

Newport Shores/ Kennydale

Area: 063

Residential Revalue for 2015 Assessment Roll



Obtained from Seattle-Mansions.com

This area is located adjacent to the shores of Lake Washington, starting from the south end of Bellevue. Improved properties range from entry level to luxury homes and were built from the early 1900's to the present. This area provides excellent commutes to major commercial and employment centers. There are two very nice waterfront parks; Coulon Park at the south end of the area and Newcastle Park at the north end that provides wonderful recreational activities for the community.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

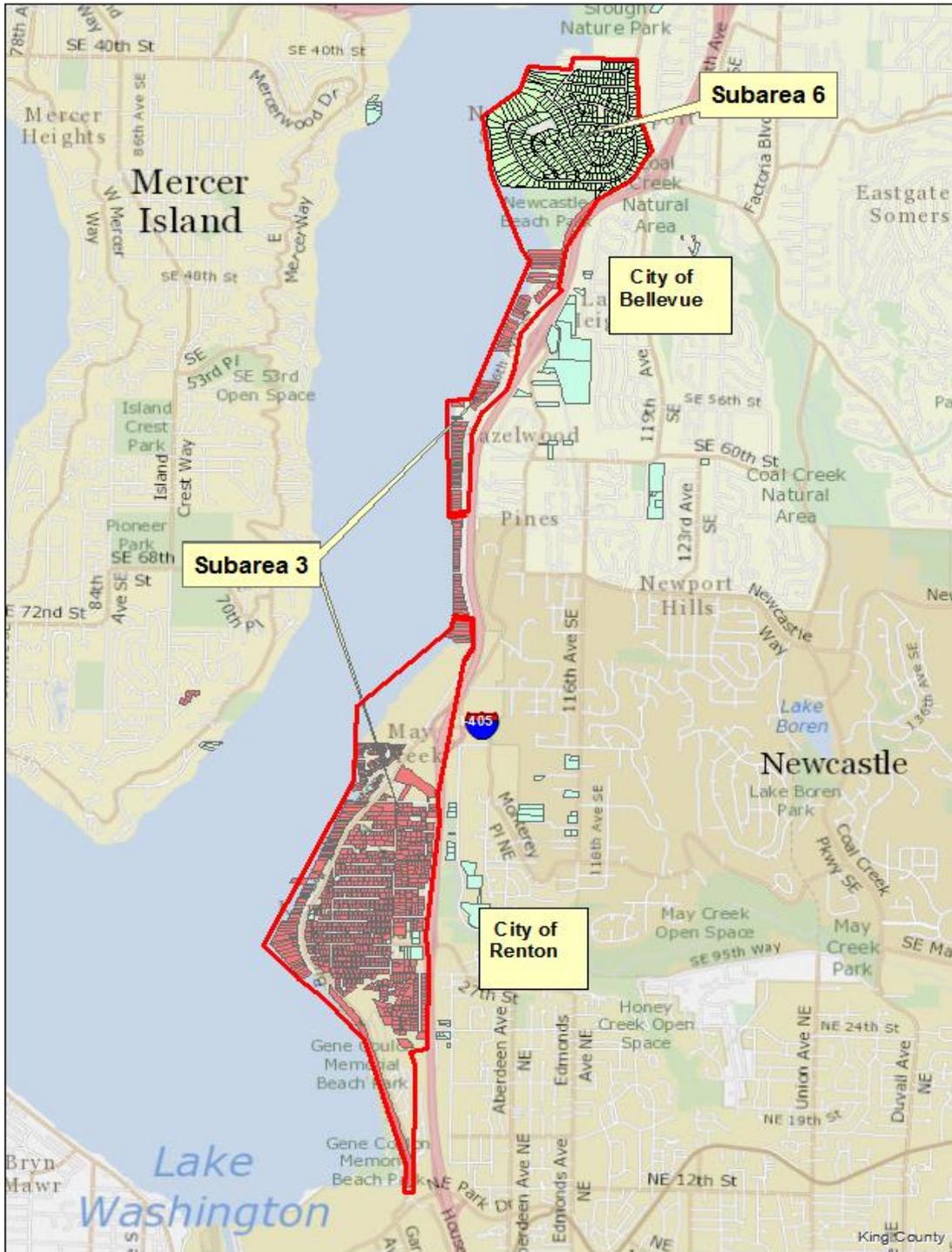
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

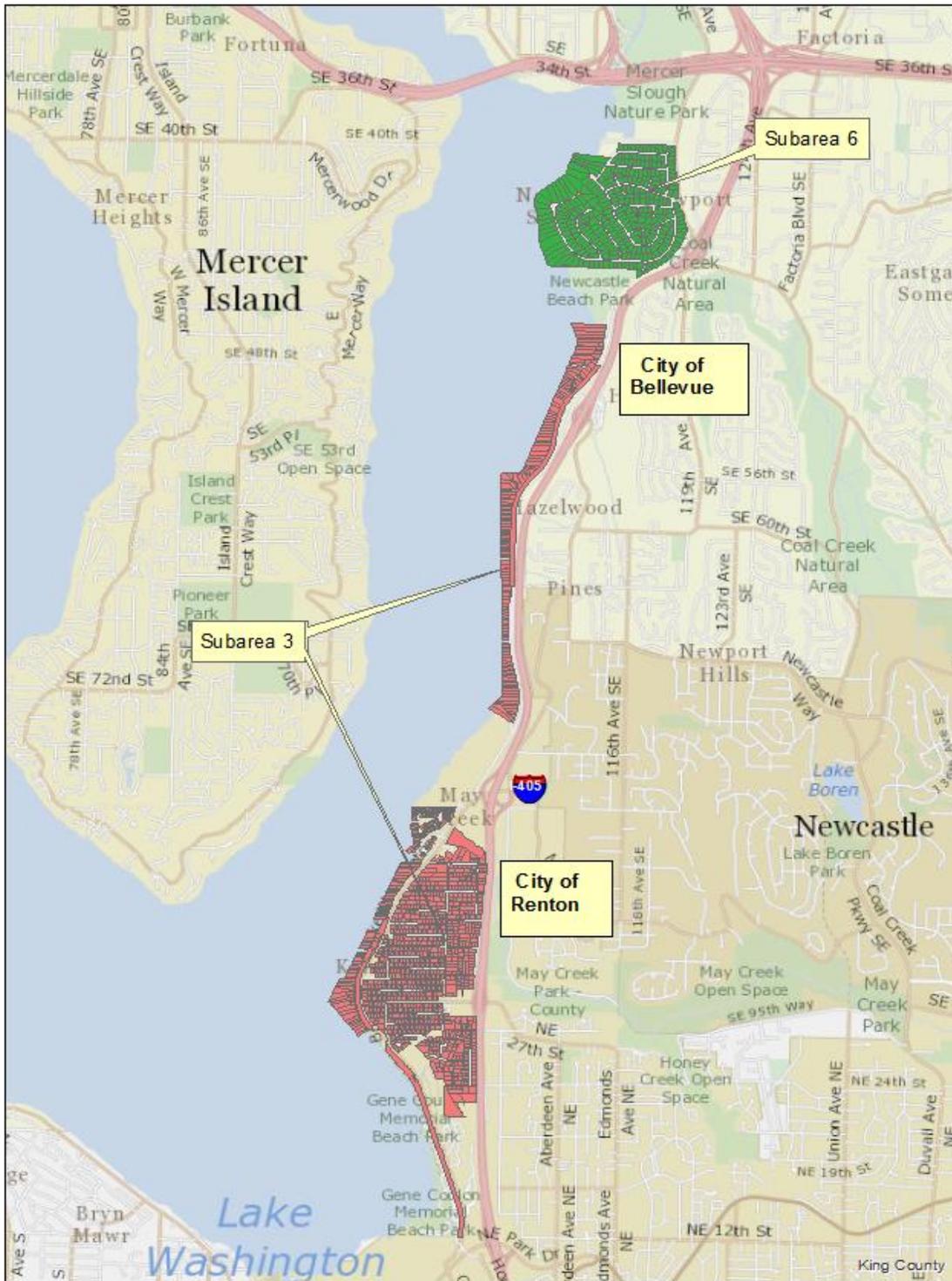
Lloyd Hara
Assessor

Area 063 Map

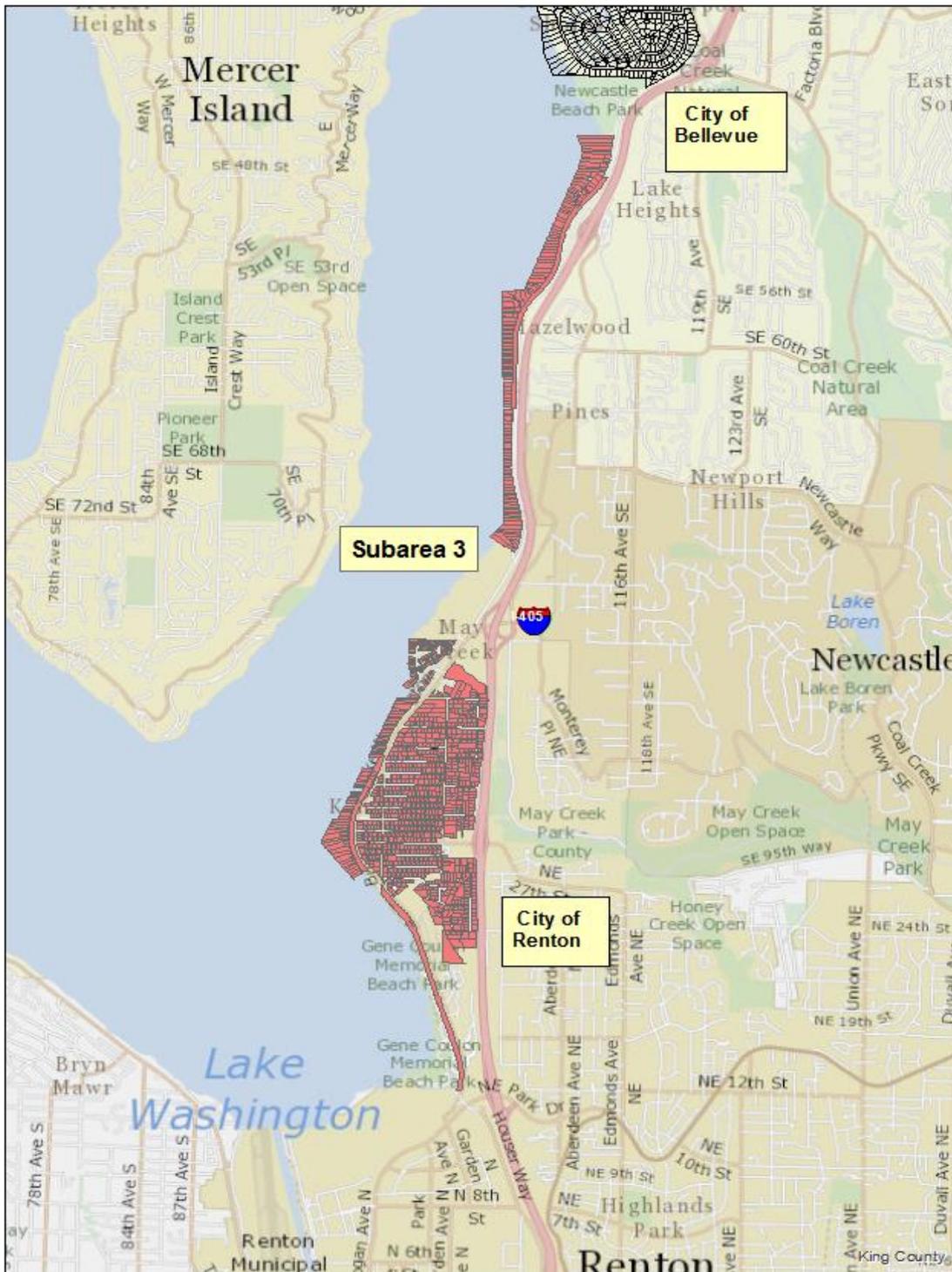


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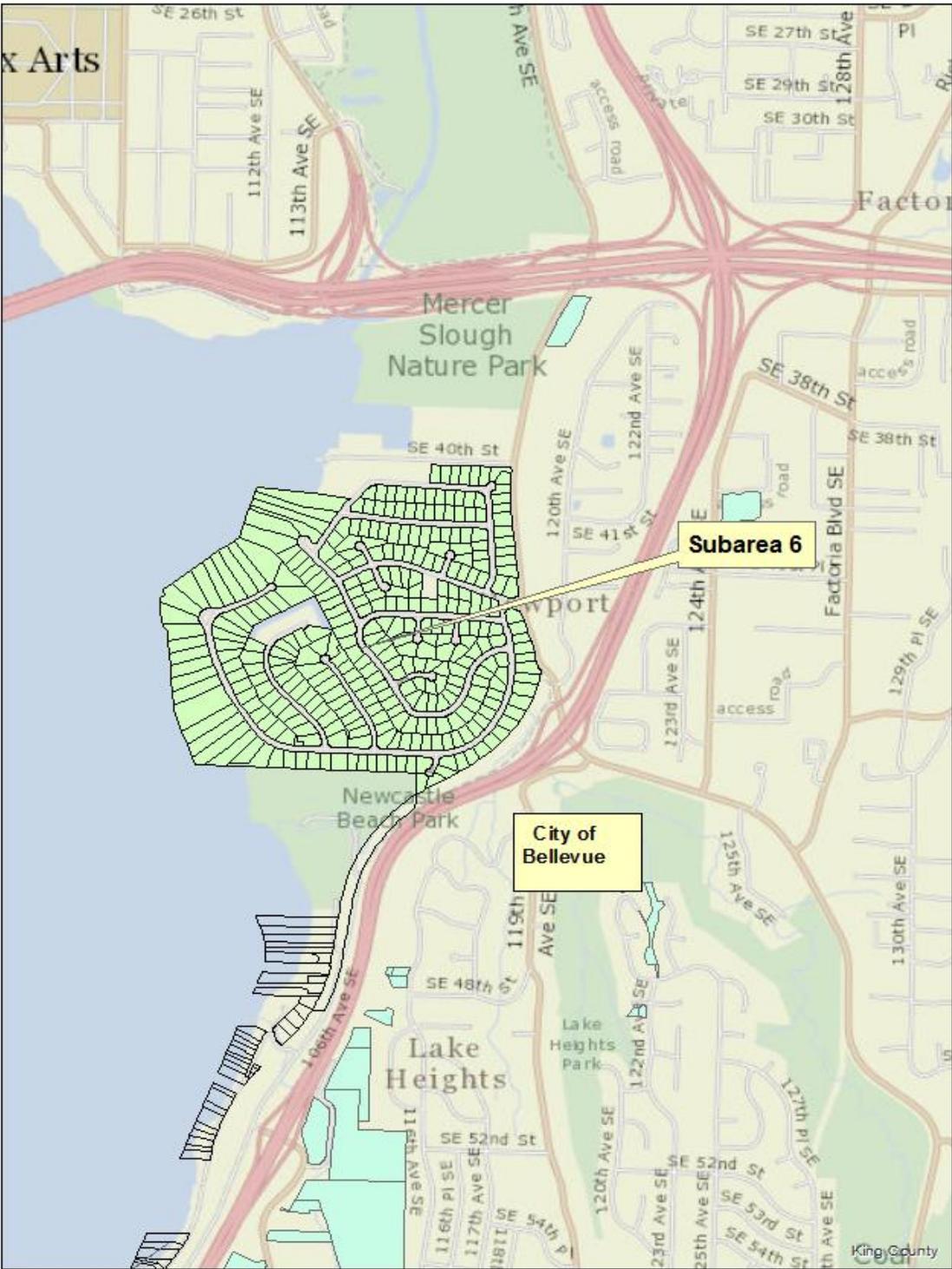
Sub Area Map



Sub Area Map



Sub Area Map



Neighborhood Map



Neighborhood Map



Area 063 Housing Profile



Grade 5/ Year Built 1931/ Total Living Area 1060
Account Number 334210-1460



Grade 6/ Year Built 1959/ Total Living Area 820
Account Number 334210-3293



Grade 7/ Year Built 1968/ Total Living Area 2760
Account Number 334270-0382



Grade 8/ Year Built 1978/ Total Living Area 1790
Account Number 334270-0211



Grade 9/ Year Built 1974/ Total Living Area 3670
Account Number 606530-0580



Grade 10/ Year Built 2014/ Total Living Area 4470
Account Number 334210-2125

Area 063 Housing Profile



Grade 11/ Year Built 2001/ Total Living Area 8020
Account Number 607280-0246



Grade 12/ Year Built 2003/ Total Living Area 7440
Account Number 606530-0370

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

Newport Shores/ Kennydale - Area 063

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 247
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	\$375,000	\$426,400	\$801,400			7.40%
2015 Value	\$418,800	\$479,600	\$898,400	\$948,600	94.4%	7.18%
\$ Change	+\$43,800	+\$53,200	+\$97,000			
% Change	+11.7%	+12.5%	+12.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.18% is an improvement from the previous COD of 7.40%. 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	\$455,600	\$379,800	\$835,400
2015 Value	\$506,900	\$427,100	\$934,000
\$ Change	+\$51,300	+\$47,300	+\$98,600
% Change	+11.3%	+12.5%	+11.8%

Number of one to three unit residences in the population: 1,546

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 two characteristic based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Canal Waterfront properties in Subarea 6 were generally at lower assessment levels than the rest of the population resulting in a higher upward adjustment. Lake Washington Waterfront properties in Subarea 3 were generally at higher assessment levels than the rest of the population resulting in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 063 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+12.39%	1,253	81%

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
Canal Waterfront	+25.88%	7	77	9%
Subarea 3 Lake Washington Waterfront	+7.80%	34	216	16%

Generally, Canal Waterfront parcels were at a lower assessment level than the rest of the population. Subarea 3 Lake Washington Waterfront parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Due to lack of representation of Lake Washington waterfront sales in Newport Shores (Subarea 6), the 27 parcels in the population received an adjustment of 1.00.

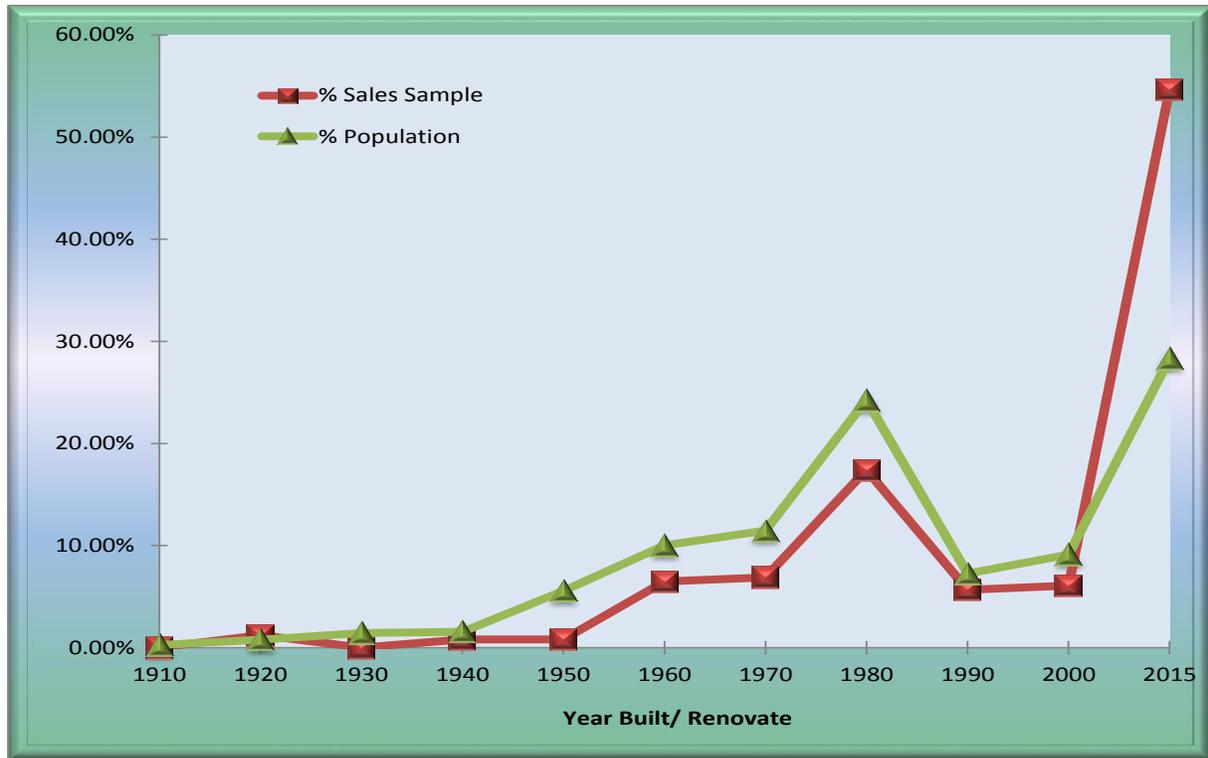
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	1.21%
1930	0	0.00%
1940	2	0.81%
1950	2	0.81%
1960	16	6.48%
1970	17	6.88%
1980	43	17.41%
1990	14	5.67%
2000	15	6.07%
2015	135	54.66%
247		

Population

Year Built/Ren	Frequency	% Population
1910	4	0.26%
1920	12	0.78%
1930	22	1.42%
1940	24	1.55%
1950	86	5.56%
1960	155	10.03%
1970	177	11.45%
1980	375	24.26%
1990	112	7.24%
2000	141	9.12%
2015	438	28.33%
1,546		



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.

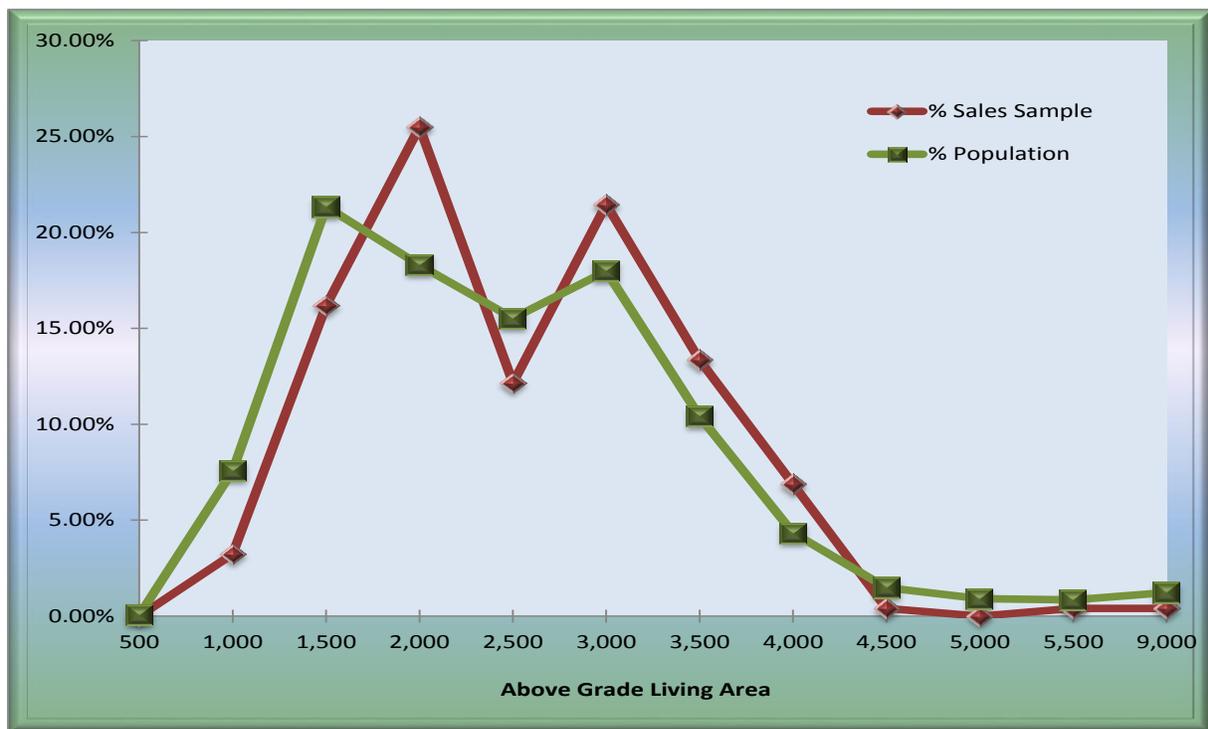
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	8	3.24%
1,500	40	16.19%
2,000	63	25.51%
2,500	30	12.15%
3,000	53	21.46%
3,500	33	13.36%
4,000	17	6.88%
4,500	1	0.40%
5,000	0	0.00%
5,500	1	0.40%
9,000	1	0.40%
247		

Population

AGLA	Frequency	% Population
500	1	0.06%
1,000	117	7.57%
1,500	330	21.35%
2,000	283	18.31%
2,500	240	15.52%
3,000	278	17.98%
3,500	161	10.41%
4,000	67	4.33%
4,500	23	1.49%
5,000	14	0.91%
5,500	13	0.84%
9,000	19	1.23%
1,546		



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

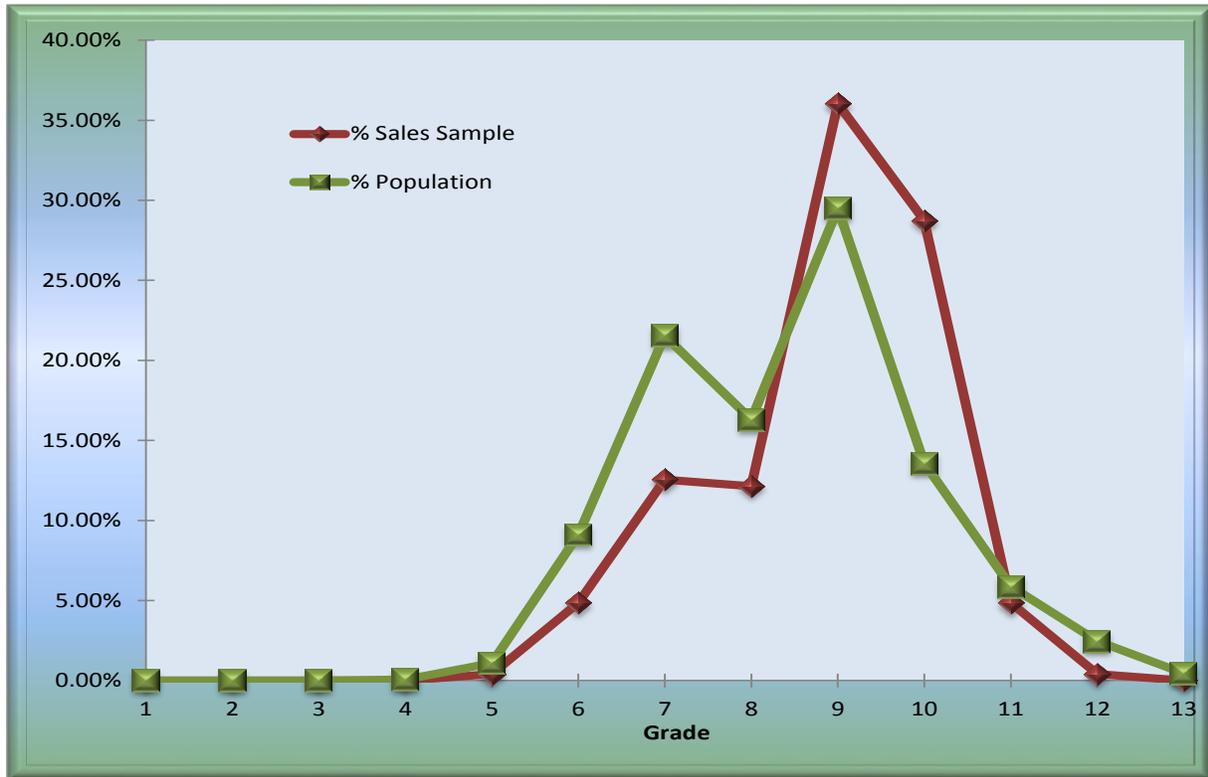
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.40%
6	12	4.86%
7	31	12.55%
8	30	12.15%
9	89	36.03%
10	71	28.74%
11	12	4.86%
12	1	0.40%
13	0	0.00%
247		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.06%
5	17	1.10%
6	141	9.12%
7	333	21.54%
8	252	16.30%
9	456	29.50%
10	210	13.58%
11	91	5.89%
12	38	2.46%
13	7	0.45%
1,546		



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

Area 063 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 1.133, resulting in an adjusted value of \$538,000 ($\$475,000 * 1.133 = \$538,175$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.318	31.8%
2/1/2012	1.309	30.9%
3/1/2012	1.301	30.1%
4/1/2012	1.292	29.2%
5/1/2012	1.283	28.3%
6/1/2012	1.274	27.4%
7/1/2012	1.265	26.5%
8/1/2012	1.256	25.6%
9/1/2012	1.247	24.7%
10/1/2012	1.239	23.9%
11/1/2012	1.230	23.0%
12/1/2012	1.221	22.1%
1/1/2013	1.212	21.2%
2/1/2013	1.203	20.3%
3/1/2013	1.195	19.5%
4/1/2013	1.186	18.6%
5/1/2013	1.177	17.7%
6/1/2013	1.168	16.8%
7/1/2013	1.159	15.9%
8/1/2013	1.150	15.0%
9/1/2013	1.141	14.1%
10/1/2013	1.133	13.3%
11/1/2013	1.124	12.4%
12/1/2013	1.115	11.5%
1/1/2014	1.106	10.6%
2/1/2014	1.097	9.7%
3/1/2014	1.089	8.9%
4/1/2014	1.080	8.0%
5/1/2014	1.071	7.1%
6/1/2014	1.062	6.2%
7/1/2014	1.053	5.3%
8/1/2014	1.044	4.4%
9/1/2014	1.035	3.5%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 063 is: $(.845249252826378 - 0.0905356718514191 * .02834008 + 0.036012776943707 * .1336032 - 0.000246042531896264 * \text{SaleDay}) / (.845249252826378 - 0.0905356718514191 * .02834008 + 0.036012776943707 * .1336032)$

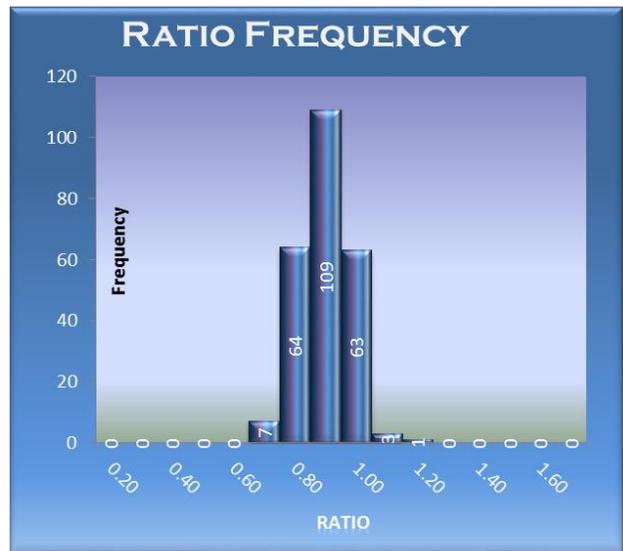
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 1	Appr. Date: 1/1/2014	Date of Report: 8/24/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Newport Shores/ Kennydale	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 063			

SAMPLE STATISTICS	
Sample size (n)	247
Mean Assessed Value	\$801,400
Mean Adj. Sales Price	\$948,600
Standard Deviation AV	\$475,740
Standard Deviation SP	\$566,341
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.847
Median Ratio	0.844
Weighted Mean Ratio	0.845
UNIFORMITY	
Lowest ratio	0.678
Highest ratio:	1.164
Coefficient of Dispersion	7.40%
Standard Deviation	0.078
Coefficient of Variation	9.24%
Price Related Differential (PRD)	1.003
RELIABILITY	
95% Confidence: Median	
Lower limit	0.835
Upper limit	0.859
95% Confidence: Mean	
Lower limit	0.838
Upper limit	0.857
SAMPLE SIZE EVALUATION	
N (population size)	1,546
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.078
Recommended minimum:	10
Actual sample size:	247
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	127
# ratios above mean:	120
z:	0.445
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

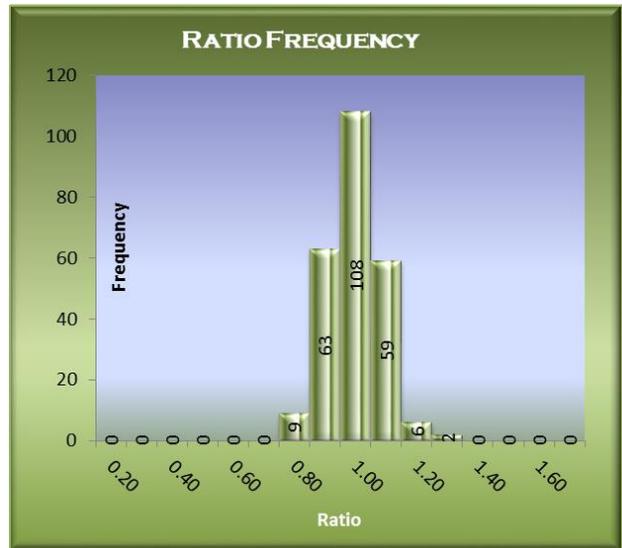
1 to 3 Unit Residences throughout Area 063

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: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Newport Shores/ Kennydale	1/1/2015	8/24/2015	1/2012 - 12/2014
Area Number: 063	Appr. ID:	Property Type:	Adjusted for time?
	RSOW	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	247
Mean Assessed Value	\$898,400
Mean Sales Price	\$948,600
Standard Deviation AV	\$542,040
Standard Deviation SP	\$566,341
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.944
Weighted Mean Ratio	0.947
UNIFORMITY	
Lowest ratio	0.762
Highest ratio:	1.254
Coefficient of Dispersion	7.18%
Standard Deviation	0.085
Coefficient of Variation	9.00%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.937
Upper limit	0.963
95% Confidence: Mean	
Lower limit	0.939
Upper limit	0.960
SAMPLE SIZE EVALUATION	
N (population size)	1,546
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.085
Recommended minimum:	12
Actual sample size:	247
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	129
# ratios above mean:	118
z:	0.700
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 063 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 25, 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 18 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 +11.3% increase in land assessments in the area for the 2015 Assessment Year.

The formula for all upland parcels (WftLoc=0) and Barbee Mill pond parcels (Major 051850 - WftLoc=8) is:

2015 Land Value = 2014 Land Value * 1.120, with the result truncated to the next \$1,000.

The formula for Lake Washington Waterfront parcels (WftLoc=6) in Subarea 3 is:

2015 Land Value = 2014 Land Value * 1.07, with the result truncated to the next \$1,000.

The formula for Lake Washington Waterfront parcels (WftLoc=6) in Subarea 6 is:

2015 Land Value = 2014 Land Value * 1.00, with the result truncated to the next \$1,000.

Continued next page:

The formula for Canal Waterfront parcels (WftLoc=9) in Subarea 6 is:

2015 Land Value = 2014 Land Value * 1.25, 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 two characteristic based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Canal Waterfront properties in Subarea 6 were generally at lower assessment levels than the rest of the population resulting in a higher upward adjustment. Lake Washington Waterfront properties in Subarea 3 were generally at higher assessment levels than the rest of the population resulting in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 247 useable residential sales in the area.

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

The derived adjustment formula is:

2015 Total Value = 2014 Total Value *(1-0.05)/ (.845249252826378 - 0.0905356718514191 * CanalWft + 0.036012776943707 * Lake Washington waterfront in Subarea 3)

2015 Total Value = 2014 Total Value *1.00 for Lake Washington Waterfront parcels (WftLoc=6) in Subarea 6

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

2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Mobile Home Update

There were no mobile homes in this area.

Results

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

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +11.8%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel having WftLoc=0 (uplands), WftLoc=8 (pond frontage in Barbee Mill), or WftLoc=9 (Canal Waterfront Subarea 6) 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) * 1.121.
- If multiple houses exist on a Lake Washington Waterfront parcel (WftLoc=6) in Subarea 3, the Total % Change indicated by the Standard Area Adjustment for Sub 3 Lake Washington is used to arrive at the new total (Previous Year Land Value + Previous Year Improvement Value) * 1.078%
- If multiple houses exist on a Lake Washington Waterfront parcel (WftLoc=6) in Subarea 6, the new total = (Previous Year Land Value + Previous Year Improvement Value) * 1.00%
- 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”, on a parcel having WftLoc=0 (uplands), WftLoc=8 (pond frontage in Barbee Mill), or WftLoc=9 (Canal Waterfront Subarea 6) the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.121.
- If “accessory improvements only” for a Lake Washington Waterfront parcel (WftLoc=6) in Subarea 3, the Total % Change, as indicated by the Standard Area Adjustment, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.078.
- If “accessory improvements only” on a Lake Washington Waterfront parcel (WftLoc=6) in Subarea 6, the new total value = (Previous Year Land Value + Previous Year Improvement Value) * 1.00.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

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

Improved Sales Used in This Annual Update Analysis Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	334210	2220	08/06/14	\$327,000	\$341,000	1,840	5	1933	VGood	5,100	N	N	1004 N 33RD ST
3	0	334210	0685	06/25/14	\$283,000	\$299,000	890	6	1954	Good	8,400	N	N	1109 N 28TH PL
3	0	334210	1280	06/25/12	\$265,000	\$336,000	900	6	1918	VGood	5,400	N	N	1003 N 31ST ST
3	0	334210	3179	04/30/13	\$365,000	\$430,000	960	6	1955	Good	8,860	Y	N	1312 N 34TH ST
3	0	334210	1910	05/16/12	\$242,500	\$310,000	980	6	1962	Good	5,400	N	N	1202 N 32ND ST
3	0	334210	1490	07/17/13	\$279,950	\$323,000	990	6	1931	Good	8,490	N	N	908 N 30TH ST
3	0	334210	2630	01/04/13	\$265,000	\$321,000	1,010	6	1971	VGood	5,100	N	N	1213 N 35TH ST
3	0	334210	0805	01/25/13	\$312,000	\$376,000	1,270	6	1977	Good	5,100	N	N	1021 N 29TH ST
3	0	334210	1806	04/10/12	\$276,000	\$356,000	1,320	6	1976	VGood	5,400	N	N	1013 N 33RD ST
3	0	334210	3152	09/26/12	\$224,950	\$279,000	1,330	6	1949	Good	7,689	N	N	3509 MEADOW AVE N
3	0	334210	1005	10/09/12	\$235,000	\$291,000	1,430	6	1985	Good	5,400	N	N	907 N 30TH ST
3	0	334270	0476	08/07/13	\$388,006	\$446,000	1,480	6	1946	VGood	7,000	N	N	3619 MEADOW AVE N
3	0	334210	3225	04/02/13	\$288,000	\$341,000	1,670	6	2000	Avg	12,649	N	N	1421 N 32ND ST
3	0	334210	1265	02/12/14	\$285,000	\$312,000	960	7	1970	Good	5,400	N	N	923 N 31ST ST
3	0	229650	0109	05/14/13	\$266,950	\$313,000	1,000	7	1954	Good	7,217	N	N	2609 MEADOW AVE N
3	0	322405	9046	04/17/12	\$272,000	\$350,000	1,010	7	1955	VGood	7,308	N	N	1324 N 40TH ST
3	5	334270	0125	10/17/12	\$950,000	\$1,172,000	1,020	7	1969	Good	23,563	Y	Y	3821 LAKE WASHINGTON BLVD N
3	0	052305	9060	02/28/12	\$280,000	\$364,000	1,030	7	1968	Avg	12,459	N	N	1307 N 28TH ST
3	0	229650	0122	09/21/12	\$295,000	\$366,000	1,060	7	1967	VGood	6,975	N	N	1409 N 26TH ST
3	0	334210	0735	02/16/12	\$400,000	\$522,000	1,080	7	1974	VGood	5,100	Y	N	2820 BURNETT AVE N
3	0	362860	0045	03/07/12	\$405,000	\$526,000	1,150	7	1962	VGood	8,957	Y	N	1114 N 37TH ST
3	0	334210	2180	05/10/12	\$315,000	\$403,000	1,160	7	1987	Avg	5,100	N	N	1108 N 33RD ST
3	0	229650	0115	10/29/12	\$265,100	\$326,000	1,170	7	1951	Good	6,500	Y	N	1314 N 26TH ST
3	0	334210	0975	07/18/12	\$305,000	\$384,000	1,180	7	1951	VGood	6,120	N	N	910 N 28TH PL
3	5	334270	0290	06/08/12	\$850,000	\$1,081,000	1,180	7	1986	Avg	10,643	Y	Y	3619 LAKE WASHINGTON BLVD N
3	0	334210	1795	11/11/14	\$430,000	\$436,000	1,220	7	1988	Good	5,400	N	N	1007 N 33RD ST
3	0	334210	3165	03/24/14	\$450,000	\$487,000	1,250	7	1955	Avg	23,422	Y	N	1316 N 34TH ST
3	0	183150	0020	12/02/12	\$229,000	\$280,000	1,250	7	1963	Avg	8,958	N	N	3209 MEADOW AVE N
3	0	229650	0119	04/19/13	\$345,000	\$407,000	1,280	7	1967	Good	7,475	N	N	2603 MEADOW AVE N
3	0	334210	1210	07/26/12	\$273,000	\$343,000	1,290	7	1985	Good	5,400	Y	N	1000 N 29TH ST
3	0	334210	3001	12/18/12	\$334,000	\$406,000	1,300	7	1957	Avg	8,100	Y	N	3502 BURNETT AVE N

Improved Sales Used in This Annual Update Analysis

Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	334210	2035	11/07/13	\$318,950	\$358,000	1,360	7	1976	Good	5,100	N	N	921 N 33RD PL
3	0	334270	0442	10/01/14	\$420,000	\$431,000	1,380	7	1958	Fair	18,830	Y	N	3737 PARK AVE N
3	0	052305	9045	05/08/14	\$410,000	\$438,000	1,440	7	1960	Good	10,080	Y	N	2621 MEADOW PL N
3	0	334210	3170	09/05/13	\$375,000	\$428,000	1,450	7	1953	Good	13,650	Y	N	3500 PARK AVE N
3	0	334210	2380	02/21/14	\$331,000	\$361,000	1,510	7	1959	Avg	9,180	N	N	1207 N 34TH ST
3	0	334270	0508	04/29/14	\$354,000	\$379,000	1,520	7	1990	Avg	10,389	N	N	3821 MEADOW AVE N
3	0	334210	3219	11/14/13	\$394,985	\$442,000	1,520	7	1976	Avg	10,000	Y	N	1303 N 32ND ST
3	0	334210	3149	09/10/14	\$380,000	\$392,000	1,540	7	1968	VGood	8,400	N	N	1429 N 36TH ST
3	0	334210	2216	04/04/12	\$277,777	\$359,000	1,610	7	1963	Good	7,650	N	N	1010 N 33RD ST
3	0	334270	0610	07/28/14	\$371,000	\$388,000	1,690	7	1977	Avg	10,854	N	N	3600 MEADOW AVE N
3	0	334210	2425	04/21/14	\$418,000	\$449,000	1,700	7	1975	Good	10,800	N	N	1112 N 33RD PL
3	0	334210	0440	11/15/12	\$375,000	\$460,000	1,960	7	1959	Good	10,200	Y	N	819 N 30TH ST
3	0	334270	0527	10/09/13	\$399,900	\$452,000	2,050	7	2000	Avg	4,817	N	N	3915 MEADOW AVE N
3	3	334330	2360	09/30/13	\$1,250,000	\$1,416,000	750	8	2005	Avg	5,568	Y	Y	6607 RIPLEY LN N
3	5	334270	0211	10/17/13	\$1,075,000	\$1,213,000	1,160	8	1978	Good	15,554	Y	Y	3715 LAKE WASHINGTON BLVD N
3	0	334210	1780	02/19/13	\$381,000	\$456,000	1,220	8	1987	Avg	5,400	N	N	925 N 33RD ST
3	0	334270	0371	06/09/14	\$539,950	\$572,000	1,240	8	1963	Good	7,149	Y	N	3627 WELLS AVE N
3	0	362915	0020	06/21/12	\$468,500	\$594,000	1,240	8	1977	Good	8,777	Y	N	3805 PARK AVE N
3	0	334270	0371	06/03/13	\$490,000	\$572,000	1,240	8	1963	Good	7,149	Y	N	3627 WELLS AVE N
3	0	334210	0770	03/19/13	\$490,000	\$583,000	1,300	8	1957	Good	10,200	Y	N	1003 N 29TH ST
3	3	334330	2660	09/14/12	\$1,160,000	\$1,443,000	1,400	8	1975	VGood	12,914	Y	Y	6837 RIPLEY LN SE
3	0	334210	3010	09/19/14	\$685,000	\$706,000	1,410	8	1958	VGood	9,740	Y	N	3602 LAKE WASHINGTON BLVD N
3	0	334210	2845	09/12/13	\$500,000	\$569,000	1,530	8	1920	VGood	7,882	Y	N	1203 N 36TH ST
3	0	334210	2845	11/09/12	\$423,000	\$519,000	1,530	8	1920	VGood	7,882	Y	N	1203 N 36TH ST
3	0	052305	9063	01/08/13	\$586,000	\$709,000	1,810	8	1978	Good	13,787	Y	N	2423 GARDEN CT N
3	0	334210	1285	10/08/12	\$347,000	\$429,000	1,952	8	1999	Avg	5,400	N	N	1007 N 31ST ST
3	0	334210	0995	10/22/14	\$449,000	\$458,000	1,980	8	1998	Avg	5,400	N	N	905 N 30TH ST
3	0	334210	1230	10/02/12	\$375,000	\$464,000	1,990	8	1990	Avg	5,400	N	N	918 N 29TH ST
3	2	334330	1910	10/20/14	\$1,000,000	\$1,021,000	2,120	8	1963	VGood	8,944	Y	Y	6011 HAZELWOOD LN
3	0	334210	1420	03/10/14	\$419,000	\$455,000	2,190	8	1990	Avg	5,400	N	N	1116 N 30TH ST
3	0	334210	1075	04/17/12	\$350,000	\$450,000	2,230	8	1951	Good	10,800	N	N	1119 N 30TH ST

Improved Sales Used in This Annual Update Analysis

Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	362915	0080	08/27/13	\$554,000	\$633,000	2,230	8	1976	Good	7,606	Y	N	1124 N 38TH ST
3	0	334210	3221	12/24/13	\$458,000	\$508,000	2,420	8	2004	Avg	6,414	N	N	3126 GARDEN AVE N
3	0	334210	3220	04/13/12	\$400,000	\$515,000	2,470	8	2002	Avg	4,708	N	N	1405 N 32ND ST
3	0	334210	3232	03/29/12	\$349,000	\$451,000	2,540	8	2002	Avg	4,806	N	N	1411 N 32ND ST
3	0	334210	3174	08/13/14	\$518,000	\$539,000	2,560	8	2005	Avg	5,672	Y	N	1300 N 34TH ST
3	0	334210	0780	07/09/14	\$583,000	\$613,000	2,600	8	1998	Avg	5,100	Y	N	1005 N 29TH ST
3	0	334210	1940	06/21/13	\$551,500	\$641,000	2,650	8	2000	Avg	5,400	N	N	1028 N 32ND ST
3	0	334210	3229	11/25/13	\$449,950	\$502,000	2,690	8	2001	Avg	7,203	N	N	3112 MEADOW PL N
3	0	334270	0491	08/14/14	\$679,000	\$707,000	2,770	8	2000	Avg	9,350	Y	N	3720 PARK AVE N
3	0	334210	0788	02/06/14	\$600,000	\$657,000	2,790	8	2006	Avg	5,100	N	N	1013 N 29TH ST
3	0	334270	0640	02/15/13	\$470,000	\$563,000	2,900	8	2003	Avg	5,785	N	N	1328 N 39TH ST
3	0	334210	1300	01/29/13	\$576,500	\$694,000	2,960	8	2004	Avg	8,100	N	N	1017 N 31ST ST
3	0	051850	0520	02/22/12	\$525,000	\$684,000	1,450	9	2011	Avg	3,413	N	N	4122 WILLIAMS AVE N
3	0	051850	1020	05/02/12	\$575,000	\$738,000	1,450	9	2012	Avg	2,885	Y	N	4033 WELLS AVE N
3	0	051850	1070	03/06/14	\$619,000	\$673,000	1,450	9	2010	Avg	3,145	N	N	4075 WELLS AVE N
3	0	051850	1110	03/27/14	\$620,000	\$670,000	1,450	9	2010	Avg	3,740	N	N	4109 WELLS AVE N
3	0	051850	1140	07/19/13	\$607,000	\$701,000	1,450	9	2010	Avg	3,210	N	N	4127 WELLS AVE N
3	0	051850	0990	04/26/12	\$599,000	\$769,000	1,450	9	2012	Avg	2,870	Y	N	4015 WELLS AVE N
3	0	258850	0020	03/04/14	\$890,000	\$968,000	1,510	9	1972	Good	16,542	Y	N	4736 LAKEHURST LN
3	0	362915	0030	03/05/14	\$765,000	\$832,000	1,590	9	1977	VGood	8,667	Y	N	1216 N 38TH ST
3	0	334210	1245	02/11/13	\$717,500	\$861,000	1,680	9	2009	Avg	5,400	Y	N	2910 BURNETT AVE N
3	0	229650	0135	05/14/13	\$459,450	\$539,000	1,690	9	2012	Avg	4,931	N	N	2417 MEADOW AVE N
3	0	051850	1050	03/03/14	\$582,000	\$633,000	1,810	9	2011	Avg	2,148	N	N	4065 WELLS AVE N
3	0	051850	0510	02/13/12	\$502,000	\$655,000	1,810	9	2011	Avg	2,610	N	N	4118 WILLIAMS AVE N
3	0	051850	1010	05/02/12	\$549,000	\$704,000	1,810	9	2012	Avg	1,946	Y	N	4027 WELLS AVE N
3	0	051850	1000	05/02/12	\$550,000	\$706,000	1,810	9	2012	Avg	1,942	Y	N	4021 WELLS AVE N
3	0	334210	3156	06/18/14	\$461,000	\$487,000	1,980	9	2006	Avg	6,278	N	N	3419 MEADOW AVE N
3	0	164450	0450	05/07/14	\$640,000	\$684,000	2,130	9	2002	Avg	5,175	Y	N	1200 N 27TH PL
3	0	334210	0085	02/15/12	\$448,000	\$585,000	2,140	9	1979	Good	6,100	Y	N	805 N 33RD PL
3	1	413430	0075	06/29/12	\$1,200,000	\$1,519,000	2,140	9	1987	VGood	11,934	Y	Y	5021 LAKEHURST LN
3	1	413430	0035	02/06/12	\$1,168,350	\$1,528,000	2,160	9	1974	VGood	14,127	Y	Y	4855 LAKEHURST LN

Improved Sales Used in This Annual Update Analysis

Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	164450	0180	10/29/13	\$550,000	\$619,000	2,220	9	2005	Avg	5,608	N	N	2704 WILLIAMS AVE N
3	0	052305	9024	04/14/14	\$835,000	\$899,000	2,240	9	1991	Good	9,252	Y	N	1325 N 24TH ST
3	0	334210	2171	08/07/12	\$539,950	\$677,000	2,420	9	2012	Avg	5,100	N	N	1116 N 33RD ST
3	0	334210	0565	08/22/13	\$900,000	\$1,030,000	2,478	9	2013	Avg	6,030	Y	N	2820 LAKE WASHINGTON BLVD N
3	0	334210	1785	05/23/14	\$550,000	\$586,000	2,510	9	1992	Avg	5,400	N	N	1003 N 33RD ST
3	0	334270	0524	04/24/14	\$540,000	\$580,000	2,530	9	2001	Avg	6,802	N	N	1411 39TH PL NE
3	0	164450	0380	04/10/14	\$516,000	\$556,000	2,550	9	2003	Avg	5,805	N	N	1104 N 27TH PL
3	0	229650	0136	05/09/14	\$839,900	\$898,000	2,560	9	2013	Avg	13,592	Y	N	2411 MEADOW AVE N
3	0	229650	0131	12/16/14	\$739,000	\$742,000	2,600	9	1979	Good	9,900	Y	N	2413 MEADOW AVE N
3	0	334210	0569	08/13/14	\$950,000	\$989,000	2,700	9	2013	Avg	6,947	Y	N	2828 LAKE WASHINGTON BLVD N
3	0	334210	1635	10/28/13	\$485,000	\$546,000	2,710	9	2002	Avg	5,100	Y	N	1222 N 31ST ST
3	0	164450	0470	07/06/12	\$570,000	\$720,000	2,730	9	2004	Avg	4,969	N	N	1212 N 27TH PL
3	0	164450	0430	12/26/13	\$611,000	\$677,000	2,800	9	2001	Avg	5,661	Y	N	1134 N 27TH PL
3	0	334270	0418	05/21/12	\$603,000	\$770,000	2,850	9	1998	Avg	6,967	Y	N	3836 LAKE WASHINGTON BLVD N
3	0	334210	0567	09/05/13	\$900,000	\$1,026,000	2,880	9	2013	Avg	5,906	Y	N	2822 LAKE WASHINGTON BLVD N
3	0	164450	0330	01/16/14	\$565,000	\$622,000	2,900	9	2003	Avg	5,250	Y	N	1014 N 27TH PL
3	0	334270	0521	03/28/12	\$550,000	\$711,000	3,000	9	2001	Avg	7,248	N	N	1315 N 39TH ST
3	0	334210	1666	07/11/13	\$599,000	\$693,000	3,040	9	2013	Avg	5,100	N	N	1120 N 31ST ST
3	0	334210	2165	07/09/12	\$539,950	\$682,000	3,070	9	2012	Avg	5,100	N	N	1120 N 33RD ST
3	0	052305	9078	05/15/14	\$829,900	\$886,000	3,080	9	2014	Avg	10,203	Y	N	1305 N 26TH ST
3	0	334210	2965	09/25/13	\$700,000	\$794,000	3,110	9	2013	Avg	6,480	N	N	1006 N 35TH ST
3	0	164451	0040	05/28/14	\$681,716	\$725,000	3,150	9	2006	Avg	7,277	N	N	1306 N 27TH CT
3	0	334210	0420	02/27/12	\$595,000	\$774,000	3,170	9	2012	Avg	5,100	N	N	810 N 30TH ST
3	0	334210	0421	03/24/12	\$586,500	\$759,000	3,170	9	2012	Avg	5,100	N	N	812 N 30TH ST
3	0	334210	1190	02/28/12	\$579,000	\$753,000	3,170	9	2012	Avg	5,400	N	N	1012 N 29TH ST
3	0	334210	1195	03/23/12	\$579,000	\$749,000	3,170	9	2012	Avg	5,400	N	N	1010 N 29TH ST
3	0	334210	1665	03/12/14	\$659,000	\$715,000	3,200	9	2013	Avg	5,100	N	N	1124 N 31ST ST
3	0	334210	1805	07/09/13	\$712,500	\$824,000	3,200	9	2008	Avg	5,400	Y	N	1009 N 33RD ST
3	0	229650	0139	06/26/14	\$780,900	\$824,000	3,270	9	2014	Avg	6,012	Y	N	2410 GARDEN CT N
3	0	229650	0137	07/08/14	\$785,000	\$825,000	3,270	9	2014	Avg	6,008	Y	N	2414 GARDEN CT N
3	0	052305	9079	04/24/14	\$779,900	\$837,000	3,280	9	2014	Avg	5,465	Y	N	1307 N 26TH ST

Improved Sales Used in This Annual Update Analysis Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	229650	0133	03/14/13	\$613,000	\$730,000	3,290	9	2013	Avg	4,931	Y	N	2415 MEADOW AVE N
3	0	334210	1685	03/04/13	\$650,000	\$776,000	3,290	9	2006	Avg	5,100	N	N	1106 N 31ST ST
3	0	164451	0100	01/06/12	\$495,000	\$652,000	3,330	9	2005	Avg	7,201	Y	N	2637 PARK AVE N
3	0	052305	9023	04/18/14	\$760,000	\$817,000	3,380	9	2014	Avg	5,465	Y	N	1309 N 26TH ST
3	0	334210	2160	06/12/12	\$575,000	\$731,000	3,430	9	2012	Avg	5,100	Y	N	1124 N 33RD ST
3	0	334210	0030	01/08/14	\$888,000	\$980,000	3,510	9	2013	Avg	5,100	Y	N	3319 BURNETT AVE N
3	0	334210	1920	01/27/14	\$747,500	\$821,000	3,525	9	2013	Avg	5,400	N	N	1116 N 32ND ST
3	0	334210	2865	11/14/14	\$719,950	\$730,000	3,530	9	2014	Avg	5,400	N	N	1209 N 36TH ST
3	0	051850	0650	03/01/12	\$585,000	\$761,000	1,550	10	2012	Avg	3,503	N	N	1201 n N 41ST PL
3	0	051850	0660	02/02/12	\$596,500	\$781,000	1,550	10	2012	Avg	3,952	N	N	1207 N 41ST PL
3	0	051850	0630	08/30/12	\$615,000	\$767,000	1,550	10	2012	Avg	3,734	N	N	1123 N 41ST PL
3	0	051850	0640	08/14/12	\$597,500	\$748,000	1,550	10	2012	Avg	3,283	N	N	1129 N 41ST PL
3	0	051850	0680	03/14/12	\$565,000	\$733,000	1,550	10	2012	Avg	4,787	N	N	1219 N 41ST PL
3	0	051850	0940	03/25/12	\$736,000	\$952,000	1,570	10	2012	Avg	3,364	Y	Y	1026 N 41ST PL
3	0	051850	0910	03/06/12	\$699,000	\$908,000	1,570	10	2012	Avg	3,501	Y	Y	1104 N 41ST PL
3	0	051850	0930	03/20/12	\$720,000	\$933,000	1,570	10	2012	Avg	3,277	Y	Y	1032 N 41ST PL
3	0	051850	0830	10/05/12	\$765,000	\$947,000	1,570	10	2012	Avg	3,685	Y	Y	1103 N 42ND PL
3	0	051850	0860	07/03/12	\$716,056	\$906,000	1,570	10	2012	Avg	3,778	N	N	1121 N 42ND PL
3	0	051850	0560	09/25/12	\$730,465	\$906,000	1,570	10	2012	Avg	3,734	N	N	1021 N 41ST PL
3	0	051850	0840	10/11/12	\$735,000	\$908,000	1,570	10	2012	Avg	3,982	N	Y	1109 N 42ND PL
3	0	051850	0960	04/16/12	\$761,000	\$980,000	1,570	10	2012	Avg	3,825	Y	Y	1014 N 41ST PL
3	0	051850	0550	09/21/12	\$675,000	\$838,000	1,570	10	2012	Avg	3,609	N	N	1015 N 41ST PL
3	0	051850	0850	07/03/12	\$730,000	\$923,000	1,570	10	2012	Avg	3,685	N	N	1115 N 42ND PL
3	0	051850	0950	04/04/12	\$745,000	\$962,000	1,570	10	2012	Avg	3,570	Y	Y	1020 N 41ST PL
3	0	051850	0950	09/11/12	\$800,000	\$996,000	1,570	10	2012	Avg	3,570	Y	Y	1020 N 41ST PL
3	0	051850	0920	03/08/12	\$710,000	\$922,000	1,570	10	2012	Avg	3,337	Y	Y	1038 N 41ST PL
3	4	051850	0310	12/12/13	\$1,575,000	\$1,751,000	1,620	10	2012	Avg	6,255	Y	Y	4175 WILLIAMS AVE N
3	4	051850	0320	01/07/13	\$1,310,000	\$1,585,000	1,620	10	2012	Avg	5,770	Y	Y	4169 WILLIAMS AVE N
3	4	051850	0230	04/19/13	\$1,399,000	\$1,652,000	1,650	10	2013	Avg	8,650	Y	Y	4267 WILLIAMS AVE N
3	4	051850	0240	04/26/13	\$1,325,000	\$1,562,000	1,650	10	2013	Avg	6,045	Y	Y	4261 WILLIAMS AVE N
3	4	051850	0230	10/06/14	\$1,535,000	\$1,574,000	1,650	10	2013	Avg	8,650	Y	Y	4267 WILLIAMS AVE N

Improved Sales Used in This Annual Update Analysis

Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	051850	0810	10/14/12	\$785,000	\$969,000	1,690	10	2012	Avg	3,680	Y	Y	1031 N 42ND PL
3	0	051850	0820	10/30/12	\$750,000	\$923,000	1,690	10	2012	Avg	4,027	N	Y	1037 N 42ND PL
3	0	051850	0600	02/05/13	\$735,000	\$883,000	1,700	10	2012	Avg	3,932	N	N	1105 N 41ST PL
3	0	051850	0590	02/04/13	\$722,000	\$868,000	1,700	10	2012	Avg	4,307	N	N	1039 N 41ST PL
3	0	051850	0610	06/16/14	\$798,800	\$845,000	1,720	10	2013	Avg	3,738	N	N	1111 N 41ST PL
3	0	051850	0620	03/23/13	\$759,000	\$902,000	1,720	10	2012	Avg	3,880	N	N	1117 N 41ST PL
3	0	051850	0610	02/08/13	\$742,000	\$891,000	1,720	10	2013	Avg	3,738	N	N	1111 N 41ST PL
3	0	051850	0700	07/15/13	\$630,000	\$728,000	1,720	10	2011	Avg	5,663	N	N	1231 N 41ST PL
3	0	051850	0700	05/07/14	\$630,000	\$674,000	1,720	10	2011	Avg	5,663	N	N	1231 N 41ST PL
3	4	051850	0280	10/01/13	\$1,455,000	\$1,648,000	1,740	10	2013	Avg	4,814	Y	Y	4223 WILLIAMS AVE N
3	4	051850	0270	09/23/13	\$1,401,786	\$1,591,000	1,740	10	2013	Avg	5,805	Y	Y	4229 WILLIAMS AVE N
3	0	334210	0034	11/14/12	\$775,000	\$950,000	2,040	10	2012	Avg	2,959	Y	N	3324 LAKE WASHINGTON BLVD
3	0	334210	1765	06/16/14	\$899,950	\$952,000	2,045	10	2014	Avg	5,400	Y	N	907 N 33RD ST
3	3	334330	2750	06/04/13	\$1,520,000	\$1,774,000	2,130	10	1991	Avg	16,963	Y	Y	7023 RIPLEY LN SE
3	2	334330	1970	10/10/12	\$1,670,000	\$2,064,000	2,190	10	1989	VGood	8,673	Y	Y	6025 HAZELWOOD LN
3	3	334330	2530	02/20/13	\$1,290,000	\$1,545,000	2,250	10	2004	Avg	5,823	Y	Y	6811 RIPLEY LN N
3	4	051850	0290	03/27/14	\$1,850,000	\$2,000,000	2,330	10	2013	Avg	4,843	Y	Y	4217 WILLIAMS AVE N
3	0	051850	0070	11/19/13	\$740,000	\$828,000	2,560	10	2011	Avg	3,840	N	N	1216 N 42ND PL
3	0	051850	0130	08/09/12	\$637,000	\$799,000	2,560	10	2012	Avg	3,877	N	N	1114 N 42ND PL
3	0	051850	0580	02/11/13	\$697,000	\$836,000	2,610	10	2012	Avg	4,298	N	N	1033 N 41ST PL
3	0	051850	0570	01/25/13	\$685,000	\$825,000	2,610	10	2012	Avg	3,958	N	N	1027 N 41ST PL
3	4	051850	0260	06/12/13	\$1,370,000	\$1,596,000	2,660	10	2012	Avg	6,801	Y	Y	4235 WILLIAMS AVE N
3	0	051850	0140	06/10/12	\$647,000	\$823,000	2,670	10	2012	Avg	3,883	N	N	1108 N 42ND PL
3	0	051850	0100	11/12/13	\$738,000	\$827,000	2,670	10	2011	Avg	3,858	N	N	1132 N 42ND PL
3	0	051850	0060	07/25/13	\$729,900	\$841,000	2,670	10	2011	Avg	3,834	N	N	1222 N 42ND ST
3	0	334210	1935	11/16/12	\$725,000	\$888,000	2,780	10	2012	Avg	5,400	N	N	1104 N 32ND ST
3	4	051850	0340	03/11/13	\$1,650,000	\$1,967,000	2,810	10	2013	Avg	6,572	Y	Y	4157 WILLIAMS AVE N
3	0	334210	1937	08/22/12	\$699,950	\$875,000	2,830	10	2012	Avg	5,400	N	N	1100 N 32ND ST
3	4	051850	0330	03/05/13	\$1,580,000	\$1,886,000	2,840	10	2013	Avg	5,860	Y	Y	4163 WILLIAMS AVE N
3	4	051850	0300	12/13/13	\$1,804,181	\$2,005,000	2,850	10	2013	Avg	5,581	Y	Y	4211 WILLIAMS AVE N
3	4	051850	0250	06/04/13	\$1,345,000	\$1,570,000	2,860	10	2012	Avg	6,062	Y	Y	4255 WILLIAMS AVE N

Improved Sales Used in This Annual Update Analysis

Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	051850	0020	07/25/12	\$720,000	\$906,000	2,870	10	2008	Avg	3,783	N	N	1246 N 42ND PL
3	6	334210	4046	07/08/14	\$1,570,000	\$1,651,000	2,890	10	1984	Avg	18,226	Y	Y	2801 MOUNTAIN VIEW AVE N
3	0	051850	0170	12/19/12	\$765,000	\$930,000	2,920	10	2008	Avg	3,901	N	N	1030 N 42ND PL
3	0	051850	0210	05/08/14	\$868,500	\$929,000	2,920	10	2008	Avg	3,942	N	N	1006 N 42ND PL
3	0	334210	0665	09/23/13	\$750,000	\$851,000	3,000	10	2013	Avg	5,100	N	N	1015 N 28TH PL
3	0	334210	0670	12/18/13	\$760,000	\$844,000	3,070	10	2013	Avg	5,100	N	N	1019 N 28TH PL
3	0	164450	0270	05/22/12	\$925,000	\$1,181,000	3,080	10	2002	Avg	7,614	Y	N	2719 WILLIAMS AVE N
3	0	334210	0025	06/18/13	\$1,008,000	\$1,172,000	3,100	10	2013	Avg	6,420	Y	N	3401 Burnet Ave N
3	0	334270	0470	11/21/13	\$659,950	\$738,000	3,450	10	2006	Avg	6,080	Y	N	1322 N 36TH ST
3	0	334210	0020	04/17/13	\$920,000	\$1,087,000	3,470	10	2013	Avg	5,444	Y	N	3403 BURNETT AVE N
3	0	334210	0941	06/15/12	\$835,000	\$1,060,000	3,530	10	2010	Avg	5,100	Y	N	1006 N 28TH PL
3	0	334270	0535	11/13/12	\$675,000	\$828,000	3,540	10	2011	Avg	9,550	Y	N	1317 N 40TH ST
3	0	334210	0535	09/18/13	\$912,000	\$1,036,000	3,700	10	2007	Avg	5,100	Y	N	2811 BURNETT AVE N
3	0	334210	0032	02/03/14	\$980,000	\$1,074,000	3,970	10	2013	Avg	5,100	Y	N	3315 BURNETT AVE N
3	5	334270	0240	01/28/14	\$1,499,000	\$1,646,000	2,460	11	1990	Avg	11,060	Y	Y	3713 LAKE WASHINGTON BLVD N
3	0	051850	0980	08/16/13	\$1,058,500	\$1,213,000	2,710	11	2008	Avg	3,760	Y	Y	1002 N 41ST PL
3	0	051850	0970	04/23/12	\$1,010,000	\$1,298,000	2,820	11	2008	Avg	4,912	Y	Y	1008 N 41ST PL
3	4	051850	0470	10/27/14	\$2,409,000	\$2,455,000	2,830	11	2014	Avg	6,592	Y	Y	4011 WILLIAMS AVE N
3	4	051850	0460	10/08/14	\$2,230,000	\$2,285,000	2,830	11	2014	Avg	5,634	Y	Y	4017 WILLIAMS AVE N
3	4	051850	0480	08/11/14	\$3,000,000	\$3,125,000	3,430	11	2014	Avg	10,756	Y	Y	4005 WILLIAMS AVE N
3	4	051850	0360	12/24/13	\$2,100,000	\$2,327,000	3,530	11	2013	Avg	7,787	Y	Y	4125 WILLIAMS AVE N
3	3	334330	2440	04/03/14	\$2,023,000	\$2,183,000	3,910	11	2000	Avg	10,503	Y	Y	6625 RIPLEY LN SE
3	1	172405	9019	03/15/12	\$1,827,000	\$2,369,000	4,360	11	2001	Good	21,324	Y	Y	4625 LAKE WASHINGTON BLVD SE
3	5	334270	0355	03/13/12	\$2,250,000	\$2,919,000	3,390	12	2006	Avg	15,932	Y	Y	3601 LAKE WASHINGTON BLVD N
6	0	606530	0210	09/10/12	\$580,000	\$722,000	1,670	9	1972	Avg	14,555	N	N	42 CASCADE KY
6	0	606530	0570	06/24/14	\$1,250,000	\$1,319,000	1,680	9	1973	VGood	15,600	N	N	3 SKAGIT KY
6	0	606531	0490	06/26/13	\$1,158,000	\$1,344,000	1,810	9	1975	VGood	19,995	N	N	20 SUCIA KY
6	0	606531	1060	03/11/13	\$1,020,000	\$1,216,000	1,980	9	1976	VGood	13,500	N	N	3 TULALIP KY
6	0	606530	0450	12/19/13	\$1,938,000	\$2,151,000	2,090	9	1973	Good	17,572	Y	Y	23 CRESCENT KY
6	0	606530	0910	07/31/13	\$854,500	\$983,000	2,220	9	1972	Good	14,222	N	N	31 SKAGIT KY
6	0	606530	0630	08/29/12	\$775,000	\$967,000	2,230	9	1973	Good	14,921	N	N	25 CASCADE KY

Improved Sales Used in This Annual Update Analysis

Area 063 -- 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	606530	0030	12/02/13	\$1,049,000	\$1,169,000	2,270	9	1974	VGood	17,177	N	N	6 CASCADE KY
6	0	606530	1170	02/24/12	\$875,000	\$1,140,000	2,290	9	1966	VGood	15,757	N	N	26 SKAGIT KY
6	0	606530	0280	04/15/14	\$1,220,000	\$1,312,000	2,370	9	1970	VGood	24,000	N	N	53 CASCADE KY
6	0	606530	0080	07/17/12	\$864,000	\$1,089,000	2,370	9	1972	VGood	24,134	N	N	16 CASCADE KY
6	0	606530	1140	05/09/13	\$880,000	\$1,034,000	2,470	9	1973	Good	14,782	N	N	20 SKAGIT KY
6	0	606530	1290	08/28/12	\$890,000	\$1,111,000	2,540	9	1967	Good	18,881	N	N	50 SKAGIT KY
6	0	606531	0600	07/13/12	\$821,000	\$1,036,000	2,570	9	1996	Avg	15,247	N	N	42 ORCAS KY
6	0	606531	0720	02/25/12	\$900,000	\$1,172,000	2,680	9	1977	Good	18,477	N	N	21 LUMMI KY
6	0	606531	0240	09/12/13	\$1,089,000	\$1,239,000	2,690	9	1975	VGood	14,141	N	N	23 NEWPORT KY
6	0	606530	1000	06/27/13	\$850,000	\$986,000	2,700	9	1972	Good	18,322	N	N	13 SKAGIT KY
6	0	606531	0440	06/27/13	\$1,020,000	\$1,184,000	2,780	9	2003	Avg	14,886	N	N	8 NEWPORT KY
6	0	606530	1310	07/05/12	\$878,000	\$1,110,000	2,860	9	1971	VGood	14,861	N	N	51 GLACIER KY
6	0	606531	0620	10/10/13	\$970,000	\$1,096,000	2,940	9	1974	VGood	14,254	N	N	46 NEWPORT KY
6	0	606531	0960	05/11/12	\$1,100,000	\$1,408,000	3,100	9	1975	Good	13,919	Y	N	80 SKAGIT KY
6	0	606531	1290	11/24/12	\$925,000	\$1,131,000	3,130	9	1977	VGood	14,600	N	N	20 TULALIP KY
6	0	606530	0330	06/20/14	\$2,110,000	\$2,229,000	3,230	9	1973	Good	17,833	Y	Y	12 COLUMBIA KY
6	0	606531	0900	07/13/12	\$925,000	\$1,167,000	3,330	9	1975	Good	13,747	N	N	20 LUMMI KY
6	0	606531	0820	09/23/14	\$1,200,000	\$1,235,000	3,390	9	1976	VGood	16,805	N	N	9 LOPEZ KY
6	0	606531	0820	08/01/12	\$1,032,500	\$1,297,000	3,390	9	1976	VGood	16,805	N	N	9 LOPEZ KY
6	0	606530	0790	03/05/14	\$1,245,000	\$1,354,000	3,530	9	1971	Good	15,668	N	N	15 COLUMBIA KY
6	0	606530	0040	05/09/13	\$1,065,000	\$1,251,000	3,610	9	1974	VGood	16,736	N	N	8 CASCADE KY
6	0	606530	0960	03/10/12	\$915,000	\$1,188,000	3,620	9	1972	VGood	15,014	N	N	21 SKAGIT KY
6	0	606531	0060	01/22/13	\$1,000,000	\$1,206,000	3,640	9	1993	Good	13,592	N	N	26 GLACIER KY
6	0	606531	1150	05/29/12	\$1,120,000	\$1,428,000	3,760	9	1976	VGood	21,392	N	N	18 LOPEZ KY
6	0	607280	0205	11/19/14	\$2,375,000	\$2,405,000	3,220	10	1969	Avg	20,251	Y	Y	79 CASCADE KY
6	0	607280	0265	08/13/14	\$2,395,000	\$2,493,000	3,800	10	2009	Avg	19,798	Y	Y	10 CRESCENT KY
6	0	607280	0275	06/18/13	\$2,515,000	\$2,925,000	3,910	10	2000	Good	17,455	Y	Y	14 CRESCENT KY
6	0	606530	0360	08/09/13	\$2,750,000	\$3,157,000	3,770	11	1990	Good	22,556	Y	Y	18 COLUMBIA KY
6	0	606530	1370	06/24/14	\$2,020,000	\$2,132,000	5,180	11	2008	Avg	14,160	N	N	33 TATOOSH KY
6	0	607280	0246	07/02/14	\$3,300,000	\$3,475,000	8,020	11	2001	Avg	21,738	Y	Y	2 CRESCENT KY

Improved Sales Removed in This Annual Update Analysis Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	051850	0070	11/19/13	\$740,000	RELOCATION - SALE TO SERVICE
3	0	052305	9045	05/06/14	\$410,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	119050	0041	11/05/13	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	0	164450	0120	04/25/12	\$358,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	229650	0065	11/19/14	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	229650	0122	05/23/12	\$215,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	229650	0125	05/28/14	\$250,000	PREVIOUS IMP. VALUE <= 25K
3	5	312405	9076	04/10/12	\$668,000	OBSOLESCENCE
3	0	322405	9043	04/09/14	\$72,000	PARTIAL INTEREST (1/3, 1/2, ETC.); CORPORATE AFFILIATES
3	0	334210	0160	10/09/14	\$510,000	SALE DOES NOT MATCH ASSESSED VALUE
3	0	334210	0500	03/15/13	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	334210	0680	01/04/12	\$50,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	334210	0785	08/26/14	\$235,000	PREVIOUS IMP. VALUE <= 25K
3	0	334210	1010	10/30/13	\$358,000	SALE DOES NOT MATCH ASSESSED VALUE
3	0	334210	1070	03/21/13	\$340,000	NO MARKET EXPOSURE
3	0	334210	1070	10/22/13	\$170,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	0	334210	1100	03/28/12	\$292,000	NON-REPRESENTATIVE SALE
3	0	334210	1170	09/26/14	\$266,000	NO MARKET EXPOSURE
3	0	334210	1200	11/08/12	\$212,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	334210	1420	03/08/14	\$419,000	RELOCATION - SALE TO SERVICE
3	0	334210	1434	12/05/13	\$228,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	334210	1460	04/11/14	\$317,000	PREVIOUS IMP. VALUE <= 25K
3	0	334210	2215	08/19/13	\$364,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	334210	2230	06/03/13	\$66,223	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	334210	2315	09/18/14	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	334210	2385	10/29/14	\$376,000	DIAGNOSTIC OUTLIER
3	0	334210	2610	06/30/13	\$440,000	SEGREGATION AND/OR MERGER
3	0	334210	2645	09/08/14	\$310,693	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	334210	2880	07/17/12	\$349,200	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	334210	2880	08/11/14	\$464,000	SALE DOES NOT MATCH ASSESSED VALUE
3	0	334210	3085	04/21/14	\$565,000	SALE DOES NOT MATCH ASSESSED VALUE
3	0	334210	3090	07/18/14	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	334210	3216	06/27/13	\$400,000	NO MARKET EXPOSURE
3	0	334210	3228	08/04/14	\$525,000	SALE DOES NOT MATCH ASSESSED VALUE
3	0	334210	3280	07/01/13	\$185,000	PREVIOUS IMP. VALUE <= 25K
3	0	334210	3281	10/20/14	\$500,000	PREVIOUS IMP. VALUE <= 25K
3	0	334210	3282	10/17/14	\$825,000	OBSOLESCENCE
3	0	334210	3283	04/16/12	\$341,224	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	334210	3283	07/27/12	\$217,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	6	334210	3810	03/11/13	\$875,000	UNFINISHED AREA; NO MARKET EXPOSURE; CORPORATE AFFILIATES
3	0	334270	0384	11/27/12	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	334270	0405	05/22/14	\$585,000	PREVIOUS IMP. VALUE <= 25K
3	0	334270	0466	05/20/14	\$325,000	NO MARKET EXPOSURE
3	0	334270	0473	04/04/12	\$329,500	DIAGNOSTIC OUTLIER
3	0	334270	0560	05/16/12	\$59,233	QUIT CLAIM DEED
3	0	334270	0560	10/30/14	\$72,357	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	334270	0617	01/27/12	\$225,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	334330	1950	12/20/12	\$1,834,371	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	2	334330	1950	04/02/13	\$1,175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	334330	2340	01/06/14	\$1,212,000	IMP. COUNT > 1
3	3	334330	2340	10/16/13	\$1,185,750	IMP. COUNT > 1; AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	3	334330	2360	01/25/13	\$1,255,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	3	334330	2370	04/09/14	\$2,350,000	IMP. COUNT > 1
3	3	334330	2440	02/06/14	\$2,511,198	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	362860	0025	06/25/13	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	362915	0020	04/20/12	\$353,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	0	362916	0040	10/10/14	\$579,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	1	413430	0040	03/13/13	\$780,000	OBSOLESCENCE

Improved Sales Removed in This Annual Update Analysis Area 063 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	1	413430	0045	04/25/14	\$1,465,000	SALE DOES NOT MATCH ASSESSED VALUE
3	1	682810	0065	10/23/12	\$1,370,000	IMP. COUNT > 1
6	0	606530	0250	06/14/13	\$1,125,000	NO MARKET EXPOSURE
6	0	606530	0670	07/25/12	\$730,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	606530	1010	06/05/13	\$1,230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	606530	1040	08/14/14	\$1,168,000	SALE DOES NOT MATCH ASSESSED VALUE
6	0	606530	1110	07/09/12	\$1,315,000	PERCENT COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	606530	1340	10/24/12	\$1,020,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	606530	1390	01/26/12	\$757,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	606531	0420	03/06/12	\$1,250,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	606531	0630	07/02/13	\$942,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	606531	0670	12/16/13	\$893,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	606531	0820	09/23/14	\$1,200,000	RELOCATION - SALE TO SERVICE
6	0	607280	0055	01/09/14	\$3,550,000	LACK OF REPRESENTATION FOR LK WA WATERFRONT IN SUBAREA 6
6	0	607280	0120	02/20/14	\$4,800,000	LACK OF REPRESENTATION FOR LK WA WATERFRONT IN SUBAREA 6
6	0	607280	0145	02/18/14	\$2,683,000	IMP. COUNT > 1
6	0	607280	0235	01/09/12	\$1,550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	607280	0250	06/22/12	\$1,415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	607280	0280	07/09/12	\$1,450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	607280	0315	08/28/12	\$1,608,250	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis Area 063

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	334210	0225	03/17/14	\$200,000	5,100	Y	N
3	0	334210	0230	02/12/14	\$270,000	5,100	Y	N
3	0	334210	2865	11/01/13	\$245,500	5,400	N	N
3	0	334210	1920	02/01/13	\$200,000	5,400	N	N
3	0	334210	0665	01/18/13	\$365,950	5,100	N	N
3	0	334210	2965	09/11/12	\$200,000	6,480	N	N
3	0	334210	2125	08/01/12	\$231,000	5,100	N	N
3	0	334210	3125	06/28/12	\$180,000	5,100	N	N
3	0	334210	1665	06/14/12	\$320,000	5,100	N	N
3	0	334270	0370	11/30/12	\$385,000	10,222	Y	N
3	0	334270	0466	08/29/12	\$221,000	5,000	N	N
3	3	334330	2385	09/25/12	\$538,000	5,934	Y	Y
3	3	334330	2385	08/16/12	\$458,000	5,934	Y	Y
3	0	889960	0040	07/03/14	\$350,000	5,841	Y	N
3	0	889960	0060	10/22/13	\$250,000	5,295	Y	N
3	0	889960	0100	01/07/13	\$243,000	4,950	Y	N
6	0	606531	0740	06/19/13	\$904,000	19,925	N	N
6	0	607280	0215	11/01/12	\$1,350,000	19,233	Y	Y

Vacant Sales Removed in this Annual Update Analysis Area 063

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	334210	0225	12/30/13	\$388,000	SEGREGATION AND/OR MERGER
3	0	334210	1765	12/13/13	\$190,000	NO MARKET EXPOSURE; TEAR DOWN

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

Rick Sowus

8/25/15

Appraiser II

Date



King County

Department of Assessments

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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor