

Vacant Sales Used in this Physical Inspection Analysis
Area 46

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
046	002	7	407320	0315	10/22/15	\$350,000	7,200	N	N
046	002	7	407320	0575	11/30/14	\$460,000	12,092	Y	N
046	002	7	882090	0095	08/04/15	\$495,000	8,400	N	N
046	002	7	882090	2560	04/25/13	\$270,000	5,800	N	N
046	002	15	735220	0115	05/04/13	\$810,000	5,025	Y	Y
046	003	7	145460	0184	12/09/14	\$350,000	10,082	Y	N
046	003	7	156810	0670	03/20/15	\$395,900	8,706	N	N
046	003	7	156810	0730	02/17/15	\$325,000	5,796	Y	N
046	003	7	674470	0263	02/10/15	\$400,000	8,398	Y	N
046	003	15	403010	0005	12/08/14	\$1,800,000	31,389	Y	Y
046	004	1	317910	0755	03/30/15	\$554,663	6,802	N	N
046	004	1	317910	1584	06/16/15	\$625,000	6,559	N	N
046	004	1	317910	2305	07/17/14	\$580,000	6,874	N	N
046	005	1	892810	0125	10/28/14	\$550,000	6,090	N	N
046	005	1	929430	0085	03/05/15	\$450,000	5,000	N	N
046	005	3	753380	0160	07/24/14	\$1,150,000	6,765	Y	N
046	006	2	226300	0075	12/22/13	\$678,000	12,480	N	N
046	006	2	298580	0095	07/17/14	\$490,000	6,600	N	N
046	006	2	321320	0090	10/25/15	\$401,678	5,029	N	N
046	006	2	321320	0240	05/29/15	\$550,000	5,546	N	N
046	006	4	112504	9068	04/29/13	\$1,500,000	23,250	Y	N
046	006	4	947120	1030	09/26/14	\$985,000	17,006	N	N
046	009	2	102504	9176	09/11/15	\$636,000	6,850	N	N
046	009	2	422190	0095	08/28/15	\$575,000	4,600	N	N
046	009	2	536420	0065	08/31/15	\$606,600	5,000	N	N
046	009	2	536420	0540	07/24/15	\$661,540	5,200	N	N
046	009	2	536420	0649	10/08/14	\$603,000	5,250	N	N
046	009	2	761370	0075	07/29/14	\$495,000	4,500	N	N
046	009	4	421840	0280	11/08/13	\$805,000	4,200	Y	N
046	009	25	421740	1616	07/24/15	\$3,925,000	22,978	Y	Y
046	009	25	421740	2040	03/14/13	\$2,395,000	11,869	Y	Y

Vacant Sales Used in this Physical Inspection Analysis
Area 46

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
046	009	25	421740	2415	07/03/13	\$2,500,000	16,526	Y	Y

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
002	7	081400	0040	12/14/15	\$410,000	\$412,000	780	6	1944	Good	6,000	N	N	11528 SAND POINT WAY NE
002	7	407320	0261	08/13/13	\$292,000	\$359,000	800	6	1933	Avg	9,900	N	N	10330 SAND POINT WAY NE
002	7	407530	0030	08/09/13	\$385,000	\$474,000	1,120	6	1925	Good	7,200	N	N	9544 SAND POINT WAY NE
002	7	882090	2700	04/22/15	\$456,200	\$485,000	1,210	6	1904	Good	7,733	N	N	11738 SAND POINT WAY NE
002	7	407780	0060	11/11/13	\$479,000	\$577,000	1,210	6	1949	VGood	7,620	Y	N	10510 SAND POINT WAY NE
002	7	399270	0775	01/21/15	\$410,000	\$445,000	1,490	6	1942	Good	13,736	N	N	11350 SAND POINT WAY NE
002	15	735220	0430	09/17/13	\$749,000	\$913,000	700	7	1965	Good	1,895	Y	Y	10714 RIVIERA PL NE
002	7	520720	0360	09/03/14	\$420,000	\$471,000	930	7	1953	Good	5,368	N	N	9215 49TH AVE NE
002	7	882090	2520	09/25/13	\$385,950	\$470,000	940	7	1941	Good	7,562	N	N	11919 EXETER AVE NE
002	7	407530	0080	05/19/15	\$474,800	\$501,000	980	7	1985	Avg	3,600	N	N	9518 SAND POINT WAY NE
002	7	520720	0455	06/25/13	\$400,000	\$498,000	1,010	7	1955	VGood	6,890	N	N	9223 SAND POINT WAY NE
002	7	407320	0280	09/30/15	\$490,000	\$501,000	1,060	7	1952	Avg	7,200	N	N	10314 SAND POINT WAY NE
002	7	407780	0166	07/11/13	\$620,000	\$768,000	1,070	7	1934	Avg	7,830	Y	N	10732 DURLAND AVE NE
002	7	407830	0024	07/25/14	\$590,000	\$668,000	1,080	7	1969	Avg	4,205	Y	N	10706 LAKESIDE AVE NE
002	7	393590	0090	03/01/13	\$389,000	\$497,000	1,090	7	1949	Avg	9,383	N	N	11255 EXETER AVE NE
002	15	735170	0065	08/10/15	\$1,095,000	\$1,133,000	1,140	7	1965	Good	2,751	Y	Y	12334 RIVIERA PL NE
002	7	882090	2605	06/13/13	\$446,500	\$557,000	1,170	7	1954	VGood	7,733	N	N	11709 DURLAND AVE NE
002	7	407780	0088	08/11/14	\$699,950	\$790,000	1,180	7	1941	VGood	7,830	Y	N	10619 DURLAND AVE NE
002	7	407320	0464	07/25/13	\$392,500	\$485,000	1,180	7	1958	Good	5,824	N	N	9740 48TH AVE NE
002	7	882090	2145	08/26/15	\$525,000	\$541,000	1,220	7	1960	Avg	8,600	Y	N	11900 LAKESIDE AVE NE
002	7	882090	2480	08/06/13	\$350,000	\$431,000	1,340	7	2000	Avg	3,185	N	N	11945 EXETER AVE NE
002	7	882090	2690	04/16/14	\$419,000	\$486,000	1,350	7	1942	Good	7,733	N	N	11734 SAND POINT WAY NE
002	7	407830	0015	09/14/15	\$450,000	\$462,000	1,460	7	1930	Fair	4,157	Y	N	10722 LAKESIDE AVE NE
002	15	735170	0220	02/05/13	\$850,000	\$1,093,000	1,510	7	1963	Avg	3,758	Y	Y	11764 RIVIERA PL NE
002	7	882090	2540	11/13/14	\$425,000	\$469,000	1,670	7	1947	Avg	6,212	N	N	11903 EXETER AVE NE
002	7	882090	2085	11/17/15	\$735,000	\$743,000	1,720	7	1928	Good	11,353	Y	N	11939 LAKESIDE PL NE
002	7	407320	0805	05/28/15	\$623,000	\$656,000	1,760	7	1984	Avg	12,000	N	N	9718 49TH AVE NE
002	7	882090	2400	09/10/14	\$498,000	\$558,000	1,780	7	1983	Avg	2,750	Y	N	11729 EXETER AVE NE
002	7	882090	2680	02/11/14	\$480,000	\$565,000	1,780	7	1963	Good	7,733	N	N	11732 SAND POINT WAY NE
002	7	407780	0070	09/11/13	\$730,000	\$891,000	1,810	7	1971	Good	5,514	Y	N	10511 EXETER AVE NE
002	7	407780	0090	05/20/13	\$689,000	\$864,000	1,870	7	1940	Good	6,525	Y	N	10612 DURLAND AVE NE
002	7	882090	2500	04/01/13	\$499,000	\$633,000	1,880	7	1950	Good	7,528	N	N	11929 EXETER AVE NE
002	7	407830	0050	05/04/15	\$780,000	\$826,000	2,010	7	1939	VGood	3,094	Y	N	10650 LAKESIDE AVE NE
002	7	520720	0500	07/15/15	\$770,000	\$802,000	1,110	8	2015	VGood	8,454	N	N	9122 MATTHEWS AVE NE
002	7	407320	0456	08/21/13	\$515,000	\$632,000	1,110	8	1967	Avg	7,200	N	N	9750 48TH AVE NE
002	7	393590	0150	07/20/15	\$650,000	\$676,000	1,260	8	1953	Avg	11,900	N	N	11301 EXETER AVE NE
002	7	407780	0094	02/02/15	\$675,000	\$730,000	1,280	8	1950	Good	7,230	N	N	10646 SAND POINT WAY NE
002	7	407480	0035	04/14/15	\$724,500	\$771,000	1,340	8	2014	Avg	3,600	N	N	9738 SAND POINT WAY NE
002	7	393590	0093	04/27/15	\$688,000	\$730,000	1,350	8	1957	Good	13,526	N	N	4601 NE 113TH ST
002	7	393590	0076	05/21/14	\$519,500	\$598,000	1,350	8	1968	Good	7,220	N	N	11048 SAND POINT WAY NE
002	7	407780	0093	06/16/15	\$666,000	\$698,000	1,460	8	1954	Avg	7,230	Y	N	10647 DURLAND AVE NE
002	7	407780	0113	08/14/13	\$625,000	\$768,000	1,470	8	1952	Good	8,190	Y	N	10637 EXETER AVE NE
002	7	520720	0102	09/11/14	\$610,000	\$683,000	1,480	8	1962	Avg	6,600	N	N	4929 NE 93RD ST
002	7	882090	0186	08/07/15	\$560,000	\$580,000	1,490	8	1971	Avg	7,293	Y	N	12329 42ND AVE NE
002	7	520720	0305	12/08/13	\$510,000	\$610,000	1,530	8	1965	Avg	7,080	N	N	9043 SAND POINT WAY NE
002	7	399270	0862	09/25/15	\$560,000	\$573,000	1,630	8	1951	Good	9,142	Y	N	11515 LAKESIDE AVE NE
002	7	393590	0094	06/19/15	\$625,500	\$655,000	1,640	8	1960	Avg	10,632	N	N	11301 DURLAND PL NE
002	7	407780	0026	05/30/14	\$715,000	\$821,000	1,770	8	1947	Good	7,200	Y	N	10718 EXETER AVE NE
002	7	407780	0017	08/13/14	\$775,000	\$874,000	1,820	8	1947	Good	6,200	Y	N	10725 LAKESIDE AVE NE
002	7	882090	2120	08/23/15	\$710,000	\$732,000	1,900	8	2007	Avg	3,456	Y	N	11911 LAKESIDE PL NE

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(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
002	7	882090	2250	01/31/14	\$825,000	\$974,000	1,970	8	1950	Good	35,346	Y	N	11748 LAKESIDE AVE NE
002	7	882090	1725	07/18/15	\$525,000	\$546,000	1,980	8	1930	Avg	8,400	N	N	4225 NE 124TH ST
002	15	735170	0135	03/14/14	\$1,650,000	\$1,929,000	1,990	8	1941	Good	8,525	Y	Y	11720 RIVIERA PL NE
002	15	735220	0100	02/24/15	\$1,360,000	\$1,464,000	2,120	8	1991	Avg	5,081	Y	Y	11538 RIVIERA PL NE
002	7	882090	0033	11/23/15	\$573,000	\$578,000	2,220	8	1983	Avg	11,175	Y	N	4239 NE 125TH ST
002	7	882090	2325	06/13/13	\$769,000	\$959,000	2,300	8	1968	Avg	7,202	N	N	11744 EXETER AVE NE
002	7	882090	2350	12/03/14	\$810,000	\$889,000	2,520	8	1979	Avg	7,396	Y	N	11737 LAKESIDE AVE NE
002	7	882090	1855	10/20/15	\$1,375,000	\$1,399,000	2,580	8	2012	Avg	7,075	Y	N	11928 LAKESIDE PL NE
002	7	882090	2050	06/20/13	\$675,000	\$841,000	2,590	8	1997	Avg	9,033	Y	N	12055 LAKESIDE PL NE
002	7	520720	0195	07/01/14	\$691,500	\$788,000	2,600	8	2002	Good	7,200	N	N	9039 49TH AVE NE
002	7	399270	0835	04/18/13	\$670,000	\$847,000	2,780	8	1991	Avg	8,525	Y	N	11329 DURLAND PL NE
002	7	407780	0193	06/09/14	\$788,000	\$902,000	2,920	8	1988	Avg	6,975	Y	N	11005 EXETER AVE NE
002	7	393590	0145	07/24/13	\$789,000	\$975,000	2,930	8	1951	Good	12,800	Y	N	11302 SAND POINT WAY NE
002	7	882090	0029	06/10/14	\$700,000	\$801,000	3,100	8	1982	Good	9,825	Y	N	4245 NE 125TH ST
002	15	735220	0405	12/09/13	\$1,100,000	\$1,315,000	1,580	9	1991	Good	2,144	Y	Y	10700 RIVIERA PL NE
002	15	735220	0380	10/13/15	\$1,450,000	\$1,478,000	1,920	9	1984	Good	1,989	Y	Y	10664 RIVIERA PL NE
002	7	882090	2271	08/07/13	\$1,125,000	\$1,385,000	1,960	9	2012	Avg	10,608	Y	N	11700 LAKESIDE AVE
002	7	882090	1792	07/11/14	\$640,000	\$727,000	2,320	9	1986	Avg	7,274	Y	N	12066 LAKESIDE PL NE
002	7	868130	0020	08/24/15	\$985,000	\$1,016,000	2,330	9	1995	VGood	6,867	N	N	9516 49TH AVE NE
002	7	520720	0285	10/14/15	\$875,000	\$892,000	2,360	9	1993	Good	6,000	N	N	9071 MATTHEWS AVE NE
002	7	407480	0165	07/02/13	\$756,000	\$939,000	2,400	9	2007	Avg	7,200	N	N	9735 48TH AVE NE
002	7	342604	9210	10/26/15	\$950,000	\$965,000	2,450	9	1980	Good	5,001	Y	N	8730 SAND POINT WAY NE
002	7	393590	0088	10/23/13	\$829,000	\$1,002,000	2,520	9	2006	Good	7,227	Y	N	11050 DURLAND AVE NE
002	7	520720	0375	12/22/15	\$825,000	\$827,000	2,530	9	2007	Avg	5,113	N	N	9102 SAND POINT WAY NE
002	15	272604	9034	11/09/14	\$2,000,000	\$2,209,000	2,610	9	2006	Avg	5,206	Y	Y	12040 RIVIERA PL NE
002	7	520720	0379	07/21/15	\$940,000	\$977,000	2,620	9	2007	Avg	4,298	N	N	9109 MATTHEWS PL NE
002	7	882090	1894	05/27/15	\$876,600	\$923,000	2,620	9	2015	Avg	3,618	N	N	4209 NE 123RD ST
002	7	407780	0143	12/05/13	\$1,085,000	\$1,298,000	2,760	9	2013	Avg	7,178	Y	N	10721 DURLAND AVE NE
002	7	882090	1895	06/21/15	\$950,000	\$995,000	2,820	9	2015	Avg	3,618	N	N	4207 NE 123RD ST
002	7	882090	2269	10/23/14	\$1,125,000	\$1,247,000	2,830	9	2014	Avg	6,347	Y	N	11702 LAKESIDE AVE NE
002	7	407320	0837	10/13/15	\$1,398,500	\$1,425,000	3,050	9	2015	Avg	7,212	N	N	9719 LAKE SHORE BLVD NE
002	7	882090	2200	11/12/14	\$1,199,000	\$1,323,000	3,130	9	2013	Avg	8,400	N	N	12056 LAKESIDE AVE NE
002	7	407320	0355	01/15/13	\$608,000	\$786,000	3,140	9	2001	Avg	7,200	N	N	10014 SAND POINT WAY NE
002	7	882090	1670	08/11/14	\$971,000	\$1,095,000	3,350	9	2005	Avg	10,140	N	N	4216 NE 123RD ST
002	7	882090	0196	07/10/15	\$970,000	\$1,011,000	3,470	9	1991	Good	11,469	Y	N	12308 SAND POINT WAY NE
002	7	393590	0030	07/30/14	\$775,000	\$877,000	3,540	9	1970	Good	9,970	Y	N	11205 LAKESIDE AVE NE
002	7	342604	9031	06/17/14	\$870,000	\$994,000	1,940	10	1996	Good	4,887	Y	N	8770 SAND POINT WAY NE
002	7	393590	0005	05/01/15	\$1,039,000	\$1,101,000	1,980	10	1953	Good	11,343	Y	N	11310 EXETER AVE NE
002	7	407780	0176	07/31/13	\$850,000	\$1,048,000	2,480	10	2004	Avg	7,203	Y	N	4511 NE 110TH ST
002	7	407780	0117	11/23/15	\$1,160,000	\$1,171,000	2,740	10	1995	Avg	7,470	Y	N	10629 EXETER AVE NE
002	15	342604	9032	09/16/15	\$2,365,000	\$2,426,000	2,630	11	1981	Good	14,121	Y	Y	8746 SAND POINT WAY NE
002	15	342604	9284	08/19/14	\$2,300,000	\$2,590,000	2,720	12	2001	Good	8,375	Y	Y	8772 SAND POINT WAY NE
003	15	145950	0035	01/15/15	\$735,000	\$799,000	890	6	1949	Avg	4,970	Y	Y	13194 RIVIERA PL NE
003	7	106510	0035	06/29/15	\$409,000	\$427,000	880	7	1914	Good	4,575	N	N	17001 BRENTWOOD PL NE
003	7	145410	0480	08/19/14	\$378,500	\$426,000	880	7	1949	VGood	6,171	N	N	4003 NE 135TH ST
003	7	156810	0740	03/04/14	\$399,000	\$468,000	880	7	1952	Avg	5,789	Y	N	3541 NE 148TH ST
003	7	674470	0423	06/06/14	\$432,000	\$495,000	1,070	7	1939	Good	6,250	Y	N	3711 NE 153RD ST
003	7	773850	0185	09/23/14	\$382,500	\$427,000	1,150	7	2006	Avg	6,249	N	N	16530 BOTHELL WAY NE
003	7	674470	1583	12/26/15	\$575,000	\$576,000	1,170	7	2001	Avg	26,400	Y	N	3833 NE 155TH ST
003	7	156810	0765	08/27/13	\$707,000	\$866,000	1,180	7	1954	Good	11,929	Y	N	3702 NE 147TH ST

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003	7	932480	0455	10/23/14	\$436,000	\$483,000	1,240	7	1925	Avg	8,100	Y	N	14320 37TH AVE NE
003	7	145560	0015	12/12/14	\$760,000	\$833,000	1,340	7	1940	VGood	10,739	Y	N	13720 41ST AVE NE
003	7	773850	0475	12/12/14	\$485,000	\$531,000	1,410	7	1958	Avg	6,611	Y	N	16260 BOTHELL WAY NE
003	7	106210	0075	05/03/15	\$455,000	\$482,000	1,420	7	1950	Good	5,000	N	N	4528 NE 170TH ST
003	7	106210	0115	12/04/14	\$405,000	\$445,000	1,450	7	1969	Avg	6,081	N	N	4518 NE 171ST ST
003	7	383400	0122	06/12/13	\$412,500	\$515,000	1,540	7	1949	Good	9,480	N	N	13522 39TH AVE NE
003	7	106210	0116	01/21/15	\$475,000	\$516,000	1,640	7	1969	Avg	5,097	N	N	4526 NE 171ST ST
003	15	735120	0295	01/14/15	\$1,150,000	\$1,250,000	1,760	7	1960	VGood	1,974	Y	Y	14368 EDGEWATER LN NE
003	7	773910	0010	11/06/13	\$465,000	\$560,000	2,010	7	2008	Avg	7,020	N	N	16835 BEACH DR NE
003	15	735120	0050	12/18/14	\$1,335,000	\$1,461,000	2,300	7	1958	Avg	6,463	Y	Y	14026 RIVIERA PL NE
003	7	674470	0424	06/26/14	\$537,000	\$612,000	2,410	7	1988	Avg	7,479	Y	N	3707 NE 153RD ST
003	7	812410	0104	03/15/13	\$715,000	\$911,000	2,930	7	1993	VGood	10,030	Y	N	4145 NE 142ND ST
003	7	145560	0030	01/08/15	\$645,000	\$702,000	1,190	8	1955	Avg	11,583	Y	N	13742 41ST AVE NE
003	7	674470	0467	09/05/13	\$520,000	\$636,000	1,290	8	1979	Avg	6,900	Y	N	3728 NE 151ST ST
003	7	674470	1527	08/20/15	\$681,000	\$703,000	1,350	8	1958	Avg	9,204	Y	N	3772 NE 153RD ST
003	7	932480	0425	11/01/13	\$625,000	\$754,000	1,350	8	1946	VGood	8,100	Y	N	14356 37TH AVE NE
003	15	145950	0095	03/19/13	\$1,225,000	\$1,560,000	1,380	8	1956	VGood	4,600	Y	Y	12578 RIVIERA PL NE
003	7	766370	0151	06/15/15	\$665,000	\$697,000	1,440	8	1956	Avg	7,260	Y	N	3716 NE 145TH ST
003	7	674470	0302	06/20/14	\$790,000	\$902,000	1,450	8	1974	VGood	10,920	Y	N	3906 NE 157TH PL
003	7	145460	0136	04/02/13	\$590,000	\$749,000	1,460	8	1978	Avg	12,027	Y	N	4024 NE 125TH ST
003	7	773850	0580	01/31/13	\$660,000	\$850,000	1,490	8	1951	Avg	7,114	Y	N	16136 41ST AVE NE
003	7	674470	0900	04/29/15	\$795,000	\$843,000	1,510	8	1948	Avg	13,450	Y	N	3938 NE 157TH PL
003	7	145560	0045	09/15/14	\$687,500	\$769,000	1,540	8	1962	Avg	9,377	Y	N	13747 42ND AVE NE
003	7	773850	0510	02/26/14	\$777,000	\$912,000	1,550	8	1955	Good	13,595	Y	N	4007 NE 161ST ST
003	7	156810	0715	05/18/15	\$470,000	\$496,000	1,620	8	1963	Avg	5,807	Y	N	3517 NE 148TH ST
003	7	145460	0256	10/13/14	\$710,000	\$789,000	1,620	8	1956	Avg	9,600	Y	N	12714 42ND AVE NE
003	7	403640	0120	01/21/14	\$640,500	\$758,000	1,640	8	1965	VGood	8,118	Y	N	15024 37TH AVE NE
003	7	145460	0265	05/22/15	\$1,002,717	\$1,057,000	1,690	8	1954	VGood	27,838	Y	N	12562 42ND AVE NE
003	7	145560	0062	10/21/14	\$689,000	\$764,000	1,700	8	1940	VGood	9,612	Y	N	13731 42ND PL NE
003	7	932480	0450	10/09/14	\$560,000	\$623,000	1,700	8	1955	Avg	6,900	Y	N	14326 37TH AVE NE
003	7	766370	0081	03/10/14	\$720,000	\$842,000	1,710	8	1957	Good	14,778	Y	N	3820 NE 145TH ST
003	7	145510	0185	04/29/13	\$616,000	\$777,000	1,760	8	2007	Avg	14,592	Y	N	13558 42ND AVE NE
003	7	145560	0061	03/08/13	\$520,000	\$664,000	1,800	8	1986	Avg	9,725	Y	N	13736 42ND AVE NE
003	15	403010	0235	08/23/13	\$1,236,000	\$1,516,000	1,820	8	1981	Good	4,152	Y	Y	17713 BEACH DR NE
003	7	145460	0007	10/18/13	\$805,000	\$974,000	1,860	8	1950	Good	26,278	Y	N	13244 40TH AVE NE
003	7	674470	0340	11/23/15	\$661,000	\$667,000	1,880	8	1977	Avg	9,834	Y	N	3911 NE 157TH PL
003	7	403640	0130	04/09/14	\$750,000	\$871,000	1,930	8	1963	VGood	8,323	Y	N	15016 37TH AVE NE
003	7	106210	0100	06/26/14	\$424,000	\$484,000	2,100	8	1984	Avg	4,857	N	N	4500 NE 171ST ST
003	7	766370	0142	07/08/15	\$751,000	\$783,000	2,110	8	1921	Good	14,445	Y	N	14516 37TH AVE NE
003	7	773850	0520	06/05/13	\$709,000	\$886,000	2,110	8	1958	Good	10,077	Y	N	4004 NE 160TH ST
003	15	156810	0920	04/08/15	\$1,950,000	\$2,078,000	2,170	8	2012	Avg	4,331	Y	Y	14730 EDGEWATER LN NE
003	7	145510	0178	12/10/14	\$775,000	\$850,000	2,180	8	2014	Avg	17,798	Y	N	13717 42ND PL NE
003	7	932480	0650	04/27/15	\$587,450	\$623,000	2,190	8	1927	Good	8,775	Y	N	3908 NE 140TH ST
003	7	145410	0650	08/04/14	\$942,000	\$1,064,000	2,310	8	1939	Avg	37,200	Y	N	12706 39TH AVE NE
003	7	145510	0180	02/06/14	\$749,990	\$884,000	2,360	8	2012	Avg	9,422	Y	N	13713 42ND PL NE
003	7	145510	0040	08/20/15	\$1,032,500	\$1,066,000	2,390	8	1974	Good	15,313	Y	N	13581 41ST AVE NE
003	15	145510	0335	09/03/15	\$1,445,000	\$1,487,000	2,450	8	1933	Good	5,683	Y	Y	13514 RIVIERA PL NE
003	7	773910	0035	06/11/13	\$547,000	\$683,000	2,530	8	1958	Avg	8,839	N	N	16807 BEACH DR NE
003	15	403010	0055	07/29/13	\$1,040,000	\$1,283,000	2,770	8	1981	Good	10,173	Y	Y	17350 BEACH DR NE
003	7	145460	0177	05/05/14	\$875,000	\$1,010,000	3,160	8	2014	Avg	10,547	N	N	13212 42ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
003	7	145460	0176	06/30/14	\$800,000	\$912,000	3,170	8	2014	Avg	10,261	N	N	13218 42ND AVE NE
003	7	674470	0427	05/07/14	\$540,000	\$623,000	3,700	8	1984	Avg	7,647	Y	N	3705 NE 153RD ST
003	7	403640	0040	02/09/15	\$648,000	\$700,000	1,430	9	1964	Avg	10,772	Y	N	3803 NE 151ST ST
003	7	145510	0205	11/04/15	\$1,050,000	\$1,065,000	1,470	9	1966	Avg	26,006	Y	N	13516 42ND AVE NE
003	7	766370	0150	08/22/14	\$635,000	\$714,000	1,720	9	1978	Avg	7,200	Y	N	14508 37TH AVE NE
003	7	156810	0767	06/13/13	\$600,000	\$748,000	1,790	9	1978	Good	5,773	Y	N	3556 NE 147TH ST
003	7	403640	0260	06/05/15	\$1,100,000	\$1,156,000	1,840	9	1976	VGood	9,806	Y	N	14828 39TH AVE NE
003	7	932480	0735	06/01/15	\$790,000	\$831,000	1,840	9	1984	Avg	10,025	Y	N	14335 40TH AVE NE
003	7	674470	1021	08/08/13	\$759,950	\$936,000	1,920	9	1962	Good	15,400	Y	N	3921 NE 158TH LN
003	7	812410	0056	12/08/15	\$1,255,000	\$1,262,000	2,060	9	1951	Good	23,568	Y	N	14034 41ST AVE NE
003	7	145410	0570	08/04/15	\$1,295,000	\$1,342,000	2,150	9	1938	Good	51,448	Y	N	13000 39TH AVE NE
003	15	145510	0355	07/08/14	\$1,675,000	\$1,905,000	2,150	9	1991	Good	5,088	Y	Y	13504 RIVIERA PL NE
003	15	145950	0100	05/29/15	\$1,921,000	\$2,022,000	2,180	9	1976	Avg	4,597	Y	Y	12570 RIVIERA PL NE
003	7	773850	0385	06/02/15	\$1,130,000	\$1,189,000	2,200	9	1951	Good	10,800	Y	N	16123 41ST AVE NE
003	15	773850	0660	03/05/14	\$2,035,000	\$2,384,000	2,300	9	1954	Good	16,369	Y	Y	16800 SHORE DR NE
003	7	674470	1500	11/10/15	\$1,100,000	\$1,114,000	2,340	9	1973	Good	8,675	Y	N	15333 BEACH DR NE
003	7	674470	0404	07/03/14	\$835,000	\$951,000	2,600	9	2001	Avg	4,768	Y	N	3836 NE 155TH ST
003	7	766370	0113	06/17/13	\$775,000	\$966,000	2,660	9	2002	Avg	7,238	Y	N	3705 NE 147TH ST
003	7	145460	0038	03/23/15	\$985,000	\$1,054,000	2,870	9	1984	Avg	13,261	Y	N	13059 C 42ND AVE NE
003	7	106210	0040	04/29/13	\$773,000	\$975,000	2,910	9	1986	Good	7,954	N	N	17010 SHORE DR NE
003	7	674470	0741	07/10/15	\$1,050,000	\$1,095,000	2,950	9	1994	Avg	6,510	Y	N	3856 NE 155TH ST
003	7	145460	0175	04/23/14	\$1,250,000	\$1,447,000	3,040	9	2014	Avg	9,603	Y	N	13216 42ND AVE NE
003	7	145460	0178	07/17/14	\$1,250,000	\$1,419,000	3,200	9	2014	Avg	9,603	Y	N	13214 42ND AVE NE
003	7	145460	0266	10/27/14	\$925,000	\$1,025,000	3,420	9	2005	Avg	9,492	Y	N	12566 42ND AVE NE
003	15	735120	0270	06/25/14	\$1,050,000	\$1,198,000	1,160	10	2008	Avg	2,002	Y	Y	14360 EDGEWATER LN NE
003	7	145460	0017	10/22/15	\$1,250,000	\$1,271,000	3,040	10	1940	Good	25,338	Y	N	13440 40TH AVE NE
003	7	145460	0271	05/11/15	\$1,070,000	\$1,131,000	3,050	10	1964	Avg	23,343	Y	N	12560 42ND AVE NE
003	15	735120	0025	08/15/15	\$1,847,500	\$1,909,000	3,110	10	1994	Avg	4,137	Y	Y	14012 RIVIERA PL NE
003	15	674470	1200	07/14/15	\$2,585,000	\$2,692,000	3,430	10	2007	Avg	6,343	Y	Y	15550 BEACH DR NE
003	7	773910	0136	08/18/14	\$1,040,000	\$1,171,000	4,660	10	2000	Avg	13,515	N	N	16551 45TH AVE NE
003	15	773850	0776	12/04/15	\$3,250,000	\$3,272,000	5,030	10	1934	Good	11,982	Y	Y	16520 SHORE DR NE
003	15	156810	0900	11/19/15	\$1,800,000	\$1,818,000	3,440	11	1992	Avg	6,804	Y	Y	14704 EDGEWATER LN NE
003	15	403010	0290	10/01/14	\$1,680,000	\$1,872,000	3,520	11	1998	Avg	6,771	Y	Y	17733 BEACH DR NE
003	15	773850	0235	07/02/15	\$3,191,000	\$3,333,000	4,200	11	2005	Avg	10,898	Y	Y	16290 BEACH DR NE
003	15	773850	0731	08/15/14	\$4,500,000	\$5,072,000	6,350	12	2004	Avg	13,746	Y	Y	16706 SHORE DR NE
004	1	112504	9052	05/28/15	\$596,000	\$628,000	1,700	6	1951	Avg	6,480	N	N	6412 58TH AVE NE
004	1	317910	2165	06/16/15	\$575,000	\$603,000	860	7	1942	VGood	5,450	N	N	6216 45TH AVE NE
004	1	317910	2160	04/22/13	\$596,000	\$753,000	930	7	1942	VGood	5,400	N	N	6220 45TH AVE NE
004	1	317910	0645	03/28/14	\$656,000	\$764,000	990	7	1944	VGood	5,252	N	N	4712 NE 55TH ST
004	1	317910	0035	08/01/15	\$755,500	\$783,000	1,130	7	1951	Avg	6,067	N	N	4727 NE 55TH ST
004	1	317610	0110	05/06/14	\$650,000	\$750,000	1,160	7	1940	Avg	7,475	Y	N	6008 51ST AVE NE
004	1	317910	2155	01/08/15	\$760,000	\$827,000	1,780	7	1949	VGood	5,300	N	N	6226 45TH AVE NE
004	1	317910	0150	05/20/15	\$712,500	\$752,000	920	8	1949	Avg	6,960	N	N	5059 PULLMAN AVE NE
004	1	317910	0482	01/25/15	\$450,000	\$488,000	1,040	8	2003	Avg	1,377	N	N	4502 A NE 55TH ST
004	1	317910	0848	10/15/13	\$573,000	\$694,000	1,060	8	1951	Avg	6,476	N	N	4814 PURDUE AVE NE
004	1	317910	0435	07/15/14	\$641,000	\$728,000	1,070	8	1953	Good	5,332	N	N	4802 PULLMAN AVE NE
004	1	317760	0045	02/15/13	\$505,000	\$648,000	1,100	8	1950	Avg	5,330	N	N	5307 NE 65TH ST
004	1	317910	0653	09/10/15	\$649,950	\$668,000	1,110	8	1950	VGood	4,729	N	N	4724 NE 55TH ST
004	1	317910	1945	07/15/14	\$864,000	\$981,000	1,220	8	1948	VGood	6,600	N	N	6077 WELLESLEY WAY NE
004	1	317910	0480	08/06/14	\$530,000	\$599,000	1,270	8	2003	Avg	1,536	N	N	4506 B NE 55TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
004	1	317810	0006	03/18/13	\$585,900	\$746,000	1,270	8	1954	Good	6,562	N	N	6253 54TH AVE NE
004	1	317810	0065	09/25/14	\$676,101	\$755,000	1,290	8	1954	Avg	6,010	N	N	6230 54TH AVE NE
004	1	317910	0945	01/03/14	\$862,000	\$1,025,000	1,300	8	1953	VGood	5,800	Y	N	4962 PURDUE AVE NE
004	1	318010	0034	06/24/13	\$490,000	\$610,000	1,320	8	2006	Avg	1,428	N	N	4533 A NE 55TH ST
004	1	317910	1240	07/17/13	\$780,000	\$965,000	1,340	8	1941	VGood	6,377	Y	N	5840 OBERLIN AVE NE
004	1	317610	0145	10/07/15	\$850,000	\$868,000	1,350	8	1940	Avg	7,216	N	N	6054 51ST AVE NE
004	1	318010	0031	10/24/13	\$575,000	\$695,000	1,380	8	2006	Avg	1,969	N	N	4535 NE 55TH ST
004	1	318010	0024	07/25/13	\$585,000	\$723,000	1,380	8	2006	Avg	1,721	N	N	4525 NE 55TH ST
004	1	112504	9153	11/19/15	\$650,000	\$657,000	1,470	8	1965	Avg	4,895	N	N	6420 57TH AVE NE
004	1	317660	0055	07/17/14	\$656,000	\$744,000	1,480	8	1943	Avg	7,475	N	N	6037 52ND AVE NE
004	1	112504	9154	07/24/15	\$637,000	\$662,000	1,510	8	1965	Avg	4,836	N	N	6414 57TH AVE NE
004	1	317660	0105	08/13/14	\$750,000	\$846,000	1,510	8	1975	VGood	5,301	N	N	6206 52ND AVE NE
004	1	112504	9158	08/15/13	\$602,500	\$740,000	1,510	8	1965	Avg	5,078	N	N	6400 57TH AVE NE
004	1	318010	0023	01/30/15	\$544,000	\$589,000	1,560	8	1998	Avg	1,755	N	N	4519 NE 55TH ST
004	1	318010	0020	03/31/14	\$538,500	\$627,000	1,560	8	1998	Avg	1,892	N	N	4517 NE 55TH ST
004	1	317910	1050	08/04/14	\$672,324	\$760,000	1,600	8	1940	Avg	5,795	Y	N	4808 STANFORD AVE NE
004	1	317910	0340	01/30/14	\$590,000	\$697,000	1,600	8	1955	Avg	6,000	Y	N	5054 PULLMAN AVE NE
004	1	317610	0130	04/08/14	\$893,000	\$1,038,000	2,030	8	1940	VGood	7,475	Y	N	6036 51ST AVE NE
004	1	317910	1835	08/06/13	\$850,000	\$1,047,000	1,320	9	1950	VGood	6,600	Y	N	6068 WELLESLEY WAY NE
004	1	317910	1480	07/03/13	\$945,000	\$1,173,000	1,540	9	1953	VGood	5,907	Y	N	6217 50TH AVE NE
004	1	317910	0060	09/16/14	\$880,000	\$984,000	1,890	9	2002	Avg	6,750	N	N	4809 PULLMAN AVE NE
004	1	317910	0180	05/07/15	\$1,540,000	\$1,630,000	2,120	9	2008	Avg	6,960	Y	N	5227 PULLMAN AVE NE
004	1	317910	1070	06/30/14	\$880,000	\$1,003,000	2,320	9	1931	Good	4,392	Y	N	5724 PRINCETON AVE NE
004	1	317910	0330	11/25/15	\$1,595,000	\$1,609,000	2,410	9	2015	Avg	6,000	Y	N	5208 PULLMAN AVE NE
004	1	317910	1580	05/28/14	\$1,210,000	\$1,389,000	2,530	9	2003	Good	6,982	Y	N	4911 NE 65TH ST
004	1	317910	2265	11/07/13	\$1,316,000	\$1,585,000	2,640	9	2007	Avg	6,032	N	N	6008 OBERLIN AVE NE
004	1	317910	0055	11/17/15	\$1,425,000	\$1,440,000	2,750	9	2014	Avg	8,504	N	N	5400 PRINCETON AVE NE
004	1	317910	0620	05/05/15	\$1,285,000	\$1,361,000	3,070	9	2014	Avg	5,200	N	N	4544 NE TULANE PL
004	1	317910	0800	04/09/13	\$1,295,000	\$1,641,000	3,300	9	2012	Avg	6,930	N	N	4568 PURDUE AVE NE
004	1	317910	0610	07/16/13	\$1,295,000	\$1,603,000	3,330	9	2013	Avg	6,249	N	N	4530 NE TULANE PL
004	1	317910	1275	10/27/15	\$2,100,000	\$2,133,000	3,040	10	2003	Avg	11,768	Y	N	5809 ANN ARBOR AVE NE
004	1	317560	0015	12/24/15	\$2,250,000	\$2,254,000	3,430	10	2007	Avg	7,150	Y	N	6018 50TH AVE NE
004	1	317610	0040	06/25/14	\$1,750,000	\$1,996,000	3,560	10	2014	Avg	7,150	Y	N	6223 51ST AVE NE
005	1	892710	0095	03/14/13	\$485,000	\$618,000	860	7	1943	Good	6,138	N	N	6510 47TH AVE NE
005	1	892710	0060	09/17/13	\$610,000	\$744,000	880	7	1943	VGood	6,138	N	N	6509 47TH AVE NE
005	1	892810	0205	03/31/15	\$725,000	\$774,000	910	7	1945	VGood	6,324	N	N	5316 NE 74TH ST
005	1	892810	0225	06/11/13	\$450,000	\$562,000	910	7	1945	Avg	8,360	N	N	7415 55TH AVE NE
005	1	527320	0080	09/29/14	\$619,950	\$691,000	920	7	1951	Good	5,400	N	N	4508 NE 70TH ST
005	1	892610	0195	04/17/13	\$430,000	\$544,000	1,030	7	1941	Avg	6,120	N	N	6503 54TH AVE NE
005	1	527320	0060	05/04/15	\$716,528	\$759,000	1,050	7	1952	Good	5,400	N	N	4515 NE 71ST ST
005	1	892410	0430	12/24/14	\$500,000	\$546,000	1,210	7	1948	Avg	7,130	N	N	6643 58TH AVE NE
005	1	892760	0070	01/13/15	\$630,000	\$685,000	1,250	7	1944	VGood	6,930	N	N	6818 47TH AVE NE
005	1	892660	0065	07/31/15	\$610,000	\$633,000	1,280	7	1947	VGood	6,100	N	N	4835 NE 75TH ST
005	1	892610	0245	05/17/13	\$525,000	\$659,000	1,400	7	1943	Good	5,940	N	N	6537 55TH AVE NE
005	1	042900	0230	06/20/14	\$735,000	\$839,000	1,410	7	1953	Good	6,300	N	N	7308 47TH AVE NE
005	1	612760	0019	09/01/15	\$800,000	\$823,000	1,420	7	1945	Good	6,820	N	N	6818 54TH AVE NE
005	3	753380	0060	11/11/15	\$1,100,000	\$1,113,000	1,450	7	1942	Avg	7,380	N	N	7716 FAIRWAY DR NE
005	1	929430	0235	02/09/14	\$560,000	\$660,000	1,450	7	1947	Good	5,000	N	N	7048 55TH AVE NE
005	1	893460	0015	07/18/13	\$700,000	\$866,000	1,500	7	1976	Good	6,138	N	N	6844 47TH AVE NE
005	1	612760	0010	07/23/15	\$915,000	\$951,000	1,550	7	1945	VGood	6,820	N	N	6806 54TH AVE NE

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Area 46
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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	1	893460	0005	06/25/13	\$520,000	\$647,000	1,580	7	1944	Avg	6,138	N	N	6856 47TH AVE NE
005	1	893460	0055	09/22/13	\$530,000	\$646,000	1,590	7	1944	Good	6,138	N	N	6856 46TH AVE NE
005	1	042900	0045	07/28/15	\$650,000	\$675,000	1,600	7	1955	VGood	5,917	N	N	7345 46TH AVE NE
005	1	929430	0070	05/02/14	\$650,000	\$751,000	1,640	7	1945	Avg	5,000	Y	N	7306 55TH AVE NE
005	1	892810	0025	03/24/15	\$750,000	\$802,000	1,650	7	1944	Avg	6,300	Y	N	7324 52ND AVE NE
005	1	042900	0215	02/11/13	\$732,450	\$941,000	1,740	7	1953	Good	6,300	Y	N	4625 NE 73RD ST
005	1	929430	0200	02/14/13	\$685,000	\$879,000	1,750	7	1947	VGood	5,500	Y	N	7016 55TH AVE NE
005	1	892760	0100	05/28/14	\$925,000	\$1,062,000	1,840	7	1943	VGood	7,000	N	N	6825 48TH AVE NE
005	1	929430	0515	10/24/14	\$775,000	\$859,000	2,010	7	1988	Good	7,017	Y	N	7358 57TH AVE NE
005	1	612760	0036	11/05/14	\$799,000	\$883,000	2,140	7	1945	Good	6,820	N	N	6840 54TH AVE NE
005	1	892410	0400	03/11/14	\$885,000	\$1,035,000	2,200	7	2004	Good	8,125	Y	N	6611 58TH AVE NE
005	1	527320	0065	12/01/15	\$625,000	\$630,000	1,000	8	1952	Fair	5,340	N	N	7011 47TH AVE NE
005	1	929430	0565	10/20/15	\$750,000	\$763,000	1,200	8	1948	Avg	7,350	Y	N	7011 58TH AVE NE
005	1	929430	0495	11/14/14	\$810,000	\$893,000	1,210	8	1961	Good	5,600	Y	N	7330 57TH AVE NE
005	1	032700	0110	04/30/14	\$810,000	\$936,000	1,250	8	1954	Good	10,800	Y	N	7608 56TH PL NE
005	1	929430	0315	07/29/13	\$845,000	\$1,043,000	1,290	8	1950	Good	7,840	Y	N	7317 57TH AVE NE
005	1	929430	0750	06/24/13	\$877,000	\$1,091,000	1,320	8	1952	VGood	6,743	Y	N	7328 58TH AVE NE
005	1	892510	0390	10/12/15	\$1,036,250	\$1,056,000	1,330	8	1941	Good	9,375	Y	N	7324 51ST AVE NE
005	1	892510	0245	05/01/13	\$740,000	\$933,000	1,380	8	1948	Good	6,500	Y	N	7356 50TH AVE NE
005	1	892410	0111	04/24/15	\$699,000	\$742,000	1,400	8	1954	VGood	4,050	N	N	6536 55TH AVE NE
005	1	042900	0180	11/05/15	\$1,185,500	\$1,202,000	1,410	8	1954	VGood	5,626	Y	N	4509 NE 73RD ST
005	3	753380	0885	10/27/14	\$1,100,000	\$1,218,000	1,420	8	1948	Avg	7,200	N	N	8016 RIDGE DR NE
005	1	929430	0615	09/18/14	\$925,000	\$1,034,000	1,420	8	1950	Good	11,793	Y	N	7208 57TH AVE NE
005	1	032700	0100	10/22/14	\$1,161,000	\$1,288,000	1,480	8	1996	Good	26,742	Y	N	7604 56TH PL NE
005	1	892360	0160	05/13/13	\$731,000	\$919,000	1,480	8	1945	Good	6,200	Y	N	6518 51ST AVE NE
005	1	032700	0165	04/13/15	\$1,150,000	\$1,224,000	1,490	8	1951	Good	30,122	Y	N	5619 NE 77TH ST
005	1	929430	0400	06/10/15	\$1,300,000	\$1,365,000	1,510	8	1956	VGood	5,152	Y	N	7362 56TH AVE NE
005	1	892510	0440	03/23/15	\$925,000	\$989,000	1,600	8	1941	VGood	6,375	Y	N	7319 52ND AVE NE
005	1	042900	0125	12/17/13	\$582,500	\$695,000	1,630	8	1955	Good	4,788	N	N	4611 NE 75TH ST
005	1	368990	0035	07/08/13	\$705,000	\$874,000	1,650	8	1950	Good	7,469	N	N	6515 49TH AVE NE
005	1	892360	0050	06/18/15	\$1,150,000	\$1,205,000	1,700	8	1947	Avg	8,680	Y	N	6810 51ST AVE NE
005	1	568400	0090	07/04/13	\$595,000	\$739,000	1,740	8	1951	Avg	4,802	N	N	6536 46TH AVE NE
005	1	892360	0185	08/29/14	\$800,000	\$899,000	1,760	8	1956	Avg	9,471	Y	N	6503 52ND AVE NE
005	1	892410	0220	07/16/15	\$1,150,000	\$1,197,000	1,770	8	1952	VGood	6,375	Y	N	6911 57TH AVE NE
005	1	893410	0125	08/29/14	\$810,000	\$910,000	1,790	8	1946	Good	6,360	Y	N	7301 50TH AVE NE
005	1	032800	0014	06/17/15	\$965,000	\$1,011,000	1,830	8	1968	Good	5,580	Y	N	7710 57TH AVE NE
005	1	893110	0095	08/21/14	\$779,000	\$877,000	1,830	8	1950	Good	5,920	N	N	4921 NE 70TH ST
005	1	042900	0250	08/16/13	\$733,000	\$901,000	1,830	8	1953	Good	6,480	N	N	7332 47TH AVE NE
005	1	892510	0255	06/12/14	\$1,184,000	\$1,355,000	1,860	8	1948	Good	7,500	Y	N	7344 50TH AVE NE
005	1	929430	0555	12/15/15	\$950,000	\$954,000	1,980	8	2004	Avg	8,793	Y	N	7103 58TH AVE NE
005	1	892510	0460	11/30/15	\$1,000,000	\$1,008,000	2,060	8	1949	Avg	6,250	Y	N	7337 52ND AVE NE
005	1	032700	0190	12/04/13	\$730,500	\$874,000	2,060	8	1973	Good	6,372	Y	N	7711 57TH AVE NE
005	3	753380	0290	04/02/14	\$1,366,000	\$1,590,000	2,140	8	1950	Avg	7,749	Y	N	7717 LAKEMONT DR NE
005	1	929430	0770	08/24/15	\$1,050,000	\$1,083,000	2,210	8	1992	Avg	6,507	Y	N	7306 58TH AVE NE
005	1	892410	0310	08/14/13	\$863,000	\$1,061,000	2,210	8	1941	VGood	6,176	N	N	6610 57TH AVE NE
005	1	892410	0080	07/22/13	\$917,000	\$1,133,000	2,230	8	1995	Good	11,988	N	N	6808 55TH AVE NE
005	1	892410	0145	10/06/15	\$990,000	\$1,011,000	2,260	8	2000	Avg	7,800	Y	N	6531 57TH AVE NE
005	1	892510	0220	02/25/13	\$765,000	\$979,000	2,310	8	1941	Avg	7,440	Y	N	7037 52ND AVE NE
005	1	892410	0020	07/09/15	\$972,000	\$1,013,000	2,330	8	1939	VGood	7,085	N	N	6903 56TH AVE NE
005	3	753380	0325	05/20/14	\$1,100,000	\$1,266,000	2,390	8	1939	VGood	6,888	Y	N	7529 LAKEMONT DR NE

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
005	1	929430	0600	04/15/15	\$1,240,000	\$1,319,000	2,560	8	1972	VGood	6,139	Y	N	7018 56TH AVE NE
005	3	753380	0910	04/26/13	\$1,150,000	\$1,451,000	2,700	8	1948	VGood	7,200	N	N	8046 RIDGE DR NE
005	1	929430	0590	05/21/13	\$1,020,000	\$1,279,000	1,330	9	1949	VGood	7,500	Y	N	7014 56TH AVE NE
005	1	929430	0465	12/08/15	\$1,200,000	\$1,207,000	1,680	9	1976	Good	6,450	Y	N	7300 57TH AVE NE
005	10	736360	0480	01/03/13	\$769,000	\$997,000	1,770	9	1955	Avg	7,500	Y	N	4824 NE 86TH ST
005	1	032800	0174	11/24/15	\$637,500	\$643,000	1,870	9	2009	Avg	1,578	N	N	7745 A SAND POINT WAY NE
005	1	032800	0171	05/14/15	\$620,000	\$655,000	1,870	9	2009	Avg	1,417	N	N	7747 B SAND POINT WAY NE
005	1	032800	0182	05/01/15	\$613,500	\$650,000	1,870	9	2009	Avg	1,531	N	N	7759 A SAND POINT WAY NE
005	1	892510	0115	10/15/14	\$1,150,000	\$1,277,000	1,920	9	1937	Good	9,300	Y	N	5025 NE 73RD ST
005	1	032800	0168	12/16/13	\$600,000	\$716,000	2,020	9	2009	Avg	1,529	N	N	7751 A SAND POINT WAY NE
005	1	032800	0178	11/21/13	\$599,000	\$719,000	2,020	9	2009	Avg	1,533	N	N	7755 A SAND POINT WAY NE
005	1	032800	0176	03/04/13	\$550,000	\$703,000	2,020	9	2009	Avg	1,548	N	N	7757 A SAND POINT WAY NE
005	10	736360	0425	03/12/14	\$1,000,000	\$1,170,000	2,060	9	1955	Avg	7,200	Y	N	8515 PAISLEY DR NE
005	1	892410	0305	03/25/15	\$855,000	\$914,000	2,240	9	1964	VGood	6,250	Y	N	6620 57TH AVE NE
005	1	929430	0430	07/08/13	\$1,425,000	\$1,767,000	2,340	9	2003	Avg	5,650	Y	N	7331 58TH AVE NE
005	1	892360	0175	05/29/13	\$1,395,000	\$1,746,000	2,340	9	2006	Avg	5,358	Y	N	6504 51ST AVE NE
005	1	892310	0125	06/20/14	\$1,234,582	\$1,410,000	2,500	9	1939	Good	6,551	Y	N	5045 NE 70TH ST
005	3	753380	0170	07/07/14	\$1,636,000	\$1,861,000	2,550	9	1946	Good	6,765	Y	N	8240 FAIRWAY DR NE
005	1	929430	0420	03/18/14	\$1,455,000	\$1,699,000	2,670	9	2013	Avg	5,400	Y	N	7341 58TH AVE NE
005	1	032800	0090	09/04/13	\$1,115,000	\$1,364,000	2,680	9	1995	Good	6,402	Y	N	7719 58TH AVE NE
005	1	892510	0105	09/09/13	\$1,230,000	\$1,503,000	2,780	9	1939	Good	10,168	Y	N	7047 51ST AVE NE
005	1	892410	0308	02/03/15	\$1,050,000	\$1,136,000	2,820	9	2007	Avg	5,974	N	N	6616 57TH AVE NE
005	1	032800	0160	12/11/14	\$1,400,000	\$1,534,000	2,900	9	1983	VGood	7,920	Y	N	7758 58TH AVE NE
005	1	032700	0050	12/12/14	\$1,500,000	\$1,643,000	2,920	9	2005	Avg	7,199	Y	N	7833 56TH PL NE
005	1	892310	0050	05/18/15	\$1,805,777	\$1,906,000	3,100	9	1940	VGood	8,680	Y	N	6816 50TH AVE NE
005	1	032504	9234	09/09/14	\$925,000	\$1,036,000	3,110	9	1989	Avg	11,422	N	N	5220 NE 75TH ST
005	1	032900	0116	10/29/13	\$1,465,000	\$1,769,000	3,120	9	2007	Avg	6,696	Y	N	7523 57TH PL NE
005	1	892410	0372	04/23/15	\$1,302,000	\$1,383,000	3,140	9	2006	Avg	5,334	Y	N	6515 58TH AVE NE
005	1	892410	0370	09/15/14	\$1,205,000	\$1,348,000	3,140	9	2006	Avg	5,335	Y	N	6511 58TH AVE NE
005	1	892460	0020	11/14/14	\$1,535,000	\$1,693,000	3,160	9	1949	VGood	10,050	Y	N	6541 50TH AVE NE
005	1	892360	0020	08/06/14	\$1,880,000	\$2,123,000	3,170	9	2013	Avg	6,220	Y	N	6850 51ST AVE NE
005	3	753380	0365	02/25/14	\$1,258,000	\$1,476,000	3,270	9	2002	Avg	7,011	N	N	7522 FAIRWAY DR NE
005	1	892360	0015	11/10/14	\$1,823,250	\$2,013,000	3,310	9	2014	Avg	6,222	Y	N	6854 51ST AVE NE
005	10	736360	0290	08/27/15	\$1,200,000	\$1,237,000	2,340	10	1956	VGood	7,000	Y	N	8507 53RD AVE NE
005	10	360510	0095	01/07/14	\$950,000	\$1,128,000	2,370	10	1994	Avg	13,182	Y	N	4943 NE 87TH ST
005	10	360750	0140	10/09/15	\$1,270,000	\$1,296,000	2,450	10	1991	Good	8,477	Y	N	4618 NE 89TH ST
005	10	736360	0255	05/03/13	\$1,070,800	\$1,349,000	2,530	10	1979	Avg	6,740	Y	N	8519 54TH AVE NE
005	1	929430	0720	02/03/14	\$1,625,000	\$1,917,000	2,590	10	2013	Avg	7,575	Y	N	7352 58TH AVE NE
005	3	753380	0165	06/24/15	\$1,982,000	\$2,074,000	2,810	10	1995	Avg	6,765	Y	N	8234 FAIRWAY DR NE
005	3	753380	0295	08/19/14	\$1,750,000	\$1,970,000	3,020	10	1998	Avg	7,749	Y	N	7711 LAKEMONT DR NE
005	1	892410	0357	07/23/13	\$1,425,000	\$1,761,000	3,260	10	2013	Avg	5,260	Y	N	6500 57TH AVE NE
005	10	736360	0055	07/09/13	\$1,150,000	\$1,426,000	3,270	10	1970	VGood	9,750	Y	N	4915 NE 85TH ST
005	1	893110	0065	08/13/15	\$1,995,000	\$2,063,000	3,380	10	2015	Avg	7,410	N	N	6856 49TH AVE NE
005	10	342604	9012	10/29/13	\$1,010,000	\$1,219,000	3,400	10	1990	Good	16,757	Y	N	8875 PAISLEY PL NE
005	1	892410	0355	04/24/13	\$1,415,000	\$1,786,000	3,560	10	2013	Avg	5,001	Y	N	6504 57TH AVE NE
005	10	342604	9235	07/29/13	\$1,000,000	\$1,234,000	3,680	10	2000	Avg	11,369	N	N	8787 PAISLEY DR NE
005	1	892360	0100	06/18/15	\$1,820,000	\$1,907,000	3,840	10	1998	Avg	9,300	Y	N	6839 52ND AVE NE
005	1	892310	0055	01/27/14	\$2,560,000	\$3,025,000	4,270	10	2009	Avg	10,548	Y	N	6800 50TH AVE NE
005	10	360750	0210	06/24/13	\$1,025,000	\$1,275,000	1,790	11	1985	Good	10,753	N	N	4560 NE 89TH ST
005	10	360750	0700	01/28/14	\$935,000	\$1,105,000	2,340	11	1984	Good	7,699	N	N	8924 45TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 46
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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	10	360750	0660	09/06/13	\$1,205,000	\$1,473,000	2,410	11	1984	Good	11,033	Y	N	8850 PAISLEY DR NE
005	1	892310	0145	10/14/15	\$1,995,000	\$2,033,000	2,430	11	1996	Good	6,200	Y	N	6542 50TH AVE NE
005	10	360750	0100	04/23/13	\$1,065,000	\$1,345,000	2,470	11	1990	Avg	6,999	Y	N	4646 NE 89TH ST
005	10	360750	0680	07/21/15	\$1,365,000	\$1,419,000	2,970	11	1990	Good	7,689	Y	N	8910 45TH AVE NE
005	1	892610	0050	05/07/15	\$1,349,500	\$1,428,000	3,370	11	2002	Avg	6,420	Y	N	6500 52ND AVE NE
005	3	753380	0260	07/02/13	\$1,885,000	\$2,341,000	3,450	11	2001	Avg	9,717	Y	N	8001 LAKEMONT DR NE
005	10	360750	0570	03/05/13	\$1,205,000	\$1,539,000	3,670	11	1988	Good	8,852	Y	N	8756 PAISLEY DR NE
006	2	321320	0075	02/21/13	\$385,950	\$494,000	770	6	1942	Avg	5,029	N	N	5737 NE 62ND ST
006	2	298580	0030	05/07/14	\$495,000	\$571,000	990	6	1943	VGood	6,000	N	N	5622 NE 59TH ST
006	2	298580	0015	10/26/15	\$500,000	\$508,000	1,250	6	1943	Avg	6,655	N	N	5610 NE 59TH ST
006	2	321320	0245	01/15/15	\$435,500	\$473,000	770	7	1937	Avg	4,512	N	N	6008 57TH AVE NE
006	2	321320	0010	09/04/13	\$435,950	\$533,000	800	7	1948	Good	4,450	N	N	5748 NE 62ND ST
006	2	321320	0060	08/05/15	\$556,000	\$576,000	850	7	1950	Avg	4,387	N	N	5753 NE 62ND ST
006	2	071400	0195	11/13/14	\$510,000	\$563,000	930	7	1947	Avg	5,544	N	N	5610 57TH AVE NE
006	2	298580	0120	06/18/13	\$512,000	\$638,000	990	7	1943	VGood	6,150	N	N	5816 56TH AVE NE
006	2	321320	0230	09/23/15	\$550,000	\$563,000	1,230	7	1950	Avg	5,029	N	N	5705 NE 61ST ST
006	2	560600	0014	11/19/15	\$827,000	\$835,000	1,240	7	1947	Good	6,300	Y	N	5025 NICKLAS PL NE
006	2	397790	0135	07/10/13	\$820,000	\$1,016,000	1,350	7	1949	Good	8,100	Y	N	5110 NE 54TH ST
006	2	298580	0070	07/25/14	\$549,995	\$623,000	1,360	7	1943	Good	6,600	N	N	5830 57TH AVE NE
006	2	560600	0135	08/26/13	\$640,000	\$784,000	1,380	7	1946	Avg	5,700	Y	N	5057 HAROLD PL NE
006	2	321320	0314	12/25/14	\$874,000	\$955,000	1,560	7	1946	VGood	6,867	Y	N	6014 NE 60TH ST
006	2	071400	0115	02/19/13	\$662,000	\$848,000	1,660	7	1946	Good	6,195	N	N	5724 58TH AVE NE
006	2	298580	0225	04/01/15	\$525,000	\$560,000	1,680	7	1943	Avg	6,800	N	N	5807 56TH AVE NE
006	2	560600	0130	05/28/13	\$751,000	\$940,000	1,680	7	1946	Good	5,700	Y	N	5051 HAROLD PL NE
006	2	560600	0255	10/17/14	\$735,000	\$816,000	1,820	7	1946	Good	5,700	Y	N	5035 IVANHOE PL NE
006	2	397790	0035	05/31/13	\$607,000	\$760,000	1,830	7	1954	Avg	6,600	N	N	5402 NE 54TH ST
006	2	071400	0130	07/23/15	\$706,600	\$734,000	960	8	1946	Good	6,750	N	N	5802 NE 57TH ST
006	2	321320	0180	05/05/15	\$700,180	\$741,000	1,020	8	1952	Avg	4,387	N	N	5753 NE 61ST ST
006	2	240950	0350	06/29/15	\$855,000	\$894,000	1,190	8	1950	VGood	6,206	N	N	6412 NE 60TH ST
006	2	102504	9258	06/24/13	\$422,000	\$525,000	1,200	8	2006	Avg	1,700	N	N	5807 B 55TH AVE NE
006	2	102504	9254	12/03/14	\$458,000	\$503,000	1,210	8	2006	Avg	1,569	N	N	5819 B 55TH AVE NE
006	2	102504	9255	09/23/15	\$569,950	\$584,000	1,250	8	2006	Avg	1,653	N	N	5805 A 55TH AVE NE
006	2	560600	0010	03/19/13	\$689,000	\$877,000	1,320	8	1941	Avg	7,500	Y	N	5015 NICKLAS PL NE
006	2	560600	0120	02/24/15	\$906,000	\$975,000	1,480	8	1951	Avg	5,000	Y	N	5010 NICKLAS PL NE
006	2	560600	0465	10/22/13	\$706,000	\$854,000	1,750	8	1952	Avg	5,300	Y	N	5048 IVANHOE PL NE
006	2	397790	0063	04/23/14	\$1,000,000	\$1,158,000	1,990	8	1950	Good	10,800	N	N	5159 NE 55TH ST
006	2	397790	0084	06/25/15	\$1,210,000	\$1,266,000	2,390	8	1991	Good	13,500	Y	N	5133 NE 55TH ST
006	2	560600	0295	06/06/13	\$857,000	\$1,071,000	2,390	8	1940	Avg	7,500	Y	N	5055 IVANHOE PL NE
006	2	397790	0157	04/03/14	\$975,000	\$1,134,000	2,400	8	1948	Avg	12,150	N	N	5148 NE 54TH ST
006	2	071400	0210	09/03/14	\$998,000	\$1,120,000	2,530	8	2000	Avg	6,820	N	N	5716 NE 56TH ST
006	2	560600	0374	03/13/14	\$1,320,000	\$1,543,000	2,830	8	2013	Avg	5,215	N	N	5004 IVANHOE PL NE
006	2	277410	0101	05/14/15	\$567,500	\$600,000	1,180	9	2007	Avg	1,239	N	N	6011 B NE 64TH ST
006	4	947120	1110	04/06/15	\$1,130,000	\$1,205,000	1,270	9	1949	VGood	8,400	N	N	5755 60TH AVE NE
006	2	102504	9260	07/01/13	\$455,000	\$565,000	1,390	9	2006	Avg	2,008	N	N	5811 A 55TH AVE NE
006	4	947120	0975	11/19/15	\$1,285,000	\$1,298,000	1,700	9	1951	Good	16,200	N	N	5237 55TH AVE NE
006	2	226300	0110	03/19/14	\$1,065,000	\$1,243,000	2,050	9	1962	Avg	11,680	N	N	6520 NE 60TH ST
006	2	112504	9131	08/27/15	\$850,000	\$876,000	2,200	9	1955	Avg	9,450	N	N	5612 56TH AVE NE
006	4	112504	9149	05/20/13	\$1,025,000	\$1,286,000	2,220	9	1969	Avg	13,299	Y	N	6535 NE WINDERMERE RD
006	4	947120	0895	05/20/15	\$1,000,000	\$1,055,000	2,270	9	1950	Good	9,095	N	N	5535 CONISTON RD NE
006	4	947120	1140	11/20/15	\$1,312,500	\$1,326,000	2,310	9	1946	VGood	9,600	Y	N	5709 60TH AVE NE

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Area 46
(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
006	4	947120	1175	05/06/14	\$1,580,000	\$1,824,000	2,400	9	1950	VGood	10,920	N	N	5656 NE 55TH ST
006	4	947120	0905	06/25/15	\$879,000	\$920,000	2,420	9	1948	Good	9,600	N	N	5529 CONISTON RD NE
006	4	947220	0060	11/04/14	\$1,295,000	\$1,432,000	2,550	9	1988	Avg	12,690	N	N	5151 KENILWORTH PL NE
006	2	560600	0375	10/30/13	\$1,475,000	\$1,780,000	2,800	9	2013	Avg	11,327	N	N	5002 IVANHOE PL NE
006	2	397790	0310	06/03/13	\$850,000	\$1,063,000	2,990	9	1953	Avg	9,480	N	N	5403 NE 54TH ST
006	4	947120	0065	10/15/14	\$1,855,000	\$2,061,000	3,860	9	1952	VGood	9,600	N	N	5727 61ST AVE NE
006	4	112504	9180	08/07/13	\$1,700,000	\$2,093,000	1,810	10	1978	Good	13,139	Y	N	6657 NE WINDERMERE RD
006	4	947120	0100	05/21/15	\$1,375,000	\$1,450,000	2,060	10	1946	Avg	10,800	N	N	5756 61ST AVE NE
006	4	947120	0600	02/27/14	\$1,637,500	\$1,921,000	2,080	10	1955	Good	16,350	Y	N	5539 NE WINDERMERE RD
006	4	947120	0165	12/09/13	\$1,173,000	\$1,402,000	2,490	10	1951	Avg	15,403	N	N	5770 63RD AVE NE
006	4	947120	0370	03/30/15	\$2,537,000	\$2,709,000	2,760	10	1936	VGood	20,000	Y	N	6073 NE KELDEN PL
006	4	947120	0295	06/05/13	\$1,170,000	\$1,462,000	2,850	10	1950	Avg	14,000	N	N	5729 65TH AVE NE
006	9	947120	0705	05/29/15	\$3,200,000	\$3,369,000	2,930	10	1941	VGood	13,175	N	N	5537 NE PENRITH RD
006	25	112504	9176	04/28/14	\$2,200,000	\$2,544,000	3,570	10	1942	Avg	26,525	Y	Y	6539 NE WINDERMERE RD
006	20	112504	9132	09/29/15	\$3,000,000	\$3,068,000	3,790	10	1985	Avg	13,343	Y	Y	6669 NE WINDERMERE RD
006	4	947120	0140	11/22/15	\$2,450,000	\$2,473,000	3,880	10	1951	VGood	12,000	Y	N	5727 63RD AVE NE
006	4	112504	9178	06/26/15	\$1,925,000	\$2,013,000	4,310	10	1967	VGood	9,090	N	N	6641 NE WINDERMERE RD
006	4	947120	0335	05/20/13	\$2,200,000	\$2,760,000	3,040	11	1955	VGood	16,541	Y	N	5530 60TH AVE NE
006	4	947120	0265	05/05/15	\$2,500,000	\$2,647,000	3,100	12	1938	Good	16,224	Y	N	5700 64TH AVE NE
006	4	947120	0425	07/18/13	\$2,360,000	\$2,920,000	3,440	12	1949	VGood	25,114	Y	N	6340 NE WINDERMERE RD
009	2	422190	0225	08/03/15	\$610,000	\$632,000	800	7	1943	Avg	6,800	N	N	5102 47TH AVE NE
009	2	422190	0130	04/21/14	\$620,000	\$718,000	800	7	1943	Good	5,000	N	N	5106 46TH AVE NE
009	2	601250	0015	04/07/14	\$635,000	\$738,000	900	7	1947	Good	7,500	N	N	4522 NE 54TH ST
009	2	421740	0085	09/05/13	\$605,000	\$740,000	950	7	1942	Good	4,000	N	N	4334 NE 44TH ST
009	2	761370	0660	03/26/15	\$758,800	\$811,000	960	7	1940	Avg	5,000	N	N	4823 NE 42ND ST
009	2	758270	0010	11/15/13	\$574,500	\$691,000	960	7	1953	Avg	6,120	N	N	4702 44TH AVE NE
009	2	422190	0180	12/12/13	\$499,000	\$596,000	1,000	7	1943	Good	4,600	N	N	5143 47TH AVE NE
009	2	536420	0477	06/03/14	\$718,000	\$823,000	1,030	7	1952	VGood	4,958	N	N	4711 NE 50TH ST
009	2	102504	9194	09/19/13	\$525,500	\$640,000	1,040	7	1952	Avg	7,261	N	N	5020 47TH AVE NE
009	2	421740	0629	09/02/15	\$899,900	\$926,000	1,070	7	1947	VGood	5,280	N	N	4169 42ND AVE NE
009	2	421740	0590	11/18/14	\$589,000	\$649,000	1,090	7	1947	Avg	5,040	Y	N	4205 NE 45TH ST
009	2	536420	0659	06/03/15	\$781,000	\$821,000	1,220	7	1948	Avg	5,400	N	N	4557 49TH AVE NE
009	2	601250	0170	10/07/14	\$712,500	\$793,000	1,340	7	1947	Good	5,400	N	N	5147 46TH AVE NE
009	1	982270	0285	09/18/14	\$657,500	\$735,000	1,610	7	1912	Avg	5,000	N	N	3503 NE 43RD ST
009	1	982270	0235	03/11/13	\$725,000	\$925,000	1,880	7	1990	Avg	5,000	N	N	3612 NE 43RD ST
009	2	601250	0110	10/05/15	\$836,000	\$854,000	1,890	7	1947	Good	8,040	N	N	4705 NE 54TH ST
009	2	536420	0400	11/23/15	\$831,000	\$839,000	1,910	7	1951	Good	5,683	N	N	4539 48TH AVE NE
009	2	102504	9179	12/08/15	\$925,000	\$930,000	2,100	7	1949	VGood	7,124	N	N	5019 48TH AVE NE
009	2	863110	0075	02/19/13	\$555,000	\$711,000	1,020	8	1940	Avg	5,000	N	N	5007 47TH AVE NE
009	2	421740	0945	03/14/13	\$585,000	\$746,000	1,080	8	1940	Avg	4,800	N	N	3808 42ND AVE NE
009	2	421740	0585	09/08/15	\$825,000	\$848,000	1,120	8	1949	Good	4,800	N	N	4188 42ND AVE NE
009	2	421740	0125	04/14/14	\$846,000	\$982,000	1,170	8	1938	Avg	4,000	N	N	4315 NE 44TH ST
009	4	421840	0150	01/06/14	\$845,000	\$1,004,000	1,260	8	1951	Good	4,769	Y	N	4565 E LAUREL DR NE
009	2	421740	0040	09/06/13	\$535,000	\$654,000	1,300	8	1941	Avg	5,520	N	N	4416 43RD AVE NE
009	2	102504	9227	08/07/13	\$631,470	\$778,000	1,320	8	1968	Good	6,400	N	N	5009 46TH AVE NE
009	2	421740	0780	05/09/13	\$723,000	\$909,000	1,470	8	1926	Good	4,800	N	N	3837 42ND AVE NE
009	2	072300	0150	04/08/15	\$1,005,000	\$1,071,000	1,480	8	1940	Good	5,000	N	N	4008 NE 40TH ST
009	2	761370	0200	04/19/13	\$890,000	\$1,125,000	1,500	8	1941	VGood	5,500	N	N	4821 NE 44TH ST
009	2	072300	0370	02/11/14	\$925,000	\$1,089,000	1,550	8	1940	Good	5,000	N	N	3726 41ST AVE NE
009	1	982270	0375	07/17/13	\$689,000	\$853,000	1,580	8	1930	Avg	5,000	N	N	3711 NE 43RD ST

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
009	2	421740	0580	08/20/15	\$776,000	\$801,000	1,650	8	1927	Good	4,800	N	N	4186 42ND AVE NE
009	2	421740	0215	08/26/13	\$959,000	\$1,176,000	1,650	8	1927	Good	4,000	N	N	4315 NE 43RD ST
009	1	982270	0255	05/05/14	\$670,000	\$774,000	1,680	8	1998	Avg	2,000	N	N	3511 NE 44TH ST
009	2	421740	0120	11/25/14	\$978,000	\$1,076,000	1,690	8	1936	VGood	4,000	N	N	4319 NE 44TH ST
009	4	661300	0225	08/27/15	\$1,040,000	\$1,072,000	1,710	8	1946	Avg	5,000	Y	N	4407 51ST AVE NE
009	4	421940	0810	05/27/15	\$1,025,000	\$1,080,000	1,790	8	1939	Avg	6,177	N	N	3733 47TH PL NE
009	2	421740	0680	10/06/14	\$1,020,000	\$1,135,000	1,790	8	1928	VGood	4,800	N	N	4133 42ND AVE NE
009	2	421740	1240	07/17/14	\$990,000	\$1,123,000	1,880	8	1939	VGood	6,000	N	N	4407 NE 41ST ST
009	4	421840	0175	02/23/15	\$1,265,000	\$1,362,000	1,910	8	1941	Good	5,657	Y	N	4533 E LAUREL DR NE
009	2	761370	0270	09/16/14	\$980,000	\$1,096,000	1,920	8	1929	Good	4,000	N	N	4848 NE 43RD ST
009	4	421840	0395	07/28/14	\$1,160,000	\$1,313,000	1,930	8	1939	Avg	5,572	Y	N	4548 52ND AVE NE
009	2	536420	0140	06/16/15	\$1,225,000	\$1,284,000	1,970	8	1928	Good	7,500	N	N	4736 45TH AVE NE
009	2	421740	0305	03/31/15	\$1,295,000	\$1,383,000	2,030	8	1940	Good	4,000	N	N	4315 NE 42ND ST
009	2	536420	0526	06/02/15	\$1,067,000	\$1,122,000	2,050	8	1947	Good	5,250	N	N	4702 48TH AVE NE
009	4	661300	0050	08/26/13	\$1,126,500	\$1,381,000	2,050	8	1930	Good	4,305	N	N	4118 50TH AVE NE
009	2	421740	0540	09/29/14	\$815,241	\$909,000	2,060	8	1907	Avg	4,800	N	N	4154 42ND AVE NE
009	2	072300	0200	12/09/13	\$890,000	\$1,064,000	2,060	8	1942	Good	5,000	N	N	3803 40TH AVE NE
009	2	536420	0615	03/25/14	\$975,000	\$1,137,000	2,070	8	1941	VGood	4,680	N	N	4808 NE 45TH ST
009	2	536420	0620	08/14/14	\$980,000	\$1,105,000	2,090	8	1998	Avg	4,590	N	N	4802 NE 45TH ST
009	2	421740	1195	03/03/15	\$920,000	\$989,000	2,130	8	1927	Avg	6,000	N	N	3848 43RD AVE NE
009	2	421740	0675	09/02/15	\$1,210,000	\$1,245,000	2,200	8	1928	VGood	4,800	N	N	4139 42ND AVE NE
009	2	761370	0665	12/09/15	\$1,249,000	\$1,256,000	2,300	8	1941	Good	5,200	N	N	4827 NE 42ND ST
009	4	421840	0005	01/30/15	\$1,285,000	\$1,392,000	2,440	8	1950	VGood	9,200	Y	N	4557 55TH AVE NE
009	1	982270	0190	08/08/14	\$1,280,000	\$1,445,000	2,530	8	2010	Avg	5,000	N	N	4316 36TH AVE NE
009	2	072300	0540	11/23/15	\$1,130,000	\$1,141,000	2,580	8	1941	Good	6,720	N	N	4120 SURBER DR NE
009	1	982270	0295	05/12/14	\$885,000	\$1,020,000	2,830	8	1995	Avg	5,000	N	N	3511 NE 43RD ST
009	2	421740	0700	02/04/14	\$900,000	\$1,062,000	2,890	8	1998	Avg	4,800	N	N	4119 42ND AVE NE
009	4	421940	0290	05/02/14	\$1,200,000	\$1,387,000	2,910	8	1939	Avg	9,480	N	N	4603 NE 38TH ST
009	2	421740	0815	07/25/13	\$1,085,000	\$1,340,000	3,160	8	2005	Avg	4,800	N	N	3811 42ND AVE NE
009	2	421740	1270	06/13/13	\$1,360,000	\$1,697,000	1,200	9	2012	Avg	8,400	Y	N	3871 45TH AVE NE
009	4	761370	0860	11/06/14	\$716,500	\$792,000	1,230	9	1936	Avg	5,000	Y	N	4521 NE 41ST ST
009	2	421740	0420	11/24/14	\$907,000	\$998,000	1,340	9	1927	Good	6,000	Y	N	4301 43RD AVE NE
009	2	421740	0030	02/25/13	\$630,000	\$806,000	1,400	9	1964	Avg	3,880	N	N	4319 NE 45TH ST
009	2	421740	0185	06/03/14	\$835,000	\$958,000	1,550	9	1930	Avg	4,000	N	N	4339 NE 43RD ST
009	2	761370	0790	11/24/15	\$839,000	\$847,000	1,600	9	1927	Avg	5,000	Y	N	4822 NE 41ST ST
009	2	421740	0355	04/26/13	\$790,000	\$997,000	1,660	9	1937	Good	4,000	N	N	4406 NE 41ST ST
009	4	761370	1040	04/23/13	\$875,000	\$1,105,000	1,670	9	1951	Good	6,100	Y	N	4817 NE 41ST ST
009	4	421490	0035	09/10/13	\$860,000	\$1,050,000	1,710	9	1940	VGood	6,280	N	N	5120 NE LATIMER PL
009	4	661300	0585	01/08/15	\$1,620,500	\$1,764,000	1,770	9	1960	VGood	9,362	Y	N	4415 54TH AVE NE
009	1	982270	0270	08/04/15	\$1,099,000	\$1,139,000	1,820	9	1948	VGood	5,000	N	N	3512 NE 43RD ST
009	4	421940	1236	05/20/14	\$1,690,000	\$1,944,000	1,820	9	1957	VGood	8,965	Y	N	3879 51ST AVE NE
009	4	661300	0275	04/28/14	\$901,000	\$1,042,000	1,830	9	1941	Avg	7,835	N	N	5115 NE 45TH ST
009	2	536420	0695	03/17/15	\$1,084,500	\$1,162,000	1,840	9	2004	Avg	5,000	N	N	4517 49TH AVE NE
009	4	421940	0420	06/12/13	\$1,200,000	\$1,497,000	1,840	9	1927	Good	4,988	Y	N	3842 46TH AVE NE
009	4	421840	0085	12/09/13	\$1,075,000	\$1,285,000	1,860	9	1947	Good	3,920	Y	N	4532 E LAUREL DR NE
009	4	661300	0715	07/21/14	\$1,340,000	\$1,519,000	1,890	9	1938	VGood	4,905	Y	N	4209 55TH AVE NE
009	2	421740	1055	05/02/14	\$1,400,000	\$1,618,000	1,910	9	1909	VGood	4,000	N	N	3879 44TH AVE NE
009	4	421740	2162	07/25/14	\$1,185,000	\$1,342,000	1,980	9	1948	Avg	7,875	N	N	3164 W LAURELHURST DR NE
009	4	421740	1430	06/05/15	\$2,045,000	\$2,149,000	2,060	9	2003	Avg	5,757	Y	N	3503 W LAURELHURST DR NE
009	4	661300	0015	12/23/14	\$1,130,000	\$1,235,000	2,070	9	1925	VGood	4,649	N	N	5024 NE 41ST ST

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Area 46
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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	2	421740	1180	05/30/14	\$1,365,000	\$1,567,000	2,090	9	1928	VGood	6,000	N	N	3832 43RD AVE NE
009	4	661300	0355	06/18/15	\$1,187,500	\$1,244,000	2,100	9	1930	Good	5,047	N	N	4216 51ST AVE NE
009	4	661300	0350	05/13/13	\$1,077,500	\$1,354,000	2,110	9	1930	Good	6,479	N	N	4208 51ST AVE NE
009	2	421740	0445	04/10/14	\$1,265,000	\$1,469,000	2,120	9	1930	Good	6,000	Y	N	4203 43RD AVE NE
009	4	421940	0030	05/12/15	\$1,255,000	\$1,327,000	2,180	9	1990	Avg	4,900	Y	N	3857 46TH AVE NE
009	4	761370	1085	07/25/13	\$1,099,000	\$1,357,000	2,200	9	1926	Good	4,000	N	N	4841 NE 41ST ST
009	4	421940	0555	11/24/14	\$1,325,000	\$1,458,000	2,280	9	1926	Good	5,000	Y	N	3935 47TH AVE NE
009	4	661300	0140	11/13/14	\$1,300,000	\$1,434,000	2,290	9	1937	Good	5,979	N	N	4123 51ST AVE NE
009	2	421740	0140	11/24/15	\$1,360,000	\$1,372,000	2,330	9	1927	Good	6,000	N	N	4306 43RD AVE NE
009	4	661300	0725	04/26/13	\$1,280,000	\$1,615,000	2,330	9	1935	Good	5,306	N	N	4221 55TH AVE NE
009	4	661300	0360	07/05/13	\$1,362,000	\$1,690,000	2,350	9	1930	VGood	5,000	N	N	4220 51ST AVE NE
009	2	761370	0521	08/02/14	\$1,250,000	\$1,413,000	2,360	9	1965	VGood	5,000	N	N	4217 50TH AVE NE
009	2	421740	1005	02/01/13	\$799,000	\$1,028,000	2,370	9	1967	Avg	4,800	N	N	3854 42ND AVE NE
009	4	421940	1000	02/26/13	\$1,700,000	\$2,175,000	2,400	9	1970	VGood	4,448	Y	N	3817 49TH AVE NE
009	4	421940	0990	06/17/15	\$2,000,000	\$2,096,000	2,450	9	2001	Avg	5,880	Y	N	3808 48TH AVE NE
009	4	761370	0950	06/10/14	\$1,240,000	\$1,420,000	2,460	9	1923	Avg	7,500	N	N	4700 NE 40TH ST
009	4	661300	0750	10/01/14	\$1,600,000	\$1,783,000	2,480	9	1936	VGood	5,000	Y	N	4317 55TH AVE NE
009	2	421740	0465	05/24/13	\$1,280,000	\$1,604,000	2,550	9	1927	Good	6,000	Y	N	4107 43RD AVE NE
009	2	758270	0100	11/10/14	\$1,324,050	\$1,462,000	2,560	9	2005	Avg	4,080	Y	N	4743 45TH AVE NE
009	1	982270	0081	04/14/14	\$950,000	\$1,102,000	2,590	9	2004	Avg	3,998	N	N	3612 NE 44TH ST
009	4	421940	1090	03/04/14	\$2,088,000	\$2,447,000	2,610	9	1926	VGood	5,000	Y	N	3810 49TH AVE NE
009	2	421740	0975	12/16/13	\$1,400,000	\$1,671,000	2,620	9	2011	Avg	4,800	Y	N	3830 42ND AVE NE
009	4	661300	0375	03/17/15	\$1,550,000	\$1,660,000	2,630	9	1937	VGood	5,000	N	N	4240 51ST AVE NE
009	4	421940	0775	05/29/13	\$1,225,000	\$1,534,000	2,640	9	1921	Avg	9,919	Y	N	3807 48TH AVE NE
009	4	421940	0785	11/13/13	\$1,810,000	\$2,177,000	2,670	9	1936	VGood	7,200	N	N	3817 48TH AVE NE
009	4	421740	2200	10/28/15	\$1,250,000	\$1,269,000	2,720	9	1926	Fair	8,171	Y	N	3109 E LAURELHURST DR NE
009	2	422190	0020	10/02/15	\$1,409,887	\$1,441,000	2,730	9	2015	Avg	5,000	Y	N	5126 45TH AVE NE
009	2	421740	1035	05/07/15	\$1,482,500	\$1,569,000	2,730	9	1939	Good	5,000	N	N	4321 NE 41ST ST
009	2	072300	0226	10/28/14	\$1,250,000	\$1,384,000	2,780	9	1974	Avg	4,815	Y	N	3905 NE BELVOIR PL
009	2	072300	0114	05/05/14	\$1,395,000	\$1,611,000	2,850	9	1971	VGood	8,510	Y	N	3930 NE BELVOIR PL
009	4	421840	0671	05/05/15	\$1,655,000	\$1,752,000	2,860	9	1940	VGood	5,500	N	N	4515 51ST AVE NE
009	4	421940	0135	04/01/13	\$1,488,000	\$1,889,000	2,880	9	2004	Avg	3,880	N	N	4516 NE 38TH ST
009	2	758270	0120	08/25/15	\$1,450,000	\$1,495,000	2,910	9	2008	Avg	4,080	Y	N	4729 45TH AVE NE
009	4	761370	1200	07/09/13	\$1,405,075	\$1,742,000	2,930	9	2013	Avg	3,000	N	N	4810 NE 40TH ST
009	2	422190	0125	12/18/15	\$1,648,000	\$1,653,000	3,000	9	2015	Avg	5,000	N	N	5112 46TH AVE NE
009	4	421940	0580	06/12/14	\$1,688,000	\$1,932,000	3,000	9	1994	Avg	7,500	N	N	3922 47TH AVE NE
009	2	102504	9167	06/05/13	\$1,245,000	\$1,556,000	3,020	9	2007	Avg	5,461	N	N	5028 48TH AVE NE
009	2	102504	9174	05/15/14	\$1,255,000	\$1,446,000	3,200	9	2006	Avg	7,535	N	N	5039 48TH AVE NE
009	2	758270	0075	10/02/14	\$1,485,000	\$1,655,000	3,310	9	2007	Avg	6,120	Y	N	4750 44TH AVE NE
009	2	422190	0305	01/20/15	\$1,312,000	\$1,424,000	3,630	9	2006	Avg	6,300	N	N	5112 48TH AVE NE
009	4	421740	1365	12/10/14	\$1,475,000	\$1,617,000	3,680	9	1927	Good	10,300	N	N	3530 W LAURELHURST DR NE
009	4	421940	0895	05/28/13	\$1,760,000	\$2,204,000	3,700	9	1984	Good	6,398	Y	N	3801 49TH AVE NE
009	4	421940	0430	10/16/15	\$1,945,000	\$1,981,000	3,710	9	2004	Avg	5,437	Y	N	3834 46TH AVE NE
009	2	421740	0920	06/19/15	\$1,900,000	\$1,990,000	2,180	10	1930	VGood	6,000	Y	N	3815 43RD AVE NE
009	4	761370	0925	05/19/15	\$1,367,500	\$1,443,000	2,210	10	1988	Avg	4,000	Y	N	4559 NE 41ST ST
009	4	661300	0815	12/18/13	\$1,207,000	\$1,440,000	2,290	10	1936	VGood	5,000	Y	N	4411 55TH AVE NE
009	4	421940	1080	05/20/14	\$1,740,000	\$2,002,000	2,600	10	1999	Avg	4,545	Y	N	3820 49TH AVE NE
009	2	421740	1330	10/06/15	\$1,900,000	\$1,940,000	2,750	10	1923	Good	8,640	N	N	4408 NE 38TH ST
009	2	421740	0950	07/08/13	\$1,255,000	\$1,556,000	2,880	10	2006	Avg	4,800	Y	N	3812 42ND AVE NE
009	4	421940	1210	03/22/13	\$1,610,000	\$2,048,000	2,930	10	2003	Avg	6,444	Y	N	3915 51ST AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 46
(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
009	4	661300	0476	10/15/15	\$1,690,000	\$1,722,000	2,970	10	1930	Good	8,826	Y	N	4432 52ND AVE NE
009	4	421940	0440	02/26/13	\$1,475,000	\$1,887,000	2,970	10	2000	Avg	4,644	Y	N	3822 46TH AVE NE
009	25	661300	0930	09/02/14	\$2,950,000	\$3,311,000	3,030	10	1923	Good	21,602	Y	Y	4422 55TH AVE NE
009	4	421940	0970	08/02/13	\$1,500,000	\$1,849,000	3,070	10	1993	Good	10,815	Y	N	3812 48TH AVE NE
009	4	661300	0545	04/22/13	\$1,745,000	\$2,204,000	3,080	10	1928	Good	9,200	Y	N	5210 NE 43RD ST
009	4	421940	1251	09/23/13	\$2,000,000	\$2,435,000	3,170	10	1994	VGood	8,942	Y	N	3863 51ST AVE NE
009	4	421840	0100	09/11/14	\$1,865,000	\$2,088,000	3,460	10	1930	VGood	6,952	Y	N	4546 E LAUREL DR NE
009	4	421840	0455	07/08/14	\$2,180,000	\$2,479,000	3,690	10	1931	Avg	11,000	Y	N	4531 52ND AVE NE
009	4	421840	0025	11/20/14	\$2,250,000	\$2,478,000	4,080	10	2014	Avg	4,114	Y	N	4549 55TH AVE NE
009	25	661300	0935	05/13/14	\$2,555,000	\$2,944,000	4,570	10	1923	Fair	21,505	Y	Y	4432 55TH AVE NE
009	25	421740	1560	11/18/15	\$4,440,000	\$4,487,000	3,730	11	1927	Good	27,687	Y	Y	3615 42ND AVE NE
009	25	421740	2115	04/21/15	\$3,650,000	\$3,878,000	3,910	11	1936	VGood	15,345	Y	Y	3140 E LAURELHURST DR NE
009	25	421740	2130	06/10/13	\$3,700,000	\$4,619,000	4,800	11	1994	Avg	12,909	Y	Y	3124 E LAURELHURST DR NE
009	4	920700	0010	04/14/14	\$3,500,000	\$4,061,000	7,250	11	1900	VGood	17,768	Y	N	3008 WEBSTER POINT RD NE
009	4	421940	1265	05/13/15	\$3,172,000	\$3,352,000	3,830	12	2004	Avg	8,500	Y	N	3855 51ST AVE NE
009	4	421940	1340	06/26/15	\$3,000,000	\$3,138,000	6,100	12	2003	Avg	21,786	Y	N	5012 NE LAURELCREST LN
009	25	072300	0470	06/13/13	\$6,485,000	\$8,090,000	5,150	13	1998	Avg	31,998	Y	Y	3959 SURBER DR NE