/02/12	\$212,500	\$264,000	1,210	7	1980	Good	10,800	N	N	107 UNION AVE NE
5	0	107935	0090	06/17/14	\$332,000	\$342,000	1,270	7	1993	Avg	9,406	N	N	4220 NE 2ND ST
5	0	108030	0230	03/26/13	\$285,000	\$325,000	1,280	7	1978	VGood	9,750	N	N	14635 SE 138TH PL
5	0	512710	0190	05/20/14	\$290,000	\$301,000	1,280	7	1969	Avg	10,716	N	N	14521 SE 142ND ST
5	0	252550	0020	03/25/13	\$295,000	\$337,000	1,290	7	1985	Avg	9,562	N	N	121 UNION CT NE
5	0	252550	0260	11/24/14	\$331,000	\$333,000	1,300	7	1986	Avg	9,079	N	N	104 BREMERTON PL NE
5	0	252550	0120	09/30/13	\$303,000	\$330,000	1,310	7	1986	Avg	7,229	N	N	116 VASHON CT NE
5	0	512700	0660	02/03/14	\$265,000	\$281,000	1,320	7	1968	Good	9,600	N	N	14219 140TH AVE SE
5	0	010030	0020	01/30/13	\$295,000	\$342,000	1,320	7	2010	Avg	3,307	N	N	363 FIELD PL NE
5	0	281630	0070	03/11/13	\$255,000	\$292,000	1,330	7	1969	Avg	15,902	N	N	4500 SE 2ND ST
5	0	321100	0320	07/17/12	\$229,500	\$281,000	1,350	7	1959	Good	8,400	N	N	4321 SE 3RD ST
5	0	321110	0570	08/11/14	\$317,500	\$324,000	1,360	7	1979	Good	9,000	N	N	407 ANACORTES AVE SE
5	0	692800	0440	07/18/14	\$301,950	\$310,000	1,370	7	1988	Good	9,288	N	N	5004 SE 2ND ST
5	0	152305	9059	12/18/12	\$295,000	\$346,000	1,400	7	1968	VGood	65,340	N	N	14231 SE 138TH ST
5	0	152305	9204	11/18/12	\$272,000	\$322,000	1,400	7	1985	VGood	14,374	N	N	14036 SE 141ST ST
5	0	146340	0040	07/31/13	\$320,000	\$354,000	1,420	7	1985	Good	10,150	N	N	14205 154TH AVE SE
5	0	512700	0580	03/19/13	\$400,000	\$457,000	1,420	7	1967	VGood	10,179	N	N	13806 SE 144TH ST
5	0	512710	0010	06/27/13	\$288,000	\$321,000	1,420	7	1968	Good	10,650	N	N	14205 145TH PL SE
5	0	859820	0070	12/08/14	\$278,000	\$279,000	1,420	7	2004	Avg	2,229	N	N	4014 NE 3RD LN
5	0	859820	0070	12/21/12	\$219,500	\$257,000	1,420	7	2004	Avg	2,229	N	N	4014 NE 3RD LN
5	0	512700	1170	05/28/14	\$266,200	\$276,000	1,430	7	1966	Good	9,600	N	N	14217 SE 144TH ST
5	0	010030	0280	10/20/14	\$355,000	\$359,000	1,430	7	2010	Avg	4,777	N	N	5001 NE 3RD ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	321110	1000	03/13/14	\$279,500	\$294,000	1,460	7	1961	Good	8,450	N	N	306 CHELAN AVE SE
5	0	269010	0120	11/06/12	\$269,950	\$320,000	1,470	7	2013	Avg	1,278	N	N	3800 NE 3RD PL
5	0	269010	0130	05/10/12	\$255,950	\$321,000	1,470	7	2012	Avg	1,292	N	N	3801 NE 3RD PL
5	0	252500	0220	03/28/14	\$292,000	\$306,000	1,480	7	1981	Good	7,725	N	N	4134 SE 1ST PL
5	0	252500	0310	04/03/13	\$293,450	\$334,000	1,480	7	1981	Good	9,570	N	N	4109 SE 1ST PL
5	0	107935	0020	08/21/14	\$305,000	\$311,000	1,490	7	1994	Avg	7,697	N	N	4108 NE 2ND ST
5	0	692800	0030	01/24/14	\$300,000	\$318,000	1,490	7	1968	VGood	9,620	N	N	4913 NE 2ND ST
5	0	692800	0220	09/21/12	\$287,000	\$345,000	1,490	7	1969	VGood	10,050	N	N	5007 NE 1ST CT
5	0	252500	0660	04/26/12	\$240,000	\$302,000	1,510	7	1981	Good	7,500	N	N	4308 SE 2ND PL
5	0	252500	0720	10/22/12	\$275,000	\$328,000	1,510	7	1983	Good	7,520	N	N	249 VASHON AVE SE
5	0	010030	0500	11/21/14	\$333,000	\$335,000	1,520	7	2009	Avg	3,041	N	N	317 GRAHAM AVE NE
5	0	010030	0530	09/25/14	\$330,000	\$335,000	1,520	7	2009	Avg	3,003	N	N	326 FIELD PL NE
5	0	252550	0380	04/08/13	\$328,000	\$373,000	1,530	7	1986	Avg	9,436	N	N	157 BREMERTON PL NE
5	0	219590	0010	07/14/14	\$270,000	\$277,000	1,540	7	1972	Good	13,475	N	N	14003 SE 141ST ST
5	0	321110	0730	08/04/14	\$360,000	\$368,000	1,560	7	1980	Good	7,930	N	N	4301 SE 4TH PL
5	0	269010	0040	07/09/14	\$345,000	\$355,000	1,580	7	2013	Avg	1,381	N	N	3944 NE 3RD PL
5	0	269010	0050	12/28/12	\$289,950	\$339,000	1,580	7	2013	Avg	1,387	N	N	3914 NE 3RD PL
5	0	269010	0200	06/07/12	\$285,900	\$355,000	1,580	7	2012	Avg	1,397	N	N	3915 NE 3RD PL
5	0	252500	0530	01/03/14	\$312,800	\$333,000	1,590	7	1983	Good	7,500	N	N	208 VASHON AVE SE
5	0	692800	0590	05/08/14	\$349,000	\$363,000	1,590	7	1988	Avg	9,620	N	N	5000 NE 2ND PL
5	0	252500	0590	07/19/13	\$320,000	\$355,000	1,620	7	1981	Good	10,302	N	N	123 BREMERTON AVE SE
5	0	010030	0070	08/20/13	\$339,999	\$374,000	1,630	7	2010	Avg	3,793	N	N	325 FIELD PL NE
5	0	010030	0090	08/16/13	\$385,000	\$424,000	1,630	7	2010	Avg	4,118	N	N	273 GRAHAM AVE NE
5	0	010030	0110	03/08/12	\$295,000	\$377,000	1,630	7	2010	Avg	3,164	N	N	261 FIELD PL NE
5	0	269010	0170	10/13/14	\$300,000	\$303,000	1,670	7	2012	Avg	1,477	N	N	3903 NE 3RD PL
5	0	269010	0170	02/02/12	\$269,950	\$349,000	1,670	7	2012	Avg	1,477	N	N	3903 NE 3RD PL
5	0	512700	1570	03/20/13	\$332,900	\$381,000	1,680	7	1967	Good	11,040	N	N	14231 144TH AVE SE
5	0	162305	9092	05/09/14	\$270,000	\$281,000	1,690	7	1969	Good	9,583	N	N	117 UNION AVE SE
5	0	252550	0360	04/18/12	\$315,000	\$397,000	1,690	7	1985	Avg	9,152	N	N	165 BREMERTON PL NE
5	0	778789	0620	12/16/13	\$323,000	\$346,000	1,690	7	2002	Avg	16,004	N	N	250 JERICO AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	269010	0080	12/27/12	\$299,950	\$351,000	1,690	7	2013	Avg	1,467	N	N	3902 NE 3RD PL
5	0	269010	0090	10/18/12	\$284,950	\$340,000	1,690	7	2013	Avg	1,467	N	N	3812 NE 3RD PL
5	0	252550	0150	06/27/13	\$320,000	\$357,000	1,700	7	1986	Avg	7,215	N	N	4215 NE 1ST PL
5	0	252550	0170	04/23/13	\$310,000	\$351,000	1,700	7	1986	Avg	7,379	N	N	119 ANACORTES CT NE
5	0	252550	0620	01/15/13	\$276,950	\$322,000	1,700	7	1986	Avg	7,284	N	N	159 VASHON PL NE
5	0	232540	0500	04/16/13	\$270,000	\$306,000	1,700	7	2006	Avg	3,560	N	N	4320 NE 2ND LN
5	0	269010	0140	05/15/12	\$264,950	\$331,000	1,710	7	2012	Avg	1,284	N	N	3805 NE 3RD PL
5	0	269010	0150	02/23/12	\$264,950	\$340,000	1,710	7	2012	Avg	1,284	N	N	3809 NE 3RD PL
5	0	269010	0160	02/29/12	\$269,950	\$346,000	1,710	7	2011	Avg	1,477	N	N	3813 NE 3RD PL
5	0	269010	0180	07/10/12	\$272,950	\$335,000	1,710	7	2012	Avg	1,284	N	N	3907 NE 3RD PL
5	0	269010	0190	07/25/12	\$279,950	\$343,000	1,710	7	2012	Avg	1,284	N	N	3911 NE 3RD PL
5	0	152305	9180	09/23/14	\$354,900	\$360,000	1,720	7	1971	Good	16,552	N	N	14012 SE 141ST ST
5	0	512700	0130	12/09/13	\$310,000	\$332,000	1,730	7	1975	Good	10,512	Y	N	13601 SE 141ST ST
5	0	512700	0430	12/01/14	\$320,000	\$321,000	1,730	7	1971	Good	9,520	N	N	13717 SE 141ST ST
5	0	269010	0020	04/24/14	\$344,950	\$359,000	1,730	7	2013	Avg	1,276	N	N	3952 NE 3RD PL
5	0	269010	0030	02/26/14	\$339,950	\$358,000	1,730	7	2013	Avg	1,275	N	N	3948 NE 3RD PL
5	0	269010	0060	02/14/13	\$299,950	\$346,000	1,730	7	2013	Avg	1,275	N	N	3910 NE 3RD PL
5	0	269010	0070	12/28/12	\$287,350	\$336,000	1,730	7	2013	Avg	1,276	N	N	3906 NE 3RD PL
5	0	269010	0100	10/05/12	\$274,950	\$329,000	1,730	7	2013	Avg	1,276	N	N	3808 NE 3RD PL
5	0	269010	0110	10/01/12	\$264,950	\$318,000	1,730	7	2013	Avg	1,275	N	N	3804 NE 3RD PL
5	0	321100	0240	04/09/14	\$282,000	\$295,000	1,760	7	1959	Good	7,800	N	N	4211 SE 3RD ST
5	0	512710	0110	08/13/13	\$325,000	\$358,000	1,760	7	1968	VGood	11,553	N	N	14260 145TH PL SE
5	0	386350	0020	03/22/13	\$325,000	\$371,000	1,770	7	1972	VGood	6,601	N	N	220 ELMA PL SE
5	0	512700	1600	11/06/14	\$331,500	\$334,000	1,820	7	1969	Good	14,319	N	N	14110 144TH AVE SE
5	0	010030	0390	11/27/13	\$335,500	\$361,000	1,820	7	2009	Avg	3,051	N	N	5000 NE 3RD ST
5	0	010030	0400	06/25/13	\$345,000	\$385,000	1,820	7	2010	Avg	4,950	N	N	320 GRAHAM AVE NE
5	0	010030	0410	08/07/13	\$316,000	\$349,000	1,820	7	2010	Avg	3,522	N	N	385 GRAHAM AVE NE
5	0	563720	0070	10/30/13	\$347,950	\$376,000	1,830	7	2002	Avg	8,978	N	N	5622 NE 3RD LN
5	0	563720	0080	01/28/13	\$336,000	\$389,000	1,830	7	2002	Avg	7,229	N	N	5616 NE 3RD PL
5	0	563720	0090	06/17/13	\$343,330	\$384,000	1,830	7	2002	Avg	7,738	N	N	5610 NE 3RD PL

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	512700	1560	03/02/12	\$250,000	\$320,000	1,870	7	1967	Good	10,120	N	N	14320 SE 144TH ST
5	0	512700	1560	03/18/14	\$338,950	\$356,000	1,870	7	1967	Good	10,120	N	N	14320 SE 144TH ST
5	0	232540	0040	09/22/14	\$353,000	\$358,000	1,900	7	2006	Avg	3,800	N	N	4420 NE 2ND CT
5	0	232540	0060	08/09/12	\$280,000	\$341,000	1,900	7	2006	Avg	3,990	N	N	4408 NE 2ND CT
5	0	232540	0090	02/10/12	\$250,000	\$322,000	1,900	7	2006	Avg	3,330	N	N	4330 NE 2ND CT
5	0	232540	0160	12/26/14	\$340,000	\$340,000	1,900	7	2006	Avg	3,830	N	N	265 WHITMAN PL NE
5	0	146340	0047	08/22/14	\$335,000	\$342,000	1,910	7	1963	Good	10,200	N	N	13615 156TH AVE SE
5	0	059350	0030	03/26/12	\$254,000	\$323,000	1,970	7	1963	VGood	9,800	N	N	14022 143RD AVE SE
5	0	731210	0160	11/16/12	\$295,000	\$349,000	2,050	7	2007	Avg	2,779	N	N	4416 NE 3RD LN
5	0	512700	0520	07/05/12	\$324,000	\$399,000	2,100	7	1968	VGood	9,790	N	N	13832 SE 142ND ST
5	0	512700	0810	05/14/14	\$305,495	\$317,000	2,110	7	1966	Good	10,200	N	N	14244 140TH AVE SE
5	0	232540	0330	12/01/14	\$350,000	\$351,000	2,190	7	2006	Avg	3,850	N	N	4416 NE 2ND LN
5	0	731210	0100	02/25/13	\$317,000	\$365,000	2,240	7	2006	Avg	4,119	N	N	324 ANACORTES AVE NE
5	0	010030	0160	08/19/13	\$419,950	\$462,000	2,290	7	2009	Good	5,622	N	N	5021 NE 2ND CT
5	0	252500	0760	11/05/14	\$435,000	\$438,000	2,360	7	1964	VGood	12,744	N	N	104 UNION AVE NE
5	0	563720	0200	05/23/14	\$439,950	\$456,000	2,380	7	2002	Avg	12,067	N	N	5500 NE 3RD ST
5	0	152305	9103	09/26/14	\$390,000	\$396,000	2,570	7	1958	VGood	22,215	N	N	109 DUVALL AVE NE
5	0	107200	0240	06/24/14	\$366,000	\$377,000	1,340	8	1977	Good	11,440	N	N	14923 SE 143RD PL
5	0	512700	0970	07/03/14	\$440,000	\$453,000	1,390	8	1977	Good	11,606	N	N	14610 142ND AVE SE
5	0	152305	9183	12/05/14	\$529,000	\$531,000	1,580	8	1976	Good	91,476	N	N	14020 SE 139TH ST
5	0	107200	0160	01/03/12	\$278,500	\$363,000	1,610	8	1977	Good	11,088	N	N	14209 149TH PL SE
5	0	107945	0110	08/31/12	\$399,950	\$484,000	1,630	8	1980	Good	13,980	N	N	14721 SE 145TH PL
5	0	252550	0690	01/02/14	\$340,000	\$362,000	1,710	8	1990	Good	8,190	N	N	176 UNION AVE NE
5	0	512700	0940	03/19/14	\$430,000	\$451,000	1,710	8	1970	Good	18,914	Y	N	14217 SE 146TH ST
5	0	107203	0510	08/29/14	\$415,000	\$423,000	1,730	8	1981	Good	12,650	N	N	14801 SE 139TH CT
5	0	107945	0250	11/01/12	\$344,085	\$409,000	1,850	8	1984	Good	10,100	N	N	15006 SE 145TH PL
5	0	107200	0420	10/10/12	\$339,000	\$405,000	1,880	8	1977	Good	11,440	N	N	14218 149TH PL SE
5	0	743670	0100	03/20/12	\$339,950	\$433,000	1,880	8	2012	Avg	3,466	N	N	252 VASHON AVE NE
5	0	743670	0150	06/05/12	\$342,950	\$426,000	1,880	8	2012	Avg	3,352	N	N	270 VASHON AVE NE
5	0	329590	0130	07/05/12	\$348,000	\$428,000	1,980	8	2004	Avg	4,754	N	N	6132 SE 2ND LN

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	329590	0410	10/25/12	\$321,500	\$383,000	1,980	8	2003	Avg	4,959	N	N	252 SHADOW PL SE
5	0	778789	0610	12/05/12	\$399,000	\$470,000	2,000	8	2004	Avg	7,589	N	N	319 LYONS AVE NE
5	0	329590	0140	01/30/14	\$378,000	\$401,000	2,010	8	2004	Avg	4,754	N	N	6126 SE 2ND LN
5	0	329590	0470	04/17/13	\$378,000	\$429,000	2,010	8	2004	Avg	4,669	N	N	6117 SE 2ND LN
5	0	666903	0160	07/09/13	\$397,000	\$441,000	2,030	8	2003	Avg	8,100	N	N	5531 SE 2ND CT
5	0	743670	0110	04/10/12	\$349,950	\$442,000	2,050	8	2012	Avg	3,200	N	N	258 VASHON AVE NE
5	0	743670	0120	06/14/12	\$352,950	\$437,000	2,050	8	2012	Avg	3,739	N	N	4234 NE 2ND PL
5	0	743670	0130	06/01/12	\$352,950	\$439,000	2,050	8	2012	Avg	3,739	N	N	4235 NE 2ND CT
5	0	743670	0140	05/17/12	\$354,950	\$444,000	2,050	8	2012	Avg	3,200	N	N	264 VASHON AVE NE
5	0	329590	0390	07/30/13	\$368,888	\$408,000	2,070	8	2003	Avg	4,277	N	N	264 SHADOW PL SE
5	0	743670	0070	06/14/12	\$389,950	\$483,000	2,070	8	2012	Avg	4,296	N	N	251 VASHON AVE NE
5	0	743670	0180	09/21/12	\$396,950	\$477,000	2,070	8	2012	Avg	3,565	N	N	4212 NE 2ND CT
5	0	743670	0220	03/13/12	\$374,950	\$478,000	2,070	8	2012	Avg	4,108	N	N	4236 NE 2ND CT
5	0	107200	0400	10/23/14	\$385,000	\$389,000	2,120	8	1978	Good	13,000	N	N	14904 SE 143RD PL
5	0	421960	0270	09/11/12	\$400,000	\$482,000	2,140	8	2005	Avg	6,117	N	N	274 CHELAN CT NE
5	0	421960	0690	08/20/12	\$352,750	\$428,000	2,140	8	2006	Avg	6,201	N	N	175 BREMERTON AVE NE
5	0	421961	0620	10/31/13	\$450,000	\$486,000	2,140	8	2007	Avg	6,663	N	N	4852 NE 1ST CT
5	0	107945	0310	12/09/13	\$387,500	\$415,000	2,170	8	1984	Good	9,000	N	N	14404 150TH AVE SE
5	0	512630	0660	04/23/12	\$343,000	\$432,000	2,170	8	2003	Avg	7,809	N	N	6004 NE 1ST PL
5	0	512631	0430	04/20/12	\$350,000	\$441,000	2,170	8	2005	Avg	9,516	N	N	318 PASCO DR NE
5	0	743670	0250	09/20/12	\$449,950	\$541,000	2,170	8	2012	Avg	3,600	N	N	272 VASHON PL NE
5	0	743670	0260	08/07/12	\$429,950	\$524,000	2,170	8	2012	Avg	3,600	N	N	266 VASHON PL NE
5	0	743670	0270	10/22/12	\$429,950	\$512,000	2,170	8	2012	Avg	3,600	N	N	260 VASHON PL NE
5	0	504570	0330	07/25/14	\$460,000	\$471,000	2,200	8	2010	Avg	6,400	N	N	4701 NE 2ND PL
5	0	214150	0020	09/09/13	\$489,950	\$536,000	2,230	8	2002	Avg	8,560	N	N	357 NILE PL NE
5	0	214150	0020	12/17/14	\$500,000	\$501,000	2,230	8	2002	Avg	8,560	N	N	357 NILE PL NE
5	0	512630	0910	05/10/13	\$389,000	\$439,000	2,240	8	2003	Avg	7,367	N	N	5938 NE 1ST CT
5	0	504570	0120	03/29/12	\$389,950	\$495,000	2,240	8	2011	Avg	4,530	N	N	4806 NE 3RD ST
5	0	214150	0160	04/01/13	\$419,000	\$477,000	2,260	8	2002	Avg	7,378	N	N	5709 NE 3RD PL
5	0	329590	0270	09/30/12	\$366,000	\$439,000	2,300	8	2003	Avg	4,258	N	N	6213 SE 3RD PL

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Area 032 -- 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	329590	0360	09/24/12	\$363,000	\$436,000	2,300	8	2003	Avg	4,277	N	N	302 SHADOW PL SE
5	0	107200	0050	11/18/13	\$357,000	\$384,000	2,310	8	1977	Avg	11,466	N	N	14311 148TH PL SE
5	0	743670	0170	08/02/12	\$389,950	\$476,000	2,310	8	2012	Avg	5,078	N	N	4208 NE 2ND CT
5	0	329590	0330	06/04/13	\$385,000	\$431,000	2,320	8	2003	Avg	4,277	N	N	320 SHADOW PL SE
5	0	329590	0490	07/29/14	\$423,000	\$433,000	2,320	8	2004	Avg	4,254	N	N	310 ROSARIO PL SE
5	0	329590	0520	11/07/14	\$429,950	\$433,000	2,320	8	2004	Avg	4,524	N	N	6128 SE 3RD PL
5	0	421960	0010	05/15/12	\$389,950	\$488,000	2,320	8	2012	Avg	5,280	N	N	234 BREMERTON AVE NE
5	0	743670	0020	05/19/12	\$374,950	\$468,000	2,320	8	2012	Avg	3,825	N	N	4106 NE 2ND PL
5	0	743670	0030	08/06/12	\$385,100	\$469,000	2,320	8	2012	Avg	3,555	N	N	4112 NE 2ND PL
5	0	743670	0040	05/08/12	\$377,950	\$474,000	2,320	8	2012	Avg	3,555	N	N	4118 NE 2ND PL
5	0	743670	0080	04/25/12	\$369,000	\$464,000	2,320	8	2012	Avg	3,770	N	N	257 VASHON AVE NE
5	0	743670	0090	03/06/12	\$376,950	\$482,000	2,320	8	2012	Avg	4,344	N	N	263 VASHON AVE NE
5	0	743670	0090	05/29/14	\$449,950	\$466,000	2,320	8	2012	Avg	4,344	N	N	263 VASHON AVE NE
5	0	743670	0160	03/14/12	\$382,950	\$488,000	2,320	8	2012	Avg	4,994	N	N	4204 NE 2ND CT
5	0	743670	0190	08/22/12	\$384,950	\$467,000	2,320	8	2012	Avg	4,373	N	N	4218 NE 2ND CT
5	0	743670	0200	07/10/12	\$380,000	\$467,000	2,320	8	2012	Avg	4,658	N	N	4224 NE 2ND CT
5	0	743670	0210	03/14/12	\$379,950	\$484,000	2,320	8	2012	Avg	4,272	N	N	4230 NE 2ND CT
5	0	329590	0480	02/21/12	\$336,000	\$431,000	2,330	8	2004	Avg	4,254	N	N	304 ROSARIO PL SE
5	0	421962	0140	12/19/12	\$414,950	\$486,000	2,330	8	2013	Avg	5,993	N	N	252 CHELAN AVE NE
5	0	107202	0050	12/18/13	\$371,000	\$397,000	2,350	8	1979	Good	17,100	N	N	15020 SE 145TH PL
5	0	107203	0180	05/01/12	\$345,000	\$433,000	2,380	8	1982	Good	15,000	N	N	14920 SE 139TH PL
5	0	743670	0010	05/23/12	\$394,950	\$493,000	2,380	8	2012	Avg	5,023	N	N	4100 NE 2ND PL
5	0	743670	0230	06/27/12	\$404,950	\$500,000	2,380	8	2012	Avg	5,179	N	N	4242 NE 2ND CT
5	0	743670	0240	08/06/12	\$409,950	\$500,000	2,380	8	2012	Avg	5,353	N	N	278 VASHON PL NE
5	0	512630	0630	04/02/12	\$377,000	\$478,000	2,400	8	2003	Avg	6,682	N	N	6017 NE 1ST PL
5	0	214150	0040	09/12/14	\$440,000	\$447,000	2,400	8	2002	Avg	8,038	N	N	369 NILE PL NE
5	0	214150	0070	06/19/14	\$450,000	\$464,000	2,400	8	2003	Avg	7,693	N	N	378 NILE PL NE
5	0	329590	0120	05/29/12	\$348,888	\$434,000	2,400	8	2004	Avg	4,754	N	N	6204 SE 2ND LN
5	0	504570	0130	11/06/12	\$441,097	\$523,000	2,400	8	2012	Avg	4,510	N	N	4812 NE 3RD PL
5	0	666903	0210	12/12/13	\$426,000	\$456,000	2,420	8	2003	Avg	9,854	N	N	5501 SE 2ND CT

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	421962	0100	09/29/12	\$425,000	\$510,000	2,420	8	2012	Avg	7,286	N	N	257 CHELAN AVE NE
5	0	421960	0100	06/20/12	\$409,950	\$507,000	2,430	8	2012	Avg	5,129	N	N	233 CHELAN AVE NE
5	0	504570	0240	08/25/14	\$529,950	\$540,000	2,440	8	2012	Avg	5,700	N	N	4804 NE 2ND PL
5	0	504570	0490	10/13/14	\$521,950	\$528,000	2,440	8	2014	Avg	7,610	N	N	216 FIELD AVE NE
5	0	743670	0050	06/29/12	\$374,950	\$462,000	2,470	8	2012	Avg	5,223	N	N	4107 NE 2ND CT
5	0	743670	0060	04/05/12	\$379,950	\$481,000	2,470	8	2012	Avg	4,950	N	N	4113 NE 2ND CT
5	0	504570	0150	02/27/12	\$429,950	\$551,000	2,480	8	2011	Avg	5,470	N	N	306 ELMA CT NE
5	0	504570	0200	04/12/12	\$439,950	\$556,000	2,480	8	2010	Avg	5,870	N	N	254 ELMA CT NE
5	0	504570	0200	03/19/13	\$470,000	\$537,000	2,480	8	2010	Avg	5,870	N	N	254 ELMA CT NE
5	0	504570	0100	05/01/13	\$455,950	\$516,000	2,490	8	2013	Avg	5,500	N	N	4728 NE 3RD PL
5	0	504570	0080	06/07/13	\$465,363	\$521,000	2,560	8	2013	Avg	5,370	N	N	271 ELMA PL NE
5	0	504570	0430	10/30/13	\$504,800	\$546,000	2,560	8	2013	Avg	5,400	N	N	202 FIELD AVE NE
5	0	421960	0060	05/30/13	\$415,000	\$466,000	2,580	8	2005	Avg	5,218	N	N	209 CHELAN AVE NE
5	0	421960	0150	08/20/12	\$375,000	\$455,000	2,580	8	2005	Avg	6,045	N	N	4602 NE 2ND ST
5	0	421961	0030	09/09/13	\$494,000	\$541,000	2,580	8	2008	Avg	4,776	N	N	4713 NE 2ND ST
5	0	421961	0040	01/14/14	\$504,000	\$536,000	2,580	8	2008	Avg	5,731	N	N	4719 NE 2ND ST
5	0	512631	0440	02/26/14	\$470,200	\$496,000	2,590	8	2005	Avg	8,558	N	N	314 PASCO DR NE
5	0	512630	0050	12/24/14	\$481,000	\$482,000	2,600	8	2005	Avg	4,829	N	N	221 ORCAS PL SE
5	0	512630	0110	07/16/12	\$365,000	\$448,000	2,600	8	2004	Avg	4,520	N	N	5825 SE 2ND CT
5	0	512630	0170	10/17/13	\$450,000	\$488,000	2,600	8	2004	Avg	5,000	N	N	5915 SE 2ND CT
5	0	512630	0340	04/25/14	\$455,000	\$474,000	2,600	8	2003	Avg	4,770	N	N	6010 SE 2ND CT
5	0	512630	0480	09/24/13	\$450,000	\$491,000	2,600	8	2002	Avg	5,000	N	N	5859 SE 2ND ST
5	0	512631	0110	07/22/14	\$540,000	\$554,000	2,600	8	2005	Avg	9,935	N	N	5719 NE 3RD ST
5	0	512631	0970	04/28/14	\$500,000	\$521,000	2,600	8	2006	Avg	5,000	N	N	5825 NE 1ST ST
5	0	504570	0010	07/26/12	\$430,000	\$526,000	2,600	8	2008	Avg	7,200	N	N	4700 NE 2ND PL
5	0	512630	0060	08/11/14	\$515,000	\$526,000	2,610	8	2005	Avg	5,845	N	N	227 ORCAS PL SE
5	0	512631	0740	02/11/14	\$508,000	\$537,000	2,610	8	2005	Avg	7,966	N	N	200 PASCO DR NE
5	0	512631	0860	10/17/12	\$410,000	\$489,000	2,610	8	2004	Avg	5,004	N	N	186 NILE PL NE
5	0	512631	0940	08/18/13	\$419,950	\$462,000	2,610	8	2006	Avg	4,907	N	N	5812 NE 1ST ST
5	0	421962	0040	12/05/12	\$432,950	\$510,000	2,620	8	2012	Avg	4,809	N	N	4506 NE 2ND CT

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	107202	0060	05/06/13	\$379,000	\$428,000	2,630	8	1979	Avg	32,560	N	N	15015 SE 145TH PL
5	0	152305	9234	01/03/12	\$330,000	\$430,000	2,650	8	2003	Avg	4,784	N	N	4115 NE 2ND ST
5	0	504570	0090	07/22/13	\$482,950	\$535,000	2,670	8	2013	Avg	4,780	N	N	4722 NE 3RD PL
5	0	107201	0300	11/13/12	\$366,000	\$433,000	2,680	8	1978	Good	11,340	N	N	14137 150TH PL SE
5	0	329590	0460	05/09/13	\$390,000	\$440,000	2,680	8	2004	Avg	4,602	N	N	6123 SE 2ND LN
5	0	421962	0020	08/16/12	\$435,000	\$529,000	2,680	8	2012	Avg	4,968	N	N	4518 NE 2ND CT
5	0	107202	0140	04/22/13	\$399,950	\$453,000	2,690	8	1979	Good	11,050	N	N	14410 151ST PL SE
5	0	692800	0560	06/11/12	\$425,000	\$527,000	2,700	8	2012	Avg	9,398	N	N	5027 SE 2ND ST
5	0	421962	0010	11/02/12	\$455,000	\$541,000	2,720	8	2012	Avg	6,578	N	N	4524 NE 2ND CT
5	0	504570	0220	11/08/12	\$449,950	\$534,000	2,730	8	2012	Avg	5,610	N	N	4815 NE 3RD PL
5	0	504570	0390	08/14/14	\$532,950	\$544,000	2,730	8	2014	Avg	4,890	N	N	225 FIELD AVE NE
5	0	504570	0420	06/19/14	\$529,950	\$547,000	2,730	8	2014	Avg	5,740	N	N	201 FIELD AVE NE
5	0	504570	0440	04/18/14	\$512,098	\$534,000	2,730	8	2013	Avg	4,750	N	N	208 FIELD AVE NE
5	0	421962	0080	03/12/12	\$439,000	\$560,000	2,730	8	2012	Avg	5,204	N	N	254 BREMERTON AVE NE
5	0	421962	0090	10/19/12	\$454,950	\$543,000	2,730	8	2012	Avg	5,204	N	N	251 CHELAN AVE NE
5	0	934790	0080	08/28/13	\$449,900	\$494,000	2,760	8	2013	Avg	9,000	N	N	14105 143RD AVE SE
5	0	504570	0230	09/26/14	\$509,900	\$517,000	2,760	8	2011	Avg	5,590	N	N	4803 NE 3RD PL
5	0	512631	0750	05/30/12	\$410,000	\$510,000	2,810	8	2004	Avg	8,011	N	N	193 NILE PL NE
5	0	504570	0340	12/10/13	\$495,950	\$531,000	2,810	8	2013	Avg	5,330	N	N	4802 NE 2ND ST
5	0	512631	0200	03/12/13	\$495,000	\$567,000	2,820	8	2007	Avg	10,276	N	N	223 PASCO DR NE
5	0	084710	0056	06/19/12	\$474,950	\$588,000	2,820	8	2012	Avg	9,649	N	N	253 NILE AVE NE
5	0	512631	0060	08/15/13	\$490,000	\$539,000	2,830	8	2005	Avg	7,334	N	N	5806 NE 3RD ST
5	0	512631	0340	06/28/12	\$425,000	\$524,000	2,830	8	2005	Avg	8,400	N	N	369 PASCO DR NE
5	0	512631	0730	11/18/12	\$477,000	\$564,000	2,830	8	2005	Avg	7,974	N	N	206 PASCO DR NE
5	0	512631	0900	02/28/13	\$444,000	\$510,000	2,830	8	2007	Avg	7,252	N	N	165 ORCAS AVE NE
5	0	504570	0210	07/11/12	\$449,950	\$553,000	2,830	8	2012	Avg	5,680	N	N	4812 NE 2ND PL
5	0	512630	0350	06/11/13	\$450,000	\$503,000	2,840	8	2003	Avg	4,770	N	N	6004 SE 2ND CT
5	0	512630	0600	07/07/12	\$375,000	\$461,000	2,840	8	2003	Avg	5,479	N	N	6008 SE 2ND ST
5	0	512631	0510	08/08/13	\$450,000	\$496,000	2,840	8	2003	Avg	8,000	N	N	6012 NE 2ND CT
5	0	512631	0910	10/24/13	\$469,950	\$509,000	2,840	8	2006	Avg	5,429	N	N	156 ORCAS AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	512631	1060	09/12/12	\$435,000	\$525,000	2,840	8	2006	Avg	6,303	N	N	5728 NE 1ST PL
5	0	504570	0410	06/10/14	\$538,500	\$556,000	2,860	8	2014	Avg	5,440	N	N	207 FIELD AVE NE
5	0	512630	0530	10/08/13	\$443,000	\$481,000	2,870	8	2003	Avg	4,500	N	N	5919 SE 2ND ST
5	0	778789	0290	06/22/12	\$435,000	\$538,000	2,870	8	2003	Avg	7,200	N	N	270 LYONS PL NE
5	0	512631	1070	10/03/12	\$421,000	\$505,000	2,870	8	2006	Avg	4,950	N	N	5724 NE 1ST PL
5	0	504570	0110	04/09/13	\$469,950	\$534,000	2,870	8	2013	Avg	5,240	N	N	4800 NE 3RD PL
5	0	504570	0160	01/31/13	\$479,950	\$556,000	2,870	8	2012	Avg	5,530	N	N	300 ELMA CT NE
5	0	504570	0370	04/22/14	\$526,950	\$549,000	2,870	8	2014	Avg	5,860	N	N	4820 NE 2ND ST
5	0	504570	0140	07/16/13	\$479,950	\$532,000	2,890	8	2013	Avg	4,960	N	N	4818 NE 3RD PL
5	0	504570	0350	02/25/14	\$525,950	\$554,000	2,890	8	2013	Avg	5,330	N	N	2895 NE 2ND ST
5	0	084710	0044	08/27/12	\$460,000	\$557,000	2,900	8	2012	Avg	10,668	N	N	250 MOUNT BAKER AVE NE
5	0	778789	0310	04/09/13	\$480,500	\$546,000	2,930	8	2003	Avg	7,327	N	N	277 LYONS PL NE
5	0	778789	0460	04/02/12	\$403,000	\$511,000	2,930	8	2004	Avg	7,380	N	N	5427 NE 3RD ST
5	0	421960	0450	09/18/13	\$480,000	\$524,000	2,940	8	2006	Avg	5,761	N	N	4604 NE 1ST CT
5	0	421961	0600	08/09/12	\$390,000	\$475,000	2,940	8	2007	Avg	6,923	N	N	4812 NE 1ST ST
5	0	512630	0680	06/22/12	\$415,000	\$513,000	2,950	8	2003	Avg	5,800	N	N	6015 NE 1ST CT
5	0	421962	0110	11/28/12	\$465,311	\$549,000	2,950	8	2013	Avg	7,175	N	N	263 CHELAN AVE NE
5	0	512631	0220	03/23/12	\$403,000	\$512,000	2,970	8	2006	Avg	7,500	N	N	259 PASCO DR NE
5	0	512631	0550	03/30/12	\$415,000	\$526,000	2,970	8	2003	Avg	7,250	N	N	264 QUINCY AVE NE
5	0	512631	0590	09/05/12	\$440,000	\$532,000	2,970	8	2004	Avg	7,581	N	N	232 QUINCY AVE NE
5	0	504570	0170	08/22/13	\$530,474	\$583,000	2,970	8	2013	Avg	5,610	N	N	272 ELMA CT NE
5	0	504570	0360	01/09/14	\$546,229	\$581,000	2,970	8	2014	Avg	6,920	N	N	4814 NE 2ND ST
5	0	421960	0320	12/02/13	\$415,000	\$445,000	2,990	8	2006	Avg	5,686	N	N	220 CHELAN CT NE
5	0	421962	0030	05/06/13	\$480,000	\$542,000	3,000	8	2013	Avg	4,887	N	N	4512 NE 2ND CT
5	0	421962	0060	06/23/12	\$459,950	\$568,000	3,000	8	2012	Avg	7,426	N	N	266 BREMERTON AVE NE
5	0	421962	0130	09/08/12	\$469,950	\$567,000	3,010	8	2012	Avg	6,115	N	N	258 CHELAN AVE NE
5	0	421962	0130	07/22/13	\$540,000	\$598,000	3,010	8	2012	Avg	6,115	N	N	258 CHELAN AVE NE
5	0	692800	0605	06/26/14	\$525,000	\$541,000	3,030	8	2011	Avg	6,625	N	N	4918 SE 2ND PL
5	0	504570	0270	12/11/12	\$475,335	\$558,000	3,040	8	2013	Avg	7,050	N	N	4805 NE 2ND PL
5	0	504570	0460	09/19/13	\$519,950	\$568,000	3,040	8	2013	Avg	5,480	N	N	228 FIELD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	107203	0230	10/09/12	\$464,000	\$555,000	3,060	8	2002	Avg	12,240	N	N	14907 SE 138TH PL
5	0	504570	0450	02/10/14	\$560,174	\$592,000	3,060	8	2014	Avg	7,610	N	N	210 FIELD AVE NE
5	0	512631	0160	08/14/12	\$400,000	\$486,000	3,070	8	2007	Avg	7,479	N	N	203 PASCO DR NE
5	0	421961	0180	07/17/13	\$465,000	\$516,000	3,110	8	2007	Avg	5,701	N	N	4717 NE 1ST CT
5	0	084710	0043	04/26/12	\$484,950	\$610,000	3,110	8	2012	Avg	11,203	N	N	256 MOUNT BAKER AVE NE
5	0	084710	0046	05/01/12	\$479,950	\$603,000	3,110	8	2012	Avg	11,225	N	N	265 NILE AVE NE
5	0	421960	0230	04/17/13	\$489,950	\$556,000	3,120	8	2013	Avg	6,590	N	N	263 CHELAN CT NE
5	0	421960	0240	04/10/12	\$385,000	\$487,000	3,120	8	2006	Avg	5,909	N	N	4600 NE 2ND CT
5	0	421962	0050	08/14/12	\$479,950	\$584,000	3,120	8	2012	Avg	7,735	N	N	4500 NE 2ND CT
5	0	421962	0070	07/25/12	\$469,950	\$575,000	3,120	8	2012	Avg	7,286	N	N	260 BREMERTON AVE NE
5	0	421962	0120	01/24/13	\$479,950	\$557,000	3,120	8	2013	Avg	7,001	N	N	264 CHELAN AVE NE
5	0	778789	0020	02/04/14	\$450,717	\$477,000	3,130	8	2003	Avg	7,203	N	N	5311 NE 3RD CT
5	0	778789	0070	12/20/12	\$430,000	\$504,000	3,130	8	2003	Avg	7,404	N	N	5300 NE 2ND CT
5	0	421960	0250	03/12/12	\$381,400	\$487,000	3,130	8	2006	Avg	5,833	N	N	4606 NE 2ND CT
5	0	421960	0410	05/16/13	\$450,299	\$507,000	3,130	8	2005	Avg	5,701	N	N	4601 NE 2ND ST
5	0	421961	0510	05/24/13	\$465,000	\$523,000	3,130	8	2006	Avg	6,036	N	N	4813 SE 2ND ST
5	0	692800	0640	05/07/12	\$459,950	\$577,000	3,140	8	2012	Avg	7,874	N	N	4900 SE 2ND PL
5	0	778789	0110	07/30/12	\$458,000	\$560,000	3,140	8	2003	Avg	7,284	N	N	5403 NE 2ND CT
5	0	692800	0610	02/22/12	\$459,950	\$590,000	3,140	8	2011	Avg	6,625	N	N	4916 SE 2ND PL
5	0	421961	0630	03/07/13	\$450,000	\$516,000	3,200	8	2008	Avg	7,897	N	N	4858 NE 1ST CT
5	0	084710	0047	04/23/12	\$484,950	\$611,000	3,220	8	2012	Avg	9,825	N	N	259 NILE AVE NE
5	0	084710	0047	09/17/14	\$579,000	\$588,000	3,220	8	2012	Avg	9,825	N	N	259 NILE AVE NE
5	0	778789	0590	06/17/14	\$520,000	\$536,000	3,230	8	2004	Avg	7,200	N	N	5334 NE 2ND ST
5	0	778789	0270	04/29/13	\$517,500	\$585,000	3,400	8	2003	Avg	7,200	N	N	258 LYONS PL NE
5	0	692800	0620	04/25/12	\$479,950	\$604,000	3,480	8	2012	Avg	6,625	N	N	4910 SE 2ND PL
5	0	692800	0630	02/23/12	\$499,950	\$641,000	3,510	8	2012	Avg	6,625	N	N	4906 SE 2ND PL
5	0	084710	0040	08/13/12	\$579,950	\$706,000	3,670	8	2012	Avg	14,728	N	N	262 MOUNT BAKER AVE NE
5	0	064215	0190	03/25/14	\$499,900	\$524,000	1,920	9	2014	Avg	7,336	N	N	5109 NE 2ND CT
5	0	943275	0190	11/12/14	\$460,000	\$463,000	2,080	9	1996	Avg	17,532	N	N	15323 SE 133RD CT
5	0	107203	0170	09/24/13	\$409,000	\$446,000	2,170	9	1981	Good	13,050	N	N	14928 SE 139TH PL

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	330430	0560	09/17/12	\$429,550	\$517,000	2,220	9	2012	Avg	9,305	N	N	6413 SE 2ND ST
5	0	778705	0500	01/16/12	\$460,000	\$597,000	2,310	9	2011	Avg	7,954	N	N	119 HOQUIAM PL SE
5	0	778705	0510	04/19/12	\$455,000	\$574,000	2,310	9	2012	Avg	8,568	N	N	125 HOQUIAM PL SE
5	0	778705	0520	04/12/13	\$525,000	\$597,000	2,310	9	2012	Avg	8,568	N	N	131 HOQUIAM PL SE
5	0	778705	0520	05/11/12	\$459,950	\$576,000	2,310	9	2012	Avg	8,568	N	N	131 HOQUIAM PL SE
5	0	778705	0070	05/16/13	\$460,000	\$518,000	2,390	9	2011	Avg	7,274	N	N	208 ILWACO PL SE
5	0	943275	0180	07/25/13	\$399,652	\$442,000	2,420	9	1996	Avg	15,370	N	N	15518 SE 133RD ST
5	0	370295	0340	09/24/12	\$415,000	\$499,000	2,430	9	2008	Avg	4,326	N	N	5009 NE 3RD PL
5	0	943275	0070	08/08/14	\$512,000	\$523,000	2,550	9	1996	Avg	17,209	N	N	15315 SE 133RD CT
5	0	107201	0280	09/05/12	\$345,000	\$417,000	2,580	9	1978	Good	11,340	N	N	14125 150TH PL SE
5	0	107201	0370	06/12/14	\$340,000	\$351,000	2,580	9	1978	Avg	11,340	N	N	14004 149TH PL SE
5	0	107201	0230	01/10/13	\$345,000	\$402,000	2,590	9	1978	Avg	13,850	N	N	14104 150TH PL SE
5	0	107201	0470	08/08/13	\$419,950	\$463,000	2,620	9	1978	Good	11,340	N	N	14124 148TH PL SE
5	0	330430	0100	09/11/13	\$559,950	\$612,000	2,630	9	2013	Avg	7,767	N	N	6109 NE 1ST ST
5	0	330430	0130	01/24/13	\$489,119	\$568,000	2,630	9	2013	Avg	8,515	N	N	6108 NE 1ST ST
5	0	330430	0390	04/26/13	\$489,950	\$555,000	2,630	9	2013	Avg	7,482	N	N	112 SHADOW AVE NE
5	0	330430	0600	04/21/14	\$579,950	\$605,000	2,630	9	2014	Avg	7,572	N	N	6311 SE 2ND ST
5	0	330430	0630	10/08/13	\$519,950	\$565,000	2,630	9	2013	Avg	8,208	N	N	6231 SE 2ND ST
5	0	330430	0670	02/17/12	\$472,950	\$608,000	2,630	9	2011	Avg	7,359	N	N	6207 SE 2ND ST
5	0	778705	0060	03/12/14	\$496,000	\$521,000	2,660	9	2011	Avg	7,274	N	N	202 ILWACO PL SE
5	0	778705	0310	03/26/12	\$447,164	\$568,000	2,660	9	2012	Avg	7,761	N	N	114 ILWACO PL NE
5	0	330430	0400	04/02/13	\$539,950	\$615,000	2,660	9	2013	Avg	7,253	N	N	100 SHADOW AVE NE
5	0	330430	0520	07/07/14	\$569,950	\$586,000	2,660	9	2014	Avg	8,402	N	N	102 UNDERWOOD PL SE
5	0	084710	0021	05/20/14	\$515,000	\$534,000	2,670	9	2006	Avg	8,765	N	N	5407 NE 3RD PL
5	0	370295	0110	07/03/13	\$380,000	\$423,000	2,680	9	2007	Avg	4,474	N	N	5106 NE 3RD PL
5	0	330430	0210	05/29/12	\$472,950	\$589,000	2,700	9	2012	Avg	7,992	N	N	6212 NE 1ST ST
5	0	330430	0250	02/25/13	\$498,500	\$573,000	2,720	9	2013	Avg	7,637	N	N	6304 NE 1ST ST
5	0	146120	0010	04/16/14	\$519,930	\$543,000	2,750	9	1995	Avg	23,684	N	N	14505 144TH PL SE
5	0	107201	0350	08/28/14	\$380,000	\$387,000	2,760	9	1978	Good	11,340	N	N	14024 149TH PL SE
5	0	020090	0110	05/24/13	\$506,000	\$569,000	2,770	9	2003	Avg	8,272	N	N	308 QUINCY AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	692800	0470	07/09/14	\$511,000	\$525,000	2,800	9	2013	Avg	9,400	N	N	4908 SE 2ND ST
5	0	330430	0260	11/12/12	\$520,000	\$616,000	2,820	9	2012	Avg	7,875	N	N	6310 NE 1ST ST
5	0	064215	0260	05/22/14	\$549,900	\$570,000	2,840	9	2014	Avg	7,334	N	N	5122 NE 2ND CT
5	0	064215	0070	01/22/14	\$650,265	\$690,000	2,920	9	2014	Avg	7,800	N	N	5134 NE 2ND ST
5	0	064215	0080	09/08/14	\$675,900	\$687,000	2,920	9	2013	Avg	9,096	N	N	5225 NE 2ND PL
5	0	064215	0210	12/06/13	\$592,645	\$636,000	2,920	9	2013	Avg	7,995	N	N	5212 NE 2ND PL
5	0	064215	0230	01/09/14	\$666,920	\$710,000	2,920	9	2014	Avg	8,446	N	N	5200 NE 2ND PL
5	0	020091	0140	06/07/13	\$575,500	\$644,000	2,930	9	2007	Avg	8,155	N	N	325 ROSARIO PL NE
5	0	020091	0140	12/20/12	\$548,888	\$643,000	2,930	9	2007	Avg	8,155	N	N	325 ROSARIO PL NE
5	0	064215	0040	03/01/14	\$622,270	\$655,000	2,930	9	2014	Avg	7,800	N	N	5208 NE 2ND ST
5	0	064215	0050	02/06/14	\$602,230	\$637,000	2,930	9	2014	Avg	7,800	N	N	5202 NE 2ND ST
5	0	064215	0100	02/04/14	\$624,405	\$661,000	2,930	9	2014	Avg	7,819	N	N	5213 NE 2ND PL
5	0	064215	0120	12/04/13	\$627,485	\$673,000	2,930	9	2013	Avg	7,806	N	N	5201 NE 2ND PL
5	0	064215	0130	12/26/13	\$612,485	\$654,000	2,930	9	2013	Avg	7,800	N	N	5139 NE 2ND PL
5	0	020090	0180	04/08/14	\$590,000	\$617,000	2,950	9	2003	Avg	7,377	N	N	354 QUINCY AVE NE
5	0	330430	0030	07/26/13	\$583,500	\$645,000	2,950	9	2013	Avg	8,574	N	N	6112 SE 2ND ST
5	0	330430	0090	08/15/13	\$584,950	\$644,000	2,950	9	2013	Avg	7,331	N	N	6117 NE 1ST ST
5	0	330430	0470	12/20/13	\$639,888	\$684,000	2,950	9	2012	Avg	8,168	N	N	6302 SE 2ND ST
5	0	330430	0120	05/17/13	\$587,869	\$662,000	2,960	9	2013	Avg	7,204	N	N	6102 NE 1ST ST
5	0	330430	0590	10/08/13	\$579,950	\$630,000	2,960	9	2013	Avg	7,391	N	N	6317 SE 2ND ST
5	0	330430	0640	12/19/12	\$534,950	\$627,000	2,960	9	2013	Avg	8,017	N	N	6225 SE 2ND ST
5	0	370295	0050	11/26/12	\$405,000	\$478,000	2,970	9	2007	Avg	4,600	N	N	5221 NE 3RD PL
5	0	692800	0520	09/03/13	\$550,000	\$603,000	2,980	9	2013	Avg	10,728	N	N	4921 SE 2ND ST
5	0	064215	0160	02/07/14	\$680,015	\$719,000	2,980	9	2014	Avg	7,223	N	N	212 HOQUIAM AVE NE
5	0	064215	0270	05/13/14	\$569,900	\$592,000	2,980	9	2014	Avg	7,547	N	N	5118 NE 2ND CT
5	0	778705	0120	04/18/12	\$447,500	\$564,000	3,030	9	2012	Avg	8,595	N	N	210 HOQUIAM PL SE
5	0	330430	0340	10/10/12	\$527,450	\$631,000	3,040	9	2012	Avg	8,763	N	N	6301 NE 1ST ST
5	0	330430	0370	03/29/12	\$518,750	\$658,000	3,040	9	2012	Avg	8,361	N	N	6215 NE 1ST ST
5	0	330430	0270	01/24/13	\$556,932	\$646,000	3,050	9	2013	Avg	8,108	N	N	6316 NE 1ST ST
5	0	146120	0040	07/14/14	\$529,000	\$543,000	3,070	9	1995	Avg	22,098	Y	N	14521 144TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	778705	0180	06/03/14	\$570,000	\$590,000	3,080	9	2008	Avg	7,282	N	N	117 ILWACO PL SE
5	0	330430	0020	12/09/13	\$609,950	\$654,000	3,100	9	2013	Avg	8,174	N	N	6106 SE 2ND ST
5	0	330430	0140	10/23/12	\$524,950	\$625,000	3,100	9	2012	Avg	8,025	N	N	6114 NE 1ST ST
5	0	330430	0240	03/19/13	\$539,950	\$617,000	3,110	9	2013	Avg	7,533	N	N	6230 NE 1ST ST
5	0	330430	0480	01/22/13	\$542,950	\$630,000	3,110	9	2013	Avg	8,380	N	N	6308 SE 2ND ST
5	0	330430	0610	03/03/14	\$617,950	\$651,000	3,110	9	2014	Avg	7,926	N	N	6305 SE 2ND ST
5	0	152305	9216	05/01/13	\$590,000	\$667,000	3,120	9	1987	VGood	27,582	N	N	5007 SE 2ND PL
5	0	692800	0510	06/22/13	\$524,950	\$586,000	3,120	9	2013	Avg	11,836	N	N	4915 SE 2ND ST
5	0	020091	0080	05/29/12	\$505,000	\$629,000	3,210	9	2007	Avg	7,279	N	N	334 ROSARIO PL NE
5	0	330430	0230	11/29/12	\$529,950	\$625,000	3,220	9	2012	Avg	7,562	N	N	6224 NE 1ST ST
5	0	064215	0280	07/18/14	\$619,900	\$636,000	3,220	9	2014	Avg	8,432	N	N	5114 NE 2ND CT
5	0	778705	0330	09/09/13	\$572,000	\$626,000	3,330	9	2009	Avg	7,200	N	N	126 ILWACO PL NE
5	0	778705	0260	04/12/12	\$485,000	\$613,000	3,370	9	2012	Avg	7,357	N	N	100 HOQUIAM PL NE
5	0	778705	0270	01/21/12	\$487,000	\$632,000	3,370	9	2011	Avg	7,214	N	N	106 HOQUIAM PL NE
5	0	330430	0350	12/03/12	\$549,950	\$648,000	3,370	9	2013	Avg	8,763	N	N	6227 NE 1ST ST
5	0	330430	0460	11/18/12	\$574,950	\$680,000	3,370	9	2011	Avg	8,168	N	N	6228 SE 2ND ST
5	0	330430	0660	06/03/13	\$559,950	\$628,000	3,370	9	2013	Avg	7,413	N	N	6213 SE 2ND ST
5	0	330430	0220	02/09/12	\$534,950	\$689,000	3,380	9	2011	Avg	7,714	N	N	6218 NE 1ST ST
5	0	330430	0280	06/21/12	\$551,950	\$682,000	3,380	9	2012	Avg	8,142	N	N	6322 NE 1ST ST
5	0	330430	0310	01/24/12	\$534,950	\$693,000	3,380	9	2011	Avg	8,614	N	N	105 UNDERWOOD PL NE
5	0	330430	0490	09/11/12	\$544,950	\$657,000	3,380	9	2012	Avg	8,742	N	N	6314 SE 2ND ST
5	0	330430	0510	09/18/12	\$534,950	\$644,000	3,380	9	2012	Avg	9,665	N	N	109 UNDERWOOD PL SE
5	0	330430	0730	03/27/12	\$544,950	\$692,000	3,380	9	2012	Avg	10,997	N	N	202 ROSARIO AVE SE
5	0	064215	0300	06/17/14	\$600,000	\$619,000	3,380	9	2014	Avg	7,203	N	N	5110 NE 2ND CT
5	0	778705	0240	12/13/13	\$560,000	\$600,000	3,390	9	2008	Avg	7,200	N	N	118 HOQUIAM PL SE
5	0	064215	0010	01/06/14	\$656,270	\$699,000	3,430	9	2014	Avg	9,063	N	N	5226 NE 2ND ST
5	0	064215	0110	04/08/14	\$607,900	\$635,000	3,430	9	2014	Avg	7,813	N	N	5207 NE 2ND PL
5	0	064215	0140	12/05/13	\$640,960	\$688,000	3,430	9	2013	Avg	7,604	N	N	5133 NE 2ND PL
5	0	064215	0220	04/01/14	\$672,825	\$704,000	3,430	9	2014	Avg	8,128	N	N	5206 NE 2ND PL
5	0	020090	0080	05/13/13	\$501,501	\$565,000	3,440	9	2003	Avg	7,205	N	N	319 QUINCY AVE NE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	020091	0030	01/13/14	\$520,000	\$553,000	3,480	9	2007	Avg	7,620	N	N	6112 NE 3RD CT
5	0	020091	0050	11/15/13	\$549,500	\$592,000	3,480	9	2007	Avg	9,028	N	N	6158 NE 3RD CT
5	0	778705	0080	10/02/13	\$556,750	\$606,000	3,510	9	2009	Avg	8,797	N	N	220 ILWACO PL SE
5	0	330430	0680	04/23/14	\$620,000	\$646,000	3,510	9	2010	Avg	7,358	N	N	6201 SE 2ND ST
5	0	330430	0110	06/18/13	\$569,950	\$637,000	3,560	9	2013	Avg	9,029	N	N	6103 NE 1ST ST
5	0	330430	0290	05/15/12	\$558,800	\$699,000	3,560	9	2012	Avg	8,802	N	N	6408 NE 1ST ST
5	0	330430	0500	07/25/12	\$560,950	\$686,000	3,560	9	2012	Avg	9,821	N	N	103 UNDERWOOD PL SE
5	0	330430	0580	01/28/14	\$639,950	\$678,000	3,560	9	2013	Avg	7,429	N	N	6323 SE 2ND ST
5	0	330430	0620	08/01/13	\$589,950	\$652,000	3,560	9	2013	Avg	8,178	N	N	6303 SE 2ND ST
5	0	330430	0650	07/10/13	\$574,950	\$639,000	3,560	9	2013	Avg	7,657	N	N	6219 SE 2ND ST
5	0	730290	0030	05/04/12	\$550,000	\$690,000	3,600	9	1994	Avg	21,781	N	N	15137 SE 145TH PL
5	0	020091	0040	10/11/13	\$556,000	\$604,000	3,650	9	2007	Avg	8,636	N	N	6152 NE 3RD CT
5	0	020091	0010	04/08/14	\$535,000	\$559,000	3,659	9	2007	Avg	7,968	N	N	6100 NE 3RD CT
5	0	064215	0240	03/01/14	\$647,400	\$682,000	3,670	9	2014	Avg	7,841	N	N	5136 NE 2ND PL
5	0	222305	9001	02/27/13	\$615,000	\$707,000	4,240	9	1999	Avg	28,872	N	N	14406 144TH PL SE
5	0	692800	0580	02/28/12	\$514,950	\$660,000	3,230	10	2011	Avg	9,620	N	N	5006 SE 2ND PL
5	0	084710	0091	01/09/12	\$459,950	\$599,000	3,510	10	2007	Avg	10,947	N	N	5523 NE 2ND ST
5	0	730290	0170	02/10/12	\$500,000	\$644,000	3,810	10	1995	Avg	22,409	N	N	14435 152ND PL SE
5	0	666450	0030	02/26/13	\$582,360	\$670,000	4,680	10	2007	Avg	8,110	N	N	5512 NE 1ST PL
6	0	200600	0050	08/17/12	\$199,900	\$243,000	1,000	6	1967	Avg	10,452	N	N	16025 SE 134TH ST
6	0	200600	0260	12/07/12	\$204,000	\$240,000	1,010	6	1967	Good	10,374	N	N	16046 SE 136TH ST
6	0	722970	0160	09/19/13	\$309,000	\$337,000	1,150	6	1963	VGood	20,741	N	N	16918 SE 136TH ST
6	0	146340	0083	04/19/13	\$235,000	\$267,000	1,200	6	1957	Good	8,273	N	N	15403 SE 142ND PL
6	0	146340	0081	08/27/14	\$230,000	\$234,000	1,260	6	1964	Good	10,164	N	N	14207 156TH AVE SE
6	0	142305	9056	03/12/13	\$258,500	\$296,000	1,320	6	1967	Good	17,647	N	N	14115 160TH AVE SE
6	0	723020	0050	04/10/14	\$300,000	\$313,000	1,460	6	1962	Good	24,790	N	N	17237 SE 140TH ST
6	0	942520	0012	07/29/13	\$277,000	\$306,000	1,510	6	1929	Good	10,761	N	N	13928 156TH AVE SE
6	0	722980	0190	09/27/12	\$212,000	\$255,000	1,820	6	1967	Good	14,880	N	N	16946 SE 144TH ST
6	0	722990	0945	08/13/13	\$322,000	\$355,000	2,160	6	1962	VGood	18,217	N	N	18256 SE 135TH ST
6	0	723030	0180	12/11/13	\$293,000	\$314,000	880	7	1963	Good	12,589	N	N	14737 173RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	722990	0285	09/17/14	\$390,000	\$396,000	960	7	1972	VGood	16,815	N	N	13212 173RD AVE SE
6	0	519540	0040	07/19/12	\$285,000	\$349,000	980	7	1969	Good	10,575	N	N	14425 158TH PL SE
6	0	145750	0026	06/16/14	\$265,000	\$273,000	1,000	7	1969	Avg	9,150	Y	N	16206 SE 134TH ST
6	0	324300	0040	05/17/13	\$249,900	\$281,000	1,000	7	1959	VGood	9,648	N	N	16025 SE 130TH ST
6	0	722990	0250	12/02/14	\$228,000	\$229,000	1,000	7	1959	Avg	16,376	N	N	17360 SE 134TH ST
6	0	519540	0060	09/20/13	\$269,950	\$295,000	1,010	7	1969	Good	8,883	N	N	14441 158TH PL SE
6	0	519540	0140	05/03/13	\$300,000	\$339,000	1,010	7	1969	Good	10,350	N	N	14418 158TH PL SE
6	0	722990	0885	11/03/14	\$313,000	\$316,000	1,010	7	1968	Good	10,369	N	N	13521 182ND AVE SE
6	0	324320	0010	01/28/14	\$284,000	\$301,000	1,030	7	1963	Good	8,732	N	N	16219 SE 130TH PL
6	0	722990	0975	05/07/14	\$314,950	\$327,000	1,040	7	1968	Good	16,986	N	N	18237 SE 135TH ST
6	0	324320	0290	03/12/14	\$255,000	\$268,000	1,060	7	1966	Good	8,580	N	N	12826 163RD AVE SE
6	0	324320	0310	05/20/14	\$300,000	\$311,000	1,060	7	1967	Good	7,735	N	N	12840 163RD AVE SE
6	0	366450	0133	11/17/14	\$383,000	\$385,000	1,060	7	1966	Good	21,183	N	N	6802 NE 1ST PL
6	0	722990	0091	07/09/12	\$223,500	\$275,000	1,060	7	1970	Good	17,346	N	N	17323 SE 135TH ST
6	0	723010	0112	01/17/14	\$280,000	\$298,000	1,060	7	1969	Avg	12,400	N	N	13814 180TH AVE SE
6	0	723030	0060	08/05/14	\$370,000	\$378,000	1,110	7	1966	Good	17,600	N	N	14526 171ST AVE SE
6	0	324310	0080	09/13/13	\$239,950	\$262,000	1,130	7	1961	Avg	7,920	N	N	13105 162ND AVE SE
6	0	359000	0030	01/20/14	\$254,000	\$270,000	1,140	7	1968	Good	21,398	Y	N	13415 163RD AVE SE
6	0	722970	0150	08/07/12	\$225,000	\$274,000	1,160	7	1966	Good	22,650	N	N	13431 170TH AVE SE
6	0	723040	0380	03/07/12	\$200,000	\$256,000	1,160	7	1970	Avg	23,777	N	N	18028 SE 146TH ST
6	0	722980	0175	06/04/14	\$453,500	\$469,000	1,170	7	1967	Good	23,345	N	N	16916 SE 144TH ST
6	0	723040	0080	07/22/13	\$220,000	\$244,000	1,170	7	1963	Good	13,708	N	N	14416 183RD AVE SE
6	0	722980	0295	04/08/14	\$365,000	\$382,000	1,190	7	1963	Good	28,611	N	N	13825 171ST AVE SE
6	0	723000	0320	07/18/12	\$230,000	\$282,000	1,200	7	1961	VGood	51,400	N	N	14017 183RD AVE SE
6	0	723020	0890	06/20/13	\$262,000	\$292,000	1,220	7	1966	Good	24,084	N	N	17853 SE 146TH ST
6	0	324310	0050	07/22/14	\$250,000	\$256,000	1,250	7	1960	Good	7,920	N	N	16033 SE 131ST ST
6	0	324310	0240	06/16/14	\$250,000	\$258,000	1,250	7	1961	Avg	7,811	N	N	12804 162ND AVE SE
6	0	722990	0595	04/17/13	\$250,000	\$284,000	1,250	7	1967	Good	15,930	N	N	17535 SE 135TH ST
6	0	722990	0610	05/01/13	\$284,900	\$322,000	1,340	7	1988	Avg	15,930	N	N	17560 SE 136TH ST
6	0	722990	0100	04/25/12	\$230,000	\$289,000	1,350	7	1959	Avg	17,700	N	N	17329 SE 135TH ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	723040	0520	10/29/12	\$379,500	\$451,000	1,350	7	1967	VGood	47,414	N	N	14713 180TH AVE SE
6	0	324310	0110	10/01/13	\$295,000	\$321,000	1,370	7	1963	Good	9,720	N	N	16204 SE 132ND ST
6	0	723020	0590	04/16/14	\$320,000	\$334,000	1,370	7	1969	VGood	24,848	N	N	17204 SE 144TH ST
6	0	722970	0035	06/18/12	\$310,000	\$384,000	1,380	7	1991	Avg	24,841	N	N	16605 SE 134TH ST
6	0	324310	0180	06/02/14	\$290,000	\$300,000	1,390	7	1961	Avg	10,625	N	N	16211 SE 130TH PL
6	0	723010	0590	08/28/12	\$299,950	\$363,000	1,400	7	1969	Good	56,000	N	N	13844 177TH AVE SE
6	0	741800	0020	07/24/14	\$305,000	\$313,000	1,400	7	1976	Good	10,350	N	N	6514 SE 4TH PL
6	0	769550	0260	09/13/13	\$251,000	\$274,000	1,400	7	1956	Good	15,001	N	N	14333 165TH PL SE
6	0	366450	0126	08/07/12	\$265,000	\$323,000	1,430	7	1967	Good	16,510	N	N	13425 160TH AVE SE
6	0	722970	0200	10/28/13	\$298,000	\$322,000	1,430	7	1959	VGood	29,600	N	N	17015 SE 134TH ST
6	0	723000	0350	09/09/14	\$300,000	\$305,000	1,430	7	1966	Good	51,836	N	N	13837 183RD AVE SE
6	0	723020	1320	06/18/13	\$306,500	\$342,000	1,440	7	1968	Good	17,196	N	N	14304 178TH AVE SE
6	0	723040	0440	06/11/13	\$420,000	\$470,000	1,460	7	1966	Good	27,169	N	N	14628 181ST AVE SE
6	0	723030	0300	07/17/13	\$255,000	\$283,000	1,480	7	1977	Avg	12,444	N	N	17356 SE 149TH ST
6	0	722980	0335	03/04/14	\$311,000	\$327,000	1,500	7	1957	VGood	22,852	N	N	13607 171ST AVE SE
6	0	722990	0925	10/10/14	\$381,000	\$386,000	1,510	7	1967	Good	18,246	N	N	18216 SE 135TH ST
6	0	723020	0371	08/14/13	\$260,000	\$286,000	1,510	7	2006	Avg	15,040	N	N	17255 SE 142ND ST
6	0	723040	0140	05/24/13	\$347,000	\$390,000	1,530	7	1990	Avg	45,812	N	N	18246 SE 144TH PL
6	0	769550	0010	08/05/13	\$311,500	\$344,000	1,540	7	1988	Avg	30,167	N	N	16712 SE 144TH ST
6	0	722990	0200	07/27/13	\$233,000	\$258,000	1,570	7	1968	Avg	16,376	N	N	17315 SE 133RD ST
6	0	722990	0520	04/25/14	\$232,000	\$242,000	1,610	7	1959	Avg	16,020	N	N	17545 SE 134TH ST
6	0	723000	0240	05/07/12	\$332,000	\$416,000	1,640	7	1960	Good	51,132	N	N	14255 183RD AVE SE
6	0	108110	0040	07/13/12	\$320,000	\$393,000	1,650	7	1970	Good	17,195	N	N	16901 SE 144TH ST
6	0	139751	0060	08/22/13	\$326,000	\$358,000	1,650	7	1983	Good	15,000	N	N	15803 SE 143RD ST
6	0	723000	0055	08/29/13	\$345,000	\$379,000	1,700	7	1969	VGood	22,921	N	N	13618 183RD AVE SE
6	0	145750	0086	04/23/14	\$384,850	\$401,000	1,710	7	1996	Avg	9,600	N	N	16009 SE 136TH ST
6	0	923650	0070	08/14/12	\$247,000	\$300,000	1,720	7	1962	Good	8,450	N	N	15812 SE 132ND PL
6	0	722970	0045	07/17/12	\$355,000	\$435,000	1,730	7	1994	Avg	30,114	N	N	16627 SE 134TH ST
6	0	722970	0165	12/02/14	\$350,000	\$351,000	1,740	7	1965	Good	29,597	N	N	16904 SE 136TH ST
6	0	723010	0640	06/21/13	\$340,000	\$379,000	1,740	7	1969	Avg	50,000	N	N	14115 178TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	725370	0160	06/26/13	\$305,500	\$340,000	1,750	7	1977	Good	8,747	N	N	16018 SE 142ND PL
6	0	305680	0160	08/12/14	\$370,500	\$379,000	1,790	7	2005	Avg	6,120	N	N	6827 NE 1ST PL
6	0	305680	0230	08/20/14	\$397,000	\$405,000	1,790	7	2005	Avg	6,590	N	N	6733 NE 1ST PL
6	0	232305	9184	09/25/13	\$280,000	\$305,000	1,800	7	1974	Good	13,551	N	N	14519 160TH AVE SE
6	0	232305	9184	12/30/14	\$305,000	\$305,000	1,800	7	1974	Good	13,551	N	N	14519 160TH AVE SE
6	0	723030	0100	08/26/14	\$320,000	\$326,000	1,820	7	1972	VGood	17,600	N	N	14714 171ST AVE SE
6	0	722990	0670	05/15/13	\$347,500	\$391,000	1,830	7	2013	Avg	41,976	N	N	17821 SE 134TH ST
6	0	722990	0005	10/10/14	\$350,000	\$354,000	1,860	7	1966	Good	17,640	N	N	13205 173RD AVE SE
6	0	240790	0280	02/14/14	\$371,500	\$392,000	1,860	7	2006	Avg	4,594	N	N	338 ZILLAH PL SE
6	0	240790	0690	12/27/12	\$332,000	\$388,000	1,860	7	2006	Avg	4,240	N	N	325 ZILLAH PL SE
6	0	108120	0150	08/28/12	\$315,000	\$382,000	1,870	7	1968	Good	10,578	N	N	14529 166TH PL SE
6	0	145750	0059	04/12/12	\$349,950	\$442,000	1,910	7	2012	Avg	13,965	N	N	13120 YAKIMA AVE SE
6	0	722990	0015	07/05/13	\$319,950	\$356,000	2,000	7	1965	Good	17,820	N	N	13303 173RD AVE SE
6	0	240790	0170	04/08/14	\$400,000	\$418,000	2,090	7	2006	Avg	3,800	N	N	335 YAKIMA PL SE
6	0	769550	0240	05/14/14	\$345,000	\$358,000	2,120	7	1984	Avg	15,003	N	N	14319 165TH PL SE
6	0	608420	0100	08/01/14	\$400,000	\$409,000	2,120	7	2006	Avg	3,742	N	N	6736 SE 5TH ST
6	0	723010	0450	05/01/12	\$285,000	\$358,000	2,160	7	1961	VGood	49,222	N	N	13717 177TH AVE SE
6	0	608420	0080	05/28/14	\$395,000	\$409,000	2,250	7	2006	Avg	3,757	N	N	6804 SE 5TH ST
6	0	723010	0671	08/10/12	\$319,000	\$388,000	2,280	7	1969	VGood	16,652	N	N	14218 177TH AVE SE
6	0	232305	9002	08/07/13	\$465,000	\$513,000	2,310	7	2013	Avg	24,393	N	N	14521 156TH AVE SE
6	0	608420	0010	03/15/12	\$307,500	\$392,000	2,480	7	2006	Avg	5,135	N	N	6846 SE 5TH ST
6	0	240790	0320	07/11/12	\$375,900	\$462,000	2,730	7	2006	Avg	4,874	N	N	314 ZILLAH PL SE
6	0	722980	0066	08/19/14	\$439,950	\$449,000	2,780	7	1985	Avg	15,075	N	N	16805 SE 140TH ST
6	0	240790	0300	04/29/14	\$410,000	\$427,000	2,950	7	2006	Avg	4,530	N	N	326 ZILLAH PL SE
6	0	722970	0310	06/28/13	\$450,000	\$501,000	3,550	7	2008	Avg	14,948	N	N	13108 PATRIOT WAY SE
6	0	108130	0390	10/30/14	\$330,000	\$333,000	1,320	8	1969	Good	11,050	N	N	16508 SE 147TH ST
6	0	723040	0170	04/17/13	\$295,550	\$335,000	1,380	8	1964	Good	28,350	N	N	14435 183RD AVE SE
6	0	108180	0180	09/25/13	\$365,000	\$398,000	1,460	8	1973	VGood	11,200	N	N	15604 SE 148TH ST
6	0	108180	0190	10/16/12	\$292,000	\$349,000	1,460	8	1972	Good	11,439	N	N	14628 156TH AVE SE
6	0	108133	0030	07/23/14	\$375,000	\$384,000	1,470	8	1975	Good	15,598	N	N	14818 167TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	108132	0080	04/12/12	\$330,000	\$417,000	1,490	8	1972	Good	10,952	N	N	16163 SE 146TH PL
6	0	108133	0080	06/26/13	\$322,000	\$359,000	1,530	8	1976	Good	13,738	N	N	16540 SE 149TH ST
6	0	108180	0500	05/10/13	\$299,950	\$338,000	1,590	8	1972	Good	11,060	N	N	14404 157TH PL SE
6	0	108130	0400	10/07/13	\$319,000	\$347,000	1,600	8	1969	Good	11,050	N	N	14628 165TH AVE SE
6	0	108130	0200	05/09/14	\$352,000	\$366,000	1,640	8	1972	Good	11,050	N	N	14514 164TH PL SE
6	0	723040	0430	09/30/14	\$322,400	\$327,000	1,710	8	1964	Good	15,844	N	N	14632 181ST AVE SE
6	0	108110	0030	11/28/12	\$280,000	\$330,000	1,750	8	1969	Good	16,650	N	N	16825 SE 144TH ST
6	0	108120	0360	08/06/14	\$260,000	\$266,000	1,750	8	1968	Avg	11,180	N	N	14549 167TH PL SE
6	0	108133	0390	06/13/13	\$480,000	\$537,000	1,750	8	1979	Good	36,000	N	N	16713 SE 149TH ST
6	0	108120	0350	10/03/14	\$320,000	\$324,000	1,760	8	1968	Good	11,180	N	N	14541 167TH PL SE
6	0	108180	0420	01/24/13	\$280,000	\$325,000	1,760	8	1973	Good	10,414	N	N	14468 157TH PL SE
6	0	723020	0580	12/12/12	\$285,000	\$335,000	1,790	8	1969	Good	23,774	N	N	17212 SE 144TH ST
6	0	722980	0430	07/23/14	\$379,500	\$389,000	1,830	8	1989	Avg	25,641	N	N	17121 SE 138TH ST
6	0	108180	0010	04/25/13	\$325,000	\$368,000	1,840	8	1973	Good	10,800	N	N	14405 157TH PL SE
6	0	108180	0390	08/12/13	\$335,000	\$369,000	1,850	8	1972	Good	10,414	N	N	14616 157TH PL SE
6	0	108133	0170	09/17/13	\$357,000	\$390,000	1,870	8	1987	Good	11,700	N	N	16412 SE 149TH ST
6	0	108130	0430	06/11/13	\$359,000	\$402,000	1,880	8	1969	Good	11,050	N	N	14604 165TH AVE SE
6	0	139751	0020	09/12/12	\$382,000	\$461,000	1,960	8	1991	Avg	19,905	N	N	15617 SE 143RD ST
6	0	108131	0250	02/26/14	\$324,000	\$341,000	2,030	8	1970	Good	10,115	N	N	16120 SE 145TH PL
6	0	143800	0220	04/03/14	\$559,995	\$586,000	2,050	8	2014	Avg	6,425	N	N	16305 SE 139TH PL
6	0	143800	0280	06/16/14	\$549,995	\$567,000	2,050	8	2014	Avg	5,300	N	N	16215 SE 139TH CT
6	0	108130	0450	08/14/14	\$364,000	\$372,000	2,080	8	1969	Good	11,050	N	N	14522 165TH AVE SE
6	0	108180	0080	11/20/12	\$285,000	\$337,000	2,090	8	1972	Good	11,480	N	N	15660 SE 146TH PL
6	0	723040	0535	11/07/12	\$475,000	\$563,000	2,090	8	2011	Avg	19,598	N	N	14717 180TH PL SE
6	0	108133	0060	08/13/14	\$375,000	\$383,000	2,100	8	1975	Good	12,738	N	N	14805 167TH PL SE
6	0	108180	0350	09/09/13	\$350,900	\$384,000	2,110	8	1974	Avg	10,200	N	N	15703 SE 148TH ST
6	0	723040	0410	12/05/13	\$450,000	\$483,000	2,120	8	1976	Good	16,500	N	N	14615 182ND AVE SE
6	0	108180	0330	05/09/12	\$294,000	\$368,000	2,190	8	1973	Good	10,496	N	N	15623 SE 148TH ST
6	0	108180	0130	04/11/13	\$300,000	\$341,000	2,210	8	1973	Good	9,500	N	N	14603 157TH PL SE
6	0	143800	0200	09/11/14	\$549,995	\$559,000	2,260	8	2014	Avg	6,587	N	N	16317 SE 139TH PL

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	143800	0290	05/15/14	\$571,165	\$593,000	2,260	8	2014	Avg	5,300	N	N	16209 SE 139TH CT
6	0	108131	0100	05/23/13	\$288,600	\$324,000	2,280	8	1970	Good	10,920	N	N	16215 SE 145TH ST
6	0	723010	0500	03/20/13	\$439,950	\$503,000	2,300	8	1979	Good	27,516	N	N	17545 SE 136TH ST
6	0	143800	0320	03/13/14	\$451,255	\$474,000	2,350	8	2014	Avg	3,800	N	N	16208 SE 139TH CT
6	0	143800	0350	06/03/14	\$455,525	\$471,000	2,350	8	2014	Avg	4,180	N	N	16226 SE 139TH CT
6	0	143800	0460	06/03/14	\$461,495	\$477,000	2,350	8	2014	Avg	3,760	N	N	16219 SE 138TH PL
6	0	108133	0340	09/09/13	\$353,800	\$387,000	2,390	8	1976	Avg	16,150	N	N	16519 SE 149TH ST
6	0	430560	0240	05/10/12	\$419,950	\$526,000	2,420	8	2013	Avg	5,006	N	N	13727 161ST PL SE
6	0	430560	0240	11/25/14	\$505,000	\$508,000	2,420	8	2013	Avg	5,006	N	N	13727 161ST PL SE
6	0	430560	0130	07/17/13	\$483,000	\$536,000	2,430	8	2010	Avg	5,400	N	N	13700 161ST PL SE
6	0	430560	0300	06/19/13	\$470,000	\$525,000	2,430	8	2010	Avg	5,302	N	N	16031 SE 137TH TER
6	0	430560	0350	09/10/12	\$400,000	\$483,000	2,430	8	2012	Avg	4,766	N	N	16007 SE 137TH TER
6	0	430560	0150	02/22/12	\$419,950	\$539,000	2,450	8	2011	Avg	5,400	N	N	13712 161ST PL SE
6	0	769550	0080	09/07/12	\$485,000	\$586,000	2,500	8	1984	VGood	16,625	N	N	14301 166TH PL SE
6	0	143800	0330	05/09/14	\$474,995	\$494,000	2,520	8	2014	Avg	3,800	N	N	16214 SE 139TH CT
6	0	143800	0370	07/03/14	\$484,995	\$499,000	2,520	8	2014	Avg	3,800	N	N	16300 SE 139TH CT
6	0	143800	0450	09/02/14	\$490,210	\$499,000	2,520	8	2014	Avg	3,760	N	N	16225 SE 138TH PL
6	0	143800	0480	05/29/14	\$479,995	\$497,000	2,520	8	2014	Avg	4,652	N	N	16207 SE 138TH PL
6	0	722990	0930	05/14/12	\$433,054	\$542,000	2,540	8	2012	Avg	18,259	N	N	18218 SE 135TH ST
6	0	722990	0930	06/03/14	\$557,500	\$577,000	2,540	8	2012	Avg	18,259	N	N	18218 SE 135TH ST
6	0	132305	9137	10/22/12	\$432,000	\$515,000	2,590	8	1997	Avg	35,010	N	N	13713 175TH AVE SE
6	0	143800	0020	01/03/14	\$499,995	\$533,000	2,590	8	2014	Avg	5,513	N	N	16206 SE 138TH PL
6	0	143800	0060	03/04/14	\$518,570	\$546,000	2,590	8	2014	Avg	6,067	N	N	16230 SE 138TH PL
6	0	143800	0130	07/03/14	\$519,995	\$535,000	2,590	8	2014	Avg	6,160	N	N	13902 163RD PL SE
6	0	143800	0270	07/01/14	\$604,635	\$622,000	2,590	8	2014	Avg	6,360	N	N	16221 SE 139TH CT
6	0	143800	0300	03/04/14	\$582,985	\$614,000	2,590	8	2014	Avg	6,355	N	N	16203 SE 139TH CT
6	0	143800	0210	05/09/14	\$574,675	\$597,000	2,610	8	2014	Avg	6,420	N	N	16311 SE 139TH PL
6	0	430560	0260	04/29/12	\$435,790	\$548,000	2,650	8	2011	Avg	6,136	N	N	13717 161ST PL SE
6	0	143800	0010	09/12/14	\$569,995	\$579,000	2,650	8	2014	Avg	6,875	N	N	16200 SE 138TH PL
6	0	143800	0040	02/18/14	\$539,995	\$570,000	2,650	8	2014	Avg	6,066	N	N	16218 SE 138TH PL

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Area 032 -- 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	143800	0080	04/04/14	\$535,545	\$560,000	2,650	8	2014	Avg	6,161	N	N	16310 SE 138TH PL
6	0	143800	0120	06/16/14	\$542,525	\$560,000	2,650	8	2014	Avg	5,600	N	N	13858 163RD PL SE
6	0	108180	0070	11/18/14	\$425,000	\$428,000	2,660	8	1972	Good	11,200	N	N	14453 157TH PL SE
6	0	143800	0310	03/10/14	\$486,755	\$512,000	2,670	8	2014	Avg	4,931	N	N	16202 SE 139TH CT
6	0	143800	0360	06/03/14	\$494,995	\$512,000	2,670	8	2014	Avg	3,800	N	N	16232 SE 139TH CT
6	0	143800	0470	05/09/14	\$494,995	\$514,000	2,670	8	2014	Avg	4,652	N	N	16213 SE 138TH PL
6	0	143800	0340	08/04/14	\$489,995	\$501,000	2,710	8	2014	Avg	3,800	N	N	16220 SE 139TH CT
6	0	143800	0380	07/03/14	\$509,070	\$524,000	2,710	8	2014	Avg	4,180	N	N	16306 139TH CT SE
6	0	143800	0440	07/24/14	\$515,805	\$529,000	2,710	8	2014	Avg	4,136	N	N	16231 S 138TH PL
6	0	143800	0490	07/03/14	\$529,995	\$545,000	2,710	8	2014	Avg	5,831	N	N	16201 SE 138TH PL
6	0	741800	0130	12/11/14	\$430,000	\$431,000	2,800	8	1979	Good	10,441	N	N	6523 SE 4TH PL
6	0	430560	0020	04/19/12	\$440,000	\$555,000	2,810	8	2011	Avg	5,539	N	N	16014 SE 137TH TER
6	0	430560	0270	12/24/13	\$529,950	\$566,000	2,810	8	2007	Avg	5,681	N	N	16049 SE 137TH TER
6	0	723010	0740	05/08/13	\$451,000	\$509,000	2,840	8	1965	VGood	50,000	N	N	14033 180TH AVE SE
6	0	143800	0050	04/08/14	\$564,995	\$591,000	2,890	8	2014	Avg	6,618	N	N	16224 SE 138TH PL
6	0	143800	0100	06/03/14	\$565,130	\$584,000	2,890	8	2014	Avg	7,497	N	N	13810 163RD PL SE
6	0	430560	0230	12/20/12	\$525,000	\$615,000	2,900	8	2012	Avg	6,754	N	N	13731 161ST PL SE
6	0	430560	0040	05/05/14	\$549,000	\$571,000	2,910	8	2008	Avg	6,338	N	N	16026 SE 137TH TER
6	0	430560	0170	04/25/12	\$449,950	\$566,000	3,000	8	2012	Avg	7,415	N	N	13724 161ST PL SE
6	0	430560	0250	10/27/14	\$540,000	\$545,000	3,000	8	2013	Avg	5,471	N	N	13723 161ST PL SE
6	0	430560	0250	05/07/12	\$449,950	\$564,000	3,000	8	2013	Avg	5,471	N	N	13723 161ST PL SE
6	0	143800	0030	03/05/14	\$589,995	\$621,000	3,150	8	2014	Avg	6,617	N	N	16212 SE 138TH PL
6	0	143800	0070	03/18/14	\$585,035	\$614,000	3,150	8	2014	Avg	6,620	N	N	16304 SE 138TH PL
6	0	143800	0090	05/14/14	\$586,084	\$608,000	3,150	8	2014	Avg	9,887	N	N	16316 SE 138TH PL
6	0	143800	0110	06/03/14	\$580,135	\$600,000	3,150	8	2014	Avg	5,886	N	N	13852 163RD PL SE
6	0	430560	0180	01/12/12	\$459,950	\$598,000	3,200	8	2011	Avg	5,513	N	N	13730 161ST PL SE
6	0	430560	0220	09/05/12	\$529,950	\$640,000	3,230	8	2013	Avg	5,040	N	N	13735 161ST PL SE
6	0	430560	0100	12/22/14	\$570,000	\$571,000	3,250	8	2011	Avg	5,600	N	N	13610 161ST PL SE
6	0	430560	0120	04/13/12	\$455,000	\$575,000	3,250	8	2011	Avg	5,400	N	N	13622 161ST PL SE
6	0	430560	0190	01/23/12	\$539,950	\$700,000	3,250	8	2011	Avg	5,113	N	N	13734 161ST PL SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	780650	0150	04/17/12	\$400,000	\$505,000	2,240	9	1989	Avg	13,354	N	N	14835 161ST CT SE
6	0	780650	0260	06/05/12	\$365,500	\$454,000	2,250	9	1989	Avg	18,463	N	N	16035 SE 149TH ST
6	0	780650	0110	07/30/13	\$479,950	\$530,000	2,510	9	1990	Avg	12,786	N	N	14830 161ST CT SE
6	0	430550	0100	05/16/13	\$490,000	\$552,000	2,710	9	2009	Avg	5,882	N	N	6726 SE 2ND ST
6	0	108133	0180	12/22/14	\$627,000	\$628,000	2,750	9	2014	Avg	11,830	N	N	16404 SE 149TH ST
6	0	132305	9140	10/15/12	\$395,000	\$472,000	2,780	9	1997	Avg	85,813	N	N	17126 SE 134TH ST
6	0	780650	0290	08/18/14	\$535,000	\$546,000	2,790	9	1990	Avg	19,485	N	N	16111 SE 149TH ST
6	0	780650	0360	07/25/12	\$460,000	\$563,000	2,790	9	1990	Avg	21,320	N	N	14920 163RD CT SE
6	0	947596	0100	07/29/13	\$544,950	\$602,000	2,790	9	2013	Avg	6,133	N	N	16302 SE 135TH PL
6	0	947596	0130	04/09/13	\$540,000	\$614,000	2,790	9	2013	Avg	5,201	N	N	16216 SE 135TH PL
6	0	232305	9040	09/24/12	\$450,000	\$541,000	2,880	9	2007	Avg	20,073	N	N	14525 156TH AVE SE
6	0	780650	0100	03/28/14	\$500,000	\$524,000	2,910	9	1989	Avg	12,952	N	N	14836 161ST CT SE
6	0	947596	0070	09/03/13	\$539,950	\$592,000	2,940	9	2013	Avg	5,415	N	N	16320 SE 135TH PL
6	0	145750	0121	05/08/14	\$599,950	\$623,000	2,950	9	2014	Avg	15,282	N	N	14326 160TH AVE NE
6	0	723000	0265	06/17/14	\$499,500	\$515,000	2,970	9	2006	Avg	21,907	N	N	14239 183RD AVE SE
6	0	359000	0050	09/23/14	\$649,000	\$659,000	3,130	9	2014	Avg	9,711	N	N	13414 162ND AVE SE
6	0	947596	0110	04/30/13	\$539,950	\$611,000	3,160	9	2013	Avg	6,132	N	N	16228 SE 135TH PL
6	0	430550	0180	10/14/14	\$584,950	\$592,000	3,220	9	2009	Avg	6,224	N	N	6753 SE 2ND ST
6	0	947596	0140	03/11/13	\$543,747	\$623,000	3,250	9	2013	Avg	5,200	N	N	16210 SE 135TH PL
6	0	947596	0140	10/22/14	\$584,950	\$591,000	3,250	9	2013	Avg	5,200	N	N	16210 SE 135TH PL
6	0	947596	0030	07/08/13	\$549,950	\$611,000	3,260	9	2013	Avg	5,690	N	N	16301 SE 135TH PL
6	0	947596	0050	06/18/13	\$525,000	\$586,000	3,260	9	2013	Avg	4,900	N	N	16313 SE 135TH PL
6	0	947596	0050	06/20/14	\$565,000	\$583,000	3,260	9	2013	Avg	4,900	N	N	16313 SE 135TH PL
6	0	947596	0080	09/06/13	\$549,950	\$602,000	3,290	9	2013	Avg	4,705	N	N	16314 SE 135TH PL
6	0	947596	0010	04/02/13	\$542,000	\$617,000	3,330	9	2013	Avg	7,646	N	N	16221 SE 135TH PL
6	0	947596	0020	03/29/13	\$559,950	\$639,000	3,330	9	2013	Avg	5,695	N	N	16227 SE 135TH PL
6	0	947596	0040	05/19/13	\$539,950	\$608,000	3,330	9	2013	Avg	5,685	N	N	16307 SE 135TH PL
6	0	947596	0060	03/17/13	\$557,301	\$638,000	3,330	9	2013	Avg	7,909	N	N	16319 SE 135TH PL
6	0	947596	0090	05/21/13	\$559,950	\$630,000	3,330	9	2013	Avg	5,574	N	N	16308 SE 135TH PL
6	0	947596	0120	04/09/13	\$529,950	\$603,000	3,330	9	2013	Avg	5,372	N	N	16222 SE 135TH PL

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	947596	0150	04/19/13	\$564,950	\$641,000	3,330	9	2013	Avg	5,701	N	N	16204 SE 135TH PL
6	0	750280	0060	05/07/14	\$659,995	\$686,000	3,440	9	2014	Avg	9,400	N	N	6516 NE 1ST ST
6	0	430550	0230	10/16/12	\$545,000	\$651,000	3,490	9	2008	Avg	6,000	N	N	6785 SE 2ND ST
6	0	750280	0050	07/09/14	\$659,950	\$678,000	3,510	9	2014	Avg	9,400	N	N	6522 NE 1ST ST
6	0	750280	0090	06/05/14	\$683,850	\$707,000	3,510	9	2014	Avg	9,445	N	N	6517 N 1ST ST
6	0	750280	0030	07/16/14	\$659,950	\$677,000	3,550	9	2014	Avg	9,400	N	N	6606 NE 1ST ST
6	0	750280	0140	05/15/14	\$689,950	\$716,000	3,550	9	2014	Avg	10,704	N	N	6619 NE 1ST ST
6	0	750280	0070	10/14/14	\$654,950	\$662,000	3,590	9	2014	Avg	9,400	N	N	6510 NE 1ST ST
6	0	750280	0130	10/01/14	\$679,950	\$689,000	3,590	9	2014	Avg	9,413	N	N	6613 NE 1ST ST
6	0	750280	0040	09/23/14	\$654,950	\$665,000	3,600	9	2014	Avg	9,400	N	N	6600 NE 1ST ST
6	0	750280	0080	09/23/14	\$649,950	\$659,000	3,600	9	2014	Avg	11,734	N	N	6504 N 1ST ST
6	0	750280	0100	08/13/14	\$679,950	\$695,000	3,600	9	2014	Avg	9,437	N	N	6523 NE 1ST ST
6	0	366450	0252	08/26/14	\$595,950	\$607,000	3,600	9	2014	Avg	10,877	N	N	13426 156TH AVE SE
7	0	182306	9059	06/11/14	\$355,000	\$367,000	550	4	1946	Good	20,339	Y	Y	14128 W LAKE KATHLEEN DR SE
7	0	063810	0275	03/03/14	\$275,000	\$290,000	720	5	2001	Avg	10,437	N	N	11815 160TH AVE SE
7	0	122305	9012	08/25/14	\$285,000	\$291,000	1,250	5	1920	Fair	207,345	N	N	16938 SE 128TH ST
7	0	122305	9015	12/12/12	\$215,000	\$253,000	990	6	1959	Good	213,008	N	N	12455 176TH AVE SE
7	0	404840	0070	12/05/14	\$320,000	\$321,000	1,070	6	1930	Good	32,633	Y	Y	14602 196TH AVE SE
7	0	108840	0010	05/10/13	\$190,000	\$214,000	1,100	6	1960	Avg	7,200	N	N	13604 196TH AVE SE
7	0	108840	0130	08/27/13	\$226,752	\$249,000	1,120	6	1963	Avg	7,680	N	N	13639 197TH AVE SE
7	0	404840	0204	11/18/13	\$278,500	\$300,000	1,140	6	1970	VGood	7,500	N	N	14630 200TH AVE SE
7	0	182306	9178	05/06/13	\$297,500	\$336,000	1,190	6	1964	Good	171,626	N	N	14009 W LAKE KATHLEEN DR SE
7	0	404840	0050	06/25/12	\$310,000	\$383,000	1,270	6	1965	VGood	31,519	Y	Y	14452 196TH AVE SE
7	0	182306	9204	06/30/14	\$241,000	\$248,000	1,490	6	1967	Avg	17,699	N	N	12811 193RD LN SE
7	0	182306	9213	05/05/14	\$249,950	\$260,000	1,550	6	1958	Good	15,040	N	N	18027 SE 128TH ST
7	0	063810	0215	11/20/12	\$252,000	\$298,000	1,600	6	1950	VGood	25,000	N	N	11822 148TH AVE SE
7	0	404840	0191	06/05/14	\$545,000	\$563,000	1,700	6	1931	VGood	51,649	Y	Y	14629 200TH AVE SE
7	0	108840	0160	08/13/13	\$320,000	\$352,000	1,880	6	2003	Avg	7,304	N	N	13663 197TH AVE SE
7	0	509540	1400	06/25/13	\$263,500	\$294,000	910	7	1965	Avg	15,000	N	N	14650 204TH AVE SE
7	0	720700	0030	12/29/14	\$195,000	\$195,000	970	7	1966	Avg	10,395	N	N	14845 SE 113TH ST

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	147170	0570	12/17/13	\$265,000	\$283,000	1,010	7	1968	Avg	14,915	N	N	15511 207TH PL SE
7	0	523030	0280	05/15/14	\$270,000	\$280,000	1,010	7	1969	Avg	9,514	Y	N	17634 SE 121ST PL
7	0	743660	0130	06/13/13	\$265,000	\$296,000	1,010	7	1963	Avg	10,125	N	N	12416 169TH AVE SE
7	0	523030	0210	12/10/14	\$299,000	\$300,000	1,040	7	1969	Good	9,514	Y	N	12105 179TH AVE SE
7	0	404840	0340	08/21/13	\$314,000	\$345,000	1,070	7	1988	Avg	14,400	N	N	19637 SE 149TH ST
7	0	509540	0650	11/05/12	\$235,000	\$279,000	1,100	7	1969	VGood	13,680	N	N	14601 201ST AVE SE
7	0	522930	0330	02/21/13	\$465,000	\$535,000	1,160	7	1966	Good	67,953	N	N	17321 SE 121ST PL
7	0	379370	0210	06/13/14	\$299,000	\$309,000	1,180	7	1962	VGood	13,927	N	N	18430 SE 135TH ST
7	0	025140	0180	04/22/14	\$247,000	\$257,000	1,190	7	1968	Avg	9,720	N	N	12405 177TH PL SE
7	0	147170	1000	07/26/12	\$205,000	\$251,000	1,190	7	1968	Avg	13,800	N	N	20469 SE 159TH ST
7	0	147170	1560	05/02/12	\$200,000	\$251,000	1,200	7	1963	Good	11,475	N	N	15819 205TH AVE SE
7	0	509540	0630	12/05/14	\$360,000	\$361,000	1,220	7	1977	Avg	18,810	N	N	14525 201ST AVE SE
7	0	147170	1170	06/11/14	\$335,000	\$346,000	1,230	7	1963	Avg	13,500	N	N	20532 SE 159TH ST
7	0	509560	0380	12/10/12	\$200,000	\$235,000	1,230	7	1969	Avg	13,625	N	N	15605 204TH AVE SE
7	0	132305	9129	04/22/13	\$308,000	\$349,000	1,280	7	1983	Avg	21,704	N	N	13122 172ND AVE SE
7	0	509540	0410	01/10/12	\$215,000	\$280,000	1,300	7	1968	Good	12,960	N	N	14659 203RD AVE SE
7	0	743660	0020	10/09/12	\$235,000	\$281,000	1,300	7	1963	Good	11,390	N	N	12650 169TH AVE SE
7	0	509540	0760	06/23/14	\$337,000	\$347,000	1,310	7	1993	Avg	12,750	N	N	14817 204TH AVE SE
7	0	063810	0073	06/02/14	\$327,000	\$338,000	1,320	7	1970	Avg	13,200	N	N	14805 SE 114TH ST
7	0	147170	0340	06/05/12	\$262,000	\$325,000	1,340	7	1968	VGood	16,315	N	N	15230 206TH AVE SE
7	0	509540	1610	09/20/13	\$307,000	\$335,000	1,340	7	1968	Avg	13,950	N	N	14819 205TH AVE SE
7	0	182306	9203	05/20/13	\$284,193	\$320,000	1,350	7	2005	Avg	14,810	N	N	13805 W LAKE KATHLEEN DR SE
7	0	379380	0140	07/09/12	\$324,900	\$399,000	1,350	7	1991	Avg	12,000	N	N	18936 SE 133RD PL
7	0	063810	0107	04/24/13	\$329,950	\$374,000	1,370	7	1979	Avg	12,600	Y	N	16203 SE 116TH ST
7	0	720690	0110	12/26/13	\$225,000	\$240,000	1,370	7	1959	Good	10,395	N	N	14828 SE 113TH ST
7	0	122305	9078	04/10/13	\$270,000	\$307,000	1,390	7	1968	Good	10,018	N	N	12612 176TH AVE SE
7	0	147170	1470	07/31/14	\$293,000	\$300,000	1,420	7	1974	Good	13,187	N	N	15715 206TH AVE SE
7	0	509540	0050	04/18/13	\$250,000	\$284,000	1,420	7	1961	VGood	13,500	N	N	20147 SE 152ND ST
7	0	122305	9079	04/03/12	\$250,000	\$317,000	1,440	7	1969	Good	10,018	N	N	12604 176TH AVE SE
7	0	509540	0810	04/26/13	\$350,000	\$396,000	1,460	7	1978	Good	14,400	N	N	14637 204TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	509550	0330	08/01/12	\$267,000	\$326,000	1,460	7	1974	Good	13,500	N	N	14701 206TH AVE SE
7	0	379360	0300	05/24/13	\$249,000	\$280,000	1,480	7	1965	Good	13,224	N	N	18403 SE 133RD PL
7	0	379380	0640	09/20/13	\$308,950	\$337,000	1,480	7	1967	Good	23,914	N	N	19127 SE 133RD PL
7	0	509540	0950	12/03/12	\$264,000	\$311,000	1,480	7	1977	Good	12,750	N	N	20305 SE 145TH ST
7	0	660020	0150	08/27/12	\$270,000	\$327,000	1,480	7	1967	Good	9,548	N	N	11032 148TH AVE SE
7	0	509540	0040	06/05/14	\$270,000	\$279,000	1,500	7	1968	Good	13,500	N	N	20139 SE 152ND ST
7	0	509540	1710	11/06/13	\$380,000	\$410,000	1,610	7	1977	Good	13,860	N	N	15037 205TH AVE SE
7	0	404840	0005	12/18/13	\$569,950	\$610,000	1,650	7	1949	Good	33,494	Y	Y	14402 196TH AVE SE
7	0	147170	0880	05/16/13	\$340,000	\$383,000	1,700	7	1967	Good	14,136	N	N	15570 207TH PL SE
7	0	509540	0080	04/02/14	\$357,000	\$374,000	1,780	7	1996	Avg	15,000	N	N	20223 SE 152ND ST
7	0	025140	0040	11/20/13	\$286,000	\$308,000	1,800	7	1968	Good	9,520	N	N	12638 177TH PL SE
7	0	509560	0330	04/24/13	\$281,000	\$318,000	1,800	7	1972	Good	12,920	N	N	15612 203RD AVE SE
7	0	112305	9022	07/29/13	\$412,250	\$456,000	1,870	7	1978	Good	93,973	N	N	12026 160TH AVE SE
7	0	147170	1780	02/14/12	\$300,000	\$386,000	1,970	7	1963	Good	14,490	N	N	15650 203RD PL SE
7	0	147170	1780	08/14/14	\$374,950	\$383,000	1,970	7	1963	Good	14,490	N	N	15650 203RD PL SE
7	0	509540	0780	10/23/12	\$347,900	\$414,000	2,020	7	1989	Avg	12,750	N	N	14661 204TH AVE SE
7	0	509560	0310	07/25/14	\$379,500	\$389,000	2,070	7	1989	Avg	14,196	N	N	15632 203RD AVE SE
7	0	063810	0137	11/19/13	\$409,950	\$441,000	2,220	7	1964	VGood	23,435	N	N	11623 160TH AVE SE
7	0	147170	1400	10/26/12	\$259,900	\$309,000	2,240	7	1962	Avg	15,750	N	N	20411 SE 157TH ST
7	0	147170	1580	05/01/14	\$346,250	\$360,000	2,240	7	1963	Good	15,300	N	N	20458 SE 159TH ST
7	0	147170	1660	08/01/13	\$457,000	\$505,000	2,490	7	1962	VGood	16,320	N	N	15611 204TH AVE SE
7	0	202306	9087	03/19/14	\$438,000	\$460,000	2,750	7	1989	Avg	255,261	N	N	14622 209TH AVE SE
7	0	182306	9279	05/20/14	\$499,950	\$518,000	3,200	7	1989	Avg	43,560	N	N	18452 SE 143RD ST
7	0	509540	1080	09/18/12	\$400,000	\$481,000	1,230	8	1977	VGood	12,300	N	N	14614 203RD AVE SE
7	0	063810	0060	02/06/12	\$314,000	\$405,000	1,370	8	1984	Good	47,322	N	N	14842 SE 114TH ST
7	0	509540	0460	07/23/14	\$390,000	\$400,000	1,840	8	1991	Avg	15,496	N	N	14867 203RD AVE SE
7	0	404840	0080	05/16/14	\$490,000	\$508,000	2,040	8	1983	Avg	30,306	Y	Y	14608 196TH AVE SE
7	0	182306	9107	09/12/13	\$530,000	\$580,000	2,110	8	2003	Avg	67,082	N	N	13477 191ST AVE SE
7	0	182306	9249	09/10/13	\$605,000	\$662,000	2,120	8	1985	VGood	20,908	Y	Y	13905 E LAKE KATHLEEN DR SE
7	0	172306	9061	07/24/12	\$414,000	\$507,000	2,220	8	1981	Good	42,688	N	N	20011 SE 140TH ST

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Area 032 -- 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	182306	9111	07/27/13	\$775,000	\$857,000	2,320	8	1960	VGood	50,965	Y	Y	14105 E LAKE KATHLEEN DR SE
7	0	182306	9102	05/08/14	\$524,000	\$545,000	2,430	8	1974	Avg	73,151	N	N	14221 W LAKE KATHLEEN DR SE
7	0	404560	0080	08/05/13	\$525,000	\$579,000	2,570	8	1998	Avg	26,353	N	N	18510 SE 144TH ST
7	0	404560	0110	05/01/13	\$460,000	\$520,000	2,740	8	1997	Avg	20,430	N	N	18718 SE 144TH ST
7	0	404560	0010	07/06/12	\$560,000	\$689,000	2,790	8	1998	Avg	24,452	N	N	18732 SE 144TH ST
7	0	404560	0090	06/15/12	\$535,000	\$663,000	2,790	8	1997	Avg	28,148	N	N	18506 SE 144TH ST
7	0	182306	9217	01/10/12	\$417,500	\$543,000	2,850	8	1970	Good	47,480	N	N	14211 W LAKE KATHLEEN DR SE
7	0	182306	9287	07/29/14	\$575,000	\$589,000	3,240	8	2001	Avg	33,661	N	N	13806 184TH AVE SE
7	0	202306	9095	05/13/13	\$610,000	\$688,000	3,330	8	1998	Good	34,678	Y	N	15739 203RD AVE SE
7	0	202306	9021	09/11/12	\$592,000	\$714,000	3,770	8	1991	Good	223,200	N	N	14826 200TH AVE SE
7	0	202306	9094	09/14/12	\$409,000	\$493,000	1,990	9	2001	Avg	80,586	N	N	15754 203RD AVE SE
7	0	379380	0370	06/11/13	\$601,500	\$673,000	2,640	9	2013	Avg	14,669	N	N	13456 191ST AVE SE
7	0	165660	0310	07/14/14	\$629,000	\$646,000	2,660	9	1996	Avg	22,050	N	N	16037 SE 125TH ST
7	0	202306	9085	03/13/13	\$558,950	\$640,000	2,920	9	1988	Good	209,523	N	N	14504 209TH AVE SE
7	0	165660	0070	06/05/13	\$640,000	\$717,000	3,060	9	1996	Avg	26,724	N	N	16038 SE 127TH PL
7	0	165660	0230	06/20/12	\$557,500	\$689,000	3,080	9	1996	Avg	23,787	N	N	15935 SE 124TH PL
7	0	165660	0250	02/01/13	\$550,000	\$637,000	3,080	9	1996	Avg	22,185	N	N	12505 160TH AVE SE
7	0	165660	0280	10/02/14	\$655,000	\$664,000	3,110	9	1997	Avg	24,466	N	N	12615 160TH AVE SE
7	0	063810	0193	06/26/12	\$370,936	\$458,000	3,590	9	2006	Avg	12,650	N	N	14802 SE 117TH ST
7	0	510330	0260	05/23/13	\$645,000	\$725,000	2,790	10	2003	Avg	39,109	N	N	20725 SE 162ND WAY
7	0	122305	9101	06/26/12	\$761,100	\$939,000	3,130	10	2007	Avg	114,562	N	N	12626 174TH AVE SE
7	0	192306	9078	08/05/14	\$890,000	\$910,000	3,180	10	2005	Avg	194,278	N	N	14611 196TH AVE SE
7	0	510330	0180	07/25/13	\$605,000	\$669,000	3,200	10	2003	Avg	22,833	N	N	20622 SE 162ND WAY
7	0	510330	0090	08/01/14	\$699,000	\$715,000	3,340	10	2002	Avg	24,755	N	N	16254 205TH PL SE
7	0	379360	0110	08/01/13	\$745,000	\$823,000	3,400	10	1977	Good	62,071	Y	Y	18835 SE 134TH PL
7	0	510330	0010	05/10/13	\$698,800	\$788,000	3,630	10	2000	Avg	34,303	N	N	16009 204TH PL SE
7	0	510330	0100	11/08/12	\$575,000	\$682,000	3,810	10	2001	Avg	25,686	N	N	16248 205TH PL SE
7	0	202306	9060	06/20/13	\$580,000	\$647,000	3,850	10	1997	Avg	315,374	Y	N	21117 SE 155TH PL
7	0	510330	0020	10/20/14	\$765,000	\$773,000	4,040	10	2000	Avg	25,752	N	N	16209 205TH PL SE
7	0	112305	9036	02/26/13	\$875,000	\$1,006,000	4,230	10	1985	Good	185,130	N	N	12048 160TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 032 -- 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	182306	9056	04/02/13	\$749,950	\$854,000	3,170	11	2005	Avg	85,377	Y	Y	14129 E LAKE KATHLEEN DR SE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	029385	0240	05/21/14	\$439,044	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
4	0	029385	0250	07/29/14	\$419,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
4	0	029385	0300	09/24/12	\$440,219	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	032305	9174	02/10/12	\$155,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	086970	0190	06/15/12	\$181,300	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	102305	9107	05/17/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	102305	9110	07/30/13	\$267,885	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	102305	9112	07/04/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	102305	9212	05/06/14	\$122,716	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	102305	9212	05/06/14	\$121,500	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	102305	9252	02/06/13	\$180,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	0	102305	9252	01/03/14	\$299,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	102305	9254	10/19/12	\$151,900	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	102305	9254	08/31/12	\$155,168	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	102305	9305	12/03/14	\$235,583	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	102305	9315	03/20/13	\$271,451	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	102305	9315	08/05/13	\$395,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	102305	9320	10/29/12	\$175,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	102305	9361	09/15/14	\$654,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	102305	9361	06/25/14	\$654,000	RELOCATION - SALE TO SERVICE
4	0	102305	9364	11/25/14	\$725,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	112305	9030	04/04/13	\$415,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	113740	0010	07/18/12	\$295,500	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	113740	0110	05/27/12	\$310,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	113741	0110	03/27/13	\$310,000	NON-REPRESENTATIVE SALE
4	0	113741	0140	06/21/12	\$324,900	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	156087	0230	08/03/14	\$370,000	RELOCATION - SALE TO SERVICE
4	0	156087	0340	06/09/14	\$350,308	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	156087	0630	05/16/13	\$298,152	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	160473	0130	08/07/14	\$641,186	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	160473	0150	10/14/14	\$639,983	PERCENT COMPLETE
4	0	160473	0340	09/29/14	\$693,392	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	160474	0010	09/29/14	\$600,256	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	160474	0020	09/24/14	\$544,545	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	160474	0180	08/12/14	\$685,274	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	160474	0370	10/06/14	\$668,641	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
4	0	160474	0390	09/29/14	\$697,242	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	177623	0200	08/19/13	\$172,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	177623	0200	07/08/13	\$172,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	238520	0080	06/21/13	\$296,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	238520	0090	02/21/12	\$262,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	273920	0120	09/12/14	\$649,950	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	273920	0170	10/31/13	\$261,317	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	344873	0040	06/17/13	\$422,848	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	344874	0060	05/06/13	\$341,681	RECEIVER OR TRUSTEE; BANKRUPTCY -NO MARKET EXPOSURE
4	0	344874	0060	04/25/13	\$341,681	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	344874	0270	12/30/13	\$383,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	344874	0330	02/26/14	\$370,146	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	344874	0330	01/08/14	\$370,146	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; BANKRUPTCY - EXEMPT FROM EXCISE TAX
4	0	344874	0330	07/03/14	\$379,900	NON-REPRESENTATIVE SALE; AUCTION SALE; EXEMPT FROM EXCISE TAX
4	0	344874	0410	05/08/14	\$364,900	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	344900	0020	06/18/12	\$192,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	344900	0050	07/26/12	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	345030	0090	09/30/13	\$166,000	NON-REPRESENTATIVE SALE
4	0	345030	0160	11/05/14	\$234,146	AUCTION SALE; EXEMPT FROM EXCISE TAX
4	0	345030	0200	01/23/13	\$323,851	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	345030	0250	05/16/12	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	345040	0050	10/25/13	\$135,000	DOR RATIO; NON-REPRESENTATIVE SALE
4	0	345040	0370	04/06/12	\$190,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	418700	0590	03/12/12	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	421550	0120	03/14/14	\$303,500	NON-REPRESENTATIVE SALE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
4	0	516970	0081	08/30/12	\$354,195	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
4	0	516970	0081	04/22/13	\$210,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
4	0	640350	0060	02/29/12	\$352,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	640350	0320	09/11/14	\$390,500	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
4	0	640350	0320	11/25/14	\$834,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
4	0	640350	0490	02/22/13	\$277,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	0	664950	0101	06/13/13	\$428,000	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	716810	0020	10/28/14	\$576,944	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE; BUILDER OR DEVELOPER SALES
4	0	730310	0020	06/11/13	\$289,900	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	770820	0100	09/06/13	\$445,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	770820	0140	07/07/12	\$405,000	RELOCATION - SALE TO SERVICE
4	0	770820	1030	08/20/12	\$338,000	NON-REPRESENTATIVE SALE
4	0	770820	1040	10/20/14	\$629,000	RELOCATION - SALE TO SERVICE
4	0	770820	1040	10/23/14	\$629,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	770820	1040	01/30/12	\$545,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	894641	0110	07/23/14	\$29,346	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	894641	0140	01/23/12	\$287,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	894641	0340	06/17/13	\$250,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	921100	0110	02/23/12	\$376,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	921101	0200	08/16/13	\$409,401	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	935330	0090	02/04/14	\$237,500	IMP CHARACTERISTICS CHANGED SINCE SALE
4	0	935330	0090	07/31/14	\$360,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	935330	0140	03/21/14	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE
4	0	935330	0140	06/18/14	\$284,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	935330	0250	08/09/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR
4	0	935330	1210	03/16/12	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	947570	0340	01/31/12	\$245,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	947571	0040	08/20/14	\$291,375	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLSION
4	0	947793	0210	07/19/13	\$510,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	010030	0320	01/13/14	\$400,000	RELOCATION - SALE TO SERVICE
5	0	020090	0080	01/25/13	\$463,242	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; BANKRUPTCY - NO MARKET EXPOSURE
5	0	020090	0080	12/19/12	\$493,199	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	020090	0160	04/03/12	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	020090	0160	09/06/12	\$456,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	0	020091	0140	06/04/13	\$575,500	RELOCATION - SALE TO SERVICE
5	0	059350	0050	10/23/12	\$118,000	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	064215	0200	08/19/14	\$647,990	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
5	0	084710	0061	06/11/13	\$234,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	084710	0061	11/25/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	084710	0078	05/28/13	\$294,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	084710	0078	04/02/14	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	107200	0120	07/18/13	\$390,000	PERCENT COMPLETE
5	0	107201	0150	04/22/13	\$300,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	107201	0370	04/14/14	\$392,942	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
5	0	107203	0250	04/25/14	\$253,575	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	107203	0250	11/19/13	\$375,891	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	107945	0350	07/18/12	\$262,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	146340	0035	06/24/13	\$28,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
5	0	152305	9021	04/22/14	\$450,000	DOR RATIO
5	0	152305	9025	10/02/12	\$525,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	152305	9059	07/25/12	\$165,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	152305	9109	02/10/14	\$187,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	152305	9118	12/26/12	\$273,532	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	152305	9118	04/04/13	\$226,899	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	0	152305	9134	02/23/12	\$179,950	NON-REPRESENTATIVE SALE
5	0	214150	0060	09/16/13	\$340,299	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	214150	0060	03/01/13	\$373,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	214150	0080	01/28/14	\$345,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	221610	0100	06/10/13	\$187,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	232540	0130	03/28/13	\$269,600	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	232540	0200	11/29/12	\$243,000	NO MARKET EXPOSURE; BANKRUPTCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
5	0	232540	0400	04/12/13	\$301,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	252500	0350	01/31/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	252500	0400	07/17/14	\$330,441	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	252500	0500	11/07/12	\$215,000	BOX PLOT
5	0	252500	0540	03/06/13	\$233,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	0	252500	0600	03/27/12	\$240,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	252550	0330	11/28/12	\$250,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
5	0	252550	0510	11/15/12	\$218,000	NON-REPRESENTATIVE SALE
5	0	252550	0690	08/27/13	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	278150	0040	09/30/13	\$383,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	278150	0040	06/11/13	\$541,470	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	321100	0170	09/22/14	\$255,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
5	0	321100	0190	03/05/14	\$234,200	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	0	321100	0190	10/01/14	\$310,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	321100	0380	05/11/12	\$170,000	NON-REPRESENTATIVE SALE
5	0	321100	0460	05/17/12	\$117,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
5	0	321100	0630	05/28/13	\$159,900	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	321100	0650	03/13/13	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	321110	0450	08/14/14	\$217,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	321110	0470	10/10/12	\$200,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
5	0	321110	0740	10/29/12	\$117,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	321110	0950	07/19/12	\$267,193	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
5	0	321110	0990	11/15/12	\$200,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	321110	0990	10/20/14	\$410,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	321110	1000	03/12/14	\$279,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	327615	0240	06/11/14	\$250,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	329590	0290	08/28/12	\$293,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
5	0	370295	0050	08/28/12	\$311,500	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	421960	0500	06/18/14	\$544,488	NO MARKET EXPOSURE; BANKRUPTCY; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	421961	0180	02/20/13	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	421962	0070	08/28/13	\$555,000	NO MARKET EXPOSURE
5	0	421962	0130	06/16/13	\$540,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
5	0	504570	0260	11/04/14	\$585,950	PERCENT COMPLETE
5	0	512630	0630	03/28/12	\$377,000	RELOCATION - SALE TO SERVICE
5	0	512631	0400	05/19/14	\$436,000	AUCTION SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	512631	0430	02/08/12	\$292,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	0	512631	0970	04/21/14	\$500,000	RELOCATION - SALE TO SERVICE
5	0	512700	0470	10/17/14	\$296,650	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
5	0	512700	0540	04/23/13	\$303,957	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	512700	0580	06/26/12	\$157,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
5	0	512700	0940	04/16/13	\$20,000	DOR RATIO; QUIT CLAIM DEED; DIVORCE
5	0	512700	1000	01/22/13	\$238,000	QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN, GUARDIAN, OR EXECUTOR
5	0	512700	1020	05/16/12	\$207,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	0	512700	1320	11/25/14	\$190,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	512700	1350	07/24/13	\$304,200	OBSOLESCENCE
5	0	512700	1460	03/07/14	\$246,000	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
5	0	512700	1620	10/31/14	\$281,565	CORRECTION DEED; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	512700	1620	10/31/14	\$281,564	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	512710	0150	12/24/12	\$168,001	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	0	563720	0450	10/17/14	\$257,000	DOR RATIO
5	0	692800	0030	10/29/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	692800	0220	05/30/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	692800	0530	03/10/14	\$224,100	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
5	0	731210	0100	09/10/12	\$282,394	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	0	778705	0180	06/02/14	\$570,000	RELOCATION - SALE TO SERVICE
5	0	778705	0200	02/05/14	\$183,826	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	778705	0200	10/07/14	\$180,539	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	778789	0020	09/10/13	\$485,153	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	778789	0020	09/09/13	\$431,850	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; BANKRUPTCY -EXEMPT FROM EXCISE TAX
5	0	778789	0040	12/31/13	\$135,388	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT EXCISE TAX
5	0	778789	0580	10/10/12	\$366,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	0	778789	0590	06/16/14	\$520,000	RELOCATION - SALE TO SERVICE
5	0	934790	0050	05/05/13	\$172,261	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
5	0	934790	0050	02/22/12	\$316,004	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	0	934790	0190	07/31/13	\$229,000	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED; SHORT SALE
5	0	943275	0180	10/01/12	\$430,384	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE
6	0	101600	0080	11/25/14	\$345,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	101600	0080	10/08/13	\$257,261	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	101600	0080	02/25/14	\$204,750	UNFINISHED AREA; NO MARKET EXPOSURE; QUIT CLAIM DEED
6	0	108120	0190	11/05/13	\$245,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	0	108120	0190	01/15/14	\$342,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	108120	0200	10/23/13	\$247,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	108120	0200	02/10/14	\$419,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	108120	0340	06/28/12	\$215,000	NON-REPRESENTATIVE SALE
6	0	108120	0540	11/17/12	\$62,110	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
6	0	108130	0080	05/22/13	\$282,025	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
6	0	108131	0010	07/26/13	\$195,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
6	0	108131	0060	11/28/12	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	108131	0080	06/12/13	\$375,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	108131	0250	12/17/13	\$316,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	108133	0210	07/11/12	\$312,950	IMP CHARACTERISTICS CHANGED SINCE SALE
6	0	108133	0210	09/11/14	\$410,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	108133	0340	04/01/13	\$527,566	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	108133	0340	04/04/13	\$416,456	NO MARKET EXPOSURE;BANKRPTCY; EXEMPT FROM EXCISE TAX
6	0	108180	0050	01/23/13	\$267,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	108180	0110	02/14/13	\$265,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
6	0	108180	0130	12/17/12	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	142305	9056	09/13/12	\$314,744	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	142305	9098	09/20/13	\$140,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	142305	9098	04/01/14	\$153,850	NON REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	143800	0170	08/22/14	\$612,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	143800	0190	09/11/14	\$549,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	143800	0250	10/01/14	\$569,995	PERCENT COMPLETE
6	0	143800	0260	08/22/14	\$567,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	143800	0390	08/04/14	\$469,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	143800	0400	09/15/14	\$509,980	PERCENT COMPLETE
6	0	143800	0420	09/15/14	\$479,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	143800	0430	10/06/14	\$459,995	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
6	0	200600	0020	09/16/14	\$201,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	200600	0020	03/05/13	\$281,365	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
6	0	232305	9157	09/26/12	\$216,000	OBSOLESCENCE; NON-REPRESENTATIVE SALE; SHORT SALE
6	0	240790	0250	09/08/13	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	240790	0340	12/22/14	\$385,147	NO MARKET EXPOSURE; BANKRUPTCY; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
6	0	305680	0050	03/27/13	\$288,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	324300	0040	01/29/13	\$123,251	DOR RATIO; BANKRUPTCY IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	366450	0250	11/24/14	\$589,950	PERCENT COMPLETE
6	0	366450	0300	11/06/14	\$230,000	PREVIOUS IMP. VALUE <= 25K
6	0	430650	0010	02/21/12	\$181,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	430650	0070	07/11/14	\$475,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
6	0	519540	0030	12/18/13	\$234,000	IMP CHARACTERISTICS CHANGED SINCE SALE
6	0	519540	0030	03/19/14	\$347,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	519540	0110	08/22/13	\$204,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	722970	0160	02/26/13	\$198,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	722970	0160	05/20/13	\$165,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	722970	0175	05/01/12	\$151,500	BOX PLOT
6	0	722980	0095	03/28/13	\$273,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	722980	0175	11/30/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
6	0	722980	0190	01/10/12	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	722980	0195	08/12/14	\$98,585	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGHBOR
6	0	722980	0335	01/24/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	722980	0450	07/19/13	\$232,230	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	722990	0020	05/30/12	\$152,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	722990	0090	04/04/12	\$197,500	NON-REPRESENTATIVE SALE
6	0	722990	0130	08/05/13	\$205,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
6	0	722990	0130	04/02/13	\$225,698	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	722990	0145	09/19/14	\$270,000	IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX;
6	0	722990	0145	12/16/14	\$430,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	722990	0835	09/18/12	\$200,000	DOR RATIO; NON-REPRESENTATIVE SALE
6	0	722990	0840	01/05/12	\$172,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	722990	0970	10/22/14	\$361,723	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	723000	0160	12/08/14	\$272,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	0	723000	0190	07/19/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	723000	0210	06/03/13	\$222,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	723000	0260	11/19/14	\$391,259	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	723020	0340	03/20/13	\$194,268	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
6	0	723020	0340	08/28/14	\$188,000	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	0	723020	0371	01/02/13	\$184,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
6	0	723020	0890	01/29/13	\$246,140	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
6	0	723030	0100	03/14/14	\$245,000	NON-REPRESENTATIVE SALE
6	0	723030	0850	11/27/12	\$121,752	DOR RATIO; RELATED PARTY/FRIEND/NEIGHBOR; QUESTIONABLE PER SALES IDENTIFICATION
6	0	723040	0280	06/22/12	\$140,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
6	0	723040	0400	09/26/14	\$240,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	723040	0440	11/09/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	750280	0010	09/17/14	\$659,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	0	750280	0020	12/12/14	\$659,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	0	750280	0110	08/26/14	\$689,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
6	0	769550	0260	06/12/12	\$190,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
6	0	947596	0140	09/04/14	\$584,950	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	025140	0040	05/01/13	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
7	0	063810	0062	06/17/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	063810	0130	08/28/13	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	063810	0191	01/26/12	\$315,595	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	063810	0215	04/17/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	063810	0300	08/02/13	\$272,500	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
7	0	108840	0160	08/13/13	\$320,000	CORRECTION DEED
7	0	108840	0160	08/13/13	\$320,000	CORRECTION DEED
7	0	108840	0160	08/13/13	\$320,000	CORRECTION DEED
7	0	108840	0160	05/08/13	\$213,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	108850	0050	03/13/12	\$149,900	NO MARKET EXPOSURE
7	0	112305	9007	08/04/14	\$5,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
7	0	122305	9024	03/26/12	\$245,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
7	0	122305	9035	09/06/13	\$162,011	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	122305	9035	09/06/13	\$200,600	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	122305	9042	09/06/12	\$83,000	PREVIOUS IMP. VALUE <= 25K
7	0	132305	9019	08/15/13	\$200,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	132305	9113	03/26/12	\$135,000	DOR RATIO; NON-REP SALE; FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
7	0	147170	0040	09/10/12	\$175,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	147170	0040	07/03/12	\$296,077	GOV'T TO GOV'T; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
7	0	147170	0160	06/11/12	\$191,500	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
7	0	147170	0160	05/10/12	\$346,450	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	147170	1070	10/31/14	\$395,000	RELOCATION - SALE TO SERVICE
7	0	147170	1070	11/04/14	\$395,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
7	0	147170	1200	10/22/14	\$302,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
7	0	147170	1400	05/16/12	\$249,802	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	147170	1700	11/14/13	\$240,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	165660	0250	08/08/12	\$440,100	AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	172306	9025	05/23/13	\$435,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
7	0	172306	9027	11/13/14	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	182306	9079	07/31/12	\$318,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
7	0	182306	9188	11/29/12	\$190,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
7	0	182306	9204	02/04/14	\$258,100	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
7	0	182306	9213	03/21/12	\$165,000	BOX PLOT
7	0	202306	9059	01/31/12	\$485,000	IMP CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
7	0	202306	9059	10/30/14	\$790,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	202306	9071	12/23/14	\$795,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	202306	9085	12/26/12	\$321,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	379360	0160	11/13/13	\$71,148	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
7	0	379370	0050	04/10/14	\$400,000	IMP. COUNT > 1
7	0	379370	0210	04/09/13	\$316,066	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; BANKRUPTCY - NO MARKET EXPOSURE
7	0	379370	0210	02/08/13	\$345,978	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	379370	0210	10/01/13	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	379380	0610	09/18/12	\$118,500	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	404840	0185	10/22/14	\$352,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
7	0	404840	0255	12/14/13	\$160,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	404840	0420	02/23/12	\$304,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FULL SALES PRICE NOT REPORTED
7	0	509540	0050	01/25/12	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	509540	0310	11/16/12	\$155,000	DOR RATIO; BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	509540	0310	07/10/13	\$225,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
7	0	509540	0970	04/17/13	\$329,264	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
7	0	509540	1360	09/12/13	\$248,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	509540	1360	11/21/14	\$418,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	509540	1700	03/15/12	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	509540	1710	10/01/13	\$380,000	RELOCATION - SALE TO SERVICE
7	0	509560	0190	03/20/13	\$240,133	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	509560	0240	04/18/13	\$105,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	522930	0328	02/19/14	\$107,400	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	523030	0320	03/28/13	\$375,909	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; BANKRUPTCY - NO MARKET EXPOSURE
7	0	523030	0320	03/05/13	\$375,909	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 032 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	523030	0320	08/11/14	\$200,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	720690	0075	08/18/14	\$200,000	IMP. COUNT > 1
7	0	736260	0060	09/20/13	\$208,736	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	0	736260	0060	12/04/13	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	743660	0070	03/12/12	\$225,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis

Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
004	0	102305	9144	12/28/12	\$660,000	92,783	N	N
004	0	102305	9181	06/29/13	\$145,000	9,975	N	N
004	0	102305	9364	04/23/14	\$120,000	33,541	N	N
004	0	112305	9067	06/26/13	\$223,000	9,360	N	N
004	0	273920	0030	09/09/13	\$172,500	9,290	N	N
004	0	273920	0120	10/21/13	\$186,000	9,629	N	N
004	0	427920	0120	06/06/12	\$100,000	10,125	N	N
004	0	921101	0810	07/23/12	\$150,000	8,572	N	N
004	0	935330	0430	07/03/13	\$157,500	10,726	N	N
004	0	935330	0530	05/08/13	\$129,500	10,726	N	N
004	0	935330	0560	05/12/14	\$30,000	10,726	N	N
004	0	935330	0900	08/17/12	\$173,000	10,723	N	N
005	0	142305	9092	10/20/13	\$60,000	9,583	N	N
005	0	162305	9105	12/16/14	\$173,000	21,200	N	N
005	0	692800	0470	04/20/12	\$85,000	9,400	N	N
006	0	108133	0180	09/25/13	\$125,000	11,830	N	N
006	0	132305	9053	01/29/13	\$1,685,000	55,238	N	N
006	0	145750	0106	06/22/13	\$500,000	181,209	N	N
006	0	145750	0121	03/27/13	\$125,000	15,282	N	N
006	0	359000	0050	08/27/13	\$100,000	9,711	N	N
006	0	722970	0115	11/21/14	\$175,000	20,686	N	N
006	0	722980	0200	09/16/14	\$130,000	23,640	N	N
006	0	722980	0205	06/24/14	\$105,000	23,640	N	N
006	0	722990	0010	12/19/14	\$150,000	17,820	N	N
006	0	723020	0030	05/15/14	\$75,000	23,780	N	N
006	0	723020	0585	09/10/13	\$110,000	23,786	N	N
006	0	741800	0040	09/24/14	\$130,000	10,350	N	N
006	0	923650	0150	09/19/13	\$160,000	8,450	N	N
007	0	063810	0052	03/03/14	\$201,000	63,597	N	N
007	0	063810	0096	01/16/13	\$115,000	162,043	N	N
007	0	147170	0790	11/07/13	\$90,000	16,829	N	N



Vacant Sales Used in this Annual Update Analysis

Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
007	0	172306	9119	09/16/14	\$49,000	218,001	N	N
007	0	182306	9039	05/25/12	\$80,000	28,418	N	Y
007	0	182306	9060	05/25/12	\$80,000	29,156	N	Y
007	0	182306	9294	11/14/12	\$135,000	117,106	N	N
007	0	379380	0350	08/05/14	\$130,000	12,742	N	N
007	0	379380	0360	06/17/14	\$130,000	17,438	N	N
007	0	379380	0660	05/22/14	\$25,000	12,000	N	N
007	0	404840	0480	03/30/12	\$17,000	24,806	N	N
007	0	509540	0160	07/01/13	\$60,000	13,260	N	N
007	0	522930	0285	09/09/13	\$200,000	248,292	N	N
007	0	522930	0329	02/20/14	\$165,000	33,000	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0	102305	9002	12/28/12	\$150,000	SEGREGATION AND/OR MERGER
004	0	102305	9359	02/01/12	\$75,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
004	0	102305	9475	06/25/12	\$78,800	NO MARKET EXPOSURE
004	0	112305	9077	06/06/12	\$162,000	MOBILE HOME; TEAR DOWN
004	0	160473	0110	10/22/14	\$662,204	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	160474	0040	10/21/14	\$561,068	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	160474	0400	12/09/14	\$576,938	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	160474	0410	12/01/14	\$645,811	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	160474	0420	10/22/14	\$586,760	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	160474	0430	12/09/14	\$587,731	SALE DATA DOES NOT MATCH ASSESSED VALUE
004	0	638930	0140	06/20/14	\$93,840	QUIT CLAIM DEED; CORPORATE AFFILIATES;NO MARKET EXPOSURE
005	0	064215	0020	10/27/14	\$672,750	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	064215	0030	11/18/14	\$676,790	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	064215	0090	10/29/14	\$617,365	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	064215	0150	10/22/14	\$669,140	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	064215	0170	11/19/14	\$625,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	064215	0290	08/21/14	\$639,550	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	084710	0041	05/30/14	\$735,000	QUESTIONABLE PER SALES IDENTIFICATION
005	0	159209	0030	12/23/14	\$369,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	159209	0040	12/08/14	\$369,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
005	0	504570	0250	11/18/14	\$565,997	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	132305	9106	11/09/13	\$25,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
006	0	142305	9024	09/24/12	\$115,000	SHORT SALE; LAND CHARACTERISTICS HAVE CHANGED SINCE SALE
006	0	143800	0140	09/11/14	\$614,584	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0150	09/15/14	\$549,995	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0160	12/10/14	\$585,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0180	11/26/14	\$572,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0230	10/03/14	\$556,565	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0240	10/21/14	\$586,695	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	143800	0410	09/12/14	\$511,915	SALE DATA DOES NOT MATCH ASSESSED VALUE

Vacant Sales Removed in this Annual Update Analysis Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
006	0	325960	0020	12/10/14	\$601,560	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	325960	0040	11/25/14	\$545,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	325960	0270	12/31/14	\$536,995	SALE DATA DOES NOT MATCH ASSESSED VALUE
006	0	366450	0136	03/26/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	0	366450	0250	07/15/13	\$315,000	SEGREGATION/MERGE SINCE SALE; TEAR DOWN; NO MARKET EXPOSURE;
006	0	722980	0050	07/15/13	\$380,000	WRONG ACCT NUMBER ON EXCISE TAX SLIP
006	0	723030	0352	04/18/14	\$30,000	NO MARKET EXPOSURE; ESTATE SALE
006	0	750280	0120	12/02/14	\$679,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
007	0	063810	0192	07/18/13	\$77,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
007	0	063810	0194	09/29/12	\$8,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
007	0	132305	9002	02/08/13	\$20,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	147170	0270	02/22/13	\$7,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	147170	0640	03/19/14	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE; ESTATE ADMIN, OR EXECUTOR
007	0	147170	0790	10/24/13	\$65,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	202306	9098	11/10/14	\$10,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
007	0	379380	0370	03/07/12	\$73,500	NO MARKET EXPOSURE;
007	0	509540	0440	10/18/12	\$25,000	SEGREGATION AND/OR MERGE AFTER SALE; TEAR DOWN; NO MARKET EXPOSURE;
007	0	509540	0920	07/25/12	\$8,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	522930	0327	02/20/14	\$18,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis

Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
4	0	032305	9155	01/11/12	\$179,995	1680	3	1996	3	39,888	N	5210 NE 12TH ST
6	0	145750	0119	07/19/13	\$143,500	972	3	1985	3	9,603	N	14302 160TH AVE SE
6	0	101600	0030	07/08/13	\$129,900	1232	3	1988	3	9,940	N	14247 161ST AVE SE
6	0	723020	1180	12/06/13	\$130,400	1504	3	1976	3	28,486	N	17811 SE 144TH ST
6	0	232305	9149	08/11/14	\$285,000	1848	3	1984	4	46,609	N	14506 156TH AVE SE
7	0	165650	0305	12/29/14	\$161,700	1056	3	1980	4	9,600	N	11512 161ST AVE SE
7	0	720700	0050	12/01/14	\$245,000	1232	3	1990	5	10,395	N	14829 SE 113TH ST
7	0	379380	0510	09/05/12	\$100,000	1344	3	1977	4	25,925	N	13404 E LAKE KATHLEEN DR SE
7	0	122305	9103	09/19/14	\$225,000	1440	3	1978	4	35,199	N	11924 176TH AVE SE
7	0	022305	9043	04/02/12	\$289,000	1620	4	2001	5	95,396	N	15621 SE RENTON-ISSAQUAH RD
7	0	147170	0710	10/23/12	\$232,500	1848	4	1991	4	25,854	N	20602 SE 158TH ST

Mobile Home Sales Removed in this Annual Update Analysis Area 032

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	101600	0030	02/20/13	\$93,705	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	723010	0670	06/06/12	\$100,000	MOBILE HOME; NON-REPRESENTATIVE SALE
6	0	142305	9022	03/25/14	\$204,000	NON-REPRESENTATIVE SALE; MOBILE HOME
7	0	182306	9133	02/02/12	\$45,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	165650	0305	05/09/14	\$133,732	BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; EXEMPT FROM EXCISE TAX
7	0	147170	0710	04/18/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME

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. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

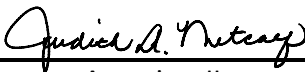
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification



Appraiser II

3/31/15

Date