

Executive Summary

Lake Forest Park/West Kenmore / Area 004 Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 444

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$129,200	\$227,100	\$356,300			10.73%
2014 Value	\$155,200	\$274,300	\$429,500	\$466,100	92.6%	10.72%
\$ Change	+\$26,000	+\$47,200	+\$73,200			
% Change	+20.1%	+20.8%	+20.5%			

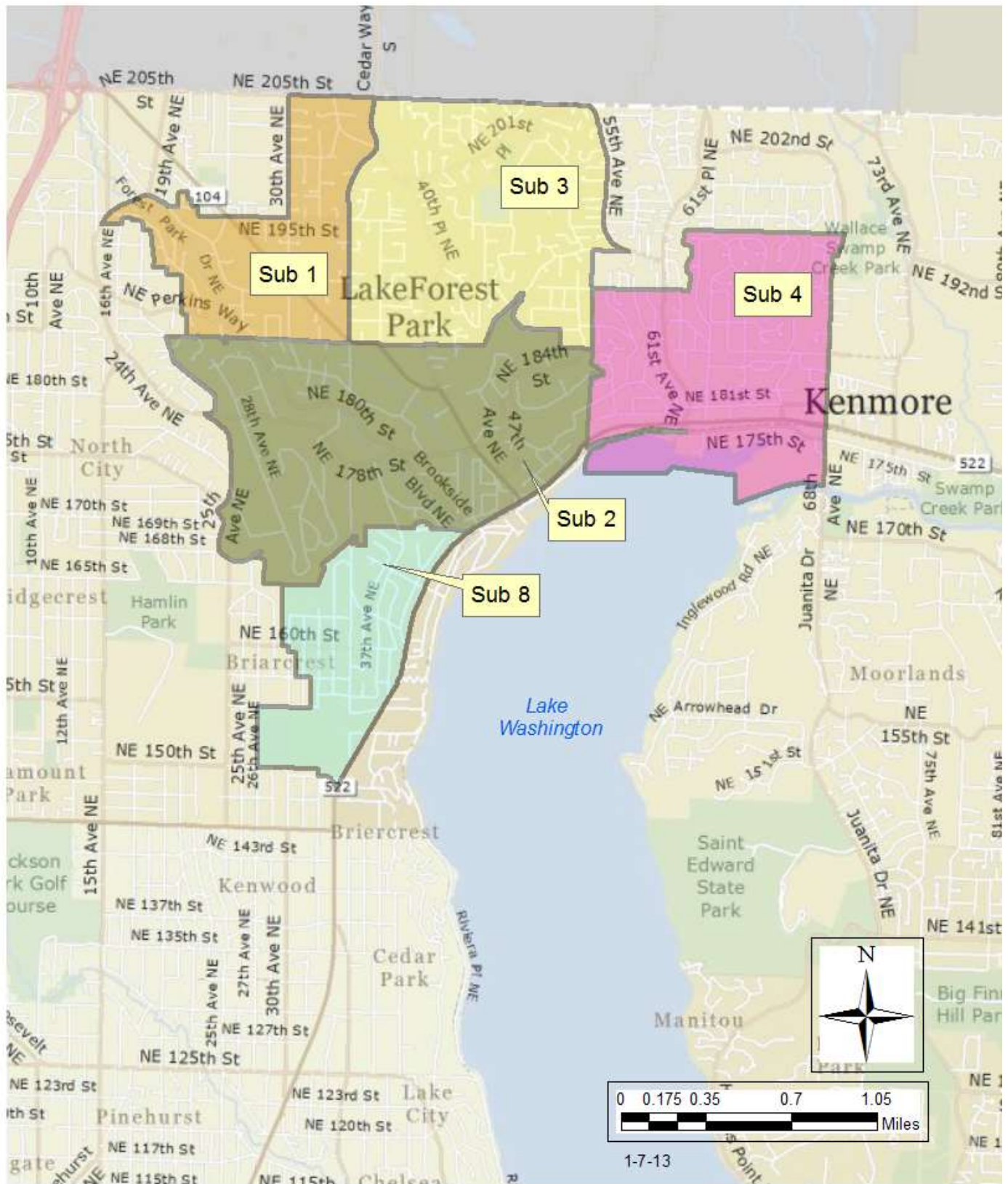
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. Although no characteristic based variables were warranted, The 2014 COD of 10.72% is an improvement from the previous COD of 10.73%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$133,300	\$222,200	\$355,500
2014 Value	\$160,100	\$268,300	\$428,400
% Change	+20.1%	+20.7%	+20.5%

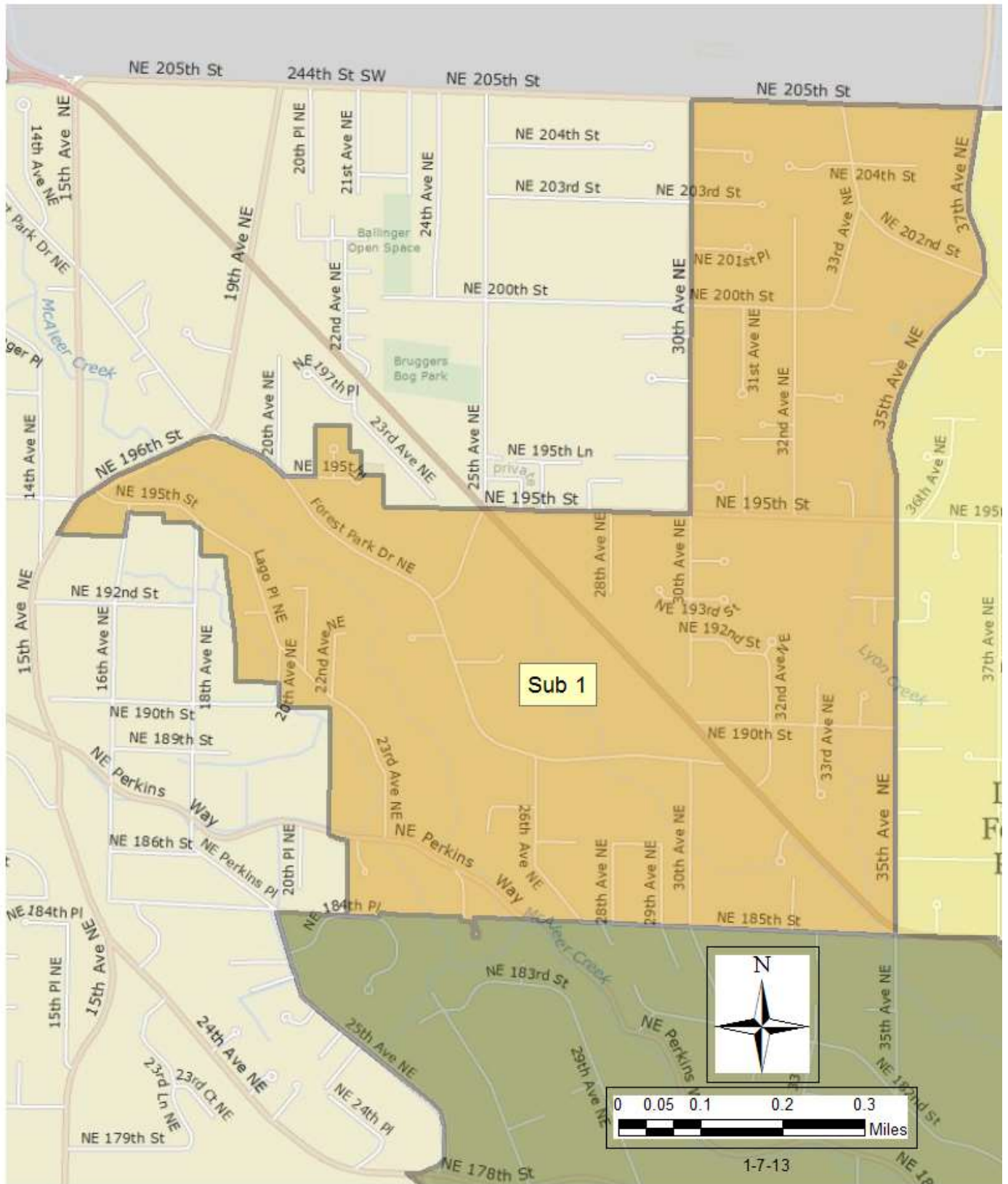
Number of one to three unit residences in the population: 4,823

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

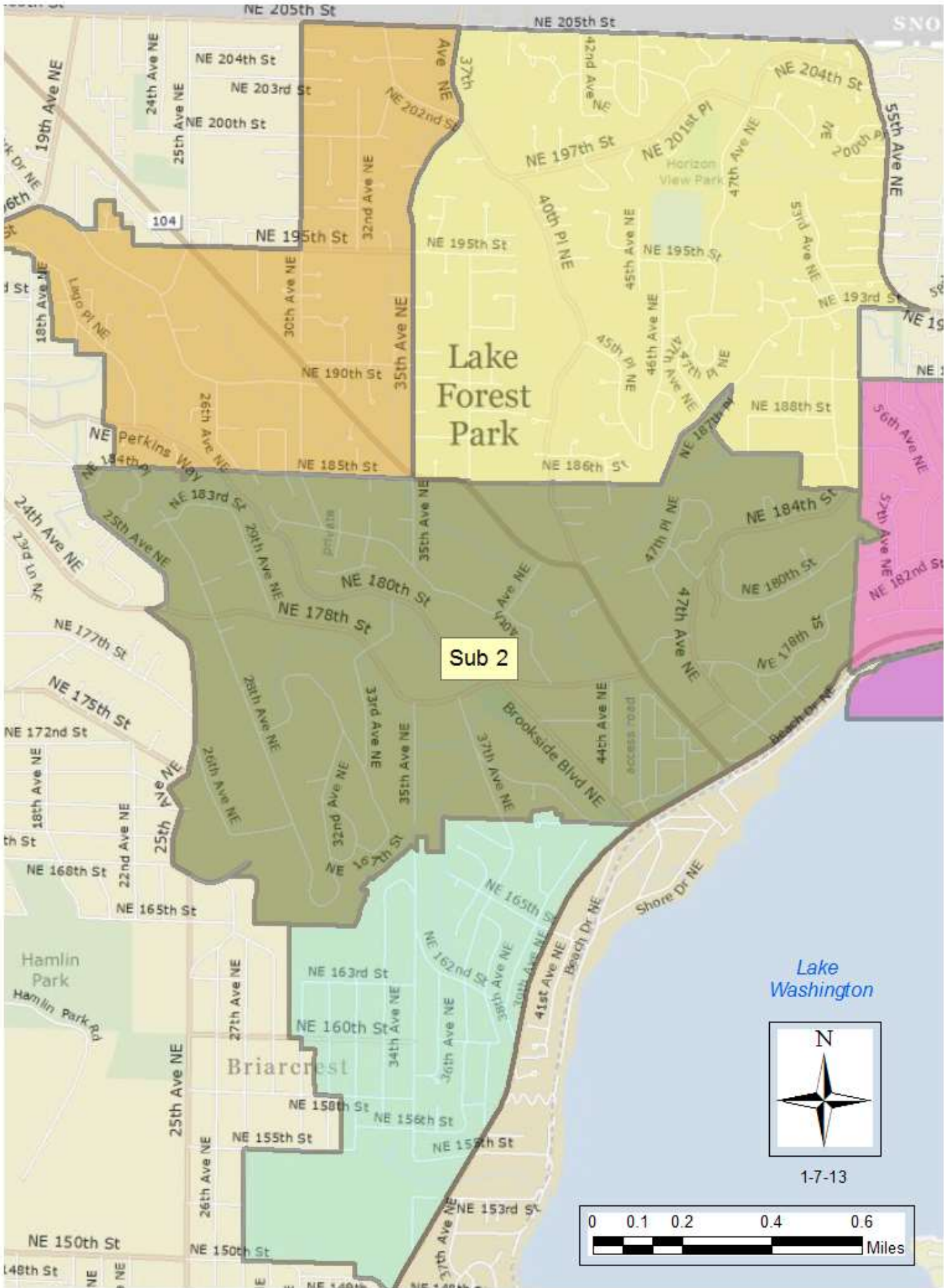
Area 004 – Sub Area Map



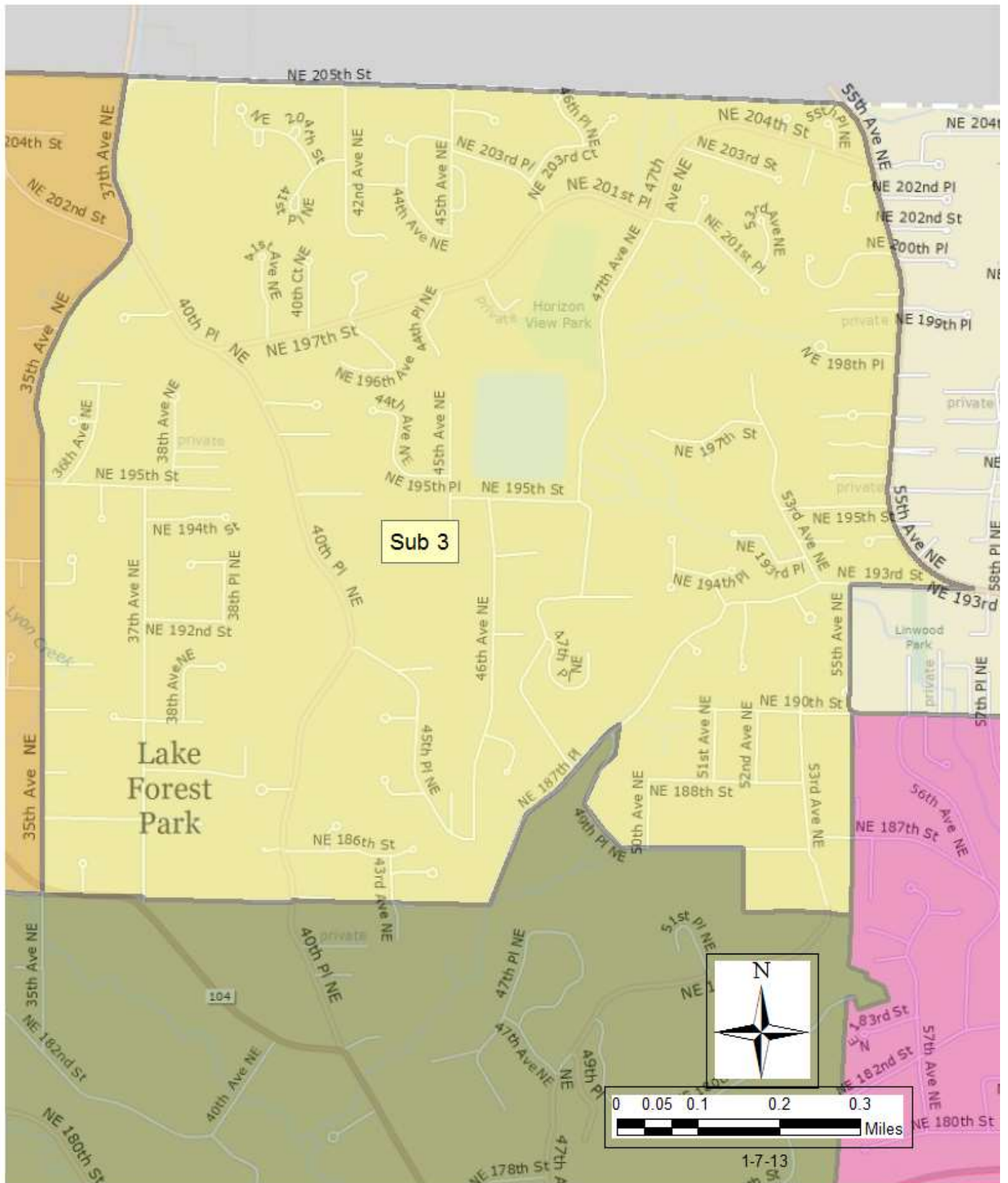
Area 4 -Sub Area 1 Map



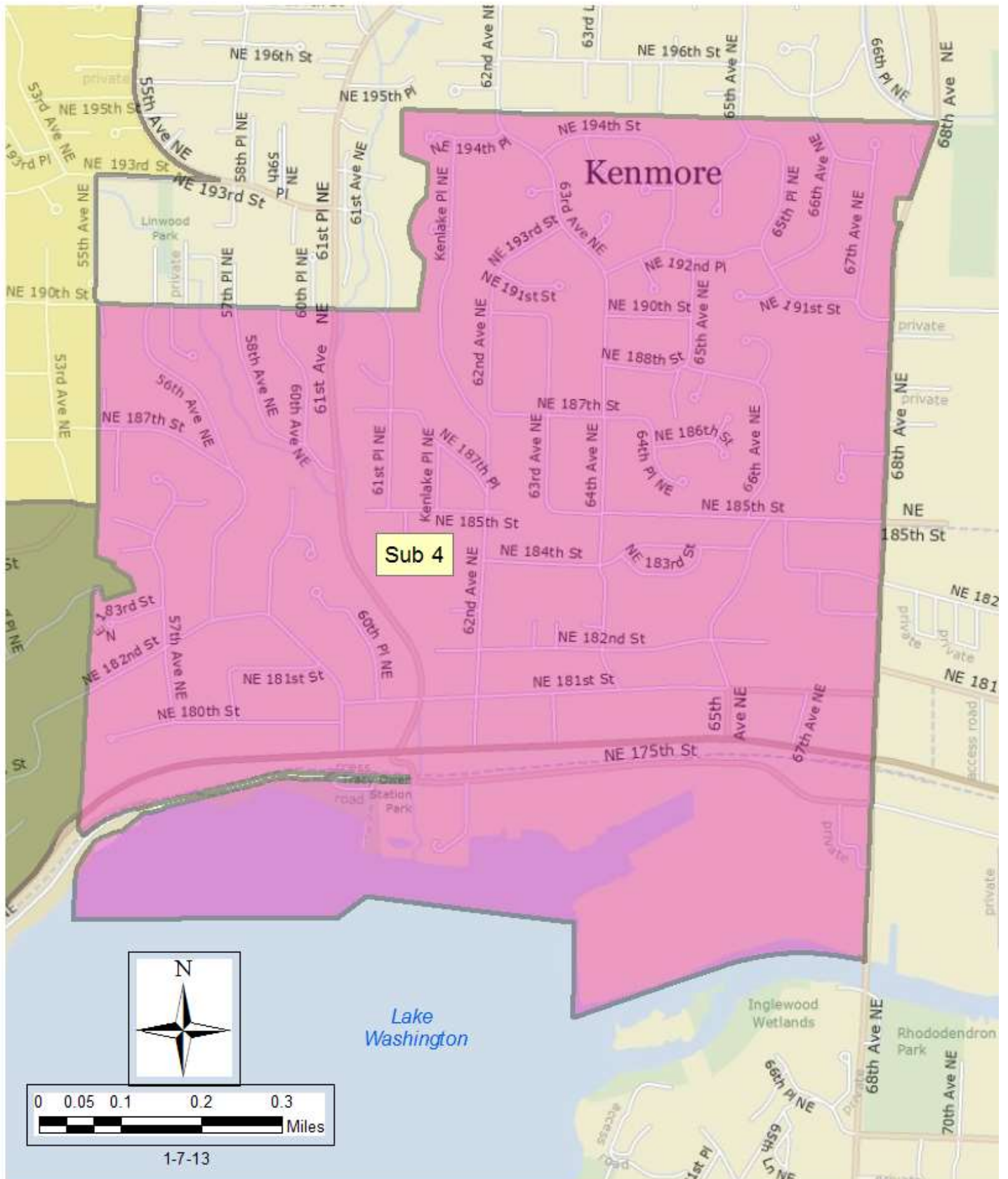
Area 4 –Sub Area 2 Map



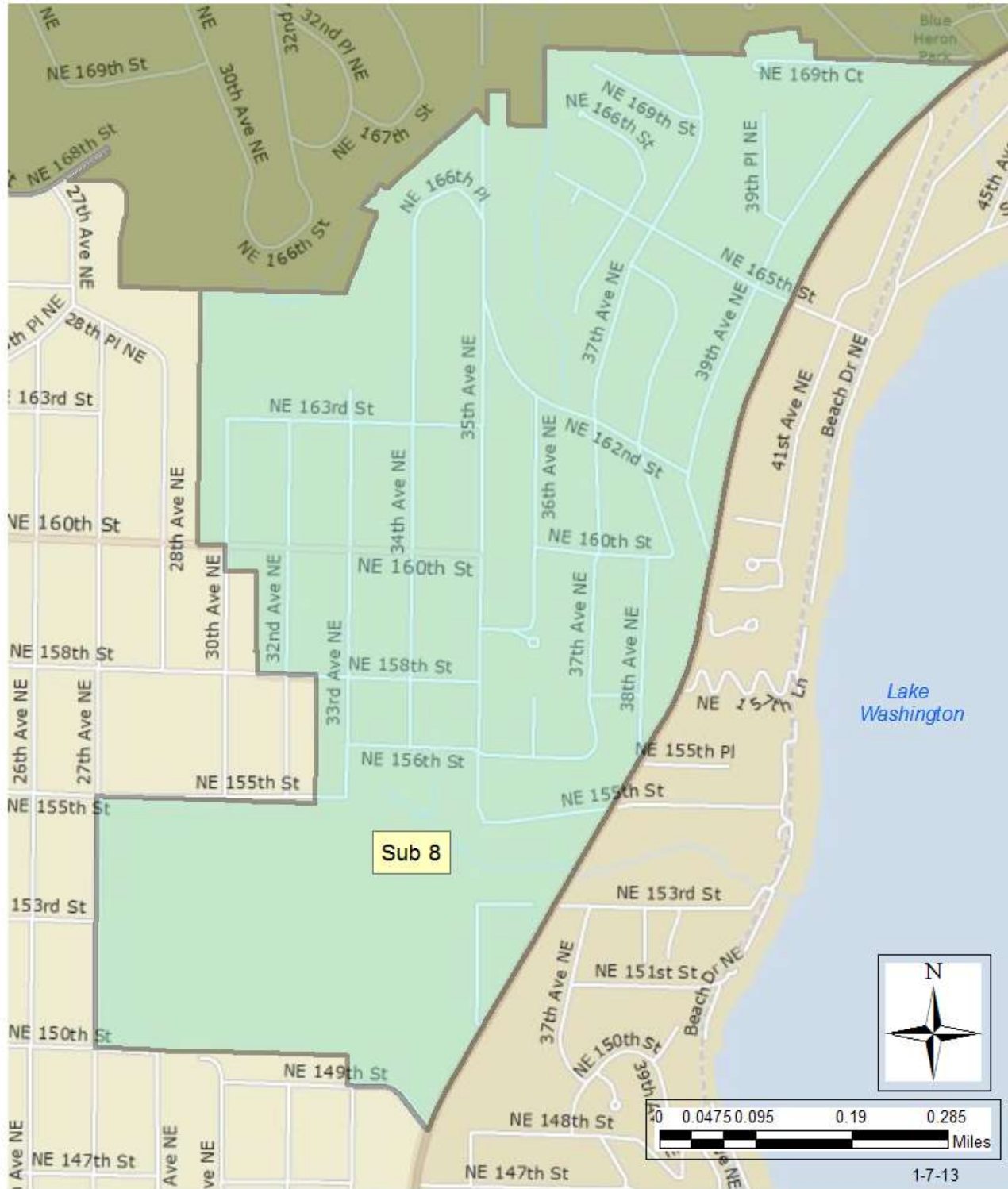
Area 4 –Sub Area 3 Map



Area 4 –Sub Area 4 Map



Area 4 -Sub Area 8 Map



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Area 4 - Model Adjustments

1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+20.66%	4,823	100%

Due to truncating the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: February 19, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2013 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Based on the 10 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +20.1% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.205, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The area required a single standard area adjustment.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 444 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:



$$\text{2014 Total Value} = \text{2013 Total Value} * (1 - 0.06) / (0.7790632)$$

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

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

Mobile Home Update

There was one sale of mobile homes within Area 004, therefore Mobile Homes received the +20.5% Change indicated by the Area's sales sample as reflected on the Executive Summary page. The adjustment formula is:

$$\text{2014 Total Value} = \text{2013 Total Value} * 1.205$$

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

Results

The resulting assessment level is 0.926. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +20.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

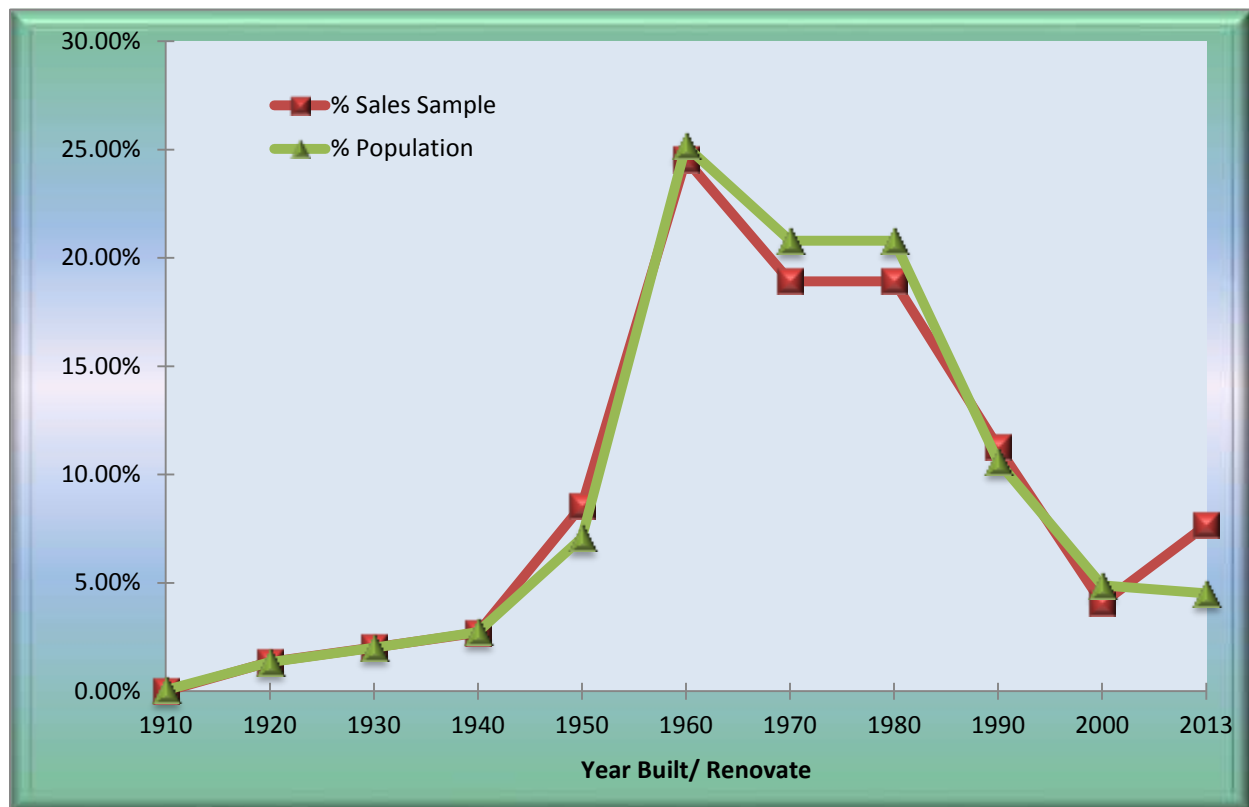
Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.205.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.205.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	1.35%
1930	9	2.03%
1940	12	2.70%
1950	38	8.56%
1960	109	24.55%
1970	84	18.92%
1980	84	18.92%
1990	50	11.26%
2000	18	4.05%
2013	34	7.66%
	444	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.06%
1920	65	1.35%
1930	97	2.01%
1940	132	2.74%
1950	341	7.07%
1960	1,214	25.17%
1970	1,003	20.80%
1980	1,003	20.80%
1990	511	10.60%
2000	236	4.89%
2013	218	4.52%
	4,823	

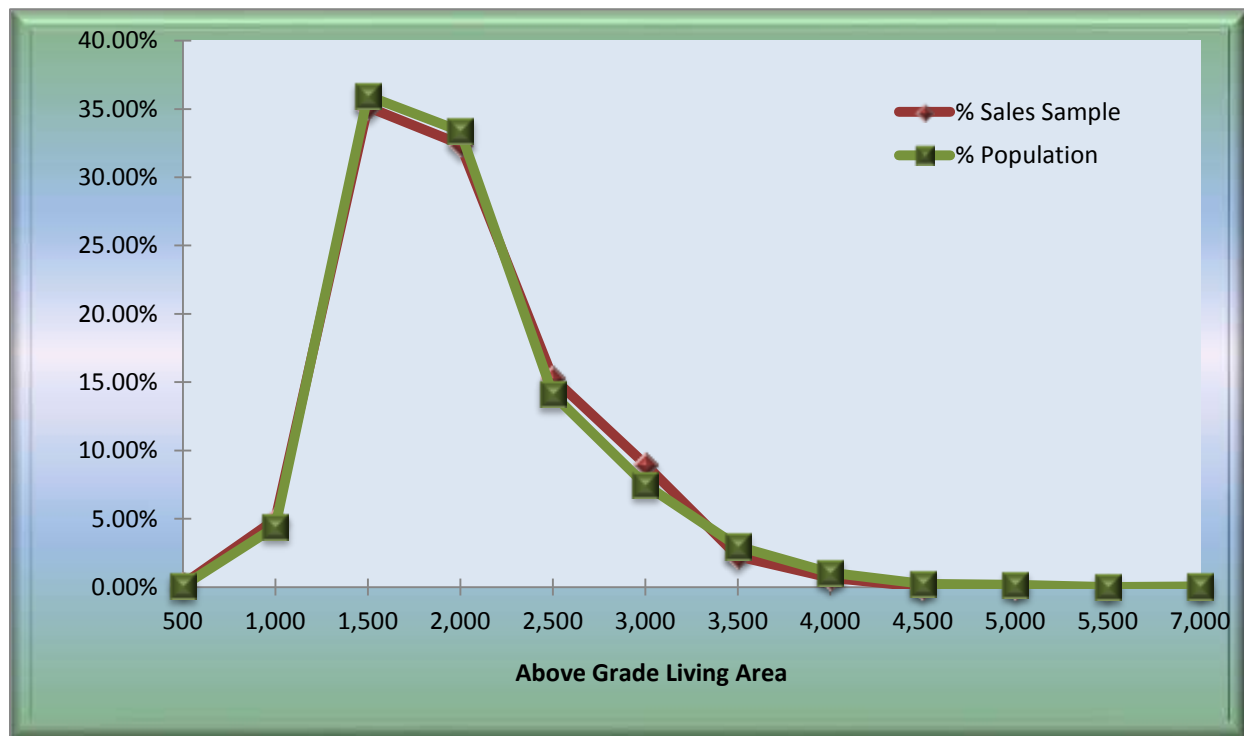


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.23%
1,000	22	4.95%
1,500	156	35.14%
2,000	144	32.43%
2,500	68	15.32%
3,000	40	9.01%
3,500	10	2.25%
4,000	3	0.68%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
444		

Population		
AGLA	Frequency	% Population
500	4	0.08%
1,000	213	4.42%
1,500	1,734	35.95%
2,000	1,610	33.38%
2,500	682	14.14%
3,000	362	7.51%
3,500	144	2.99%
4,000	51	1.06%
4,500	12	0.25%
5,000	8	0.17%
5,500	0	0.00%
7,000	3	0.06%
4,823		

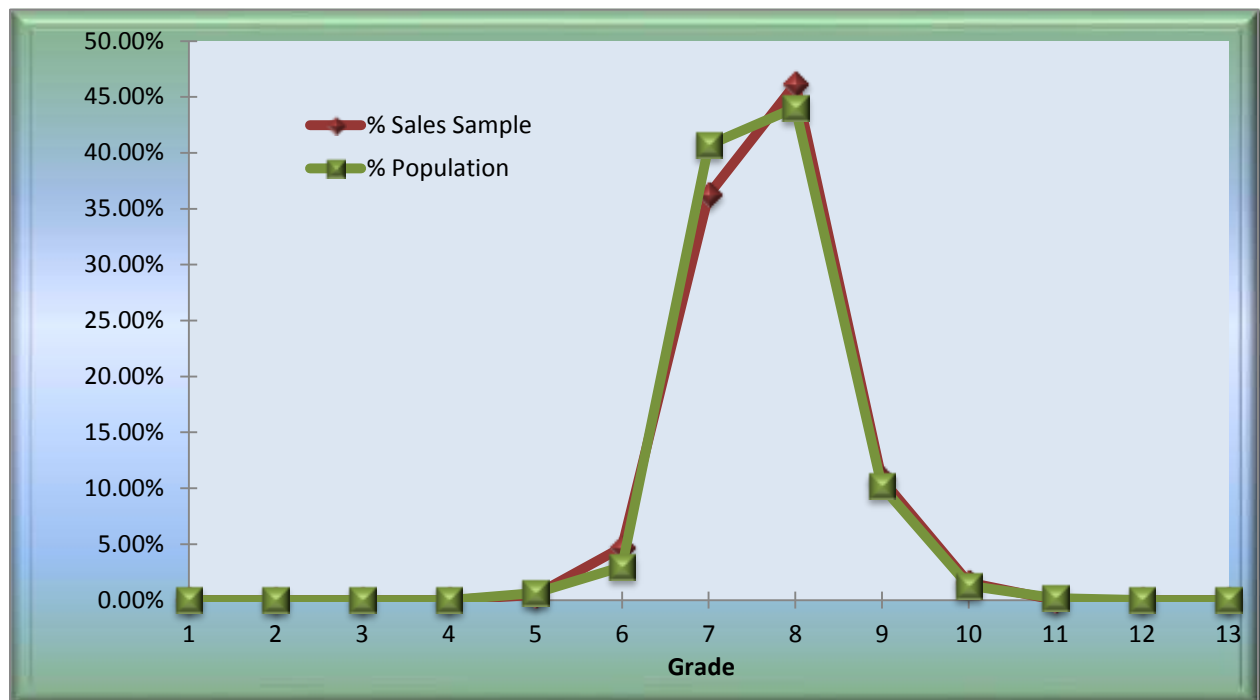


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Building Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.45%
6	21	4.73%
7	161	36.26%
8	205	46.17%
9	48	10.81%
10	7	1.58%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		444

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	30	0.62%
6	143	2.96%
7	1,963	40.70%
8	2,124	44.04%
9	492	10.20%
10	62	1.29%
11	9	0.19%
12	0	0.00%
13	0	0.00%
		4,823



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

Area 4 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.214 resulting in an adjusted value of \$576,000 ($\$475,000 \times 1.214 = \$576,650$) – truncated to the nearest \$1000.

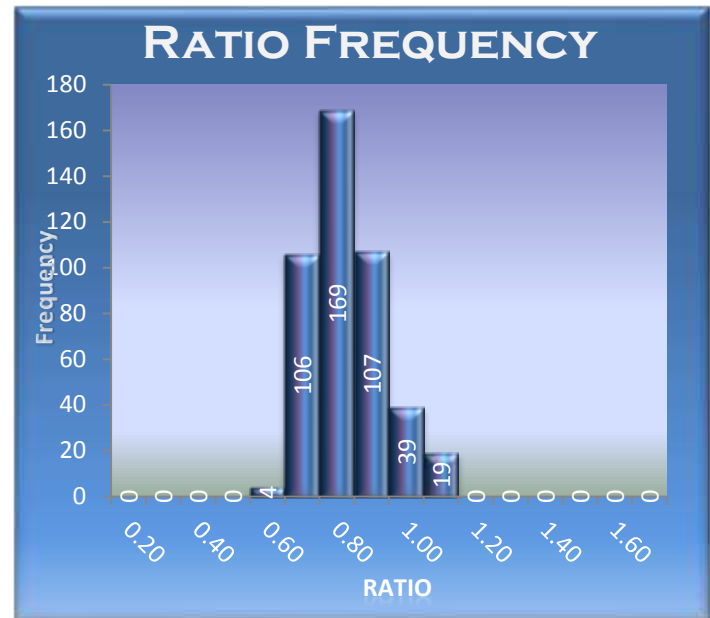
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.187	18.7%
2/1/2011	1.197	19.7%
3/1/2011	1.206	20.6%
4/1/2011	1.214	21.4%
5/1/2011	1.221	22.1%
6/1/2011	1.228	22.8%
7/1/2011	1.233	23.3%
8/1/2011	1.238	23.8%
9/1/2011	1.242	24.2%
10/1/2011	1.245	24.5%
11/1/2011	1.247	24.7%
12/1/2011	1.248	24.8%
1/1/2012	1.249	24.9%
2/1/2012	1.248	24.8%
3/1/2012	1.247	24.7%
4/1/2012	1.245	24.5%
5/1/2012	1.242	24.2%
6/1/2012	1.238	23.8%
7/1/2012	1.233	23.3%
8/1/2012	1.228	22.8%
9/1/2012	1.221	22.1%
10/1/2012	1.214	21.4%
11/1/2012	1.205	20.5%
12/1/2012	1.196	19.6%
1/1/2013	1.186	18.6%
2/1/2013	1.175	17.5%
3/1/2013	1.165	16.5%
4/1/2013	1.152	15.2%
5/1/2013	1.139	13.9%
6/1/2013	1.124	12.4%
7/1/2013	1.109	10.9%
8/1/2013	1.093	9.3%
9/1/2013	1.076	7.6%
10/1/2013	1.059	5.9%
11/1/2013	1.040	4.0%
12/1/2013	1.021	2.1%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 4 is: $(0.7790632 - 0.0005298394 * \text{SaleDay} - 0.0000003619439 * \text{SaleDaySq}) / 0.77906322$
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Forest Park /West Kenmore	1/1/2013	2/26/2014	1/2011 - 12/2013
Area Number: 4	Appr ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	444
Mean Assessed Value	356,300
Mean Adj. Sales Price	466,100
Standard Deviation AV	92,153
Standard Deviation SP	135,240
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.779
Median Ratio	0.768
Weighted Mean Ratio	0.764
UNIFORMITY	
Lowest ratio	0.537
Highest ratio:	1.078
Coefficient of Dispersion	10.73%
Standard Deviation	0.105
Coefficient of Variation	13.44%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.756
Upper limit	0.779
95% Confidence: Mean	
Lower limit	0.769
Upper limit	0.789
SAMPLE SIZE EVALUATION	
N (population size)	4823
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	444
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	244
# ratios above mean:	200
z:	2.088
Conclusion:	Non-normal



COMMENTS:

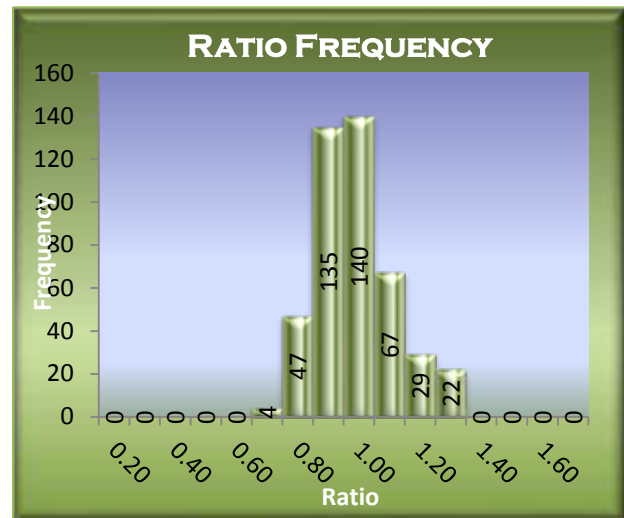
1 to 3 Unit Residences throughout Area 004

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Forest Park/West Kenmore	1/1/2014	2/26/2014	1/2011 - 12/2013
Area Number: 4	Appr. ID:	Property Type:	Adjusted for time?
	DJOH	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	444
Mean Assessed Value	429,500
Mean Sales Price	466,100
Standard Deviation AV	111,184
Standard Deviation SP	135,240
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.926
Weighted Mean Ratio	0.921
UNIFORMITY	
Lowest ratio	0.648
Highest ratio:	1.299
Coefficient of Dispersion	10.72%
Standard Deviation	0.126
Coefficient of Variation	13.44%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.912
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.927
Upper limit	0.951
SAMPLE SIZE EVALUATION	
N (population size)	4823
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.126
Recommended minimum:	25
Actual sample size:	444
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	241
# ratios above mean:	203
z:	1.803
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 004

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	397170	1870	4/8/13	\$164,900	\$189,000	820	6	1931	Avg	25212	N	N	19029 LAGO PL NE
1	0	418190	0010	2/5/13	\$171,000	\$201,000	1060	6	1950	Avg	6300	N	N	3019 NE 190TH ST
1	0	402290	1310	9/6/13	\$320,000	\$343,000	1110	6	1947	Avg	12530	N	N	19811 32ND AVE NE
1	0	866590	0026	11/14/12	\$299,000	\$359,000	860	7	1982	Avg	5046	N	N	19315 BALLINGER WAY NE
1	0	866590	0031	5/2/11	\$282,950	\$346,000	860	7	1982	Avg	6188	N	N	19236 25TH AVE NE
1	0	319790	0060	11/30/12	\$260,000	\$311,000	890	7	1953	Avg	7273	N	N	18534 29TH AVE NE
1	0	866590	0295	6/1/11	\$302,500	\$371,000	940	7	1983	Avg	6510	N	N	19040 LAGO PL NE
1	0	402290	1393	8/16/12	\$203,000	\$249,000	940	7	1971	Avg	7200	N	N	3114 NE 195TH ST
1	0	115561	0010	7/12/11	\$165,000	\$204,000	960	7	1970	Avg	6501	N	N	3236 NE 204TH ST
1	0	402290	0494	12/7/12	\$195,000	\$233,000	1010	7	1965	Avg	9798	N	N	20424 33RD AVE NE
1	0	615290	0129	6/4/13	\$390,000	\$438,000	1010	7	1959	Good	12424	N	N	19019 32ND AVE NE
1	0	866590	0057	1/22/13	\$259,900	\$306,000	1070	7	1953	Avg	9712	N	N	18705 30TH AVE NE
1	0	138830	0035	7/16/13	\$400,000	\$441,000	1080	7	1957	Avg	10995	N	N	18910 33RD AVE NE
1	0	866590	0320	10/30/13	\$325,000	\$338,000	1110	7	1965	Avg	10507	N	N	19044 21ST AVE NE
1	0	402290	1327	11/2/11	\$287,000	\$358,000	1130	7	1976	Avg	10109	N	N	3122 NE 197TH PL
1	0	942550	0065	7/26/12	\$199,000	\$245,000	1130	7	1954	Avg	15177	N	N	19027 BALLINGER WAY NE
1	0	115562	0050	6/20/11	\$342,300	\$422,000	1170	7	1973	Good	7864	N	N	19502 34TH AVE NE
1	0	615290	0132	7/19/11	\$350,000	\$433,000	1230	7	1969	Avg	9095	N	N	19024 32ND AVE NE
1	0	942550	0036	2/14/13	\$359,500	\$421,000	1240	7	1978	Avg	6642	N	N	19103 30TH AVE NE
1	0	741710	0150	4/3/13	\$240,000	\$276,000	1240	7	1951	Avg	19275	N	N	1622 NE 195TH ST
1	0	402290	0512	9/10/13	\$389,900	\$418,000	1280	7	1975	Avg	9292	N	N	3322 NE 204TH ST
1	0	115561	0130	5/25/11	\$340,000	\$417,000	1290	7	1970	Good	8027	N	N	3229 NE 204TH ST
1	0	402290	0510	3/22/12	\$258,000	\$321,000	1290	7	1973	Good	15764	N	N	20405 37TH AVE NE
1	0	615290	0124	1/10/12	\$228,000	\$285,000	1350	7	1949	Good	12150	N	N	3008 NE 190TH ST
1	0	115562	0070	3/19/13	\$365,000	\$422,000	1380	7	1973	Good	7515	N	N	19514 34TH AVE NE
1	0	115560	0050	4/2/12	\$263,000	\$327,000	1400	7	1973	Avg	10876	N	N	19818 31ST AVE NE
1	0	866590	0240	8/2/12	\$225,000	\$276,000	1420	7	1962	Good	5441	N	N	19017 LAGO PL NE
1	0	615290	0130	10/23/12	\$339,900	\$411,000	1460	7	1964	Avg	9000	N	N	3204 NE 190TH ST
1	0	402290	1391	3/26/13	\$279,000	\$322,000	1480	7	1970	Good	6140	N	N	19505 32ND AVE NE
1	0	942550	0105	11/18/13	\$230,000	\$237,000	1480	7	1947	Avg	8718	N	N	18914 FOREST PARK DR NE
1	0	402290	0571	5/29/12	\$283,500	\$351,000	1480	7	1962	Avg	11750	N	N	20231 37TH AVE NE
1	0	402290	1390	11/20/12	\$333,900	\$401,000	1490	7	1949	Avg	14380	N	N	3102 NE 195TH ST
1	0	319790	0030	7/19/12	\$300,000	\$369,000	1530	7	1952	Good	7936	N	N	18543 29TH AVE NE
1	0	418190	0049	5/2/12	\$240,000	\$298,000	1590	7	1950	Good	8150	N	N	18905 32ND AVE NE
1	0	866590	0019	3/16/12	\$299,950	\$374,000	1700	7	1980	Avg	10023	N	N	19219 BALLINGER WAY NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	866590	0324	5/3/12	\$370,000	\$459,000	1920	7	1950	Good	27754	N	N	19243 FOREST PARK DR NE
1	0	866590	0150	10/23/13	\$500,000	\$523,000	2090	7	1953	Good	27026	N	N	2331 NE PERKINS WAY
1	0	664890	0020	8/7/13	\$400,000	\$436,000	2220	7	1969	Good	8640	N	N	19839 31ST AVE NE
1	0	402290	1450	2/18/13	\$418,750	\$489,000	1100	8	1953	Good	8288	N	N	3341 NE 202ND ST
1	0	928675	0150	1/11/12	\$280,000	\$350,000	1180	8	1975	Avg	7366	N	N	3018 NE 194TH ST
1	0	401850	0100	12/27/11	\$299,200	\$374,000	1240	8	1976	Avg	7318	N	N	3014 NE 201ST PL
1	0	615290	0360	4/18/13	\$400,000	\$458,000	1300	8	1937	Avg	43995	N	N	3110 NE 185TH ST
1	0	401850	0070	10/18/13	\$491,000	\$515,000	1390	8	1978	Avg	11160	N	N	3017 NE 201ST PL
1	0	267230	0060	8/9/12	\$425,000	\$521,000	1470	8	1979	Avg	7140	N	N	19315 30TH AVE NE
1	0	115564	0070	12/5/13	\$415,000	\$422,000	1490	8	1981	Good	7189	N	N	3238 NE 198TH PL
1	0	397170	1795	7/3/12	\$330,000	\$407,000	1500	8	1967	Avg	7982	N	N	19218 LAGO PL NE
1	0	397170	1800	7/18/13	\$415,000	\$457,000	1570	8	1979	Avg	16256	N	N	19204 LAGO PL NE
1	0	255730	0050	8/17/12	\$400,000	\$490,000	1600	8	1982	Avg	9942	N	N	2546 NE 191ST ST
1	0	115564	0080	4/18/13	\$389,000	\$445,000	1660	8	1980	Avg	7167	N	N	3234 NE 198TH PL
1	0	267230	0070	4/24/13	\$347,000	\$396,000	1760	8	1979	Avg	8681	N	N	2926 NE 193RD ST
1	0	202700	0110	8/23/11	\$375,000	\$465,000	1870	8	1994	Avg	8734	N	N	20019 33RD AVE NE
1	0	866590	0203	10/28/13	\$454,440	\$474,000	1990	8	1993	Avg	6612	N	N	2630 NE 184TH PL
1	0	866590	0098	1/25/11	\$375,000	\$448,000	2040	8	1955	Good	7620	N	N	18965 FOREST PARK DR NE
1	0	615290	0001	2/27/12	\$359,000	\$448,000	2140	8	1986	Avg	9133	N	N	18815 33RD AVE NE
1	0	159230	0020	6/19/12	\$340,000	\$420,000	2140	8	1975	Avg	13383	N	N	18714 25TH AVE NE
1	0	402290	0699	6/13/12	\$340,000	\$420,000	2210	8	1973	Avg	11673	N	N	20113 32ND AVE NE
1	0	615290	0238	8/8/13	\$553,000	\$602,000	2640	8	1978	Avg	37750	N	N	3233 NE 195TH ST
1	0	159230	0070	7/11/11	\$545,000	\$673,000	2040	9	1978	Avg	30510	N	N	18701 25TH AVE NE
1	0	856297	0050	6/20/12	\$440,000	\$543,000	2820	9	1999	Avg	8305	N	N	19022 34TH AVE NE
2	0	401930	0300	7/10/13	\$242,500	\$268,000	940	5	1942	Good	27984	N	N	18448 40TH PL NE
2	0	402350	0585	9/20/12	\$185,000	\$225,000	1030	5	1918	Good	8071	N	N	2902 NE 178TH ST
2	0	402410	1940	10/14/13	\$245,000	\$257,000	480	6	1931	Good	8357	N	N	18303 28TH AVE NE
2	0	401930	0660	8/21/13	\$220,000	\$238,000	670	6	1946	Good	13125	N	N	3577 NE 180TH ST
2	0	401990	0100	12/14/12	\$303,000	\$361,000	740	6	1942	Good	12417	N	N	18409 47TH PL NE
2	0	401930	0440	6/21/11	\$325,000	\$400,000	890	6	1926	Good	20000	N	N	3534 NE 182ND ST
2	0	115410	0165	5/16/13	\$310,500	\$351,000	940	6	1949	Good	7500	N	N	4026 NE 174TH ST
2	0	402410	1745	9/11/12	\$297,550	\$363,000	990	6	1942	VGood	13423	N	N	18002 25TH AVE NE
2	0	115410	0285	7/16/12	\$180,000	\$222,000	1000	6	1947	Good	6500	N	N	4075 NE 174TH ST
2	0	402350	0675	7/17/13	\$290,000	\$319,000	1000	6	1951	Avg	7800	N	N	3014 NE 178TH ST
2	0	401930	0750	6/25/12	\$317,500	\$392,000	1090	6	1918	Avg	27501	N	N	3570 NE 180TH ST

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	115410	0290	6/27/11	\$175,000	\$216,000	1140	6	1947	Avg	6500	N	N	4071 NE 174TH ST
2	0	401990	0110	4/19/13	\$275,000	\$315,000	1330	6	1990	Avg	10458	N	N	18407 47TH PL NE
2	0	402350	1210	4/23/12	\$241,000	\$300,000	1440	6	1950	Fair	66646	N	N	17522 33RD AVE NE
2	0	401990	0005	3/1/11	\$273,000	\$329,000	1590	6	1916	Good	6930	N	N	18487 47TH PL NE
2	0	402050	0010	3/12/13	\$330,000	\$383,000	1720	6	1959	VGood	6842	N	N	4412 NE 178TH ST
2	0	401930	1395	1/11/13	\$334,000	\$395,000	930	7	1952	Good	13151	N	N	17514 47TH AVE NE
2	0	928970	0080	6/24/11	\$326,500	\$402,000	1000	7	1955	Good	8555	N	N	18211 29TH PL NE
2	0	402410	1726	3/21/12	\$274,000	\$341,000	1000	7	1961	Avg	14477	N	N	17820 25TH AVE NE
2	0	402410	1675	10/23/13	\$280,000	\$293,000	1040	7	1955	Good	7350	N	N	2542 NE 178TH ST
2	0	402410	2005	5/20/12	\$285,000	\$353,000	1060	7	1987	Avg	7400	N	N	17849 28TH AVE NE
2	0	401930	1050	5/16/11	\$299,650	\$367,000	1070	7	1948	Avg	9400	N	N	17846 BALLINGER WAY NE
2	0	401930	0356	11/15/12	\$270,000	\$324,000	1080	7	1918	Good	18190	N	N	18469 40TH PL NE
2	0	402350	0189	12/2/13	\$255,000	\$260,000	1100	7	1950	Avg	8848	N	N	18209 30TH AVE NE
2	0	401930	0393	10/23/12	\$299,950	\$362,000	1100	7	1959	Avg	12000	N	N	18434 BALLINGER WAY NE
2	0	401930	0302	10/18/12	\$312,500	\$378,000	1110	7	1950	Good	16586	N	N	18438 40TH PL NE
2	0	115410	0275	12/21/12	\$220,000	\$262,000	1120	7	1938	Good	15293	N	N	17241 44TH AVE NE
2	0	402350	1000	6/13/13	\$210,000	\$235,000	1140	7	1963	Avg	21531	N	N	2917 NE 178TH ST
2	0	558990	0391	12/27/11	\$234,900	\$293,000	1170	7	1958	Avg	8130	N	N	2502 NE 168TH ST
2	0	558990	0392	9/26/11	\$213,600	\$266,000	1170	7	1958	Avg	8408	N	N	16810 25TH AVE NE
2	0	402350	0595	11/30/11	\$308,500	\$385,000	1180	7	1980	Good	20082	N	N	2924 NE 178TH ST
2	0	664250	0030	10/19/12	\$244,900	\$296,000	1190	7	1967	Avg	10656	N	N	18222 25TH AVE NE
2	0	401930	0760	3/27/12	\$225,000	\$280,000	1200	7	1922	Good	32318	N	N	3558 NE 180TH ST
2	0	401930	1220	10/17/11	\$424,000	\$528,000	1220	7	1952	Good	19600	N	N	4714 NE 178TH ST
2	0	402410	0331	7/15/13	\$249,500	\$275,000	1260	7	1955	Good	7700	N	N	2509 NE 178TH ST
2	0	401930	0487	10/24/12	\$299,000	\$361,000	1310	7	1989	Avg	21387	N	N	18423 BALLINGER WAY NE
2	0	115410	0320	12/18/12	\$219,500	\$261,000	1320	7	1942	Avg	20505	N	N	17411 BROOKSIDE BLVD
2	0	401930	1015	7/18/11	\$344,950	\$426,000	1350	7	1916	VGood	25000	N	N	18220 BALLINGER WAY NE
2	0	401930	0715	12/17/13	\$425,000	\$429,000	1400	7	1996	Avg	25370	N	N	17833 40TH AVE NE
2	0	402350	0062	5/7/13	\$375,000	\$426,000	1460	7	1962	Good	13500	N	N	3404 NE 184TH ST
2	0	558990	0361	3/2/12	\$275,000	\$343,000	1490	7	1953	Good	7755	N	N	16910 25TH AVE NE
2	0	402410	0590	11/10/11	\$289,950	\$362,000	1490	7	1938	Avg	16443	N	N	17712 25TH AVE NE
2	0	402350	0435	6/17/13	\$379,950	\$424,000	1490	7	1984	Avg	34267	N	N	3359 NE 182ND ST
2	0	553830	0305	6/24/13	\$399,000	\$444,000	1520	7	1958	Avg	18968	N	N	16930 33RD AVE NE
2	0	402350	0193	3/21/12	\$270,000	\$336,000	1530	7	1962	Avg	10150	N	N	18225 30TH AVE NE
2	0	402350	0275	6/17/13	\$505,000	\$564,000	1540	7	1942	Good	23250	N	N	3355 NE 182ND ST

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	402890	0060	8/2/12	\$360,000	\$442,000	1550	7	1960	Good	12800	N	N	3221 NE 181ST ST
2	0	401990	0035	8/1/13	\$420,000	\$459,000	1560	7	1975	Avg	13687	N	N	18469 47TH PL NE
2	0	401930	0425	5/20/11	\$375,000	\$460,000	1570	7	1947	Good	23350	N	N	3510 NE 182ND ST
2	0	401930	0491	5/22/13	\$495,000	\$559,000	1640	7	1958	Good	23760	N	N	18431 BALLINGER WAY NE
2	0	115410	0450	11/11/11	\$310,000	\$387,000	1650	7	1941	Good	20302	N	N	17080 HAMLIN RD NE
2	0	553830	0135	4/4/13	\$260,000	\$299,000	1700	7	1947	Avg	8960	N	N	3204 NE 167TH ST
2	0	092604	9025	10/22/12	\$405,000	\$489,000	1720	7	1980	Good	12000	N	N	2651 NE 169TH ST
2	0	401990	0119	4/3/12	\$339,000	\$422,000	1760	7	1978	Avg	8550	N	N	4942 NE 184TH ST
2	0	402350	1026	5/17/13	\$330,000	\$373,000	1790	7	1915	Avg	21736	N	N	2847 NE 178TH ST
2	0	402350	0842	5/14/13	\$342,500	\$388,000	1840	7	1981	Avg	13383	N	N	2828 NE 178TH ST
2	0	402350	0750	6/7/13	\$355,000	\$398,000	1850	7	1955	Avg	23635	N	N	18025 29TH AVE NE
2	0	402410	0575	1/20/11	\$390,000	\$465,000	1860	7	1979	Avg	15083	N	N	17634 25TH AVE NE
2	0	401930	0936	7/19/11	\$350,000	\$433,000	1940	7	1946	Good	50105	N	N	17851 BALLINGER WAY NE
2	0	401930	0150	6/6/13	\$551,500	\$619,000	1960	7	1924	VGood	38677	N	N	5130 NE 180TH ST
2	0	401930	1520	3/15/13	\$425,000	\$493,000	2030	7	1939	Good	14237	N	N	4625 NE 178TH ST
2	0	402410	1975	5/30/12	\$319,000	\$395,000	2040	7	1974	Avg	7129	N	N	18025 28TH AVE NE
2	0	402350	0986	7/1/13	\$399,500	\$443,000	2100	7	1951	VGood	20700	N	N	3029 NE 178TH ST
2	0	115410	0425	10/15/13	\$450,000	\$473,000	2200	7	1935	Good	14000	N	N	17028 HAMLIN RD NE
2	0	402410	1780	3/25/13	\$459,000	\$530,000	2280	7	1938	Good	16425	N	N	18044 25TH AVE NE
2	0	402110	0070	6/11/13	\$632,500	\$708,000	2740	7	1922	VGood	27340	N	N	18325 47TH PL NE
2	0	553830	0280	8/19/13	\$483,000	\$523,000	1280	8	1973	Good	18077	N	N	17023 33RD AVE NE
2	0	401930	1305	8/5/11	\$418,000	\$518,000	1300	8	1957	Avg	15100	Y	N	5303 NE 178TH ST
2	0	514600	0080	6/25/13	\$415,000	\$462,000	1320	8	1963	Avg	12977	N	N	2603 NE 169TH ST
2	0	260020	0260	9/26/12	\$350,000	\$425,000	1510	8	1987	Avg	8274	N	N	2518 NE 184TH PL
2	0	402890	0050	10/1/13	\$474,000	\$502,000	1550	8	1960	Good	12840	N	N	3205 NE 181ST ST
2	0	115410	0250	6/21/11	\$389,000	\$479,000	1560	8	1936	VGood	21000	N	N	17074 BROOKSIDE BLVD
2	0	402350	0210	8/26/13	\$388,800	\$420,000	1610	8	1977	Good	8875	N	N	18247 30TH AVE NE
2	0	402890	0070	4/22/13	\$410,000	\$469,000	1610	8	1957	Good	22666	N	N	3311 NE 181ST ST
2	0	081750	0070	9/30/11	\$266,000	\$331,000	1620	8	1968	Good	7325	N	N	17766 28TH AVE NE
2	0	553830	0145	11/22/11	\$443,500	\$554,000	1630	8	1958	Good	11371	N	N	3210 NE 167TH ST
2	0	558990	0366	12/9/11	\$254,250	\$317,000	1640	8	1951	Avg	12725	N	N	16908 25TH AVE NE
2	0	883290	0265	3/9/12	\$402,000	\$501,000	1710	8	1960	Good	10450	Y	N	5508 NE 180TH ST
2	0	402350	0293	7/16/12	\$451,600	\$556,000	1710	8	1990	Avg	17882	N	N	3325 NE 181ST ST
2	0	115410	0110	3/26/13	\$377,500	\$436,000	1760	8	1954	Good	22248	N	N	4045 NE 178TH ST
2	0	401930	1404	4/25/11	\$460,000	\$561,000	1770	8	1960	Avg	14850	N	N	4759 NE 178TH ST

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	260020	0240	3/18/13	\$405,000	\$469,000	1800	8	1986	Avg	12100	N	N	2700 NE 184TH PL
2	0	402290	6491	1/26/11	\$380,000	\$454,000	1830	8	1964	Avg	11949	N	N	5005 NE 187TH ST
2	0	402350	0227	10/15/12	\$440,000	\$532,000	1850	8	1983	Avg	19895	N	N	2617 NE 185TH ST
2	0	401990	0150	3/28/13	\$375,000	\$433,000	1910	8	1973	Good	33154	N	N	18434 47TH PL NE
2	0	402410	1965	11/29/11	\$325,000	\$406,000	1920	8	1984	Avg	8134	N	N	18029 28TH AVE NE
2	0	401930	0775	1/27/11	\$340,000	\$407,000	1920	8	1964	Good	26754	N	N	3523 NE 182ND ST
2	0	401930	1130	4/27/12	\$450,250	\$559,000	1930	8	1947	Good	18000	Y	N	5300 NE 178TH ST
2	0	402350	0954	7/26/12	\$410,500	\$504,000	1940	8	1993	Avg	6834	N	N	2638 NE 184TH PL
2	0	401930	1055	2/1/12	\$385,000	\$481,000	1940	8	1930	Good	15000	N	N	17836 BALLINGER WAY NE
2	0	260020	0040	8/30/11	\$380,000	\$472,000	1960	8	1986	Avg	9691	N	N	2529 NE 184TH PL
2	0	260020	0220	1/21/11	\$475,000	\$567,000	1990	8	1988	Avg	12473	N	N	2710 NE 184TH PL
2	0	115410	0380	12/11/12	\$410,500	\$490,000	2010	8	1941	Good	19800	N	N	17069 BROOKSIDE BLVD
2	0	401930	0690	5/23/13	\$324,000	\$366,000	2100	8	1953	Avg	10115	N	N	3818 NE 178TH ST
2	0	401930	0690	2/29/12	\$237,000	\$296,000	2100	8	1953	Avg	10115	N	N	3818 NE 178TH ST
2	0	260020	0160	5/23/11	\$355,500	\$436,000	2150	8	1986	Avg	7202	N	N	2735 NE 184TH PL
2	0	402350	0610	12/16/13	\$490,000	\$495,000	2210	8	1925	VGood	17160	N	N	2960 NE 178TH ST
2	0	401930	0740	5/23/13	\$499,000	\$563,000	2360	8	1997	Avg	20311	N	N	3700 NE 180TH ST
2	0	402410	0345	8/13/13	\$492,000	\$535,000	2890	8	2002	Avg	9431	N	N	2543 NE 178TH ST
2	0	401930	0885	10/18/13	\$490,000	\$514,000	2930	8	1945	Good	47480	N	N	17832 40TH AVE NE
2	0	402410	0636	7/18/13	\$525,000	\$578,000	3600	8	2008	Avg	18000	N	N	17058 28TH AVE NE
2	0	401930	1375	6/18/12	\$400,000	\$494,000	1840	9	1929	Good	17841	N	N	4755 NE 178TH ST
2	0	553830	0165	10/2/13	\$410,000	\$434,000	1850	9	1997	Avg	6225	N	N	16903 32ND PL NE
2	0	401930	1145	4/28/13	\$766,235	\$874,000	2060	9	2012	Avg	20000	Y	N	5215 NE 180TH ST
2	0	402350	0530	7/8/13	\$480,000	\$531,000	2070	9	1984	Avg	14040	N	N	18208 29TH AVE NE
2	0	115410	0600	5/10/13	\$595,000	\$675,000	2300	9	1999	Avg	36764	N	N	17059 37TH AVE NE
2	0	115410	0541	4/12/12	\$565,000	\$703,000	2390	9	2005	Avg	13132	N	N	17008 37TH AVE NE
2	0	401930	1280	8/23/13	\$579,000	\$626,000	2630	9	1921	Good	46860	Y	N	5058 NE 178TH ST
2	0	401930	0475	7/25/12	\$719,000	\$884,000	2700	9	1970	Good	40999	N	N	18235 40TH AVE NE
2	0	402350	1250	7/18/11	\$595,000	\$735,000	2740	9	1998	Avg	36679	N	N	17133 35TH AVE NE
2	0	401930	1380	10/22/12	\$732,601	\$885,000	2840	9	2012	Avg	16013	N	N	4749 NE 178TH ST
2	0	553830	0180	2/11/13	\$717,500	\$841,000	2870	9	2012	Avg	13566	N	N	17122 32ND AVE NE
2	0	401930	0975	3/11/11	\$425,000	\$514,000	3030	9	1929	Good	54450	N	N	18241 BALLINGER WAY NE
2	0	402350	0220	6/6/13	\$530,000	\$595,000	3040	9	1963	Good	12251	N	N	2811 NE 185TH ST
2	0	401930	1270	9/11/12	\$900,000	\$1,097,000	2090	10	1968	VGood	51200	Y	N	5030 NE 178TH ST
2	0	401930	0836	6/6/11	\$850,000	\$1,044,000	2720	10	2004	Avg	28898	N	N	17885 40TH AVE NE

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Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	402350	1196	5/23/11	\$650,000	\$797,000	2970	10	1991	Avg	23714	N	N	17750 33RD AVE NE
3	0	402770	0455	12/5/13	\$298,300	\$304,000	1020	6	1934	Good	10207	N	N	19615 55TH AVE NE
3	0	267810	0035	10/14/11	\$195,000	\$243,000	1160	6	1953	Good	6055	N	N	18514 36TH PL NE
3	0	032604	9047	6/14/11	\$199,950	\$246,000	760	7	1949	Avg	10418	N	N	3715 NE 194TH ST
3	0	885770	0050	5/2/13	\$333,600	\$380,000	1010	7	1965	Avg	10000	N	N	3749 NE 194TH ST
3	0	932095	0050	5/8/13	\$300,000	\$341,000	1030	7	1971	Avg	7430	N	N	20219 54TH PL NE
3	0	402770	0535	4/15/13	\$290,000	\$332,000	1090	7	1951	Avg	18769	N	N	19334 53RD AVE NE
3	0	928910	0130	9/20/12	\$420,000	\$511,000	1160	7	1963	VGood	10870	N	N	4033 NE 196TH ST
3	0	032604	9123	5/26/12	\$260,000	\$322,000	1190	7	1984	Avg	8379	N	N	19348 35TH AVE NE
3	0	402770	0544	6/13/13	\$315,000	\$352,000	1200	7	1967	Avg	8114	N	N	19326 53RD AVE NE
3	0	259320	0010	9/9/13	\$369,000	\$395,000	1200	7	1961	Good	8310	N	N	3705 NE 192ND ST
3	0	259320	0150	9/5/13	\$325,000	\$349,000	1200	7	1962	Avg	8563	N	N	3720 NE 192ND ST
3	0	402290	2991	9/26/12	\$335,000	\$407,000	1200	7	1959	Avg	9960	N	N	19514 40TH PL NE
3	0	342510	0015	5/11/12	\$283,500	\$352,000	1210	7	1957	Avg	18893	Y	N	19620 53RD AVE NE
3	0	380000	0200	12/7/11	\$308,000	\$385,000	1220	7	1962	Avg	9639	Y	N	4725 NE 203RD ST
3	0	032604	9092	11/14/11	\$293,000	\$366,000	1240	7	1966	Avg	7800	N	N	3732 NE 193RD ST
3	0	402770	0320	11/12/12	\$375,000	\$451,000	1270	7	2002	Avg	6600	N	N	5425 NE 204TH ST
3	0	346100	0130	5/23/12	\$382,000	\$473,000	1270	7	1961	Avg	10987	N	N	19131 47TH PL NE
3	0	346100	0150	9/27/13	\$320,000	\$340,000	1270	7	1961	Avg	11341	N	N	19050 47TH PL NE
3	0	346100	0190	7/12/13	\$412,000	\$455,000	1270	7	1963	Avg	12918	N	N	4908 NE 193RD ST
3	0	402290	2260	7/11/11	\$317,500	\$392,000	1300	7	1961	Avg	19017	N	N	19053 40TH PL NE
3	0	402770	0496	11/14/13	\$375,000	\$387,000	1320	7	1962	Avg	10300	N	N	19531 55TH AVE NE
3	0	032604	9118	2/13/12	\$290,000	\$362,000	1340	7	1980	Avg	10797	N	N	3527 NE 190TH PL
3	0	019260	0110	8/22/13	\$405,000	\$438,000	1350	7	1976	Avg	8000	N	N	20120 47TH AVE NE
3	0	570870	0020	11/6/12	\$310,000	\$373,000	1350	7	1966	Avg	9671	N	N	20404 55TH PL NE
3	0	259320	0030	4/4/11	\$342,500	\$416,000	1360	7	1961	VGood	8400	N	N	3717 NE 192ND ST
3	0	402290	2731	1/28/11	\$255,000	\$305,000	1380	7	1932	Fair	18763	N	N	19552 40TH PL NE
3	0	402770	0529	8/28/12	\$280,000	\$342,000	1390	7	1967	Good	11000	N	N	5403 NE 195TH ST
3	0	402770	0640	12/26/13	\$425,000	\$427,000	1420	7	1972	Avg	21100	N	N	19524 53RD AVE NE
3	0	402770	0527	11/5/13	\$390,000	\$405,000	1460	7	1961	Avg	12962	N	N	19336 53RD AVE NE
3	0	402770	0514	2/24/12	\$307,100	\$383,000	1520	7	1968	Good	8510	N	N	5414 NE 195TH ST
3	0	402290	6284	9/24/12	\$366,500	\$445,000	1680	7	1959	Avg	9400	N	N	18717 53RD AVE NE
3	0	115563	0080	5/10/13	\$271,000	\$307,000	2160	7	1975	Avg	7639	N	N	19227 35TH PL NE
3	0	928900	0040	10/14/11	\$324,900	\$405,000	1150	8	1960	Avg	9950	N	N	19543 38TH AVE NE
3	0	928900	0030	3/18/13	\$385,000	\$446,000	1160	8	1960	Avg	9700	N	N	19551 38TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	401711	0330	8/22/12	\$370,500	\$453,000	1210	8	1977	Good	7200	N	N	20319 46TH PL NE
3	0	928900	0010	5/10/12	\$316,500	\$393,000	1210	8	1961	Avg	10900	N	N	19559 38TH AVE NE
3	0	885770	0010	2/7/11	\$266,000	\$319,000	1220	8	1966	Avg	8690	N	N	3723 NE 194TH ST
3	0	392880	0052	11/14/11	\$375,000	\$468,000	1220	8	1977	Good	17316	N	N	5007 NE 197TH ST
3	0	402290	3070	9/24/12	\$394,000	\$479,000	1230	8	1961	Good	46609	N	N	19216 40TH PL NE
3	0	402770	0262	11/21/13	\$382,295	\$393,000	1240	8	1965	Avg	16400	N	N	5103 NE 201ST PL
3	0	402290	5391	8/29/11	\$335,000	\$416,000	1260	8	1959	Avg	19199	N	N	18718 40TH PL NE
3	0	402770	0013	11/28/12	\$345,000	\$413,000	1300	8	1979	Good	18318	N	N	4523 NE 201ST PL
3	0	402770	0013	6/23/11	\$330,000	\$407,000	1300	8	1979	Good	18318	N	N	4523 NE 201ST PL
3	0	570870	0090	8/28/13	\$342,000	\$369,000	1310	8	1967	Avg	10100	N	N	20406 54TH PL NE
3	0	345900	0180	8/15/12	\$330,000	\$404,000	1320	8	1965	Avg	10700	Y	N	20147 53RD AVE NE
3	0	345900	0190	12/18/13	\$450,000	\$454,000	1320	8	1965	Avg	11400	Y	N	20143 53RD AVE NE
3	0	345970	0200	8/12/11	\$400,800	\$497,000	1340	8	1979	Good	10890	N	N	4027 NE 204TH ST
3	0	073201	0050	10/15/12	\$459,950	\$557,000	1340	8	1983	Avg	17673	N	N	4403 NE 187TH PL
3	0	402770	1360	7/24/13	\$435,000	\$477,000	1370	8	1967	Avg	11990	N	N	5008 NE 190TH ST
3	0	561100	0120	9/24/13	\$390,000	\$414,000	1400	8	1978	Avg	8750	N	N	19727 41ST AVE NE
3	0	032604	9112	7/16/12	\$265,000	\$326,000	1410	8	1976	Avg	11829	N	N	3508 NE 189TH PL
3	0	402770	0396	4/10/12	\$375,000	\$467,000	1410	8	1998	Avg	12000	N	N	19825 55TH AVE NE
3	0	401711	0270	1/15/13	\$429,500	\$507,000	1430	8	1977	Good	7508	N	N	20312 46TH PL NE
3	0	259740	0010	7/8/13	\$435,000	\$481,000	1440	8	1977	Good	12680	N	N	20119 44TH AVE NE
3	0	379060	0020	4/5/12	\$387,500	\$482,000	1450	8	1972	Avg	9600	N	N	19736 40TH CT NE
3	0	736620	0060	10/10/11	\$465,000	\$579,000	1460	8	1981	Avg	13238	Y	N	5324 NE 190TH ST
3	0	401711	0300	3/4/11	\$380,000	\$458,000	1470	8	1977	Avg	11352	N	N	20332 46TH PL NE
3	0	032604	9058	6/26/12	\$369,000	\$455,000	1470	8	1955	Avg	13425	N	N	18492 BALLINGER WAY NE
3	0	401711	0360	3/8/13	\$420,000	\$488,000	1480	8	1977	Avg	11774	N	N	4612 NE 203RD CT
3	0	402770	0593	3/22/12	\$365,500	\$455,000	1490	8	1983	Good	13461	N	N	5225 NE 193RD PL
3	0	402290	2050	10/8/13	\$445,000	\$469,000	1500	8	1964	Avg	10800	N	N	19532 38TH AVE NE
3	0	402770	0513	10/30/13	\$423,950	\$441,000	1520	8	1968	Good	8023	N	N	5422 NE 195TH ST
3	0	885770	0030	5/25/11	\$325,000	\$399,000	1520	8	1967	Avg	8840	N	N	3737 NE 194TH ST
3	0	402290	2000	9/4/12	\$395,000	\$482,000	1530	8	1969	Avg	11800	N	N	19607 40TH PL NE
3	0	402290	2000	2/23/11	\$350,000	\$421,000	1530	8	1969	Avg	11800	N	N	19607 40TH PL NE
3	0	402290	1701	9/25/13	\$297,000	\$315,000	1530	8	1975	Avg	12740	N	N	19730 35TH AVE NE
3	0	885770	0040	6/25/13	\$390,000	\$434,000	1550	8	1967	Avg	8672	N	N	3745 NE 194TH ST
3	0	402770	0008	8/4/13	\$365,000	\$398,000	1560	8	1978	Avg	10413	N	N	4531 NE 201ST PL
3	0	771700	0050	2/27/12	\$310,000	\$387,000	1580	8	1961	Avg	9300	N	N	3808 NE 190TH PL

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Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	402290	2718	3/20/12	\$439,950	\$548,000	1590	8	2012	Avg	9600	N	N	19612 40TH PL NE
3	0	402290	0125	8/10/12	\$450,000	\$552,000	1590	8	1968	Good	11870	N	N	20307 42ND AVE NE
3	0	402290	5473	2/23/12	\$450,000	\$561,000	1590	8	2012	Avg	12480	N	N	18900 40TH PL NE
3	0	440070	0530	5/28/13	\$477,000	\$537,000	1610	8	1964	Good	9851	N	N	18704 46TH AVE NE
3	0	345970	0180	9/13/13	\$465,000	\$497,000	1630	8	1978	Avg	13490	N	N	4023 NE 204TH ST
3	0	402290	0289	7/25/13	\$400,000	\$439,000	1640	8	1981	Avg	8021	N	N	19700 40TH PL NE
3	0	402290	2715	6/22/11	\$390,000	\$480,000	1640	8	1993	VGood	10277	N	N	4033 NE 197TH ST
3	0	932340	0020	6/11/12	\$422,000	\$522,000	1670	8	1974	Avg	11183	N	N	4014 NE 185TH ST
3	0	259740	0130	7/12/13	\$462,000	\$510,000	1690	8	1976	Avg	9600	N	N	20314 42ND AVE NE
3	0	380000	0170	7/9/13	\$469,000	\$518,000	1710	8	1974	Avg	9707	Y	N	4755 NE 203RD ST
3	0	867000	0070	1/28/13	\$300,000	\$353,000	1730	8	1968	Avg	10052	N	N	3617 NE 189TH PL
3	0	771810	0055	8/21/13	\$334,000	\$361,000	1760	8	1963	Avg	8160	N	N	3506 NE 187TH ST
3	0	259740	0310	6/30/11	\$375,000	\$462,000	1810	8	1977	Avg	9600	N	N	20302 44TH AVE NE
3	0	402290	2082	8/14/13	\$460,000	\$500,000	1820	8	1963	Avg	12000	N	N	19526 38TH AVE NE
3	0	402770	0322	11/19/12	\$419,000	\$503,000	1830	8	1977	Avg	16235	Y	N	20304 54TH LN NE
3	0	019260	0070	10/21/13	\$458,000	\$479,000	1840	8	1977	Avg	9175	Y	N	20111 51ST AVE NE
3	0	345910	0200	2/12/13	\$499,950	\$586,000	1850	8	1968	Good	8349	Y	N	5429 NE 200TH PL
3	0	345970	0020	3/26/13	\$482,000	\$556,000	1860	8	1978	Good	8050	N	N	4044 NE 204TH ST
3	0	867000	0020	9/16/13	\$392,000	\$418,000	1860	8	1966	Avg	9600	N	N	18915 37TH AVE NE
3	0	662060	0110	4/3/13	\$470,000	\$541,000	1880	8	1968	Avg	12217	N	N	19201 51ST AVE NE
3	0	928898	0110	2/27/12	\$419,990	\$524,000	1910	8	2012	Avg	7213	N	N	5419 NE 197TH PL
3	0	346100	0059	5/23/13	\$475,000	\$536,000	1930	8	1979	Avg	13222	N	N	4716 NE 187TH PL
3	0	401711	0460	11/8/11	\$499,000	\$623,000	1940	8	1978	Good	11843	N	N	4518 NE 204TH PL
3	0	402290	3375	5/25/11	\$420,000	\$515,000	1970	8	1946	Good	11294	N	N	4629 NE 195TH ST
3	0	402290	3395	5/8/12	\$349,000	\$433,000	2000	8	1965	Avg	12020	N	N	19329 47TH AVE NE
3	0	259747	0020	4/19/12	\$422,000	\$525,000	2120	8	1985	Avg	9870	N	N	5235 NE 193RD PL
3	0	401800	0010	11/29/11	\$415,000	\$518,000	2130	8	1960	Good	11245	N	N	3712 NE 187TH ST
3	0	402290	4891	9/6/11	\$475,000	\$590,000	2180	8	1976	Good	17212	N	N	18730 45TH PL NE
3	0	570870	0140	10/6/11	\$285,000	\$355,000	2190	8	1978	Avg	9600	N	N	4728 NE 204TH ST
3	0	402290	4635	7/10/13	\$353,000	\$390,000	2200	8	1981	Avg	11700	N	N	4524 NE 190TH CT
3	0	402770	1256	9/12/11	\$385,000	\$479,000	2240	8	2000	Avg	9076	N	N	19212 53RD CT NE
3	0	928898	0020	5/24/12	\$419,990	\$520,000	2300	8	2012	Avg	5584	N	N	5420 NE 197TH PL
3	0	928898	0010	6/11/12	\$415,990	\$514,000	2300	8	2012	Avg	5872	N	N	5426 NE 197TH PL
3	0	928898	0030	6/14/12	\$424,990	\$525,000	2300	8	2012	Avg	6416	N	N	5416 NE 197TH PL
3	0	928898	0090	5/3/12	\$434,990	\$540,000	2300	8	2012	Avg	7184	N	N	5409 NE 197TH PL

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Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	928898	0040	6/22/12	\$429,990	\$531,000	2320	8	2012	Avg	7408	N	N	5412 NE 197TH PL
3	0	928898	0050	3/26/12	\$434,990	\$542,000	2320	8	2012	Avg	8000	N	N	5408 NE 197TH PL
3	0	066200	0005	12/28/12	\$370,000	\$439,000	2410	8	1967	Avg	15515	N	N	5030 NE 197TH ST
3	0	402290	5472	11/23/11	\$455,000	\$568,000	2500	8	2011	Avg	9604	N	N	18908 40TH PL NE
3	0	034650	0035	8/5/13	\$452,500	\$494,000	2520	8	1966	Avg	10254	N	N	18804 37TH AVE NE
3	0	402290	2081	5/17/11	\$348,000	\$426,000	2590	8	1964	Avg	12000	N	N	19524 38TH AVE NE
3	0	928898	0120	4/24/12	\$449,990	\$559,000	2690	8	2012	Avg	7213	N	N	5425 NE 197TH PL
3	0	928898	0100	4/24/12	\$457,990	\$569,000	2690	8	2012	Avg	7215	N	N	5413 NE 197TH PL
3	0	928898	0080	5/23/12	\$454,990	\$564,000	2720	8	2012	Avg	7251	Y	N	5405 NE 197TH PL
3	0	928898	0060	8/15/12	\$464,990	\$569,000	2720	8	2012	Avg	11422	Y	N	5402 NE 197TH PL
3	0	928898	0070	7/10/12	\$459,990	\$567,000	2720	8	2012	Avg	13057	Y	N	5401 NE 197TH PL
3	0	345970	0050	3/6/13	\$498,880	\$580,000	2750	8	1978	Avg	9750	N	N	4038 NE 204TH ST
3	0	440070	0010	8/22/11	\$480,000	\$596,000	3060	8	1961	VGood	9811	N	N	19431 46TH AVE NE
3	0	032604	9079	3/24/13	\$417,000	\$482,000	1900	9	1961	Good	9284	N	N	3817 NE 189TH PL
3	0	812860	0030	8/22/12	\$529,000	\$647,000	2030	9	1987	Avg	17903	Y	N	19536 44TH AVE NE
3	0	402290	0194	11/11/13	\$493,000	\$510,000	2260	9	1987	Avg	9600	Y	N	20211 42ND AVE NE
3	0	342510	0036	4/26/13	\$575,000	\$656,000	2290	9	1989	Avg	9900	Y	N	19731 53RD AVE NE
3	0	402290	7832	12/11/12	\$540,000	\$644,000	2290	9	1998	Avg	10250	Y	N	18516 53RD AVE NE
3	0	032604	9099	1/10/11	\$662,500	\$789,000	2420	9	1960	Avg	37477	N	N	3838 NE 189TH PL
3	0	259740	0210	7/8/11	\$505,000	\$623,000	2450	9	1977	Good	12230	N	N	4220 NE 203RD PL
3	0	812860	0100	8/11/11	\$479,000	\$594,000	2460	9	1989	Avg	13320	N	N	19563 44TH AVE NE
3	0	402290	2565	12/17/12	\$404,000	\$481,000	2460	9	1970	Avg	19990	N	N	19600 44TH PL NE
3	0	073201	0070	9/9/13	\$675,000	\$723,000	2490	9	2005	Avg	19164	N	N	4417 NE 187TH PL
3	0	402290	2931	5/18/11	\$592,000	\$725,000	2530	9	2006	Avg	11250	Y	N	19491 45TH AVE NE
3	0	402770	0025	7/29/13	\$550,000	\$602,000	2620	9	1984	Avg	18495	N	N	4555 NE 201ST PL
3	0	402290	6350	5/9/11	\$615,000	\$752,000	2730	9	1956	Good	36730	N	N	5207 NE 187TH ST
3	0	342510	0037	7/17/13	\$650,000	\$716,000	3300	9	1991	Avg	19846	Y	N	19749 53RD AVE NE
3	0	032604	9132	8/24/11	\$540,000	\$670,000	3500	9	1998	Avg	7347	N	N	19021 37TH AVE NE
3	0	402290	0480	12/10/12	\$455,000	\$543,000	2820	10	2006	Avg	9637	N	N	4240 NE 197TH ST
4	5	618170	0310	5/23/13	\$185,000	\$209,000	690	6	1944	Good	5520	Y	N	6421 NE 182ND ST
4	5	381710	0045	7/24/13	\$264,600	\$290,000	910	7	1955	Avg	9960	N	N	6117 NE 188TH PL
4	5	381870	0015	6/29/11	\$239,950	\$296,000	1230	7	1955	Good	8300	N	N	6120 NE 187TH ST
4	5	617870	0068	4/8/13	\$325,950	\$374,000	1260	7	1958	Avg	10725	Y	N	6204 NE 185TH ST
4	5	617870	0068	10/5/12	\$305,000	\$370,000	1260	7	1958	Avg	10725	Y	N	6204 NE 185TH ST
4	5	414090	0335	8/19/11	\$309,950	\$385,000	1330	7	1968	Good	9440	N	N	18830 57TH AVE NE

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Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	5	414050	0125	12/15/11	\$240,000	\$300,000	1350	7	1958	Avg	9375	N	N	18732 58TH AVE NE
4	5	112604	9105	7/8/11	\$250,000	\$309,000	1360	7	1955	Avg	13372	N	N	18423 61ST PL NE
4	5	670810	0060	3/26/12	\$412,500	\$514,000	1370	7	1978	Good	12352	N	N	19108 67TH AVE NE
4	5	617870	0056	5/17/13	\$425,000	\$481,000	1420	7	1955	Avg	17940	Y	N	6224 NE 184TH ST
4	5	883290	0480	5/8/13	\$420,000	\$477,000	1460	7	1957	Good	12632	Y	N	18003 58TH AVE NE
4	5	670820	0120	5/14/12	\$395,000	\$490,000	1460	7	1977	Good	13785	N	N	6624 NE 194TH ST
4	5	414050	0135	7/10/13	\$325,000	\$359,000	1480	7	1958	Good	9450	N	N	18748 58TH AVE NE
4	5	112604	9096	2/18/11	\$272,000	\$327,000	1530	7	1956	Avg	10283	N	N	18429 61ST PL NE
4	5	883290	0405	6/13/13	\$435,000	\$487,000	1540	7	1958	Good	10733	N	N	18203 60TH AVE NE
4	5	883350	0060	2/7/13	\$433,000	\$508,000	1560	7	1976	Avg	12031	Y	N	6519 NE 192ND PL
4	5	670820	0170	8/24/11	\$359,500	\$446,000	1570	7	1976	Good	13010	N	N	19330 67TH AVE NE
4	5	414050	0095	2/15/11	\$253,500	\$305,000	1600	7	1961	Avg	10797	N	N	18701 60TH AVE NE
4	5	381870	0175	4/25/12	\$265,000	\$329,000	1600	7	1957	Avg	34040	N	N	18515 61ST PL NE
4	5	381630	0075	7/30/12	\$306,000	\$376,000	1670	7	1954	Good	8294	N	N	6160 NE 185TH ST
4	5	670820	0230	12/31/13	\$330,500	\$331,000	1680	7	1967	Avg	10375	N	N	19121 67TH AVE NE
4	5	414090	0195	7/27/11	\$320,000	\$396,000	1700	7	1964	Avg	12875	N	N	5524 NE 187TH ST
4	5	670810	0050	1/10/11	\$245,000	\$292,000	1710	7	1955	Avg	13125	N	N	19111 67TH AVE NE
4	5	381710	0015	11/26/12	\$410,000	\$491,000	1800	7	1955	VGood	9290	N	N	6132 NE 188TH PL
4	5	414090	0315	10/7/11	\$280,000	\$349,000	1820	7	1977	Avg	10000	N	N	18813 57TH AVE NE
4	5	883290	0645	8/2/13	\$395,000	\$432,000	1840	7	1957	Avg	12720	Y	N	5853 NE 181ST ST
4	5	414050	0150	6/1/12	\$340,000	\$421,000	1950	7	1958	Avg	10235	N	N	18761 58TH AVE NE
4	5	381870	0151	10/15/13	\$347,000	\$364,000	2130	7	1983	Avg	9660	N	N	18541 61ST PL NE
4	5	091250	0100	2/7/13	\$322,000	\$378,000	2320	7	1989	Avg	7626	N	N	18628 67TH PL NE
4	5	414090	0110	7/2/12	\$430,000	\$530,000	2780	7	1966	Avg	11900	N	N	5545 NE 187TH ST
4	5	414090	0280	6/13/11	\$346,000	\$426,000	1250	8	1974	Good	22170	N	N	18559 58TH AVE NE
4	5	617893	0290	12/7/11	\$371,000	\$463,000	1390	8	1981	Avg	9730	Y	N	6512 NE 188TH ST
4	5	381550	0160	12/27/13	\$365,000	\$366,000	1390	8	1960	Avg	18653	N	N	18400 66TH AVE NE
4	5	381550	0040	12/14/11	\$260,000	\$325,000	1410	8	1959	Avg	9900	N	N	6428 NE 184TH ST
4	5	112604	9095	9/28/12	\$400,000	\$486,000	1410	8	1954	Avg	10208	Y	N	18222 62ND AVE NE
4	5	381550	0110	8/12/11	\$439,000	\$544,000	1430	8	1959	VGood	13520	N	N	6465 NE 183RD ST
4	5	039700	0220	6/7/13	\$469,000	\$526,000	1450	8	1976	Avg	14100	Y	N	18515 64TH PL NE
4	5	039700	0230	1/10/11	\$359,000	\$427,000	1560	8	1976	Avg	14600	N	N	18519 64TH PL NE
4	5	883290	0755	6/12/13	\$515,000	\$576,000	1600	8	1958	Avg	13112	Y	N	18127 60TH PL NE
4	5	883290	0055	6/28/12	\$390,000	\$481,000	1620	8	1960	Good	12066	Y	N	5735 NE 180TH ST
4	5	617893	0160	6/12/12	\$470,000	\$581,000	1660	8	1985	Avg	10121	N	N	18822 66TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	5	618170	0645	2/5/13	\$385,000	\$452,000	1680	8	1957	Avg	9001	Y	N	6268 NE 182ND ST
4	5	414009	0230	7/30/12	\$385,000	\$473,000	1680	8	1977	Avg	10938	N	N	6145 NE 194TH PL
4	5	414090	0215	7/1/11	\$517,950	\$639,000	1700	8	1973	Good	10800	Y	N	18714 55TH AVE NE
4	5	883290	0030	6/19/13	\$477,000	\$532,000	1800	8	1959	Avg	12058	Y	N	5831 NE 180TH ST
4	5	883351	0090	1/30/13	\$315,000	\$370,000	1810	8	1977	Avg	10064	N	N	19410 65TH PL NE
4	5	883290	0725	11/18/11	\$515,000	\$643,000	1830	8	1958	Avg	11238	Y	N	18126 60TH AVE NE
4	5	039700	0030	12/6/11	\$326,000	\$407,000	1840	8	1976	Avg	9660	Y	N	6504 NE 188TH ST
4	5	883290	0440	6/16/11	\$463,885	\$571,000	1900	8	1959	Good	12509	Y	N	18242 58TH AVE NE
4	5	883140	0061	5/29/12	\$293,100	\$363,000	1920	8	1967	Avg	10415	N	N	18175 60TH PL NE
4	5	381670	0095	2/14/13	\$430,000	\$503,000	1950	8	1959	Avg	13810	Y	N	18711 KENLAKE PL NE
4	5	039710	0100	6/12/12	\$417,000	\$516,000	2070	8	1976	Avg	10272	N	N	6416 NE 188TH ST
4	5	670820	0280	8/23/12	\$407,500	\$498,000	2160	8	1963	Avg	12664	N	N	19331 67TH AVE NE
4	5	617870	0100	4/29/11	\$320,500	\$391,000	2180	8	1955	Fair	24750	N	N	18722 62ND AVE NE
4	5	414009	0110	6/17/13	\$485,000	\$541,000	2200	8	1975	Good	6900	N	N	19216 KENLAKE PL NE
4	5	112604	9176	10/1/13	\$529,000	\$560,000	2200	8	2007	Avg	15367	N	N	18425 62ND AVE NE
4	5	883290	0640	11/5/12	\$455,950	\$549,000	2210	8	1957	Avg	11800	Y	N	5847 NE 181ST ST
4	5	039700	0140	5/22/13	\$478,000	\$540,000	2240	8	1971	Good	10200	Y	N	6450 NE 186TH ST
4	5	617870	0115	4/16/12	\$445,000	\$553,000	2350	8	1985	Avg	24750	N	N	18738 62ND AVE NE
4	7	689180	0490	11/21/13	\$483,000	\$496,000	2480	8	1984	Avg	13414	N	N	6233 NE 193RD CT
4	7	689181	0280	6/7/11	\$460,000	\$565,000	2510	8	1986	Avg	10328	N	N	6369 NE 193RD PL
4	7	689180	0180	3/27/12	\$480,000	\$598,000	2560	8	1989	Avg	9886	N	N	19330 63RD AVE NE
4	7	689181	0410	8/24/11	\$570,000	\$707,000	2700	8	1987	Avg	12213	Y	N	6439 NE 192ND PL
4	5	381630	0020	12/22/12	\$475,000	\$565,000	2780	8	1954	Avg	15172	N	N	6170 NE 185TH ST
4	7	689182	0060	6/19/13	\$495,000	\$552,000	3040	8	1990	Avg	8953	N	N	6223 NE 191ST ST
4	7	689182	0180	8/10/12	\$459,900	\$564,000	3060	8	1983	Avg	9841	N	N	6228 NE 193RD ST
4	5	883290	0290	2/7/12	\$430,000	\$537,000	1780	9	1977	Good	25365	Y	N	18421 57TH AVE NE
4	5	039710	0220	5/22/12	\$468,950	\$581,000	2480	9	1964	Good	10330	N	N	18535 64TH PL NE
4	7	689182	0240	8/31/11	\$568,950	\$707,000	2610	9	1987	Avg	9629	N	N	19005 62ND AVE NE
4	5	381670	0060	9/27/12	\$477,990	\$581,000	2630	9	2002	Avg	13520	N	N	18779 KENLAKE PL NE
4	5	381670	0050	5/18/11	\$665,000	\$815,000	2660	9	1967	VGood	13028	Y	N	18744 KENLAKE PL NE
4	7	689180	0440	2/15/11	\$600,000	\$721,000	2670	9	1988	Avg	12002	N	N	19401 63RD AVE NE
4	7	689182	0080	3/26/12	\$413,000	\$514,000	2800	9	1989	Avg	9710	N	N	6233 NE 191ST ST
4	7	689182	0010	8/20/13	\$650,000	\$704,000	2810	9	1990	Avg	9703	N	N	19006 62ND AVE NE
4	7	689180	0140	1/5/11	\$547,257	\$651,000	3340	9	1983	Avg	10852	N	N	19300 63RD AVE NE
4	5	617870	0064	9/24/13	\$750,000	\$797,000	3460	9	1977	VGood	24750	Y	N	18505 63RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	7	689180	0380	8/14/13	\$708,000	\$769,000	4000	9	1990	Avg	13222	N	N	19424 63RD AVE NE
4	5	617870	0050	12/1/11	\$642,000	\$802,000	2030	10	1964	Good	18545	Y	N	6303 NE 185TH ST
4	5	617870	0050	7/11/12	\$648,000	\$798,000	2030	10	1964	Good	18545	Y	N	6303 NE 185TH ST
8	0	797990	0381	12/16/11	\$229,950	\$287,000	780	6	1951	Avg	6527	N	N	3420 NE 160TH ST
8	0	553830	0390	5/4/12	\$240,000	\$298,000	1030	7	1950	Good	20949	N	N	16515 34TH AVE NE
8	0	797990	0342	10/10/13	\$365,000	\$384,000	1130	7	1952	Good	7964	N	N	3303 NE 163RD ST
8	0	152604	9013	9/28/13	\$390,000	\$414,000	1130	7	1954	Avg	9220	N	N	16249 36TH AVE NE
8	0	797990	0581	11/18/13	\$404,000	\$416,000	1340	7	1954	Good	8654	N	N	15829 33RD AVE NE
8	0	553830	0456	8/21/13	\$476,000	\$515,000	1370	7	1955	Avg	12750	Y	N	16506 34TH AVE NE
8	0	674470	0126	7/25/13	\$300,000	\$329,000	1380	7	1954	Avg	8436	Y	N	3610 NE 155TH ST
8	0	674470	0343	7/19/13	\$440,000	\$484,000	1390	7	1952	VGood	15435	Y	N	15612 38TH AVE NE
8	0	774250	0015	7/19/13	\$446,870	\$492,000	1400	7	1954	Avg	9109	N	N	3558 NE 166TH ST
8	0	802670	0070	6/24/13	\$450,000	\$501,000	1450	7	1953	Avg	7525	Y	N	15622 36TH AVE NE
8	0	802670	0125	8/23/13	\$399,000	\$431,000	1560	7	1954	Avg	10081	N	N	3716 NE 157TH ST
8	0	797990	0901	10/29/13	\$390,000	\$406,000	1610	7	1953	Avg	8500	N	N	15521 35TH AVE NE
8	0	797990	0565	8/19/13	\$347,000	\$376,000	1610	7	1953	VGood	8523	N	N	15849 33RD AVE NE
8	0	797990	0265	5/24/13	\$286,900	\$324,000	1710	7	1951	Avg	11407	N	N	16040 32ND AVE NE
8	0	774010	0075	11/28/12	\$400,000	\$479,000	1780	7	1947	Avg	9600	Y	N	16294 39TH AVE NE
8	0	797990	0110	5/12/11	\$285,000	\$349,000	1800	7	1956	Avg	10480	N	N	3224 NE 163RD ST
8	0	797990	0551	8/9/12	\$325,000	\$398,000	1850	7	1950	Avg	7964	N	N	3321 NE 160TH ST
8	0	797990	0335	11/15/11	\$319,880	\$399,000	1900	7	1950	Good	11407	N	N	16038 33RD AVE NE
8	0	775270	0140	5/29/13	\$452,000	\$509,000	1070	8	1961	Avg	10793	N	N	15847 37TH AVE NE
8	0	774450	0016	12/5/12	\$256,000	\$306,000	1230	8	1959	Avg	12841	N	N	3529 NE 165TH ST
8	0	774150	0015	7/27/12	\$495,000	\$608,000	1260	8	1953	Good	11346	N	N	16730 37TH AVE NE
8	0	774010	0435	5/10/12	\$372,500	\$462,000	1270	8	1950	Avg	11846	N	N	16215 37TH AVE NE
8	0	774350	0050	3/25/13	\$415,000	\$479,000	1320	8	1959	Avg	8030	N	N	3555 NE 165TH ST
8	0	797990	0006	3/11/11	\$330,000	\$399,000	1330	8	1954	Avg	11740	N	N	16359 35TH AVE NE
8	0	802670	0030	7/24/13	\$470,000	\$516,000	1400	8	1954	Avg	7742	Y	N	15602 35TH AVE NE
8	0	774010	0375	4/15/11	\$340,000	\$414,000	1510	8	1949	Avg	9407	N	N	16025 38TH AVE NE
8	0	775270	0100	3/26/13	\$477,000	\$551,000	1530	8	1962	Good	9916	Y	N	15866 36TH AVE NE
8	0	102604	9096	9/4/13	\$480,000	\$516,000	1570	8	1981	Avg	7213	N	N	16749 39TH AVE NE
8	0	152604	9024	10/17/13	\$550,000	\$577,000	1570	8	1963	Avg	11500	Y	N	16314 35TH AVE NE
8	0	553830	0385	5/2/13	\$475,000	\$541,000	1600	8	1953	Avg	29234	N	N	16501 34TH AVE NE
8	0	925790	0040	8/30/13	\$400,000	\$431,000	1630	8	1978	Avg	15632	N	N	16625 35TH AVE NE
8	0	774050	0090	3/12/12	\$375,000	\$467,000	1650	8	1952	Good	10605	N	N	16744 39TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	0	774150	0050	5/24/12	\$489,000	\$606,000	1700	8	1953	Avg	18543	N	N	16534 37TH AVE NE
8	0	797990	0420	2/25/13	\$465,000	\$542,000	1710	8	1956	Good	9739	N	N	15857 35TH AVE NE
8	0	774010	0110	6/16/12	\$490,000	\$606,000	1720	8	1951	Good	9067	Y	N	16252 38TH AVE NE
8	0	774590	0080	10/6/11	\$430,000	\$536,000	1840	8	1972	Good	9593	N	N	3631 NE 169TH ST
8	0	774590	0090	9/26/13	\$577,500	\$613,000	1870	8	1972	Avg	9546	N	N	3641 NE 169TH ST
8	0	797990	0170	11/11/11	\$310,000	\$387,000	1930	8	1954	Good	11398	N	N	16003 32ND AVE NE
8	0	774350	0030	6/20/12	\$384,950	\$475,000	1940	8	1953	Avg	12940	N	N	3549 NE 165TH ST
8	0	774010	0305	2/21/13	\$605,000	\$706,000	1960	8	2005	Avg	18575	Y	N	16002 38TH AVE NE
8	0	774350	0060	7/26/13	\$405,000	\$444,000	2000	8	1954	Good	7270	N	N	3561 NE 165TH ST
8	0	774590	0100	10/22/12	\$595,000	\$719,000	2010	8	1972	VGood	10206	N	N	3651 NE 169TH ST
8	0	797990	0050	5/8/12	\$602,000	\$747,000	2060	8	2002	Avg	12002	Y	N	16310 34TH AVE NE
8	0	102604	9069	6/24/13	\$520,000	\$579,000	2070	8	1958	Avg	13800	N	N	3574 NE 166TH ST
8	0	797990	0905	2/4/13	\$440,000	\$517,000	2330	8	1953	Avg	16150	N	N	15515 35TH AVE NE
8	0	797990	0095	5/20/13	\$434,400	\$491,000	2570	8	1957	Avg	13500	N	N	16305 34TH AVE NE
8	0	774010	0365	6/6/13	\$815,000	\$914,000	2760	8	1950	VGood	11050	N	N	3715 NE 162ND ST
8	0	774050	0110	5/18/11	\$400,000	\$490,000	3160	8	2006	Avg	9665	N	N	16788 39TH AVE NE
8	0	097360	0070	3/23/13	\$466,000	\$539,000	1760	9	1977	Avg	8801	Y	N	16011 36TH AVE NE
8	0	774010	0320	6/7/13	\$650,000	\$729,000	2250	9	1939	Good	9500	Y	N	16034 38TH AVE NE
8	0	102604	9102	7/30/12	\$575,000	\$706,000	2390	9	1999	Avg	9551	N	N	16545 37TH AVE NE
8	0	797990	0395	4/5/13	\$595,000	\$684,000	2610	9	1950	VGood	13053	N	N	16022 34TH AVE NE
8	0	797990	0895	9/30/13	\$653,000	\$692,000	2660	9	2005	Avg	7414	N	N	3411 NE 158TH ST
8	0	775290	0005	3/13/12	\$650,000	\$810,000	2980	9	2012	Avg	7477	N	N	15856 37TH AVE NE
8	0	774010	0045	3/14/13	\$555,000	\$643,000	3550	9	2007	Avg	9265	Y	N	16244 39TH AVE NE
8	0	925790	0030	6/27/13	\$700,000	\$778,000	2240	10	2000	Avg	12397	N	N	3416 NE 166TH PL

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	115562	0010	6/22/11	\$362,000	DATA DOES NOT MATCH SALE
1	0	202700	0090	11/6/13	\$468,000	OBSOLESCENCE > 0
1	0	259176	0030	4/23/13	\$539,000	LACK OF REPRESENTATION
1	0	397170	1502	1/23/13	\$408,277	FORCED SALE
1	0	397170	1870	11/8/11	\$166,216	FORCED SALE
1	0	402290	0494	3/27/12	\$207,516	FORCED SALE
1	0	402290	0494	3/27/12	\$180,222	FORCED SALE
1	0	402290	0541	8/24/12	\$518,000	DATA DOES NOT MATCH SALE
1	0	402290	0556	2/7/11	\$359,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
1	0	402290	0571	5/3/12	\$283,500	RELOCATION - SALE TO SERVICE
1	0	402290	0698	7/13/13	\$245,000	QUIT CLAIM DEED
1	0	402290	1340	1/15/13	\$199,030	FORCED SALE
1	0	402290	1340	10/29/13	\$290,000	OBSOLESCENCE > 0
1	0	402290	1390	7/9/12	\$286,565	FORCED SALE
1	0	402290	1450	7/13/12	\$120,000	SEGREGATION AND/OR MERGER
1	0	402290	1610	8/2/12	\$636,000	DATA DOES NOT MATCH SALE
1	0	418190	0045	5/5/11	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	418190	0049	12/5/11	\$232,830	FORCED SALE
1	0	615290	0124	1/10/12	\$228,000	QUIT CLAIM DEED
1	0	615290	0308	4/19/13	\$252,600	OBSOLESCENCE > 0
1	0	615290	0330	6/10/13	\$815,000	LACK OF REPRESENTATION
1	0	615290	0449	12/26/12	\$437,000	MORE THAN ONE HOUSE
1	0	741710	0150	12/11/12	\$217,883	FORCED SALE
1	0	866590	0030	9/25/13	\$749,990	PERCENT COMPLETE < 100%
1	0	866590	0036	9/3/13	\$759,990	PERCENT COMPLETE < 100%
2	0	115410	0110	11/29/12	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	115410	0555	7/30/12	\$455,000	DATA DOES NOT MATCH SALE
2	0	401930	0051	9/2/11	\$390,000	DATA DOES NOT MATCH SALE
2	0	401930	0067	2/23/11	\$1,140,000	LACK OF REPRESENTATION
2	0	401930	0145	3/21/11	\$575,000	DATA DOES NOT MATCH SALE
2	0	401930	0210	3/14/12	\$375,000	DATA DOES NOT MATCH SALE
2	0	401930	0270	5/31/13	\$869,000	DATA DOES NOT MATCH SALE
2	0	401930	0305	11/18/13	\$375,000	DATA DOES NOT MATCH SALE
2	0	401930	0356	6/26/12	\$99,000	DOR RATIO
2	0	401930	0455	6/2/11	\$765,000	MORE THAN ONE HOUSE
2	0	401930	0465	6/25/13	\$567,000	NO MARKET EXPOSURE
2	0	401930	0480	7/3/13	\$349,266	FORCED SALE

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	401930	0505	9/23/13	\$626,000	DATA DOES NOT MATCH SALE
2	0	401930	0675	7/8/13	\$368,973	FORCED SALE
2	0	401930	0740	5/23/13	\$499,000	RELOCATION - SALE TO SERVICE
2	0	401930	0750	5/31/12	\$12,000	SEGREGATION AND/OR MERGER
2	0	401930	0900	10/29/12	\$443,249	TEAR DOWN
2	0	401930	0950	9/21/11	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	401930	1095	1/3/13	\$469,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	401930	1150	6/20/12	\$503,500	MORE THAN ONE HOUSE
2	0	401930	1198	9/18/13	\$650,000	DATA DOES NOT MATCH SALE
2	0	401930	1198	11/14/11	\$507,500	DATA DOES NOT MATCH SALE
2	0	401930	1305	8/5/11	\$418,000	RELOCATION - SALE TO SERVICE
2	0	401930	1445	1/4/11	\$650,000	DATA DOES NOT MATCH SALE
2	0	401930	1445	7/18/13	\$589,950	DATA DOES NOT MATCH SALE
2	0	401930	1465	5/31/12	\$595,500	DATA DOES NOT MATCH SALE
2	0	401990	0045	3/28/12	\$177,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	402350	0079	11/18/13	\$660,000	DATA DOES NOT MATCH SALE
2	0	402350	0455	12/7/11	\$482,500	DATA DOES NOT MATCH SALE
2	0	402350	0595	9/14/11	\$308,500	RELOCATION - SALE TO SERVICE
2	0	402350	1000	10/17/13	\$399,900	DATA DOES NOT MATCH SALE
2	0	402350	1000	4/23/13	\$319,308	FORCED SALE
2	0	402410	0795	6/12/13	\$225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	402410	1680	4/8/11	\$133,000	FINANCIAL INSTITUTION RESALE
2	0	402410	1680	10/17/11	\$165,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	553830	0155	12/18/12	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	553830	0180	3/9/11	\$130,000	TEAR DOWN
2	0	553830	0305	9/10/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	558930	0740	7/25/13	\$570,000	DATA DOES NOT MATCH SALE
2	0	664250	0060	1/4/13	\$203,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	032604	9099	6/25/12	\$680,000	DATA DOES NOT MATCH SALE
3	0	032604	9115	11/6/13	\$362,000	DATA DOES NOT MATCH SALE
3	0	066200	0005	9/20/13	\$495,500	DATA DOES NOT MATCH SALE
3	0	073200	0050	6/11/13	\$480,000	DATA DOES NOT MATCH SALE
3	0	073201	0100	7/31/13	\$535,000	NO MARKET EXPOSURE
3	0	115563	0080	10/16/12	\$402,157	FORCED SALE
3	0	212200	0025	6/27/13	\$417,000	DATA DOES NOT MATCH SALE
3	0	259200	0010	6/25/13	\$585,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	259320	0150	4/30/13	\$507,568	FORCED SALE
3	0	259700	0110	5/9/13	\$600,000	DATA DOES NOT MATCH SALE
3	0	259740	0010	7/8/13	\$435,000	RELOCATION - SALE TO SERVICE
3	0	259740	0080	5/23/12	\$595,000	DATA DOES NOT MATCH SALE
3	0	259740	0330	11/26/12	\$565,000	DATA DOES NOT MATCH SALE
3	0	276360	0060	3/26/13	\$495,000	DATA DOES NOT MATCH SALE
3	0	345900	0130	7/15/13	\$555,000	DATA DOES NOT MATCH SALE
3	0	346100	0051	1/5/12	\$171,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	379060	0080	10/21/13	\$370,000	DATA DOES NOT MATCH SALE
3	0	386240	0030	5/23/13	\$448,000	DATA DOES NOT MATCH SALE
3	0	401711	0150	9/1/13	\$485,000	DATA DOES NOT MATCH SALE
3	0	402290	2465	6/28/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402290	2990	6/27/12	\$610,000	DATA DOES NOT MATCH SALE
3	0	402290	3080	1/30/12	\$221,000	SHORT SALE
3	0	402290	4994	11/14/13	\$625,000	DATA DOES NOT MATCH SALE
3	0	402290	5670	4/11/12	\$425,001	DATA DOES NOT MATCH SALE
3	0	402770	0064	8/13/13	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402770	0242	5/23/13	\$615,000	DATA DOES NOT MATCH SALE
3	0	402770	0525	8/22/12	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	402770	0632	8/23/13	\$254,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	402770	1256	9/12/11	\$385,000	RELOCATION - SALE TO SERVICE
3	0	440080	0080	9/6/12	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	812860	0060	11/18/13	\$373,800	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	812860	0060	10/2/12	\$691,800	FORCED SALE
3	0	812860	0090	7/18/12	\$690,000	DATA DOES NOT MATCH SALE
3	0	928910	0080	3/22/13	\$500,000	DATA DOES NOT MATCH SALE
3	0	928910	0130	11/15/11	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	932340	0030	5/16/12	\$544,950	DATA DOES NOT MATCH SALE
4	5	091250	0110	1/14/11	\$171,733	QUIT CLAIM DEED
4	5	112604	9045	11/22/11	\$385,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	112604	9087	7/29/13	\$325,000	OBSOLESCENCE > 0
4	5	112604	9088	3/14/11	\$40,000	QUIT CLAIM DEED
4	5	381670	0060	2/27/12	\$284,900	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	5	414009	0080	7/26/12	\$303,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	414050	0180	4/29/12	\$484,500	DATA DOES NOT MATCH SALE
4	5	414090	0320	9/15/11	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	5	617870	0025	7/8/13	\$556,124	FORCED SALE
4	5	617870	0025	11/18/13	\$507,450	OBSOLESCENCE > 0
4	5	617870	0025	9/18/13	\$362,833	OBSOLESCENCE > 0
4	5	617870	0064	4/30/13	\$1,114,694	FORCED SALE
4	5	617870	0081	3/26/12	\$870,000	DATA DOES NOT MATCH SALE
4	5	617870	0140	10/3/12	\$471,000	NO MARKET EXPOSURE
4	5	617870	0195	6/7/13	\$750,000	DATA DOES NOT MATCH SALE
4	5	618170	0385	2/16/11	\$223,708	OBSOLESCENCE > 0
4	5	618170	0595	10/23/13	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	618170	0620	8/21/12	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	618170	0640	7/25/13	\$320,000	OBSOLESCENCE > 0
4	7	689180	0220	1/16/13	\$458,253	FORCED SALE
4	7	689180	0440	5/18/11	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	7	689180	0490	11/21/13	\$483,000	RELOCATION - SALE TO SERVICE
4	7	689182	0180	3/14/12	\$447,000	SHERIFF / TAX SALE
4	5	794630	0310	7/20/11	\$141,225	SELLING OR BUYING COSTS AFFECTING SALE PRICE
4	5	794630	0311	10/30/12	\$341,500	LACK OF REPRESENTATION
4	5	883140	0070	5/23/11	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	5	883190	0020	2/15/12	\$306,400	RELATED PARTY, FRIEND, OR NEIGHBOR
4	5	883290	0170	7/21/11	\$665,000	UNFINISHED AREA > 0
4	5	883350	0260	2/28/13	\$473,940	FORCED SALE
8	0	109610	0015	12/3/13	\$111,200	DOR RATIO
8	0	109610	0030	4/6/12	\$185,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
8	0	152604	9019	8/10/12	\$620,000	DATA DOES NOT MATCH SALE
8	0	553830	0515	3/26/12	\$549,000	DATA DOES NOT MATCH SALE
8	0	674470	0121	7/25/12	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	674470	0130	8/22/11	\$65,102	CORPORATE AFFILIATES
8	0	674470	0130	7/6/11	\$65,102	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	774010	0015	7/6/11	\$73,429	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	774010	0015	8/22/11	\$73,429	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	774010	0025	8/29/12	\$344,448	FORCED SALE
8	0	774010	0045	6/21/12	\$1,022,719	FORCED SALE
8	0	774010	0050	1/19/11	\$500,000	QUIT CLAIM DEED
8	0	774010	0150	7/31/12	\$380,990	BANKRUPTCY - RECEIVER OR TRUSTEE
8	0	774010	0211	7/24/12	\$493,000	DATA DOES NOT MATCH SALE
8	0	774010	0225	9/4/12	\$492,000	DATA DOES NOT MATCH SALE

Improved Sales Removed in This Annual Update Analysis

Area 004 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	774010	0265	9/13/13	\$660,000	DATA DOES NOT MATCH SALE
8	0	774010	0285	9/15/11	\$319,000	NO MARKET EXPOSURE
8	0	774150	0030	4/25/11	\$362,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
8	0	774250	0045	6/26/13	\$389,000	DATA DOES NOT MATCH SALE
8	0	774590	0010	3/15/13	\$580,000	DATA DOES NOT MATCH SALE
8	0	774590	0100	11/9/11	\$392,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	775290	0005	1/31/11	\$309,000	TEAR DOWN
8	0	797990	0086	10/3/12	\$425,000	SEGREGATION AND/OR MERGER
8	0	797990	0551	1/30/12	\$155,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	797990	0551	11/30/11	\$263,857	SHERIFF / TAX SALE
8	0	797990	0630	7/20/11	\$204,000	NO MARKET EXPOSURE
8	0	797990	0920	5/5/11	\$467,000	MORE THAN ONE HOUSE
8	0	797990	0920	4/20/11	\$467,000	MORE THAN ONE HOUSE
8	0	802670	0045	7/6/11	\$80,242	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	802670	0045	8/22/11	\$199,091	PARTIAL INTEREST (1/3, 1/2, Etc.)

Vacant Sales Used in this Annual Update Analysis

Area 004

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	866590	0179	10/29/2013	\$99,950	22,535	N	N
2	0	115410	0315	6/27/2011	\$210,000	12,545	N	N
2	0	401930	1145	8/23/2012	\$85,000	20,000	Y	N
2	0	401930	1260	5/24/2013	\$302,500	22,470	Y	N
2	0	401930	1380	6/11/2012	\$95,000	16,013	N	N
2	0	401930	1575	11/12/2012	\$200,000	14,012	N	N
2	0	402290	6431	12/18/2012	\$175,000	22,631	N	N
4	5	112604	9053	11/1/2013	\$100,000	26,300	N	N
4	5	381870	0180	9/14/2012	\$50,000	22,795	N	N
8	0	775290	0006	5/5/2011	\$190,000	7,610	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 4

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	402410	1680	10/17/2011	\$60,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
3	0	402770	0021	6/5/2013	\$85,000	NO MARKET EXPOSURE
8	0	674470	0132	8/22/2011	\$21,196	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	674470	0132	7/6/2011	\$21,196	PARTIAL INTEREST (1/3, 1/2, Etc.)
8	0	775290	0005	5/5/2011	\$128,193	RELATED PARTY, FRIEND, OR NEIGHBOR

Mobile Home Sales Used in this Annual Update Analysis

Area 4

Sub Area	Nghb	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	0	402770	0327	6/19/2012	260000	321000	1915	6	1996	6	8530	N	20330 54TH LN NE

Mobile Home Sales Removed in this Annual Update Analysis
Area 4

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
No sales were removed.						

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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



February 27, 2014

Appraiser II

Date