

Executive Summary

Lake Sammamish - Area 047

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 466
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	\$365,700	\$358,600	\$724,300			9.71%
2014 Value	\$430,900	\$424,500	\$855,400	\$921,900	92.9%	9.65%
\$ Change	+\$65,200	+\$65,900	+\$131,100			
% Change	+17.8%	+18.4%	+18.1%			

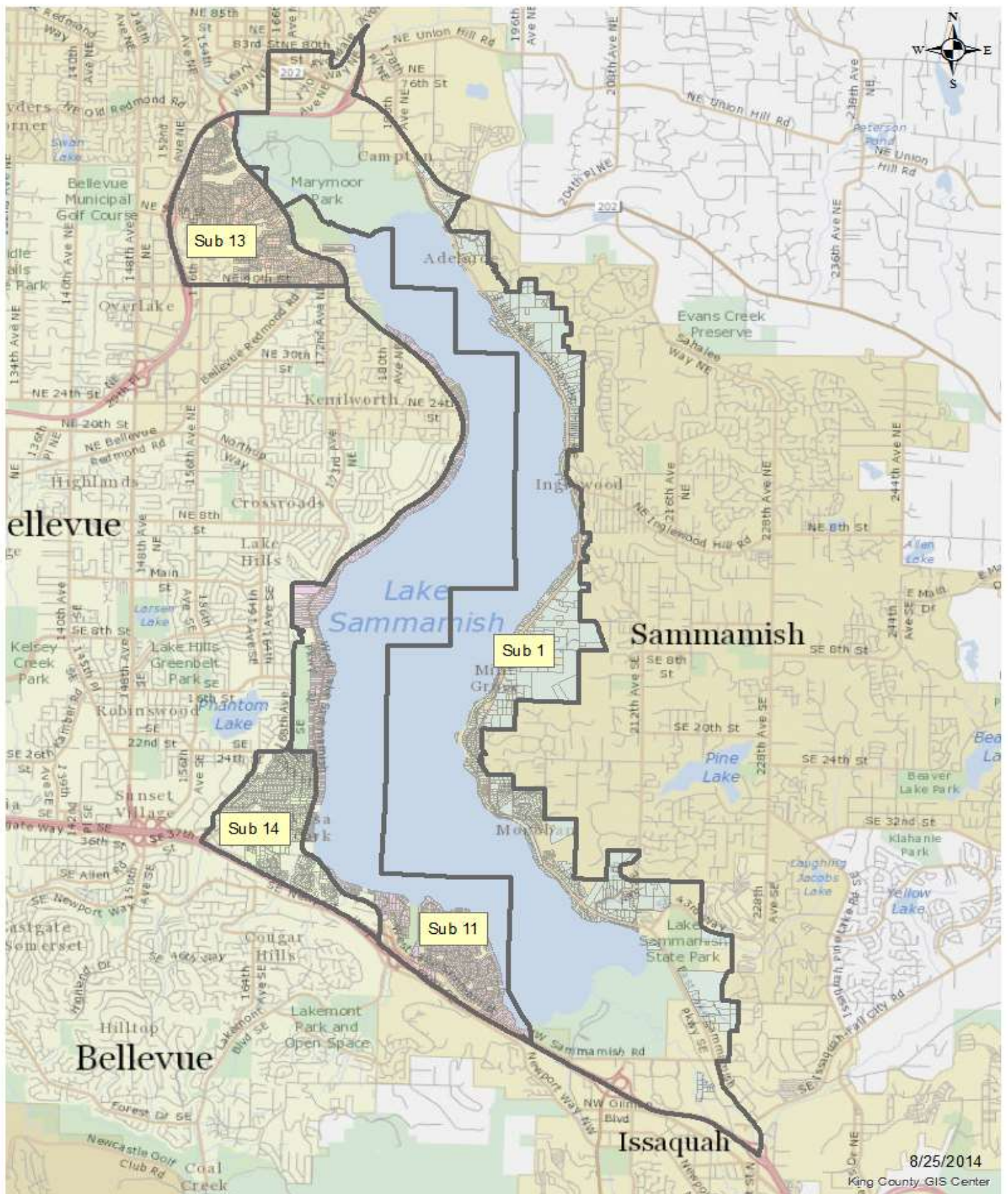
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.65% is an improvement from the previous COD of 9.71%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$368,200	\$331,100	\$699,300
2014 Value	\$433,500	\$391,900	\$825,400
% Change	+17.7%	+18.4%	+18.0%

Number of one to three unit residences in the population: 4,498

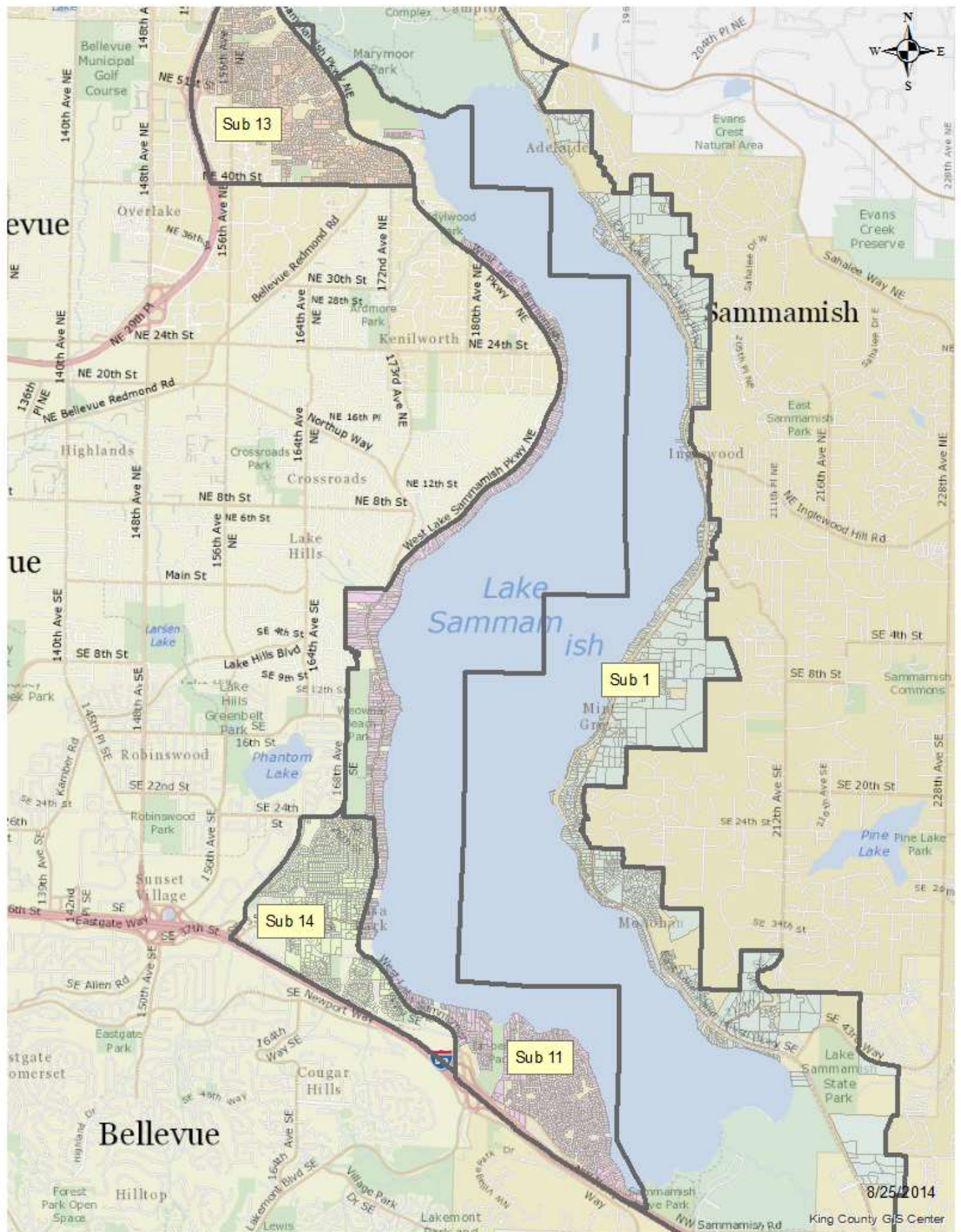
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that SubArea 13 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Homes located in SubArea 13 were generally at a lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 047 - Map

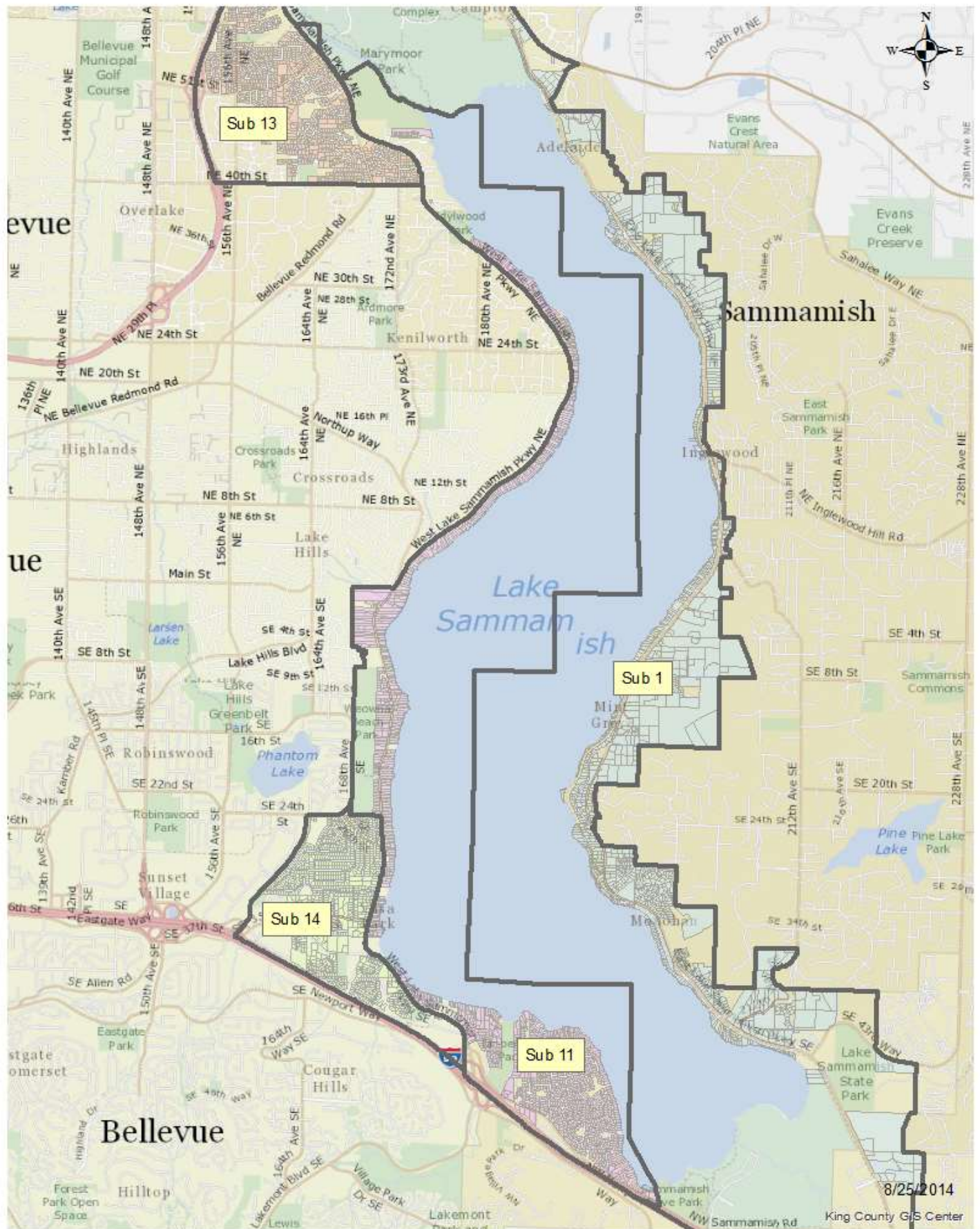


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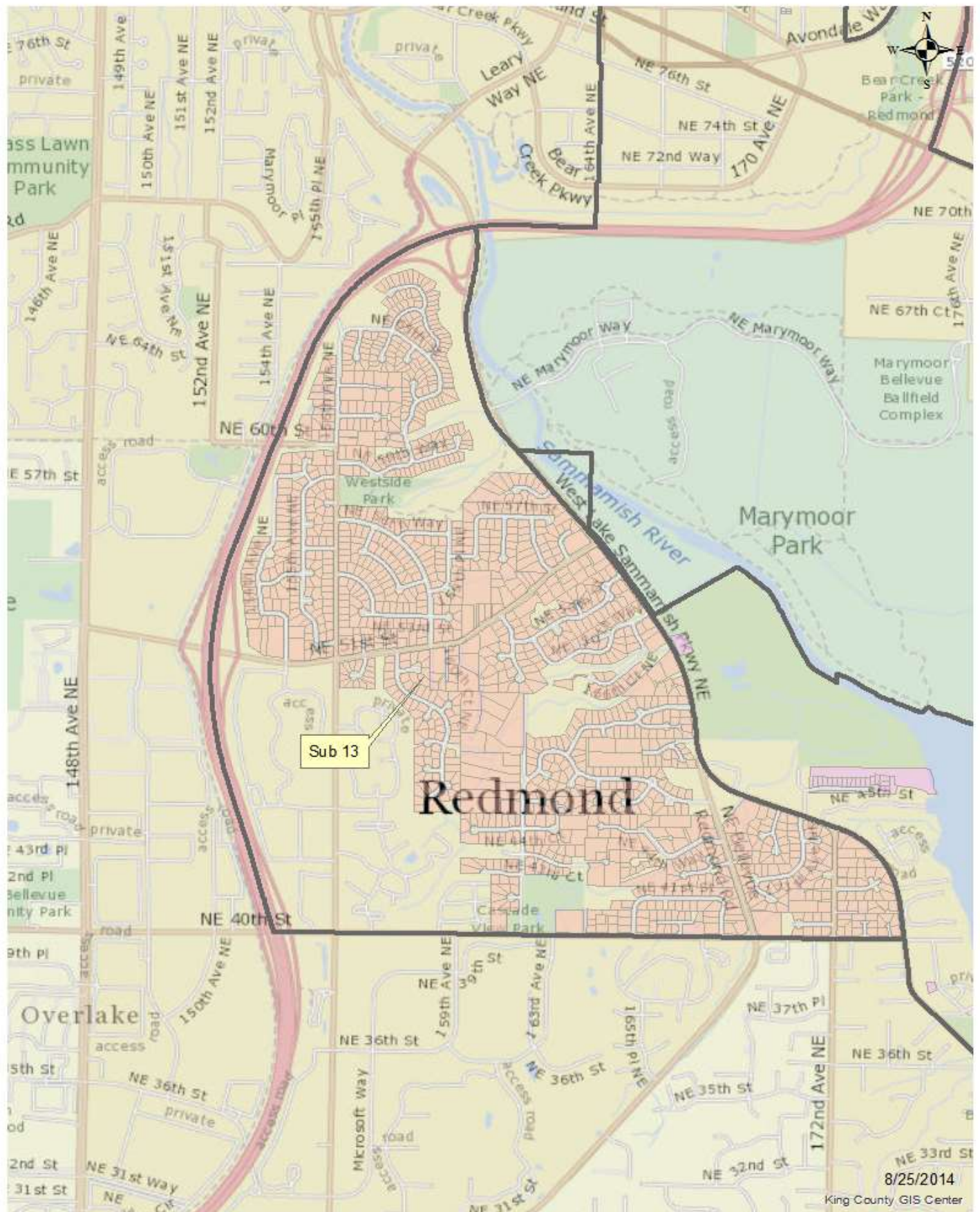
Area 047 – Sub Area 1 Map



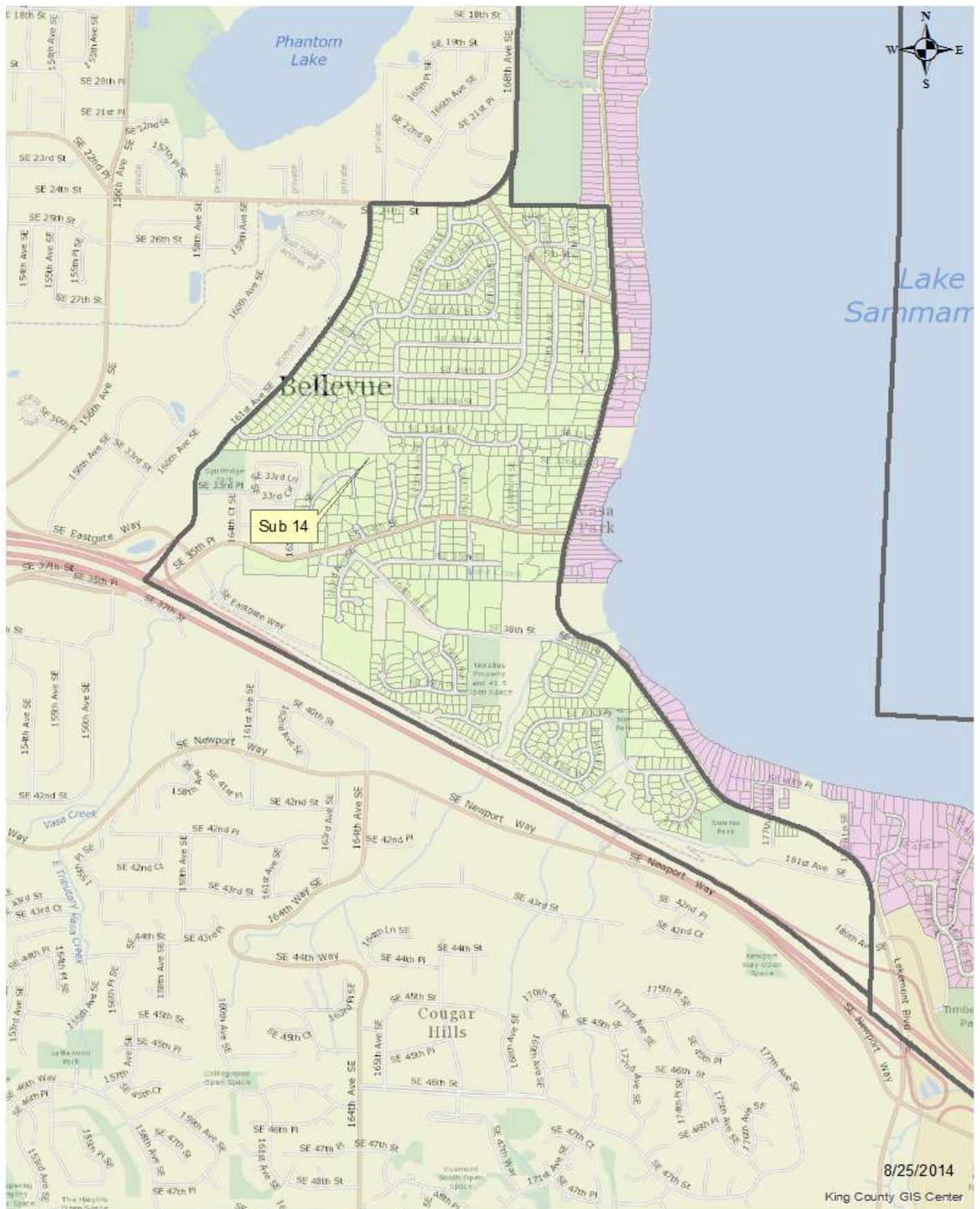
Area 047 - Sub Area 11 Map



Area 047 - Sub Area 13 Map



Area 047 - Sub Area 14 Map



Area 047 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+17.35%	3,233	72%

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

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
SubArea 13	+21.27%	181	1265	14%

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

Generally, Sub Area 13 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: August 27, 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 23 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 +17.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.180, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that SubArea 13 needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Homes located in SubArea 13 were generally at a lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

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 466 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.800999 - 2.589304E-02 * \text{Sub13})$$

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

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

Mobile Home Update

There were no mobile homes sales within Area 47. Therefore, due to the lack of sales representation a value increase in line with the Total % change indicated by the area's sales sample as reflected on the Executive Summary page of +18.0%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.180$$

$$2013 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

Results

The resulting assessment level is 0.929. 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 +18.0%. 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) * 1.181.
- 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) * 1.181.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.

- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

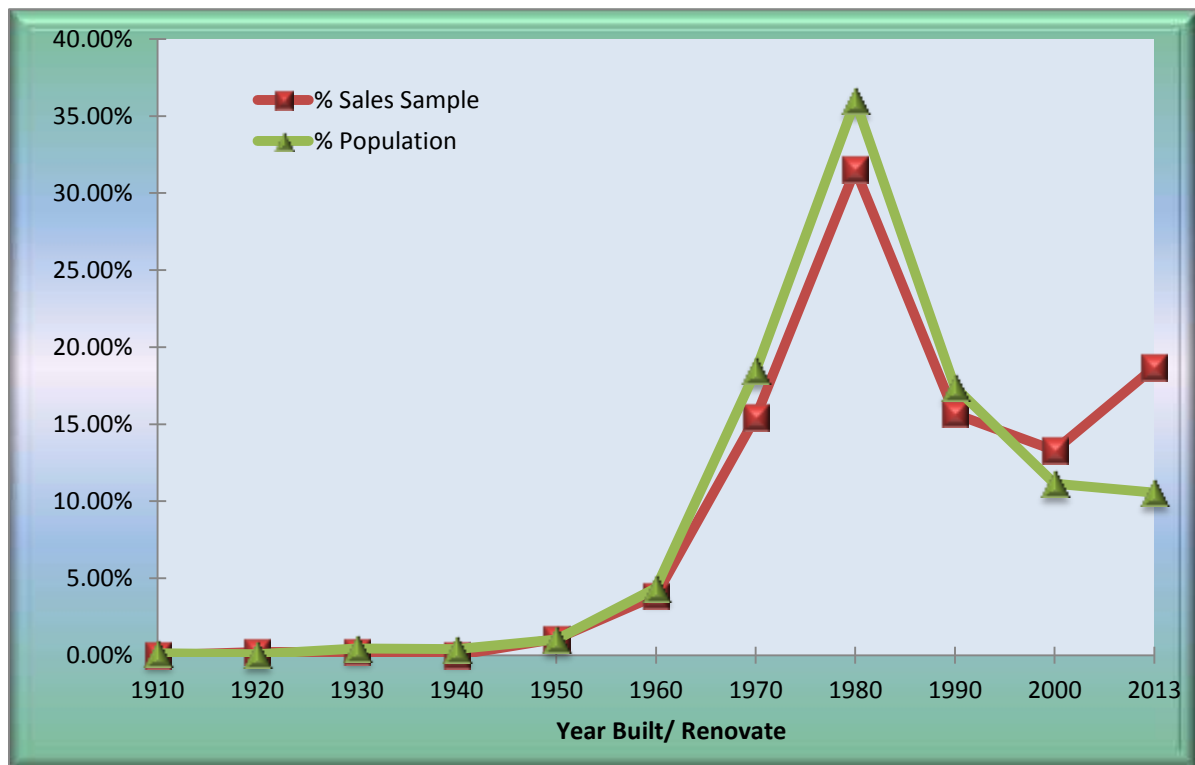
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.21%
1930	1	0.21%
1940	0	0.00%
1950	5	1.07%
1960	18	3.86%
1970	72	15.45%
1980	147	31.55%
1990	73	15.67%
2000	62	13.30%
2013	87	18.67%
	466	

Population

Year Built/Ren	Frequency	% Population
1910	6	0.13%
1920	3	0.07%
1930	20	0.44%
1940	18	0.40%
1950	46	1.02%
1960	196	4.36%
1970	831	18.47%
1980	1,619	35.99%
1990	783	17.41%
2000	501	11.14%
2013	475	10.56%
	4,498	



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

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

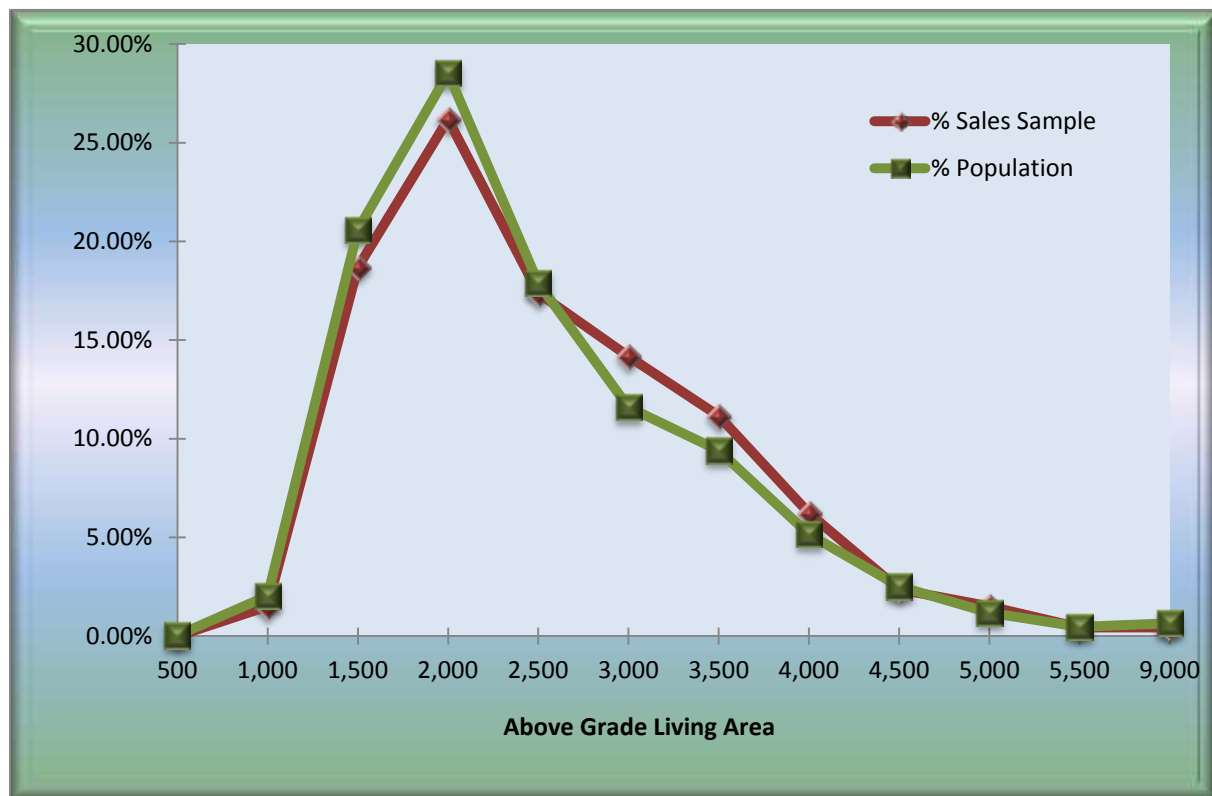
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	7	1.50%
1,500	87	18.67%
2,000	122	26.18%
2,500	81	17.38%
3,000	66	14.16%
3,500	52	11.16%
4,000	29	6.22%
4,500	11	2.36%
5,000	7	1.50%
5,500	2	0.43%
9,000	2	0.43%
466		

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	92	2.05%
1,500	926	20.59%
2,000	1,283	28.52%
2,500	804	17.87%
3,000	521	11.58%
3,500	423	9.40%
4,000	232	5.16%
4,500	113	2.51%
5,000	53	1.18%
5,500	21	0.47%
9,000	29	0.64%
4,498		



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.



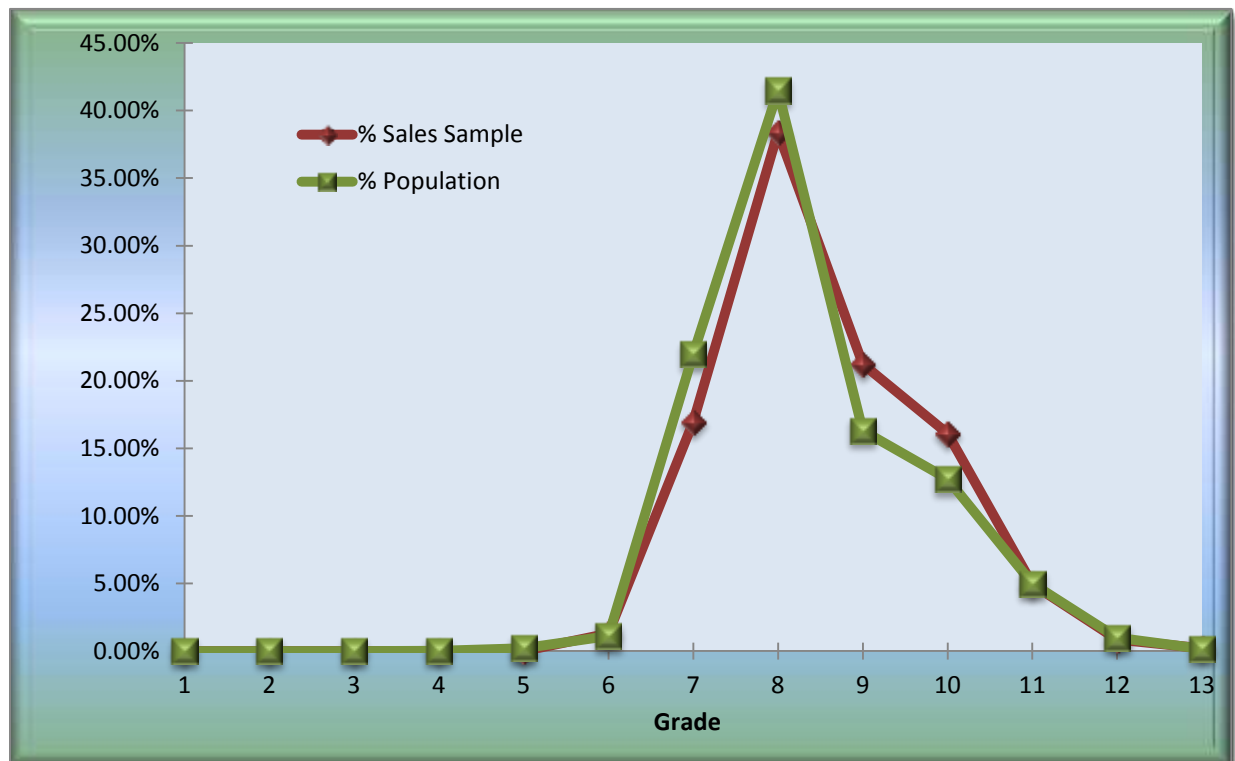
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	1.29%
7	79	16.95%
8	179	38.41%
9	99	21.24%
10	75	16.09%
11	23	4.94%
12	4	0.86%
13	1	0.21%
466		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	9	0.20%
6	50	1.11%
7	988	21.97%
8	1,866	41.49%
9	734	16.32%
10	573	12.74%
11	225	5.00%
12	45	1.00%
13	7	0.16%
4,498		



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 047 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 1.202, resulting in an adjusted value of \$570,000 ($\$475,000 * 1.202 = \$570,950$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.241	24.1%
2/1/2011	1.246	24.6%
3/1/2011	1.250	25.0%
4/1/2011	1.253	25.3%
5/1/2011	1.256	25.6%
6/1/2011	1.258	25.8%
7/1/2011	1.259	25.9%
8/1/2011	1.260	26.0%
9/1/2011	1.260	26.0%
10/1/2011	1.259	25.9%
11/1/2011	1.258	25.8%
12/1/2011	1.256	25.6%
1/1/2012	1.254	25.4%
2/1/2012	1.250	25.0%
3/1/2012	1.247	24.7%
4/1/2012	1.242	24.2%
5/1/2012	1.237	23.7%
6/1/2012	1.231	23.1%
7/1/2012	1.225	22.5%
8/1/2012	1.218	21.8%
9/1/2012	1.210	21.0%
10/1/2012	1.202	20.2%
11/1/2012	1.193	19.3%
12/1/2012	1.183	18.3%
1/1/2013	1.173	17.3%
2/1/2013	1.162	16.2%
3/1/2013	1.151	15.1%
4/1/2013	1.139	13.9%
5/1/2013	1.126	12.6%
6/1/2013	1.113	11.3%
7/1/2013	1.099	9.9%
8/1/2013	1.084	8.4%
9/1/2013	1.068	6.8%
10/1/2013	1.052	5.2%
11/1/2013	1.035	3.5%
12/1/2013	1.018	1.8%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 047 is: $(.800999 - 4.765082E-04 * \text{SaleDay} - 2.753112E-07 * \text{SaleDaySq} - 2.589304E-02 * 0.2982832) / (.800999 - 2.589304E-02 * 0.2982832)$

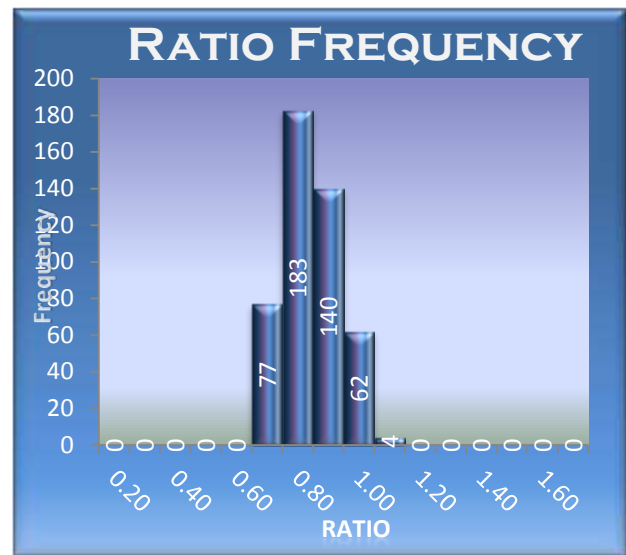
SaleDay = SaleDate – 41640

SaleDaySq = (SaleDate – 41640)²

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Sammamish	1/1/2013	8/27/2014	1/2011 - 12/2013
Area Number: 47	Appr ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	466
Mean Assessed Value	724,300
Mean Adj. Sales Price	921,900
Standard Deviation AV	543,071
Standard Deviation SP	660,793
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.793
Median Ratio	0.786
Weighted Mean Ratio	0.786
UNIFORMITY	
Lowest ratio	0.606
Highest ratio:	1.056
Coefficient of Dispersion	9.71%
Standard Deviation	0.093
Coefficient of Variation	11.67%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.776
Upper limit	0.797
95% Confidence: Mean	
Lower limit	0.785
Upper limit	0.802
SAMPLE SIZE EVALUATION	
N (population size)	4498
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.093
Recommended minimum:	14
Actual sample size:	466
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	247
# ratios above mean:	219
z:	1.297
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 047

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: NE / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Lake Sammamish		1/1/2014	8/27/2014	1/2011 - 12/2013
Area Number: 47		Appr. ID:	Property Type:	Adjusted for time?
		JRAM	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	466			
Mean Assessed Value	855,400			
Mean Sales Price	921,900			
Standard Deviation AV	635,418			
Standard Deviation SP	660,793			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.929			
Weighted Mean Ratio	0.928			
UNIFORMITY				
Lowest ratio	0.718			
Highest ratio:	1.239			
Coefficient of Dispersion	9.65%			
Standard Deviation	0.109			
Coefficient of Variation	11.60%			
Price Related Differential (PRD)	1.012			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.916			
Upper limit	0.945			
95% Confidence: Mean				
Lower limit	0.929			
Upper limit	0.949			
SAMPLE SIZE EVALUATION				
N (population size)	4498			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.109			
Recommended minimum:	19			
Actual sample size:	466			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	246			
# ratios above mean:	220			
z:	1.204			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

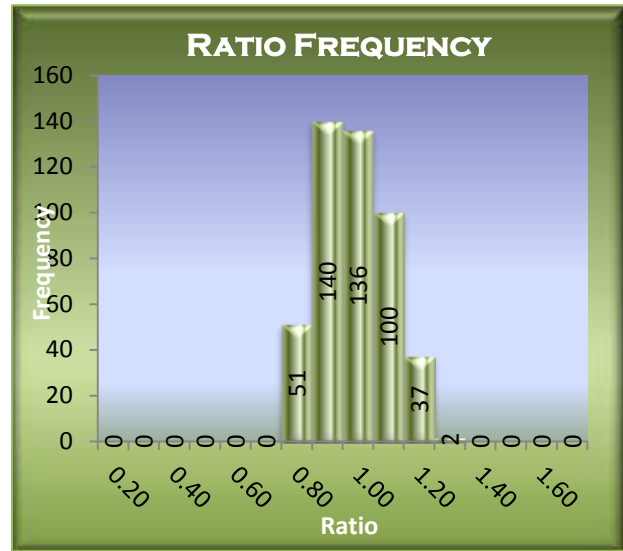
RATIO FREQUENCY

Ratio Bin	Frequency
0.20-0.25	0
0.25-0.30	0
0.30-0.35	0
0.35-0.40	0
0.40-0.45	0
0.45-0.50	0
0.50-0.55	0
0.55-0.60	0
0.60-0.65	0
0.65-0.70	0
0.70-0.75	0
0.75-0.80	51
0.80-0.85	140
0.85-0.90	136
0.90-0.95	100
0.95-1.00	37
1.00-1.05	0
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 047

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



COMMENTS:

1 to 3 Unit Residences throughout Area 047

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

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
1	0	212406	9107	09/09/13	\$249,000	\$265,000	1,600	6	1960	Fair	20,300	N	N	22045 SE 60TH ST
1	0	192506	9159	04/29/13	\$525,000	\$592,000	2,350	6	1947	VGood	20,163	Y	N	3842 EAST LAKE SAMMAMISH PKWY NE
1	0	172406	9046	08/05/11	\$725,000	\$913,000	740	7	1980	Avg	2,907	Y	Y	4007 EAST LAKE SAMMAMISH SHORE LN SE
1	0	357530	0615	02/16/12	\$360,000	\$450,000	1,300	7	1960	Fair	48,172	Y	N	1363 204TH AVE NE
1	0	077710	0020	03/15/13	\$1,050,000	\$1,203,000	1,390	7	1929	Avg	8,601	Y	Y	663 EAST LAKE SAMMAMISH SHORE LN NE
1	0	752590	0005	06/07/12	\$415,000	\$511,000	1,430	7	1953	Avg	26,234	Y	N	2008 EAST LAKE SAMMAMISH PKWY NE
1	0	172406	9004	01/02/13	\$450,000	\$528,000	1,510	7	1963	Avg	25,917	Y	N	20313 SE 40TH ST
1	0	062406	9085	05/31/13	\$620,000	\$690,000	1,740	7	1969	Avg	15,504	Y	N	19532 SE 16TH ST
1	0	322506	9284	09/28/11	\$600,000	\$756,000	1,280	8	1981	VGood	37,701	Y	N	20413 NE 7TH CT
1	0	357530	0077	11/23/13	\$1,450,000	\$1,483,000	1,290	8	2001	Avg	7,771	Y	Y	1119 EAST LAKE SAMMAMISH PKWY NE
1	0	322506	9282	06/28/11	\$545,000	\$686,000	1,360	8	1981	VGood	16,700	Y	N	20418 NE 7TH CT
1	0	172406	9076	02/22/11	\$750,000	\$937,000	1,590	8	2006	Avg	1,785	Y	Y	4261 EAST LAKE SAMMAMISH SHORE LN SE
1	0	062406	9033	07/18/12	\$1,147,000	\$1,401,000	1,650	8	1975	Good	4,235	Y	Y	1409 EAST LAKE SAMMAMISH SHORE LN SE
1	0	172406	9099	02/07/11	\$718,000	\$895,000	1,690	8	2006	Avg	2,651	Y	Y	4291 EAST LAKE SAMMAMISH SHORE LN SE
1	0	072406	9076	08/20/13	\$470,000	\$505,000	1,760	8	1965	Avg	21,998	Y	N	2902 EAST LAKE SAMMAMISH PKWY SE
1	0	192506	9143	04/04/12	\$590,000	\$733,000	1,820	8	1997	Good	54,485	Y	N	3646 EAST LAKE SAMMAMISH PKWY NE
1	0	556970	0025	06/05/13	\$715,500	\$795,000	1,820	8	1961	Good	20,546	Y	N	20204 SE 39TH PL
1	0	605550	0110	12/19/11	\$475,000	\$596,000	1,840	8	1989	Avg	11,310	Y	N	3208 EAST LAKE SAMMAMISH PKWY SE
1	0	920110	0170	05/10/12	\$560,000	\$692,000	1,880	8	1976	Avg	10,283	Y	N	19825 SE 32ND ST
1	0	162406	9025	04/08/13	\$456,000	\$518,000	1,885	8	2000	Avg	13,042	N	N	21202 SE 42ND PL
1	0	920100	0060	03/21/11	\$475,000	\$595,000	2,020	8	1972	Avg	14,220	Y	N	3015 197TH AVE SE
1	0	322506	9256	10/10/12	\$550,000	\$660,000	2,130	8	1973	Good	32,072	Y	N	19828 SE 8TH ST
1	0	052406	9073	09/20/11	\$700,000	\$882,000	2,490	8	1979	Good	54,956	Y	N	19622 SE 16TH ST
1	0	172406	9091	02/28/13	\$834,000	\$961,000	2,490	8	1983	Avg	77,983	Y	N	4206 EAST LAKE SAMMAMISH PKWY SE
1	0	077710	0095	10/04/13	\$1,525,000	\$1,602,000	2,810	8	1995	Avg	7,714	Y	Y	439 EAST LAKE SAMMAMISH LN NE
1	0	322506	9059	04/11/13	\$1,850,000	\$2,099,000	2,960	8	1958	VGood	18,528	Y	Y	169 EAST LAKE SAMMAMISH PKWY SE
1	0	322506	9294	08/03/11	\$685,000	\$863,000	2,990	8	1986	Avg	69,654	Y	N	710 199TH AVE SE
1	0	406510	0016	09/14/12	\$850,000	\$1,026,000	3,088	8	1952	Good	7,621	Y	Y	2811 EAST LAKE SAMMAMISH PKWY SE
1	0	920110	0010	06/03/13	\$545,000	\$606,000	1,080	9	1975	Avg	15,925	Y	N	19908 SE 32ND ST

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
1	0	920100	0320	03/02/11	\$610,000	\$762,000	1,430	9	1984	Avg	17,366	Y	N	19639 SE 29TH ST
1	0	556970	0040	09/24/12	\$440,000	\$530,000	1,450	9	1972	Good	13,855	Y	N	3932 202ND PL SE
1	0	062406	9110	04/15/13	\$775,000	\$878,000	1,570	9	1998	Avg	17,074	Y	N	19438 SE 14TH ST
1	0	202506	9103	04/14/11	\$695,000	\$872,000	1,660	9	1998	Avg	24,157	Y	N	2472 EAST LAKE SAMMAMISH PKWY NE
1	0	072406	9057	04/10/13	\$1,100,000	\$1,249,000	1,810	9	2000	Avg	2,458	Y	Y	3151 EAST LAKE SAMMAMISH SHORE LN SE
1	0	920110	0210	05/02/12	\$420,000	\$520,000	1,890	9	1964	Avg	13,289	Y	N	19715 SE 31ST PL
1	0	072406	9005	05/22/13	\$775,000	\$866,000	1,920	9	1968	Avg	25,189	Y	N	19326 SE 24TH WAY
1	0	172406	9084	10/16/13	\$1,440,000	\$1,504,000	2,100	9	2001	Avg	2,644	Y	Y	4255 EAST LAKE SAMMAMISH SHORE LN SE
1	0	072406	9118	04/17/12	\$695,750	\$863,000	2,380	9	1999	Avg	12,250	Y	N	19108 SE 26TH ST
1	0	062406	9109	08/13/12	\$785,000	\$954,000	2,450	9	1991	Good	33,066	Y	N	19432 SE 14TH ST
1	0	172406	9022	07/11/11	\$626,900	\$790,000	2,480	9	2004	Avg	34,873	Y	N	4160 212TH WAY SE
1	0	920110	0052	12/21/11	\$603,000	\$757,000	2,690	9	1972	Avg	37,373	Y	N	3106 199TH AVE SE
1	0	182506	9054	02/20/13	\$689,999	\$797,000	2,710	9	1961	Good	17,952	Y	N	4354 EAST LAKE SAMMAMISH PKWY NE
1	0	062406	9023	06/30/11	\$1,500,000	\$1,889,000	2,730	9	2000	Avg	5,136	Y	Y	1419 EAST LAKE SAMMAMISH PKWY SE
1	0	172406	9050	03/28/12	\$763,500	\$949,000	2,900	9	1994	Avg	12,584	Y	N	4250 PEREGRINE POINT WAY SE
1	0	920100	0430	02/05/13	\$719,950	\$835,000	2,960	9	2012	Avg	12,431	N	N	19644 SE 29TH ST
1	0	062406	9057	10/17/11	\$1,285,000	\$1,617,000	2,970	9	1983	Good	4,636	Y	Y	1203 EAST LAKE SAMMAMISH SHORE LN SE
1	0	920110	0200	03/10/11	\$650,000	\$813,000	3,160	9	1979	Avg	13,278	Y	N	19725 SE 31ST PL
1	0	202506	9114	07/28/13	\$1,750,000	\$1,900,000	3,190	9	1995	Avg	6,521	Y	Y	2927 EAST LAKE SAMMAMISH PKWY NE
1	0	072406	9044	06/03/11	\$787,500	\$991,000	3,330	9	2007	Avg	16,472	Y	N	19302 SE 24TH WAY
1	0	077710	0090	03/26/13	\$1,350,000	\$1,541,000	3,580	9	1995	Avg	7,216	Y	Y	445 EAST LAKE SAMMAMISH SHORE LN NE
1	0	012450	0060	06/16/11	\$1,677,000	\$2,110,000	4,680	9	1987	Avg	13,284	Y	Y	4245 206TH AVE SE
1	0	322506	9304	11/17/11	\$1,000,000	\$1,257,000	4,750	9	1995	Avg	31,082	Y	N	423 205TH AVE NE
1	0	072406	9006	06/22/11	\$1,850,000	\$2,329,000	1,800	10	2008	Avg	12,896	Y	Y	3015 EAST LAKE SAMMAMISH PKWY SE
1	0	192506	9035	08/26/13	\$1,380,000	\$1,478,000	1,880	10	2003	Avg	3,689	Y	Y	3417 EAST LAKE SAMMAMISH LN NE
1	0	172406	9082	11/08/12	\$1,460,000	\$1,739,000	2,410	10	2002	Avg	3,008	Y	Y	4249 EAST LAKE SAMMAMISH SHORE LN SE
1	0	322506	9310	09/03/13	\$888,000	\$948,000	2,600	10	1998	Avg	43,406	Y	N	19820 SE 8TH ST
1	0	173870	0007	05/31/11	\$1,372,601	\$1,726,000	2,780	10	1976	Avg	8,571	Y	Y	101 EAST LAKE SAMMAMISH LN NE
1	0	202506	9140	01/03/13	\$1,520,000	\$1,782,000	2,830	10	2006	Avg	4,334	Y	Y	2301 EAST LAKE SAMMAMISH PKWY NE

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Area 047 -- 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
1	0	671090	0090	01/13/12	\$910,000	\$1,140,000	2,900	10	1999	Avg	16,433	Y	N	21116 SE 40TH PL
1	0	357530	0002	08/21/13	\$2,400,000	\$2,577,000	2,940	10	2009	Avg	4,527	Y	Y	801 EAST LAKE SAMMAMISH PKWY NE
1	0	357530	0630	03/27/12	\$825,000	\$1,026,000	3,010	10	2011	Avg	12,981	Y	N	1411 204TH AVE NE
1	0	202506	9121	03/20/12	\$915,000	\$1,138,000	3,140	10	1994	Avg	31,972	Y	N	19605 NE 33RD PL
1	0	029362	0160	06/04/12	\$615,000	\$757,000	3,160	10	1998	Avg	7,257	N	N	19839 SE 8TH CT
1	0	029362	0060	12/14/12	\$720,000	\$849,000	3,220	10	1998	Avg	8,920	N	N	823 198TH PL SE
1	0	357530	0620	03/14/13	\$865,000	\$991,000	3,250	10	2012	Avg	9,702	Y	N	1423 204TH AVE NE
1	0	752590	0070	10/24/13	\$2,115,000	\$2,199,000	3,260	10	1997	Avg	8,854	Y	Y	2007 EAST LAKE SAMMAMISH PKWY NE
1	0	029362	0180	11/02/12	\$650,000	\$775,000	3,510	10	1998	Avg	6,745	N	N	19846 SE 8TH CT
1	0	012450	0140	06/20/13	\$1,035,000	\$1,143,000	3,520	10	1987	Avg	10,710	N	N	4224 206TH AVE SE
1	0	192506	9023	07/30/12	\$2,337,000	\$2,848,000	3,530	10	1993	Avg	14,311	Y	Y	3433 EAST LAKE SAMMAMISH SHORE LN NE
1	0	892010	0027	08/30/11	\$757,500	\$954,000	3,530	10	2001	Avg	9,612	Y	N	2224 EAST LAKE SAMMAMISH PL SE
1	0	162406	9080	01/07/11	\$1,650,000	\$2,050,000	3,730	10	2004	Avg	12,117	Y	Y	4301 EAST LAKE SAMMAMISH PKWY SE
1	0	029362	0070	04/28/11	\$795,000	\$998,000	3,920	10	2000	Avg	8,676	N	N	829 198TH PL SE
1	0	253840	0030	06/18/13	\$845,000	\$934,000	4,040	10	2004	Avg	7,000	N	N	19510 SE 27TH PL
1	0	012450	0080	06/19/12	\$2,000,000	\$2,456,000	4,310	10	1987	Good	12,081	Y	Y	4261 206TH AVE SE
1	0	173870	0105	07/12/12	\$2,420,000	\$2,959,000	4,314	10	2006	Avg	12,330	Y	Y	215 EAST LAKE SAMMAMISH SHORE LN NE
1	0	173870	0010	02/03/11	\$1,775,000	\$2,212,000	4,570	10	1999	Avg	13,178	Y	Y	109 EAST LAKE SAMMAMISH LN NE
1	0	172506	9132	12/04/12	\$1,630,000	\$1,927,000	5,480	10	2009	Avg	101,355	Y	N	4010 196TH AVE NE
1	0	172406	9017	06/05/12	\$2,435,000	\$2,997,000	3,660	11	2002	Avg	14,857	Y	Y	4069 EAST LAKE SAMMAMISH SHORE LN SE
1	0	077710	0075	01/05/11	\$1,600,000	\$1,987,000	3,670	11	1990	Avg	8,294	Y	Y	605 EAST LAKE SAMMAMISH LN NE
1	0	062406	9030	11/20/12	\$1,615,000	\$1,917,000	4,050	11	1991	Avg	6,850	Y	Y	1225 EAST LAKE SAMMAMISH SHORE LN SE
1	0	292506	9040	01/09/13	\$2,298,000	\$2,689,000	4,090	11	2006	Avg	5,142	Y	Y	1601 EAST LAKE SAMMAMISH PKWY NE
1	0	062406	9042	11/07/13	\$2,000,000	\$2,064,000	4,550	11	1995	Avg	8,828	Y	Y	1237 EAST LAKE SAMMAMISH SHORE LN SE
1	0	052406	9111	06/22/11	\$965,000	\$1,215,000	4,790	11	2001	Avg	30,031	N	N	902 197TH AVE SE
1	0	077710	0105	07/13/11	\$2,900,000	\$3,652,000	4,950	11	1997	Avg	17,260	Y	Y	425 EAST LAKE SAMMAMISH LN NE
1	0	322506	9038	01/04/13	\$3,685,000	\$4,319,000	7,110	11	1998	Avg	24,449	Y	Y	333 EAST LAKE SAMMAMISH PKWY SE
1	0	202506	9117	07/16/13	\$2,650,000	\$2,893,000	3,880	12	1997	Avg	9,312	Y	Y	2819 EAST LAKE SAMMAMISH PKWY NE
1	0	202506	9112	07/19/11	\$2,032,000	\$2,559,000	3,920	12	2005	Avg	252,444	Y	N	20422 NE 31ST ST

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Area 047 -- 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
11	0	945130	0010	03/13/12	\$315,000	\$392,000	1,610	6	1942	Avg	6,000	N	N	17110 SE 35TH ST
11	0	919570	0160	04/12/12	\$327,000	\$406,000	950	7	1980	Avg	8,499	N	N	19241 SE 49TH ST
11	0	919570	0110	10/10/12	\$266,800	\$320,000	1,000	7	1980	Avg	8,007	N	N	4917 193RD PL SE
11	0	919570	0270	05/16/13	\$358,000	\$401,000	1,030	7	1981	Avg	10,064	N	N	19225 SE 48TH PL
11	0	919570	0370	03/19/12	\$425,000	\$529,000	1,030	7	1981	Good	7,202	N	N	19260 SE 48TH PL
11	0	743050	0415	05/31/11	\$323,000	\$406,000	1,120	7	1971	Good	7,500	Y	N	1020 WEST LAKE SAMMAMISH PKWY NE
11	0	743050	0520	04/30/12	\$975,000	\$1,207,000	1,200	7	1943	VGood	13,867	Y	Y	816 WEST LAKE SAMMAMISH PKWY NE
11	0	804370	0065	07/02/13	\$440,000	\$483,000	1,350	7	1969	Avg	5,000	Y	N	4022 176TH AVE SE
11	0	435370	0015	06/21/11	\$940,000	\$1,183,000	1,520	7	1948	VGood	9,000	Y	Y	18750 SE 42ND ST
11	0	752830	0040	03/03/11	\$1,195,000	\$1,494,000	1,620	7	1953	Avg	24,617	Y	Y	480 WEST LAKE SAMMAMISH PKWY NE
11	0	362505	9041	08/20/13	\$1,900,000	\$2,041,000	1,800	7	1954	Good	42,772	Y	Y	232 WEST LAKE SAMMAMISH PKWY SE
11	0	362505	9114	10/27/11	\$1,400,000	\$1,762,000	2,500	7	1919	Good	25,700	Y	Y	110 WEST LAKE SAMMAMISH PKWY NE
11	0	891710	0035	07/02/13	\$1,250,000	\$1,373,000	1,020	8	1984	Good	10,800	Y	Y	2230 WEST LAKE SAMMAMISH PKWY NE
11	0	412340	0350	06/12/12	\$460,000	\$565,000	1,210	8	1973	Good	7,387	N	N	18934 SE 42ND PL
11	0	412340	0090	08/01/13	\$439,900	\$477,000	1,220	8	1973	Avg	7,186	N	N	18911 SE 43RD ST
11	0	412340	0370	06/27/13	\$525,000	\$578,000	1,230	8	1973	Good	7,199	N	N	18922 SE 42ND PL
11	0	543740	0130	03/19/12	\$415,000	\$516,000	1,280	8	1983	Good	8,475	N	N	4539 191ST AVE SE
11	0	542300	0050	01/10/11	\$479,000	\$595,000	1,330	8	1977	Avg	8,171	N	N	4403 190TH AVE SE
11	0	543740	1010	11/01/12	\$430,000	\$513,000	1,370	8	1986	Avg	13,072	N	N	19102 SE 47TH PL
11	0	412340	0190	06/14/12	\$430,000	\$528,000	1,420	8	1973	Good	7,636	N	N	4217 191ST AVE SE
11	0	412340	0200	06/07/11	\$366,000	\$460,000	1,420	8	1973	Avg	9,340	N	N	4229 190TH AVE SE
11	0	752495	0340	06/14/12	\$411,500	\$506,000	1,420	8	1980	Good	8,499	N	N	4739 192ND PL SE
11	0	412340	0130	04/03/12	\$368,000	\$457,000	1,430	8	1972	Good	7,804	N	N	4260 190TH AVE SE
11	0	542303	0140	05/21/13	\$566,000	\$633,000	1,430	8	1980	Avg	7,668	N	N	18919 SE 44TH PL
11	0	435370	0210	10/01/12	\$450,100	\$541,000	1,460	8	1977	Avg	7,523	N	N	18825 SE 42ND ST
11	0	292350	1200	05/20/11	\$450,000	\$566,000	1,480	8	1979	Good	7,338	N	N	18724 SE 45TH PL
11	0	804370	0310	11/26/12	\$1,461,000	\$1,731,000	1,490	8	2002	Good	7,400	Y	Y	17840 SE 40TH PL
11	0	752490	0040	07/21/11	\$1,005,000	\$1,266,000	1,500	8	1969	Good	11,900	Y	Y	538 WEST LAKE SAMMAMISH PKWY SE
11	0	752495	0290	10/02/12	\$507,000	\$609,000	1,500	8	1984	Good	8,138	N	N	4709 192ND PL SE

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Area 047 -- 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
11	0	122405	9127	10/21/13	\$1,673,000	\$1,742,000	1,520	8	1975	Avg	19,793	Y	Y	3002 WEST LAKE SAMMAMISH PKWY SE
11	0	864870	0380	10/08/12	\$520,000	\$624,000	1,530	8	1979	Avg	8,580	N	N	18145 SE 42ND PL
11	0	412340	0380	08/08/12	\$550,000	\$669,000	1,560	8	1973	Avg	7,416	N	N	18916 SE 42ND PL
11	0	132405	9062	01/09/12	\$780,000	\$977,000	1,590	8	1957	VGood	9,759	Y	N	17457 SE 40TH PL
11	0	292350	1080	06/27/11	\$514,000	\$647,000	1,590	8	1978	Avg	7,210	N	N	18708 SE 45TH ST
11	0	543740	0700	06/02/11	\$412,500	\$519,000	1,590	8	1982	Avg	7,432	N	N	4636 190TH AVE SE
11	0	292350	0830	10/25/13	\$575,000	\$598,000	1,620	8	1977	Avg	7,462	N	N	4335 187TH PL SE
11	0	412340	0050	01/10/11	\$410,000	\$510,000	1,630	8	1973	Avg	7,294	N	N	4253 189TH AVE SE
11	0	804370	0005	05/13/13	\$1,120,000	\$1,256,000	1,640	8	1960	Avg	12,000	Y	Y	17602 SE 40TH PL
11	0	412340	0220	06/17/13	\$467,500	\$517,000	1,670	8	1973	Avg	8,361	N	N	4241 190TH AVE SE
11	0	864870	0420	04/22/13	\$585,000	\$661,000	1,690	8	1978	Avg	12,450	N	N	4257 181ST PL SE
11	0	864870	0440	09/14/11	\$498,000	\$627,000	1,720	8	1986	Avg	14,566	N	N	4269 181ST PL SE
11	0	542301	0980	06/21/13	\$665,000	\$734,000	1,740	8	1978	Good	8,324	N	N	19222 SE 46TH ST
11	0	864890	0080	08/01/12	\$417,500	\$509,000	1,790	8	2010	Avg	2,805	N	N	4529 185TH AVE SE
11	0	542304	0200	08/01/12	\$448,800	\$547,000	1,800	8	1980	Avg	10,761	N	N	4249 191ST AVE SE
11	0	292350	1310	08/31/12	\$370,100	\$448,000	1,820	8	1978	Avg	14,108	N	N	4573 187TH PL SE
11	0	543740	0190	01/12/12	\$365,000	\$457,000	1,820	8	1979	Avg	7,234	N	N	4546 190TH AVE SE
11	0	122405	9063	02/22/13	\$1,156,300	\$1,334,000	1,850	8	1995	Good	10,470	Y	Y	2500 WEST LAKE SAMMAMISH PKWY SE
11	0	362505	9067	12/27/13	\$686,000	\$688,000	1,880	8	1972	VGood	7,405	Y	N	658 WEST LAKE SAMMAMISH PKWY NE
11	0	292350	0900	06/19/13	\$550,000	\$607,000	1,920	8	1977	Avg	8,266	N	N	18725 SE 44TH ST
11	0	543740	0630	05/22/12	\$469,000	\$578,000	1,920	8	1979	Good	8,259	N	N	4651 190TH AVE SE
11	0	542301	0400	03/22/13	\$775,000	\$886,000	1,940	8	1979	Good	7,999	N	N	19218 SE 45TH PL
11	0	864890	0170	08/26/13	\$503,500	\$539,000	1,940	8	2008	Avg	3,123	N	N	4540 185TH AVE SE
11	0	543740	0720	10/03/12	\$527,800	\$634,000	1,950	8	1979	Avg	9,342	N	N	4624 190TH AVE SE
11	0	920265	0020	02/23/11	\$447,000	\$558,000	1,950	8	1987	Avg	8,947	N	N	4560 186TH AVE SE
11	0	182406	9114	04/11/13	\$437,000	\$496,000	1,960	8	1979	Avg	17,927	N	N	18459 SE 43RD PL
11	0	752495	0990	07/09/13	\$535,000	\$586,000	1,960	8	1979	Good	8,140	N	N	19243 SE 46TH PL
11	0	920265	0010	12/11/13	\$505,000	\$511,000	1,980	8	1987	Avg	9,402	N	N	4566 186TH AVE SE
11	0	920265	0050	04/18/13	\$406,000	\$460,000	1,980	8	1987	Avg	8,479	N	N	4548 186TH AVE SE

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11	0	543740	0080	09/10/13	\$433,750	\$461,000	2,030	8	1980	Avg	8,894	N	N	4526 191ST AVE SE
11	0	752495	0430	05/30/12	\$495,000	\$610,000	2,050	8	1984	Good	9,548	N	N	19231 SE 47TH ST
11	0	192406	9030	06/29/11	\$617,000	\$777,000	2,070	8	1972	Good	8,916	Y	N	19508 SE 51ST ST
11	0	542303	0400	06/21/13	\$560,218	\$618,000	2,070	8	1979	Avg	7,349	N	N	19119 SE 45TH ST
11	0	543740	0040	05/17/11	\$439,000	\$552,000	2,070	8	1980	Avg	9,537	N	N	4548 191ST AVE SE
11	0	752495	0420	05/29/12	\$525,000	\$647,000	2,080	8	1980	Good	9,102	N	N	19225 SE 47TH ST
11	0	752495	1040	07/26/13	\$600,000	\$652,000	2,100	8	1982	Good	7,996	N	N	19212 SE 47TH ST
11	0	542304	0170	07/01/13	\$525,000	\$577,000	2,130	8	1980	Good	7,015	N	N	4225 191ST AVE SE
11	0	292350	0620	02/23/12	\$570,000	\$711,000	2,180	8	1977	Good	12,262	N	N	4227 187TH AVE SE
11	0	752495	0810	08/31/12	\$610,000	\$738,000	2,180	8	1984	Good	7,784	N	N	4627 193RD PL SE
11	0	542303	0420	04/25/12	\$428,000	\$530,000	2,190	8	1979	Avg	7,349	N	N	19129 SE 45TH ST
11	0	543740	0170	08/09/12	\$565,000	\$687,000	2,200	8	1979	Avg	7,733	N	N	19004 SE 46TH WAY
11	0	752495	0600	11/15/13	\$590,000	\$606,000	2,250	8	1983	Avg	7,219	N	N	4719 193RD PL SE
11	0	292350	1380	08/10/12	\$500,000	\$608,000	2,260	8	1978	Good	7,866	N	N	18729 SE 45TH PL
11	0	543740	0570	05/25/12	\$420,000	\$518,000	2,260	8	1979	Avg	9,028	N	N	4616 189TH PL SE
11	0	542304	0140	03/26/12	\$545,900	\$679,000	2,300	8	1980	Good	9,914	N	N	19104 SE 43RD ST
11	0	542300	0110	05/29/12	\$575,000	\$708,000	2,340	8	1977	Avg	9,545	N	N	19117 SE 44TH WAY
11	0	543740	0320	04/02/13	\$500,000	\$569,000	2,340	8	1982	Avg	8,212	N	N	18842 SE 46TH WAY
11	0	752495	0790	10/04/12	\$684,000	\$822,000	2,350	8	1984	Good	9,308	N	N	4615 193RD PL SE
11	0	194970	0115	09/06/11	\$1,270,000	\$1,600,000	2,380	8	1961	Good	12,675	Y	Y	3226 WEST LAKE SAMMAMISH PKWY SE
11	0	752495	0660	12/11/12	\$715,000	\$844,000	2,440	8	1980	Good	7,788	N	N	4732 193RD PL SE
11	0	542303	0470	10/08/13	\$639,400	\$670,000	2,510	8	1979	Avg	8,823	N	N	4450 191ST PL SE
11	0	543740	0020	05/23/13	\$538,000	\$601,000	2,550	8	1980	Avg	8,452	N	N	4560 191ST AVE SE
11	0	292350	0090	09/13/11	\$510,000	\$642,000	2,580	8	1977	Avg	7,285	N	N	4213 187TH PL SE
11	0	743050	0345	11/20/11	\$1,144,000	\$1,438,000	2,610	8	1986	Avg	16,105	Y	Y	1086 WEST LAKE SAMMAMISH PKWY NE
11	0	122405	9120	07/06/12	\$776,000	\$950,000	2,680	8	1958	VGood	11,326	Y	N	2612 WEST LAKE SAMMAMISH PKWY SE
11	0	542300	0560	08/01/12	\$622,000	\$758,000	2,720	8	1977	Avg	10,946	N	N	4309 191ST AVE SE
11	0	752495	0700	06/14/11	\$720,000	\$906,000	2,770	8	1980	Good	7,529	N	N	4708 193RD PL SE
11	0	362505	9157	01/23/12	\$588,000	\$736,000	2,810	8	1992	Avg	32,724	N	N	456 WEST LAKE SAMMAMISH PKWY NE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
11	0	292350	0960	07/02/12	\$575,000	\$704,000	2,820	8	1977	Good	8,458	N	N	18709 SE 44TH PL
11	0	543740	0800	01/23/12	\$480,000	\$601,000	2,830	8	1981	Good	8,556	N	N	4663 191ST AVE SE
11	0	132405	9099	07/27/11	\$1,250,000	\$1,575,000	2,960	8	1967	Avg	13,498	Y	Y	4058 WEST LAKE SAMMAMISH PKWY SE
11	0	292350	0010	01/04/13	\$599,900	\$703,000	3,160	8	1977	Avg	8,065	N	N	18732 SE 43RD ST
11	0	292350	0680	01/11/13	\$585,000	\$684,000	3,160	8	1977	Avg	7,917	N	N	18731 SE 43RD ST
11	0	122405	9149	10/15/12	\$1,305,000	\$1,563,000	1,880	9	1973	Avg	10,890	Y	Y	2814 WEST LAKE SAMMAMISH PKWY SE
11	0	671010	0066	09/21/12	\$1,160,000	\$1,398,000	2,020	9	1995	Good	10,150	Y	N	2452 WEST LAKE SAMMAMISH PKWY NE
11	0	542301	0200	09/02/11	\$735,000	\$926,000	2,040	9	1979	Avg	12,258	N	N	4575 194TH AVE SE
11	0	925390	0340	07/30/13	\$814,000	\$883,000	2,110	9	1992	Avg	10,384	Y	N	2021 WEST LAKE SAMMAMISH PKWY SE
11	0	362505	9120	05/26/11	\$600,000	\$754,000	2,130	9	1976	Avg	20,446	Y	N	390 WEST LAKE SAMMAMISH PKWY NE
11	0	542301	0140	10/04/13	\$710,000	\$746,000	2,230	9	1979	Good	9,776	N	N	4546 193RD PL SE
11	0	752495	0310	10/10/12	\$730,000	\$876,000	2,380	9	2009	Avg	7,867	N	N	4721 192ND PL SE
11	0	925390	0025	04/22/11	\$768,000	\$964,000	2,380	9	1989	Avg	7,200	Y	N	907 170TH PL SE
11	0	440660	0030	07/16/13	\$2,025,000	\$2,210,000	2,410	9	1973	VGood	15,462	Y	Y	4048 WEST LAKE SAMMAMISH PKWY SE
11	0	122405	9136	02/21/13	\$1,747,000	\$2,017,000	2,460	9	1979	Good	12,632	Y	Y	3946 WEST LAKE SAMMAMISH PKWY SE
11	0	925390	0131	07/18/13	\$1,630,000	\$1,778,000	2,490	9	1996	Avg	15,840	Y	Y	1232 WEST LAKE SAMMAMISH PKWY SE
11	0	543740	0030	08/09/11	\$585,000	\$737,000	2,640	9	2002	Avg	9,292	N	N	4554 191ST AVE SE
11	0	752495	0260	03/24/11	\$760,000	\$952,000	2,740	9	1982	Good	7,801	N	N	4635 194TH AVE SE
11	0	542301	0180	04/27/11	\$662,500	\$832,000	2,770	9	1979	Good	9,340	N	N	4563 194TH AVE SE
11	0	752495	0210	04/30/12	\$655,000	\$811,000	2,770	9	1986	Good	9,798	N	N	4609 194TH AVE SE
11	0	925390	0028	05/23/13	\$977,000	\$1,091,000	2,790	9	1991	Avg	7,330	Y	N	909 170TH PL SE
11	0	542301	0150	08/24/12	\$799,000	\$969,000	2,890	9	1979	Good	8,700	N	N	4536 193RD PL SE
11	0	542301	0920	10/26/12	\$672,000	\$803,000	2,910	9	1979	Avg	11,460	N	N	4555 193RD PL SE
11	0	542301	0240	08/27/13	\$2,122,500	\$2,273,000	2,930	9	1979	Good	12,900	Y	Y	4568 194TH AVE SE
11	0	122405	9114	10/04/11	\$1,700,000	\$2,141,000	3,080	9	2005	Avg	10,980	Y	Y	2950 WEST LAKE SAMMAMISH PKWY SE
11	0	752495	0770	09/04/12	\$800,000	\$968,000	3,100	9	1986	Good	13,458	N	N	4616 193RD PL SE
11	0	435370	0135	10/31/11	\$1,795,000	\$2,258,000	4,860	9	1992	Good	10,855	Y	Y	18872 SE 42ND ST
11	0	671010	0100	08/29/13	\$1,650,000	\$1,765,000	1,840	10	2007	Avg	10,502	Y	Y	2608 WEST LAKE SAMMAMISH PKWY NE
11	0	743050	0050	03/15/13	\$894,000	\$1,024,000	1,950	10	1982	Good	9,150	Y	N	1818 WEST LAKE SAMMAMISH PKWY NE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
11	0	925390	0109	02/24/11	\$650,000	\$812,000	2,000	10	1980	Good	11,600	Y	N	17006 SE 12TH PL
11	0	292350	0340	02/12/13	\$775,000	\$897,000	2,130	10	1986	Avg	7,899	Y	N	4125 187TH AVE SE
11	0	752830	0020	04/08/13	\$1,855,000	\$2,107,000	2,340	10	1979	Good	22,440	Y	Y	540 WEST LAKE SAMMAMISH PKWY NE
11	0	743050	0525	09/07/12	\$1,468,750	\$1,775,000	2,420	10	1979	Good	14,210	Y	Y	810 WEST LAKE SAMMAMISH PKWY NE
11	0	362505	9039	12/11/13	\$1,125,000	\$1,139,000	2,510	10	1999	Avg	41,444	Y	N	411 WEST LAKE SAMMAMISH PKWY SE
11	0	925390	0392	10/06/11	\$880,000	\$1,108,000	2,940	10	1992	Good	13,468	Y	N	2217 WEST LAKE SAMMAMISH PKWY SE
11	0	414175	0040	08/31/11	\$806,600	\$1,016,000	3,180	10	2007	Avg	5,000	N	N	17132 NE 46TH CT
11	0	192506	9081	08/20/13	\$2,750,000	\$2,954,000	3,230	10	1996	Good	16,741	Y	Y	3244 WEST LAKE SAMMAMISH PKWY NE
11	0	414175	0010	09/19/11	\$849,400	\$1,070,000	3,320	10	2009	Avg	6,049	N	N	17120 NE 46TH CT
11	0	414175	0030	11/14/12	\$850,000	\$1,011,000	3,320	10	2007	Avg	5,003	N	N	17128 NE 46TH CT
11	0	414175	0050	02/28/11	\$880,000	\$1,100,000	3,320	10	2007	Avg	5,000	N	N	17136 NE 46TH CT
11	0	414175	0070	05/02/12	\$859,950	\$1,064,000	3,320	10	2012	Avg	5,000	N	N	17144 NE 46TH CT
11	0	414175	0100	12/10/12	\$899,950	\$1,062,000	3,320	10	2012	Avg	5,143	Y	N	17256 NE 46TH CT
11	0	414175	0120	08/09/13	\$956,526	\$1,033,000	3,320	10	2013	Avg	5,100	N	N	17364 NE 46TH CT
11	0	414175	0090	11/12/12	\$869,950	\$1,035,000	3,340	10	2012	Avg	5,013	Y	N	17252 NE 46TH CT
11	0	414175	0110	03/21/13	\$889,950	\$1,018,000	3,340	10	2012	Avg	5,100	N	N	17260 NE 46TH CT
11	0	194970	0131	07/24/13	\$2,120,000	\$2,306,000	3,520	10	2001	Avg	6,290	Y	N	3210 WEST LAKE SAMMAMISH PKWY SE
11	0	891710	0075	04/17/13	\$1,365,000	\$1,546,000	2,330	11	1974	Avg	16,500	Y	Y	2120 WEST LAKE SAMMAMISH PKWY NE
11	0	925390	0165	04/05/12	\$750,000	\$931,000	3,070	11	1990	Avg	43,996	Y	N	1405 WEST LAKE SAMMAMISH PKWY SE
11	0	743050	0465	09/06/13	\$1,828,500	\$1,948,000	3,190	11	1995	Avg	14,150	Y	Y	868 WEST LAKE SAMMAMISH PKWY NE
11	0	202406	9121	03/17/12	\$1,500,000	\$1,867,000	3,230	11	2003	Avg	10,297	Y	Y	5152 NW SAMMAMISH RD
11	0	541865	0220	08/21/13	\$1,010,000	\$1,084,000	3,650	11	1988	Good	10,588	N	N	4237 185TH PL SE
11	0	435370	0030	10/10/11	\$2,950,000	\$3,714,000	3,740	11	2006	Avg	10,910	Y	Y	18806 SE 42ND ST
11	0	202406	9120	10/23/12	\$2,100,000	\$2,511,000	3,770	11	2002	Avg	10,686	Y	Y	5188 NW SAMMAMISH RD
11	0	202406	9120	03/01/11	\$2,198,000	\$2,747,000	3,770	11	2002	Avg	10,686	Y	Y	5188 NW SAMMAMISH RD
11	0	541865	0190	08/27/13	\$952,500	\$1,020,000	3,830	11	1987	Avg	9,981	N	N	4249 185TH PL SE
11	0	743050	0137	11/22/13	\$1,425,000	\$1,458,000	4,340	11	2013	Avg	11,876	Y	N	1602 WEST LAKE SAMMAMISH PKWY NE
11	0	743050	0535	06/07/13	\$2,975,000	\$3,302,000	4,460	11	2001	Avg	19,332	Y	Y	696 WEST LAKE SAMMAMISH PKWY NE
11	0	194970	0124	08/23/12	\$2,528,500	\$3,066,000	4,420	12	2000	Avg	11,468	Y	Y	3216 WEST LAKE SAMMAMISH PKWY SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
11	0	192506	9197	12/08/11	\$2,500,000	\$3,139,000	5,040	12	1990	Avg	18,211	Y	Y	3018 WEST LAKE SAMMAMISH PKWY NE
11	1	362505	9065	03/16/12	\$2,371,000	\$2,951,000	4,440	10	1988	Avg	41,870	Y	Y	258 WEST LAKE SAMMAMISH PKWY SE
11	1	362505	9022	04/04/12	\$3,100,000	\$3,850,000	3,620	11	2005	Avg	42,182	Y	Y	104 WEST LAKE SAMMAMISH PKWY NE
11	1	362505	9036	10/24/13	\$6,100,000	\$6,343,000	6,750	13	2003	Avg	54,220	Y	Y	226 WEST LAKE SAMMAMISH PKWY SE
11	9	182406	9109	10/28/11	\$555,000	\$698,000	2,890	8	1955	Good	20,908	N	N	4258 182ND AVE SE
13	0	142505	9074	02/16/11	\$340,000	\$424,000	720	6	2005	Avg	8,496	N	N	16136 NE 51ST ST
13	0	182800	1290	02/07/13	\$338,350	\$392,000	930	7	1970	Good	8,996	N	N	15703 NE 56TH WAY
13	0	808780	0170	12/20/12	\$390,000	\$459,000	1,050	7	1963	Good	8,285	N	N	5240 155TH AVE NE
13	0	182800	0810	10/11/12	\$458,000	\$549,000	1,200	7	1968	Good	8,400	N	N	15724 NE 53RD ST
13	0	215500	0120	12/04/13	\$435,000	\$442,000	1,220	7	1967	Avg	9,900	N	N	5607 162ND AVE NE
13	0	215500	0180	11/03/11	\$329,990	\$415,000	1,220	7	1967	Avg	10,224	N	N	5508 161ST PL NE
13	0	215500	0300	11/16/12	\$466,000	\$554,000	1,220	7	1967	Good	9,600	N	N	5514 160TH AVE NE
13	0	808780	0240	06/08/11	\$370,500	\$466,000	1,240	7	1963	Good	11,470	N	N	15514 NE 54TH PL
13	0	808780	0290	07/27/12	\$305,000	\$372,000	1,240	7	1964	Avg	7,350	N	N	15520 NE 55TH ST
13	0	182800	0330	09/20/12	\$350,000	\$422,000	1,300	7	1969	Good	8,545	N	N	5518 158TH PL NE
13	0	182800	1140	12/16/13	\$540,000	\$545,000	1,340	7	1967	VGood	8,569	N	N	15709 NE 54TH WAY
13	0	142505	9118	02/07/11	\$356,000	\$444,000	1,370	7	1967	Good	14,725	Y	N	15610 NE 59TH WAY
13	0	218250	0072	07/01/11	\$356,000	\$448,000	1,370	7	1977	Good	21,250	N	N	5126 154TH AVE NE
13	0	182800	0120	07/17/13	\$422,500	\$461,000	1,380	7	1969	Avg	9,302	N	N	5412 159TH PL NE
13	0	541180	0140	09/19/12	\$395,000	\$476,000	1,380	7	1966	Good	7,636	N	N	5730 155TH AVE NE
13	0	182800	0960	10/03/12	\$315,000	\$378,000	1,400	7	1966	Avg	8,400	N	N	5510 156TH AVE NE
13	0	808780	0100	12/27/12	\$335,000	\$394,000	1,410	7	1963	Good	9,114	N	N	5229 156TH AVE NE
13	0	438860	0060	05/29/12	\$465,000	\$573,000	1,450	7	1973	Avg	14,472	N	N	17315 NE 42ND ST
13	0	182800	0340	12/12/13	\$488,000	\$494,000	1,500	7	1968	Avg	11,153	N	N	5524 158TH PL NE
13	0	215500	0130	07/06/11	\$340,000	\$428,000	1,510	7	1968	Avg	10,292	N	N	16117 NE 57TH ST
13	0	215500	0380	09/27/13	\$478,055	\$504,000	1,560	7	1967	Good	9,592	N	N	5607 160TH AVE NE
13	0	808780	0430	10/24/11	\$448,950	\$565,000	1,580	7	1963	Good	14,000	N	N	5235 155TH AVE NE
13	0	182800	0800	05/23/12	\$440,200	\$543,000	1,610	7	1966	Good	8,400	N	N	15806 NE 53RD ST
13	0	182800	1260	06/01/12	\$450,000	\$554,000	1,620	7	1966	Good	8,050	N	N	5512 157TH DR NE

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Area 047 -- 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
13	0	306620	0230	08/21/13	\$455,000	\$489,000	1,730	7	1979	Good	9,350	N	N	16655 NE 48TH ST
13	0	215500	0330	10/17/13	\$395,000	\$412,000	1,760	7	1967	Avg	11,720	N	N	15951 NE 55TH WAY
13	0	182800	0900	06/11/12	\$325,000	\$400,000	1,800	7	1966	Good	8,438	N	N	5418 156TH DR NE
13	0	132505	9101	01/26/12	\$396,000	\$495,000	2,070	7	1992	Avg	12,805	N	N	4309 WEST LAKE SAMMAMISH PKWY NE
13	0	182800	1200	04/01/11	\$370,000	\$464,000	2,320	7	1967	Good	8,989	N	N	5403 158TH PL NE
13	0	182800	1340	09/09/13	\$536,800	\$571,000	2,390	7	1967	Good	8,750	N	N	5515 158TH PL NE
13	0	943530	0049	10/09/13	\$405,299	\$425,000	2,430	7	1966	Avg	9,520	N	N	15530 NE 60TH ST
13	0	182800	1210	04/24/13	\$451,000	\$509,000	1,190	8	1976	Good	8,638	N	N	15712 NE 54TH WAY
13	0	339530	0120	04/27/12	\$420,000	\$520,000	1,220	8	1977	Avg	10,666	N	N	16918 NE 42ND ST
13	0	306620	0240	11/10/11	\$310,000	\$390,000	1,240	8	1979	Avg	9,790	N	N	16658 NE 48TH ST
13	0	856293	0650	12/17/13	\$495,000	\$499,000	1,280	8	1977	Good	9,000	N	N	15827 NE 50TH CT
13	0	856293	0700	06/08/11	\$395,000	\$497,000	1,280	8	1977	Good	9,804	N	N	5038 158TH AVE NE
13	0	542256	0240	08/12/13	\$345,000	\$372,000	1,290	8	1977	Avg	5,000	N	N	6302 157TH PL NE
13	0	339530	0330	09/23/11	\$364,000	\$458,000	1,360	8	1977	Avg	14,000	N	N	17111 NE 43RD TER
13	0	542256	0790	04/22/13	\$430,000	\$486,000	1,390	8	1978	Avg	6,305	N	N	15810 NE 66TH PL
13	0	339530	0100	09/26/11	\$435,000	\$548,000	1,410	8	1977	Good	9,453	N	N	16934 NE 42ND ST
13	0	388232	0020	08/23/11	\$390,000	\$491,000	1,420	8	1979	Avg	12,600	N	N	5212 154TH AVE NE
13	0	542256	0540	07/29/13	\$332,000	\$360,000	1,420	8	1978	Avg	7,273	N	N	6604 159TH AVE NE
13	0	306620	0420	04/06/12	\$449,950	\$559,000	1,500	8	1979	Avg	10,751	N	N	4712 164TH PL NE
13	0	438860	0080	03/09/12	\$435,000	\$542,000	1,510	8	1976	Good	9,866	N	N	17322 NE 42ND ST
13	0	542256	0800	04/20/12	\$309,000	\$383,000	1,510	8	1978	Avg	4,819	N	N	15730 NE 66TH PL
13	0	542257	0710	10/16/12	\$355,000	\$425,000	1,510	8	1979	Good	6,533	N	N	6001 158TH WAY NE
13	0	306620	0410	12/04/12	\$610,000	\$721,000	1,520	8	1983	VGood	12,000	N	N	4720 164TH PL NE
13	0	306620	0370	03/06/13	\$642,500	\$738,000	1,530	8	1979	Good	11,160	Y	N	16434 NE 48TH ST
13	0	542257	0250	10/04/13	\$409,000	\$430,000	1,550	8	1979	Good	4,320	N	N	5909 160TH CT NE
13	0	542257	0640	12/05/12	\$367,500	\$434,000	1,550	8	1978	Avg	6,486	N	N	6301 158TH CT NE
13	0	894120	0040	12/26/13	\$566,000	\$568,000	1,600	8	1978	Good	9,991	N	N	4015 174TH CT NE
13	0	178683	0140	06/28/13	\$638,000	\$702,000	1,620	8	1981	Avg	13,519	N	N	16744 NE 42ND CT
13	0	730910	0090	11/02/12	\$496,000	\$592,000	1,630	8	1976	Avg	7,875	N	N	16540 NE 46TH ST

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Area 047 -- 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
13	0	856293	0130	08/09/12	\$440,500	\$536,000	1,640	8	1978	Avg	8,135	N	N	4805 158TH CT NE
13	0	542256	0680	09/16/13	\$459,000	\$487,000	1,660	8	1976	VGood	8,400	N	N	15804 NE 67TH PL
13	0	542257	0190	04/29/13	\$375,503	\$423,000	1,700	8	1979	Good	6,000	N	N	5912 160TH CT NE
13	0	730910	0070	06/25/12	\$521,000	\$639,000	1,700	8	1975	Good	7,800	N	N	16556 NE 46TH ST
13	0	142505	9149	09/19/13	\$495,000	\$524,000	1,710	8	1976	Good	11,325	N	N	16215 NE 51ST ST
13	0	856293	0580	06/15/11	\$380,000	\$478,000	1,720	8	1977	Avg	9,100	N	N	15818 NE 49TH ST
13	0	178683	0160	02/17/12	\$465,000	\$581,000	1,770	8	1980	Avg	11,700	N	N	16864 NE 42ND CT
13	0	542256	0320	10/04/12	\$378,800	\$455,000	1,790	8	1977	Avg	5,250	N	N	6423 158TH PL NE
13	0	306620	0660	05/13/13	\$635,000	\$712,000	1,800	8	1980	Good	9,660	N	N	16307 NE 46TH ST
13	0	542256	0610	02/26/13	\$354,900	\$409,000	1,830	8	1978	Good	7,000	N	N	15846 NE 67TH PL
13	0	542257	0450	08/19/13	\$452,000	\$486,000	1,860	8	1978	Avg	5,900	N	N	15825 NE 61ST ST
13	0	730910	0110	05/31/11	\$408,000	\$513,000	1,860	8	1976	Avg	7,875	N	N	16524 NE 46TH ST
13	0	542257	0530	06/20/12	\$426,000	\$523,000	1,900	8	1978	Avg	9,170	N	N	6324 159TH WAY NE
13	0	542256	0030	11/07/11	\$331,900	\$417,000	1,940	8	1977	Avg	9,383	N	N	6415 156TH PL NE
13	0	306620	0120	07/09/12	\$630,000	\$771,000	1,980	8	1979	Good	9,130	N	N	16547 NE 48TH CT
13	0	943530	0044	08/16/11	\$515,000	\$649,000	1,990	8	1990	Avg	9,583	N	N	6015 158TH PL NE
13	0	178683	0010	08/27/13	\$560,000	\$600,000	2,010	8	1981	Good	10,515	N	N	16877 NE 42ND CT
13	0	542257	0170	04/30/13	\$397,500	\$448,000	2,010	8	1979	Good	6,157	N	N	16007 NE 59TH WAY
13	0	438860	0120	09/20/13	\$546,250	\$578,000	2,030	8	1973	Good	10,032	N	N	17218 NE 42ND ST
13	0	752557	0200	04/25/12	\$535,000	\$663,000	2,150	8	1963	Good	23,540	N	N	4244 NE BELLEVUE-REDMOND RD
13	0	856293	0670	11/09/12	\$519,700	\$619,000	2,160	8	1977	Avg	13,653	N	N	15820 NE 50TH CT
13	0	542256	0080	02/16/12	\$377,000	\$471,000	2,210	8	1977	Avg	8,400	N	N	6304 156TH PL NE
13	0	142505	9159	01/09/13	\$643,000	\$752,000	2,270	8	1985	Good	16,117	N	N	16013 NE 51ST ST
13	0	752557	0080	01/02/13	\$425,000	\$498,000	2,280	8	1985	Avg	9,037	N	N	16915 NE 43RD CT
13	0	542257	0030	07/02/13	\$446,000	\$490,000	2,290	8	1979	Avg	8,125	N	N	15705 NE 59TH WAY
13	0	943530	0222	09/04/13	\$600,000	\$640,000	2,370	8	2001	Avg	7,784	N	N	15515 NE 61ST CT
13	0	142505	9071	11/15/11	\$539,000	\$678,000	2,430	8	1993	Avg	14,573	N	N	15920 NE 51ST ST
13	0	178683	0030	07/07/11	\$625,000	\$787,000	2,860	8	1980	Good	11,316	N	N	16853 NE 42ND CT
13	0	182800	0910	11/15/12	\$630,000	\$749,000	3,120	8	2000	Avg	10,187	N	N	5424 156TH DR NE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
13	0	856293	0010	11/06/13	\$750,000	\$774,000	3,720	8	1977	Good	8,510	N	N	5039 158TH AVE NE
13	0	306620	0540	07/29/11	\$420,000	\$529,000	1,710	9	1979	Avg	9,800	N	N	16225 NE 45TH CT
13	0	943530	0048	07/03/13	\$611,000	\$671,000	1,960	9	1986	Avg	11,325	N	N	6021 158TH PL NE
13	0	144285	0240	08/07/13	\$700,000	\$757,000	1,970	9	1981	Good	8,470	N	N	16717 NE 41ST ST
13	0	233180	0130	08/09/11	\$465,000	\$586,000	2,100	9	1990	Avg	6,452	N	N	5021 NE 157TH CT
13	0	247430	0040	03/11/13	\$810,000	\$929,000	2,280	9	1989	Good	11,282	N	N	4018 166TH AVE NE
13	0	178681	0070	05/16/13	\$625,500	\$700,000	2,300	9	1978	Avg	13,987	N	N	16408 NE 44TH WAY
13	0	144285	0090	04/02/12	\$680,000	\$845,000	2,350	9	1980	Avg	9,600	N	N	16734 NE 41ST ST
13	0	306620	0209	10/23/13	\$688,888	\$717,000	2,440	9	1998	Avg	9,000	N	N	16560 NE 48TH CT
13	0	144285	0100	02/18/11	\$545,000	\$680,000	2,460	9	1981	Good	9,600	N	N	16726 NE 41ST ST
13	0	144285	0150	06/07/12	\$585,000	\$720,000	2,460	9	1981	Avg	9,894	N	N	16620 NE 41ST ST
13	0	306620	0740	09/23/11	\$626,000	\$788,000	2,540	9	1982	Avg	10,197	Y	N	4518 164TH CT NE
13	0	144285	0260	11/07/12	\$646,000	\$769,000	2,630	9	1980	Good	13,475	N	N	16733 NE 41ST ST
13	0	142505	9047	08/06/13	\$854,995	\$925,000	2,670	9	2013	Avg	5,898	N	N	5222 157TH PL NE
13	0	142505	9207	08/13/13	\$843,995	\$910,000	2,670	9	2013	Avg	6,447	N	N	5213 157TH PL NE
13	0	142505	9203	12/17/13	\$839,995	\$847,000	2,680	9	2013	Avg	5,996	N	N	5214 157TH PL NE
13	0	144285	0050	09/27/13	\$715,000	\$754,000	2,690	9	1980	Avg	13,320	N	N	4040 168TH AVE NE
13	0	555630	0127	10/26/11	\$739,950	\$931,000	2,820	9	2012	Avg	5,062	N	N	16517 43RD CT NE
13	0	555630	0125	07/19/11	\$689,000	\$868,000	2,830	9	2011	Avg	5,815	N	N	16501 NE 43RD CT
13	0	689100	0100	11/14/12	\$705,000	\$838,000	2,860	9	1998	Avg	22,469	N	N	16015 NE 44TH CT
13	0	142505	9205	07/18/13	\$870,000	\$949,000	2,900	9	2013	Avg	5,275	N	N	5231 157TH PL NE
13	0	555630	0115	06/17/11	\$700,000	\$881,000	2,960	9	2011	Avg	7,588	N	N	16639 NE 43RD CT
13	0	555630	0123	06/30/11	\$709,950	\$894,000	2,960	9	2011	Avg	7,743	N	N	16644 NE 43RD CT
13	0	555630	0129	08/08/11	\$673,000	\$848,000	2,960	9	2011	Avg	6,396	N	N	16631 SE 43RD CT
13	0	132505	9096	04/29/13	\$489,000	\$551,000	2,970	9	1989	Avg	10,604	N	N	4221 WEST LAKE SAMMAMISH PKWY NE
13	0	142505	9202	09/30/13	\$879,995	\$927,000	2,980	9	2013	Avg	5,409	N	N	5110 157TH PL NE
13	0	555630	0128	08/29/11	\$699,950	\$882,000	3,010	9	2011	Avg	6,932	N	N	16525 NE 43RD CT
13	0	555630	0124	08/19/11	\$704,800	\$888,000	3,040	9	2011	Avg	6,635	N	N	16638 NE 43RD CT
13	0	555630	0126	09/02/11	\$761,950	\$960,000	3,070	9	2012	Avg	11,559	N	N	16509 NE 43RD CT

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
13	0	142505	9204	08/26/13	\$900,000	\$964,000	3,260	9	2013	Avg	5,225	N	N	5232 157TH PL NE
13	0	142505	9206	08/16/13	\$899,995	\$969,000	3,260	9	2013	Avg	6,121	N	N	5217 157TH PL NE
13	0	142505	9208	07/18/13	\$900,000	\$982,000	3,260	9	2013	Avg	7,202	N	N	5109 157TH PL NE
13	0	016190	0030	08/29/12	\$635,000	\$769,000	2,420	10	1989	Avg	9,244	N	N	16131 NE 42ND CT
13	0	260040	0020	02/27/13	\$697,000	\$803,000	2,420	10	1990	Avg	9,137	N	N	16148 NE 42ND CT
13	0	242330	0010	08/01/11	\$719,000	\$906,000	2,590	10	1994	VGood	13,800	N	N	16208 NE 44TH CT
13	0	142505	9186	05/16/12	\$782,500	\$966,000	2,700	10	2005	Avg	7,058	Y	N	5411 163RD CT NE
13	0	519640	0110	06/30/11	\$680,000	\$856,000	2,850	10	1989	Avg	10,972	N	N	5036 164TH CT NE
13	0	519641	0180	06/05/13	\$648,600	\$720,000	2,920	10	1990	Avg	10,407	N	N	4916 162ND CT NE
13	0	260040	0050	09/17/12	\$680,000	\$820,000	2,980	10	1990	Avg	9,006	N	N	16128 NE 42ND CT
13	0	519642	0200	09/15/11	\$899,000	\$1,132,000	3,070	10	1995	Avg	10,505	N	N	16423 NE 50TH WAY
13	0	519690	0100	05/02/13	\$768,000	\$865,000	3,080	10	1992	Avg	9,705	Y	N	16119 NE 58TH CT
13	0	519641	0230	03/21/13	\$755,000	\$863,000	3,120	10	1990	Avg	9,088	N	N	4911 163RD AVE NE
13	0	519642	0240	05/14/12	\$899,000	\$1,110,000	3,210	10	1995	Avg	9,371	N	N	16509 NE 50TH WAY
13	0	519650	0010	04/01/11	\$760,000	\$952,000	3,220	10	2005	Avg	8,324	N	N	16603 NE 47TH ST
13	0	519641	0090	07/27/11	\$685,000	\$863,000	3,250	10	1990	Avg	9,423	N	N	4917 162ND CT NE
13	0	519641	0080	04/17/12	\$740,000	\$917,000	3,290	10	1990	Avg	11,581	N	N	16115 NE 49TH PL
13	0	519642	0080	09/13/12	\$819,000	\$989,000	3,310	10	1995	Avg	10,103	N	N	16418 NE 50TH WAY
13	0	142505	9187	06/06/13	\$922,000	\$1,024,000	3,420	10	2005	Avg	8,133	N	N	5415 163RD CT NE
13	0	142505	9192	05/08/12	\$877,100	\$1,084,000	3,480	10	2006	Avg	7,944	Y	N	5537 163RD CT NE
13	0	519642	0210	03/07/12	\$700,000	\$872,000	3,510	10	1995	Avg	12,825	N	N	16431 NE 50TH WAY
13	0	519650	0030	03/22/11	\$857,000	\$1,073,000	3,820	10	2004	Avg	8,610	N	N	16609 NE 47TH ST
13	0	519641	0240	10/11/12	\$858,000	\$1,029,000	3,900	10	1991	Avg	9,934	N	N	4910 163RD AVE NE
13	0	141990	0030	11/17/11	\$934,000	\$1,174,000	3,980	10	2000	Avg	11,465	Y	N	4024 173RD CT NE
13	0	689100	0150	09/13/13	\$827,000	\$878,000	4,080	10	1998	Avg	9,875	N	N	16133 NE 44TH CT
13	0	141990	0050	11/15/12	\$882,375	\$1,049,000	4,320	10	2001	Avg	8,754	N	N	4017 173RD CT NE
13	2	555630	0105	12/09/13	\$1,015,000	\$1,029,000	3,150	10	2007	Avg	7,785	N	N	16633 NE 40TH CT
13	2	555630	0117	03/28/11	\$910,000	\$1,140,000	3,720	10	2008	Avg	7,560	N	N	16710 NE 40TH CT
14	0	122405	9117	06/26/13	\$380,000	\$418,000	1,070	6	1946	Good	11,508	N	N	16405 SE 24TH ST

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
14	0	888190	0125	08/22/11	\$306,000	\$386,000	1,430	6	1963	Avg	7,464	N	N	16912 SE 39TH ST
14	0	792290	0380	10/27/11	\$415,000	\$522,000	1,020	7	1963	Good	8,050	N	N	16635 SE 26TH PL
14	0	321170	0125	07/12/13	\$455,000	\$498,000	1,050	7	1964	Avg	16,468	N	N	16434 SE 35TH ST
14	0	345930	0130	12/04/12	\$419,000	\$495,000	1,070	7	1982	Avg	10,805	N	N	3829 165TH PL SE
14	0	399920	0460	11/06/13	\$469,950	\$485,000	1,170	7	1966	Avg	10,870	N	N	2923 168TH AVE SE
14	0	792280	0520	10/25/11	\$360,000	\$453,000	1,170	7	1962	Avg	8,562	N	N	16605 SE 26TH ST
14	0	112405	9038	10/22/12	\$405,000	\$484,000	1,210	7	1951	Avg	11,623	N	N	3389 162ND PL SE
14	0	345980	0220	12/14/12	\$436,500	\$515,000	1,230	7	1985	Avg	6,731	N	N	16708 SE 40TH PL
14	0	321170	0100	10/04/12	\$369,000	\$443,000	1,290	7	1958	Avg	12,936	N	N	16461 SE 34TH ST
14	0	399920	0630	08/03/11	\$419,000	\$528,000	1,300	7	1960	Good	10,880	N	N	16538 SE 30TH ST
14	0	792280	0080	10/02/13	\$440,000	\$463,000	1,320	7	1964	Avg	7,200	N	N	2537 166TH AVE SE
14	0	792310	0070	09/04/12	\$400,000	\$484,000	1,360	7	1965	Avg	7,420	N	N	16211 SE 29TH PL
14	0	792310	0330	08/24/12	\$395,000	\$479,000	1,360	7	1965	Avg	11,653	N	N	3002 163RD PL SE
14	0	345980	0010	07/31/13	\$450,000	\$488,000	1,400	7	1985	Avg	7,318	N	N	3937 167TH AVE SE
14	0	792300	0240	10/31/13	\$460,000	\$477,000	1,420	7	1965	Good	8,183	N	N	2808 162ND AVE SE
14	0	792310	0540	05/03/11	\$290,000	\$364,000	1,420	7	1966	Avg	7,875	N	N	2913 162ND AVE SE
14	0	792310	0370	03/25/13	\$440,000	\$502,000	1,440	7	1966	Avg	7,820	N	N	16007 SE 31ST ST
14	0	399930	0330	06/07/13	\$630,000	\$699,000	1,460	7	1960	Avg	20,405	Y	N	2836 169TH AVE SE
14	0	195200	0160	10/30/13	\$484,950	\$503,000	1,470	7	1963	Good	10,168	N	N	3250 165TH AVE SE
14	0	792310	0280	02/02/12	\$345,000	\$431,000	1,500	7	1966	Avg	10,788	N	N	16286 SE 31ST ST
14	0	792310	0630	11/20/12	\$471,500	\$560,000	1,500	7	1966	Avg	7,460	N	N	16018 SE 31ST ST
14	0	888190	0160	05/03/13	\$625,000	\$703,000	1,520	7	1970	Good	9,389	Y	N	3811 170TH AVE SE
14	0	792280	0510	11/11/13	\$455,000	\$469,000	1,590	7	1962	Avg	9,340	N	N	16615 SE 26TH ST
14	0	888190	0260	01/25/12	\$451,000	\$564,000	1,590	7	1984	Good	7,236	Y	N	3828 170TH AVE SE
14	0	345930	0200	11/14/12	\$408,000	\$485,000	1,600	7	1983	Avg	9,039	Y	N	16443 SE 39TH PL
14	0	792310	0100	12/21/12	\$360,000	\$424,000	1,610	7	1966	Avg	7,875	N	N	2932 162ND AVE SE
14	0	792320	0240	06/13/11	\$355,000	\$447,000	1,610	7	1967	Avg	8,352	N	N	2908 161ST AVE SE
14	0	792310	0090	05/27/11	\$384,000	\$483,000	1,730	7	1965	Good	7,800	N	N	2926 162ND AVE SE
14	0	792320	0160	08/27/13	\$630,000	\$675,000	1,800	7	1967	Good	7,956	N	N	2746 161ST AVE SE

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Area 047 -- 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
14	0	792320	0300	12/29/11	\$350,000	\$439,000	1,860	7	1967	Avg	7,844	N	N	3004 161ST AVE SE
14	0	792300	0050	07/20/11	\$346,000	\$436,000	1,870	7	1964	Avg	11,105	N	N	2614 163RD PL SE
14	0	321170	0110	09/24/13	\$485,000	\$512,000	1,912	7	1960	Good	12,350	N	N	3425 166TH AVE SE
14	0	792310	0430	08/27/12	\$486,000	\$589,000	2,570	7	1965	Good	7,875	N	N	16223 SE 31ST ST
14	0	321180	0150	08/18/11	\$345,000	\$435,000	890	8	1968	Avg	13,301	N	N	3207 164TH PL SE
14	0	321180	0195	12/23/13	\$526,000	\$529,000	1,000	8	1982	Good	7,865	N	N	3240 164TH PL SE
14	0	752530	0490	06/20/12	\$570,500	\$700,000	1,300	8	1972	Avg	10,193	Y	N	2528 170TH PL SE
14	0	321180	0090	07/19/13	\$480,000	\$523,000	1,440	8	1968	Avg	13,959	N	N	3257 164TH PL SE
14	0	321180	0070	06/21/13	\$460,000	\$508,000	1,490	8	1967	Good	12,665	N	N	3273 164TH PL SE
14	0	424570	0110	12/17/12	\$540,500	\$637,000	1,500	8	1972	Avg	21,969	N	N	16519 SE 31ST ST
14	0	062730	0175	12/05/13	\$643,000	\$653,000	1,510	8	1959	Good	10,400	Y	N	2621 171ST AVE SE
14	0	792290	0320	01/10/12	\$563,000	\$705,000	1,550	8	1964	Good	8,710	Y	N	2615 168TH AVE SE
14	0	424570	0450	08/20/13	\$525,000	\$564,000	1,560	8	1971	Avg	8,098	N	N	16428 SE 31ST ST
14	0	321180	0200	06/15/11	\$400,000	\$503,000	1,590	8	1979	Avg	9,984	N	N	3248 164TH PL SE
14	0	399930	0200	03/23/12	\$469,000	\$583,000	1,610	8	1961	Avg	13,664	Y	N	2821 170TH AVE SE
14	0	194970	0202	11/30/11	\$459,000	\$577,000	1,620	8	1972	Good	9,450	N	N	3403 WEST LAKE SAMMAMISH PKWY SE
14	0	752530	0250	11/07/12	\$599,950	\$715,000	1,630	8	1974	Good	8,905	N	N	2417 171ST AVE SE
14	0	424570	0070	03/14/12	\$417,800	\$520,000	1,770	8	1972	Good	7,500	N	N	3114 165TH AVE SE
14	0	062730	0220	07/26/11	\$482,000	\$607,000	1,820	8	1968	Good	12,296	N	N	2601 WEST LAKE SAMMAMISH PKWY SE
14	0	382760	0120	08/07/12	\$475,000	\$578,000	1,840	8	1993	Avg	6,969	Y	N	16423 SE 39TH PL
14	0	062730	0005	04/21/11	\$595,000	\$747,000	1,850	8	1960	Good	16,242	Y	N	2601 169TH AVE SE
14	0	792310	0400	07/01/13	\$612,000	\$672,000	1,870	8	1966	Good	10,360	N	N	16201 SE 31ST ST
14	0	062730	0090	12/28/11	\$747,500	\$937,000	1,880	8	1972	Good	10,400	Y	N	2652 169TH AVE SE
14	0	260780	0270	07/06/11	\$405,000	\$510,000	1,880	8	1983	Good	8,222	N	N	17003 SE 41ST ST
14	0	399920	0410	10/07/11	\$445,000	\$560,000	1,920	8	1962	Avg	11,560	N	N	16716 SE 29TH ST
14	0	888190	0070	12/27/11	\$475,000	\$596,000	2,060	8	2006	Avg	5,060	Y	N	16923 SE 38TH PL
14	0	321180	0110	08/30/13	\$587,500	\$628,000	2,180	8	1968	Avg	15,402	N	N	3239 164TH PL SE
14	0	382760	0050	09/18/12	\$650,000	\$784,000	2,270	8	1993	Avg	21,437	N	N	16418 SE 39TH PL
14	0	321170	0045	06/05/12	\$455,000	\$560,000	2,300	8	1979	Good	11,165	N	N	3410 166TH AVE SE

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Area 047 -- 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
14	0	752530	0550	01/30/12	\$612,500	\$766,000	2,580	8	1968	Avg	12,870	Y	N	16907 SE 25TH ST
14	0	260780	0340	06/10/11	\$495,000	\$623,000	1,400	9	1981	Good	8,131	N	N	4068 171ST AVE SE
14	0	260780	0500	04/26/12	\$525,000	\$650,000	1,650	9	1979	Avg	8,653	N	N	4051 171ST AVE SE
14	0	260780	0200	04/25/13	\$510,000	\$576,000	1,780	9	1978	Avg	8,916	N	N	4041 169TH AVE SE
14	0	262430	0070	07/11/13	\$720,000	\$788,000	1,860	9	1979	Avg	31,600	N	N	3206 162ND PL SE
14	0	260780	0840	06/13/12	\$470,000	\$578,000	2,050	9	1983	Avg	8,978	Y	N	17211 SE 40TH PL
14	0	260780	0910	09/17/12	\$675,000	\$814,000	2,120	9	1979	Avg	9,361	Y	N	4065 173RD PL SE
14	0	260780	0210	03/22/12	\$355,000	\$442,000	2,200	9	1980	Avg	12,807	N	N	4045 169TH AVE SE
14	0	792290	0430	10/24/13	\$700,000	\$728,000	2,280	9	1965	Good	8,196	Y	N	2665 168TH AVE SE
14	0	321190	0170	12/26/11	\$600,000	\$753,000	2,410	9	2011	Avg	7,295	N	N	16315 SE 37TH ST
14	0	321190	0160	09/14/11	\$599,000	\$755,000	2,480	9	2011	Avg	7,222	N	N	16311 SE 37TH ST
14	0	260780	0690	07/02/12	\$480,000	\$588,000	2,490	9	1979	Avg	9,221	N	N	4040 170TH AVE SE
14	0	260780	0730	04/03/13	\$577,000	\$657,000	2,520	9	1979	Avg	7,241	N	N	17013 SE 40TH PL
14	0	382760	0020	04/12/12	\$551,000	\$684,000	2,600	9	1992	Avg	10,455	Y	N	16424 SE 39TH PL
14	0	260780	1080	05/10/12	\$531,200	\$656,000	2,630	9	1979	Avg	10,469	N	N	4054 173RD PL SE
14	0	321190	0090	12/31/12	\$634,950	\$745,000	2,660	9	2012	Avg	9,082	N	N	3655 163RD AVE SE
14	0	888290	0013	06/29/11	\$685,000	\$862,000	2,830	9	1998	Avg	29,475	Y	N	16875 SE 38TH PL
14	0	122405	9185	02/19/13	\$840,000	\$970,000	2,990	9	1994	Avg	38,904	Y	N	16732 SE 34TH ST
14	0	321190	0180	01/05/12	\$619,000	\$776,000	3,070	9	2011	Avg	9,188	N	N	16331 SE 37TH ST
14	0	321190	0210	09/19/11	\$635,000	\$800,000	3,070	9	2011	Avg	6,671	N	N	3660 163RD AVE SE
14	0	112405	9139	02/01/12	\$625,000	\$782,000	3,070	9	2011	Avg	14,520	N	N	16323 SE 37TH ST
14	0	132405	9128	07/21/11	\$1,010,000	\$1,272,000	3,560	9	1982	VGood	22,757	Y	N	4041 WEST LAKE SAMMAMISH PKWY SE
14	0	321170	0005	09/27/12	\$714,500	\$860,000	3,590	9	1998	Avg	12,568	N	N	3409 167TH AVE SE
14	0	260780	0322	08/21/13	\$855,000	\$918,000	2,700	10	2000	Avg	23,757	N	N	17124 SE 41ST ST
14	0	321190	0190	03/22/12	\$630,000	\$784,000	3,110	10	2008	Avg	7,375	N	N	16348 SE 37TH ST
14	0	321190	0080	02/21/13	\$750,000	\$866,000	3,130	10	2012	Avg	9,855	N	N	3641 163RD AVE SE
14	0	321190	0015	12/22/11	\$615,000	\$772,000	3,190	10	2002	Avg	11,205	N	N	16275 SE 35TH CT
14	0	888190	0270	07/06/12	\$1,199,000	\$1,468,000	3,540	10	2010	Avg	8,108	Y	N	3808 170TH AVE SE
14	0	321190	0070	04/04/13	\$841,500	\$957,000	3,370	11	2008	Avg	10,594	N	N	3615 163RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 047 -- 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
14	0	321190	0150	10/19/11	\$925,000	\$1,164,000	3,550	11	2008	Avg	7,465	N	N	16305 SE 37TH ST
14	0	122405	9178	08/05/13	\$1,460,000	\$1,579,000	3,680	11	1991	Good	135,472	N	N	16706 SE 38TH ST

Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012100	0040	11/02/12	\$765,000	INCORRECT CHARACTERISTICS
1	0	012450	0080	06/19/12	\$2,000,000	RELOCATION - SALE TO SERVICE
1	0	012450	0120	08/14/13	\$1,184,000	INCORRECT CHARACTERISTICS
1	0	029362	0110	05/09/12	\$655,000	INCORRECT CHARACTERISTICS
1	0	052406	9059	03/12/13	\$320,000	%COMPLETE;PREVIMP<=25K
1	0	062406	9026	06/23/11	\$1,595,000	INCORRECT CHARACTERISTICS
1	0	062406	9031	07/27/11	\$1,260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	062406	9040	11/28/12	\$760,000	INCORRECT CHARACTERISTICS
1	0	062406	9066	06/03/13	\$1,640,000	INCORRECT CHARACTERISTICS
1	0	062406	9072	07/05/12	\$395,000	NO MARKET EXPOSURE
1	0	062406	9108	03/24/11	\$2,800,000	INCORRECT CHARACTERISTICS
1	0	072406	9015	12/14/12	\$3,250,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	072406	9049	08/01/13	\$900,000	NO MARKET EXPOSURE
1	0	072406	9087	08/13/12	\$375,000	SHORT SALE
1	0	077710	0005	03/23/11	\$1,200,000	PREVIMP<=25K
1	0	077710	0030	11/06/12	\$2,200,000	IMP COUNT
1	0	082406	9007	11/11/11	\$404,195	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	082406	9048	10/02/13	\$2,772,500	INCORRECT CHARACTERISTICS
1	0	082406	9099	10/22/12	\$2,320,000	NO MARKET EXPOSURE
1	0	082406	9186	11/21/12	\$1,800,000	OBSOLESCENCE
1	0	172406	9010	08/14/11	\$755,000	IMP COUNT
1	0	172406	9031	06/22/11	\$1,781,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	172406	9048	03/05/13	\$665,000	INCORRECT CHARACTERISTICS
1	0	172406	9055	09/07/11	\$220,000	DOR RATIO
1	0	172406	9074	02/08/13	\$1,800,000	IMP COUNT
1	0	172406	9083	11/19/13	\$950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	173870	0045	11/17/11	\$691,489	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	173870	0060	04/16/13	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	182506	9054	06/08/12	\$460,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	192506	9001	08/18/13	\$335,000	IMP COUNT;PREVIMP<=25K
1	0	192506	9042	07/27/12	\$1,194,506	PREVIMP<=25K
1	0	192506	9058	10/28/12	\$549,000	DOR RATIO;%COMPLETE;NO MARKET EXPOSURE
1	0	192506	9058	09/06/12	\$549,000	DOR RATIO;%COMPLETE;NO MARKET EXPOSURE
1	0	192506	9093	04/16/13	\$2,305,025	INCORRECT CHARACTERISTICS
1	0	192506	9133	07/15/13	\$2,490,000	QUESTIONABLE PER APPRAISAL
1	0	192506	9174	08/28/13	\$1,250,000	%COMPLETE
1	0	202506	9032	12/23/13	\$657,473	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	202506	9038	04/29/13	\$685,000	PREVIMP<=25K
1	0	202506	9042	11/07/12	\$1,229,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	202506	9047	10/11/13	\$551,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	0	202506	9098	06/24/11	\$2,080,000	MULTI-PARCEL SALE
1	0	202506	9115	05/31/13	\$2,030,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	202506	9115	05/23/13	\$2,030,000	RELOCATION - SALE TO SERVICE
1	0	202506	9143	11/06/12	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	202506	9143	11/05/12	\$980,000	RELOCATION - SALE TO SERVICE
1	0	253840	0090	02/21/12	\$665,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	292506	9009	04/26/12	\$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	292506	9013	09/25/13	\$1,285,250	PREVIMP<=25K
1	0	322506	9009	01/17/13	\$407,500	OBSOLESCENCE;UNFINISHED AREA
1	0	322506	9016	08/13/12	\$550,000	NO MARKET EXPOSURE
1	0	322506	9041	04/15/13	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	322506	9049	04/09/13	\$1,648,800	IMP COUNT;%COMPLETE;PREVIMP<=25K
1	0	322506	9053	10/08/13	\$1,480,000	%COMPLETE;PREVIMP<=25K
1	0	322506	9066	06/26/12	\$1,965,000	IMP COUNT
1	0	322506	9067	07/27/11	\$1,005,000	DOR RATIO
1	0	322506	9227	06/22/11	\$370,000	%NETCOND;PREVIMP<=25K;NO MARKET EXPOSURE
1	0	322506	9282	05/06/11	\$545,000	RELOCATION - SALE TO SERVICE
1	0	357530	0615	06/07/11	\$91,575	DOR RATIO;QUIT CLAIM DEED



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	406510	0025	05/15/13	\$1,098,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	671090	0020	01/29/13	\$750,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	671090	0170	11/29/12	\$720,000	OBSOLESCENCE
1	0	671090	0170	08/23/12	\$720,000	OBSOLESCENCE;RELOCATION - SALE TO SERVICE
1	0	779290	0138	09/27/13	\$500,000	DOR RATIO;PREVIMP<=25K
1	0	779290	0139	10/10/13	\$499,950	DOR RATIO;PREVIMP<=25K
1	0	779290	0141	09/12/13	\$549,950	DOR RATIO;PREVIMP<=25K
1	0	779290	0142	09/19/13	\$549,950	DOR RATIO;PREVIMP<=25K
1	0	850000	0020	09/19/11	\$320,000	DOR RATIO
1	0	892010	0015	03/02/11	\$765,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	0	892010	0061	03/20/13	\$875,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	892010	0077	01/11/11	\$793,700	SHORT SALE; STATISTICAL OUTLIER
1	0	892010	0080	04/29/11	\$1,380,000	NO MARKET EXPOSURE
1	0	892010	0089	10/10/11	\$1,350,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	892010	0096	06/19/13	\$1,058,000	INCORRECT CHARACTERISTICS
1	0	920130	0080	05/10/13	\$998,145	%COMPLETE;PREVIMP<=25K
1	0	920130	0080	11/01/13	\$399,258	%COMPLETE
11	0	122405	9026	03/06/12	\$1,990,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	122405	9045	03/27/12	\$1,193,000	OBSOLESCENCE;PREVIMP<=25K
11	0	122405	9049	09/23/11	\$572,670	QUIT CLAIM DEED; SHORT SALE
11	0	122405	9060	03/07/11	\$1,227,500	INCORRECT CHARACTERISTICS
11	0	122405	9124	08/13/12	\$686,000	NON-NORMAL DISTRUBUTION; STATISTICAL OUTLIER
11	0	132405	9031	09/24/12	\$1,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	182406	9039	09/07/11	\$300,000	NO MARKET EXPOSURE
11	0	182406	9048	03/01/11	\$840,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	182406	9088	07/11/12	\$217,300	DOR RATIO
11	0	182406	9092	09/30/11	\$2,460	DOR RATIO;NO MARKET EXPOSURE
11	0	182406	9114	10/23/12	\$451,402	BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	192406	9034	07/02/12	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	192506	9106	08/16/13	\$1,700,000	%COMPLETE
11	0	192506	9108	09/25/13	\$3,340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	192506	9167	07/20/12	\$3,200,000	NO MARKET EXPOSURE
11	0	202406	9053	08/30/13	\$1,000,000	PREVIMP<=25K
11	0	202406	9121	02/17/12	\$1,687,500	RELOCATION - SALE TO SERVICE
11	0	292350	0600	07/09/12	\$417,000	SHORT SALE; DIAGNOSTIC OUTLIER
11	0	292350	0610	06/26/13	\$501,125	QUIT CLAIM DEED
11	0	292350	1310	05/10/12	\$434,253	BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	292350	1380	02/29/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	362505	9029	12/26/12	\$225,607	PARTIAL INTEREST (1/3, 1/2, Etc.)
11	0	362505	9044	05/03/13	\$374,268	DOR RATIO;NO MARKET EXPOSURE; STATEMENT TO DOR
11	0	362505	9060	05/23/11	\$1,265,000	%COMPLETE
11	0	412340	0240	07/27/11	\$507,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	414175	0130	09/05/13	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	414175	0150	09/29/13	\$985,533	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	435370	0140	12/24/12	\$765,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	542301	0950	08/12/13	\$739,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	542304	0020	05/02/13	\$1,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	542304	0230	10/04/13	\$235,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
11	0	543740	0030	08/09/11	\$585,000	RELOCATION - SALE TO SERVICE
11	0	543740	0210	07/16/13	\$574,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	671010	0040	03/18/13	\$1,059,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	671010	0102	12/19/11	\$196,802	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	743050	0075	09/27/13	\$1,600,000	IMP COUNT;PREVIMP<=25K
11	0	743050	0075	09/17/13	\$1,375,000	IMP COUNT;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
11	0	743050	0100	08/06/13	\$975,000	PREVIMP<=25K
11	0	743050	0290	11/20/13	\$1,150,000	PREVIMP<=25K
11	0	743050	0356	05/22/12	\$715,000	RETENTION EXCLUSION FOR SAMPLE SET; NON NORMAL DISTRIBUTION
11	0	743050	0455	08/02/13	\$2,070,000	INCORRECT CHARACTERISTICS



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	743050	0460	08/11/11	\$1,300,000	NO MARKET EXPOSURE
11	0	743050	0480	03/24/11	\$1,072,000	INCORRECT CHARACTERISTICS
11	0	743050	0530	08/16/12	\$2,610,000	IMP COUNT
11	0	752495	0060	05/04/12	\$785,000	NON-NORMAL DISTRUBUTION; STATISTICAL OUTLIER
11	0	752495	0340	04/05/12	\$604,654	BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	752495	0530	12/06/12	\$533,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	752495	0980	07/11/12	\$378,500	RETENTION EXCLUSION FOR SAMPLE SET; NON NORMAL DISTRIBUTION
11	0	752495	1040	01/26/12	\$425,000	BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	804370	0040	05/18/12	\$900,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
11	0	804370	0300	01/21/11	\$2,300,000	NO MARKET EXPOSURE
11	0	804370	0315	03/01/13	\$1,515,000	INCORRECT CHARACTERISTICS
11	0	804370	0420	03/07/11	\$348,000	FINANCIAL INSTITUTION RESALE; DIAGNOSTIC OUTLIER
11	0	891710	0045	12/11/12	\$2,491,149	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	891710	0045	11/30/12	\$3,000,000	NO MARKET EXPOSURE
11	0	891710	0104	07/02/13	\$1,586,000	IMP COUNT
11	0	919570	0150	09/26/12	\$281,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; FORCED SALE
11	0	925390	0030	07/14/13	\$1,285,000	INCORRECT CHARACTERISTICS
11	0	925390	0031	09/26/12	\$1,200,000	INCORRECT CHARACTERISTICS
11	0	925390	0047	08/19/13	\$125,000	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED
11	0	925390	0051	12/16/11	\$1,310,355	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	925390	0120	05/31/13	\$550,000	QUIT CLAIM DEED
11	0	925390	0167	10/26/12	\$1,275,000	NON-NORMAL DISTRUBUTION; STATISTICAL OUTLIER
11	0	925390	0196	06/20/13	\$1,190,000	INCORRECT CHARACTERISTICS
11	0	925390	0345	10/09/12	\$1,025,000	PREVIMP<=25K
11	0	925390	0354	10/30/13	\$448,748	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	925390	0365	09/27/13	\$858,661	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
11	0	925390	0406	06/27/11	\$1,250,000	DOR RATIO;NO MARKET EXPOSURE; MULTI-PARCEL SALE
11	0	945130	0020	09/26/13	\$1,400,000	PREVIMP<=25K
13	0	142505	9005	12/09/11	\$275,000	DOR RATIO



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	142505	9103	02/19/13	\$630,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
13	0	142505	9137	10/26/12	\$230,000	DOR RATIO
13	0	160480	0040	01/03/11	\$1,300,000	OBSERVATION OUTSIDE THE NORM; MODEL DEVELOPMENT EXCLUSION
13	0	178683	0030	06/28/11	\$625,000	RELOCATION - SALE TO SERVICE
13	0	182800	0240	06/03/13	\$437,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0370	04/21/11	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0550	12/10/13	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0550	11/19/13	\$495,000	RELOCATION - SALE TO SERVICE
13	0	182800	0690	10/29/13	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	182800	0690	03/20/13	\$355,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
13	0	182800	0780	06/03/13	\$495,000	NO MARKET EXPOSURE
13	0	182800	0780	08/22/11	\$400,000	NO MARKET EXPOSURE
13	0	182800	1160	04/12/13	\$170,305	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
13	0	215500	0350	05/25/11	\$428,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	306620	0580	10/01/13	\$520,000	NO MARKET EXPOSURE
13	0	388230	0090	01/12/11	\$285,000	NO MARKET EXPOSURE
13	0	388231	0070	06/29/11	\$129,923	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	519640	0040	03/13/12	\$620,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	519640	0040	09/07/11	\$404,000	NO MARKET EXPOSURE
13	0	519640	0240	12/11/12	\$475,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	519641	0140	11/19/13	\$575,000	EXEMPT FROM EXCISE TAX
13	0	519641	0313	08/01/11	\$938,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	519690	0100	05/02/13	\$768,000	RELOCATION - SALE TO SERVICE
13	0	541180	0230	01/24/11	\$175,699	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	541180	0320	12/19/13	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	541180	0320	01/20/11	\$393,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	542256	0170	12/16/13	\$330,000	SHORT SALE; DIAGNOSTIC OUTLIER
13	0	542256	0610	01/06/12	\$350,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
13	0	542256	0950	12/23/11	\$307,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
13	0	542257	0330	08/28/12	\$305,000	SHORT SALE
13	0	542257	0350	07/11/12	\$297,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; DIAGNOSTIC OUTLIER
13	0	542257	0770	05/11/11	\$300,000	SHORT SALE; DIAGNOSTIC OUTLIER
13	0	555630	0081	08/15/13	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	730910	0040	06/03/11	\$300,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
13	0	752557	0190	04/01/11	\$390,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	856293	0370	12/11/12	\$405,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
13	0	856293	0370	05/03/13	\$570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
13	0	894120	0020	04/11/12	\$375,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
13	0	943530	0049	03/27/13	\$418,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
13	0	943530	0055	05/11/12	\$162,000	SHORT SALE
13	0	943530	0062	12/13/13	\$630,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	112405	9067	12/05/13	\$375,000	INCORRECT CHARACTERISTICS
14	0	112405	9138	03/20/13	\$634,950	INCORRECT CHARACTERISTICS
14	0	122405	9088	05/25/11	\$328,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	122405	9088	02/07/12	\$462,500	INCORRECT CHARACTERISTICS
14	0	122405	9128	08/06/13	\$155,918	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
14	0	122405	9138	04/25/13	\$865,000	STATISTICAL OUTLIER; SHORT SALE
14	0	194970	0165	06/12/13	\$928,000	IMP COUNT
14	0	194970	0170	05/13/13	\$632,500	OBSOLESCENCE
14	0	195200	0130	10/21/11	\$1,000	DOR RATIO;QUIT CLAIM DEED; \$1,000 SALE OR LESS
14	0	195468	0050	08/23/13	\$700,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	195468	0050	01/11/11	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	195468	0060	05/14/13	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	260780	1030	12/09/13	\$562,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	321170	0030	09/14/11	\$564,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	382760	0020	12/09/11	\$520,050	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
14	0	382760	0170	06/14/13	\$619,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	382760	0170	08/24/11	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis

Area 047 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
14	0	399920	0110	10/15/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	399920	0110	06/25/12	\$291,800	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	399930	0350	11/01/11	\$530,000	SHORT SALE; STATISTICAL OUTLIER
14	0	424570	0050	07/03/13	\$459,800	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
14	0	424570	0050	10/07/13	\$520,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	792280	0040	06/17/11	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	792300	0320	05/03/13	\$21,000	DOR RATIO; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
14	0	792310	0640	05/09/11	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	792320	0040	09/22/11	\$484,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	888190	0155	10/26/11	\$420,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
14	0	888190	0220	08/21/12	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis

Area 047

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	062406	9088	05/18/11	\$500,000	18,717	Y	Y
1	0	062406	9121	11/21/12	\$350,000	12,535	Y	N
1	0	072406	9073	08/19/13	\$270,000	12,319	Y	N
1	0	077710	0110	08/07/12	\$1,280,000	22,289	Y	Y
1	0	172406	9056	01/23/13	\$562,000	3,962	Y	Y
1	0	172406	9069	11/17/11	\$110,000	60,548	N	N
1	0	357530	0130	06/24/13	\$63,000	580	Y	Y
1	0	357530	0155	10/02/12	\$47,500	1,273	Y	Y
1	0	779290	0141	03/16/11	\$366,000	1,717	N	N
1	0	892010	0030	07/02/13	\$142,712	13,566	Y	N
1	0	892010	0105	08/27/13	\$155,000	8,692	Y	N
1	0	920100	0170	03/01/13	\$310,000	9,714	Y	N
1	0	920100	0290	05/22/12	\$220,000	24,669	Y	N
11	0	192406	9107	05/02/13	\$281,000	9,615	Y	N
11	0	743050	0095	06/10/13	\$800,000	15,480	Y	Y
11	0	925390	0035	04/08/13	\$265,000	7,500	N	N
11	0	925390	0081	08/19/11	\$145,000	23,696	Y	N
11	0	925390	0220	09/17/13	\$100,000	26,785	N	N
11	0	945130	0005	12/26/12	\$260,000	7,664	Y	N
13	0	519641	0314	11/14/11	\$250,000	9,046	N	N
13	0	519641	0315	11/14/11	\$250,000	16,175	N	N
14	0	321190	0140	03/01/11	\$200,000	19,200	Y	N
14	0	888190	0255	12/20/12	\$225,000	7,446	Y	N

Vacant Sales Removed in this Annual Update Analysis

Area 047

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	077710	0110	09/12/11	\$20,000	QUIT CLAIM DEED
1	0	192506	9021	10/28/12	\$288,000	NO MARKET EXPOSURE
1	0	192506	9021	09/06/12	\$288,000	NO MARKET EXPOSURE
1	0	202506	9043	09/06/12	\$1,000	NO MARKET EXPOSURE
1	0	202506	9070	06/11/13	\$335,329	NO MARKET EXPOSURE
1	0	202506	9105	01/11/13	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	202506	9137	09/16/11	\$48,350	PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	357530	0040	06/18/12	\$145,000	NO MARKET EXPOSURE
1	0	357530	0185	03/21/12	\$225,000	NO MARKET EXPOSURE
1	0	850000	0050	03/28/12	\$90,000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	920100	0290	05/22/12	\$125,000	NO MARKET EXPOSURE
11	0	362505	9045	02/20/13	\$40,950	NO MARKET EXPOSURE
11	0	743050	0137	07/01/12	\$48,588	NO MARKET EXPOSURE
11	0	804370	0070	09/17/13	\$300,000	NO MARKET EXPOSURE
11	0	925390	0346	07/06/12	\$115,000	NON-REPRESENTATIVE SALE
14	0	112405	9017	11/04/13	\$1,150,000	NO MARKET EXPOSURE
14	0	321180	0160	02/27/12	\$25,000	NO MARKET EXPOSURE
14	0	888190	0150	06/13/13	\$329,800	NO MARKET EXPOSURE

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
- Appeal Hearing Attendance
- New Construction Evaluation

Appraiser II

8/27/2014

Date