

Leschi / Madison Park

Area: 014

Residential Revalue for 2015 Assessment Roll



Area 14 / Madison Park / Leschi is located east of the Seattle Central Business District and lies along the west shore of Lake Washington. It was among the first areas developed in Seattle. Approximately 96% of the parcels in this area are improved with single family dwellings and a majority portion of the remaining undeveloped land would be considered unbuildable. New construction typically follows a teardown of an existing improvement. The typical grade of homes in the area is 8 or 9 on a scale of 1-13. Approximately 36% of the parcels have some degree of view, most often of Lake Washington and Mount Rainier. High quality homes are scattered throughout the entire area but are most prevalent in the Washington Park and Denny Blaine neighborhoods. Broadmoor, a private, gated community which includes a golf course is in the northern portion of Area 14. Further South is Madrona Park and Leschi which extends south of I-90, and finally, in the Southern portion of Area 14 is the Mt. Baker neighborhood. A number of the homes in the area were early mansions which typically enjoy excellent views of Lake Washington, Mount Rainier and the Cascade Mountains. Many high quality luxury homes have been and continue to be built in this area. Waterfront properties run along Lake Washington along with a number of public parks and beaches. The Seattle Tennis Club also stands along the shores of Lake Washington in Area 14. It is a desirable area in which to live because of its proximity to downtown Seattle and its many parks and recreational opportunities .



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

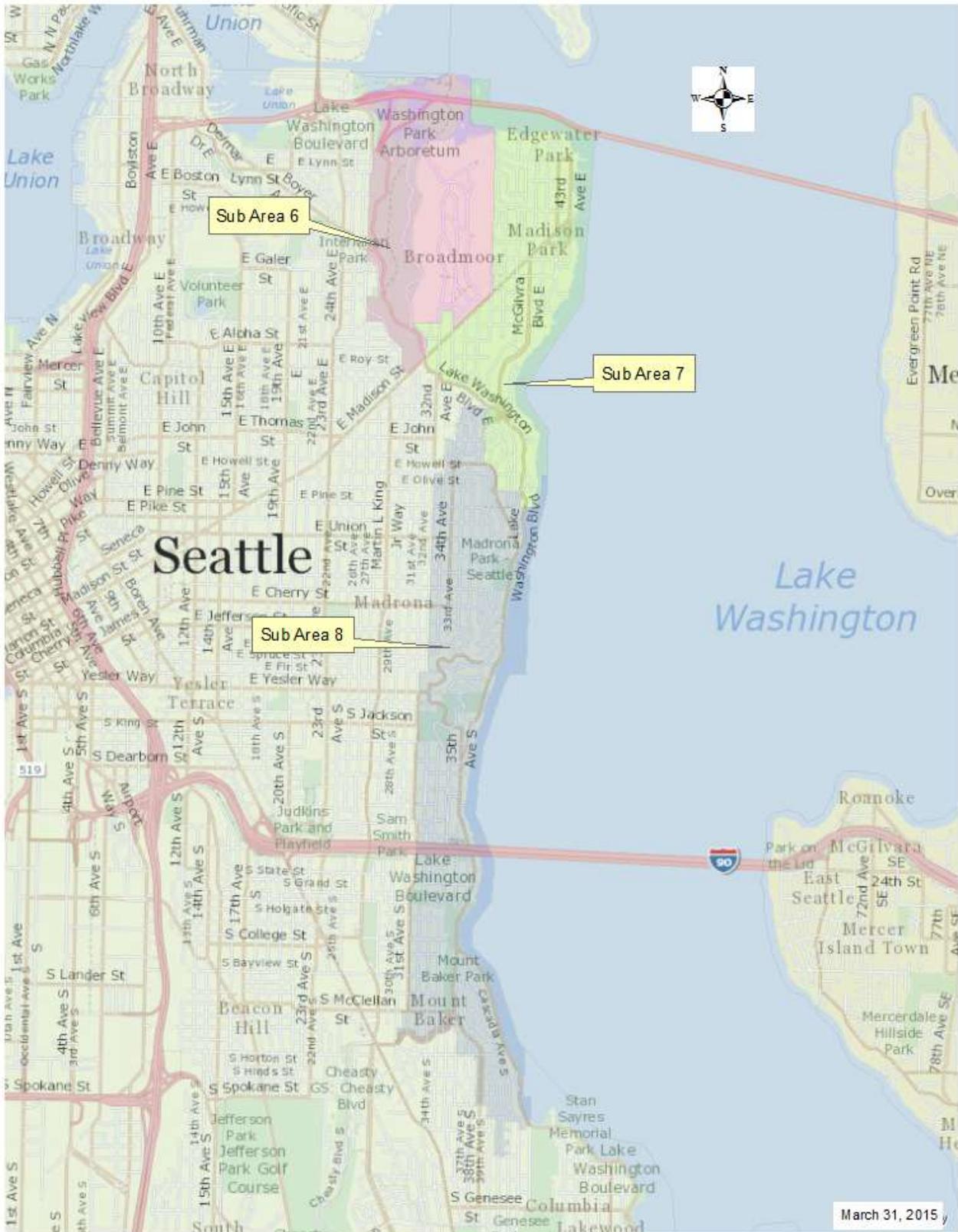
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Area 014 Map



Area 014 / Madison Park Housing Profile



Grade 6/ Year Built 1909/ Total Living Area 1390
Account Number 125020-3215



Grade 7/ Year Built 1927/ Total Living Area 1280
Account Number 034500-0055



Grade 8/ Year Built 1911/ Total Living Area 2600
Account Number 673870-0195



Grade 9/ Year Built 2013/ Total Living Area 2360
Account Number 177850-0620



Grade 10/ Year Built 19300/ Total Living Area 3480
Account Number 111800-0125



Grade 11/ Year Built 2011/ Total Living Area 3380
Account Number 531810-1880

Area 014 / Madison Park Housing Profile...Continued



Grade 12/ Year Built 2009/Total Living Area 8030
Account Number 111800-0664



Grade 13/ Year Built 1909/Total Living Area 11600
Account Number 918570-0450

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

Leschi/ Madison Park - Area 014

Physical Inspection

Appraisal Date: 1/1/2015
Previous Physical Inspection: 2010/ 2007
Number of Improved Sales: 614
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	\$534,700	\$616,700	\$1,151,400			12.57%
2015 Value	\$658,200	\$647,500	\$1,305,700	\$1,403,500	93.8%	10.32%
\$ Change	+\$123,500	+\$30,800	+\$154,300			
% Change	+23.1%	+5.0%	+13.4%			

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 10.32% is an improvement from the previous COD of 12.57%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$569,400	\$545,800	\$1,115,200
2015 Value	\$697,200	\$552,500	\$1,249,700
\$ Change	+\$127,800	+\$6,700	+\$134,500
% Change	+22.4%	+1.2%	+12.1%

Number of one to three unit residences in the population: 4,298

Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 014 – Leschi/ Madison Park, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

The current physical inspection analysis for Area 014 indicated a substantial change was needed in the allocation of the land and improvement value as part of the total. Land is valued as though vacant and at its highest and best use. The improvement value is a residual remaining when land is subtracted from total value.

Sales Sample Representation of Population

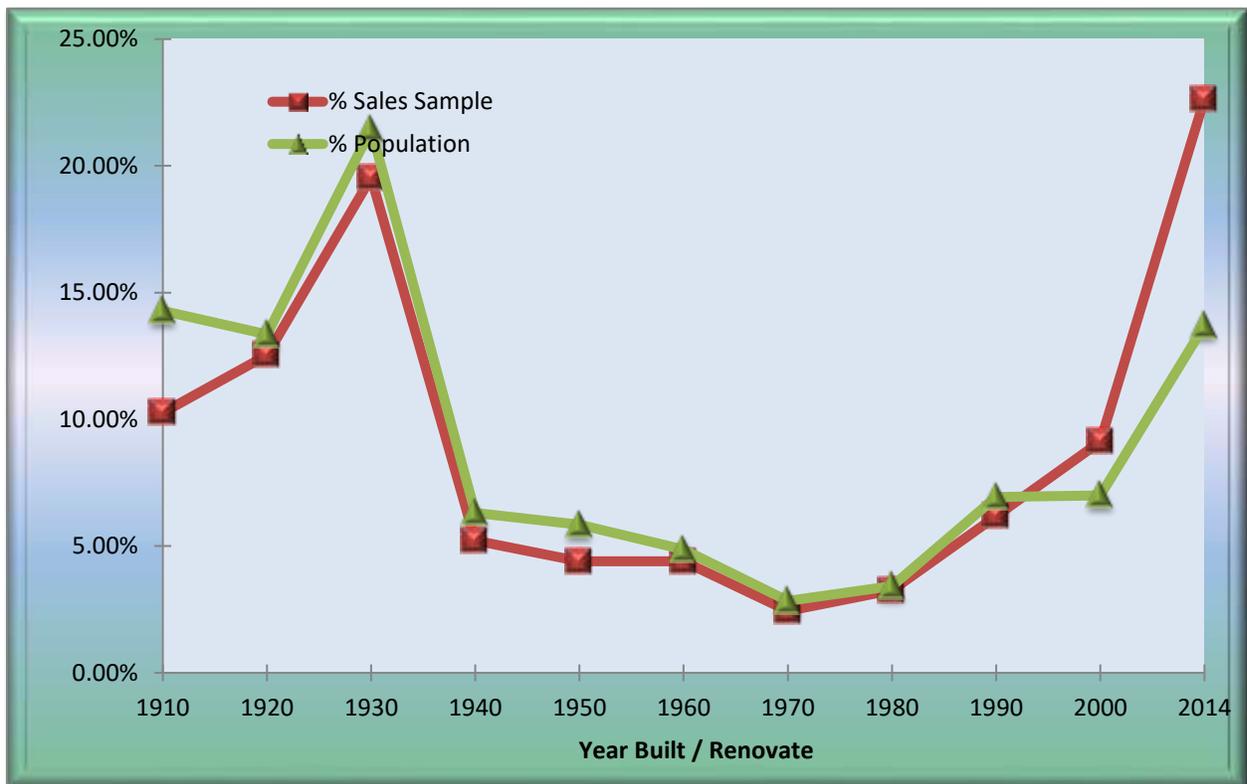
Year Built or Renovated

Sales

Year Built/Ren	Frequenc y	% Sales Sample
1910	63	10.26%
1920	77	12.54%
1930	120	19.54%
1940	32	5.21%
1950	27	4.40%
1960	27	4.40%
1970	15	2.44%
1980	20	3.26%
1990	38	6.19%
2000	56	9.12%
2014	139	22.64%
614		

Population

Year Built/Ren	Frequenc y	% Population
1910	614	14.29%
1920	574	13.36%
1930	922	21.45%
1940	271	6.31%
1950	251	5.84%
1960	209	4.86%
1970	122	2.84%
1980	147	3.42%
1990	298	6.93%
2000	301	7.00%
2014	589	13.70%
4,298		



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 have statistical significance and results are reflected in the model.

Sales Sample Representation of Population

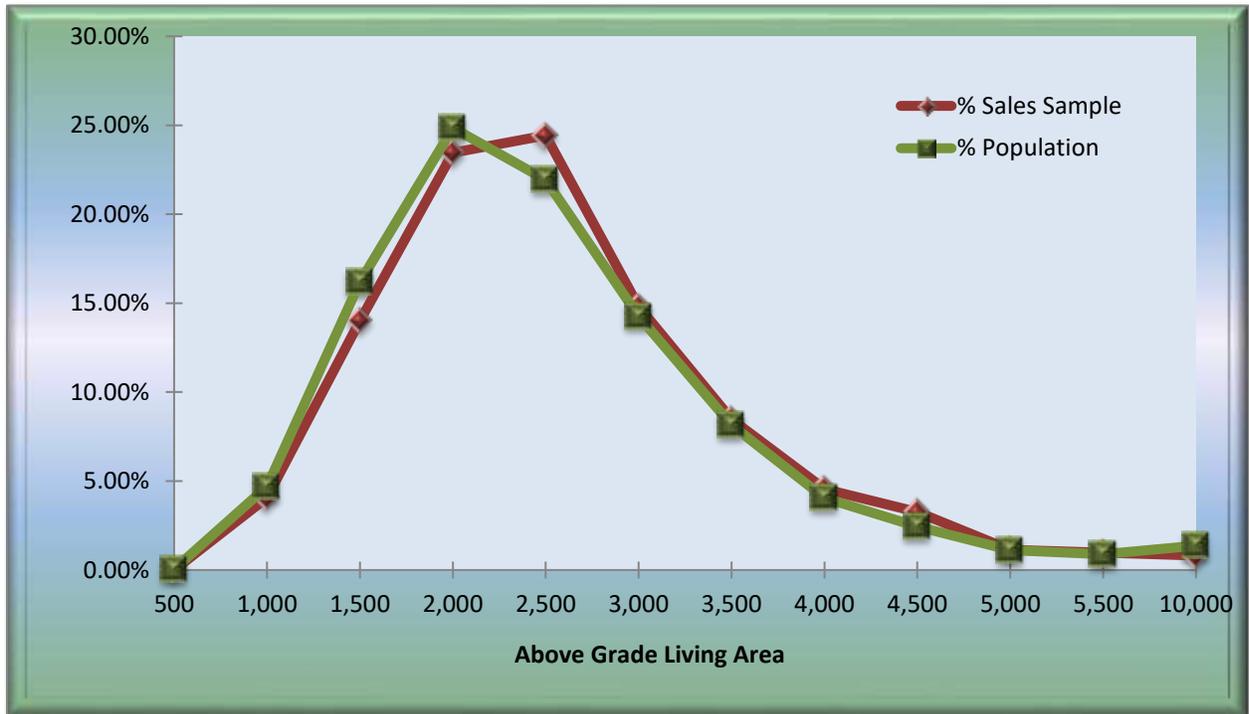
Above Grade Living Area

Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	25	4.07%
1,500	86	14.01%
2,000	144	23.45%
2,500	150	24.43%
3,000	91	14.82%
3,500	52	8.47%
4,000	28	4.56%
4,500	20	3.26%
5,000	7	1.14%
5,500	6	0.98%
10,000	5	0.81%
	614	

Population

AGLA	Frequency	% Population
500	2	0.05%
1,000	202	4.70%
1,500	696	16.19%
2,000	1,068	24.85%
2,500	943	21.94%
3,000	613	14.26%
3,500	350	8.14%
4,000	174	4.05%
4,500	105	2.44%
5,000	48	1.12%
5,500	38	0.88%
10,000	59	1.37%
	4,298	



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

Sales Sample Representation of Population

Building Grade

Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.16%
6	3	0.49%
7	81	13.19%
8	185	30.13%
9	181	29.48%
10	109	17.75%
11	41	6.68%
12	11	1.79%
13	2	0.33%
614		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.05%
6	66	1.54%
7	790	18.38%
8	1,404	32.67%
9	1,121	26.08%
10	602	14.01%
11	211	4.91%
12	79	1.84%
13	23	0.54%
4,298		



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.

Physical Inspection Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: June 4, 2015

Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Karen Anderson – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- David Ek – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- David McCroskey – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Adam Neel – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Andrew Rose – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

Highest and Best Use Analysis

As If Vacant: Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

As If Improved: Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

Physical Inspection Process... Continued

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Area Information

Name or Designation

Area 014 - Leschi/ Madison Park

Boundaries

Area 14 is bounded by Lake Washington on the North and the East. The southern boundary is S Andover Street. The western boundary is the Arboretum on the North, then 34th Avenue E from E Harrison Street to E John Street, then 33rd Avenue E to E Howell Street, 32nd Avenue E to E Yesler Way, 31st Avenue S to S McClellan Street, 31st Avenue S and 30th Avenue S to Mount Baker Boulevard, 36th Avenue S to S Hanford Street, 38th Avenue S to S Spokane Street, 39th Avenue S to S Court Street, then Cascadia Avenue S to S Andover Street

Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description

Area 14 is an extremely diverse area with sales of non-waterfront properties ranging from \$280,000 to \$7,650,000. The average sale price per neighborhood is listed in the land portion of this report. Overall, the average sale price for Area 14 during the years from 01/2012 to 01/2015 was \$1,210,095. During this same time period; the average sale for non-waterfront improved properties was \$1,192,959 and the average sale for waterfront improved properties was \$3,126,512

Area 14 is divided into three Sub Areas:

Sub Area 6 is the smallest of the three sub areas and is located in the Northwest portion of Area 14. It is comprised entirely of Neighborhood 90 (Broadmoor). It has easy access to Seattle's downtown business district via E Madison, to State Route 520, and to Interstate 5. It is also within close proximity to the Madison Park businesses and restaurants, has easy access to the Arboretum, and to Madison Park beach.

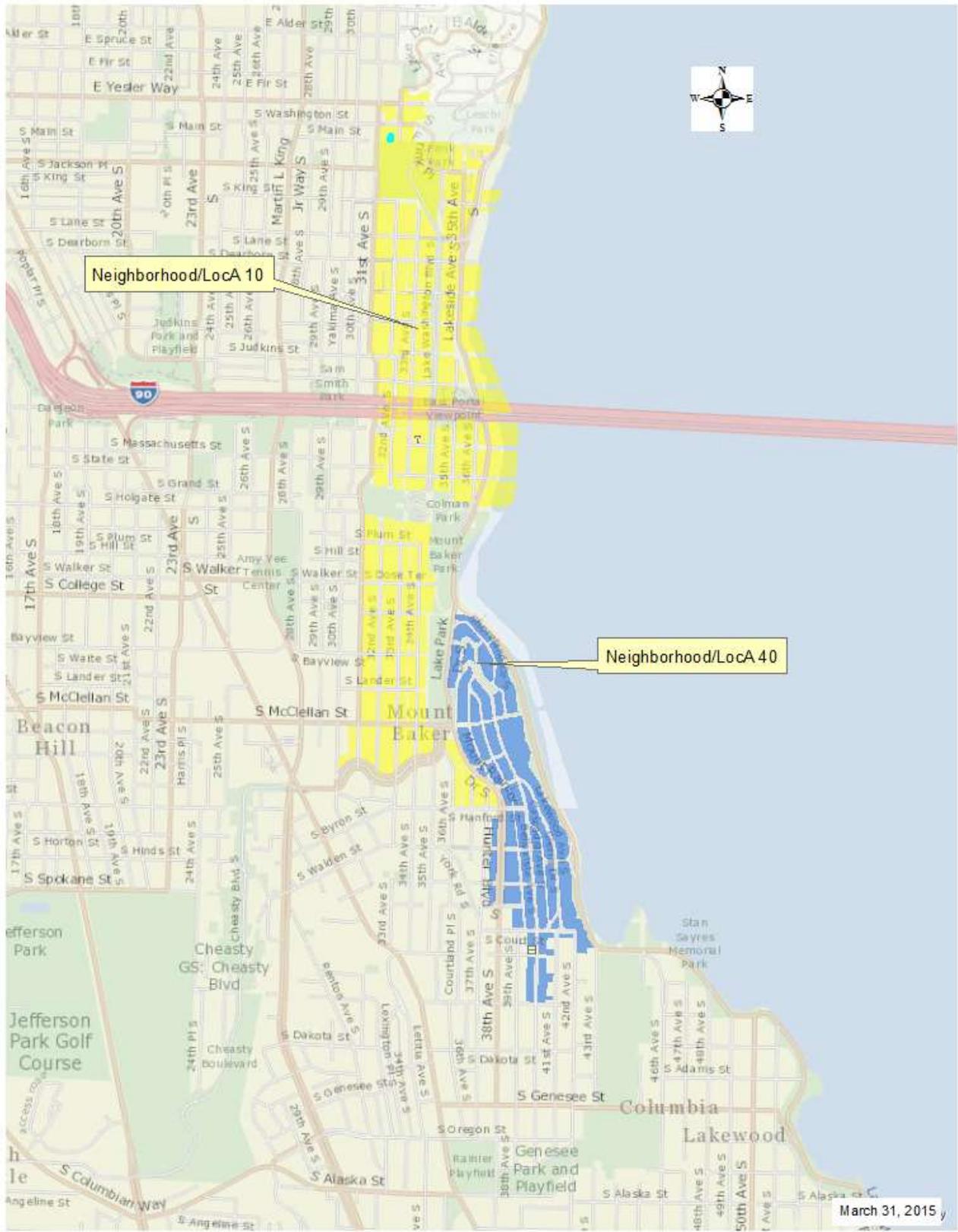
Sub Area 7 is mostly comprised of the Madison Park and Washington Park neighborhoods and is located in the Northeast portion of Area 14. The highest building grades and land values are concentrated in this area. It includes the small commercial area of Madison Park, which has numerous small businesses and restaurants, and includes the Madison Park Beach. E Madison bisects Sub Area 7, providing easy access to Seattle's downtown business district, and the area has easy access to State Route 520 and to Interstate 5. Many parcels in this area enjoy Lake Washington views, but are also impacted by topography.

Sub Area 8 is the largest of the three sub areas comprising approximately the south two thirds of Area 14. It includes the Madrona, Leschi and Mt. Baker neighborhoods. It has easy access to the I-90 corridor, as well as to the downtown Seattle business district via numerous arterial routes. It also includes the small Leschi business district, numerous public parks, beaches, marinas, and the Seattle Tennis Club. Many of the properties in this sub-area enjoy Lake Washington views, but are also impacted by topography.

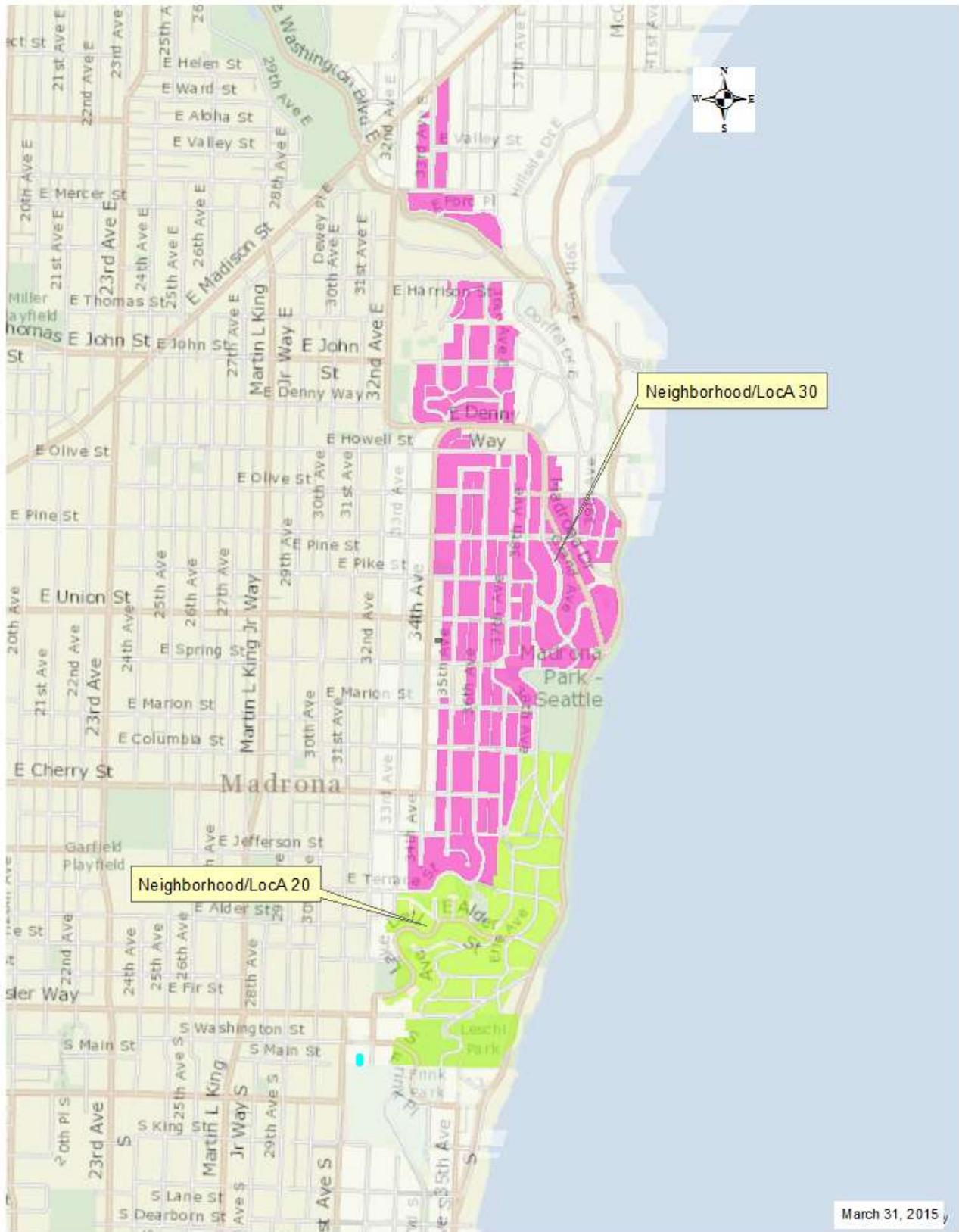
Neighborhood Overview Map



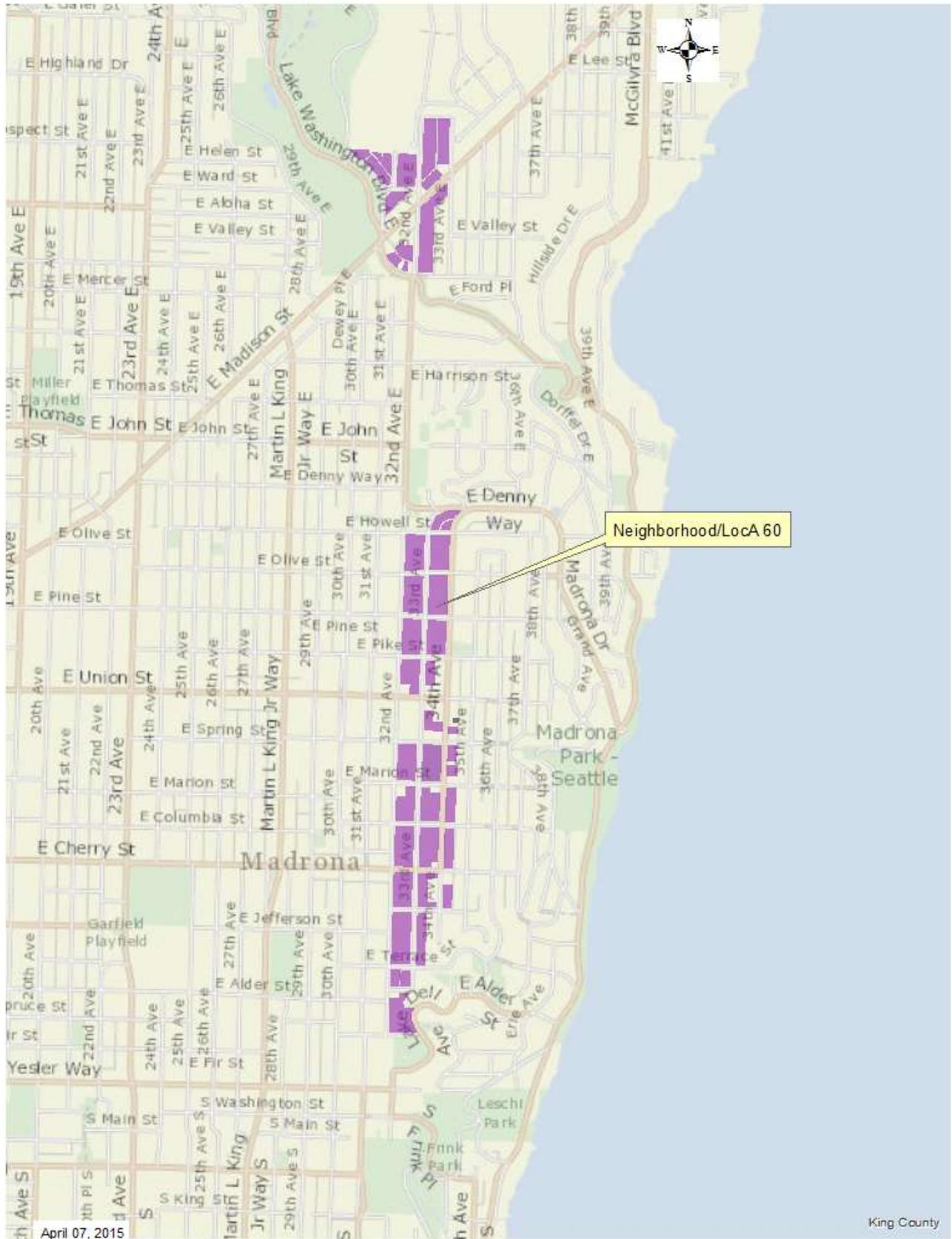
Neighborhood 10 & 40 Map



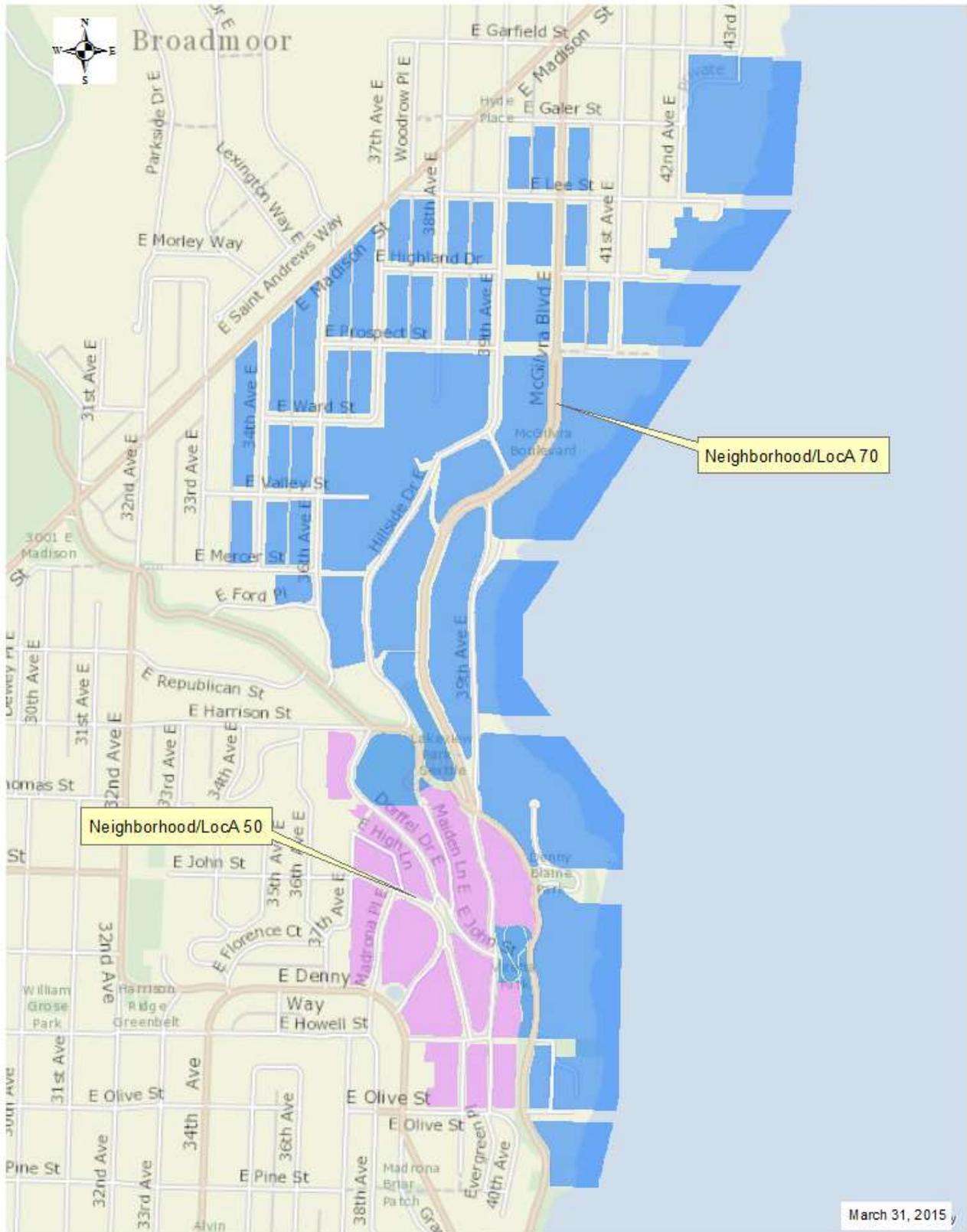
Neighborhood 20 & 30 Map



Neighborhood 60 Map



Neighborhood 50 & 70 Map



Neighborhood 80 & 90 Map



Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015.

Area 14 contains 4640 parcels of which approximately 4% are vacant. Location, views, topography, lot size, traffic and waterfront footage are primary influences to land values. There were a very limited number of vacant parcel sales in Area 14 during the last three years. The Sales Comparison approach was utilized to determine land value which was supplemented by the analysis of allocated land values from improved properties. Tear down sales were also analyzed as supporting evidence, as this is the primary source for new construction sites in the area. 12, true vacant sales were available for land value development for Area 14.

A typical 5,000 square foot, non-view, SF 5000 zoned lot has a value of \$253,000 to \$726,000 based on neighborhood.

Based primarily on location and building grade, nine neighborhoods have been identified within Area 14. While these neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. The attached Area map indicates the identified neighborhoods on the map with each titled, "Neighborhood/LocA".

To allow a smoothing of adjacent neighborhoods, a Geostatistical Surface Analysis was performed. This analysis has resulted in model improvements which reduced the need for location or "micro neighborhood" adjustments. This analysis is further described in the Improved Model portion of this report and is designated Neighborhood LocB as indicated by the right digit of the neighborhood code.

Neighborhood 10 (LocA 1) is located directly south of Neighborhood 20 and north of Neighborhood 40 and includes portions of Mt. Baker and Leschi. Approximately 25% of the parcels in Area 14 are located in this neighborhood. It is impacted by its proximity to I- 90 freeway noise and topography issues. Homes in this neighborhood are typically Grade 7's and 8's; though there are higher grades also represented along the waterfront. There are 48 waterfront parcels in this neighborhood and approximately 49% of parcels in this area enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvement, and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$927,230.

Neighborhood 20 (LocA 2) is directly north of Neighborhood 10 and includes the neighborhood of Leschi. Approximately 6% of the parcels in Area 14 are located in this neighborhood. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 8's and 9's. Approximately 60% of parcels in this neighborhood enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$850,029.

Neighborhood 30 (LocA 3) is directly north of Neighborhood 20 and includes the Madrona neighborhood. Approximately 19% of the parcels in Area 14 are located in this neighborhood. This area is impacted by significant topography issues as well as the proximity of many of the dwellings to the Bush School. Approximately 36% of parcels in this neighborhood enjoy Lake Washington views. Homes in this neighborhood are typically Grade 8's and 9's. Nearly all the available land has been built upon

and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$1,080,157.

Neighborhood 40 (LocA 4) includes the Mount Baker community which was previously valued with Area 81 (Seward Park). Approximately 7% of the parcels in Area 14 are located in this neighborhood. Homes in this neighborhood are typically Grade 8's, 9's, and 10's. Approximately 54% of parcels in this neighborhood enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$1,298,588.

Neighborhood 50 (LocA 5) is the Denny Blaine neighborhood, located directly north of Neighborhood 30 and west of Neighborhood 70. Approximately 2% of the parcels in Area 14 are located in this neighborhood. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 9's and 10's. Approximately 59% of parcels in this neighborhood enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. None of the parcels in Neighborhood 50 have Lake Washington views. Average sale price of non-waterfront improved parcels in this neighborhood is \$2,294,300.

Neighborhood 60 (LocA 6) is directly west of Neighborhoods 50 and 70 and is a transitional neighborhood between Area 15 (Central District) and Area 14. Approximately 10% of the parcels in Area 14 are located in this neighborhood. Because it is a transitional neighborhood it is not completely contiguous, as it is interrupted by areas with higher grade dwellings that are included with adjacent neighborhoods, or by commercial properties. There is virtually no Lake Washington views in this neighborhood. This area is impacted by topography issues. Homes in this neighborhood are typically Grade 7's and 8's. The average sale price of non-waterfront improved parcels in this neighborhood is \$748,828.

Neighborhood 70 (LocA 7) is directly North of Neighborhood 30 and includes the Washington Park neighborhood. This area is impacted by some topography issues. Approximately 8% of the parcels in Area 14 are located in this neighborhood. Homes in this neighborhood are typically Grade 9's, 10's, and 11's; and there are a significant number of higher grade homes in the neighborhood which includes 39 grade 12's and 23 grade 13 mansions. This neighborhood includes 61 waterfront parcels and approximately 49% of the parcels in this area enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. The average sale price of non-waterfront improved parcels in this neighborhood is \$2,327,226.

Neighborhood 80 (LocA 8) is directly North of Neighborhood 70 and includes Madison Park. Approximately 16% of the parcels in Area 14 are located in this neighborhood. It has a wide range of building grades, and many of the modest grade dwellings are being torn down to make way for new higher grade improvements, resulting in increasing land values. Madison Park has numerous shops and restaurants and many of the dwellings are within walking distance to these amenities, as well as to beach access. This area is relatively flat and not impacted by topography issues. Homes in this neighborhood are typically Grade 8's and 9's. There are 15 waterfront parcels in this neighborhood, but the waterfront properties are diminished by proximity to the 520 Floating Bridge. Only 3% of parcels in this area enjoy Lake Washington views. Nearly all the available land has been built upon and therefore the trend is toward home improvements and renovation of existing structures. Average sale price of non-waterfront improved parcels in this neighborhood is \$1,240,817.

Neighborhood 90 (LocA 9) is Broadmoor, a gated, entrance guarded, private development which features a private golf course within its boundaries. Approximately 7% of the parcels in Area 14 are located in this neighborhood. Sales of properties in Broadmoor require approval of the Home Owners Association, as well as a special assessment paid to the association upon completed purchase. This exclusive area is relatively flat and not impacted by topography. Homes are typically in the 9 and 10 grade categories. There 101 parcels situated adjacent to the golf course, but there are no Lake Washington views in this neighborhood. Average sale price of non-waterfront improved parcels in this neighborhood is \$1,962,431.

Waterfront Properties

Area 14 includes 124 Lake Washington waterfront properties. These properties typically have higher grade homes than the neighborhoods in which are they located. There are three neighborhoods that contain waterfront properties; Neighborhood 10 and Neighborhood 70 have Lake Washington to the East and enjoy excellent views of Lake Washington, the Cascade Mountains, and often Mt Rainier; and Neighborhood 80 has Lake Washington to the North and is impacted with view degradation and traffic noise from the 520 Floating Bridge. The average sale for waterfront improved properties in Area 14 was \$3,051,296. The average sale for waterfront improved properties was \$1,973,100 in neighborhood 10 and \$5,150,000 in neighborhood 70. There were no improved waterfront market sales in neighborhood 80.

Topography Adjustment

All parcels were coded for topography based upon GIS analysis of King County topography contours overlay and city of Seattle overlays. Parcels in which topography was coded were analyzed to determine if an adjustment was needed. Those parcels in which topography has a negative impact on values were adjusted from -10% to -90% (based on sales and appraiser judgment).

Topography issues can cause a reduction in values by either reducing the site's utility or by significantly increasing the costs to develop the parcel into a building site. The amount of this cost to cure is expressed as a percentage of base land value and is shown in the 'percent base land value' impact field (%BLV) of Real Property. For improved parcels falling into the latter situation the costs of development have been reflected in the improvement value. This adjustment considers that after an improvement has been placed on a parcel, the cost to cure for topography has been realized as additional building costs and is best reflected in the improved value. The amount of extra construction cost has been shifted from land to improvement.

Land Model

Model Development, Description and Conclusions

12 vacant land sales from Area 14 were used to derive land value. Data on lot size, location, topography, access, utilities, adjacent to golf course, views, and water frontage were considered while developing the land model. The sales comparison approach and appraisal judgement were used to determine land value. Land abstraction method was used for tear down sales.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

Land Value Model Calibration

Lot Size (Sqft.)	Base Land Value
500	\$240,000
1,000	\$284,000
1,500	\$328,000
2,000	\$354,000
2,500	\$396,000
3,000	\$437,000
3,500	\$479,000
4,000	\$521,000
4,500	\$563,000
5,000	\$605,000
6,000	\$688,000
7,000	\$772,000
8,000	\$855,000
9,000	\$939,000
10,000	\$1,024,000
11,000	\$1,107,000
12,000	\$1,191,000
13,000	\$1,274,000
14,000	\$1,358,000
15,000	\$1,442,000
16,000	\$1,525,000
17,000	\$1,609,000
18,000	\$1,692,000
19,000	\$1,776,000
20,000	\$1,811,000
21,000	\$1,847,000
22,000	\$1,883,000
23,000	\$1,920,000
24,000	\$1,958,000
25,000	\$1,997,000
26,000	\$2,036,000
27,000	\$2,076,000
28,000	\$2,117,000

Neighborhood Adjustments	Base Land Value Adjustment
	10 55% of Base Land Value
	20 75% of Base Land Value
	30 80% of Base Land Value
	40 65% of Base Land Value
	50 130% of Base Land Value
	60 60% of Base Land Value
	70 145% of Base Land Value
	80 120% of Base Land Value
	90 100% of Base Land Value
Land values are not interpolated	
Waterfront	
Neighborhood	Per Foot Adjustment
	10 \$15,000
	70 \$20,000
	80 \$5,000
Land Value Calculation Example 1:	
Neighborhood: 50	
Traffic Noise: High	
Lot Size: 7,500	
View: Good Territorial	
Base Land Value per Land Schedule: \$772,000	
Neighborhood Adjustment: *1.30	
BLV with Nghb Adj Calculation: $\$772,000 * 1.30 = \$1,003,000$	
Traffic Adjustment: -20%	
View Adjustment: +10%	
Net Total Adjustment Calculation: $-20\% + 10\% = -10\%$	
Final Land Calculation $\$1,003,000 * .90 = \$902,000$	
Land Value Calculation Example 2:	
Neighborhood: 10	
Traffic Noise: Moderate	
Lot Size: 6,000	
View: Excellent Lake Washington	
Waterfront Feet: 50	
Base Land Value per Land Schedule: \$688,000	
Neighborhood Adjustment: *.55	
Base Land with Nghd Adjustment Applied: $\$688,000 * .55 = \$378,000$	
Traffic Adjustment: -10%	
View Adjustment: +80%	
Net Total Adjustment Calculation: $-10\% + 80\% = 70\%$	
Land Calculation $\$378,000 * 1.70 = \$642,000$	
Waterfront Adjustment: 50 feet * \$15,000 = \$750,000	
Final Land Calculation: $\$642,000 + \$750,000 = \$1,392,000$	

Land Value Model Calibration

Traffic Noise	
Moderate	-10%
High	-20%
Extreme	-30%
Other Problems	
Yes	-10%
Water Problems	
Yes	-10%
Restrictive Size/Shape	
Yes	-10%
Unbuildable	
Yes	-50%
Access	
Restricted	-30%
Legal/Undeveloped	-20%
Private	0%
Public	0%
Walk in	-20%
Other Nuisances	
Yes	-10%
Topography	
Moderate to Extreme (Code 1 through 9)	Negative 10% through negative 90%
<p>The land schedule and adjustments were typically used to value land. First the base land value is calculated from the land schedule. Then the negative and positive adjustments are added together for a net adjustment and applied to the neighborhood adjusted value.</p> <p>Waterfront land values are calculated by determining the upland value off the land table plus a waterfront adjustment which is calculated by multiplying the waterfront feet times the neighborhood waterfront dollar per foot adjustment.</p>	

Territorial View	
Average	5%
Good	10%
Excellent	15%
Cascades	
Average	5%
Good	10%
Excellent	15%
Mt. Rainier	
Average	5%
Good	10%
Excellent	15%
Lake WA	
Fair	20%
Average	40%
Good	60%
Excellent	80%
Adj. Golf Fairway	
Yes	20%
Adjustments:	
<p>It should be noted that only the highest view adjustment will be applied to a parcel. If a parcel has Excellent Lake Washington view (80%), Excellent Terr. view (15%) and Good Mt. Rainier view (10%), the highest adjustment (80%) will be applied.</p>	
<p>Negative Adjustments: Are cumulative. If a parcel has heavy traffic noise (-20%) and topography code 3 (-30%), the base land value of the parcel receives a 50% downward adjustment.</p>	
<p>Appraiser judgement may override any land schedule value.</p>	
<p>Large Lots-Developable Parcels: Land value considers the number of underlying platted lots, and the number of potential lots allowed within the zoning. Additionally, information from builders and developers as well as historical data is considered. As always, appraiser judgment applies and there may be exceptions to this methodology. These types of parcels are typically handled on an individual basis.</p>	
<p>Lots with townhouse plats were equalized to account for larger parcels being impacted by parking or access for small lots within the plat.</p>	
<p>Negative and positive adjustments apply to all base land values. However, in all cases appraiser judgment prevailed.</p>	

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values

In addition to standard physical property characteristics, the analysis showed Heavy Traffic, improvements in Good and Very Good Condition, New Houses (built or renovated in 2000 or later), Building Grades higher than grade 10, properties with Good and Excellent Lake Washington Views, properties with View Utility, properties with Lake Washington Waterfront, and those properties located in Leschi (Neighborhoods 10 & 20), Denny-Blaine (Neighborhood 50), Washington Park (Neighborhood 70), Madison Park (Neighborhood 80), and Broadmoor (Neighborhood 90) were influential in the market.

Neighborhood LocA is the first digit of the neighborhood code and reflects the standard neighborhood codes. Area 14 has nine neighborhoods (10, 20, 30, 40, 50, 60, 70, 80, and 90).

Neighborhood LocB is the second digit of the neighborhood code and was determined by analyzing the improvements grade and using geostatistical analysis in ArcView Geostatistical Analyst.

This analysis provided a model which reflects the geospatial relationships of improvements in Area 14. This model is based upon the similarity of the improvements to each other and is intended to provide

Improved Parcel Valuation

“feathering” between neighborhoods. The EMV formula used was derived through regression analysis in NCSS.

A list of improved sales used and those considered not reflective of market are included in the following sections

Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
BaseLand C	2015 Adjusted Base Land Value
+ Age C	Age of Improvement
+ Combo Cost C	Building Replacement Cost New plus Accessory Cost New Less Depreciation
+ Heavy Traffic C	Traffic Noise = Yes
+ Good	Condition of Improvement = Good
+ Very Good	Condition of Improvement = Very Good
+ New House	Improvement Year Built/Year Renovate >= 2000
+ Loc B C	Loc B = GIS Surface C
+ High Grade	Improvement Grade > 10 = Yes
+ Lake WA Good	Lake Washington View = Good
+ Lake WA Excellent	Lake Washington View = Excellent
+ View Utility	View Utility = Yes
+ WftFoot	Waterfront Feet > 0 =Yes
+ Nghb 10	Nghb/LocA = Left(Neighborhood,1) *10 = Yes
+ Nghb 20	Nghb/LocA = Left(Neighborhood,2) *10 = Yes
+ Nghb 50	Nghb/LocA = Left(Neighborhood,5) *10 = Yes
+ Nghb 70	Nghb/LocA = Left(Neighborhood,7) *10 = Yes
+ Nghb 80	Nghb/LocA = Left(Neighborhood,8) *10 = Yes
+ Nghb 90	Nghb/LocA = Left(Neighborhood,9) *10 = Yes

Multiplicative Model

$(1-0.05) * 1.83405101961619 - 0.0322818218298181 * AgeC + 0.159683810758192 * BaseLandC + 0.595849106374479 * Combo + 0.0351276161668519 * GoodYN + 0.0233395026221346 * HiGradeYN - 0.120551832831366 * HvyTrafC + 0.0576415846237086 * LkWAExclntYN + 0.0375296637356708 * LkWAGoodYN + 0.286484883375604 * LocBGradeC + 0.0598366269762888 * NewHouseC - 0.0394693818838682 * Nghb10YN - 0.0396068916521178 * Nghb20YN + 0.071445117522299 * Nghb50YN + 0.098560866993815 * Nghb70YN + 0.0579134195247241 * Nghb80YN + 0.0564663500685612 * Nghb90YN + 0.0819325828413199 * VGoodYN + 0.0161755093566726 * ViewUtilYN + 0.11848114904416 * WftFootC$

EMV values were not generated for:

- Buildings with grade less than 4
- Lot size less than 100 square feet
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- If LocA = 0
- If LocB = 0
- If Base land value = 0
- If Net Condition > 0

Improved Parcel Total Value Model Calibration

Of the 4298 improved parcels in the population, 3876 parcels increased in value. They were comprised of 6 single family residences on commercially zoned land and 3870 single family residences or other parcels.

Of the 126 vacant land parcels greater than \$1000, 89 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

Supplemental Models and Exceptions

Accessory Only: Total Replacement Cost New Less Depreciation (RCNLD)

Poor Condition: New Land + Building RCNLD, or New Land + Value in Use.

Multiple Improvements: EMV for Imp 1 + Building RCNLD for each additional improvement, with some exceptions as noted.

EMV Less Than New Land: New Land + Building RCNLD, or New Land + Value in Use.

Grade 12 and higher improvements in Neighborhoods 30, 50 and 70 were valued at EMV * 1.10

Grade 20 parcels are considered exceptions and are not included in this report. There are two Grade 20 properties in Area 14.

Seattle Tennis Club was also considered an exception parcel and was valued at new land value based upon the current land table, plus a previous improvement value which had been established by the commercial division.

Micro Neighborhoods were identified and adjusted as follows:

The base land values for parcels located in Neighborhood 60, north of E Madison Street, were valued using Neighborhood 90 base land value *.95.

The parcels in Neighborhood 10, south of E Yesler Way, west of Leschi Park, north of Frink Park, and east of 31st Avenue S were valued at EMV * .85.

The parcels in Neighborhood 50 south of E Olive, fronting 39th Avenue to the end of the street and the parcels south of E Olive, fronting 40th Avenue to the end of the street were valued at EMV * 1.20.

The parcels in Neighborhood 60, bounded by E Spring Street to the north, the west side of 33rd Avenue down to E Cherry Street, then along the west and east sides of 33rd Avenue to E Spruce Street to the east, E Spruce Street to the south, and 32nd Avenue to the west were valued at EMV * .90.

The following parcels in Neighborhood 70 along Hillside Drive E were valued at EMV *.75: Major: 531710, and Minors: 0482, 0495, 0504, 0510, 0516, 0520, 0525, 0545, 0558, 0565, 0575, 0595, 0600, 0605, 00610, 0611, 0612, 0614.

The land value for Single Family Zoned Waterfront Parcels in Neighborhood 80 were valued at Base land value * .55.

Whenever supplemental models and exceptions were applied appraiser judgment prevailed, and a note explaining the valuation method was left in Real Property.

Area 014 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 1.131, resulting in an adjusted value of \$537,000 ($\$475,000 * 1.131 = \$537,225$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.344	34.4%
2/1/2012	1.333	33.3%
3/1/2012	1.323	32.3%
4/1/2012	1.312	31.2%
5/1/2012	1.301	30.1%
6/1/2012	1.290	29.0%
7/1/2012	1.280	28.0%
8/1/2012	1.269	26.9%
9/1/2012	1.258	25.8%
10/1/2012	1.248	24.8%
11/1/2012	1.238	23.8%
12/1/2012	1.228	22.8%
1/1/2013	1.218	21.8%
2/1/2013	1.208	20.8%
3/1/2013	1.198	19.8%
4/1/2013	1.189	18.9%
5/1/2013	1.179	17.9%
6/1/2013	1.169	16.9%
7/1/2013	1.160	16.0%
8/1/2013	1.150	15.0%
9/1/2013	1.140	14.0%
10/1/2013	1.131	13.1%
11/1/2013	1.122	12.2%
12/1/2013	1.113	11.3%
1/1/2014	1.104	10.4%
2/1/2014	1.094	9.4%
3/1/2014	1.086	8.6%
4/1/2014	1.077	7.7%
5/1/2014	1.068	6.8%
6/1/2014	1.059	5.9%
7/1/2014	1.051	5.1%
8/1/2014	1.042	4.2%
9/1/2014	1.033	3.3%
10/1/2014	1.025	2.5%
11/1/2014	1.017	1.7%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

Area 014 Market Value Changes Over Time

The time adjustment formula for Area 014 is: $1/EXP (+ 0.000269844738268299 * SaleDay)$
SaleDay = SaleDate - 42005

Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.8%. 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 +12.1%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 12.57% to 10.32%.

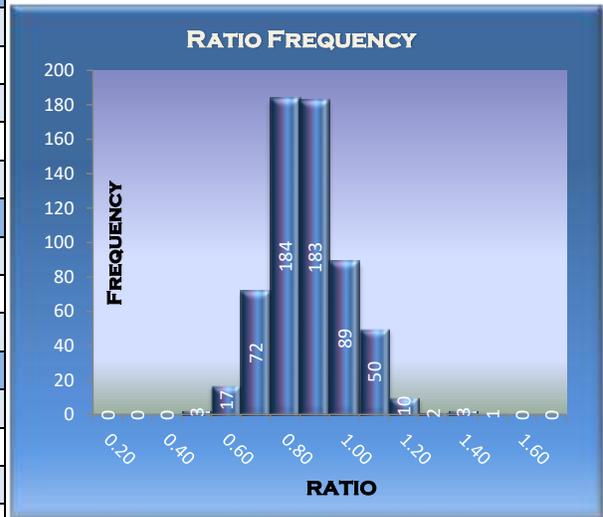
The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.

Note: More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

Physical Inspection Ratio Study Report (Before) - 2014 Assessments

District: WC / Team: 1	Appr.	Date of Report:	Sales Dates:
Area Name: Leschi/ Madison Park	1/1/2014	6/4/2015	1/2012 - 12/2014
Area Number: 14	Appr ID:	Property Type:	Adjusted for time?
	KAND	1 to 3 Unit Residences	Yes

SAMPLE STATISTICS	
<i>Sample size (n)</i>	614
<i>Mean Assessed Value</i>	1,151,400
<i>Mean Adj. Sales Price</i>	1,403,500
<i>Standard Deviation AV</i>	734,654
<i>Standard Deviation SP</i>	902,052
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.827
<i>Median Ratio</i>	0.815
<i>Weighted Mean Ratio</i>	0.820
UNIFORMITY	
<i>Lowest ratio</i>	0.459
<i>Highest ratio:</i>	1.418
<i>Coefficient of Dispersion</i>	12.57%
<i>Standard Deviation</i>	0.134
<i>Coefficient of Variation</i>	16.24%
<i>Price Related Differential (PRD)</i>	1.008
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.804
<i>Upper limit</i>	0.830
95% Confidence: Mean	
<i>Lower limit</i>	0.816
<i>Upper limit</i>	0.838
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4298
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.134
Recommended minimum:	29
<i>Actual sample size:</i>	614
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	328
<i># ratios above mean:</i>	286
<i>z:</i>	1.695
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	

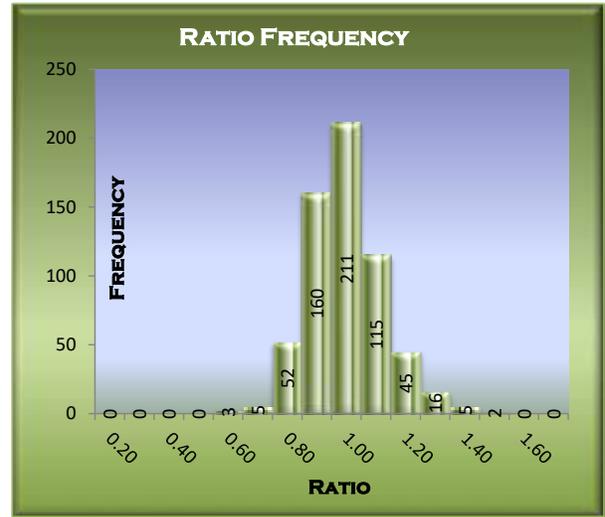


COMMENTS:
 1 to 3 Unit Residences throughout Area 014
 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

Physical Inspection Ratio Study Report (After) - 2015 Assessments

District: WC / Team: 1	Appr. 1/1/2015	Date of Report: 6/4/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Leschi/ Madison Park	Appr. ID: KAND	Property Type: 1 to 3 Unit Residences	Adjusted for time? Yes
Area Number: 14			

SAMPLE STATISTICS	
Sample size (n)	614
Mean Assessed Value	1,305,700
Mean Sales Price	1,403,500
Standard Deviation AV	773,987
Standard Deviation SP	902,052
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.948
Median Ratio	0.938
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.584
Highest ratio:	1.495
Coefficient of Dispersion	10.32%
Standard Deviation	0.127
Coefficient of Variation	13.35%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.925
Upper limit	0.946
95% Confidence: Mean	
Lower limit	0.938
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	4298
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.127
Recommended minimum:	26
Actual sample size:	614
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	338
# ratios above mean:	276
z:	2.502
Conclusion:	Non-normal



COMMENTS:

1 to 3 Unit Residences throughout Area 014

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

Improved Sales Used in this Physical Inspection Analysis - Area 014 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	90	111800	1820	06/15/14	\$1,142,000	\$1,205,325	1,960	8	1926	Avg	5,801	N	N	1502 PARKSIDE DR E
6	90	111800	1500	08/22/13	\$1,175,000	\$1,343,638	1,860	9	1970	Avg	10,193	N	N	1514 SHENANDOAH DR E
6	90	111800	1810	06/03/13	\$1,135,000	\$1,326,220	1,950	9	1949	Good	7,350	N	N	1262 PARKSIDE DR E
6	90	111800	0290	02/03/12	\$1,650,000	\$2,198,159	2,010	9	1952	Avg	7,173	N	N	1864 BROADMOOR DR E
6	90	111800	1750	08/24/12	\$970,000	\$1,223,367	2,120	9	1956	Avg	7,522	N	N	3216 E MORLEY WAY
6	90	111800	0935	07/05/14	\$1,738,000	\$1,824,502	2,260	9	1937	Good	6,513	N	N	1987 SHENANDOAH DR E
6	90	111800	1485	10/06/12	\$1,800,000	\$2,243,977	2,350	9	1957	VGood	9,762	N	N	1506 SHENANDOAH DR E
6	90	111800	1431	07/31/13	\$1,225,000	\$1,409,155	2,370	9	1959	Avg	11,596	N	N	3510 E SAINT ANDREWS WAY
6	90	111800	1595	07/30/13	\$1,350,000	\$1,553,365	2,430	9	1926	Good	6,479	N	N	1651 WINDERMERE DR E
6	90	111800	0620	03/29/12	\$1,100,000	\$1,443,850	2,860	9	1949	VGood	8,888	N	N	2135 BROADMOOR DR E
6	90	111800	0030	08/07/13	\$1,390,000	\$1,595,942	3,010	9	1952	VGood	7,200	N	N	3331 E SAINT ANDREWS WAY
6	90	111800	1635	09/21/12	\$1,450,000	\$1,814,979	3,190	9	1932	Good	7,695	N	N	1603 SHENANDOAH DR E
6	90	111800	0420	11/13/13	\$2,000,000	\$2,236,389	2,080	10	2004	Good	7,268	N	N	3362 E SHORE DR
6	90	111800	1555	06/25/13	\$1,695,000	\$1,968,844	2,340	10	1928	VGood	6,881	N	N	1618 SHENANDOAH DR E
6	90	111800	2090	06/28/14	\$1,600,000	\$1,682,809	2,460	10	1930	Good	7,200	N	N	3227 E MORLEY WAY
6	90	111800	1835	12/23/14	\$1,715,000	\$1,719,170	2,670	10	1927	Good	7,207	N	N	1518 PARKSIDE DR E
6	90	111800	1815	10/22/12	\$1,500,000	\$1,861,924	2,930	10	1936	Good	7,523	N	N	1268 PARKSIDE DR E
6	90	111800	0646	11/02/12	\$1,925,000	\$2,382,387	2,960	10	1927	Good	15,361	N	N	2021 BROADMOOR DR E
6	90	111800	1295	12/03/14	\$2,200,000	\$2,217,283	3,000	10	1940	Avg	11,098	N	N	1633 BROADMOOR DR E
6	90	111800	2130	01/09/12	\$1,350,000	\$1,810,667	3,040	10	1930	VGood	7,741	N	N	3418 E SAINT ANDREWS WAY
6	90	111800	0758	03/14/13	\$1,520,000	\$1,815,331	3,040	10	1958	Avg	13,624	N	N	1940 SHENANDOAH DR E
6	90	111800	1805	07/24/14	\$1,715,000	\$1,791,150	3,090	10	1941	Good	7,623	N	N	1256 PARKSIDE DR E
6	90	111800	1390	03/08/13	\$1,386,000	\$1,657,978	3,110	10	1950	Avg	11,990	N	N	1407 BROADMOOR DR E
6	90	111800	1560	07/10/14	\$1,910,000	\$2,002,359	3,140	10	2007	Avg	6,833	N	N	1624 SHENANDOAH DR E
6	90	111800	0295	10/26/12	\$1,780,000	\$2,207,100	3,260	10	1928	Good	7,173	N	N	2002 BROADMOOR DR E
6	90	111800	0960	11/01/13	\$1,775,000	\$1,991,233	3,380	10	1927	Avg	12,654	N	N	2045 PARKSIDE DR E
6	90	111800	1675	10/21/13	\$1,400,000	\$1,575,219	3,670	10	1929	Good	7,200	N	N	1509 SHENANDOAH DR E
6	90	111800	0790	05/28/13	\$1,850,000	\$2,165,183	3,690	10	1928	Good	10,886	N	N	1982 SHENANDOAH DR E
6	90	111800	0150	12/10/12	\$1,550,000	\$1,898,716	3,760	10	1940	Avg	6,633	N	N	1602 BROADMOOR DR E



Improved Sales Used in this Physical Inspection Analysis - Area 014

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	90	111800	0990	05/14/13	\$3,250,000	\$3,818,098	4,250	10	1941	VGood	19,287	N	N	2017 PARKSIDE DR E
6	90	111800	0110	05/29/14	\$2,453,500	\$2,601,457	4,270	10	1935	VGood	13,586	N	N	1404 BROADMOOR DR E
6	90	111800	2000	06/24/14	\$2,466,350	\$2,596,799	4,560	10	1940	Avg	13,180	N	N	1239 PARKSIDE DR E
6	90	111800	1408	11/24/14	\$2,544,750	\$2,570,978	5,050	10	1941	Good	13,431	N	N	1216 LEXINGTON WAY E
6	90	111800	0390	04/09/14	\$1,950,000	\$2,095,679	2,910	11	1997	Avg	8,546	N	N	3403 E SHORE DR
6	90	111800	2020	12/17/12	\$2,222,500	\$2,717,376	2,950	11	1929	VGood	8,329	N	N	1219 PARKSIDE DR E
6	90	111800	1125	05/18/12	\$2,100,000	\$2,719,501	3,230	11	1931	Good	18,052	N	N	1818 PARKSIDE DR E
6	90	111800	0955	04/08/13	\$2,430,000	\$2,882,629	3,250	11	1928	VGood	7,437	N	N	2057 PARKSIDE DR E
6	90	111800	0531	10/10/13	\$2,250,000	\$2,539,127	3,500	11	2013	Avg	7,209	N	N	2219 WAVERLY WAY E
6	90	111800	1575	05/08/13	\$2,870,000	\$3,377,137	3,990	11	1927	VGood	14,116	N	N	1642 SHENANDOAH DR E
6	90	111800	0301	12/19/14	\$2,890,000	\$2,900,155	4,130	11	2008	Avg	7,173	N	N	2010 BROADMOOR DR E
6	90	111800	0950	03/26/13	\$1,925,000	\$2,291,589	4,460	11	1929	Good	8,273	N	N	2105 PARKSIDE DR E
6	90	111800	1966	06/13/14	\$4,200,000	\$4,435,290	3,740	12	2012	Avg	9,058	N	N	1515 PARKSIDE DR E
6	90	111800	1615	05/23/13	\$4,300,000	\$5,039,383	5,410	12	1927	VGood	15,715	N	N	1623 WINDERMERE DR E
6	90	111800	0720	01/22/14	\$3,700,000	\$4,059,904	6,630	13	2005	Avg	21,425	N	N	1900 SHENANDOAH DR E
7	80	531810	0504	07/28/14	\$524,000	\$546,676	750	6	1924	Good	2,272	N	N	3921 E MADISON ST
7	80	531810	1255	12/12/14	\$650,000	\$653,517	640	7	1924	Avg	3,600	N	N	1629 42ND AVE E
7	80	438570	1500	12/27/12	\$425,000	\$518,233	700	7	1940	Good	2,600	N	N	2333 41ST AVE E
7	70	660000	0446	07/09/12	\$685,000	\$880,854	760	7	1965	Avg	4,137	N	N	457 39TH AVE E
7	70	660000	0446	07/31/14	\$845,000	\$880,854	760	7	1965	Avg	4,137	N	N	457 39TH AVE E
7	80	438570	0765	06/03/14	\$850,000	\$900,043	770	7	1988	VGood	3,850	N	N	2015 42ND AVE E
7	80	438670	0060	02/26/13	\$665,000	\$797,644	870	7	1937	VGood	4,000	N	N	1849 MCGILVRA BLVD E
7	80	228890	0145	01/08/14	\$860,000	\$947,225	910	7	1941	VGood	4,000	N	N	2057 MCGILVRA BLVD E
7	60	533220	0245	03/20/13	\$605,500	\$721,977	940	7	1990	Good	3,025	N	N	3119 E WARD ST
7	80	438570	0025	02/15/13	\$775,000	\$932,348	960	7	1928	VGood	4,000	N	N	1848 41ST AVE E
7	80	438570	1440	09/26/14	\$765,000	\$785,288	990	7	1940	Avg	4,000	N	N	2304 MCGILVRA BLVD E
7	80	531610	0365	04/24/14	\$711,000	\$761,030	1,000	7	1918	Good	3,960	N	N	1426 37TH AVE E
7	60	533220	0320	07/14/14	\$675,000	\$706,876	1,000	7	1991	Avg	5,000	N	N	1031 32ND AVE E
7	80	438570	0285	09/03/14	\$690,000	\$712,708	1,030	7	1941	Avg	4,400	N	N	1806 MCGILVRA BLVD E
7	80	438570	0290	04/04/14	\$649,000	\$698,426	1,180	7	1929	Avg	3,880	N	N	1802 MCGILVRA BLVD E
7	80	531810	1185	10/16/14	\$630,500	\$643,737	1,180	7	1926	Avg	3,600	N	N	1606 41ST AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	80	438570	0870	01/14/14	\$810,000	\$890,710	1,190	7	2010	Avg	4,950	N	N	2053 42ND AVE E
7	80	531810	1075	08/11/14	\$960,000	\$997,768	1,230	7	1938	Good	4,800	N	N	1629 MCGILVRA BLVD E
7	60	501700	0575	11/24/14	\$569,000	\$574,864	1,230	7	1970	Avg	3,000	N	N	3215 E MADISON ST
7	80	438570	1085	08/27/12	\$543,000	\$684,279	1,250	7	2011	Avg	2,676	N	N	2328 42ND AVE E
7	80	531810	1040	07/31/14	\$650,000	\$677,580	1,280	7	1965	Avg	6,000	N	N	1613 MCGILVRA BLVD E
7	30	660000	0290	05/13/13	\$580,000	\$681,567	1,290	7	1941	Avg	11,322	N	N	502 LAKE WASHINGTON BLVD E
7	80	438570	0190	02/28/13	\$730,000	\$875,136	1,380	7	1941	Good	4,000	N	N	1878 MCGILVRA BLVD E
7	80	531810	0415	06/28/13	\$745,000	\$864,661	1,390	7	1926	Good	4,655	N	N	3906 E MADISON ST
7	80	438570	0040	06/21/13	\$738,000	\$858,156	1,680	7	1926	Avg	4,000	N	N	1836 41ST AVE E
7	60	501700	0596	03/08/13	\$721,500	\$863,081	1,840	7	1906	Good	6,200	N	N	841 33RD AVE E
7	80	438570	0505	09/09/13	\$685,000	\$779,516	2,210	7	1938	Avg	4,000	N	N	2030 MCGILVRA BLVD E
7	80	438670	0040	07/08/14	\$862,500	\$904,694	1,020	8	1948	Good	4,000	N	N	1831 MCGILVRA BLVD E
7	60	533220	0026	05/08/14	\$553,650	\$590,373	1,050	8	1997	Avg	1,349	N	N	624 LAKE WASHINGTON BLVD E
7	80	108400	0109	07/25/13	\$700,000	\$806,536	1,090	8	1951	Avg	5,500	N	N	1848 40TH AVE E
7	70	918570	0414	05/22/14	\$1,180,500	\$1,254,056	1,090	8	1973	Avg	7,200	N	N	1015 36TH AVE E
7	80	228890	0085	01/06/12	\$910,000	\$1,221,512	1,220	8	1931	VGood	4,800	N	N	2341 MCGILVRA BLVD E
7	80	438570	0455	11/18/13	\$905,000	\$1,010,601	1,240	8	1947	Good	4,000	N	N	2066 MCGILVRA BLVD E
7	80	438570	0410	10/15/13	\$696,000	\$784,377	1,370	8	1926	Avg	4,000	N	N	1845 41ST AVE E
7	80	438570	0610	10/23/12	\$998,000	\$1,238,466	1,420	8	1926	Good	4,000	N	N	2053 41ST AVE E
7	60	501700	0465	05/23/12	\$559,500	\$723,575	1,430	8	2000	Avg	4,567	N	N	626 32ND AVE E
7	80	108400	0006	05/11/12	\$879,000	\$1,140,457	1,440	8	1951	Good	5,500	N	N	1871 40TH AVE E
7	80	531810	0005	09/13/12	\$730,000	\$915,723	1,520	8	1926	Good	3,600	N	N	4101 E GARFIELD ST
7	80	531810	0935	10/20/14	\$850,000	\$866,909	1,540	8	1988	Avg	3,600	N	N	1629 39TH AVE E
7	80	531910	0165	04/03/12	\$780,000	\$1,022,441	1,550	8	1985	Good	3,600	N	N	2020 42ND AVE E
7	80	108400	0127	07/16/12	\$780,000	\$994,146	1,590	8	1951	Avg	6,000	N	N	1818 40TH AVE E
7	80	108400	0007	02/22/13	\$1,075,000	\$1,290,817	1,600	8	1951	Good	6,600	N	N	1865 40TH AVE E
7	60	501700	0395	07/17/14	\$802,000	\$839,194	1,600	8	1908	VGood	4,420	N	N	3204 E MERCER ST
7	60	533220	0405	06/02/14	\$965,000	\$1,022,090	1,620	8	1938	VGood	5,000	N	N	1024 WASHINGTON PL E
7	60	533220	0375	12/03/14	\$900,000	\$907,070	1,620	8	1993	Avg	5,000	N	N	1008 WASHINGTON PL E
7	80	438570	1380	07/18/13	\$815,000	\$940,814	1,630	8	1958	Avg	5,000	N	N	2344 MCGILVRA BLVD E
7	80	438570	1330	02/25/14	\$1,005,000	\$1,092,686	1,630	8	1928	VGood	4,397	N	N	2317 42ND AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	80	438570	0660	08/07/14	\$1,085,000	\$1,128,903	1,660	8	1927	VGood	4,000	N	N	2048 41ST AVE E
7	80	531810	1765	06/02/14	\$985,000	\$1,043,273	1,670	8	1912	VGood	5,400	N	N	1811 38TH AVE E
7	80	438570	0020	12/03/12	\$825,000	\$1,012,517	1,680	8	1928	Good	4,000	N	N	1852 41ST AVE E
7	80	108400	0107	01/19/12	\$950,000	\$1,275,282	1,730	8	1951	VGood	6,000	N	N	1852 40TH AVE E
7	80	108400	0107	12/02/14	\$1,265,000	\$1,275,282	1,730	8	1951	VGood	6,000	N	N	1852 40TH AVE E
7	80	531810	0200	05/27/14	\$1,100,000	\$1,166,964	1,750	8	1926	VGood	4,050	N	N	1532 MCGILVRA BLVD E
7	80	108400	0008	03/24/14	\$1,085,000	\$1,171,103	1,850	8	1950	Avg	6,600	N	N	1859 40TH AVE E
7	80	438570	0695	01/03/14	\$931,500	\$1,027,362	1,870	8	1927	Good	4,000	N	N	2020 41ST AVE E
7	80	438570	0605	06/19/13	\$971,000	\$1,129,702	1,906	8	1992	Avg	4,000	N	N	2049 41ST AVE E
7	80	438570	1285	12/23/14	\$1,272,000	\$1,275,092	1,920	8	1927	VGood	4,000	N	N	2310 41ST AVE E
7	80	531810	0440	08/09/13	\$1,075,000	\$1,233,605	1,950	8	1925	VGood	3,600	N	N	1502 39TH AVE E
7	80	531810	1683	04/03/12	\$800,000	\$1,048,657	2,020	8	1981	VGood	3,600	N	N	1824 37TH AVE E
7	80	531810	1535	02/11/14	\$841,500	\$918,384	2,020	8	1941	Avg	4,126	N	N	1830 38TH AVE E
7	80	438670	0110	04/02/13	\$1,175,000	\$1,396,122	2,110	8	1947	VGood	5,000	N	N	2327 MCGILVRA BLVD E
7	80	531610	0190	09/12/13	\$1,410,000	\$1,603,254	2,180	8	1991	VGood	4,800	N	N	1425 41ST AVE E
7	80	531810	1290	10/18/12	\$969,000	\$1,204,102	2,370	8	1984	Avg	4,305	N	N	1628 42ND AVE E
7	60	533220	0338	03/25/13	\$1,000,000	\$1,190,757	2,460	8	1994	Avg	4,000	N	N	1019 32ND AVE E
7	80	133030	0075	03/26/12	\$1,025,000	\$1,346,495	2,840	8	1963	Good	8,874	N	N	2116 40TH AVE E
7	60	501700	0445	05/30/13	\$769,000	\$899,528	1,280	9	1980	Avg	6,970	N	N	3218 E MERCER ST
7	60	501700	0440	10/18/12	\$705,000	\$876,049	1,310	9	1980	Avg	6,975	N	N	3216 E MERCER ST
7	30	502690	0235	09/11/14	\$1,850,000	\$1,906,765	1,830	9	1914	VGood	1,880	Y	N	1622 40TH AVE
7	80	133030	0106	04/02/13	\$1,430,000	\$1,699,111	2,020	9	2000	Avg	8,466	N	N	3823 E MCGILVRA ST
7	60	501700	0070	06/20/13	\$1,150,000	\$1,337,597	2,020	9	2005	Avg	4,500	N	N	1109 33RD AVE E
7	50	195470	0615	10/22/14	\$825,000	\$840,958	2,040	9	1903	Avg	6,900	N	N	106 MADRONA PL E
7	80	531810	0845	11/06/12	\$1,127,204	\$1,393,527	2,050	9	1999	Avg	3,600	N	N	1620 38TH AVE E
7	80	438570	0385	03/25/13	\$1,250,000	\$1,488,446	2,060	9	2008	Avg	4,000	N	N	1825 41ST AVE E
7	80	133030	0295	03/27/13	\$1,020,000	\$1,213,917	2,060	9	1963	Good	8,550	N	N	2233 38TH PL E
7	70	531710	0590	03/10/14	\$1,605,000	\$1,738,925	2,060	9	1928	VGood	12,020	N	N	515 MCGILVRA BLVD E
7	70	531710	0570	12/15/14	\$1,250,000	\$1,255,747	2,070	9	1930	Avg	4,944	N	N	539 MCGILVRA BLVD E
7	80	531610	0106	10/10/14	\$1,399,000	\$1,430,687	2,110	9	2003	Avg	3,600	N	N	4115 E GALER ST
7	80	531810	1565	07/03/14	\$1,625,000	\$1,706,798	2,150	9	1999	Avg	3,600	N	N	1820 38TH AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	60	501700	0075	08/27/13	\$1,060,000	\$1,210,498	2,160	9	2005	Avg	4,502	N	N	1107 33RD AVE E
7	80	531610	0170	10/23/12	\$992,500	\$1,231,641	2,180	9	1984	Avg	3,600	N	N	1415 41ST AVE E
7	80	133030	0645	04/04/13	\$1,150,000	\$1,365,680	2,188	9	1962	VGood	8,550	N	N	2251 40TH AVE E
7	80	133030	0451	12/17/14	\$1,565,000	\$1,571,347	2,190	9	1957	Good	8,500	N	N	2314 38TH AVE E
7	30	660000	0311	11/01/13	\$1,025,000	\$1,149,867	2,210	9	1959	VGood	5,444	N	N	529 36TH AVE E
7	80	438570	0425	05/19/12	\$1,155,000	\$1,520,751	2,220	9	2000	Avg	4,000	N	N	1857 41ST AVE E
7	80	438570	0425	05/05/14	\$1,425,000	\$1,520,751	2,220	9	2000	Avg	4,000	N	N	1857 41ST AVE E
7	80	438670	0035	03/26/13	\$1,290,000	\$1,535,662	2,260	9	2007	Avg	4,000	N	N	1827 MCGILVRA BLVD E
7	80	133030	0255	12/27/12	\$1,020,000	\$1,243,759	2,290	9	1959	Good	8,000	N	N	2149 38TH AVE E
7	60	533220	0415	05/03/13	\$1,002,000	\$1,180,648	2,320	9	1996	Good	3,753	N	N	1040 WASHINGTON PL E
7	70	531710	0530	06/19/13	\$1,325,000	\$1,526,424	2,330	9	1926	Good	6,179	N	N	529 MCGILVRA BLVD E
7	70	531710	0780	05/12/14	\$1,300,000	\$1,384,733	2,330	9	1918	Avg	9,687	Y	N	723 MCGILVRA BLVD E
7	70	531710	0530	08/27/14	\$1,475,000	\$1,526,424	2,330	9	1926	Good	6,179	N	N	529 MCGILVRA BLVD E
7	80	438570	0035	02/21/13	\$1,400,000	\$1,681,517	2,360	9	2007	Avg	4,000	N	N	1840 41ST AVE E
7	80	133030	0425	02/10/14	\$1,050,000	\$1,146,243	2,360	9	1960	Good	8,000	N	N	2152 38TH AVE E
7	60	501700	0060	09/07/12	\$900,000	\$1,130,803	2,370	9	1986	Avg	5,000	N	N	1119 33RD AVE E
7	80	531810	0840	06/06/14	\$1,280,000	\$1,354,263	2,370	9	1999	Avg	3,600	N	N	1622 38TH AVE E
7	80	438570	1340	04/12/13	\$1,159,000	\$1,373,400	2,390	9	1996	Avg	4,397	N	N	2325 42ND AVE E
7	80	108400	0064	07/26/12	\$1,067,000	\$1,356,276	2,400	9	1951	Good	8,800	N	N	1817 40TH AVE E
7	80	531810	0645	05/27/14	\$1,570,000	\$1,665,577	2,400	9	1927	VGood	5,850	N	N	1523 39TH AVE E
7	70	531710	0483	10/08/13	\$2,010,125	\$2,269,653	2,460	9	1991	VGood	8,088	Y	N	815 HILLSIDE DR E
7	80	133030	0401	04/05/12	\$1,225,000	\$1,604,890	2,470	9	1959	VGood	12,427	N	N	2120 38TH AVE E
7	60	533220	0418	07/17/12	\$1,105,000	\$1,407,993	2,470	9	1996	Avg	6,362	N	N	1048 WASHINGTON PL E
7	70	531710	0555	03/28/13	\$1,524,000	\$1,813,245	2,490	9	1926	VGood	6,505	N	N	525 MCGILVRA BLVD E
7	80	133030	0161	06/04/12	\$1,075,000	\$1,385,754	2,540	9	1962	Avg	9,977	N	N	3830 E MCGRAW ST
7	50	632100	0095	05/06/13	\$1,340,000	\$1,577,633	2,550	9	2001	Avg	3,742	N	N	3860 E OLIVE ST
7	80	133030	0570	10/29/12	\$1,435,000	\$1,777,879	2,560	9	1977	VGood	8,039	N	N	2260 39TH AVE E
7	80	228890	0140	12/18/14	\$1,620,000	\$1,626,131	2,570	9	2009	Avg	4,000	N	N	2053 MCGILVRA BLVD E
7	80	438570	1395	09/04/13	\$1,550,000	\$1,720,476	2,590	9	2013	Avg	4,006	N	N	2328 MCGILVRA BLVD E
7	80	438570	1115	05/19/14	\$1,840,000	\$1,956,232	2,590	9	2014	Avg	4,800	N	N	2306 42ND AVE E
7	80	438570	1395	07/30/14	\$1,650,000	\$1,720,476	2,590	9	2013	Avg	4,006	N	N	2328 MCGILVRA BLVD E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	70	531610	0580	05/03/12	\$1,595,000	\$2,073,903	2,600	9	1923	VGood	7,200	N	N	1235 39TH AVE E
7	70	531710	0720	05/02/13	\$1,265,000	\$1,490,941	2,640	9	1989	Avg	3,554	Y	N	489 39TH AVE E
7	70	531610	0925	05/17/12	\$1,200,000	\$1,554,420	2,650	9	1907	VGood	7,800	Y	N	1111 MCGILVRA BLVD E
7	50	632100	0060	11/16/12	\$1,340,000	\$1,652,136	2,650	9	1926	Good	9,450	Y	N	1730 EVERGREEN PL
7	80	531810	0999	05/30/12	\$1,335,000	\$1,723,236	2,700	9	1991	Avg	7,200	N	N	3904 E GARFIELD ST
7	80	531810	0345	12/16/14	\$1,555,000	\$1,561,728	2,700	9	1998	Avg	5,200	N	N	1517 41ST AVE E
7	70	918570	0500	03/24/14	\$1,795,000	\$1,937,446	2,720	9	1935	Good	7,200	N	N	1009 37TH AVE E
7	70	531710	0740	06/10/13	\$1,550,000	\$1,807,720	2,740	9	1927	VGood	6,912	N	N	711 MCGILVRA BLVD E
7	80	438570	1393	11/27/13	\$1,550,000	\$1,726,666	2,780	9	2013	Avg	4,006	N	N	2330 MCGILVRA BLVD E
7	80	228890	0087	07/22/13	\$1,588,000	\$1,831,166	2,800	9	2013	Avg	4,000	N	N	1871 MCGILVRA BLVD E
7	80	133030	0470	04/30/12	\$1,200,000	\$1,561,567	2,810	9	1960	VGood	10,006	N	N	3835 E MCGRAW ST
7	80	531810	1030	06/19/13	\$1,100,000	\$1,279,786	2,870	9	1907	VGood	8,400	N	N	1611 MCGILVRA BLVD E
7	80	133030	0225	05/22/13	\$1,630,000	\$1,910,793	2,890	9	2010	Avg	9,600	N	N	2191 38TH AVE E
7	80	108400	0026	05/29/13	\$1,730,000	\$2,024,192	2,900	9	2007	Avg	6,600	N	N	1847 40TH AVE E
7	80	133030	0491	04/23/12	\$1,400,000	\$1,825,273	2,910	9	2000	Avg	8,075	N	N	2235 39TH AVE E
7	80	108400	0086	07/19/13	\$1,400,000	\$1,615,686	2,920	9	2002	Avg	5,000	N	N	4003 E NEWTON ST
7	80	133030	0211	11/11/13	\$1,695,000	\$1,896,363	3,010	9	2005	Avg	5,850	N	N	2315 38TH AVE E
7	60	533220	0260	06/24/13	\$1,158,000	\$1,345,449	3,039	9	1993	Avg	5,456	N	N	836 31ST AVE E
7	50	195470	0435	12/06/13	\$1,440,000	\$1,600,238	3,080	9	1913	Good	6,876	Y	N	114 MAIDEN LN E
7	50	632100	0045	12/22/14	\$1,875,000	\$1,880,066	3,150	9	1921	Avg	7,920	Y	N	1714 EVERGREEN PL
7	80	438570	1345	11/06/14	\$1,825,750	\$1,853,548	3,190	9	2014	Avg	4,397	N	N	2329 42ND AVE E
7	70	531610	0665	11/01/12	\$1,872,500	\$2,318,039	3,230	9	1938	Good	10,800	N	N	1212 MCGILVRA BLVD E
7	80	438570	0680	03/07/13	\$1,400,000	\$1,712,084	3,230	9	2012	Avg	4,000	N	N	2032 41ST AVE E
7	80	438570	0680	10/17/13	\$1,520,000	\$1,712,084	3,230	9	2012	Avg	4,000	N	N	2032 41ST AVE E
7	80	133030	0515	06/20/12	\$1,635,000	\$1,901,444	3,250	9	1959	VGood	9,641	N	N	2202 38TH PL E
7	80	133030	0515	11/12/13	\$1,700,000	\$1,901,444	3,250	9	1959	VGood	9,641	N	N	2202 38TH PL E
7	70	531710	0618	11/26/13	\$1,450,000	\$1,615,704	3,260	9	1947	Good	6,981	N	N	453 MCGILVRA BLVD E
7	80	438570	1235	05/22/14	\$1,920,300	\$2,039,952	3,350	9	2014	Avg	4,000	N	N	4101 E MCGILVRA ST
7	80	438570	1250	08/21/12	\$1,625,000	\$2,051,115	3,490	9	2012	Avg	4,800	N	N	2338 41ST AVE E
7	50	195470	0410	08/01/14	\$2,546,000	\$2,653,314	3,490	9	1928	VGood	8,805	Y	N	115 DORFFEL DR E
7	80	438570	1100	10/23/12	\$1,425,000	\$1,768,351	3,660	9	2012	Avg	4,800	N	N	2316 42ND AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	80	438670	0085	08/13/13	\$1,750,000	\$2,006,029	3,790	9	2013	Avg	4,000	N	N	1875 MCGILVRA BLVD E
7	70	918570	0405	04/01/13	\$1,250,000	\$1,485,637	4,010	9	1908	Fair	7,200	N	N	1003 36TH AVE E
7	80	531610	0760	02/14/14	\$1,125,000	\$1,226,792	1,090	10	1983	VGood	3,800	N	N	1212 41ST AVE E
7	70	531710	0610	09/26/12	\$1,000,000	\$1,250,022	1,690	10	1979	Avg	5,413	Y	N	500 HILLSIDE DR E
7	80	438570	1120	02/13/14	\$1,442,000	\$1,572,899	2,200	10	2013	Avg	2,557	N	N	2302 42ND AVE E
7	80	133030	0450	08/19/13	\$1,400,000	\$1,602,227	2,440	10	1967	VGood	7,945	N	N	2320 38TH AVE E
7	30	501700	0350	11/01/13	\$1,630,000	\$1,828,569	2,460	10	2004	Avg	5,400	N	N	621 33RD AVE E
7	70	918570	0285	12/23/14	\$2,200,000	\$2,205,349	2,530	10	1931	Avg	7,200	N	N	803 34TH AVE E
7	70	531610	0970	08/13/13	\$2,625,000	\$3,009,043	2,570	10	1936	VGood	7,200	Y	N	1116 38TH AVE E
7	80	133030	0660	12/04/13	\$1,795,000	\$1,995,818	2,570	10	2002	Avg	8,207	N	N	2000 38TH AVE E
7	80	531810	0485	04/15/14	\$1,372,500	\$1,472,649	2,590	10	1979	VGood	5,400	N	N	1515 MCGILVRA BLVD E
7	80	531810	0822	08/21/12	\$1,480,000	\$1,868,092	2,660	10	2002	Avg	4,203	N	N	1634 38TH AVE E
7	50	195470	0610	06/05/12	\$1,765,000	\$2,206,653	2,770	10	2004	Avg	7,108	N	N	115 MAIDEN LN E
7	50	195470	0610	12/09/14	\$2,193,000	\$2,206,653	2,770	10	2004	Avg	7,108	N	N	115 MAIDEN LN E
7	70	531710	0730	02/28/12	\$1,750,000	\$2,315,706	2,800	10	1998	Avg	3,244	Y	N	605 39TH AVE E
7	80	531810	0825	11/17/14	\$1,600,000	\$1,619,547	2,840	10	2001	Avg	4,203	N	N	1630 38TH AVE E
7	80	411460	0360	09/11/13	\$1,290,000	\$1,467,203	2,870	10	1985	Avg	6,300	N	N	2525 39TH AVE E
7	80	531810	1795	04/10/12	\$1,825,000	\$2,387,735	2,890	10	1992	VGood	5,400	N	N	1823 38TH AVE E
7	50	195470	0695	06/12/14	\$2,250,000	\$2,376,689	3,100	10	1905	VGood	9,453	Y	N	143 MADRONA PL E
7	80	531610	0305	03/23/12	\$1,705,000	\$2,241,595	3,180	10	2009	Avg	4,758	Y	N	1406 38TH AVE E
7	70	918570	0125	10/14/13	\$2,400,000	\$2,705,481	3,460	10	1904	Good	13,800	N	N	627 36TH AVE E
7	70	531610	0485	01/31/13	\$2,100,000	\$2,536,610	3,490	10	2005	Avg	4,800	N	N	1213 38TH AVE E
7	70	531610	1110	07/23/13	\$3,200,000	\$3,810,267	3,520	10	1936	VGood	11,400	N	N	3821 E PROSPECT ST
7	70	531610	1110	12/22/14	\$3,800,000	\$3,810,267	3,520	10	1936	VGood	11,400	N	N	3821 E PROSPECT ST
7	70	531710	0510	08/04/13	\$1,940,000	\$2,229,233	3,560	10	2001	Avg	7,535	Y	N	615 HILLSIDE DR E
7	60	501700	0470	07/10/14	\$1,975,000	\$2,070,502	3,580	10	2007	Avg	9,097	N	N	628 32ND AVE E
7	70	918570	0440	07/28/14	\$2,400,000	\$2,503,862	3,690	10	1907	VGood	7,200	N	N	1101 36TH AVE E
7	80	438570	1240	03/25/14	\$2,040,000	\$2,201,295	3,720	10	2005	Avg	6,000	N	N	2342 41ST AVE E
7	70	531710	0750	07/11/14	\$2,920,000	\$3,060,372	3,905	10	1926	VGood	24,085	Y	N	715 MCGILVRA BLVD E
7	70	531610	0145	01/23/12	\$1,800,000	\$2,405,120	3,970	10	2009	Avg	5,280	N	N	1402 MCGILVRA BLVD E
7	80	531810	0790	05/30/12	\$2,100,000	\$2,710,709	3,970	10	2011	Avg	7,200	N	N	1529 38TH AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	80	531810	0810	12/28/12	\$2,160,000	\$2,633,132	3,970	10	2011	Avg	7,200	N	N	1533 38TH AVE E
7	50	195470	0355	08/28/14	\$2,825,000	\$2,922,702	4,030	10	1901	Good	14,426	Y	N	115 39TH AVE E
7	70	918570	0545	06/04/12	\$2,150,000	\$2,771,508	4,120	10	1912	VGood	7,200	N	N	1116 36TH AVE E
7	70	531610	1075	09/26/14	\$2,885,000	\$2,961,511	5,020	10	1910	Good	14,400	Y	N	1127 38TH AVE E
7	70	531710	0240	02/14/12	\$1,833,000	\$2,434,717	1,660	11	1992	Avg	7,800	Y	N	1010 39TH AVE E
7	70	531610	0260	01/31/13	\$2,200,000	\$2,657,401	2,390	11	2003	Avg	3,600	N	N	1425 MCGILVRA BLVD E
7	80	531610	0780	09/22/14	\$2,575,000	\$2,646,144	2,880	11	2011	Avg	3,800	N	N	4100 E HIGHLAND DR
7	70	531610	0250	12/24/12	\$1,350,000	\$1,647,485	3,100	11	1994	Avg	3,600	N	N	1423 MCGILVRA BLVD E
7	50	195470	0530	06/27/14	\$2,625,000	\$2,761,604	3,220	11	1904	VGood	9,601	N	N	3722 E JOHN ST
7	50	195470	0595	06/14/13	\$2,500,000	\$2,912,532	3,250	11	2009	Avg	8,348	Y	N	114 MADRONA PL E
7	50	195470	0430	06/26/12	\$1,725,000	\$2,210,490	3,340	11	1984	Avg	6,825	Y	N	129 DORFFEL DR E
7	70	531710	0040	07/29/13	\$1,650,000	\$1,899,070	3,380	11	1999	Avg	7,560	N	N	1112 41ST AVE E
7	80	531810	1880	06/24/14	\$2,880,000	\$3,032,327	3,380	11	2011	Avg	9,000	N	N	1910 37TH PL E
7	70	531710	0612	05/31/13	\$2,362,000	\$2,762,175	3,640	11	1979	VGood	6,969	Y	N	524 HILLSIDE DR E
7	80	531610	0815	03/24/14	\$1,900,000	\$2,050,779	3,720	11	2007	Avg	3,600	N	N	1231 42ND AVE E
7	70	531610	1030	12/20/13	\$2,800,000	\$3,099,841	3,810	11	1992	Avg	7,469	N	N	1114 37TH AVE E
7	70	660000	0025	04/24/14	\$5,150,000	\$5,512,386	3,840	11	1988	Good	6,846	Y	Y	452 39TH AVE E
7	70	531710	0065	04/08/14	\$3,350,000	\$3,601,241	4,030	11	1929	VGood	12,027	N	N	4005 E HIGHLAND DR
7	70	660000	0440	06/19/13	\$4,762,500	\$5,540,892	4,070	11	1999	Avg	10,245	Y	N	504 MCGILVRA BLVD E
7	70	531610	0920	07/25/14	\$2,250,000	\$2,349,271	4,170	11	1954	Avg	7,800	Y	N	1101 MCGILVRA BLVD E
7	70	918570	0115	07/23/12	\$2,850,000	\$3,625,602	4,340	11	1987	Good	8,400	N	N	615 36TH AVE E
7	70	531610	0945	04/15/14	\$3,803,000	\$4,080,500	4,500	11	1928	VGood	13,650	N	N	1133 MCGILVRA BLVD E
7	70	531610	0985	06/21/13	\$4,250,000	\$4,941,960	4,680	11	1931	Good	14,400	Y	N	1107 39TH AVE E
7	70	660000	0226	05/08/13	\$3,050,000	\$3,588,943	4,756	11	2001	Avg	8,865	N	N	545 36TH AVE E
7	80	531810	1835	04/22/13	\$3,495,000	\$4,130,371	5,020	11	2000	Avg	13,280	N	N	1935 37TH PL E
7	70	918570	0340	01/28/14	\$2,440,000	\$2,673,011	5,690	11	1911	Good	16,880	N	N	1027 34TH AVE E
7	50	195470	0555	04/18/14	\$3,850,000	\$4,127,587	4,180	12	2004	Avg	9,650	Y	N	3767 E JOHN ST
7	70	531710	0655	09/26/12	\$7,650,000	\$9,562,672	4,410	12	2010	Avg	19,947	Y	N	428 MCGILVRA BLVD E
7	70	531610	0235	06/06/13	\$2,600,000	\$3,035,579	4,930	12	2005	Avg	7,200	Y	N	1403 MCGILVRA BLVD E
7	80	411460	0376	02/24/12	\$1,850,000	\$2,450,675	4,970	12	2000	Avg	12,581	N	N	2530 39TH AVE E
7	80	411460	0336	09/18/12	\$1,850,000	\$2,317,539	4,970	12	2000	Avg	11,499	N	N	2520 39TH AVE E

Improved Sales Used in this Physical Inspection Analysis - Area 014

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	70	660000	0415	12/06/13	\$5,800,000	\$6,445,403	5,310	12	2005	Avg	30,130	Y	N	516 36TH AVE E
7	50	195470	0185	02/27/14	\$4,760,000	\$5,172,519	7,300	12	1920	Good	33,936	Y	N	260 39TH AVE E
7	50	195470	0280	05/21/13	\$6,500,000	\$7,621,784	5,130	13	2001	Avg	23,066	Y	N	210 MAIDEN LN E
8	10	125070	0016	09/12/13	\$299,922	\$341,029	620	5	1915	Avg	1,881	N	N	704 LAKE WASHINGTON BLVD S
8	10	690970	0225	01/10/12	\$280,000	\$375,444	1,020	6	1909	Avg	6,000	N	N	1538 31ST AVE S
8	10	169590	0140	08/23/13	\$385,000	\$440,137	1,340	6	1946	Avg	2,816	N	N	1712 32ND AVE S
8	30	535020	0519	02/01/13	\$352,000	\$425,069	640	7	1911	Avg	1,164	Y	N	1119 GRAND AVE
8	60	034200	0565	03/08/13	\$420,000	\$502,417	750	7	1922	VGood	2,400	N	N	3209 E CHERRY ST
8	20	400300	0130	07/12/12	\$450,000	\$574,165	790	7	1985	Avg	3,575	N	N	3516 E SPRUCE ST
8	60	211020	0255	08/13/14	\$498,000	\$517,313	890	7	1907	Good	3,000	N	N	730 34TH AVE
8	20	982920	1105	10/22/13	\$509,000	\$572,550	900	7	1926	Good	4,876	Y	N	158 LAKE DELL AVE
8	30	981970	0095	08/26/13	\$450,000	\$514,029	910	7	1922	Avg	1,830	N	N	1533 38TH AVE
8	10	570000	1945	03/28/13	\$510,000	\$606,794	960	7	1924	Good	3,000	N	N	2726 34TH AVE S
8	10	125020	3959	02/13/14	\$440,000	\$479,941	960	7	1916	Avg	4,800	Y	N	1424 35TH AVE S
8	10	063500	0145	10/07/14	\$565,000	\$578,265	1,040	7	1907	Good	4,736	Y	N	324 35TH AVE S
8	30	034500	0320	04/05/13	\$640,000	\$759,825	1,050	7	1901	VGood	1,800	Y	N	3617 E CHERRY ST
8	10	125020	3895	03/19/14	\$610,000	\$659,297	1,080	7	1931	VGood	3,840	Y	N	1532 35TH AVE S
8	60	034200	0570	09/09/14	\$429,000	\$442,402	1,080	7	1922	Avg	3,600	N	N	632 32ND AVE
8	20	982920	0080	10/22/14	\$509,000	\$518,845	1,090	7	1924	Avg	4,050	N	N	3722 E JEFFERSON ST
8	10	125020	3860	10/30/14	\$759,000	\$772,013	1,130	7	1941	Avg	7,200	Y	N	1502 35TH AVE S
8	20	400300	0285	05/04/14	\$628,000	\$670,378	1,140	7	1900	Avg	6,010	N	N	3417 E SPRUCE ST
8	30	034500	0485	07/20/12	\$517,000	\$658,229	1,180	7	1927	Avg	3,790	Y	N	707 37TH AVE
8	10	125020	1730	06/17/13	\$640,000	\$745,004	1,190	7	1925	Avg	9,600	N	N	502 32ND AVE S
8	30	034500	0030	09/10/13	\$680,000	\$773,618	1,240	7	1926	Avg	5,500	N	N	709 35TH AVE
8	10	125020	2160	08/01/12	\$475,000	\$602,801	1,260	7	1942	Avg	4,100	N	N	1540 32ND AVE S
8	20	982920	0450	06/28/12	\$792,500	\$1,014,996	1,280	7	1940	Good	6,000	Y	N	328 RANDOLPH AVE
8	30	034500	0055	08/21/13	\$599,950	\$686,241	1,280	7	1927	Avg	4,500	N	N	719 35TH AVE
8	10	125020	3000	04/27/12	\$560,000	\$729,321	1,290	7	1925	Good	5,775	N	N	539 LAKE WASHINGTON BLVD S
8	10	125020	2255	06/05/14	\$647,500	\$685,251	1,290	7	1916	VGood	3,870	N	N	1731 LAKE WASHINGTON BLVD S
8	20	194730	0115	06/19/14	\$464,000	\$489,201	1,320	7	1900	Avg	3,625	N	N	316 35TH AVE
8	60	034200	0036	07/02/14	\$540,000	\$567,335	1,320	7	1994	Avg	1,800	N	N	3404 E CHERRY ST

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	60	211020	0180	05/08/12	\$461,000	\$598,608	1,380	7	1920	Good	3,000	N	N	728 33RD AVE
8	60	808340	0010	08/21/12	\$409,000	\$516,250	1,390	7	1986	Good	2,500	N	N	506 32ND AVE
8	10	125020	2760	02/21/13	\$465,000	\$558,504	1,500	7	1924	Avg	5,040	Y	N	924 33RD AVE S
8	10	208770	0115	11/03/14	\$650,000	\$660,431	1,500	7	1916	VGood	4,450	N	N	3103 S DOSE TER
8	10	570000	0515	11/20/14	\$690,000	\$697,864	1,510	7	1922	Good	5,000	N	N	2837 32ND AVE S
8	10	125020	3815	07/28/14	\$570,000	\$594,667	1,530	7	1922	Avg	7,800	Y	N	1714 35TH AVE S
8	10	570000	0905	08/16/14	\$739,000	\$767,038	1,620	7	1913	Good	5,000	N	N	2329 33RD AVE S
8	60	515770	0175	10/28/13	\$430,000	\$482,904	1,630	7	1949	Avg	5,000	N	N	819 34TH AVE
8	60	757570	0130	07/11/12	\$405,000	\$516,888	1,650	7	1919	Avg	2,550	N	N	1733 34TH AVE
8	30	142220	0295	07/09/12	\$603,000	\$770,004	1,660	7	1924	Avg	6,305	Y	N	719 RANDOLPH PL
8	60	034200	0335	02/08/13	\$587,000	\$707,513	1,670	7	1900	Avg	5,500	N	N	720 33RD AVE
8	10	570000	0600	05/30/13	\$417,000	\$693,935	1,720	7	1918	VGood	5,500	N	N	2738 31ST AVE S
8	10	570000	0600	07/02/14	\$660,500	\$693,935	1,720	7	1918	VGood	5,500	N	N	2738 31ST AVE S
8	10	570000	1100	10/07/14	\$580,000	\$593,617	1,730	7	1928	Good	4,995	N	N	2802 32ND AVE S
8	10	016100	0120	11/18/14	\$650,000	\$657,763	1,730	7	1910	Avg	4,497	Y	N	1711 32ND AVE S
8	60	211020	0036	11/11/14	\$700,000	\$709,700	1,780	7	1928	Good	3,118	N	N	3210 E COLUMBIA ST
8	10	035700	0100	08/19/13	\$630,000	\$721,002	1,810	7	1910	Avg	4,000	Y	N	1131 32ND AVE S
8	10	600650	0020	03/20/14	\$600,000	\$648,313	1,820	7	1915	Good	4,160	Y	N	816 33RD AVE S
8	10	570000	2460	07/25/14	\$675,000	\$704,781	1,850	7	1924	Good	4,954	N	N	2966 36TH AVE S
8	10	570000	1465	09/09/13	\$525,000	\$597,440	1,870	7	1928	Avg	4,995	N	N	2802 33RD AVE S
8	10	570000	1730	05/23/12	\$650,000	\$840,615	1,890	7	1919	VGood	5,000	N	N	2312 33RD AVE S
8	10	570000	1645	04/30/12	\$617,500	\$803,556	1,990	7	1922	Good	5,000	N	N	2512 33RD AVE S
8	10	674570	0080	09/10/13	\$707,500	\$804,904	1,990	7	1918	VGood	5,000	N	N	2220 31ST AVE S
8	30	535020	1220	10/09/13	\$550,000	\$620,843	2,090	7	2007	Avg	5,107	Y	N	1434 MADRONA DR
8	10	570000	0465	09/04/14	\$666,000	\$687,733	2,110	7	1918	Good	5,000	N	N	2806 31ST AVE S
8	10	125020	2660	09/24/14	\$825,000	\$847,336	2,150	7	1921	Good	6,300	Y	N	1321 LAKE WASHINGTON BLVD S
8	10	570000	1560	07/25/12	\$605,000	\$769,230	2,160	7	1909	VGood	5,000	N	N	2706 33RD AVE S
8	10	570000	1175	12/26/13	\$618,250	\$683,348	2,230	7	1921	Avg	5,075	N	N	2859 33RD AVE S
8	10	570000	0690	11/14/13	\$705,000	\$788,114	2,260	7	1919	VGood	5,000	N	N	2533 32ND AVE S
8	10	125020	1950	10/30/12	\$640,000	\$792,708	2,400	7	1925	Avg	4,920	Y	N	833 33RD AVE S
8	20	142220	0090	09/15/14	\$676,500	\$696,505	880	8	1961	Avg	2,446	Y	N	610 38TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	035700	0175	08/14/13	\$515,000	\$590,186	900	8	1950	Avg	3,500	Y	N	3202 S JUDKINS ST
8	10	690920	0335	06/24/14	\$457,500	\$481,697	980	8	1996	Avg	2,003	N	N	1362 31ST AVE S
8	60	427890	0055	05/28/14	\$599,000	\$635,293	1,010	8	2014	Avg	2,750	N	N	3202 E TERRACE ST
8	30	660000	0330	06/27/14	\$718,500	\$755,890	1,030	8	1952	Avg	6,240	N	N	326 36TH AVE E
8	10	125020	4560	05/23/12	\$1,150,000	\$1,487,242	1,120	8	1942	Avg	6,587	Y	Y	1304 LAKESIDE AVE S
8	50	660000	0355	06/09/14	\$650,000	\$687,155	1,160	8	1928	Avg	5,056	N	N	3617 E HARRISON ST
8	60	427890	0003	12/19/13	\$795,000	\$880,371	1,200	8	2013	Avg	5,563	N	N	421 33RD AVE
8	20	427890	0110	10/09/14	\$969,500	\$991,726	1,220	8	1984	Good	3,025	Y	N	3333 E TERRACE ST
8	30	414180	0030	10/14/14	\$920,000	\$939,822	1,240	8	2014	Avg	4,000	N	N	1531 35TH AVE
8	40	570000	4430	02/18/13	\$961,000	\$1,155,176	1,270	8	1962	Good	8,397	Y	N	3100 LAKEWOOD AVE S
8	30	910300	0180	03/21/12	\$771,500	\$1,014,852	1,310	8	1910	Avg	4,155	N	N	135 34TH AVE E
8	10	125020	3751	01/31/13	\$585,000	\$706,627	1,310	8	2005	Avg	6,000	Y	N	1501 35TH AVE S
8	20	194730	0200	03/20/12	\$470,000	\$618,418	1,330	8	1978	Avg	7,249	N	N	3503 E ALDER ST
8	30	535120	0070	03/28/12	\$800,000	\$1,050,356	1,340	8	1908	VGood	3,416	Y	N	1412 GRAND AVE
8	20	982920	0560	01/29/14	\$920,000	\$1,007,584	1,390	8	1977	VGood	6,286	Y	N	219 LAKE WASHINGTON BLVD
8	60	427890	0140	05/21/12	\$569,500	\$736,906	1,400	8	2006	Avg	2,430	N	N	406 33RD AVE
8	60	211020	0245	06/18/13	\$725,000	\$843,723	1,420	8	1908	VGood	3,000	N	N	726 34TH AVE
8	40	570000	2545	03/03/14	\$760,500	\$825,516	1,420	8	1961	Avg	7,125	N	N	2524 LAKE PARK DR S
8	10	125020	3853	05/22/13	\$785,000	\$920,228	1,430	8	1920	VGood	4,200	Y	N	1703 36TH AVE S
8	30	910300	0140	08/20/13	\$749,000	\$856,960	1,460	8	1924	Good	3,397	N	N	115 34TH AVE E
8	60	515770	0155	04/30/14	\$765,000	\$817,505	1,470	8	1908	Good	6,000	N	N	810 32ND AVE
8	10	125020	3335	05/27/14	\$1,050,000	\$1,113,920	1,470	8	2006	Avg	7,200	Y	N	841 LAKESIDE AVE S
8	10	341660	0185	11/06/14	\$685,000	\$695,429	1,480	8	1963	Avg	7,000	Y	N	3210 E YESLER WAY
8	60	515770	0223	11/02/12	\$649,000	\$803,205	1,490	8	2002	Avg	2,063	N	N	3407 E MARION ST
8	30	142220	0240	06/24/13	\$1,250,000	\$1,452,341	1,490	8	1919	VGood	4,740	Y	N	618 37TH AVE
8	30	535020	0425	10/06/13	\$675,000	\$762,561	1,500	8	1984	VGood	5,111	N	N	1116 NEWPORT WAY
8	20	194730	0005	09/24/13	\$605,000	\$685,697	1,510	8	1907	VGood	2,970	N	N	277 LAKE DELL AVE
8	20	982920	0030	06/19/12	\$726,900	\$933,242	1,520	8	1936	VGood	4,532	Y	N	3702 E JEFFERSON ST
8	10	125020	1745	10/25/12	\$720,000	\$893,000	1,540	8	1926	Good	4,800	Y	N	514 32ND AVE S
8	10	341660	0450	06/12/13	\$560,000	\$652,759	1,540	8	1988	Avg	2,197	N	N	210 31ST AVE S
8	60	757620	0040	07/18/14	\$689,888	\$721,688	1,540	8	1916	VGood	3,500	N	N	1705 34TH AVE

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	341660	0490	07/31/14	\$675,000	\$703,641	1,540	8	1989	Good	4,252	N	N	3111 S WASHINGTON ST
8	10	125020	2195	11/08/12	\$715,000	\$883,455	1,560	8	1991	Avg	5,160	N	N	3211 S MASSACHUSETTS ST
8	30	177850	0521	06/14/13	\$850,000	\$990,260	1,560	8	2000	Avg	4,000	N	N	194 36TH AVE E
8	10	125020	2990	06/11/14	\$881,000	\$930,857	1,590	8	1925	VGood	4,125	Y	N	540 33RD AVE S
8	10	125020	1640	05/07/14	\$775,000	\$826,628	1,600	8	1905	Good	7,200	Y	N	526 31ST AVE S
8	30	535120	0210	07/09/13	\$650,000	\$752,166	1,610	8	1904	VGood	4,385	N	N	1525 MADRONA DR
8	30	757670	0131	01/20/12	\$789,000	\$890,140	1,620	8	1919	Good	3,707	Y	N	1715 37TH AVE
8	30	757670	0131	07/14/14	\$850,000	\$890,140	1,620	8	1919	Good	3,707	Y	N	1715 37TH AVE
8	10	102404	9014	08/14/12	\$887,000	\$1,121,710	1,650	8	1924	Good	6,800	Y	N	2004 34TH AVE S
8	10	125020	3165	04/09/13	\$668,000	\$792,212	1,650	8	1928	Good	3,600	Y	N	419 35TH AVE S
8	60	034200	0250	04/30/13	\$626,800	\$739,151	1,680	8	1908	Good	3,000	N	N	717 34TH AVE
8	10	125020	3985	10/08/12	\$580,555	\$723,360	1,700	8	1948	Avg	7,200	Y	N	1421 36TH AVE S
8	60	757570	0015	07/10/14	\$800,000	\$838,684	1,700	8	2000	Avg	4,000	N	N	1716 32ND AVE
8	10	600650	0060	07/17/13	\$651,000	\$751,699	1,720	8	1919	Good	4,200	Y	N	821 LAKE WASHINGTON BLVD S
8	10	169590	0150	05/28/14	\$700,000	\$742,413	1,720	8	2000	Avg	5,500	Y	N	1903 32ND AVE S
8	10	125020	2438	08/11/14	\$800,000	\$831,473	1,730	8	1928	Good	5,574	Y	N	1415 LAKE WASHINGTON BLVD S
8	30	742470	0125	12/11/13	\$1,000,000	\$1,109,778	1,740	8	1926	VGood	8,480	Y	N	1639 37TH AVE
8	60	757570	0020	01/17/12	\$632,000	\$845,832	1,760	8	1984	Avg	4,000	N	N	1718 32ND AVE
8	60	400350	0025	05/23/12	\$649,000	\$839,322	1,760	8	1908	Good	8,843	N	N	212 32ND AVE
8	30	502690	0035	08/22/12	\$800,000	\$1,009,507	1,760	8	1908	VGood	4,560	Y	N	1618 37TH AVE
8	30	177850	0500	10/31/12	\$852,850	\$1,056,060	1,760	8	2005	Avg	4,200	N	N	186 36TH AVE E
8	60	515770	0200	02/28/13	\$523,500	\$627,580	1,760	8	2007	Avg	5,000	N	N	818 33RD AVE
8	40	570050	0110	09/09/13	\$1,012,000	\$1,151,636	1,760	8	1947	Avg	17,957	Y	N	2310 SHORELAND DR S
8	30	034500	0085	05/22/13	\$820,000	\$961,258	1,780	8	1900	VGood	6,000	N	N	735 35TH AVE
8	10	125020	3480	12/01/14	\$700,000	\$705,880	1,780	8	1925	Avg	7,126	Y	N	1130 LAKE WASHINGTON BLVD S
8	30	910300	0320	01/15/13	\$685,000	\$830,998	1,790	8	1915	Avg	6,158	N	N	120 34TH AVE E
8	60	211020	0175	01/08/14	\$733,420	\$807,806	1,800	8	2007	Avg	3,000	N	N	732 33RD AVE
8	30	981970	0105	11/01/12	\$812,500	\$1,005,824	1,820	8	1922	VGood	3,355	Y	N	1523 38TH AVE
8	30	715320	0020	11/09/12	\$988,000	\$1,220,445	1,820	8	1926	VGood	4,000	N	N	1419 35TH AVE
8	10	570000	0400	06/21/13	\$678,000	\$788,388	1,820	8	1908	Good	5,000	N	N	2827 31ST AVE S
8	10	169590	0165	03/13/14	\$755,000	\$817,337	1,820	8	1925	Good	7,500	N	N	1902 31ST AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	570000	1055	09/15/14	\$765,000	\$787,622	1,820	8	1912	VGood	5,500	N	N	2736 32ND AVE S
8	60	715220	0370	01/22/13	\$580,000	\$702,291	1,830	8	1993	Avg	2,500	Y	N	1430 32ND AVE
8	30	715170	0255	07/22/13	\$935,000	\$1,078,174	1,830	8	1912	Good	6,000	Y	N	1115 36TH AVE
8	60	211020	0110	06/05/12	\$600,000	\$773,235	1,840	8	1902	VGood	5,000	N	N	720 32ND AVE
8	60	118600	0040	03/22/13	\$668,000	\$796,070	1,840	8	1922	VGood	5,022	N	N	1619 34TH AVE
8	10	570000	1045	06/22/14	\$802,000	\$844,874	1,840	8	1907	Good	5,000	N	N	2726 32ND AVE S
8	20	982920	0690	05/08/12	\$798,500	\$1,036,852	1,860	8	1907	Good	6,019	N	N	213 ERIE AVE
8	60	211020	0075	11/12/12	\$699,950	\$863,926	1,860	8	1905	Good	4,500	N	N	737 33RD AVE
8	10	125020	3135	07/01/14	\$725,000	\$761,905	1,860	8	1959	Good	6,000	Y	N	3450 S KING ST
8	20	400300	0085	03/01/13	\$760,000	\$910,855	1,880	8	2009	Avg	3,540	N	N	3541 E SPRUCE ST
8	30	535120	0110	02/20/14	\$868,000	\$945,007	1,900	8	1986	VGood	3,940	Y	N	1417 NEWPORT WAY
8	10	570000	0410	01/06/14	\$737,500	\$812,739	1,910	8	1918	VGood	5,000	N	N	2817 31ST AVE S
8	10	125020	3285	04/04/14	\$1,020,000	\$1,097,681	1,910	8	1984	Avg	6,300	Y	N	800 LAKE WASHINGTON BLVD S
8	10	673870	0220	07/03/13	\$753,000	\$872,768	1,920	8	1912	Good	4,000	N	N	2025 33RD AVE S
8	10	570000	1235	11/21/13	\$629,888	\$702,818	1,920	8	1915	Good	4,986	N	N	2803 33RD AVE S
8	10	690970	0040	06/11/14	\$813,000	\$859,009	1,920	8	1948	Good	6,675	Y	N	1524 32ND AVE S
8	10	570000	0900	05/01/14	\$639,900	\$683,634	1,940	8	1980	Avg	5,000	Y	N	2333 33RD AVE S
8	10	125020	3050	07/13/12	\$639,000	\$815,094	1,950	8	2006	Avg	2,400	Y	N	3416 S JACKSON ST
8	10	125020	2145	08/28/14	\$1,072,000	\$1,109,075	1,950	8	1947	Avg	14,864	Y	N	1534 32ND AVE S
8	30	320090	0005	06/15/12	\$880,000	\$1,131,022	1,960	8	1905	VGood	6,000	N	N	603 35TH AVE
8	60	009700	0340	09/13/13	\$658,000	\$747,983	1,960	8	1927	Avg	3,180	Y	N	1528 32ND AVE
8	10	673870	0275	06/25/14	\$870,000	\$915,768	1,960	8	1912	VGood	4,000	N	N	2016 33RD AVE S
8	20	982920	0590	10/28/14	\$759,000	\$772,430	1,960	8	1900	VGood	6,390	Y	N	3808 E SUPERIOR ST
8	60	918470	0125	05/30/12	\$455,000	\$587,320	1,970	8	1909	Fair	5,000	N	N	911 33RD AVE
8	40	570000	2960	11/08/13	\$869,200	\$973,247	1,970	8	1913	Good	4,500	N	N	3333 HUNTER BLVD S
8	10	600650	0065	12/25/13	\$839,000	\$927,592	1,970	8	2003	Good	4,200	Y	N	817 LAKE WASHINGTON BLVD S
8	10	570000	1060	04/26/12	\$655,000	\$853,276	2,000	8	1922	Good	5,500	N	N	2737 33RD AVE S
8	10	570000	0495	04/16/13	\$622,000	\$736,267	2,000	8	1922	Good	5,010	N	N	3100 S MOUNT BAKER BLVD
8	60	118600	0125	05/09/14	\$742,500	\$791,536	2,000	8	1996	Avg	3,773	Y	N	1617 33RD AVE
8	10	570000	0975	08/19/14	\$860,000	\$891,906	2,010	8	1920	VGood	6,000	N	N	2540 32ND AVE S
8	10	125020	2575	02/26/13	\$673,500	\$807,839	2,020	8	1994	Avg	6,300	Y	N	1363 LAKE WASHINGTON BLVD S

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	570000	1585	03/07/14	\$952,000	\$1,032,273	2,030	8	1919	VGood	5,000	N	N	2732 33RD AVE S
8	10	125020	3725	03/01/12	\$777,000	\$1,027,618	2,040	8	1979	Avg	7,200	Y	N	1533 35TH AVE S
8	40	570000	3450	07/19/13	\$816,500	\$942,291	2,040	8	1919	Good	5,416	N	N	3118 MOUNT RAINIER DR S
8	10	570000	1950	12/23/13	\$767,500	\$849,001	2,040	8	1922	Avg	5,200	N	N	2730 34TH AVE S
8	30	918470	0635	08/06/12	\$815,000	\$1,032,885	2,050	8	1910	Avg	6,500	N	N	809 37TH AVE
8	30	427890	0175	03/23/12	\$750,000	\$986,038	2,060	8	1925	Good	10,055	Y	N	3328 E TERRACE ST
8	30	428990	0065	04/07/14	\$775,000	\$833,347	2,060	8	1989	Good	4,680	Y	N	1566 GRAND AVE
8	40	812110	0415	05/30/14	\$735,000	\$779,113	2,060	8	1931	Good	4,120	N	N	3849 CASCADIA AVE S
8	10	570000	2020	07/17/14	\$695,000	\$727,232	2,080	8	1924	Good	5,687	N	N	3432 S MOUNT BAKER BLVD
8	30	757670	0150	10/01/14	\$1,325,000	\$1,358,305	2,080	8	1913	Good	5,504	N	N	1712 35TH AVE
8	10	673870	0245	07/09/13	\$975,000	\$1,128,250	2,090	8	1912	Good	5,500	N	N	2003 33RD AVE S
8	40	570000	3221	12/10/14	\$1,075,000	\$1,081,400	2,090	8	1923	Good	7,389	N	N	3615 BELLA VISTA AVE S
8	10	125020	1750	11/24/13	\$875,000	\$975,520	2,100	8	1924	Good	4,800	Y	N	518 32ND AVE S
8	60	034200	0085	06/22/12	\$810,000	\$1,039,090	2,120	8	1921	Good	6,000	N	N	608 34TH AVE
8	40	570000	3860	01/24/14	\$1,175,000	\$1,288,598	2,120	8	1919	VGood	7,200	Y	N	3431 CASCADIA AVE S
8	10	674570	0150	07/10/14	\$749,000	\$785,218	2,130	8	1920	Good	5,000	N	N	2225 33RD AVE S
8	30	320090	0040	09/12/14	\$880,000	\$906,757	2,130	8	1919	VGood	4,000	N	N	625 35TH AVE
8	10	125020	3810	04/02/12	\$560,000	\$734,258	2,160	8	1960	Avg	7,200	Y	N	1708 35TH AVE S
8	10	674570	0135	12/04/12	\$645,000	\$791,391	2,180	8	1920	VGood	5,548	N	N	2226 32ND AVE S
8	30	910300	0290	03/28/14	\$862,500	\$929,941	2,180	8	1916	Good	4,213	Y	N	154 35TH AVE E
8	30	502690	0205	08/21/14	\$1,146,800	\$1,188,705	2,180	8	1923	Good	6,000	Y	N	1621 40TH AVE
8	30	918470	0600	12/01/14	\$1,210,000	\$1,220,164	2,180	8	1909	VGood	6,000	N	N	829 37TH AVE
8	30	910300	0360	12/18/14	\$825,000	\$828,122	2,180	8	2005	Avg	4,000	N	N	3424 E DENNY WAY
8	10	570000	1690	02/21/13	\$639,000	\$767,492	2,190	8	1910	Good	5,000	N	N	2523 34TH AVE S
8	60	910300	0495	09/19/13	\$635,000	\$720,670	2,190	8	1913	Avg	3,712	N	N	3309 E DENNY WAY
8	10	570000	1640	05/08/14	\$1,039,000	\$1,107,917	2,190	8	1910	VGood	5,000	N	N	2506 33RD AVE S
8	40	570000	3310	11/06/12	\$659,000	\$814,701	2,200	8	1913	Avg	5,000	N	N	3312 HUNTER BLVD S
8	40	570000	3325	06/13/13	\$800,000	\$932,261	2,200	8	1914	Good	5,000	N	N	3328 HUNTER BLVD S
8	10	125020	2430	06/11/14	\$799,000	\$844,216	2,210	8	1916	VGood	6,300	N	N	1427 LAKE WASHINGTON BLVD S
8	10	125020	2916	05/03/12	\$495,000	\$643,625	2,220	8	1981	Avg	4,620	N	N	517 LAKE WASHINGTON BLVD S
8	10	690920	0230	06/08/12	\$676,000	\$870,473	2,240	8	1914	Good	3,280	Y	N	3205 S JUDKINS ST

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	570000	0775	08/06/12	\$710,000	\$899,814	2,240	8	1922	VGood	5,000	N	N	3116 S BAYVIEW ST
8	40	570000	3025	10/04/12	\$880,000	\$1,097,647	2,250	8	1914	VGood	5,000	N	N	3403 HUNTER BLVD S
8	30	632100	0161	03/12/13	\$825,000	\$985,827	2,260	8	1909	Good	5,790	N	N	1700 37TH AVE
8	60	118600	0095	07/08/14	\$890,000	\$933,540	2,310	8	1979	VGood	4,020	Y	N	3208 E PINE ST
8	10	674570	0165	04/17/13	\$685,000	\$810,622	2,350	8	1920	Good	5,000	N	N	2211 33RD AVE S
8	10	125020	3715	05/08/13	\$1,071,000	\$1,260,248	2,430	8	1923	Good	6,300	Y	N	1526 LAKE WASHINGTON BLVD S
8	10	125020	2285	10/20/14	\$908,800	\$926,879	2,430	8	1939	Good	7,826	N	N	1711 LAKE WASHINGTON BLVD S
8	40	570000	3020	02/14/13	\$785,000	\$944,633	2,440	8	1913	VGood	5,000	N	N	3407 HUNTER BLVD S
8	10	570000	0885	12/13/12	\$875,000	\$1,070,988	2,450	8	1921	VGood	5,000	N	N	2349 33RD AVE S
8	10	673870	0285	03/05/13	\$612,000	\$732,687	2,450	8	1913	Good	4,000	N	N	2024 33RD AVE S
8	30	034500	0410	03/26/14	\$925,000	\$997,867	2,470	8	1924	Avg	6,360	N	N	3617 E COLUMBIA ST
8	10	570000	1870	09/19/12	\$850,000	\$1,064,528	2,500	8	1908	Good	6,500	N	N	2508 34TH AVE S
8	40	570000	2990	05/31/13	\$675,000	\$789,360	2,670	8	1913	Avg	5,400	N	N	3303 HUNTER BLVD S
8	10	125020	2140	03/05/14	\$1,180,000	\$1,280,188	2,730	8	2013	Avg	4,500	Y	N	1435 33RD AVE S
8	30	535020	0605	10/01/12	\$1,400,000	\$1,747,671	2,780	8	1910	Good	9,721	Y	N	1134 38TH AVE
8	10	066900	0350	09/26/14	\$1,245,000	\$1,278,018	2,790	8	1999	Avg	8,400	Y	N	1926 32ND AVE S
8	30	428990	0040	01/23/12	\$840,000	\$1,261,793	2,820	8	2005	Avg	13,300	Y	N	1555 GRAND AVE
8	30	428990	0040	04/30/13	\$1,070,000	\$1,261,793	2,820	8	2005	Avg	13,300	Y	N	1555 GRAND AVE
8	10	411460	1580	07/24/14	\$1,900,000	\$1,984,364	2,840	8	1983	Avg	6,538	Y	Y	1134 LAKESIDE AVE S
8	10	066900	0160	07/09/13	\$950,000	\$1,099,320	3,290	8	2009	Avg	4,950	Y	N	1916 31ST AVE S
8	60	715220	0425	02/25/13	\$990,000	\$1,187,790	4,840	8	1911	Good	5,500	N	N	1403 33RD AVE
8	20	194730	0130	10/09/13	\$700,000	\$790,164	1,110	9	1987	VGood	2,719	N	N	308 35TH AVE
8	10	341660	0361	02/23/12	\$425,000	\$563,145	1,120	9	2010	Avg	1,470	N	N	106 31ST AVE S
8	10	341660	0362	03/01/12	\$350,000	\$462,891	1,120	9	2010	Avg	1,611	N	N	102 31ST AVE S
8	10	341660	0360	03/01/12	\$362,500	\$482,208	1,150	9	2010	Avg	1,621	N	N	100 31ST AVE S
8	10	341660	0360	09/20/13	\$425,000	\$482,208	1,150	9	2010	Avg	1,621	N	N	100 31ST AVE S
8	60	757570	0110	03/28/13	\$650,000	\$773,365	1,190	9	1919	Good	7,500	N	N	1718 33RD AVE
8	10	125020	3092	05/18/12	\$665,000	\$861,175	1,210	9	1913	VGood	3,420	N	N	301 35TH AVE S
8	30	142220	0250	02/26/13	\$970,000	\$1,163,480	1,230	9	1977	VGood	5,938	Y	N	700 37TH AVE
8	30	535120	0170	11/27/13	\$841,000	\$936,855	1,240	9	2006	Avg	6,176	Y	N	1435 NEWPORT WAY
8	20	142220	0022	04/17/13	\$1,500,000	\$1,775,084	1,270	9	1919	VGood	6,150	Y	N	654 WELLINGTON AVE

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	125020	2934	12/11/12	\$712,200	\$872,194	1,330	9	2001	Avg	5,170	N	N	535 LAKE WASHINGTON BLVD S
8	20	982920	0855	05/13/14	\$771,000	\$821,032	1,390	9	1927	Good	6,120	N	N	153 ERIE AVE
8	20	982920	0575	01/12/12	\$525,000	\$703,578	1,410	9	1979	Avg	5,048	Y	N	220 ERIE AVE
8	20	982920	0125	03/13/14	\$955,000	\$1,033,850	1,500	9	1992	Avg	6,480	Y	N	519 LAKE WASHINGTON BLVD
8	10	125020	3090	10/18/13	\$738,000	\$831,037	1,520	9	1911	VGood	3,780	N	N	305 35TH AVE S
8	10	125020	3484	10/12/12	\$1,256,500	\$1,563,886	1,540	9	2012	Avg	5,985	Y	N	1124 LAKE WASHINGTON BLVD S
8	20	982920	0320	03/14/13	\$665,000	\$794,207	1,540	9	1968	Avg	7,000	Y	N	425 RANDOLPH AVE
8	10	102404	9003	05/24/13	\$660,000	\$773,278	1,610	9	1980	Avg	6,200	N	N	2028 34TH AVE S
8	30	142220	0496	09/24/14	\$1,186,039	\$1,218,150	1,650	9	2004	Avg	6,117	N	N	915 38TH AVE
8	60	211020	0095	04/15/14	\$630,000	\$675,970	1,670	9	1906	VGood	3,000	N	N	734 32ND AVE
8	60	205860	0065	06/07/12	\$665,000	\$856,540	1,690	9	1907	VGood	4,000	N	N	312 32ND AVE
8	30	502690	0145	07/25/12	\$1,210,000	\$1,538,460	1,710	9	1909	Avg	5,800	Y	N	1618 39TH AVE
8	60	118600	0035	05/12/14	\$770,000	\$820,188	1,720	9	2014	Avg	5,000	N	N	1615 34TH AVE
8	40	570000	4485	05/20/14	\$978,000	\$1,039,499	1,720	9	1926	Good	13,777	Y	N	2602 SHORELAND DR S
8	10	690970	0215	04/26/13	\$862,500	\$1,018,197	1,780	9	1902	VGood	6,000	N	N	1532 31ST AVE S
8	30	531710	0455	09/12/13	\$870,000	\$989,242	1,800	9	1929	Avg	10,170	N	N	307 36TH AVE E
8	40	570000	4525	06/24/14	\$970,000	\$1,021,304	1,810	9	1930	Good	9,950	Y	N	2646 SHORELAND DR S
8	20	400300	0053	08/13/14	\$765,000	\$794,667	1,830	9	1991	Good	9,600	N	N	3521 E SPRUCE ST
8	30	142220	0495	04/28/14	\$560,000	\$598,758	1,840	9	1977	Avg	5,199	N	N	908 RANDOLPH AVE
8	30	531710	0420	03/07/13	\$995,000	\$1,190,572	1,860	9	1930	VGood	5,587	N	N	335 36TH AVE E
8	10	447340	0180	09/11/13	\$685,000	\$779,096	1,860	9	1987	Avg	3,700	Y	N	3215 S LANE ST
8	10	673870	0225	10/09/12	\$949,000	\$1,061,318	1,910	9	2012	Avg	4,000	N	N	2021 33RD AVE S
8	10	673870	0225	09/12/14	\$1,030,000	\$1,061,318	1,910	9	2012	Avg	4,000	N	N	2021 33RD AVE S
8	40	570000	2880	05/30/12	\$855,000	\$1,103,646	1,930	9	1914	VGood	4,000	N	N	3233 HUNTER BLVD S
8	30	034500	0355	05/10/13	\$1,350,000	\$1,587,691	1,960	9	1925	VGood	6,360	Y	N	718 36TH AVE
8	30	535120	0265	09/11/14	\$1,265,000	\$1,303,815	1,960	9	1913	VGood	3,604	Y	N	1542 GRAND AVE
8	10	066900	0210	07/16/14	\$1,165,000	\$1,219,358	2,000	9	1995	VGood	5,000	Y	N	1923 32ND AVE S
8	10	125120	0155	09/11/14	\$1,000,000	\$1,030,683	2,000	9	1925	VGood	4,200	Y	N	1115 LAKE WASHINGTON BLVD S
8	10	102404	9027	09/03/13	\$1,175,000	\$1,339,294	2,020	9	1948	VGood	8,762	Y	N	2040 34TH AVE S
8	10	066900	0180	01/08/13	\$845,000	\$1,027,038	2,040	9	1990	Avg	5,000	Y	N	1909 32ND AVE S
8	60	715220	0375	06/02/14	\$880,000	\$932,061	2,050	9	2013	Avg	3,746	N	N	1420 32ND AVE

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	20	982920	0960	03/12/12	\$850,000	\$1,120,832	2,060	9	2010	Avg	5,580	Y	N	169 POWER AVE
8	10	447340	0195	07/16/14	\$950,000	\$994,326	2,070	9	2014	Avg	3,650	Y	N	3214 S DEARBORN ST
8	30	320090	0085	12/02/13	\$960,000	\$1,067,977	2,080	9	1927	Good	5,000	N	N	614 35TH AVE
8	30	910300	0505	09/28/13	\$1,100,000	\$1,245,377	2,100	9	1914	VGood	6,380	N	N	1803 36TH AVE
8	10	600650	0085	10/11/13	\$985,000	\$1,111,273	2,100	9	1920	Good	4,200	Y	N	803 LAKE WASHINGTON BLVD S
8	10	570000	0890	10/29/12	\$825,950	\$1,023,303	2,110	9	1912	VGood	5,000	N	N	2343 33RD AVE S
8	60	400350	0015	12/06/12	\$860,000	\$1,054,619	2,120	9	1908	VGood	8,775	Y	N	220 32ND AVE
8	20	982920	1068	12/18/13	\$965,000	\$1,068,914	2,170	9	1980	Avg	7,700	Y	N	174 LAKE DELL AVE
8	30	910300	0365	06/20/14	\$915,000	\$964,436	2,170	9	2003	Avg	4,000	N	N	3420 E DENNY WAY
8	40	570050	0115	06/05/13	\$1,325,000	\$1,547,395	2,180	9	1916	VGood	5,820	Y	N	2318 SHORELAND DR S
8	30	320090	0205	04/30/14	\$885,000	\$945,741	2,190	9	1910	Good	6,200	Y	N	610 36TH AVE
8	10	125020	2030	01/06/14	\$750,000	\$826,514	2,200	9	1910	Good	4,182	Y	N	1303 33RD AVE S
8	10	125020	1610	04/26/13	\$1,075,000	\$1,269,058	2,220	9	2005	Avg	5,600	Y	N	3101 S KING ST
8	30	918470	0820	12/26/12	\$730,000	\$890,381	2,230	9	1931	Good	4,500	N	N	833 35TH AVE
8	30	174470	0070	11/11/13	\$960,000	\$1,074,046	2,260	9	1921	Good	6,673	Y	N	439 36TH AVE
8	10	570000	0980	06/12/12	\$860,000	\$1,106,212	2,280	9	1929	Good	6,000	N	N	3210 S LANDER ST
8	10	673870	0235	12/13/12	\$999,950	\$1,223,925	2,280	9	2012	Avg	4,000	Y	N	2015 33RD AVE S
8	30	757670	0040	04/03/14	\$1,502,000	\$1,616,826	2,280	9	1908	VGood	7,581	N	N	3510 E SCHUBERT PL
8	10	125020	1785	03/02/12	\$1,132,750	\$1,497,710	2,320	9	1910	Good	7,200	Y	N	534 32ND AVE S
8	30	632100	0235	03/17/14	\$889,000	\$961,363	2,330	9	1911	VGood	3,769	N	N	3853 E OLIVE ST
8	10	125020	4835	09/08/14	\$1,240,000	\$1,279,083	2,330	9	1928	VGood	6,990	Y	N	1500 36TH AVE S
8	30	414180	0285	07/14/14	\$1,727,000	\$1,808,556	2,360	9	2002	Avg	8,000	Y	N	1526 36TH AVE
8	30	428990	0145	04/02/13	\$1,561,110	\$1,854,894	2,370	9	1924	Good	8,463	Y	N	1522 40TH AVE
8	20	982920	0580	09/17/14	\$990,000	\$1,018,726	2,370	9	1979	VGood	6,350	N	N	214 ERIE AVE
8	30	428990	0070	08/25/14	\$1,312,000	\$1,358,474	2,410	9	1924	VGood	5,215	N	N	1565 MADRONA DR
8	30	174470	0005	05/17/12	\$1,298,000	\$1,681,364	2,450	9	1951	VGood	12,771	Y	N	3515 E CONOVER CT
8	10	570150	0030	06/01/14	\$1,505,000	\$1,594,467	2,580	9	2010	Good	7,232	N	N	1905 33RD AVE S
8	10	570000	2035	03/01/12	\$646,000	\$854,365	2,680	9	1914	Good	6,487	N	N	3415 S MCCLELLAN ST
8	40	570000	4095	03/26/13	\$965,000	\$1,148,770	2,690	9	1916	Good	7,403	N	N	3333 LAKEWOOD AVE S
8	10	570000	2034	03/05/12	\$225,000	\$1,052,584	2,710	9	2012	Avg	5,497	N	N	3444 S MOUNT BAKER BLVD
8	10	570000	2034	01/25/13	\$870,000	\$1,052,584	2,710	9	2012	Avg	5,497	N	N	3444 S MOUNT BAKER BLVD

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	30	910300	0715	11/12/14	\$1,350,000	\$1,368,337	2,720	9	2014	Avg	5,217	N	N	116 37TH AVE E
8	40	570000	3920	03/30/12	\$1,225,000	\$1,607,490	2,740	9	1920	Good	7,476	Y	N	3438 CASCADIA AVE S
8	30	715170	0175	02/12/13	\$1,240,000	\$1,492,965	2,740	9	2012	Avg	5,000	Y	N	1120 35TH AVE
8	40	570000	4040	09/05/14	\$1,500,000	\$1,548,531	2,870	9	1999	Avg	8,505	Y	N	3222 SIERRA DR S
8	30	414180	0215	11/26/14	\$1,495,000	\$1,509,593	2,890	9	1916	VGood	4,000	N	N	1615 36TH AVE
8	10	125020	3155	02/24/13	\$1,040,000	\$1,248,116	2,900	9	2012	Avg	4,800	Y	N	423 35TH AVE S
8	10	341660	0110	03/16/12	\$795,000	\$1,047,177	2,910	9	2009	Avg	7,200	N	N	3206 S WASHINGTON ST
8	10	125020	2020	06/05/13	\$1,175,000	\$1,372,218	2,930	9	2013	Avg	4,980	Y	N	1127 33RD AVE S
8	40	570000	3180	06/11/14	\$921,500	\$973,649	2,950	9	1925	Avg	5,930	Y	N	3822 S COURT ST
8	30	715320	0180	03/28/12	\$1,307,000	\$1,716,020	2,970	9	2004	Avg	5,000	Y	N	1412 36TH AVE
8	60	757620	0165	01/04/12	\$775,000	\$1,040,860	2,990	9	1908	Good	4,000	N	N	1635 34TH AVE
8	30	177850	0275	02/14/12	\$1,125,000	\$1,494,302	3,010	9	1940	Good	6,000	N	N	209 35TH AVE E
8	10	673870	0335	07/01/14	\$1,695,000	\$1,781,283	3,070	9	1924	VGood	10,900	Y	N	3333 S PLUM ST
8	30	910300	0710	06/07/12	\$1,300,000	\$1,674,439	3,100	9	2005	Avg	5,536	N	N	110 37TH AVE E
8	30	177850	0617	08/20/13	\$1,425,000	\$1,630,398	3,180	9	2013	Avg	4,008	N	N	3405 E JOHN ST
8	10	125020	3190	02/23/12	\$1,000,000	\$1,325,047	3,430	9	2001	Avg	14,400	N	N	3401 S KING ST
8	30	715170	0585	06/15/12	\$975,000	\$1,237,291	3,440	9	1901	VGood	5,000	Y	N	3617 E UNION ST
8	30	715170	0585	11/25/14	\$1,225,000	\$1,237,291	3,440	9	1901	VGood	5,000	Y	N	3617 E UNION ST
8	40	570000	3705	06/19/14	\$930,000	\$980,511	3,530	9	1925	Avg	9,385	N	N	3760 S RIDGEWAY PL
8	10	570000	0790	04/24/12	\$900,000	\$1,173,073	3,590	9	2010	Avg	5,000	N	N	2333 32ND AVE S
8	40	570000	3255	03/11/13	\$1,200,000	\$1,434,317	4,060	9	1992	Avg	5,500	N	N	3412 HUNTER BLVD S
8	60	757620	0012	07/17/14	\$1,262,000	\$1,320,528	1,500	10	2008	Avg	3,917	Y	N	1701 33RD AVE
8	10	125020	3515	02/25/14	\$825,000	\$896,981	1,790	10	1985	Avg	5,723	Y	N	1115 LAKESIDE AVE S
8	30	428990	0005	12/30/14	\$1,535,000	\$1,535,828	1,820	10	2003	Avg	4,100	Y	N	1526 38TH AVE
8	30	660000	0335	04/24/13	\$1,485,000	\$1,754,017	1,900	10	2007	Avg	8,320	N	N	320 36TH AVE E
8	20	982920	1058	05/04/14	\$783,500	\$836,371	1,990	10	1980	Avg	7,130	N	N	151 EUCLID AVE
8	10	063500	0009	11/12/14	\$1,050,000	\$1,064,262	2,000	10	2007	Avg	2,390	Y	N	309 A LAKESIDE AVE S
8	10	125020	4675	12/05/12	\$1,764,072	\$2,163,867	2,050	10	1975	VGood	6,560	Y	Y	1414 LAKESIDE AVE S
8	30	535020	0385	02/01/13	\$748,000	\$903,272	2,130	10	1905	Avg	4,519	Y	N	1121 GRAND AVE
8	30	531710	0414	02/07/13	\$1,125,000	\$1,356,333	2,140	10	1931	Good	5,800	N	N	321 36TH AVE E
8	10	569900	0070	05/28/14	\$1,400,000	\$1,484,827	2,140	10	2014	Avg	7,000	Y	N	1101 32ND AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	10	125120	0055	06/26/14	\$1,340,000	\$1,410,113	2,160	10	2003	Avg	5,040	Y	N	1120 33RD AVE S
8	20	194730	0100	06/12/13	\$1,195,000	\$1,392,941	2,300	10	1988	Avg	5,438	N	N	317 35TH AVE
8	10	570000	2510	06/11/14	\$1,085,000	\$1,146,401	2,340	10	1922	Good	6,000	N	N	3107 37TH PL S
8	10	125120	0170	06/18/12	\$400,000	\$1,674,071	2,370	10	2013	Avg	4,200	Y	N	1111 LAKE WASHINGTON BLVD S
8	10	125120	0170	11/20/13	\$1,499,950	\$1,674,071	2,370	10	2013	Avg	4,200	Y	N	1111 LAKE WASHINGTON BLVD S
8	10	102404	9047	04/25/13	\$1,385,000	\$1,635,460	2,430	10	2014	Avg	5,036	Y	N	2050 34TH AVE S
8	40	570000	4440	06/13/12	\$1,492,000	\$1,918,632	2,490	10	1924	Good	7,600	Y	N	3118 LAKEWOOD AVE S
8	30	177850	0580	02/13/13	\$1,450,000	\$1,745,335	2,490	10	2012	Avg	4,000	N	N	3519 E JOHN ST
8	20	982920	0295	06/29/12	\$1,390,000	\$1,779,765	2,500	10	1989	VGood	8,250	Y	N	402 RANDOLPH AVE
8	10	125020	3070	05/14/14	\$1,400,000	\$1,490,447	2,550	10	2013	Avg	7,200	Y	N	316 LAKE WASHINGTON BLVD S
8	10	571200	0070	01/22/13	\$315,000	\$1,982,119	2,570	10	2013	Avg	5,089	Y	N	415 LAKESIDE AVE S
8	10	571200	0070	11/18/13	\$1,775,000	\$1,982,119	2,570	10	2013	Avg	5,089	Y	N	415 LAKESIDE AVE S
8	10	341660	0006	06/04/14	\$989,000	\$1,046,944	2,590	10	2014	Avg	3,907	N	N	206 32ND AVE S
8	10	125020	2334	10/23/13	\$899,950	\$1,012,038	2,610	10	1993	Good	5,530	Y	N	1530 33RD AVE S
8	30	535020	1180	07/20/14	\$1,665,000	\$1,740,808	2,640	10	1993	Good	8,395	Y	N	1440 MADRONA DR
8	40	570000	4519	04/15/13	\$955,000	\$1,130,747	2,660	10	1930	Avg	9,418	Y	N	2640 SHORELAND DR S
8	10	125020	2645	04/17/14	\$1,349,000	\$1,446,654	2,690	10	2007	Avg	7,350	Y	N	1333 LAKE WASHINGTON BLVD S
8	10	570150	0045	09/18/12	\$1,000,000	\$1,252,723	2,710	10	2003	Avg	3,768	N	N	1920 33RD AVE S
8	20	400300	0110	10/29/14	\$865,000	\$880,068	2,710	10	1990	Good	4,069	N	N	3508 E SPRUCE ST
8	10	125120	0045	06/20/14	\$1,462,497	\$1,541,513	2,750	10	2008	Avg	4,800	Y	N	1116 33RD AVE S
8	30	177850	0660	04/03/14	\$1,400,000	\$1,507,028	2,760	10	2004	Avg	4,000	Y	N	3301 E JOHN ST
8	30	177850	0585	01/10/13	\$1,542,000	\$1,873,181	2,780	10	2012	Avg	4,000	N	N	191 36TH AVE E
8	30	531710	0416	09/16/13	\$1,412,500	\$1,604,364	2,780	10	2013	Avg	4,553	N	N	325 36TH AVE E
8	10	447340	0140	06/20/13	\$1,400,000	\$1,628,379	2,790	10	2007	Avg	5,800	Y	N	3108 S DEARBORN ST
8	30	742470	0145	07/30/14	\$1,190,000	\$1,240,828	2,800	10	2008	Avg	3,333	N	N	1632 35TH AVE
8	30	535020	1360	05/28/13	\$1,540,000	\$1,802,368	2,810	10	1991	Avg	5,183	Y	N	1446 MADRONA DR
8	20	982920	0566	06/30/14	\$1,165,000	\$1,224,634	2,810	10	1989	Avg	5,001	N	N	3809 E ALDER ST
8	30	715170	0310	10/31/13	\$1,855,000	\$2,081,540	2,820	10	2009	Avg	5,000	Y	N	1137 36TH AVE
8	20	982920	0245	03/16/12	\$955,000	\$1,257,930	2,840	10	1992	Avg	8,580	Y	N	3716 E TERRACE ST
8	30	910300	0393	09/10/14	\$1,225,000	\$1,262,928	2,932	10	2001	Avg	4,426	N	N	3415 E FLORENCE CT
8	10	690920	0205	01/28/13	\$1,100,000	\$1,329,776	3,000	10	2004	Good	4,000	Y	N	1311 32ND AVE S

Improved Sales Used in this Physical Inspection Analysis - Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	40	570000	3890	09/15/13	\$1,850,000	\$2,101,859	3,000	10	1918	VGood	11,214	Y	N	3410 CASCADIA AVE S
8	10	600650	0050	12/24/13	\$777,500	\$859,830	3,010	10	1993	Avg	4,200	Y	N	831 LAKE WASHINGTON BLVD S
8	30	981970	0200	03/19/12	\$975,000	\$1,283,234	3,030	10	1931	Avg	7,200	N	N	3701 E MARION ST
8	40	570000	3810	07/23/14	\$1,480,000	\$1,546,132	3,120	10	1928	Avg	7,200	Y	N	3321 CASCADIA AVE S
8	40	570000	3259	03/29/12	\$1,340,000	\$1,758,872	3,170	10	2009	Avg	5,386	N	N	3418 HUNTER BLVD S
8	30	177850	0615	09/18/13	\$1,585,000	\$1,799,324	3,220	10	2013	Avg	4,007	N	N	3401 E JOHN ST
8	10	411460	1570	11/18/14	\$3,600,000	\$3,642,998	3,420	10	2002	Avg	6,085	Y	Y	1130 LAKESIDE AVE S
8	30	918470	0690	06/24/13	\$1,212,500	\$1,408,771	3,570	10	2004	Avg	9,000	N	N	830 35TH AVE
8	10	102404	9024	12/03/14	\$1,735,000	\$1,748,630	3,650	10	1929	VGood	7,700	Y	N	2212 34TH AVE S
8	40	570000	3640	05/19/14	\$2,095,000	\$2,227,340	3,740	10	1912	Good	10,655	Y	N	2636 CASCADIA AVE S
8	10	125070	0050	11/14/13	\$1,435,000	\$1,604,176	4,140	10	1990	Avg	4,160	Y	N	717 35TH AVE S
8	40	570000	4465	06/24/13	\$1,850,000	\$2,149,465	4,260	10	1998	Avg	7,460	Y	N	3140 LAKEWOOD AVE S
8	60	034200	0500	05/23/13	\$1,075,000	\$1,259,845	4,310	10	1909	Good	6,000	N	N	603 33RD AVE
8	10	674570	0205	05/01/13	\$1,375,000	\$1,621,025	4,380	10	1985	Avg	10,000	Y	N	2219 34TH AVE S
8	20	982920	0565	12/06/12	\$825,000	\$1,011,698	1,660	11	1990	Avg	5,506	N	N	3811 E ALDER ST
8	10	125020	3105	06/11/13	\$1,800,000	\$2,098,721	1,670	11	1998	Avg	7,200	Y	N	414 34TH AVE S
8	30	427890	0205	06/03/14	\$1,710,000	\$1,810,676	2,280	11	1984	Avg	6,518	Y	N	420 34TH AVE
8	20	982920	1020	11/18/14	\$1,388,000	\$1,404,578	2,400	11	1992	Avg	6,653	Y	N	101 EUCLID AVE
8	10	125020	3360	07/26/12	\$1,900,000	\$2,415,112	2,520	11	2008	Avg	6,300	Y	N	801 LAKESIDE AVE S
8	30	034500	0525	04/28/14	\$1,625,000	\$1,737,468	2,750	11	2001	Avg	4,500	Y	N	3614 E COLUMBIA ST
8	20	982920	0225	06/15/13	\$1,519,796	\$1,770,104	3,240	11	1999	Avg	6,050	Y	N	410 ERIE AVE
8	50	660000	0356	06/09/14	\$3,450,000	\$3,647,209	3,460	11	1924	VGood	22,579	N	N	333 37TH AVE E
8	40	570000	3970	06/06/13	\$1,985,000	\$2,317,548	3,600	11	1921	Good	8,625	Y	N	3336 CASCADIA AVE S
8	40	570000	3630	06/30/14	\$1,925,000	\$2,023,537	3,710	11	1914	Good	8,050	Y	N	2653 CASCADIA AVE S
8	40	570000	3585	12/29/14	\$2,500,000	\$2,502,024	4,140	11	1916	Good	12,672	N	N	3804 S MCCLELLAN ST
8	40	524980	0010	12/03/14	\$2,725,000	\$2,746,408	5,610	12	1906	Good	43,838	Y	N	3708 42ND AVE S
8	10	102404	9001	02/18/14	\$2,378,000	\$2,590,369	7,160	12	1937	Avg	46,609	Y	N	1908 34TH AVE S

Improved Sales Removed in this Physical Inspection Analysis Area 014 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	10	111800	1880	09/12/12	\$843,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	10	111800	0295	10/26/12	\$1,780,000	RELOCATION - SALE TO SERVICE
6	20	111800	0420	11/09/12	\$1,700,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	30	111800	1860	01/25/12	\$1,037,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	30	111800	1685	04/15/13	\$1,120,000	SHORT SALE
6	60	111800	1830	03/13/13	\$899,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	60	111800	0012	06/27/12	\$745,000	NON-REPRESENTATIVE SALE
6	70	111800	2155	02/05/14	\$1,280,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	70	111800	1725	01/28/12	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	80	111800	1830	08/26/14	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	80	111800	0625	10/17/14	\$1,175,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	90	111800	0030	02/08/13	\$896,771	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
6	90	111800	1595	02/07/12	\$841,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	10	108400	0095	05/17/12	\$740,000	TEAR DOWN
7	10	195470	0675	08/21/14	\$85,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	419990	0005	02/28/12	\$3,700,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	438570	0215	05/16/12	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	438570	0580	10/14/13	\$940,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	438570	0580	10/29/12	\$599,000	NO MARKET EXPOSURE
7	10	438570	0965	01/25/13	\$222,451	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	438570	1345	11/19/13	\$580,000	TEAR DOWN
7	10	438570	1235	08/13/13	\$585,000	TEAR DOWN
7	10	501700	0350	10/30/13	\$1,630,000	RELOCATION - SALE TO SERVICE
7	10	531810	0410	10/29/14	\$860,000	NO MARKET EXPOSURE
7	10	531810	1370	03/21/14	\$483,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	10	531810	0660	06/12/12	\$762,500	SHORT SALE
7	10	533220	0315	11/04/12	\$432,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	533220	0020	03/21/13	\$221,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	918570	0310	03/14/12	\$2,025,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	918570	0356	12/12/12	\$1,345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	133030	0026	10/29/14	\$1,050,000	NO MARKET EXPOSURE
7	20	531610	0230	10/10/12	\$1,365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	531810	0230	08/09/13	\$1,060,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	20	531810	1535	12/11/12	\$1,180,000	SEGREGATION AND/OR MERGER
7	30	228890	0087	08/28/12	\$1,003,000	MULTI-PARCEL SALE; TEAR DOWN
7	30	438570	1115	03/26/13	\$570,000	TEAR DOWN
7	30	531710	0550	06/08/12	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	30	660000	0427	05/30/13	\$4,695,000	NON-REPRESENTATIVE SALE
7	30	981970	0010	04/30/12	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
7	40	195470	0460	06/25/13	\$1,457,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	40	531710	0495	02/20/13	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	40	660000	0251	06/01/12	\$412,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	50	531810	1100	11/27/12	\$717,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	50	660000	0447	12/11/13	\$592,030	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	60	438570	1395	01/20/12	\$910,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
7	60	501700	0470	07/10/14	\$1,975,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
7	60	531610	0895	08/19/14	\$2,300,000	NO MARKET EXPOSURE
7	70	195470	0185	11/29/13	\$4,975,000	RELOCATION - SALE TO SERVICE
7	70	438570	1395	07/28/14	\$1,650,000	RELOCATION - SALE TO SERVICE
7	70	501700	0395	08/15/13	\$292,503	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	80	133030	0010	04/12/12	\$1,370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	411460	0395	12/31/12	\$24,314	EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
7	80	438570	0765	11/20/13	\$548,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
7	80	438570	0715	04/03/13	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	438570	0220	11/16/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
7	80	632100	0100	05/04/12	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	80	918570	0155	09/19/12	\$3,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	133030	0675	09/26/12	\$1,231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	228890	0100	12/22/14	\$720,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	90	438670	0085	08/28/12	\$1,003,000	MULTI-PARCEL SALE; TEAR DOWN

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	90	531810	2085	08/05/13	\$930,000	NO MARKET EXPOSURE
7	90	918570	0355	11/14/12	\$1,487,966	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	90	918570	0380	02/13/13	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	009700	0020	01/03/14	\$215,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	10	042404	9004	08/08/12	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	063500	0165	10/21/14	\$155,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	10	102404	9027	03/12/12	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	10	102404	9047	03/12/12	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	10	125020	4835	02/28/14	\$910,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	10	125020	3640	03/15/12	\$629,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	125020	2200	06/14/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	125020	2900	07/29/14	\$825,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	10	125020	2020	07/10/12	\$285,000	NO MARKET EXPOSURE; TEAR DOWN
8	10	125020	2400	07/30/12	\$97,461	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	10	142220	0341	05/29/14	\$1,385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	341660	0006	07/18/13	\$225,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	10	427890	0215	03/06/14	\$60,000	SEGREGATION AND/OR MERGER
8	10	502690	0050	03/22/13	\$250,000	NO MARKET EXPOSURE
8	10	531710	0416	06/19/12	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	10	535020	0645	12/04/12	\$525,000	NON-REPRESENTATIVE SALE
8	10	569900	0098	10/16/12	\$320,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	10	570000	0376	01/30/12	\$439,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	570000	1540	10/10/12	\$577,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	570000	3635	07/18/12	\$1,900,000	NO MARKET EXPOSURE
8	10	570000	2015	03/06/14	\$142,618	QUIT CLAIM DEED
8	10	570000	0705	10/25/14	\$366,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	10	673870	0205	07/28/14	\$460,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	10	673870	0225	02/07/12	\$435,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	673870	0240	09/23/14	\$703,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	673870	0275	08/30/13	\$463,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	10	674570	0080	03/19/12	\$333,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	10	715170	0170	01/16/13	\$1,100,000	NO MARKET EXPOSURE
8	10	715220	0295	02/26/12	\$428,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	910300	0360	12/18/13	\$286,550	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	10	981970	0145	07/16/13	\$840,000	NO MARKET EXPOSURE
8	10	982920	0590	04/03/12	\$644,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	10	982920	0340	10/09/12	\$830,000	MULTI-PARCEL SALE
8	10	982920	0260	03/21/12	\$577,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
8	10	982920	0500	07/27/12	\$166,493	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	20	125020	4675	07/09/12	\$1,540,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	20	414180	0300	04/25/12	\$649,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	20	428990	0145	03/16/13	\$1,561,110	RELOCATION - SALE TO SERVICE
8	20	570000	1505	03/23/12	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	20	570000	1525	05/19/14	\$475,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	20	570000	1665	06/19/13	\$755,000	RELOCATION - SALE TO SERVICE
8	20	982920	0225	06/14/13	\$1,519,796	RELOCATION - SALE TO SERVICE
8	30	125020	2670	07/10/13	\$668,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	30	125020	3775	03/20/13	\$905,000	MULTI-PARCEL SALE
8	30	125020	2380	12/17/13	\$975,000	RELOCATION - SALE TO SERVICE
8	30	125120	0155	10/08/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	30	194730	0130	05/14/13	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	30	427890	0055	12/04/13	\$365,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	30	428990	0010	01/23/13	\$535,697	IMP. CHARACTERISTICS CHANGED SINCE SALE; TEAR DOWN
8	30	428990	0070	08/23/14	\$1,312,000	RELOCATION - SALE TO SERVICE
8	30	447340	0195	11/02/12	\$385,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	30	531710	0414	06/19/12	\$1,075,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MULTI-PARCEL SALE
8	30	535020	0100	10/30/13	\$794,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	30	569900	0035	01/24/12	\$625,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	30	570000	2715	08/09/12	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	30	570000	4335	07/23/14	\$3,400,000	MULTI-PARCEL SALE
8	30	673870	0235	06/07/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	30	742470	0205	11/01/12	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	30	742470	0095	12/27/12	\$205,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
8	30	757620	0040	09/11/13	\$385,000	NO MARKET EXPOSURE
8	40	125020	2740	07/24/14	\$998,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	40	125020	2020	08/17/12	\$390,000	TEAR DOWN
8	40	414180	0030	01/27/14	\$375,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	40	427890	0215	03/06/14	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	40	570000	1525	01/29/14	\$347,100	FORCED SALE; EXEMPT FROM EXCISE TAX; SALE PRICE UPDATED BY SALES ID GROUP
8	40	570000	3870	06/26/14	\$2,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	40	570000	3610	06/06/14	\$1,625,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES; RELOCATION - SALE BY SERVICE
8	40	570000	3610	06/04/14	\$1,625,000	RELOCATION - SALE TO SERVICE
8	50	125020	3865	05/10/12	\$518,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	60	125020	2140	04/01/13	\$635,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	60	427890	0170	09/03/13	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	60	427890	0003	01/10/12	\$370,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
8	60	447340	0120	07/18/12	\$440,000	SHORT SALE
8	60	515770	0040	07/23/14	\$1,100,000	NO MARKET EXPOSURE
8	60	569900	0098	01/12/12	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	60	569900	0070	06/21/13	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
8	60	570000	3860	03/25/13	\$711,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	60	570000	4145	08/16/13	\$2,984,000	MULTI-PARCEL SALE
8	60	812110	0715	01/14/14	\$815,000	SEGREGATION AND/OR MERGER
8	70	118600	0035	06/20/13	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	70	125020	2380	12/17/13	\$975,000	CORPORATE AFFILIATES; RELOCATION - SALE BY SERVICE
8	70	177850	0640	04/02/13	\$715,000	NO MARKET EXPOSURE
8	70	427890	0210	06/06/12	\$1,260,000	NO MARKET EXPOSURE
8	70	570000	3675	10/12/12	\$1,025,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	70	690920	0135	12/30/14	\$300,000	QUIT CLAIM DEED; STATEMENT TO DOR
8	70	910300	0715	08/21/14	\$85,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	80	034200	0565	03/04/13	\$420,000	RELOCATION - SALE TO SERVICE
8	80	125120	0155	11/19/12	\$692,153	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
8	80	400300	0284	08/05/13	\$785,000	MULTI-PARCEL SALE

Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	80	400300	0110	07/24/13	\$270,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
8	80	428990	0040	01/23/12	\$907,000	RELOCATION - SALE TO SERVICE
8	80	570000	0730	05/16/12	\$375,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	80	570000	3345	02/21/14	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	80	632100	0141	10/15/12	\$699,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	80	674570	0125	07/26/13	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
8	80	690920	0205	01/23/12	\$578,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
8	80	812110	0795	04/16/14	\$1,354,000	MULTI-PARCEL SALE
8	80	910300	0715	07/08/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	80	982920	0205	04/16/12	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	80	982920	0905	02/12/14	\$25,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
8	80	982920	1000	02/12/14	\$25,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
8	90	427890	0003	03/15/13	\$430,000	NO MARKET EXPOSURE
8	90	428990	0165	02/05/12	\$1,130,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	90	535020	0100	06/18/14	\$1,285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	90	570000	1725	10/11/13	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	90	570000	1665	08/12/13	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE
8	90	570000	4095	12/11/12	\$1,195,000	SEGREGATION AND/OR MERGER
8	90	715170	0310	10/25/13	\$1,855,000	RELOCATION - SALE TO SERVICE
8	90	982920	0295	06/29/12	\$1,390,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Physical Inspection Analysis Area 014

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
014	6	90	111800	0730	02/06/13	\$670,000	7,547	N	N
014	7	80	438570	1135	12/31/14	\$2,300,000	4,800	Y	N
014	7	80	531810	1534	02/07/14	\$669,000	4,275	N	N
014	8	10	125020	3075	08/17/14	\$368,000	6,000	Y	N
014	8	10	125020	2501	09/30/13	\$400,000	4,200	Y	N
014	8	10	125020	2385	04/04/13	\$260,000	6,300	Y	N
014	8	10	125120	0170	06/18/12	\$400,000	4,200	Y	N
014	8	10	570000	2034	03/05/12	\$225,000	5,497	N	N
014	8	10	571200	0070	01/22/13	\$315,000	5,089	Y	N
014	8	10	690920	0374	07/31/14	\$408,000	4,507	Y	N
014	8	40	570000	4470	10/29/12	\$575,000	7,628	Y	N
014	8	60	757620	0170	03/05/13	\$335,000	4,000	N	N

Vacant Sales Removed in this Physical Inspection Analysis Area 014

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	30	660000	0262	04/26/13	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	70	195720	0026	04/30/13	\$4,400,000	TEAR DOWN
7	70	531710	0010	08/29/12	\$1,400,000	TEAR DOWN
7	70	918570	0010	08/15/13	\$950,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	80	108400	0095	05/17/12	\$740,000	TEAR DOWN
7	80	438570	0250	04/09/14	\$1,385,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	80	438570	0965	01/25/13	\$222,451	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	80	438570	0220	11/16/12	\$600,000	TEAR DOWN
7	80	438670	0142	03/19/14	\$1,640,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	80	438670	0147	06/26/12	\$10,000	NO MARKET EXPOSURE
8	10	035700	0150	06/14/13	\$350,000	TEAR DOWN
8	10	082300	0060	12/02/13	\$270,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	10	125020	3485	12/18/13	\$100,000	NO MARKET EXPOSURE
8	10	125020	2020	08/17/12	\$390,000	TEAR DOWN
8	10	341660	0006	07/18/13	\$225,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	10	411460	1510	09/10/12	\$2,138,000	TEAR DOWN
8	20	142220	0225	02/28/13	\$750,000	TEAR DOWN
8	20	982920	1067	08/28/13	\$67,500	RELATED PARTY, FRIEND, OR NEIGHBOR
8	30	428990	0010	01/23/13	\$535,697	TEAR DOWN
8	60	427890	0085	10/17/14	\$200,000	NO MARKET EXPOSURE
8	60	910300	0455	09/24/13	\$400,000	NO MARKET EXPOSURE; TEAR DOWN

USPAP 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, Assessor's 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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

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.

USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
 - David Ek, David McCroskey, Adam Neel, and Andrew Rose performed:
 - Data Collection
 - Sales Verification
 - Appeals Response Preparation / Review
 - Appeal Hearing Attendance
 - Land and Total Valuation
 - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
 - Karen Anderson performed:
 - 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

Karen Anderson

6/11/2015

Appraiser II

Date



King County

Department of Assessments

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

Lloyd Hara

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor