

Executive Summary

Lake Hills/Robinswoods/Crossroads - Area 067

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2009

Number of Improved Sales: 641

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 | \$235,900 | \$177,000 | \$412,900 | | | 8.50% |
| 2014 Value | \$292,800 | \$220,100 | \$512,900 | \$551,400 | 93.2% | 8.50% |
| \$ Change | +\$56,900 | +\$43,100 | +\$100,000 | | | |
| % Change | +24.1% | +24.4% | +24.2% | | | |

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The analysis resulted in no measurable change to the COD. 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 | \$237,300 | \$168,200 | \$405,500 |
| 2014 Value | \$293,600 | \$209,900 | \$503,500 |
| % Change | +23.7% | +24.8% | +24.2% |

Number of one to three unit residences in the population: 5,855

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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance parcels with a view had a lower average ratio than other properties and required more of an upward adjustment than then the overall. This annual update valuation model corrects for these strata differences.



8/5/2014

King County GIS Center

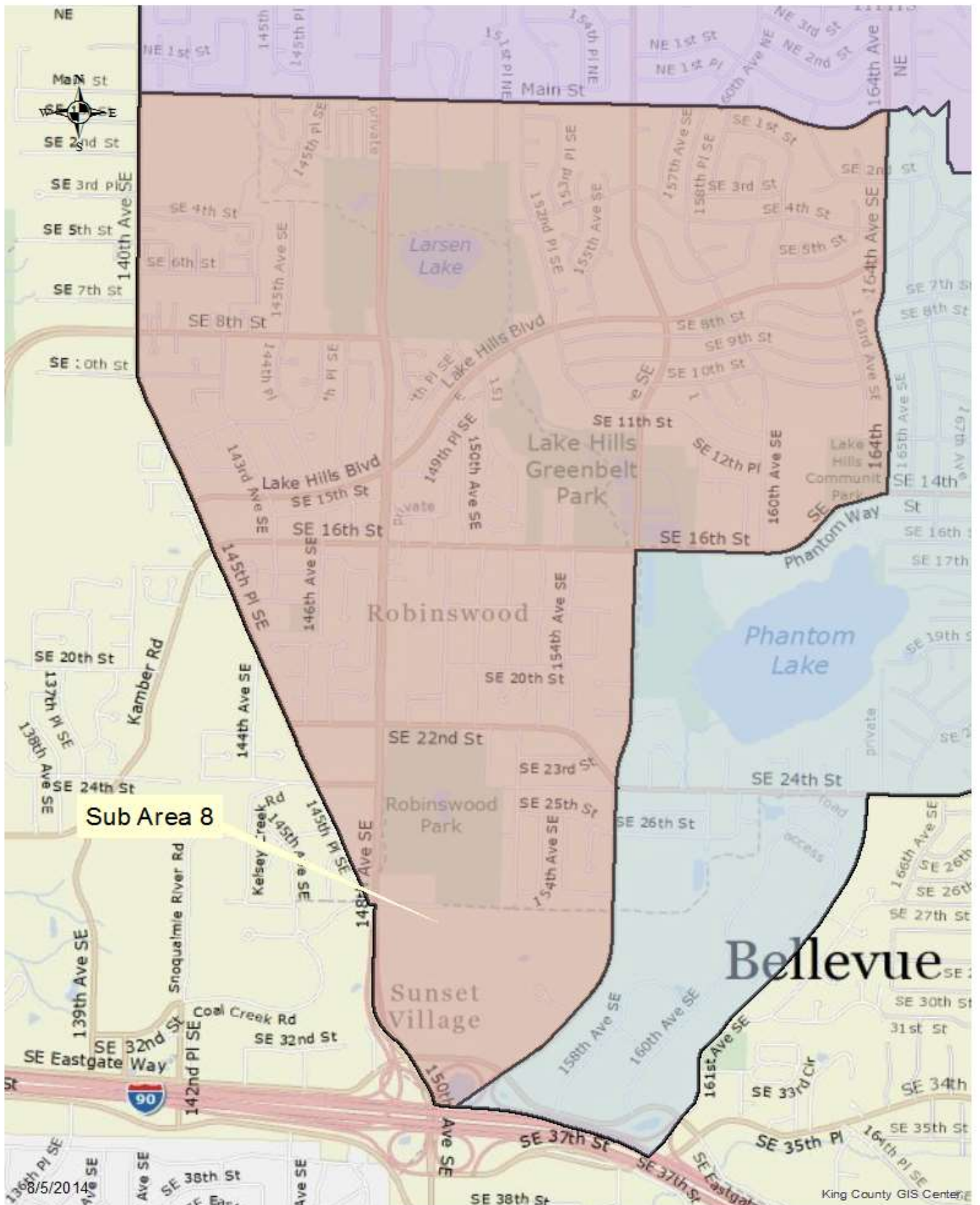
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Area 067
2014 Annual Update

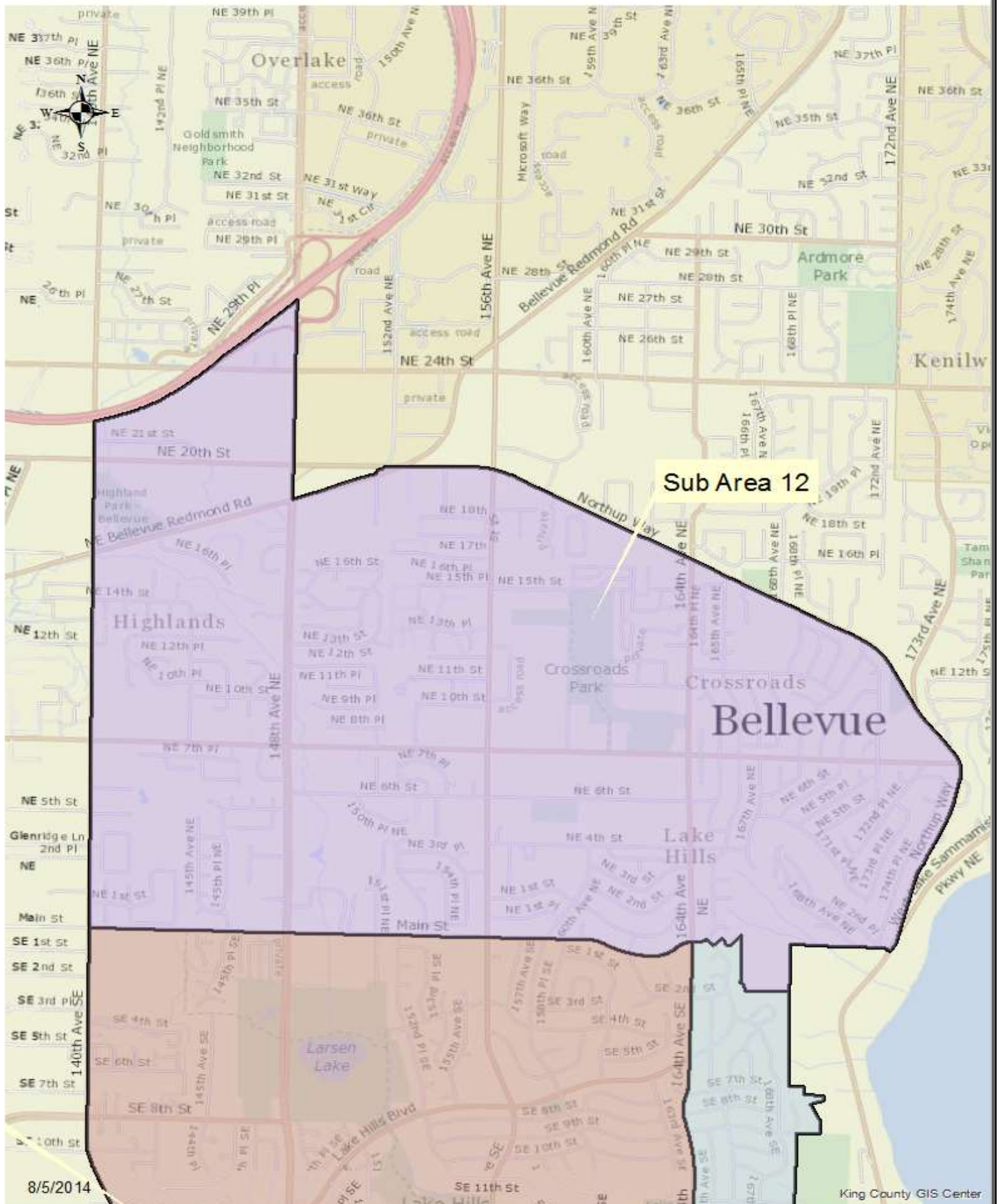
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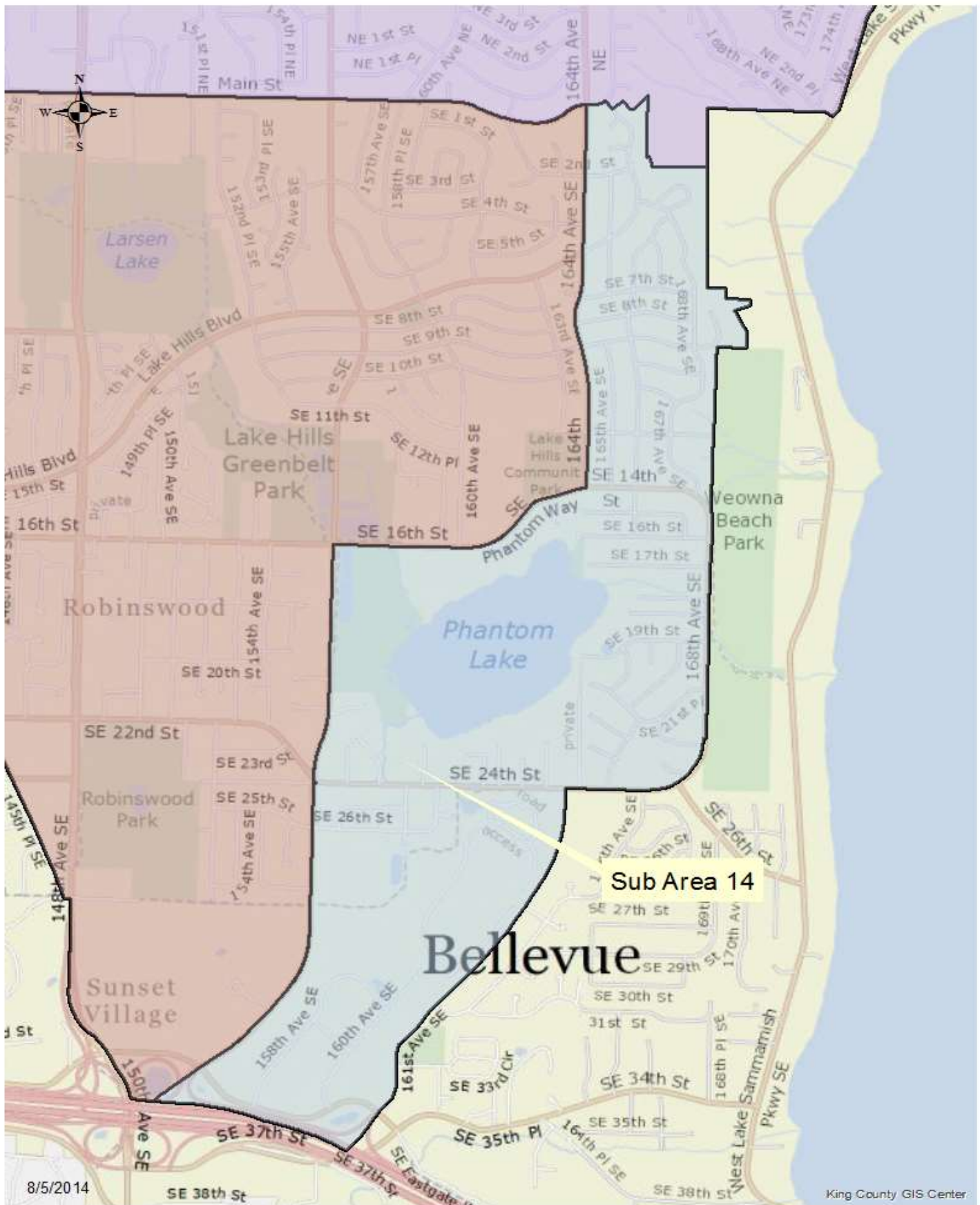
Area 067 – Sub Area 8 Map



Area 067 - Sub Area 12 Map



Area 067 - Sub Area 14 Map



Area 067 - Model Adjustments

1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +23.83% | 5,493 | 94% |

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 |
|-----------------|---------|---------|----------|-------|
| Has View | +29.06% | 46 | 362 | 13% |

Generally, parcels with views 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 7, 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 minimal number of usable land sales available in the area (i.e.3), the 2013 Assessment Year assessed values were supplemented by the value increase in sales of improved parcels, and an overall market adjustment was derived. This resulted in an overall +23.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.242, 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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance parcels with a view had a lower average ratio than other properties and required more of an upward adjustment than then the overall. 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 641 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7590927 - .0307676 * \text{HasView})$$

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 in this area.

Results

The resulting assessment level is 0.932. 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 +24.2%. 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) * 1.242.
- 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) * 1.242.
- 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.

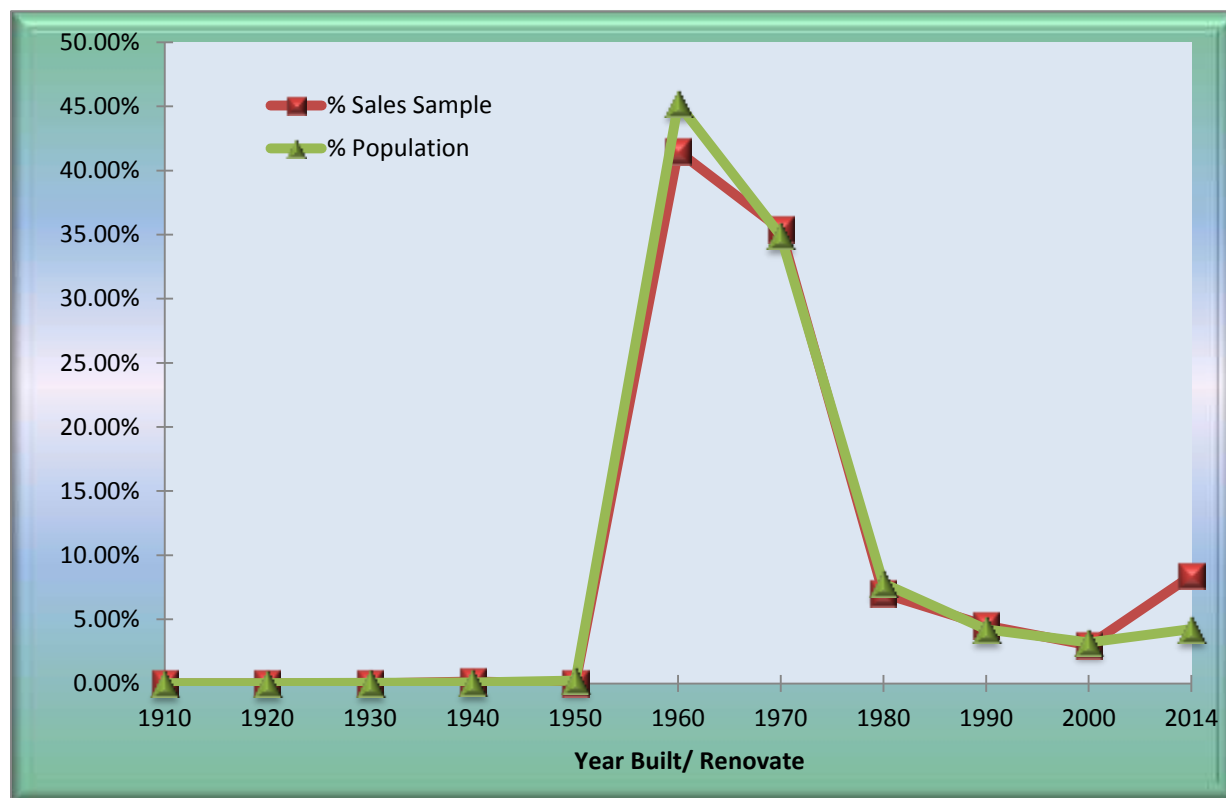
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910 | 0 | 0.00% |
| 1920 | 0 | 0.00% |
| 1930 | 0 | 0.00% |
| 1940 | 1 | 0.16% |
| 1950 | 0 | 0.00% |
| 1960 | 266 | 41.50% |
| 1970 | 227 | 35.41% |
| 1980 | 45 | 7.02% |
| 1990 | 29 | 4.52% |
| 2000 | 19 | 2.96% |
| 2014 | 54 | 8.42% |
| | 641 | |

Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910 | 1 | 0.02% |
| 1920 | 1 | 0.02% |
| 1930 | 3 | 0.05% |
| 1940 | 5 | 0.09% |
| 1950 | 14 | 0.24% |
| 1960 | 2,647 | 45.21% |
| 1970 | 2,045 | 34.93% |
| 1980 | 457 | 7.81% |
| 1990 | 247 | 4.22% |
| 2000 | 187 | 3.19% |
| 2014 | 248 | 4.24% |
| | 5,855 | |



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.

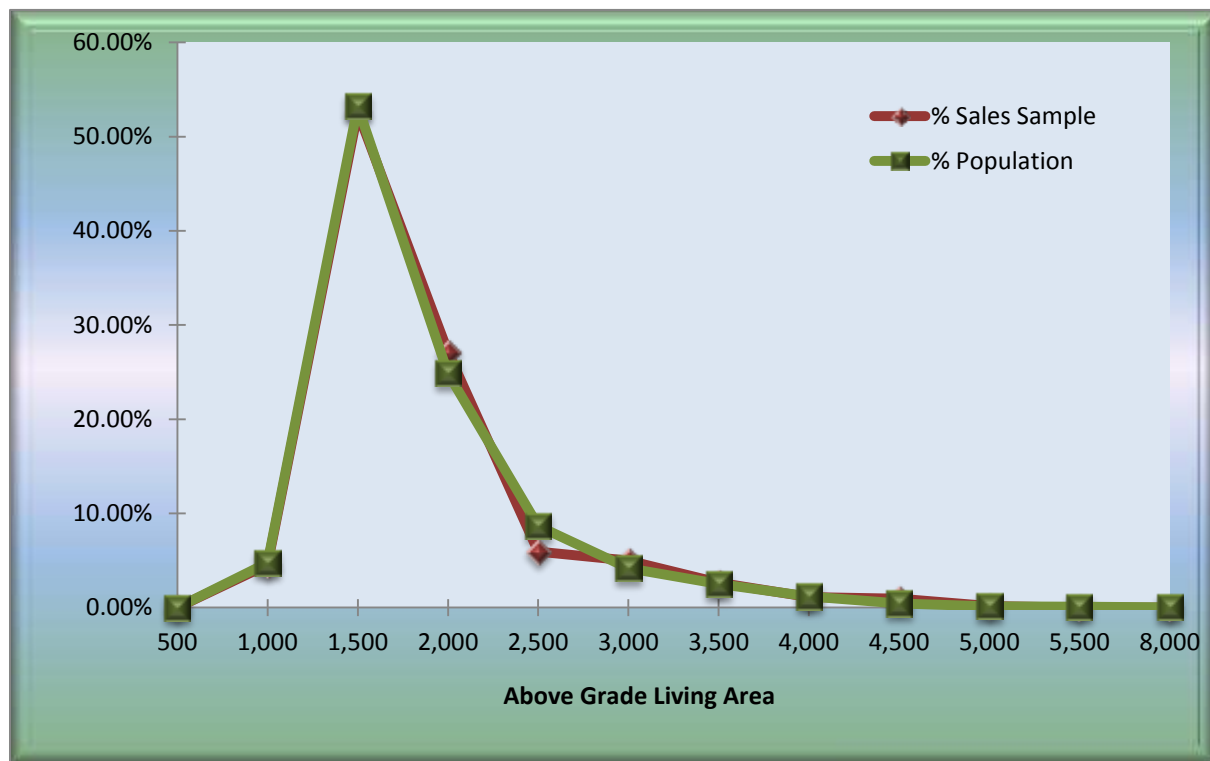
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

| AGLA | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500 | 0 | 0.00% |
| 1,000 | 29 | 4.52% |
| 1,500 | 337 | 52.57% |
| 2,000 | 174 | 27.15% |
| 2,500 | 38 | 5.93% |
| 3,000 | 32 | 4.99% |
| 3,500 | 17 | 2.65% |
| 4,000 | 7 | 1.09% |
| 4,500 | 6 | 0.94% |
| 5,000 | 1 | 0.16% |
| 5,500 | 0 | 0.00% |
| 8,000 | 0 | 0.00% |
| 641 | | |

Population

| AGLA | Frequency | % Population |
|-------|-----------|--------------|
| 500 | 0 | 0.00% |
| 1,000 | 278 | 4.75% |
| 1,500 | 3,116 | 53.22% |
| 2,000 | 1,456 | 24.87% |
| 2,500 | 506 | 8.64% |
| 3,000 | 244 | 4.17% |
| 3,500 | 147 | 2.51% |
| 4,000 | 68 | 1.16% |
| 4,500 | 26 | 0.44% |
| 5,000 | 7 | 0.12% |
| 5,500 | 5 | 0.09% |
| 8,000 | 2 | 0.03% |
| 5,855 | | |



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.

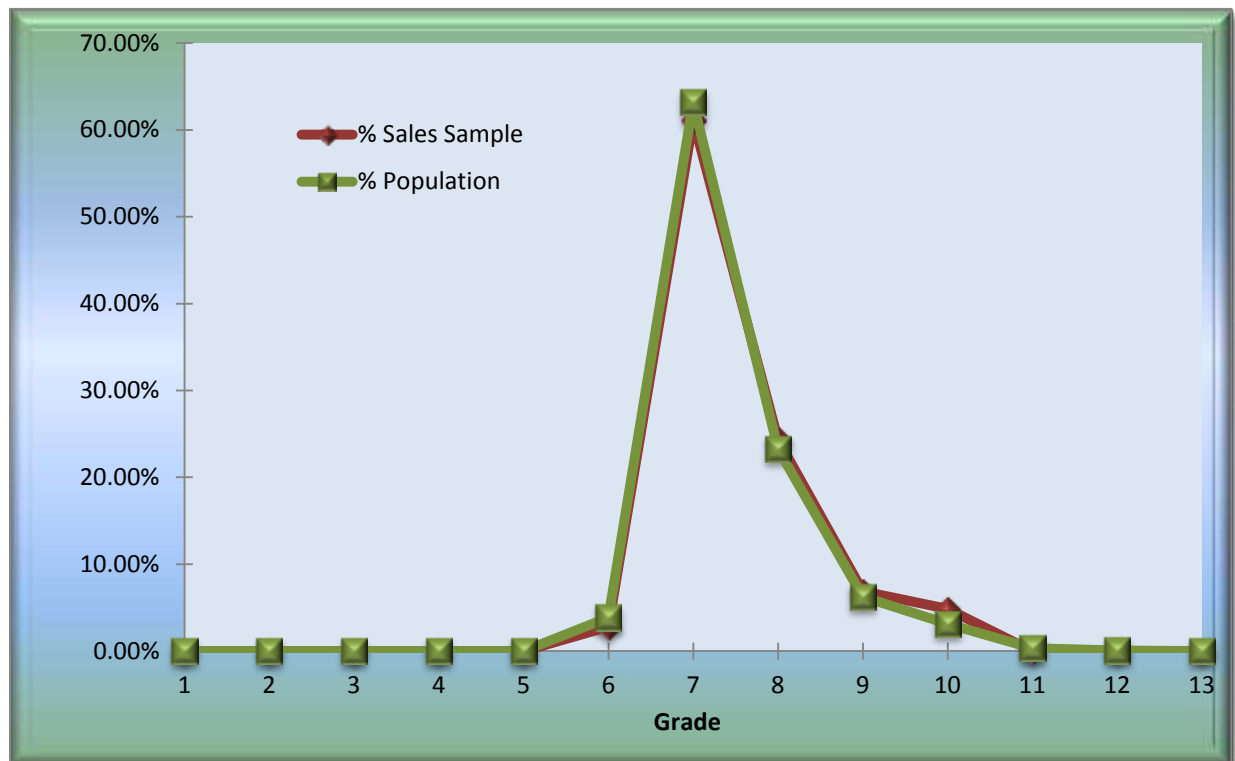
Sales Sample Representation of Population Building Grade

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 | 18 | 2.81% |
| 7 | 392 | 61.15% |
| 8 | 156 | 24.34% |
| 9 | 44 | 6.86% |
| 10 | 31 | 4.84% |
| 11 | 0 | 0.00% |
| 12 | 0 | 0.00% |
| 13 | 0 | 0.00% |
| | 641 | |

Population

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1 | 0 | 0.00% |
| 2 | 0 | 0.00% |
| 3 | 0 | 0.00% |
| 4 | 0 | 0.00% |
| 5 | 0 | 0.00% |
| 6 | 225 | 3.84% |
| 7 | 3,698 | 63.16% |
| 8 | 1,362 | 23.26% |
| 9 | 366 | 6.25% |
| 10 | 182 | 3.11% |
| 11 | 19 | 0.32% |
| 12 | 3 | 0.05% |
| 13 | 0 | 0.00% |
| | 5,855 | |



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 067 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 1.253, resulting in an adjusted value of \$595,000 ($\$475,000 \times 1.253 = \$595,175$) – truncated to the nearest \$1000.

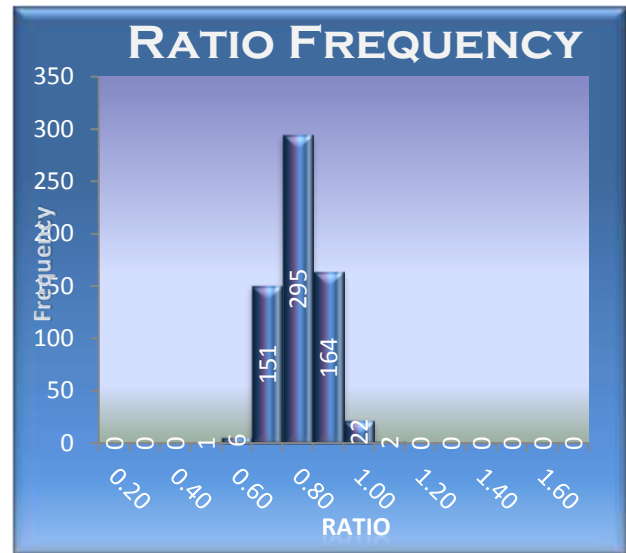
| SaleDate | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2011 | 1.402 | 40.2% |
| 2/1/2011 | 1.400 | 40.0% |
| 3/1/2011 | 1.398 | 39.8% |
| 4/1/2011 | 1.395 | 39.5% |
| 5/1/2011 | 1.392 | 39.2% |
| 6/1/2011 | 1.388 | 38.8% |
| 7/1/2011 | 1.384 | 38.4% |
| 8/1/2011 | 1.379 | 37.9% |
| 9/1/2011 | 1.373 | 37.3% |
| 10/1/2011 | 1.367 | 36.7% |
| 11/1/2011 | 1.360 | 36.0% |
| 12/1/2011 | 1.353 | 35.3% |
| 1/1/2012 | 1.346 | 34.6% |
| 2/1/2012 | 1.337 | 33.7% |
| 3/1/2012 | 1.329 | 32.9% |
| 4/1/2012 | 1.320 | 32.0% |
| 5/1/2012 | 1.310 | 31.0% |
| 6/1/2012 | 1.299 | 29.9% |
| 7/1/2012 | 1.289 | 28.9% |
| 8/1/2012 | 1.277 | 27.7% |
| 9/1/2012 | 1.265 | 26.5% |
| 10/1/2012 | 1.253 | 25.3% |
| 11/1/2012 | 1.239 | 23.9% |
| 12/1/2012 | 1.226 | 22.6% |
| 1/1/2013 | 1.212 | 21.2% |
| 2/1/2013 | 1.197 | 19.7% |
| 3/1/2013 | 1.183 | 18.3% |
| 4/1/2013 | 1.167 | 16.7% |
| 5/1/2013 | 1.151 | 15.1% |
| 6/1/2013 | 1.133 | 13.3% |
| 7/1/2013 | 1.116 | 11.6% |
| 8/1/2013 | 1.098 | 9.8% |
| 9/1/2013 | 1.079 | 7.9% |
| 10/1/2013 | 1.061 | 6.1% |
| 11/1/2013 | 1.041 | 4.1% |
| 12/1/2013 | 1.021 | 2.1% |
| 1/1/2014 | 1.000 | 0.0% |

The time adjustment formula for Area 067 is: $(.7590927 - 5.190697E-04 * \text{SaleDay} - 2.204863E-07 * \text{SaleDaySq} - .0307676 * 7.176287E-02) / (.7590927 - .0307676 * 7.176287E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

| | | | |
|---|--------------------|------------------------|---------------------------|
| District: NE / Team: 1 | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Lake Hills/Robinswoods/Crossroads | 1/1/2013 | 8/7/2014 | 1/2011 - 12/2013 |
| Area Number: 67 | Appr ID: | Property Type: | Adjusted for time? |
| | JWEI | 1 to 3 Unit | YES |

| | |
|---|----------------|
| SAMPLE STATISTICS | |
| Sample size (n) | 641 |
| Mean Assessed Value | 412,900 |
| Mean Adj. Sales Price | 551,400 |
| Standard Deviation AV | 130,401 |
| Standard Deviation SP | 181,011 |
| ASSESSMENT LEVEL | |
| Arithmetic Mean Ratio | 0.757 |
| Median Ratio | 0.751 |
| Weighted Mean Ratio | 0.749 |
| UNIFORMITY | |
| Lowest ratio | 0.496 |
| Highest ratio: | 1.005 |
| Coefficient of Dispersion | 8.50% |
| Standard Deviation | 0.079 |
| Coefficient of Variation | 10.43% |
| Price Related Differential (PRD) | 1.011 |
| RELIABILITY | |
| 95% Confidence: Median | |
| Lower limit | 0.745 |
| Upper limit | 0.759 |
| 95% Confidence: Mean | |
| Lower limit | 0.751 |
| Upper limit | 0.763 |
| SAMPLE SIZE EVALUATION | |
| N (population size) | 5855 |
| B (acceptable error - in decimal) | 0.05 |
| S (estimated from this sample) | 0.079 |
| Recommended minimum: | 10 |
| Actual sample size: | 641 |
| Conclusion: | OK |
| NORMALITY | |
| Binomial Test | |
| # ratios below mean: | 342 |
| # ratios above mean: | 299 |
| z: | 1.698 |
| Conclusion: | Normal* |
| *i.e. no evidence of non-normality | |



COMMENTS:

1 to 3 Unit Residences throughout Area 067

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: 1 | | Appr. Date: | Date of Report: | Sales Dates: |
| Area Name: Lake Hills/Robinswoods/Crossroads | | 1/1/2014 | 8/7/2014 | 1/2011 - 12/2013 |
| Area Number: 67 | | Appr. ID: | Property Type: | Adjusted for time? |
| | | JWEI | 1 to 3 Unit | YES |
| SAMPLE STATISTICS | | | | |
| Sample size (n) | | 641 | | |
| Mean Assessed Value | | 512,900 | | |
| Mean Sales Price | | 551,400 | | |
| Standard Deviation AV | | 165,139 | | |
| Standard Deviation SP | | 181,011 | | |
| ASSESSMENT LEVEL | | | | |
| Arithmetic Mean Ratio | | 0.939 | | |
| Median Ratio | | 0.932 | | |
| Weighted Mean Ratio | | 0.930 | | |
| UNIFORMITY | | | | |
| Lowest ratio | | 0.640 | | |
| Highest ratio: | | 1.243 | | |
| Coefficient of Dispersion | | 8.50% | | |
| Standard Deviation | | 0.098 | | |
| Coefficient of Variation | | 10.42% | | |
| Price Related Differential (PRD) | | 1.010 | | |
| RELIABILITY | | | | |
| 95% Confidence: Median | | | | |
| Lower limit | | 0.924 | | |
| Upper limit | | 0.942 | | |
| 95% Confidence: Mean | | | | |
| Lower limit | | 0.932 | | |
| Upper limit | | 0.947 | | |
| SAMPLE SIZE EVALUATION | | | | |
| N (population size) | | 5855 | | |
| B (acceptable error - in decimal) | | 0.05 | | |
| S (estimated from this sample) | | 0.098 | | |
| Recommended minimum: | | 15 | | |
| Actual sample size: | | 641 | | |
| Conclusion: | | OK | | |
| NORMALITY | | | | |
| Binomial Test | | | | |
| # ratios below mean: | | 339 | | |
| # ratios above mean: | | 302 | | |
| z: | | 1.461 | | |
| Conclusion: | | Normal* | | |
| *i.e. no evidence of non-normality | | | | |

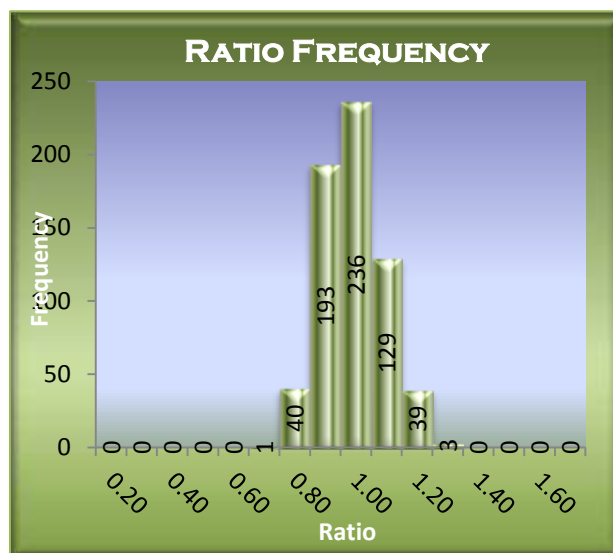
RATIO FREQUENCY

| Ratio | Frequency |
|-------|-----------|
| 0.80 | 40 |
| 0.90 | 193 |
| 1.00 | 236 |
| 1.10 | 129 |
| 1.20 | 39 |

COMMENTS:

1 to 3 Unit Residences throughout Area 067

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



COMMENTS:

1 to 3 Unit Residences throughout Area 067

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

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 8 | 0 | 403680 | 0435 | 06/28/12 | \$291,500 | \$376,000 | 880 | 7 | 1956 | Avg | 9,044 | N | N | 15603 SE 10TH ST |
| 8 | 0 | 403680 | 1170 | 02/10/12 | \$275,000 | \$367,000 | 880 | 7 | 1956 | Avg | 7,300 | N | N | 16213 SE 7TH ST |
| 8 | 0 | 403680 | 0240 | 03/18/13 | \$365,000 | \$428,000 | 880 | 7 | 1956 | Good | 7,700 | N | N | 15834 SE 10TH ST |
| 8 | 0 | 403680 | 0245 | 08/14/12 | \$400,000 | \$509,000 | 880 | 7 | 1956 | Good | 7,400 | N | N | 15826 SE 10TH ST |
| 8 | 0 | 403680 | 0610 | 08/13/13 | \$362,000 | \$395,000 | 900 | 7 | 1961 | Good | 10,925 | N | N | 15604 SE 11TH ST |
| 8 | 0 | 220720 | 0160 | 11/22/13 | \$335,000 | \$344,000 | 920 | 7 | 1962 | Avg | 9,100 | N | N | 1024 151ST AVE SE |
| 8 | 0 | 403680 | 0950 | 05/07/12 | \$333,000 | \$436,000 | 980 | 7 | 1958 | Good | 7,500 | N | N | 16042 SE 10TH ST |
| 8 | 0 | 220710 | 0170 | 02/04/11 | \$317,750 | \$445,000 | 990 | 7 | 1955 | Good | 7,442 | N | N | 14304 SE 14TH ST |
| 8 | 0 | 220710 | 0500 | 04/09/13 | \$411,000 | \$478,000 | 990 | 7 | 1955 | Good | 7,072 | N | N | 1204 147TH AVE SE |
| 8 | 0 | 064350 | 0070 | 09/18/13 | \$314,000 | \$336,000 | 1,000 | 7 | 1962 | Avg | 7,700 | N | N | 2112 145TH AVE SE |
| 8 | 0 | 403680 | 0580 | 02/14/11 | \$315,000 | \$441,000 | 1,000 | 7 | 1956 | Avg | 9,176 | N | N | 15646 SE 11TH ST |
| 8 | 0 | 064350 | 0040 | 11/14/13 | \$399,000 | \$412,000 | 1,000 | 7 | 1962 | Good | 7,700 | N | N | 2012 145TH AVE SE |
| 8 | 0 | 403680 | 1045 | 09/23/13 | \$405,000 | \$432,000 | 1,000 | 7 | 1956 | Good | 7,200 | N | N | 16235 SE 8TH ST |
| 8 | 0 | 403680 | 1250 | 07/29/13 | \$432,000 | \$475,000 | 1,000 | 7 | 1956 | Good | 6,200 | N | N | 16028 SE 8TH ST |
| 8 | 0 | 664830 | 0045 | 06/03/13 | \$300,000 | \$340,000 | 1,010 | 7 | 1956 | Avg | 10,200 | N | N | 14424 SE 17TH ST |
| 8 | 0 | 220720 | 0235 | 07/18/11 | \$355,000 | \$490,000 | 1,010 | 7 | 1956 | Good | 8,260 | N | N | 1049 149TH PL SE |
| 8 | 0 | 220720 | 0715 | 11/02/12 | \$325,000 | \$403,000 | 1,010 | 7 | 1956 | Good | 8,050 | N | N | 15441 SE 9TH ST |
| 8 | 0 | 403680 | 0235 | 12/31/12 | \$300,000 | \$364,000 | 1,010 | 7 | 1956 | Good | 7,700 | N | N | 15842 SE 10TH ST |
| 8 | 0 | 403680 | 1210 | 05/20/13 | \$355,000 | \$405,000 | 1,010 | 7 | 1956 | Good | 7,500 | N | N | 16246 SE 8TH ST |
| 8 | 0 | 403930 | 0120 | 08/13/13 | \$472,500 | \$515,000 | 1,010 | 7 | 1962 | Good | 7,700 | N | N | 213 152ND PL SE |
| 8 | 0 | 664830 | 0070 | 02/24/11 | \$207,000 | \$289,000 | 1,010 | 7 | 1956 | Good | 10,200 | N | N | 14433 SE 16TH ST |
| 8 | 0 | 064350 | 0020 | 03/08/13 | \$320,000 | \$377,000 | 1,020 | 7 | 1962 | Avg | 7,700 | N | N | 1922 145TH AVE SE |
| 8 | 0 | 403680 | 0260 | 03/02/11 | \$334,000 | \$467,000 | 1,020 | 7 | 1956 | Avg | 7,104 | N | N | 15802 SE 10TH ST |
| 8 | 0 | 792360 | 0030 | 11/26/13 | \$440,000 | \$451,000 | 1,020 | 7 | 1961 | Avg | 7,260 | N | N | 14620 SE 16TH PL |
| 8 | 0 | 792360 | 0410 | 12/09/13 | \$420,000 | \$427,000 | 1,020 | 7 | 1961 | Avg | 7,344 | N | N | 1715 147TH AVE SE |
| 8 | 0 | 792380 | 0050 | 07/06/12 | \$425,000 | \$547,000 | 1,020 | 7 | 1961 | Avg | 7,592 | N | N | 2005 146TH PL SE |
| 8 | 0 | 064350 | 0010 | 07/07/13 | \$445,000 | \$495,000 | 1,020 | 7 | 1962 | Good | 7,590 | N | N | 1916 145TH AVE SE |
| 8 | 0 | 220720 | 0205 | 03/07/13 | \$416,000 | \$491,000 | 1,020 | 7 | 1956 | Good | 9,775 | N | N | 1050 149TH PL SE |
| 8 | 0 | 403940 | 0350 | 08/22/12 | \$400,000 | \$508,000 | 1,020 | 7 | 1960 | Good | 8,800 | N | N | 15419 SE 4TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 792360 | 0010 | 07/17/13 | \$420,000 | \$465,000 | 1,020 | 7 | 1961 | Good | 8,000 | N | N | 14604 SE 16TH PL |
| 8 | 0 | 792360 | 0050 | 06/30/11 | \$347,000 | \$480,000 | 1,020 | 7 | 1960 | Good | 10,200 | N | N | 14700 SE 17TH ST |
| 8 | 0 | 792370 | 0080 | 05/08/12 | \$355,000 | \$464,000 | 1,020 | 7 | 1961 | Good | 7,560 | N | N | 1411 150TH AVE SE |
| 8 | 0 | 792370 | 0280 | 03/22/11 | \$335,000 | \$468,000 | 1,020 | 7 | 1961 | Good | 7,560 | N | N | 1418 150TH AVE SE |
| 8 | 0 | 792380 | 0270 | 05/27/11 | \$350,000 | \$486,000 | 1,020 | 7 | 1961 | Good | 7,200 | N | N | 1903 147TH PL SE |
| 8 | 0 | 792390 | 0220 | 10/27/11 | \$375,000 | \$511,000 | 1,020 | 7 | 1961 | Good | 10,108 | N | N | 15033 SE 15TH ST |
| 8 | 0 | 792390 | 0280 | 06/27/12 | \$355,000 | \$458,000 | 1,020 | 7 | 1961 | Good | 7,770 | N | N | 15030 SE 15TH ST |
| 8 | 0 | 792390 | 0460 | 08/13/12 | \$357,500 | \$455,000 | 1,020 | 7 | 1962 | Good | 9,752 | N | N | 1219 151ST AVE SE |
| 8 | 0 | 220710 | 0075 | 04/04/12 | \$287,000 | \$378,000 | 1,030 | 7 | 1955 | Good | 7,490 | N | N | 14220 SE 14TH ST |
| 8 | 0 | 220720 | 0750 | 10/01/13 | \$398,000 | \$422,000 | 1,030 | 7 | 1956 | Good | 7,820 | N | N | 15539 SE 9TH ST |
| 8 | 0 | 403680 | 0945 | 04/11/12 | \$389,000 | \$512,000 | 1,030 | 7 | 1958 | Good | 7,500 | N | N | 16048 SE 10TH ST |
| 8 | 0 | 403950 | 0220 | 02/21/11 | \$275,000 | \$385,000 | 1,030 | 7 | 1961 | Good | 8,910 | N | N | 142 160TH AVE SE |
| 8 | 0 | 664830 | 0100 | 01/05/11 | \$315,000 | \$441,000 | 1,030 | 7 | 1958 | Good | 10,200 | N | N | 14416 SE 18TH ST |
| 8 | 0 | 792370 | 0210 | 07/31/13 | \$435,000 | \$478,000 | 1,030 | 7 | 1961 | Good | 7,560 | N | N | 1230 150TH AVE SE |
| 8 | 0 | 403740 | 0310 | 01/21/11 | \$334,900 | \$469,000 | 1,040 | 7 | 1958 | Avg | 8,030 | N | N | 16101 SE 5TH ST |
| 8 | 0 | 220720 | 0430 | 04/11/11 | \$365,000 | \$509,000 | 1,040 | 7 | 1956 | Good | 13,490 | N | N | 15411 SE 11TH ST |
| 8 | 0 | 403700 | 0070 | 03/05/13 | \$460,000 | \$543,000 | 1,040 | 7 | 1957 | VGood | 8,585 | N | N | 803 164TH AVE SE |
| 8 | 0 | 403810 | 0205 | 05/16/13 | \$470,000 | \$537,000 | 1,050 | 7 | 1959 | Avg | 8,800 | N | N | 33 158TH PL SE |
| 8 | 0 | 064650 | 0030 | 12/13/12 | \$355,000 | \$433,000 | 1,060 | 7 | 1966 | Avg | 10,398 | N | N | 14844 SE 18TH PL |
| 8 | 0 | 403680 | 0115 | 08/13/11 | \$365,000 | \$502,000 | 1,060 | 7 | 1956 | Good | 8,740 | N | N | 855 159TH PL SE |
| 8 | 0 | 403680 | 1220 | 09/21/12 | \$356,500 | \$448,000 | 1,060 | 7 | 1956 | Good | 7,500 | N | N | 16232 SE 8TH ST |
| 8 | 0 | 403680 | 0980 | 01/31/12 | \$356,000 | \$476,000 | 1,070 | 7 | 1958 | Good | 8,265 | N | N | 912 159TH PL SE |
| 8 | 0 | 403740 | 0340 | 11/13/13 | \$440,000 | \$454,000 | 1,070 | 7 | 1958 | Good | 7,950 | N | N | 16139 SE 5TH ST |
| 8 | 0 | 403930 | 0130 | 09/05/12 | \$365,000 | \$461,000 | 1,070 | 7 | 1962 | Good | 7,700 | N | N | 219 152ND PL SE |
| 8 | 0 | 403950 | 0510 | 07/19/13 | \$362,500 | \$401,000 | 1,070 | 7 | 1961 | Good | 8,393 | N | N | 127 160TH PL SE |
| 8 | 0 | 403950 | 0640 | 10/21/13 | \$400,000 | \$419,000 | 1,070 | 7 | 1961 | Good | 7,875 | N | N | 15902 SE 4TH ST |
| 8 | 0 | 792380 | 0070 | 06/04/12 | \$313,900 | \$408,000 | 1,070 | 7 | 1961 | Good | 7,300 | N | N | 2017 146TH PL SE |
| 8 | 0 | 792350 | 0050 | 12/13/12 | \$250,000 | \$305,000 | 1,080 | 7 | 1957 | Avg | 8,700 | N | N | 1820 154TH AVE SE |
| 8 | 0 | 403680 | 0655 | 11/04/13 | \$455,000 | \$473,000 | 1,080 | 7 | 1956 | Good | 7,840 | N | N | 1205 158TH AVE SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 403750 | 0280 | 03/20/12 | \$360,000 | \$476,000 | 1,080 | 7 | 1958 | Good | 7,373 | N | N | 162 163RD PL SE |
| 8 | 0 | 792390 | 0160 | 03/02/11 | \$388,000 | \$542,000 | 1,080 | 7 | 1961 | Good | 7,560 | N | N | 1406 151ST AVE SE |
| 8 | 0 | 792390 | 0570 | 09/08/13 | \$380,000 | \$409,000 | 1,080 | 7 | 1962 | Good | 8,584 | N | N | 1041 151ST AVE SE |
| 8 | 0 | 220710 | 0130 | 07/03/13 | \$350,000 | \$390,000 | 1,120 | 7 | 1955 | Good | 6,200 | N | N | 1211 144TH AVE SE |
| 8 | 0 | 220710 | 0425 | 04/09/12 | \$280,000 | \$369,000 | 1,120 | 7 | 1955 | Good | 9,450 | N | N | 14604 SE 14TH ST |
| 8 | 0 | 220720 | 0635 | 09/06/12 | \$342,000 | \$432,000 | 1,120 | 7 | 1956 | VGood | 6,900 | N | N | 15524 SE 9TH ST |
| 8 | 0 | 403750 | 0340 | 03/18/13 | \$435,000 | \$511,000 | 1,150 | 7 | 1958 | Avg | 11,375 | N | N | 134 162ND AVE SE |
| 8 | 0 | 675110 | 0110 | 12/12/13 | \$347,000 | \$352,000 | 1,150 | 7 | 1955 | Avg | 10,800 | N | N | 2218 153RD AVE SE |
| 8 | 0 | 675110 | 0265 | 05/24/12 | \$343,000 | \$447,000 | 1,150 | 7 | 1955 | Good | 7,800 | N | N | 2404 153RD AVE SE |
| 8 | 0 | 403680 | 0745 | 04/22/13 | \$500,000 | \$578,000 | 1,150 | 7 | 1957 | VGood | 6,840 | N | N | 16019 SE 10TH ST |
| 8 | 0 | 403750 | 0130 | 03/18/11 | \$313,000 | \$437,000 | 1,160 | 7 | 1958 | Avg | 10,720 | N | N | 146 160TH PL SE |
| 8 | 0 | 403940 | 0370 | 03/21/13 | \$413,000 | \$484,000 | 1,160 | 7 | 2013 | Avg | 11,750 | N | N | 405 155TH PL SE |
| 8 | 0 | 403940 | 0450 | 05/10/13 | \$280,000 | \$321,000 | 1,160 | 7 | 1960 | Avg | 9,450 | N | N | 447 155TH PL SE |
| 8 | 0 | 403810 | 0140 | 10/21/13 | \$417,500 | \$437,000 | 1,170 | 7 | 1959 | Avg | 8,325 | N | N | 66 157TH AVE SE |
| 8 | 0 | 792370 | 0090 | 07/31/13 | \$430,000 | \$472,000 | 1,170 | 7 | 1969 | Avg | 7,350 | N | N | 1261 150TH AVE SE |
| 8 | 0 | 883890 | 0197 | 08/14/13 | \$340,000 | \$371,000 | 1,170 | 7 | 1966 | Avg | 7,500 | N | N | 14611 SE 21ST ST |
| 8 | 0 | 403810 | 0330 | 03/16/12 | \$370,000 | \$490,000 | 1,170 | 7 | 1959 | Good | 9,460 | N | N | 92 158TH PL SE |
| 8 | 0 | 403680 | 0740 | 06/01/11 | \$305,000 | \$423,000 | 1,180 | 7 | 1957 | Good | 6,650 | N | N | 16011 SE 10TH ST |
| 8 | 0 | 403750 | 0120 | 07/10/12 | \$375,500 | \$483,000 | 1,180 | 7 | 1958 | Good | 12,848 | N | N | 160 160TH PL SE |
| 8 | 0 | 403750 | 0120 | 08/18/11 | \$355,000 | \$488,000 | 1,180 | 7 | 1958 | Good | 12,848 | N | N | 160 160TH PL SE |
| 8 | 0 | 675130 | 0185 | 02/21/13 | \$345,000 | \$409,000 | 1,180 | 7 | 1956 | Good | 8,000 | N | N | 2552 154TH AVE SE |
| 8 | 0 | 792330 | 0090 | 08/13/12 | \$310,000 | \$394,000 | 1,190 | 7 | 1957 | Good | 10,170 | N | N | 1622 153RD AVE SE |
| 8 | 0 | 403930 | 0170 | 03/12/12 | \$306,000 | \$406,000 | 1,200 | 7 | 1962 | Avg | 9,201 | N | N | 245 152ND PL SE |
| 8 | 0 | 403930 | 0280 | 06/11/13 | \$410,000 | \$462,000 | 1,200 | 7 | 1962 | Good | 8,580 | N | N | 145 SE 153RD PL |
| 8 | 0 | 403930 | 0650 | 03/17/11 | \$250,000 | \$349,000 | 1,200 | 7 | 1962 | Good | 7,810 | N | N | 140 153RD PL SE |
| 8 | 0 | 403930 | 0720 | 02/14/11 | \$379,950 | \$532,000 | 1,200 | 7 | 1962 | Good | 8,960 | N | N | 244 153RD PL SE |
| 8 | 0 | 403930 | 0320 | 09/02/11 | \$397,200 | \$545,000 | 1,210 | 7 | 1962 | Avg | 7,670 | N | N | 227 153RD PL SE |
| 8 | 0 | 403740 | 0090 | 10/07/13 | \$387,000 | \$409,000 | 1,210 | 7 | 1958 | Good | 8,400 | N | N | 232 163RD PL SE |
| 8 | 0 | 792380 | 0170 | 04/02/12 | \$425,000 | \$561,000 | 1,210 | 7 | 1961 | VGood | 4,770 | N | N | 14611 SE 19TH PL |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 403750 | 0060 | 06/27/13 | \$438,000 | \$490,000 | 1,220 | 7 | 1958 | Avg | 12,768 | N | N | 16040 SE 2ND ST |
| 8 | 0 | 403930 | 0690 | 07/11/13 | \$460,000 | \$511,000 | 1,220 | 7 | 1962 | Avg | 7,776 | N | N | 220 153RD PL SE |
| 8 | 0 | 032405 | 9082 | 04/18/12 | \$310,000 | \$407,000 | 1,220 | 7 | 1959 | Good | 6,534 | N | N | 14015 SE 10TH ST |
| 8 | 0 | 403680 | 0340 | 12/19/12 | \$439,000 | \$535,000 | 1,220 | 7 | 1961 | Good | 7,000 | N | N | 15911 SE 10TH ST |
| 8 | 0 | 403740 | 0115 | 06/29/12 | \$275,000 | \$355,000 | 1,220 | 7 | 1958 | Good | 8,880 | N | N | 225 164TH AVE SE |
| 8 | 0 | 403950 | 0050 | 05/10/13 | \$443,500 | \$508,000 | 1,220 | 7 | 1961 | Good | 8,140 | N | N | 143 159TH AVE SE |
| 8 | 0 | 403950 | 0730 | 06/28/11 | \$340,000 | \$471,000 | 1,220 | 7 | 1961 | Good | 7,560 | N | N | 15813 SE 3RD ST |
| 8 | 0 | 403930 | 0330 | 02/26/13 | \$580,000 | \$687,000 | 1,220 | 7 | 1962 | VGood | 7,670 | N | N | 235 153RD PL SE |
| 8 | 0 | 403810 | 0135 | 04/11/13 | \$425,000 | \$494,000 | 1,230 | 7 | 1959 | Avg | 8,475 | N | N | 74 157TH AVE SE |
| 8 | 0 | 792330 | 0170 | 11/26/12 | \$378,500 | \$465,000 | 1,230 | 7 | 1957 | Avg | 9,764 | N | N | 1830 152ND AVE SE |
| 8 | 0 | 064340 | 0200 | 08/11/11 | \$372,500 | \$513,000 | 1,230 | 7 | 1977 | Good | 8,190 | N | N | 1512 147TH AVE SE |
| 8 | 0 | 792330 | 0160 | 03/26/13 | \$390,000 | \$456,000 | 1,230 | 7 | 1957 | Good | 10,083 | N | N | 1814 152ND AVE SE |
| 8 | 0 | 403740 | 0405 | 11/19/13 | \$541,800 | \$557,000 | 1,240 | 7 | 1958 | Good | 8,030 | N | N | 422 159TH PL SE |
| 8 | 0 | 220720 | 0035 | 12/12/13 | \$340,000 | \$345,000 | 1,250 | 7 | 1955 | Avg | 8,640 | N | N | 1068 148TH PL SE |
| 8 | 0 | 220720 | 0195 | 07/29/13 | \$400,000 | \$440,000 | 1,250 | 7 | 1955 | Avg | 7,560 | N | N | 1068 149TH PL SE |
| 8 | 0 | 220720 | 0260 | 12/21/12 | \$415,950 | \$506,000 | 1,250 | 7 | 1956 | Avg | 11,400 | N | N | 1005 151ST AVE SE |
| 8 | 0 | 403680 | 0110 | 01/26/12 | \$239,000 | \$320,000 | 1,250 | 7 | 1956 | Avg | 7,790 | N | N | 15667 SE 8TH ST |
| 8 | 0 | 403680 | 0465 | 08/12/12 | \$360,000 | \$458,000 | 1,250 | 7 | 1956 | Avg | 9,225 | N | N | 1007 158TH PL SE |
| 8 | 0 | 220710 | 0860 | 10/05/11 | \$325,000 | \$444,000 | 1,250 | 7 | 1955 | Good | 14,282 | N | N | 14624 SE 15TH ST |
| 8 | 0 | 220720 | 0765 | 06/04/12 | \$331,500 | \$430,000 | 1,250 | 7 | 1956 | Good | 7,475 | N | N | 15534 SE 10TH ST |
| 8 | 0 | 403680 | 0130 | 10/09/13 | \$400,000 | \$422,000 | 1,250 | 7 | 1956 | Good | 7,125 | N | N | 15650 SE 9TH ST |
| 8 | 0 | 403740 | 0275 | 05/21/13 | \$360,000 | \$410,000 | 1,260 | 7 | 1958 | Good | 7,905 | N | N | 16003 SE 4TH ST |
| 8 | 0 | 403750 | 0040 | 06/19/12 | \$411,500 | \$532,000 | 1,260 | 7 | 1958 | Good | 14,847 | N | N | 127 162ND AVE SE |
| 8 | 0 | 403750 | 0025 | 05/22/13 | \$453,000 | \$516,000 | 1,260 | 7 | 1958 | VGood | 9,600 | N | N | 105 162ND AVE SE |
| 8 | 0 | 220720 | 0300 | 07/06/11 | \$267,000 | \$369,000 | 1,270 | 7 | 1956 | Avg | 7,622 | N | N | 1223 149TH PL SE |
| 8 | 0 | 403680 | 0875 | 06/21/12 | \$265,000 | \$342,000 | 1,270 | 7 | 1958 | Good | 7,000 | N | N | 16211 SE 9TH ST |
| 8 | 0 | 403680 | 0355 | 08/05/13 | \$530,000 | \$581,000 | 1,270 | 7 | 1961 | VGood | 10,880 | N | N | 1015 160TH AVE SE |
| 8 | 0 | 675110 | 0270 | 09/16/13 | \$370,500 | \$396,000 | 1,280 | 7 | 1955 | Avg | 9,480 | N | N | 15315 SE 24TH ST |
| 8 | 0 | 675110 | 0320 | 11/13/13 | \$375,000 | \$387,000 | 1,280 | 7 | 1955 | Good | 9,450 | N | N | 15543 SE 24TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 8 | 0 | 403680 | 1090 | 11/27/12 | \$322,000 | \$395,000 | 1,290 | 7 | 1958 | Good | 7,400 | N | N | 16214 SE 9TH ST |
| 8 | 0 | 403950 | 0190 | 03/04/13 | \$422,501 | \$499,000 | 1,290 | 7 | 1961 | Good | 6,758 | N | N | 15946 SE 1ST ST |
| 8 | 0 | 220710 | 0160 | 04/19/13 | \$462,425 | \$535,000 | 1,300 | 7 | 1955 | Avg | 7,000 | N | N | 1325 144TH AVE SE |
| 8 | 0 | 220720 | 0605 | 11/29/12 | \$300,000 | \$368,000 | 1,300 | 7 | 1956 | Avg | 7,000 | N | N | 15539 SE 8TH ST |
| 8 | 0 | 220720 | 0350 | 02/21/13 | \$350,000 | \$415,000 | 1,300 | 7 | 1956 | Good | 6,885 | N | N | 1208 149TH PL SE |
| 8 | 0 | 403760 | 0015 | 04/17/13 | \$329,000 | \$381,000 | 1,300 | 7 | 1958 | Good | 9,600 | N | N | 411 156TH AVE SE |
| 8 | 0 | 415770 | 0140 | 06/27/13 | \$510,888 | \$571,000 | 1,300 | 7 | 1962 | Good | 9,240 | N | N | 2037 152ND AVE SE |
| 8 | 0 | 403680 | 0925 | 01/10/12 | \$297,500 | \$400,000 | 1,310 | 7 | 1957 | Avg | 7,300 | N | N | 16224 SE 10TH ST |
| 8 | 0 | 403750 | 0350 | 07/31/12 | \$369,000 | \$471,000 | 1,310 | 7 | 1958 | Good | 13,338 | N | N | 118 162ND AVE SE |
| 8 | 0 | 792380 | 0020 | 12/15/11 | \$335,000 | \$452,000 | 1,310 | 7 | 1961 | Good | 7,300 | N | N | 1911 146TH PL SE |
| 8 | 0 | 403680 | 0930 | 01/11/12 | \$240,500 | \$323,000 | 1,320 | 7 | 1957 | Avg | 7,500 | N | N | 16218 SE 10TH ST |
| 8 | 0 | 403760 | 0035 | 01/11/11 | \$248,000 | \$347,000 | 1,320 | 7 | 1958 | Good | 9,600 | N | N | 439 156TH AVE SE |
| 8 | 0 | 664830 | 0090 | 04/24/12 | \$310,000 | \$407,000 | 1,320 | 7 | 1958 | Good | 10,170 | N | N | 1718 144TH AVE SE |
| 8 | 0 | 220710 | 0565 | 08/30/13 | \$440,000 | \$475,000 | 1,330 | 7 | 2013 | Avg | 8,840 | N | N | 14419 SE 14TH ST |
| 8 | 0 | 403740 | 0385 | 06/14/11 | \$332,500 | \$461,000 | 1,340 | 7 | 1958 | Avg | 7,560 | N | N | 15933 SE 6TH ST |
| 8 | 0 | 220710 | 0485 | 06/06/12 | \$280,000 | \$363,000 | 1,340 | 7 | 1955 | Good | 7,176 | N | N | 1226 147TH AVE SE |
| 8 | 0 | 403940 | 0180 | 08/13/12 | \$309,000 | \$393,000 | 1,340 | 7 | 1960 | Good | 8,395 | N | N | 644 154TH AVE SE |
| 8 | 0 | 064340 | 0140 | 07/10/13 | \$415,000 | \$461,000 | 1,350 | 7 | 1977 | Good | 7,874 | N | N | 14717 SE 15TH PL |
| 8 | 0 | 220720 | 0075 | 10/25/12 | \$302,000 | \$375,000 | 1,360 | 7 | 1956 | Avg | 9,960 | N | N | 1000 148TH PL SE |
| 8 | 0 | 415770 | 0010 | 03/05/13 | \$469,950 | \$555,000 | 1,360 | 7 | 1962 | Good | 9,290 | N | N | 15105 SE 20TH ST |
| 8 | 0 | 415770 | 0120 | 01/04/11 | \$435,000 | \$610,000 | 1,360 | 7 | 1963 | Good | 9,404 | N | N | 2021 152ND AVE SE |
| 8 | 0 | 403680 | 1155 | 05/25/12 | \$328,000 | \$427,000 | 1,370 | 7 | 1956 | Good | 8,217 | N | N | 16021 SE 7TH ST |
| 8 | 0 | 403680 | 1415 | 07/11/11 | \$260,000 | \$359,000 | 1,380 | 7 | 1956 | Avg | 7,300 | N | N | 620 163RD AVE SE |
| 8 | 0 | 403740 | 0415 | 08/17/11 | \$342,000 | \$471,000 | 1,380 | 7 | 1958 | Avg | 7,820 | N | N | 410 159TH PL SE |
| 8 | 0 | 403680 | 1435 | 07/09/13 | \$435,000 | \$484,000 | 1,380 | 7 | 1956 | Good | 7,300 | N | N | 712 163RD AVE SE |
| 8 | 0 | 403680 | 1435 | 07/10/12 | \$360,000 | \$463,000 | 1,380 | 7 | 1956 | Good | 7,300 | N | N | 712 163RD AVE SE |
| 8 | 0 | 403950 | 0270 | 05/06/11 | \$345,000 | \$480,000 | 1,380 | 7 | 1961 | Good | 7,700 | N | N | 121 159TH PL SE |
| 8 | 0 | 664830 | 0145 | 12/18/13 | \$339,000 | \$342,000 | 1,380 | 7 | 1958 | Good | 8,750 | N | N | 14305 SE 17TH ST |
| 8 | 0 | 675110 | 0215 | 04/04/12 | \$375,000 | \$494,000 | 1,390 | 7 | 1955 | Avg | 10,720 | N | N | 15320 SE 24TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 403750 | 0345 | 09/05/13 | \$440,500 | \$474,000 | 1,400 | 7 | 1958 | Avg | 11,175 | N | N | 126 162ND AVE SE |
| 8 | 0 | 792370 | 0120 | 08/02/13 | \$490,000 | \$538,000 | 1,410 | 7 | 2006 | Avg | 8,190 | N | N | 1241 150TH AVE SE |
| 8 | 0 | 792370 | 0130 | 07/16/13 | \$361,000 | \$400,000 | 1,420 | 7 | 1961 | Avg | 7,560 | N | N | 1237 150TH AVE SE |
| 8 | 0 | 403740 | 0160 | 10/03/13 | \$485,000 | \$514,000 | 1,420 | 7 | 1958 | Good | 7,500 | N | N | 16010 SE 5TH ST |
| 8 | 0 | 792370 | 0060 | 08/24/12 | \$303,000 | \$384,000 | 1,420 | 7 | 1961 | Good | 7,560 | N | N | 1427 150TH AVE SE |
| 8 | 0 | 792380 | 0040 | 07/12/12 | \$401,000 | \$515,000 | 1,420 | 7 | 1961 | Good | 8,030 | N | N | 1923 146TH PL SE |
| 8 | 0 | 737460 | 0630 | 07/26/11 | \$335,000 | \$462,000 | 1,430 | 7 | 1960 | Avg | 10,504 | N | N | 1815 152ND AVE SE |
| 8 | 0 | 194490 | 0080 | 06/06/11 | \$320,000 | \$444,000 | 1,430 | 7 | 1966 | Good | 11,115 | N | N | 4 151ST PL SE |
| 8 | 0 | 220720 | 0255 | 11/15/11 | \$305,000 | \$414,000 | 1,430 | 7 | 1956 | Good | 7,360 | N | N | 1015 149TH PL SE |
| 8 | 0 | 737460 | 0260 | 08/09/11 | \$322,000 | \$443,000 | 1,430 | 7 | 1960 | Good | 9,531 | N | N | 15124 SE 18TH ST |
| 8 | 0 | 792380 | 0230 | 05/14/12 | \$379,500 | \$495,000 | 1,430 | 7 | 1961 | Good | 12,075 | N | N | 14620 SE 20TH ST |
| 8 | 0 | 415760 | 0130 | 12/16/11 | \$460,000 | \$621,000 | 1,440 | 7 | 1963 | Good | 11,900 | N | N | 15436 SE 21ST PL |
| 8 | 0 | 220710 | 0635 | 02/22/11 | \$310,000 | \$434,000 | 1,450 | 7 | 1955 | Avg | 7,000 | N | N | 14223 SE 14TH ST |
| 8 | 0 | 220710 | 0290 | 07/12/13 | \$391,150 | \$434,000 | 1,450 | 7 | 1955 | Good | 7,000 | N | N | 1228 144TH AVE SE |
| 8 | 0 | 403810 | 0165 | 04/13/12 | \$310,000 | \$408,000 | 1,460 | 7 | 1959 | Good | 8,250 | N | N | 28 157TH AVE SE |
| 8 | 0 | 675110 | 0225 | 05/09/11 | \$363,000 | \$505,000 | 1,460 | 7 | 1956 | Good | 9,200 | N | N | 2509 153RD AVE SE |
| 8 | 0 | 792380 | 0500 | 05/17/13 | \$375,000 | \$428,000 | 1,460 | 7 | 1961 | Good | 7,200 | N | N | 2112 146TH PL SE |
| 8 | 0 | 792330 | 0120 | 09/20/12 | \$367,500 | \$462,000 | 1,470 | 7 | 1956 | Avg | 9,437 | N | N | 1655 154TH AVE SE |
| 8 | 0 | 675130 | 0040 | 06/26/12 | \$439,600 | \$567,000 | 1,470 | 7 | 1957 | Good | 9,200 | N | N | 2611 153RD AVE SE |
| 8 | 0 | 737460 | 0790 | 08/07/13 | \$432,500 | \$473,000 | 1,480 | 7 | 1961 | Avg | 10,641 | N | N | 2015 151ST AVE SE |
| 8 | 0 | 737460 | 0660 | 05/21/13 | \$430,000 | \$490,000 | 1,500 | 7 | 1960 | Avg | 8,987 | N | N | 15025 SE 20TH ST |
| 8 | 0 | 415750 | 0020 | 12/31/12 | \$288,650 | \$350,000 | 1,510 | 7 | 1959 | Avg | 9,840 | N | N | 15311 SE 20TH ST |
| 8 | 0 | 403930 | 0230 | 04/08/13 | \$547,500 | \$637,000 | 1,510 | 7 | 1962 | Good | 8,820 | N | N | 15227 SE 1ST ST |
| 8 | 0 | 403740 | 0150 | 07/19/13 | \$492,500 | \$545,000 | 1,510 | 7 | 1958 | VGood | 7,935 | N | N | 16211 SE 2ND ST |
| 8 | 0 | 675110 | 0060 | 09/16/13 | \$405,000 | \$433,000 | 1,520 | 7 | 1956 | Good | 10,405 | N | N | 15335 SE 22ND ST |
| 8 | 0 | 675110 | 0370 | 03/25/11 | \$380,500 | \$531,000 | 1,520 | 7 | 1956 | VGood | 9,600 | N | N | 15418 SE 25TH ST |
| 8 | 0 | 792330 | 0275 | 10/09/12 | \$315,000 | \$393,000 | 1,530 | 7 | 1957 | Avg | 8,956 | N | N | 2001 154TH AVE SE |
| 8 | 0 | 403750 | 0360 | 03/29/11 | \$315,500 | \$440,000 | 1,530 | 7 | 1958 | Good | 15,072 | N | N | 102 162ND AVE SE |
| 8 | 0 | 220710 | 0080 | 10/26/12 | \$350,000 | \$435,000 | 1,560 | 7 | 1955 | Good | 7,770 | N | N | 14226 SE 14TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 403810 | 0345 | 08/13/12 | \$392,000 | \$499,000 | 1,560 | 7 | 1959 | Good | 8,160 | N | N | 15921 MAIN ST |
| 8 | 0 | 664830 | 0050 | 02/22/13 | \$405,000 | \$480,000 | 1,560 | 7 | 1956 | Good | 10,200 | N | N | 14432 SE 17TH ST |
| 8 | 0 | 792390 | 0260 | 08/24/12 | \$556,000 | \$705,000 | 1,560 | 7 | 1961 | VGood | 8,362 | N | N | 15014 SE 15TH ST |
| 8 | 0 | 403930 | 0900 | 08/06/13 | \$387,000 | \$424,000 | 1,570 | 7 | 1961 | Avg | 7,700 | N | N | 216 155TH AVE SE |
| 8 | 0 | 737460 | 0070 | 03/19/12 | \$388,000 | \$514,000 | 1,570 | 7 | 1960 | Avg | 12,825 | N | N | 1646 150TH AVE SE |
| 8 | 0 | 403680 | 0605 | 03/26/12 | \$319,000 | \$422,000 | 1,580 | 7 | 1956 | Good | 8,050 | N | N | 15610 SE 11TH ST |
| 8 | 0 | 675110 | 0005 | 04/02/12 | \$340,000 | \$449,000 | 1,600 | 7 | 1955 | Avg | 11,745 | N | N | 2321 153RD AVE SE |
| 8 | 0 | 220720 | 0225 | 08/08/13 | \$380,000 | \$416,000 | 1,610 | 7 | 1956 | Good | 8,480 | N | N | 1065 149TH PL SE |
| 8 | 0 | 675130 | 0025 | 08/15/13 | \$445,000 | \$485,000 | 1,610 | 7 | 1957 | Good | 9,200 | N | N | 2635 153RD AVE SE |
| 8 | 0 | 675130 | 0025 | 11/05/12 | \$345,000 | \$427,000 | 1,610 | 7 | 1957 | Good | 9,200 | N | N | 2635 153RD AVE SE |
| 8 | 0 | 086960 | 0090 | 04/23/12 | \$378,000 | \$496,000 | 1,620 | 7 | 1969 | Avg | 7,965 | N | N | 716 143RD PL SE |
| 8 | 0 | 220710 | 0175 | 06/22/12 | \$430,000 | \$556,000 | 1,620 | 7 | 1955 | Good | 7,000 | N | N | 1250 143RD AVE SE |
| 8 | 0 | 220720 | 0215 | 10/13/11 | \$337,000 | \$460,000 | 1,620 | 7 | 1955 | Good | 7,303 | N | N | 1033 151ST AVE SE |
| 8 | 0 | 220710 | 0950 | 05/08/13 | \$450,000 | \$516,000 | 1,630 | 7 | 1955 | Avg | 8,820 | N | N | 14405 SE 15TH ST |
| 8 | 0 | 403680 | 0215 | 06/18/12 | \$305,000 | \$394,000 | 1,630 | 7 | 1956 | Good | 7,000 | N | N | 15673 SE 9TH ST |
| 8 | 0 | 415770 | 0070 | 12/09/13 | \$450,000 | \$457,000 | 1,640 | 7 | 1963 | Good | 9,033 | N | N | 15104 SE 22ND ST |
| 8 | 0 | 220710 | 0335 | 12/17/12 | \$420,000 | \$512,000 | 1,640 | 7 | 1955 | VGood | 7,700 | N | N | 1312 145TH AVE SE |
| 8 | 0 | 403940 | 0190 | 12/26/13 | \$495,000 | \$497,000 | 1,660 | 7 | 1960 | Good | 7,910 | N | N | 636 154TH AVE SE |
| 8 | 0 | 403750 | 0180 | 11/18/13 | \$488,000 | \$502,000 | 1,670 | 7 | 1958 | Good | 9,737 | N | N | 135 160TH PL SE |
| 8 | 0 | 664830 | 0010 | 03/08/13 | \$340,000 | \$401,000 | 1,680 | 7 | 1958 | Good | 9,727 | N | N | 1613 144TH AVE SE |
| 8 | 0 | 792380 | 0260 | 02/09/12 | \$295,000 | \$394,000 | 1,690 | 7 | 1961 | Avg | 7,200 | N | N | 1915 147TH PL SE |
| 8 | 0 | 064350 | 0220 | 10/09/12 | \$467,900 | \$584,000 | 1,710 | 7 | 1962 | Good | 11,025 | N | N | 2117 145TH AVE SE |
| 8 | 0 | 403940 | 0500 | 08/26/13 | \$546,000 | \$591,000 | 1,710 | 7 | 1960 | Good | 7,245 | N | N | 475 155TH PL SE |
| 8 | 0 | 675130 | 0270 | 10/24/11 | \$373,000 | \$508,000 | 1,710 | 7 | 1956 | Good | 22,828 | N | N | 2583 155TH AVE SE |
| 8 | 0 | 220710 | 0415 | 10/11/11 | \$375,000 | \$512,000 | 1,720 | 7 | 1955 | Good | 7,245 | N | N | 1233 147TH AVE SE |
| 8 | 0 | 792330 | 0190 | 03/14/13 | \$407,000 | \$479,000 | 1,720 | 7 | 1957 | Good | 8,952 | N | N | 15214 SE 20TH ST |
| 8 | 0 | 792380 | 0160 | 07/10/13 | \$428,400 | \$476,000 | 1,720 | 7 | 1961 | Good | 5,225 | N | N | 14605 SE 19TH PL |
| 8 | 0 | 664830 | 0160 | 05/02/12 | \$449,950 | \$589,000 | 1,720 | 7 | 1958 | VGood | 9,825 | N | N | 1723 144TH AVE SE |
| 8 | 0 | 403680 | 1450 | 09/27/11 | \$305,000 | \$417,000 | 1,730 | 7 | 1956 | Avg | 7,300 | N | N | 812 163RD AVE SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-----------------------|
| 8 | 0 | 792390 | 0240 | 07/06/11 | \$311,000 | \$430,000 | 1,730 | 7 | 1961 | Good | 11,534 | N | N | 15021 SE 15TH ST |
| 8 | 0 | 737460 | 0410 | 06/29/11 | \$350,000 | \$484,000 | 1,740 | 7 | 1959 | Good | 9,000 | N | N | 15014 SE 20TH ST |
| 8 | 0 | 403720 | 0790 | 02/02/12 | \$350,000 | \$468,000 | 1,750 | 7 | 1957 | Good | 9,120 | N | N | 16320 LAKE HILLS BLVD |
| 8 | 0 | 415760 | 0170 | 08/29/12 | \$464,500 | \$588,000 | 1,750 | 7 | 1963 | Good | 13,111 | N | N | 15429 SE 21ST PL |
| 8 | 0 | 022405 | 9057 | 06/13/13 | \$505,000 | \$569,000 | 1,790 | 7 | 1966 | Good | 14,800 | N | N | 15025 SE 22ND ST |
| 8 | 0 | 220720 | 0525 | 01/23/12 | \$281,000 | \$376,000 | 1,830 | 7 | 1956 | Good | 8,040 | N | N | 15538 SE 8TH ST |
| 8 | 0 | 403680 | 0910 | 04/25/11 | \$369,000 | \$514,000 | 1,830 | 7 | 1957 | Good | 8,000 | N | N | 911 163RD AVE SE |
| 8 | 0 | 792380 | 0480 | 11/12/12 | \$330,000 | \$407,000 | 1,870 | 7 | 1961 | Good | 11,750 | N | N | 14633 SE 21ST ST |
| 8 | 0 | 403840 | 0110 | 01/12/11 | \$300,000 | \$420,000 | 1,980 | 7 | 1960 | Good | 7,770 | N | N | 112 156TH AVE SE |
| 8 | 0 | 403810 | 0265 | 12/17/13 | \$424,000 | \$428,000 | 2,030 | 7 | 1959 | Good | 10,080 | N | N | 5 159TH AVE SE |
| 8 | 0 | 403950 | 0240 | 10/22/13 | \$537,500 | \$563,000 | 2,210 | 7 | 1961 | Avg | 7,965 | N | N | 130 160TH AVE SE |
| 8 | 0 | 220710 | 0900 | 02/02/11 | \$345,000 | \$483,000 | 2,380 | 7 | 1982 | Good | 8,580 | N | N | 14429 SE 15TH ST |
| 8 | 0 | 675130 | 0345 | 12/20/11 | \$472,000 | \$637,000 | 2,740 | 7 | 2001 | Avg | 8,600 | N | N | 15522 SE 27TH ST |
| 8 | 0 | 792330 | 0005 | 08/23/11 | \$315,000 | \$433,000 | 2,900 | 7 | 1956 | Avg | 12,311 | N | N | 1606 152ND AVE SE |
| 8 | 0 | 792330 | 0010 | 09/16/13 | \$459,000 | \$491,000 | 1,210 | 8 | 1956 | Good | 10,025 | N | N | 1614 152ND AVE SE |
| 8 | 0 | 353000 | 0150 | 10/03/13 | \$500,650 | \$530,000 | 1,220 | 8 | 1967 | Avg | 7,700 | N | N | 14213 SE 10TH PL |
| 8 | 0 | 173680 | 0360 | 11/25/13 | \$568,000 | \$582,000 | 1,320 | 8 | 1965 | Good | 11,730 | N | N | 1039 145TH PL SE |
| 8 | 0 | 173680 | 0160 | 12/17/12 | \$415,000 | \$506,000 | 1,350 | 8 | 1966 | Avg | 7,500 | N | N | 14409 SE 8TH ST |
| 8 | 0 | 173680 | 0160 | 10/12/11 | \$347,000 | \$474,000 | 1,350 | 8 | 1966 | Avg | 7,500 | N | N | 14409 SE 8TH ST |
| 8 | 0 | 801630 | 0320 | 04/13/11 | \$360,000 | \$502,000 | 1,350 | 8 | 1966 | Avg | 8,880 | N | N | 1431 159TH AVE SE |
| 8 | 0 | 173680 | 0800 | 08/29/13 | \$390,000 | \$422,000 | 1,360 | 8 | 1965 | Avg | 8,100 | N | N | 910 146TH AVE SE |
| 8 | 0 | 173680 | 0900 | 12/15/11 | \$410,000 | \$553,000 | 1,390 | 8 | 1966 | Good | 6,860 | N | N | 1035 147TH AVE SE |
| 8 | 0 | 173680 | 1020 | 08/03/12 | \$458,000 | \$585,000 | 1,440 | 8 | 1998 | Avg | 7,848 | N | N | 914 147TH AVE SE |
| 8 | 0 | 173680 | 0975 | 08/29/12 | \$475,000 | \$601,000 | 1,470 | 8 | 1966 | Avg | 7,500 | N | N | 14610 SE 9TH PL |
| 8 | 0 | 173680 | 0690 | 05/29/12 | \$400,000 | \$520,000 | 1,510 | 8 | 1965 | Avg | 10,164 | N | N | 1017 146TH AVE SE |
| 8 | 0 | 502390 | 0130 | 09/23/13 | \$485,000 | \$517,000 | 1,510 | 8 | 1970 | Good | 6,325 | N | N | 14423 SE 19TH PL |
| 8 | 0 | 502390 | 0110 | 10/03/12 | \$387,450 | \$485,000 | 1,530 | 8 | 1970 | Good | 6,360 | N | N | 14411 SE 19TH PL |
| 8 | 0 | 220710 | 0940 | 04/23/12 | \$480,000 | \$630,000 | 1,630 | 8 | 2011 | Avg | 9,975 | N | N | 1512 143RD AVE SE |
| 8 | 0 | 801630 | 0310 | 08/05/13 | \$478,000 | \$524,000 | 1,660 | 8 | 1966 | Avg | 8,880 | N | N | 1425 159TH AVE SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 8 | 0 | 173680 | 0860 | 07/06/11 | \$405,000 | \$560,000 | 1,680 | 8 | 1965 | Avg | 8,775 | N | N | 1009 147TH AVE SE |
| 8 | 0 | 792350 | 0060 | 10/07/13 | \$490,000 | \$518,000 | 1,720 | 8 | 1967 | Good | 9,242 | Y | N | 1804 155TH AVE SE |
| 8 | 0 | 022405 | 9214 | 07/31/13 | \$600,000 | \$659,000 | 1,720 | 8 | 1979 | Good | 41,082 | N | N | 1801 156TH AVE SE |
| 8 | 0 | 323650 | 0160 | 10/29/12 | \$482,500 | \$599,000 | 1,730 | 8 | 1981 | Avg | 7,327 | N | N | 1140 148TH DR SE |
| 8 | 0 | 353000 | 0030 | 06/11/12 | \$420,700 | \$545,000 | 1,730 | 8 | 1967 | Good | 7,500 | N | N | 14206 SE 10TH PL |
| 8 | 0 | 801630 | 0130 | 11/02/12 | \$410,000 | \$508,000 | 1,760 | 8 | 1968 | Good | 8,906 | N | N | 15842 SE 13TH ST |
| 8 | 0 | 173680 | 0200 | 08/26/13 | \$466,000 | \$505,000 | 1,770 | 8 | 1965 | Avg | 7,500 | N | N | 804 144TH PL SE |
| 8 | 0 | 894460 | 0270 | 03/04/13 | \$420,000 | \$496,000 | 1,830 | 8 | 1988 | Avg | 3,481 | N | N | 325 145TH PL SE |
| 8 | 0 | 894460 | 0350 | 10/27/11 | \$388,500 | \$529,000 | 1,830 | 8 | 1988 | Avg | 3,610 | N | N | 391 145TH PL SE |
| 8 | 0 | 894460 | 0080 | 09/09/11 | \$375,000 | \$514,000 | 1,840 | 8 | 1988 | Avg | 3,855 | N | N | 111 145TH PL SE |
| 8 | 0 | 894460 | 0090 | 02/15/13 | \$417,000 | \$496,000 | 1,840 | 8 | 1988 | Avg | 3,938 | N | N | 123 145TH PL SE |
| 8 | 0 | 894460 | 0480 | 02/11/13 | \$420,000 | \$500,000 | 1,840 | 8 | 1988 | Avg | 3,296 | N | N | 274 145TH PL SE |
| 8 | 0 | 894460 | 0670 | 09/10/12 | \$415,000 | \$523,000 | 1,840 | 8 | 1988 | Avg | 4,219 | N | N | 28 145TH PL SE |
| 8 | 0 | 173680 | 0410 | 09/05/12 | \$450,000 | \$568,000 | 1,860 | 8 | 1965 | Good | 7,950 | N | N | 912 144TH PL SE |
| 8 | 0 | 883890 | 0196 | 08/14/12 | \$472,000 | \$600,000 | 1,880 | 8 | 1952 | Avg | 12,457 | N | N | 14632 SE 22ND ST |
| 8 | 0 | 323650 | 0200 | 10/03/13 | \$531,200 | \$563,000 | 1,910 | 8 | 1984 | Good | 9,023 | N | N | 1040 148TH DR SE |
| 8 | 0 | 894460 | 0100 | 06/23/11 | \$395,000 | \$547,000 | 1,920 | 8 | 1988 | Avg | 3,957 | N | N | 207 145TH PL SE |
| 8 | 0 | 894460 | 0520 | 06/07/11 | \$402,000 | \$558,000 | 1,920 | 8 | 1988 | Avg | 4,164 | N | N | 234 145TH PL SE |
| 8 | 0 | 894460 | 0550 | 02/28/13 | \$425,000 | \$503,000 | 1,920 | 8 | 1988 | Avg | 3,494 | N | N | 150 145TH PL SE |
| 8 | 0 | 323650 | 0050 | 11/11/11 | \$350,000 | \$475,000 | 1,930 | 8 | 1983 | Avg | 7,139 | N | N | 945 148TH DR SE |
| 8 | 0 | 801630 | 0080 | 05/24/12 | \$460,000 | \$599,000 | 1,940 | 8 | 1966 | Avg | 8,712 | N | N | 1322 159TH AVE SE |
| 8 | 0 | 894460 | 0020 | 06/18/12 | \$385,000 | \$498,000 | 1,950 | 8 | 1988 | Avg | 3,815 | N | N | 45 145TH PL SE |
| 8 | 0 | 894460 | 0660 | 11/11/11 | \$300,000 | \$407,000 | 1,950 | 8 | 1988 | Good | 3,514 | N | N | 42 145TH PL SE |
| 8 | 0 | 173680 | 0720 | 02/20/12 | \$440,000 | \$586,000 | 2,130 | 8 | 1965 | Good | 8,732 | N | N | 1037 146TH AVE SE |
| 8 | 0 | 220710 | 0570 | 07/10/13 | \$685,500 | \$762,000 | 2,220 | 8 | 2012 | Avg | 8,840 | N | N | 14427 SE 14TH ST |
| 8 | 0 | 173680 | 0580 | 04/04/11 | \$475,000 | \$663,000 | 2,250 | 8 | 1966 | Avg | 8,910 | N | N | 820 145TH PL SE |
| 8 | 0 | 894460 | 0430 | 10/17/13 | \$557,500 | \$586,000 | 2,740 | 8 | 1989 | Avg | 3,294 | N | N | 314 145TH PL SE |
| 8 | 0 | 022405 | 9087 | 04/03/11 | \$517,000 | \$721,000 | 2,870 | 8 | 2007 | Avg | 24,042 | N | N | 1110 156TH AVE SE |
| 8 | 0 | 022405 | 9161 | 09/30/11 | \$528,000 | \$722,000 | 2,870 | 8 | 2007 | Avg | 39,235 | N | N | 1130 156TH AVE SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8 | 0 | 022405 | 9324 | 02/15/11 | \$492,000 | \$688,000 | 2,870 | 8 | 2007 | Avg | 28,757 | N | N | 1120 156TH AVE SE |
| 8 | 0 | 079320 | 0050 | 03/19/13 | \$655,000 | \$769,000 | 2,060 | 9 | 2006 | Avg | 9,544 | N | N | 1427 153RD PL SE |
| 8 | 0 | 883890 | 0247 | 07/05/12 | \$589,000 | \$758,000 | 2,090 | 9 | 1990 | Avg | 9,335 | N | N | 14415 SE 18TH ST |
| 8 | 0 | 883890 | 0251 | 04/12/13 | \$630,000 | \$731,000 | 2,300 | 9 | 1991 | Avg | 10,793 | N | N | 14419 SE 18TH ST |
| 8 | 0 | 086510 | 0005 | 01/21/11 | \$654,900 | \$917,000 | 2,300 | 9 | 1955 | Good | 44,866 | N | N | 552 145TH AVE SE |
| 8 | 0 | 889445 | 0020 | 05/06/13 | \$810,232 | \$930,000 | 2,950 | 9 | 2004 | Avg | 7,217 | N | N | 1604 154TH AVE SE |
| 8 | 0 | 342505 | 9121 | 06/07/12 | \$672,000 | \$872,000 | 3,270 | 9 | 1961 | Avg | 36,472 | N | N | 705 145TH AVE SE |
| 8 | 0 | 342505 | 9151 | 12/22/11 | \$849,950 | \$1,146,000 | 3,280 | 9 | 1956 | VGood | 25,178 | N | N | 714 145TH AVE SE |
| 8 | 0 | 675130 | 0215 | 04/11/12 | \$700,000 | \$922,000 | 3,360 | 9 | 2010 | Avg | 8,000 | N | N | 15405 SE 25TH ST |
| 8 | 0 | 220720 | 0830 | 12/11/12 | \$700,000 | \$855,000 | 4,330 | 9 | 2000 | Avg | 7,056 | N | N | 15427 SE 10TH ST |
| 8 | 0 | 032405 | 9002 | 11/26/12 | \$782,150 | \$961,000 | 3,530 | 10 | 2004 | Avg | 7,350 | N | N | 1158 140TH AVE SE |
| 8 | 0 | 342505 | 9300 | 09/03/13 | \$1,249,990 | \$1,348,000 | 4,060 | 10 | 2013 | Avg | 7,742 | N | N | 14545 |
| 8 | 0 | 342505 | 9301 | 07/25/13 | \$1,235,990 | \$1,362,000 | 4,130 | 10 | 2013 | Avg | 11,951 | N | N | 14585 SE 3RD LN |
| 8 | 0 | 342505 | 9163 | 07/25/13 | \$1,180,000 | \$1,301,000 | 4,140 | 10 | 2013 | Avg | 8,387 | N | N | 14565 SE 3RD LN |
| 8 | 0 | 086510 | 0025 | 04/10/12 | \$1,160,000 | \$1,527,000 | 4,770 | 10 | 2005 | Avg | 43,307 | N | N | 420 145TH AVE SE |
| 12 | 0 | 329820 | 0560 | 10/23/13 | \$352,250 | \$369,000 | 940 | 6 | 1959 | Good | 7,500 | N | N | 933 166TH AVE NE |
| 12 | 0 | 329820 | 1380 | 03/09/11 | \$285,000 | \$398,000 | 940 | 6 | 1959 | VGood | 7,875 | N | N | 16617 NE 9TH ST |
| 12 | 0 | 329830 | 0640 | 09/09/13 | \$375,350 | \$403,000 | 990 | 6 | 1959 | Avg | 18,225 | N | N | 1303 164TH PL NE |
| 12 | 0 | 329820 | 0530 | 10/24/12 | \$276,100 | \$343,000 | 990 | 6 | 1959 | Good | 7,200 | N | N | 915 166TH AVE NE |
| 12 | 0 | 329820 | 0990 | 04/01/13 | \$330,000 | \$385,000 | 990 | 6 | 1959 | Good | 7,490 | N | N | 1004 166TH PL NE |
| 12 | 0 | 329820 | 1120 | 02/02/12 | \$228,400 | \$305,000 | 990 | 6 | 1959 | Good | 7,630 | N | N | 935 168TH AVE NE |
| 12 | 0 | 329820 | 1180 | 08/27/13 | \$331,000 | \$358,000 | 990 | 6 | 1959 | Good | 8,250 | N | N | 1029 167TH PL NE |
| 12 | 0 | 329820 | 1270 | 07/25/13 | \$330,950 | \$365,000 | 990 | 6 | 1959 | Good | 7,700 | N | N | 936 168TH AVE NE |
| 12 | 0 | 329830 | 0230 | 06/07/11 | \$250,000 | \$347,000 | 990 | 6 | 1959 | Good | 7,590 | N | N | 1367 165TH AVE NE |
| 12 | 0 | 329830 | 0650 | 10/22/12 | \$300,000 | \$373,000 | 990 | 6 | 1959 | Good | 7,040 | N | N | 16415 NE 13TH ST |
| 12 | 0 | 329820 | 1190 | 10/29/12 | \$337,000 | \$418,000 | 1,060 | 6 | 1959 | Good | 7,500 | N | N | 1036 167TH PL NE |
| 12 | 0 | 329830 | 0390 | 01/27/12 | \$227,000 | \$304,000 | 1,100 | 6 | 1959 | Good | 6,900 | N | N | 1344 164TH PL NE |
| 12 | 0 | 329830 | 0610 | 11/02/12 | \$295,900 | \$367,000 | 1,210 | 6 | 1959 | Good | 7,260 | N | N | 1321 164TH PL NE |
| 12 | 0 | 329820 | 1350 | 09/03/13 | \$390,000 | \$420,000 | 1,220 | 6 | 1959 | Good | 6,649 | N | N | 16715 NE 9TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------------|
| 12 | 0 | 329820 | 0810 | 02/07/13 | \$310,400 | \$370,000 | 1,240 | 6 | 1959 | Avg | 7,500 | N | N | 917 167TH AVE NE |
| 12 | 0 | 329820 | 0240 | 04/11/11 | \$270,000 | \$376,000 | 1,370 | 6 | 1959 | Good | 4,950 | N | N | 884 164TH PL NE |
| 12 | 0 | 329820 | 0610 | 10/22/13 | \$369,000 | \$386,000 | 1,470 | 6 | 1959 | Good | 7,200 | N | N | 1027 165TH PL NE |
| 12 | 0 | 329820 | 0360 | 10/24/13 | \$375,000 | \$392,000 | 1,610 | 6 | 1959 | Good | 7,200 | N | N | 940 164TH PL NE |
| 12 | 0 | 403800 | 0015 | 10/16/13 | \$352,000 | \$370,000 | 970 | 7 | 2013 | Avg | 8,250 | N | N | 16118 NE 3RD PL |
| 12 | 0 | 403800 | 0170 | 08/25/11 | \$290,000 | \$399,000 | 990 | 7 | 1958 | Good | 13,650 | N | N | 16227 NE 3RD PL |
| 12 | 0 | 403770 | 0055 | 02/14/13 | \$330,000 | \$393,000 | 1,020 | 7 | 1959 | Good | 9,120 | N | N | 15942 MAIN ST |
| 12 | 0 | 403850 | 0620 | 11/22/13 | \$523,017 | \$537,000 | 1,020 | 7 | 1959 | Good | 8,625 | N | N | 525 166TH AVE NE |
| 12 | 0 | 403820 | 0070 | 02/20/13 | \$280,000 | \$332,000 | 1,040 | 7 | 1959 | Good | 8,287 | N | N | 122 156TH AVE NE |
| 12 | 0 | 156080 | 0570 | 10/14/11 | \$330,000 | \$450,000 | 1,070 | 7 | 1962 | Good | 10,890 | N | N | 604 155TH PL NE |
| 12 | 0 | 403820 | 0170 | 11/08/13 | \$460,000 | \$477,000 | 1,080 | 7 | 1959 | Good | 8,050 | N | N | 319 157TH AVE NE |
| 12 | 0 | 403870 | 0220 | 04/25/12 | \$485,000 | \$636,000 | 1,100 | 7 | 1961 | Good | 8,560 | Y | N | 16858 NE 6TH ST |
| 12 | 0 | 403910 | 0240 | 06/25/13 | \$487,000 | \$545,000 | 1,100 | 7 | 1963 | Good | 8,160 | N | N | 1210 170TH AVE NE |
| 12 | 0 | 403770 | 0090 | 09/03/13 | \$488,050 | \$526,000 | 1,110 | 7 | 1958 | Good | 8,370 | N | N | 16203 NE 1ST ST |
| 12 | 0 | 404010 | 0090 | 09/12/12 | \$456,490 | \$575,000 | 1,110 | 7 | 1962 | Good | 8,103 | N | N | 141 145TH AVE NE |
| 12 | 0 | 403800 | 0095 | 07/23/12 | \$385,000 | \$493,000 | 1,130 | 7 | 1958 | VGood | 8,240 | N | N | 16012 NE 3RD ST |
| 12 | 0 | 272505 | 9022 | 12/20/13 | \$631,000 | \$636,000 | 1,140 | 7 | 1951 | Good | 20,473 | N | N | 14037 NE BELLEVUE-REDMOND |
| 12 | 0 | 403800 | 0110 | 02/24/12 | \$273,000 | \$363,000 | 1,150 | 7 | 1958 | Avg | 7,875 | N | N | 16034 NE 3RD ST |
| 12 | 0 | 403860 | 0250 | 07/24/12 | \$465,000 | \$595,000 | 1,150 | 7 | 1961 | Good | 12,040 | N | N | 228 165TH AVE NE |
| 12 | 0 | 403830 | 0090 | 01/03/11 | \$341,000 | \$478,000 | 1,160 | 7 | 1960 | Avg | 8,360 | N | N | 125 156TH AVE NE |
| 12 | 0 | 403850 | 0320 | 07/16/12 | \$320,000 | \$411,000 | 1,160 | 7 | 1960 | Good | 7,950 | N | N | 412 164TH AVE NE |
| 12 | 0 | 403870 | 0560 | 08/20/13 | \$526,000 | \$572,000 | 1,170 | 7 | 1960 | Good | 8,560 | Y | N | 17128 NE 5TH PL |
| 12 | 0 | 403870 | 0250 | 08/25/13 | \$480,000 | \$520,000 | 1,170 | 7 | 1960 | VGood | 8,560 | Y | N | 16834 NE 6TH ST |
| 12 | 0 | 403850 | 0610 | 03/16/11 | \$326,000 | \$455,000 | 1,170 | 7 | 1959 | Avg | 7,475 | N | N | 517 166TH AVE NE |
| 12 | 0 | 404020 | 0510 | 07/03/13 | \$432,000 | \$482,000 | 1,170 | 7 | 1963 | Avg | 8,000 | N | N | 502 147TH AVE NE |
| 12 | 0 | 403770 | 0150 | 11/29/12 | \$415,000 | \$509,000 | 1,170 | 7 | 1958 | Good | 8,814 | N | N | 16270 MAIN ST |
| 12 | 0 | 403770 | 0240 | 06/25/13 | \$470,000 | \$526,000 | 1,170 | 7 | 1958 | Good | 9,825 | N | N | 16200 NE 1ST ST |
| 12 | 0 | 403770 | 0290 | 07/07/11 | \$360,000 | \$498,000 | 1,170 | 7 | 1958 | Good | 7,700 | N | N | 103 164TH AVE NE |
| 12 | 0 | 403820 | 1020 | 08/11/11 | \$369,000 | \$508,000 | 1,170 | 7 | 1959 | Good | 7,875 | N | N | 15864 NE 1ST ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 403850 | 1030 | 11/21/11 | \$319,000 | \$433,000 | 1,170 | 7 | 1959 | Good | 8,175 | N | N | 629 167TH AVE NE |
| 12 | 0 | 403850 | 1140 | 06/17/13 | \$446,500 | \$502,000 | 1,170 | 7 | 1960 | Good | 10,080 | N | N | 504 167TH AVE NE |
| 12 | 0 | 403860 | 0340 | 07/19/13 | \$530,000 | \$586,000 | 1,170 | 7 | 1961 | Good | 7,875 | N | N | 16512 NE 1ST PL |
| 12 | 0 | 403860 | 0430 | 09/05/13 | \$560,000 | \$603,000 | 1,170 | 7 | 1961 | Good | 8,250 | N | N | 16512 NE 1ST ST |
| 12 | 0 | 194490 | 0100 | 07/01/11 | \$360,000 | \$498,000 | 1,190 | 7 | 1966 | Good | 8,190 | N | N | 12 151ST PL NE |
| 12 | 0 | 403830 | 0130 | 03/13/12 | \$341,000 | \$452,000 | 1,190 | 7 | 1960 | Good | 8,580 | N | N | 27 156TH AVE NE |
| 12 | 0 | 403870 | 0790 | 12/18/12 | \$565,000 | \$688,000 | 1,200 | 7 | 1961 | Good | 8,250 | Y | N | 17166 NE 5TH ST |
| 12 | 0 | 572801 | 0010 | 07/30/13 | \$465,000 | \$511,000 | 1,200 | 7 | 1972 | Avg | 7,980 | N | N | 521 154TH AVE NE |
| 12 | 0 | 363100 | 0100 | 12/11/12 | \$375,000 | \$458,000 | 1,200 | 7 | 1967 | Good | 5,415 | N | N | 1404 166TH PL NE |
| 12 | 0 | 403770 | 0035 | 03/13/13 | \$383,500 | \$451,000 | 1,200 | 7 | 1959 | Good | 8,480 | N | N | 15959 NE 1ST ST |
| 12 | 0 | 352505 | 9021 | 08/09/13 | \$464,500 | \$508,000 | 1,210 | 7 | 1977 | Avg | 13,601 | N | N | 510 156TH AVE NE |
| 12 | 0 | 403870 | 0870 | 11/18/13 | \$512,500 | \$528,000 | 1,220 | 7 | 1961 | Good | 8,250 | Y | N | 17118 NE 5TH ST |
| 12 | 0 | 403820 | 0220 | 08/07/12 | \$370,000 | \$472,000 | 1,220 | 7 | 1959 | Avg | 8,050 | N | N | 318 157TH AVE NE |
| 12 | 0 | 404040 | 0150 | 10/21/13 | \$475,000 | \$498,000 | 1,220 | 7 | 1960 | Avg | 8,800 | N | N | 15411 NE 3RD PL |
| 12 | 0 | 403870 | 0905 | 10/17/11 | \$498,800 | \$680,000 | 1,240 | 7 | 2013 | VGood | 8,800 | Y | N | 17109 NE 5TH PL |
| 12 | 0 | 331690 | 0050 | 11/01/12 | \$389,000 | \$482,000 | 1,250 | 7 | 1964 | Good | 5,350 | N | N | 424 156TH PL NE |
| 12 | 0 | 403820 | 0650 | 05/19/11 | \$260,000 | \$361,000 | 1,260 | 7 | 1959 | Good | 7,700 | N | N | 15619 NE 1ST PL |
| 12 | 0 | 403880 | 0150 | 08/20/12 | \$590,000 | \$749,000 | 1,270 | 7 | 1961 | Good | 9,009 | Y | N | 502 172ND AVE NE |
| 12 | 0 | 403820 | 1060 | 02/16/11 | \$358,000 | \$501,000 | 1,270 | 7 | 1959 | Avg | 8,960 | N | N | 301 160TH AVE NE |
| 12 | 0 | 403820 | 0320 | 08/17/12 | \$338,850 | \$431,000 | 1,270 | 7 | 1959 | Good | 8,400 | N | N | 15734 NE 1ST ST |
| 12 | 0 | 403800 | 0185 | 07/17/13 | \$547,500 | \$606,000 | 1,280 | 7 | 1959 | Avg | 7,080 | N | N | 316 162ND PL NE |
| 12 | 0 | 403910 | 0200 | 03/19/12 | \$450,000 | \$596,000 | 1,280 | 7 | 1963 | Good | 9,240 | N | N | 1244 170TH AVE NE |
| 12 | 0 | 403820 | 0730 | 11/30/11 | \$277,399 | \$376,000 | 1,300 | 7 | 1959 | Good | 10,890 | N | N | 15729 NE 1ST PL |
| 12 | 0 | 403850 | 1040 | 07/29/13 | \$439,888 | \$484,000 | 1,310 | 7 | 1959 | Good | 8,175 | N | N | 637 167TH AVE NE |
| 12 | 0 | 403780 | 0025 | 09/27/13 | \$550,000 | \$585,000 | 1,310 | 7 | 1958 | VGood | 8,610 | N | N | 16043 NE 2ND ST |
| 12 | 0 | 403870 | 0950 | 05/14/13 | \$482,000 | \$551,000 | 1,320 | 7 | 1960 | Good | 8,800 | Y | N | 17133 NE 5TH PL |
| 12 | 0 | 404010 | 0470 | 10/23/13 | \$515,000 | \$539,000 | 1,320 | 7 | 1962 | Avg | 8,395 | N | N | 131 145TH PL NE |
| 12 | 0 | 404060 | 0340 | 05/29/12 | \$500,000 | \$650,000 | 1,320 | 7 | 1962 | VGood | 9,240 | N | N | 15219 NE 3RD PL |
| 12 | 0 | 404050 | 0270 | 07/12/11 | \$280,000 | \$387,000 | 1,330 | 7 | 1961 | Good | 8,250 | N | N | 15321 NE 1ST ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 404040 | 0060 | 03/25/13 | \$443,000 | \$518,000 | 1,340 | 7 | 1960 | Good | 11,087 | N | N | 15430 NE 3RD PL |
| 12 | 0 | 404040 | 0270 | 07/16/13 | \$419,000 | \$464,000 | 1,350 | 7 | 1961 | Avg | 8,103 | N | N | 15401 NE 1ST ST |
| 12 | 0 | 404010 | 0340 | 03/06/12 | \$321,000 | \$426,000 | 1,350 | 7 | 1962 | Good | 7,975 | N | N | 14516 NE 2ND PL |
| 12 | 0 | 404080 | 0420 | 07/18/12 | \$375,000 | \$481,000 | 1,350 | 7 | 1963 | Good | 8,000 | N | N | 1206 169TH AVE NE |
| 12 | 0 | 403850 | 0020 | 04/02/13 | \$389,000 | \$454,000 | 1,360 | 7 | 1960 | Avg | 7,630 | N | N | 639 164TH PL NE |
| 12 | 0 | 156080 | 0320 | 11/02/11 | \$499,500 | \$679,000 | 1,360 | 7 | 1962 | Good | 8,560 | N | N | 15323 NE 7TH PL |
| 12 | 0 | 572801 | 0120 | 06/18/13 | \$419,950 | \$472,000 | 1,360 | 7 | 1973 | Good | 7,000 | N | N | 412 154TH AVE NE |
| 12 | 0 | 403880 | 0530 | 07/27/12 | \$565,000 | \$723,000 | 1,380 | 7 | 1961 | Good | 15,600 | Y | N | 413 172ND AVE NE |
| 12 | 0 | 403870 | 0440 | 08/02/13 | \$736,450 | \$808,000 | 1,380 | 7 | 1961 | VGood | 8,480 | Y | N | 17182 NE 5TH ST |
| 12 | 0 | 403880 | 0220 | 10/08/12 | \$651,000 | \$814,000 | 1,390 | 7 | 1961 | Avg | 8,524 | Y | N | 17165 NE 5TH ST |
| 12 | 0 | 404050 | 0250 | 06/21/11 | \$310,388 | \$430,000 | 1,390 | 7 | 1961 | Good | 8,250 | N | N | 15309 NE 1ST ST |
| 12 | 0 | 404050 | 0020 | 05/08/12 | \$360,000 | \$471,000 | 1,400 | 7 | 1961 | Avg | 8,250 | N | N | 110 154TH PL NE |
| 12 | 0 | 403850 | 0600 | 02/24/12 | \$305,050 | \$406,000 | 1,400 | 7 | 1959 | Good | 7,700 | N | N | 16518 NE 5TH ST |
| 12 | 0 | 404080 | 0610 | 12/18/12 | \$345,000 | \$420,000 | 1,400 | 7 | 1963 | Good | 9,020 | N | N | 16805 NE 12TH ST |
| 12 | 0 | 404080 | 0610 | 10/07/11 | \$300,000 | \$410,000 | 1,400 | 7 | 1963 | Good | 9,020 | N | N | 16805 NE 12TH ST |
| 12 | 0 | 403860 | 0460 | 11/15/12 | \$485,000 | \$598,000 | 1,400 | 7 | 1961 | VGood | 10,488 | N | N | 16513 NE 1ST ST |
| 12 | 0 | 404050 | 0030 | 07/17/13 | \$475,100 | \$526,000 | 1,400 | 7 | 1961 | VGood | 8,250 | N | N | 116 NE 154TH PL |
| 12 | 0 | 156080 | 0540 | 09/14/12 | \$305,000 | \$384,000 | 1,410 | 7 | 1962 | Good | 6,728 | N | N | 621 155TH PL NE |
| 12 | 0 | 331690 | 0090 | 11/09/11 | \$332,000 | \$451,000 | 1,420 | 7 | 1964 | Good | 7,275 | N | N | 404 156TH PL NE |
| 12 | 0 | 403870 | 0780 | 08/17/12 | \$540,000 | \$686,000 | 1,430 | 7 | 1961 | Good | 8,250 | Y | N | 17172 NE 5TH ST |
| 12 | 0 | 156080 | 0030 | 04/21/13 | \$550,000 | \$636,000 | 1,440 | 7 | 1962 | Good | 6,900 | N | N | 15225 NE 6TH PL |
| 12 | 0 | 403800 | 0090 | 02/03/12 | \$320,000 | \$428,000 | 1,450 | 7 | 1958 | Avg | 7,520 | N | N | 16004 NE 3RD ST |
| 12 | 0 | 403860 | 0390 | 02/08/12 | \$501,000 | \$669,000 | 1,460 | 7 | 1961 | Good | 11,550 | Y | N | 128 165TH AVE NE |
| 12 | 0 | 363100 | 0140 | 10/11/13 | \$450,000 | \$474,000 | 1,460 | 7 | 1967 | VGood | 9,300 | N | N | 1432 166TH PL NE |
| 12 | 0 | 403870 | 0490 | 04/10/13 | \$700,000 | \$813,000 | 1,470 | 7 | 1961 | Good | 8,925 | Y | N | 17172 NE 5TH PL |
| 12 | 0 | 363100 | 0090 | 10/31/12 | \$380,000 | \$471,000 | 1,470 | 7 | 1967 | Good | 8,250 | N | N | 1400 166TH PL NE |
| 12 | 0 | 156200 | 0010 | 08/24/11 | \$375,000 | \$515,000 | 1,480 | 7 | 1964 | Good | 7,350 | N | N | 1206 NE 151ST PL |
| 12 | 0 | 404080 | 0080 | 06/15/12 | \$347,000 | \$449,000 | 1,500 | 7 | 1966 | Good | 7,700 | N | N | 1406 168TH AVE NE |
| 12 | 0 | 404080 | 0340 | 11/07/13 | \$400,000 | \$415,000 | 1,530 | 7 | 1963 | Good | 10,450 | N | N | 16915 NE 14TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 363100 | 0110 | 05/16/12 | \$512,000 | \$668,000 | 1,540 | 7 | 2006 | Avg | 9,100 | N | N | 1412 166TH PL NE |
| 12 | 0 | 403870 | 0960 | 03/12/13 | \$372,000 | \$438,000 | 1,540 | 7 | 1960 | Avg | 8,800 | N | N | 17139 NE 5TH PL |
| 12 | 0 | 403820 | 0660 | 12/04/13 | \$489,000 | \$498,000 | 1,550 | 7 | 1959 | Avg | 7,700 | N | N | 15627 NE 1ST PL |
| 12 | 0 | 403780 | 0225 | 06/22/11 | \$319,000 | \$442,000 | 1,590 | 7 | 1959 | Good | 8,436 | N | N | 16228 NE 2ND ST |
| 12 | 0 | 403780 | 0065 | 08/08/12 | \$359,000 | \$458,000 | 1,600 | 7 | 1958 | Good | 9,675 | N | N | 16223 NE 2ND ST |
| 12 | 0 | 403820 | 0340 | 07/16/12 | \$334,000 | \$429,000 | 1,600 | 7 | 1959 | Good | 9,070 | N | N | 15748 NE 1ST ST |
| 12 | 0 | 404080 | 0660 | 09/01/11 | \$380,000 | \$522,000 | 1,640 | 7 | 1963 | VGood | 9,350 | N | N | 16931 NE 12TH ST |
| 12 | 0 | 404020 | 0460 | 09/02/11 | \$420,000 | \$577,000 | 1,670 | 7 | 1964 | Avg | 8,100 | N | N | 504 146TH AVE NE |
| 12 | 0 | 404020 | 0540 | 06/15/11 | \$400,000 | \$554,000 | 1,700 | 7 | 1963 | Avg | 4,950 | N | N | 516 147TH PL NE |
| 12 | 0 | 403860 | 0240 | 10/16/13 | \$555,508 | \$584,000 | 1,730 | 7 | 1961 | Avg | 9,396 | N | N | 238 165TH AVE NE |
| 12 | 0 | 156080 | 0380 | 10/28/13 | \$439,000 | \$458,000 | 1,820 | 7 | 1962 | Avg | 8,040 | N | N | 15310 NE 7TH PL |
| 12 | 0 | 403850 | 0570 | 07/10/13 | \$467,000 | \$519,000 | 1,830 | 7 | 1959 | Avg | 10,080 | N | N | 518 165TH AVE NE |
| 12 | 0 | 404010 | 0740 | 11/06/12 | \$465,000 | \$575,000 | 1,830 | 7 | 1935 | Good | 14,896 | N | N | 26 145TH PL NE |
| 12 | 0 | 403850 | 1070 | 09/24/13 | \$455,000 | \$485,000 | 1,850 | 7 | 1959 | Avg | 8,250 | N | N | 634 167TH AVE NE |
| 12 | 0 | 404040 | 0180 | 02/19/13 | \$390,000 | \$463,000 | 1,880 | 7 | 1960 | Avg | 7,475 | N | N | 301 155TH AVE NE |
| 12 | 0 | 404060 | 0400 | 05/13/13 | \$485,000 | \$555,000 | 1,880 | 7 | 1961 | VGood | 8,250 | N | N | 15246 NE 3RD PL |
| 12 | 0 | 403820 | 0360 | 05/10/12 | \$350,000 | \$457,000 | 1,890 | 7 | 1959 | Good | 8,250 | N | N | 15613 NE 1ST ST |
| 12 | 0 | 262505 | 9114 | 05/16/11 | \$500,000 | \$695,000 | 1,890 | 7 | 1959 | Avg | 26,276 | N | N | 1457 156TH AVE NE |
| 12 | 0 | 403910 | 0320 | 12/15/11 | \$325,000 | \$439,000 | 1,910 | 7 | 1963 | Avg | 9,000 | N | N | 1027 172ND AVE NE |
| 12 | 0 | 404010 | 0110 | 05/13/13 | \$525,000 | \$601,000 | 1,940 | 7 | 1962 | Good | 8,103 | N | N | 127 145TH AVE NE |
| 12 | 0 | 404080 | 0020 | 11/19/13 | \$450,000 | \$463,000 | 1,950 | 7 | 1965 | Good | 8,400 | N | N | 16914 NE 14TH ST |
| 12 | 0 | 403910 | 0250 | 04/30/13 | \$480,000 | \$553,000 | 2,040 | 7 | 1963 | Good | 7,800 | N | N | 1204 170TH AVE NE |
| 12 | 0 | 404010 | 0600 | 07/03/12 | \$440,000 | \$567,000 | 2,040 | 7 | 1963 | Good | 8,580 | N | N | 324 145TH PL NE |
| 12 | 0 | 404010 | 0600 | 04/28/11 | \$404,562 | \$563,000 | 2,040 | 7 | 1963 | Good | 8,580 | N | N | 324 145TH PL NE |
| 12 | 0 | 404040 | 0090 | 03/01/13 | \$543,000 | \$642,000 | 2,110 | 7 | 1960 | Good | 9,020 | N | N | 15418 NE 3RD PL |
| 12 | 0 | 262505 | 9271 | 03/19/12 | \$420,000 | \$556,000 | 2,160 | 7 | 1984 | Avg | 10,001 | N | N | 16221 NORTHUP WAY |
| 12 | 0 | 403870 | 0330 | 12/09/11 | \$400,000 | \$541,000 | 2,220 | 7 | 2001 | Avg | 7,776 | N | N | 16715 NE 6TH PL |
| 12 | 0 | 331650 | 0280 | 12/07/12 | \$576,000 | \$705,000 | 2,440 | 7 | 1962 | Good | 36,622 | N | N | 15726 NE 4TH ST |
| 12 | 0 | 404060 | 0370 | 09/13/13 | \$495,000 | \$531,000 | 2,620 | 7 | 1962 | Avg | 8,250 | N | N | 15237 NE 3RD PL |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 404050 | 0100 | 03/14/11 | \$430,000 | \$601,000 | 2,620 | 7 | 1961 | Good | 6,890 | N | N | 158 NE 154TH PL |
| 12 | 0 | 403870 | 0210 | 11/21/13 | \$587,555 | \$604,000 | 2,710 | 7 | 1960 | Good | 8,560 | Y | N | 16866 NE 6TH ST |
| 12 | 0 | 511950 | 0050 | 08/28/13 | \$650,000 | \$703,000 | 3,260 | 7 | 1966 | Avg | 14,994 | N | N | 422 145TH AVE NE |
| 12 | 0 | 885731 | 0020 | 09/18/13 | \$270,000 | \$289,000 | 660 | 8 | 1969 | Avg | 1,646 | N | N | 210 168TH AVE NE |
| 12 | 0 | 885710 | 0170 | 04/13/11 | \$237,000 | \$330,000 | 1,200 | 8 | 1967 | Avg | 1,055 | N | N | 17016 NE 2ND PL |
| 12 | 0 | 403880 | 0080 | 04/06/11 | \$430,000 | \$600,000 | 1,220 | 8 | 1961 | Avg | 10,887 | Y | N | 17217 NE 7TH PL |
| 12 | 0 | 403910 | 0290 | 11/09/11 | \$285,000 | \$387,000 | 1,230 | 8 | 1963 | Good | 7,300 | N | N | 1021 170TH PL NE |
| 12 | 0 | 404080 | 0170 | 07/07/11 | \$312,000 | \$431,000 | 1,300 | 8 | 1964 | Good | 6,500 | N | N | 1255 169TH AVE NE |
| 12 | 0 | 156220 | 0660 | 05/09/11 | \$355,000 | \$494,000 | 1,320 | 8 | 1965 | Avg | 11,100 | N | N | 1410 151ST AVE NE |
| 12 | 0 | 885730 | 0040 | 08/30/12 | \$230,000 | \$291,000 | 1,320 | 8 | 1967 | Avg | 1,311 | N | N | 216 169TH AVE NE |
| 12 | 0 | 234580 | 0020 | 02/09/11 | \$403,782 | \$565,000 | 1,340 | 8 | 2010 | Avg | 2,058 | N | N | 1039 156TH AVE NE |
| 12 | 0 | 234580 | 0050 | 01/19/11 | \$399,990 | \$560,000 | 1,340 | 8 | 2010 | Avg | 1,969 | N | N | 1045 156TH AVE NE |
| 12 | 0 | 234580 | 0080 | 04/28/11 | \$405,900 | \$565,000 | 1,340 | 8 | 2010 | Avg | 1,843 | N | N | 1051 156TH AVE NE |
| 12 | 0 | 234580 | 0100 | 07/20/11 | \$409,990 | \$566,000 | 1,340 | 8 | 2010 | Avg | 2,796 | N | N | 1055 156TH AVE NE |
| 12 | 0 | 885731 | 0170 | 06/13/13 | \$259,700 | \$293,000 | 1,350 | 8 | 1967 | Avg | 2,565 | N | N | 203 168TH AVE NE |
| 12 | 0 | 403900 | 0180 | 07/11/13 | \$460,000 | \$511,000 | 1,350 | 8 | 1961 | Good | 7,920 | N | N | 834 171ST PL NE |
| 12 | 0 | 403910 | 0030 | 10/25/13 | \$455,900 | \$477,000 | 1,350 | 8 | 1963 | Good | 10,152 | N | N | 1267 170TH AVE NE |
| 12 | 0 | 404080 | 0230 | 08/02/12 | \$386,000 | \$493,000 | 1,350 | 8 | 1964 | Good | 7,526 | N | N | 1215 169TH AVE NE |
| 12 | 0 | 403910 | 0060 | 05/21/13 | \$450,000 | \$513,000 | 1,350 | 8 | 1963 | VGood | 16,500 | N | N | 1236 172ND AVE NE |
| 12 | 0 | 885730 | 0180 | 02/27/12 | \$220,000 | \$293,000 | 1,360 | 8 | 1967 | Avg | 897 | N | N | 270 169TH AVE NE |
| 12 | 0 | 156210 | 0120 | 09/09/11 | \$461,000 | \$632,000 | 1,360 | 8 | 1966 | Good | 6,750 | N | N | 14806 NE 13TH ST |
| 12 | 0 | 885710 | 0100 | 10/17/13 | \$315,000 | \$331,000 | 1,370 | 8 | 1967 | Avg | 1,340 | N | N | 17104 NE 2ND PL |
| 12 | 0 | 885710 | 0240 | 03/15/12 | \$269,000 | \$356,000 | 1,370 | 8 | 1967 | Avg | 1,197 | N | N | 16928 NE 2ND PL |
| 12 | 0 | 885730 | 0210 | 07/16/13 | \$305,000 | \$338,000 | 1,370 | 8 | 1967 | Avg | 919 | N | N | 265 169TH AVE NE |
| 12 | 0 | 885730 | 0220 | 03/11/13 | \$305,000 | \$359,000 | 1,370 | 8 | 1967 | Avg | 914 | N | N | 263 169TH AVE NE |
| 12 | 0 | 403890 | 0211 | 06/11/13 | \$512,800 | \$578,000 | 1,370 | 8 | 1962 | Good | 9,900 | N | N | 805 170TH PL NE |
| 12 | 0 | 403880 | 0520 | 06/24/13 | \$685,000 | \$767,000 | 1,410 | 8 | 1961 | Good | 8,175 | Y | N | 17209 NE 4TH PL |
| 12 | 0 | 885720 | 0100 | 07/30/13 | \$362,000 | \$398,000 | 1,420 | 8 | 1967 | Avg | 1,411 | Y | N | 245 169TH AVE NE |
| 12 | 0 | 261960 | 0150 | 10/15/13 | \$588,500 | \$619,000 | 1,420 | 8 | 1968 | Good | 8,814 | N | N | 15037 NE 10TH PL |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 261960 | 0240 | 04/25/13 | \$535,000 | \$617,000 | 1,420 | 8 | 1968 | Good | 8,800 | N | N | 15013 NE 9TH PL |
| 12 | 0 | 403910 | 0380 | 01/09/13 | \$529,500 | \$639,000 | 1,430 | 8 | 1963 | Good | 9,180 | N | N | 1030 170TH PL NE |
| 12 | 0 | 403910 | 0410 | 08/08/12 | \$407,500 | \$519,000 | 1,440 | 8 | 1963 | Avg | 8,250 | N | N | 1008 170TH PL NE |
| 12 | 0 | 403900 | 0330 | 10/23/12 | \$491,760 | \$611,000 | 1,440 | 8 | 1962 | Good | 8,800 | N | N | 868 172ND AVE NE |
| 12 | 0 | 403910 | 0110 | 10/04/12 | \$545,500 | \$683,000 | 1,440 | 8 | 1964 | Good | 8,965 | N | N | 1200 172ND AVE NE |
| 12 | 0 | 403910 | 0160 | 11/25/13 | \$510,000 | \$523,000 | 1,450 | 8 | 1963 | Avg | 8,250 | N | N | 1018 172ND AVE NE |
| 12 | 0 | 403970 | 0480 | 11/12/13 | \$610,000 | \$630,000 | 1,460 | 8 | 1973 | Good | 9,642 | Y | N | 257 174TH PL NE |
| 12 | 0 | 156220 | 0590 | 12/21/12 | \$570,000 | \$694,000 | 1,460 | 8 | 1965 | VGood | 6,300 | N | N | 15013 NE 15TH ST |
| 12 | 0 | 156200 | 0050 | 07/08/13 | \$598,000 | \$665,000 | 1,480 | 8 | 1964 | Good | 7,865 | N | N | 15103 NE 12TH ST |
| 12 | 0 | 156220 | 0300 | 09/04/13 | \$485,000 | \$523,000 | 1,490 | 8 | 1966 | Good | 7,875 | N | N | 14831 NE 14TH ST |
| 12 | 0 | 403900 | 0310 | 05/13/13 | \$450,000 | \$515,000 | 1,490 | 8 | 1962 | Good | 8,275 | N | N | 805 172ND AVE NE |
| 12 | 0 | 403890 | 0380 | 01/17/12 | \$480,000 | \$644,000 | 1,500 | 8 | 1964 | Good | 8,250 | N | N | 824 170TH PL NE |
| 12 | 0 | 403890 | 0160 | 04/04/13 | \$585,000 | \$682,000 | 1,520 | 8 | 1962 | Good | 8,250 | N | N | 826 168TH PL NE |
| 12 | 0 | 403900 | 0290 | 05/20/13 | \$677,500 | \$772,000 | 1,520 | 8 | 1962 | VGood | 8,571 | N | N | 17127 NE 8TH PL |
| 12 | 0 | 001120 | 0050 | 12/21/12 | \$420,000 | \$511,000 | 1,530 | 8 | 1998 | Avg | 4,404 | N | N | 15178 NE 8TH PL |
| 12 | 0 | 001120 | 0370 | 09/30/11 | \$365,000 | \$499,000 | 1,530 | 8 | 1998 | Avg | 3,696 | N | N | 15019 NE 8TH PL |
| 12 | 0 | 001120 | 0380 | 06/18/13 | \$492,000 | \$553,000 | 1,530 | 8 | 1998 | Avg | 2,576 | N | N | 15023 NE 8TH PL |
| 12 | 0 | 403890 | 0390 | 07/18/12 | \$400,000 | \$513,000 | 1,550 | 8 | 1962 | Avg | 8,250 | N | N | 816 170TH PL NE |
| 12 | 0 | 403960 | 0040 | 06/22/11 | \$619,000 | \$857,000 | 1,660 | 8 | 1962 | VGood | 20,680 | Y | N | 356 167TH AVE NE |
| 12 | 0 | 234580 | 0010 | 02/11/11 | \$515,646 | \$722,000 | 1,660 | 8 | 2010 | Avg | 2,412 | N | N | 1037 156TH AVE NE |
| 12 | 0 | 234580 | 0060 | 01/25/11 | \$499,990 | \$700,000 | 1,660 | 8 | 2010 | Avg | 2,757 | N | N | 1047 156TH AVE NE |
| 12 | 0 | 234580 | 0070 | 05/18/11 | \$505,000 | \$702,000 | 1,660 | 8 | 2010 | Avg | 2,466 | N | N | 1049 156TH AVE NE |
| 12 | 0 | 234580 | 0090 | 08/26/11 | \$499,990 | \$687,000 | 1,660 | 8 | 2010 | Avg | 3,039 | N | N | 1053 156TH AVE NE |
| 12 | 0 | 234580 | 0120 | 01/25/11 | \$499,990 | \$700,000 | 1,660 | 8 | 2010 | Avg | 2,247 | N | N | 1059 156TH AVE NE |
| 12 | 0 | 234580 | 0130 | 03/15/11 | \$499,990 | \$698,000 | 1,660 | 8 | 2010 | Avg | 2,297 | N | N | 1059 156TH AVE NE |
| 12 | 0 | 234580 | 0140 | 03/15/11 | \$499,990 | \$698,000 | 1,660 | 8 | 2010 | Avg | 2,429 | N | N | 1063 156TH AVE NE |
| 12 | 0 | 234580 | 0190 | 03/22/11 | \$515,800 | \$720,000 | 1,660 | 8 | 2010 | Avg | 2,851 | N | N | 1073 156TH AVE NE |
| 12 | 0 | 234580 | 0200 | 07/06/13 | \$575,000 | \$640,000 | 1,660 | 8 | 2010 | Avg | 2,798 | N | N | 1075 156TH AVE NE |
| 12 | 0 | 234580 | 0200 | 03/28/11 | \$515,900 | \$720,000 | 1,660 | 8 | 2010 | Avg | 2,798 | N | N | 1075 156TH AVE NE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 234580 | 0210 | 08/26/11 | \$514,990 | \$708,000 | 1,660 | 8 | 2010 | Avg | 2,690 | N | N | 1077 156TH AVE NE |
| 12 | 0 | 234580 | 0220 | 08/30/11 | \$507,990 | \$698,000 | 1,660 | 8 | 2010 | Avg | 2,224 | N | N | 1079 156TH AVE NE |
| 12 | 0 | 156210 | 0010 | 05/07/13 | \$475,000 | \$545,000 | 1,680 | 8 | 1964 | Avg | 7,980 | N | N | 1346 151ST PL NE |
| 12 | 0 | 066340 | 0040 | 10/03/13 | \$435,100 | \$461,000 | 1,700 | 8 | 1980 | Avg | 7,464 | N | N | 612 151ST PL NE |
| 12 | 0 | 066340 | 0130 | 08/06/13 | \$486,000 | \$532,000 | 1,720 | 8 | 1984 | Avg | 7,324 | N | N | 617 151ST PL NE |
| 12 | 0 | 143350 | 0190 | 10/02/12 | \$414,380 | \$519,000 | 1,720 | 8 | 1969 | Good | 12,800 | N | N | 1106 NE 147TH PL |
| 12 | 0 | 156210 | 0080 | 09/27/13 | \$510,000 | \$542,000 | 1,730 | 8 | 1965 | Good | 7,200 | N | N | 14827 NE 13TH ST |
| 12 | 0 | 261960 | 0220 | 01/22/13 | \$387,000 | \$465,000 | 1,740 | 8 | 1972 | Good | 8,800 | N | N | 14915 NE 9TH PL |
| 12 | 0 | 403890 | 0180 | 10/25/13 | \$530,000 | \$554,000 | 1,740 | 8 | 1964 | Good | 8,580 | N | N | 816 168TH PL NE |
| 12 | 0 | 738500 | 0050 | 12/04/13 | \$605,000 | \$616,000 | 1,780 | 8 | 1965 | Good | 22,798 | N | N | 14447 NE 14TH PL |
| 12 | 0 | 403890 | 0040 | 07/19/13 | \$456,500 | \$505,000 | 1,870 | 8 | 1962 | Good | 5,700 | N | N | 16815 NE 9TH PL |
| 12 | 0 | 404080 | 0760 | 03/26/13 | \$505,000 | \$591,000 | 1,870 | 8 | 1963 | VGood | 10,125 | N | N | 16809 NE 11TH PL |
| 12 | 0 | 403890 | 0170 | 08/30/13 | \$535,800 | \$579,000 | 1,970 | 8 | 2004 | Avg | 8,360 | N | N | 822 168TH PL NE |
| 12 | 0 | 417831 | 0010 | 03/11/13 | \$590,000 | \$695,000 | 2,030 | 8 | 1979 | Good | 12,000 | N | N | 901 145TH PL NE |
| 12 | 0 | 143350 | 0110 | 02/22/11 | \$390,000 | \$545,000 | 2,050 | 8 | 1968 | Good | 12,150 | N | N | 1115 NE 147TH PL |
| 12 | 0 | 156220 | 0690 | 02/04/13 | \$543,000 | \$649,000 | 2,080 | 8 | 1965 | Avg | 11,500 | N | N | 1411 151ST PL NE |
| 12 | 0 | 156220 | 0470 | 06/16/11 | \$501,665 | \$695,000 | 2,080 | 8 | 1965 | Good | 9,180 | N | N | 15023 NE 16TH ST |
| 12 | 0 | 403880 | 0051 | 03/27/12 | \$780,000 | \$1,030,000 | 2,140 | 8 | 2008 | Avg | 7,578 | Y | N | 17241 NE 8TH ST |
| 12 | 0 | 404080 | 0830 | 02/27/13 | \$375,000 | \$444,000 | 2,200 | 8 | 1963 | Good | 8,250 | N | N | 1130 170TH AVE NE |
| 12 | 0 | 738530 | 0160 | 02/24/11 | \$503,000 | \$703,000 | 2,230 | 8 | 1966 | VGood | 13,800 | N | N | 1027 145TH PL NE |
| 12 | 0 | 261960 | 0030 | 09/06/12 | \$497,600 | \$628,000 | 2,270 | 8 | 1968 | Good | 12,051 | N | N | 15010 NE 10TH PL |
| 12 | 0 | 403970 | 0290 | 02/08/12 | \$400,000 | \$534,000 | 2,340 | 8 | 1965 | Good | 9,606 | N | N | 200 174TH PL NE |
| 12 | 0 | 261960 | 0120 | 11/28/12 | \$540,000 | \$663,000 | 2,430 | 8 | 1971 | Good | 8,658 | N | N | 15009 NE 10TH PL |
| 12 | 0 | 156210 | 0100 | 11/09/12 | \$455,000 | \$562,000 | 2,500 | 8 | 1966 | Good | 11,475 | N | N | 14803 NE 13TH ST |
| 12 | 0 | 403970 | 0560 | 06/20/13 | \$650,000 | \$730,000 | 2,520 | 8 | 1972 | Good | 10,140 | Y | N | 435 174TH PL NE |
| 12 | 0 | 389110 | 0176 | 08/26/11 | \$525,000 | \$721,000 | 2,530 | 8 | 1980 | Avg | 11,670 | N | N | 15227 NE 6TH ST |
| 12 | 0 | 331650 | 0300 | 12/18/12 | \$797,600 | \$972,000 | 2,620 | 8 | 1968 | VGood | 36,649 | N | N | 15772 NE 4TH ST |
| 12 | 0 | 389110 | 0193 | 10/09/12 | \$660,000 | \$824,000 | 2,650 | 8 | 1985 | Good | 20,280 | N | N | 15255 NE 6TH ST |
| 12 | 0 | 272505 | 9256 | 05/31/11 | \$679,000 | \$942,000 | 2,910 | 8 | 1978 | VGood | 14,600 | N | N | 1400 143RD PL NE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 156220 | 0480 | 11/29/12 | \$505,000 | \$620,000 | 3,095 | 8 | 2013 | Avg | 9,180 | N | N | 15029 NE 16TH ST |
| 12 | 0 | 156220 | 0230 | 05/16/13 | \$750,000 | \$857,000 | 3,200 | 8 | 1965 | VGood | 11,920 | N | N | 1508 151ST AVE NE |
| 12 | 0 | 738532 | 0020 | 10/30/12 | \$550,800 | \$683,000 | 3,410 | 8 | 1979 | Good | 14,100 | N | N | 1305 140TH PL NE |
| 12 | 0 | 885732 | 0280 | 01/07/13 | \$435,000 | \$526,000 | 1,440 | 9 | 1979 | Good | 2,967 | N | N | 16909 NE 1ST ST |
| 12 | 0 | 403970 | 0170 | 10/23/13 | \$550,000 | \$576,000 | 1,510 | 9 | 1967 | Good | 9,655 | Y | N | 418 174TH PL NE |
| 12 | 0 | 403970 | 0910 | 08/03/11 | \$675,000 | \$930,000 | 1,540 | 9 | 1968 | Good | 8,400 | Y | N | 204 173RD PL NE |
| 12 | 0 | 403970 | 1230 | 06/22/11 | \$570,000 | \$789,000 | 1,540 | 9 | 1972 | Good | 10,243 | Y | N | 257 173RD PL NE |
| 12 | 0 | 403970 | 0950 | 05/09/12 | \$705,000 | \$922,000 | 1,560 | 9 | 1964 | VGood | 10,800 | Y | N | 213 171ST PL NE |
| 12 | 0 | 403970 | 0250 | 05/02/11 | \$475,000 | \$661,000 | 1,560 | 9 | 1967 | Good | 9,606 | N | N | 232 174TH PL NE |
| 12 | 0 | 403970 | 0860 | 09/17/12 | \$700,000 | \$881,000 | 1,620 | 9 | 1964 | Good | 9,680 | Y | N | 238 173RD PL NE |
| 12 | 0 | 885732 | 0310 | 01/13/12 | \$460,000 | \$618,000 | 1,620 | 9 | 1979 | Good | 2,754 | Y | N | 107 168TH AVE NE |
| 12 | 0 | 403970 | 1160 | 07/16/13 | \$860,000 | \$953,000 | 1,640 | 9 | 1968 | Good | 11,700 | Y | N | 212 171ST PL NE |
| 12 | 0 | 403970 | 1210 | 02/22/13 | \$748,000 | \$887,000 | 1,640 | 9 | 1968 | Good | 17,500 | Y | N | 245 173RD PL NE |
| 12 | 0 | 403970 | 0740 | 06/07/13 | \$876,456 | \$990,000 | 1,660 | 9 | 1968 | Good | 11,550 | Y | N | 456 173RD PL NE |
| 12 | 0 | 885732 | 0220 | 05/20/11 | \$315,000 | \$438,000 | 1,670 | 9 | 1979 | Good | 2,533 | N | N | 7 168TH AVE NE |
| 12 | 0 | 885732 | 0360 | 04/19/11 | \$345,000 | \$481,000 | 1,690 | 9 | 1979 | Good | 2,391 | N | N | 129 168TH AVE NE |
| 12 | 0 | 885732 | 0160 | 05/14/13 | \$485,000 | \$555,000 | 1,730 | 9 | 1979 | Good | 2,795 | Y | N | 10 168TH AVE NE |
| 12 | 0 | 885732 | 0170 | 10/26/11 | \$365,000 | \$497,000 | 1,730 | 9 | 1979 | Good | 3,194 | Y | N | 8 168TH AVE NE |
| 12 | 0 | 403970 | 0440 | 03/11/13 | \$749,950 | \$883,000 | 1,940 | 9 | 2002 | Avg | 9,729 | Y | N | 225 174TH PL NE |
| 12 | 0 | 885732 | 0070 | 08/22/11 | \$385,000 | \$529,000 | 1,980 | 9 | 1979 | Good | 3,128 | N | N | 114 168TH AVE NE |
| 12 | 0 | 403970 | 0530 | 02/11/11 | \$678,500 | \$949,000 | 2,280 | 9 | 2013 | Avg | 9,348 | Y | N | 413 174TH PL NE |
| 12 | 0 | 934670 | 0360 | 06/21/12 | \$555,000 | \$717,000 | 2,490 | 9 | 1978 | Avg | 9,450 | N | N | 210 141ST AVE NE |
| 12 | 0 | 417830 | 0170 | 09/15/11 | \$649,000 | \$889,000 | 2,540 | 9 | 1982 | Good | 14,800 | N | N | 1115 142ND PL NE |
| 12 | 0 | 934670 | 0350 | 07/20/12 | \$560,000 | \$718,000 | 2,600 | 9 | 1978 | Avg | 9,975 | N | N | 14102 NE 2ND ST |
| 12 | 0 | 807830 | 0050 | 10/23/12 | \$526,500 | \$655,000 | 2,620 | 9 | 1986 | Avg | 16,197 | N | N | 1511 143RD AVE NE |
| 12 | 0 | 417830 | 0400 | 05/23/13 | \$735,000 | \$837,000 | 2,710 | 9 | 1979 | Good | 13,515 | N | N | 14317 NE 10TH PL |
| 12 | 0 | 417830 | 0400 | 03/22/12 | \$640,000 | \$847,000 | 2,710 | 9 | 1979 | Good | 13,515 | N | N | 14317 NE 10TH PL |
| 12 | 0 | 417830 | 0190 | 03/05/13 | \$828,000 | \$977,000 | 2,920 | 9 | 1982 | Good | 13,786 | N | N | 14106 NE 10TH PL |
| 12 | 0 | 417830 | 0190 | 11/16/12 | \$784,950 | \$968,000 | 2,920 | 9 | 1982 | Good | 13,786 | N | N | 14106 NE 10TH PL |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 12 | 0 | 127700 | 0150 | 10/17/11 | \$605,000 | \$825,000 | 2,230 | 10 | 1999 | Avg | 5,515 | N | N | 14687 NE 16TH ST |
| 12 | 0 | 066235 | 0070 | 08/23/13 | \$807,000 | \$875,000 | 2,490 | 10 | 1999 | Avg | 8,749 | N | N | 430 150TH PL NE |
| 12 | 0 | 417830 | 0010 | 10/26/12 | \$875,000 | \$1,087,000 | 2,790 | 10 | 1983 | Good | 12,221 | N | N | 1113 144TH AVE NE |
| 12 | 0 | 252505 | 9205 | 07/29/11 | \$605,000 | \$834,000 | 2,820 | 10 | 1998 | Avg | 11,115 | N | N | 16639 NORTHUP WAY |
| 12 | 0 | 272505 | 9112 | 08/17/11 | \$670,000 | \$922,000 | 2,830 | 10 | 2004 | Avg | 19,053 | N | N | 999 144TH AVE NE |
| 12 | 0 | 127700 | 0170 | 07/11/12 | \$695,000 | \$893,000 | 2,880 | 10 | 1998 | Avg | 7,200 | N | N | 14693 NE 16TH ST |
| 12 | 0 | 066235 | 0110 | 06/17/13 | \$844,000 | \$949,000 | 2,980 | 10 | 1998 | Avg | 10,134 | N | N | 510 150TH PL NE |
| 12 | 0 | 066235 | 0160 | 04/09/13 | \$772,500 | \$898,000 | 3,010 | 10 | 1999 | Avg | 10,001 | N | N | 598 150TH PL NE |
| 12 | 0 | 785970 | 0020 | 03/28/12 | \$700,000 | \$925,000 | 3,090 | 10 | 2007 | Avg | 5,400 | N | N | 16105 NORTHUP WAY |
| 12 | 0 | 785970 | 0160 | 11/08/13 | \$825,000 | \$855,000 | 3,100 | 10 | 2007 | Avg | 5,755 | N | N | 16161 NORTHUP WAY |
| 12 | 0 | 252505 | 9031 | 04/06/12 | \$739,000 | \$974,000 | 3,330 | 10 | 1998 | Avg | 8,470 | N | N | 16637 NORTHUP WAY |
| 12 | 0 | 389110 | 0025 | 08/25/11 | \$670,000 | \$921,000 | 3,590 | 10 | 2008 | Avg | 76,700 | N | N | 14925 NE 8TH ST |
| 12 | 0 | 066235 | 0060 | 01/04/11 | \$713,125 | \$999,000 | 3,640 | 10 | 1999 | Avg | 7,304 | N | N | 408 150TH PL NE |
| 12 | 0 | 262505 | 9289 | 09/26/13 | \$915,000 | \$973,000 | 3,720 | 10 | 2001 | Avg | 7,227 | N | N | 1010 148TH AVE NE |
| 12 | 0 | 883990 | 0210 | 05/27/11 | \$995,000 | \$1,382,000 | 3,820 | 10 | 1954 | Avg | 45,563 | N | N | 14040 NE 6TH ST |
| 12 | 0 | 262505 | 9287 | 12/13/12 | \$887,000 | \$1,082,000 | 4,040 | 10 | 2001 | Avg | 8,127 | N | N | 1008 148TH AVE NE |
| 14 | 0 | 022405 | 9074 | 09/22/13 | \$402,000 | \$429,000 | 770 | 7 | 1952 | Avg | 25,280 | N | Y | 16222 SE 24TH ST |
| 14 | 0 | 022405 | 9074 | 08/16/11 | \$328,000 | \$451,000 | 770 | 7 | 1952 | Avg | 25,280 | N | Y | 16222 SE 24TH ST |
| 14 | 0 | 403720 | 0445 | 09/19/11 | \$310,000 | \$425,000 | 1,010 | 7 | 1957 | Good | 8,000 | N | N | 429 166TH AVE SE |
| 14 | 0 | 403700 | 0720 | 11/21/12 | \$384,000 | \$472,000 | 1,020 | 7 | 1957 | VGood | 7,878 | N | N | 815 168TH AVE SE |
| 14 | 0 | 403700 | 0720 | 12/15/11 | \$347,750 | \$469,000 | 1,020 | 7 | 1957 | VGood | 7,878 | N | N | 815 168TH AVE SE |
| 14 | 0 | 403700 | 0170 | 09/10/13 | \$411,000 | \$441,000 | 1,040 | 7 | 1957 | Avg | 8,500 | N | N | 16443 SE 8TH ST |
| 14 | 0 | 403700 | 0715 | 07/03/13 | \$464,500 | \$518,000 | 1,040 | 7 | 1957 | VGood | 8,080 | N | N | 16657 SE 8TH ST |
| 14 | 0 | 403700 | 0825 | 07/25/13 | \$475,000 | \$524,000 | 1,120 | 7 | 1956 | Avg | 8,680 | N | N | 16628 SE 8TH ST |
| 14 | 0 | 403720 | 0245 | 12/12/13 | \$440,000 | \$446,000 | 1,150 | 7 | 1957 | Good | 11,520 | Y | N | 461 168TH AVE SE |
| 14 | 0 | 403720 | 0010 | 11/05/13 | \$420,000 | \$436,000 | 1,150 | 7 | 1957 | Avg | 8,550 | N | N | 16412 SE 2ND ST |
| 14 | 0 | 737530 | 0020 | 03/30/11 | \$300,000 | \$419,000 | 1,190 | 7 | 1959 | Avg | 8,800 | N | N | 16431 SE 14TH ST |
| 14 | 0 | 403720 | 0580 | 10/24/11 | \$355,000 | \$484,000 | 1,200 | 7 | 1957 | Good | 7,700 | N | N | 215 165TH AVE SE |
| 14 | 0 | 403700 | 0870 | 11/25/13 | \$378,000 | \$387,000 | 1,210 | 7 | 1957 | VGood | 8,000 | N | N | 710 168TH AVE SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 | 403860 | 0780 | 12/12/11 | \$345,000 | \$466,000 | 1,220 | 7 | 1961 | Avg | 6,250 | N | N | 16427 SE 1ST ST |
| 14 | 0 | 737510 | 0170 | 06/26/13 | \$350,000 | \$392,000 | 1,220 | 7 | 1958 | Avg | 12,110 | N | N | 1224 166TH AVE SE |
| 14 | 0 | 403720 | 0275 | 02/29/12 | \$392,000 | \$521,000 | 1,220 | 7 | 1957 | Good | 8,000 | N | N | 420 166TH AVE SE |
| 14 | 0 | 675150 | 0160 | 06/04/12 | \$365,000 | \$474,000 | 1,220 | 7 | 1961 | Good | 10,000 | N | N | 15745 SE 25TH ST |
| 14 | 0 | 403720 | 0390 | 12/06/12 | \$429,000 | \$525,000 | 1,230 | 7 | 1957 | Good | 7,110 | N | N | 249 168TH AVE SE |
| 14 | 0 | 403700 | 0410 | 05/02/13 | \$390,000 | \$448,000 | 1,250 | 7 | 1957 | Avg | 7,462 | N | N | 1015 166TH AVE SE |
| 14 | 0 | 737510 | 0205 | 05/20/11 | \$270,000 | \$375,000 | 1,250 | 7 | 1957 | Good | 8,565 | N | N | 16634 SE 14TH ST |
| 14 | 0 | 403720 | 0300 | 08/18/12 | \$327,000 | \$415,000 | 1,260 | 7 | 1957 | Good | 9,000 | N | N | 415 167TH AVE SE |
| 14 | 0 | 414130 | 0150 | 08/26/11 | \$345,000 | \$474,000 | 1,280 | 7 | 1961 | Avg | 10,815 | N | N | 16749 SE 21ST PL |
| 14 | 0 | 403700 | 0595 | 03/10/13 | \$398,000 | \$469,000 | 1,280 | 7 | 1957 | Good | 10,333 | N | N | 904 SE 9TH ST |
| 14 | 0 | 403700 | 0610 | 01/04/13 | \$350,000 | \$424,000 | 1,290 | 7 | 1957 | Avg | 8,404 | N | N | 16633 SE 9TH ST |
| 14 | 0 | 403700 | 0770 | 01/05/12 | \$310,000 | \$417,000 | 1,290 | 7 | 1956 | Good | 9,100 | N | N | 16611 SE 7TH ST |
| 14 | 0 | 403720 | 0265 | 04/08/11 | \$300,000 | \$418,000 | 1,290 | 7 | 1957 | Good | 8,632 | N | N | 16704 SE 7TH ST |
| 14 | 0 | 403860 | 0790 | 06/18/13 | \$462,000 | \$519,000 | 1,320 | 7 | 1961 | Good | 9,975 | N | N | 16433 SE 1ST ST |
| 14 | 0 | 403720 | 0605 | 11/13/13 | \$428,000 | \$442,000 | 1,340 | 7 | 1957 | Good | 7,700 | N | N | 253 165TH AVE SE |
| 14 | 0 | 403700 | 0150 | 01/05/11 | \$285,000 | \$399,000 | 1,370 | 7 | 1957 | Good | 8,000 | N | N | 16411 SE 8TH ST |
| 14 | 0 | 737510 | 0010 | 07/19/13 | \$335,000 | \$370,000 | 1,380 | 7 | 1959 | Good | 7,800 | N | N | 1210 164TH AVE SE |
| 14 | 0 | 675150 | 0175 | 07/11/12 | \$369,000 | \$474,000 | 1,430 | 7 | 1961 | Good | 10,000 | N | N | 15744 SE 26TH ST |
| 14 | 0 | 737530 | 0045 | 07/06/12 | \$413,500 | \$532,000 | 1,440 | 7 | 1958 | Good | 8,800 | N | N | 16428 SE 15TH ST |
| 14 | 0 | 403720 | 0600 | 06/13/13 | \$440,000 | \$496,000 | 1,450 | 7 | 1957 | Good | 7,700 | N | N | 243 165TH AVE SE |
| 14 | 0 | 403860 | 0530 | 02/17/11 | \$450,000 | \$629,000 | 1,460 | 7 | 1961 | Avg | 13,498 | N | N | 34 165TH AVE SE |
| 14 | 0 | 403700 | 0345 | 01/04/11 | \$309,900 | \$434,000 | 1,460 | 7 | 1957 | Good | 8,157 | N | N | 960 165TH AVE SE |
| 14 | 0 | 675130 | 0495 | 02/21/12 | \$369,900 | \$493,000 | 1,470 | 7 | 1957 | Good | 9,116 | N | N | 2522 156TH AVE SE |
| 14 | 0 | 737530 | 0145 | 07/06/11 | \$385,000 | \$532,000 | 1,470 | 7 | 1960 | Good | 9,658 | N | N | 16652 SE 15TH ST |
| 14 | 0 | 675150 | 0050 | 11/18/13 | \$488,000 | \$502,000 | 1,510 | 7 | 1957 | Avg | 10,375 | N | N | 2511 157TH AVE SE |
| 14 | 0 | 737530 | 0090 | 06/19/12 | \$300,000 | \$388,000 | 1,510 | 7 | 1959 | Avg | 8,357 | N | N | 16647 SE 14TH ST |
| 14 | 0 | 737530 | 0275 | 04/16/13 | \$450,000 | \$521,000 | 1,510 | 7 | 1959 | Avg | 8,102 | N | N | 16636 SE 16TH ST |
| 14 | 0 | 737510 | 0240 | 10/14/11 | \$364,950 | \$498,000 | 1,520 | 7 | 1958 | Good | 9,270 | N | N | 16652 SE 14TH ST |
| 14 | 0 | 737530 | 0080 | 06/20/12 | \$314,000 | \$406,000 | 1,550 | 7 | 1959 | Avg | 8,690 | N | N | 16631 SE 14TH ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 | 403700 | 0920 | 08/14/12 | \$350,000 | \$445,000 | 1,560 | 7 | 1957 | Avg | 14,264 | N | N | 1042 168TH AVE SE |
| 14 | 0 | 675110 | 0400 | 04/14/12 | \$315,000 | \$414,000 | 1,570 | 7 | 1955 | Good | 9,222 | N | N | 2430 156TH AVE SE |
| 14 | 0 | 403720 | 0355 | 10/25/12 | \$397,000 | \$493,000 | 1,580 | 7 | 1957 | VGood | 10,500 | N | N | 16505 LAKE HILLS BLVD |
| 14 | 0 | 737530 | 0150 | 07/22/13 | \$455,000 | \$502,000 | 1,590 | 7 | 1958 | Avg | 8,903 | N | N | 16644 SE 15TH ST |
| 14 | 0 | 022405 | 9195 | 07/06/12 | \$655,000 | \$843,000 | 1,620 | 7 | 1975 | Good | 83,151 | Y | Y | 16025 SE 16TH ST |
| 14 | 0 | 737530 | 0130 | 11/10/11 | \$340,000 | \$462,000 | 1,620 | 7 | 1959 | Good | 8,000 | N | N | 1520 167TH AVE SE |
| 14 | 0 | 737530 | 0235 | 07/11/11 | \$405,000 | \$560,000 | 1,620 | 7 | 1959 | Good | 8,363 | N | N | 16404 SE 16TH ST |
| 14 | 0 | 403720 | 0505 | 09/12/13 | \$350,000 | \$375,000 | 1,625 | 7 | 1957 | VGood | 9,933 | N | N | 229 LAKE HILLS BLVD |
| 14 | 0 | 403720 | 0340 | 10/03/12 | \$475,000 | \$595,000 | 1,700 | 7 | 1957 | Good | 8,000 | N | N | 414 165TH AVE SE |
| 14 | 0 | 675150 | 0290 | 10/17/12 | \$487,000 | \$607,000 | 1,700 | 7 | 1957 | VGood | 9,450 | N | N | 15805 SE 24TH ST |
| 14 | 0 | 737510 | 0275 | 06/21/12 | \$470,000 | \$607,000 | 1,730 | 7 | 1958 | Avg | 13,397 | N | N | 1226 167TH AVE SE |
| 14 | 0 | 675150 | 0280 | 09/13/13 | \$450,000 | \$482,000 | 1,740 | 7 | 1957 | Good | 12,330 | N | N | 2414 159TH AVE SE |
| 14 | 0 | 737510 | 0120 | 07/28/11 | \$419,700 | \$579,000 | 1,760 | 7 | 1957 | Good | 7,800 | N | N | 1233 166TH AVE SE |
| 14 | 0 | 403700 | 0745 | 07/09/13 | \$575,000 | \$639,000 | 1,800 | 7 | 2008 | Avg | 8,236 | N | N | 16626 SE 9TH ST |
| 14 | 0 | 403700 | 0565 | 05/05/11 | \$413,000 | \$575,000 | 1,800 | 7 | 1957 | Good | 10,670 | N | N | 16702 SE 11TH ST |
| 14 | 0 | 403700 | 0340 | 11/27/12 | \$447,000 | \$549,000 | 1,820 | 7 | 1957 | Good | 8,157 | N | N | 968 165TH AVE SE |
| 14 | 0 | 403720 | 0220 | 07/02/13 | \$502,000 | \$560,000 | 1,850 | 7 | 1957 | VGood | 8,400 | N | N | 421 168TH AVE SE |
| 14 | 0 | 737530 | 0180 | 12/16/11 | \$482,699 | \$652,000 | 2,190 | 7 | 1959 | Good | 8,400 | N | N | 16407 SE 15TH ST |
| 14 | 0 | 675200 | 0050 | 06/05/12 | \$418,000 | \$543,000 | 1,230 | 8 | 1975 | Avg | 9,350 | N | N | 2230 166TH AVE SE |
| 14 | 0 | 414140 | 0120 | 10/12/12 | \$381,775 | \$476,000 | 1,260 | 8 | 1967 | Avg | 10,660 | N | N | 2060 166TH AVE SE |
| 14 | 0 | 675200 | 0070 | 07/30/13 | \$440,000 | \$484,000 | 1,280 | 8 | 1974 | Avg | 10,800 | N | N | 2218 166TH AVE SE |
| 14 | 0 | 675200 | 0200 | 03/21/12 | \$435,000 | \$576,000 | 1,300 | 8 | 1974 | Avg | 10,057 | N | N | 16415 SE 22ND ST |
| 14 | 0 | 145990 | 0050 | 03/20/13 | \$490,000 | \$575,000 | 1,310 | 8 | 1969 | Good | 4,840 | N | N | 16701 SE 23RD PL |
| 14 | 0 | 414130 | 0070 | 12/05/12 | \$455,000 | \$557,000 | 1,340 | 8 | 1967 | Avg | 10,182 | N | N | 16620 SE 21ST PL |
| 14 | 0 | 414150 | 0140 | 11/06/12 | \$463,125 | \$573,000 | 1,340 | 8 | 1968 | Avg | 9,976 | N | N | 16421 SE 21ST PL |
| 14 | 0 | 414160 | 0070 | 01/19/11 | \$429,000 | \$601,000 | 1,340 | 8 | 1968 | Avg | 10,455 | N | N | 16633 SE 17TH ST |
| 14 | 0 | 414140 | 0070 | 05/17/12 | \$449,950 | \$587,000 | 1,350 | 8 | 1967 | Avg | 7,560 | Y | N | 16509 SE 21ST PL |
| 14 | 0 | 404640 | 0050 | 05/11/12 | \$437,500 | \$572,000 | 1,370 | 8 | 1969 | Avg | 8,960 | N | N | 16570 SE 19TH ST |
| 14 | 0 | 675200 | 0280 | 09/09/13 | \$475,000 | \$510,000 | 1,380 | 8 | 1974 | Avg | 9,500 | N | N | 16400 SE 23RD ST |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 | 414150 | 0020 | 06/19/12 | \$394,500 | \$510,000 | 1,420 | 8 | 1968 | Avg | 7,998 | N | N | 2018 165TH PL SE |
| 14 | 0 | 145990 | 0060 | 11/05/12 | \$400,000 | \$495,000 | 1,420 | 8 | 1969 | Good | 4,370 | N | N | 16700 SE 23RD PL |
| 14 | 0 | 675200 | 0090 | 07/21/13 | \$500,000 | \$552,000 | 1,490 | 8 | 1975 | Avg | 8,360 | N | N | 2206 166TH AVE SE |
| 14 | 0 | 012405 | 9021 | 01/10/13 | \$460,000 | \$555,000 | 1,580 | 8 | 1974 | Avg | 14,513 | N | N | 16645 SE 17TH PL |
| 14 | 0 | 414150 | 0050 | 09/25/12 | \$392,000 | \$492,000 | 1,590 | 8 | 1971 | Good | 11,100 | N | N | 2009 165TH PL SE |
| 14 | 0 | 404640 | 0040 | 10/24/12 | \$460,000 | \$572,000 | 1,610 | 8 | 1969 | Good | 8,960 | N | N | 16576 SE 19TH ST |
| 14 | 0 | 438400 | 0130 | 07/25/13 | \$625,000 | \$689,000 | 1,630 | 8 | 1968 | Avg | 12,039 | N | N | 16428 SE 17TH ST |
| 14 | 0 | 438400 | 0050 | 09/13/11 | \$355,000 | \$487,000 | 1,640 | 8 | 1972 | Avg | 10,788 | N | N | 16640 SE 17TH ST |
| 14 | 0 | 404640 | 0180 | 08/21/12 | \$525,000 | \$666,000 | 1,680 | 8 | 1975 | Avg | 7,888 | N | N | 16529 SE 19TH ST |
| 14 | 0 | 012405 | 9077 | 08/01/13 | \$510,000 | \$560,000 | 1,770 | 8 | 1974 | Avg | 12,196 | N | N | 2141 168TH AVE SE |
| 14 | 0 | 675200 | 0060 | 08/26/12 | \$493,500 | \$625,000 | 2,350 | 8 | 1974 | Avg | 9,450 | N | N | 2224 166TH AVE SE |
| 14 | 0 | 675200 | 0030 | 08/21/13 | \$560,100 | \$608,000 | 2,400 | 8 | 1975 | Avg | 10,400 | N | N | 2310 166TH AVE SE |
| 14 | 0 | 675200 | 0180 | 08/27/13 | \$611,500 | \$662,000 | 2,400 | 8 | 1975 | Good | 8,700 | N | N | 16405 SE 22ND ST |
| 14 | 0 | 012405 | 9059 | 09/26/12 | \$440,000 | \$552,000 | 1,460 | 9 | 1976 | Avg | 13,770 | N | N | 16613 SE 17TH PL |
| 14 | 0 | 022405 | 9199 | 06/26/12 | \$755,000 | \$974,000 | 1,790 | 9 | 1977 | Good | 20,037 | Y | N | 15820 SE 24TH ST |
| 14 | 0 | 675080 | 0110 | 02/06/12 | \$807,500 | \$1,079,000 | 2,000 | 9 | 1976 | Good | 9,125 | Y | N | 16350 SE 16TH ST |
| 14 | 0 | 012405 | 9056 | 09/12/11 | \$537,000 | \$736,000 | 2,380 | 9 | 1977 | Good | 21,769 | N | N | 16721 SE 18TH ST |
| 14 | 0 | 022405 | 9213 | 11/16/13 | \$650,000 | \$670,000 | 2,590 | 9 | 1984 | Avg | 11,052 | N | N | 15604 SE 24TH ST |
| 14 | 0 | 022405 | 9149 | 06/10/13 | \$700,000 | \$790,000 | 2,680 | 9 | 1984 | Avg | 10,008 | Y | N | 15608 SE 24TH ST |
| 14 | 0 | 145990 | 0110 | 01/29/13 | \$666,400 | \$798,000 | 2,700 | 9 | 1999 | Avg | 7,368 | N | N | 16644 SE 24TH ST |
| 14 | 0 | 675150 | 0300 | 06/27/11 | \$655,000 | \$907,000 | 3,100 | 9 | 2010 | Avg | 9,450 | N | N | 2405 159TH AVE SE |
| 14 | 0 | 012405 | 9068 | 11/29/11 | \$1,100,000 | \$1,489,000 | 4,460 | 9 | 1964 | VGood | 41,243 | Y | Y | 16601 SE 17TH PL |
| 14 | 0 | 022405 | 9201 | 11/20/12 | \$987,500 | \$1,215,000 | 2,380 | 10 | 1983 | Avg | 108,464 | Y | Y | 15828 SE 24TH ST |
| 14 | 0 | 012405 | 9086 | 10/02/13 | \$762,000 | \$808,000 | 2,790 | 10 | 1999 | Avg | 10,800 | N | N | 16432 SE 24TH ST |
| 14 | 0 | 012405 | 9023 | 10/07/13 | \$724,500 | \$766,000 | 2,840 | 10 | 1999 | Avg | 11,021 | N | N | 16602 SE 24TH ST |
| 14 | 0 | 012405 | 9089 | 06/24/11 | \$715,000 | \$990,000 | 3,120 | 10 | 1999 | Avg | 12,015 | N | N | 16612 SE 24TH ST |
| 14 | 0 | 012405 | 9088 | 12/21/12 | \$760,000 | \$925,000 | 3,170 | 10 | 1999 | Avg | 13,249 | N | N | 16620 SE 24TH ST |
| 14 | 0 | 022405 | 9029 | 04/02/12 | \$949,000 | \$1,252,000 | 3,300 | 10 | 2007 | Avg | 17,850 | Y | N | 16024 SE 24TH ST |
| 14 | 0 | 505180 | 0080 | 05/24/12 | \$834,000 | \$1,086,000 | 3,390 | 10 | 1987 | Avg | 11,659 | Y | N | 2187 157TH PL SE |

Improved Sales Used in This Annual Update Analysis

Area 067 -- 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 | 012405 | 9082 | 11/20/13 | \$985,000 | \$1,013,000 | 3,450 | 10 | 2008 | Avg | 21,781 | N | N | 16517 SE 18TH ST |
| 14 | 0 | 012405 | 9083 | 02/07/11 | \$870,000 | \$1,218,000 | 3,920 | 10 | 2008 | Avg | 21,774 | N | N | 16525 SE 18TH ST |
| 14 | 0 | 664104 | 0070 | 08/05/13 | \$900,000 | \$986,000 | 3,920 | 10 | 2006 | Avg | 9,458 | N | N | 2241 167TH AVE SE |

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|--|
| 8 | 0 | 022405 | 9325 | 02/15/13 | \$285,000 | %COMPL;PREVIMP<=25K |
| 8 | 0 | 032405 | 9075 | 10/25/11 | \$175,000 | PREVIMP<=25K;EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; |
| 8 | 0 | 064350 | 0220 | 04/13/12 | \$270,400 | BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 8 | 0 | 064650 | 0030 | 09/24/12 | \$324,950 | QUESTIONABLE PER SALES IDENTIFICATION |
| 8 | 0 | 173680 | 0910 | 08/13/12 | \$5,318 | DOR RATIO |
| 8 | 0 | 173680 | 1040 | 09/14/12 | \$6,565 | DOR RATIO |
| 8 | 0 | 173680 | 1060 | 07/11/12 | \$4,932 | DOR RATIO |
| 8 | 0 | 173680 | 1070 | 07/17/12 | \$7,600 | DOR RATIO |
| 8 | 0 | 173680 | 1080 | 10/20/12 | \$6,192 | DOR RATIO |
| 8 | 0 | 173680 | 1020 | 06/19/12 | \$7,140 | DOR RATIO;EASEMENT OR RIGHT-OF-WAY |
| 8 | 0 | 220710 | 0070 | 04/18/12 | \$268,000 | STATISTICAL OUTLIER |
| 8 | 0 | 220710 | 0090 | 11/13/13 | \$377,500 | %NETCOND |
| 8 | 0 | 220710 | 0570 | 04/25/12 | \$205,600 | DOR RATIO |
| 8 | 0 | 220710 | 0570 | 01/27/12 | \$220,000 | DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; |
| 8 | 0 | 220710 | 0940 | 08/19/11 | \$205,000 | DOR RATIO;NON-REPRESENTATIVE SALE |
| 8 | 0 | 220710 | 0565 | 09/12/12 | \$231,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE; |
| 8 | 0 | 220710 | 0270 | 03/16/12 | \$285,000 | PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 8 | 0 | 220710 | 0955 | 04/16/13 | \$395,000 | UNFIN AREA |
| 8 | 0 | 220720 | 0605 | 10/02/12 | \$278,398 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 220720 | 0350 | 08/20/12 | \$359,414 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 220720 | 0130 | 08/11/11 | \$73,094 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 0 | 220720 | 0205 | 01/24/13 | \$306,000 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 220720 | 0580 | 08/08/12 | \$261,500 | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE |
| 8 | 0 | 323650 | 0350 | 09/25/12 | \$280,000 | NO MARKET EXPOSURE |
| 8 | 0 | 342505 | 9277 | 03/02/11 | \$885,000 | LACK OF REPRESENTATION-GRADE11 |
| 8 | 0 | 342505 | 9139 | 06/19/12 | \$1,175,000 | MODEL DEVELOPMENT EXCLUSION |
| 8 | 0 | 342505 | 9299 | 12/11/13 | \$1,200,000 | DOR RATIO;PREVIMP<=25K |
| 8 | 0 | 403680 | 1305 | 11/22/11 | \$235,000 | MODEL DEVELOPMENT EXCLUSION |
| 8 | 0 | 403680 | 0570 | 03/18/13 | \$352,900 | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED |
| 8 | 0 | 403680 | 1435 | 10/24/11 | \$175,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 8 | 0 | 403680 | 0650 | 03/07/12 | \$210,000 | PREVIMP<=25K |
| 8 | 0 | 403720 | 0790 | 02/02/12 | \$350,000 | RELOCATION - SALE TO SERVICE |
| 8 | 0 | 403740 | 0115 | 02/28/12 | \$256,571 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 403740 | 0340 | 10/25/11 | \$230,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; |

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 8 | 0 | 403750 | 0005 | 10/12/11 | \$230,000 | ANOMALY DETECTION |
| 8 | 0 | 403750 | 0005 | 06/21/12 | \$369,000 | ASSESSOR'S DATA DOESN'T MATCH SALE DATA |
| 8 | 0 | 403750 | 0340 | 09/10/12 | \$374,576 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 403750 | 0350 | 07/20/12 | \$369,000 | RELOCATION - SALE TO SERVICE |
| 8 | 0 | 403760 | 0080 | 03/27/12 | \$224,900 | STATISTICAL OUTLIER |
| 8 | 0 | 403810 | 0205 | 01/16/13 | \$296,001 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 8 | 0 | 403840 | 0100 | 07/26/13 | \$141,283 | DOR RATIO;QUIT CLAIM DEED |
| 8 | 0 | 403840 | 0150 | 04/06/12 | \$310,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 0 | 403930 | 0660 | 05/08/13 | \$338,130 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 8 | 0 | 403930 | 0740 | 12/27/11 | \$850,000 | UNFIN AREA |
| 8 | 0 | 403940 | 0370 | 12/04/12 | \$250,000 | STATISTICAL OUTLIER |
| 8 | 0 | 403940 | 0250 | 01/28/11 | \$70,667 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 0 | 403940 | 0170 | 10/23/12 | \$231,750 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE |
| 8 | 0 | 403940 | 0360 | 08/20/13 | \$422,500 | UNFIN AREA |
| 8 | 0 | 415750 | 0020 | 03/21/13 | \$463,500 | QUESTIONABLE PER SALES IDENTIFICATION |
| 8 | 0 | 415770 | 0060 | 06/25/12 | \$339,000 | STATISTICAL OUTLIER |
| 8 | 0 | 502390 | 0160 | 09/05/13 | \$390,000 | NON-NORMAL DISTRIBUTION |
| 8 | 0 | 664830 | 0095 | 07/02/12 | \$270,000 | PREVIMP<=25K |
| 8 | 0 | 675130 | 0120 | 07/28/11 | \$48,562 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8 | 0 | 675130 | 0125 | 10/09/12 | \$305,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; |
| 8 | 0 | 675130 | 0450 | 07/06/11 | \$300,000 | NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 8 | 0 | 737460 | 0160 | 08/24/12 | \$4,320 | DOR RATIO |
| 8 | 0 | 737460 | 0170 | 02/06/12 | \$4,000 | DOR RATIO |
| 8 | 0 | 737460 | 0180 | 07/25/13 | \$7,000 | DOR RATIO |
| 8 | 0 | 737460 | 0010 | 07/03/13 | \$320,500 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 8 | 0 | 737460 | 0700 | 01/29/13 | \$313,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 8 | 0 | 737460 | 0110 | 03/13/13 | \$331,000 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 737460 | 0010 | 12/11/13 | \$425,000 | FINANCIAL INSTITUTION RESALE; ASSESSOR'S DATA DOESN'T MATCH SALE DATA |
| 8 | 0 | 792330 | 0135 | 11/21/11 | \$262,500 | NON-NORMAL DISTRIBUTION |
| 8 | 0 | 792330 | 0135 | 12/01/11 | \$87,500 | DOR RATIO;CORPORATE AFFILIATES; PARTIAL INTEREST (1/3, 1/2, Etc.); SHORT SALE |
| 8 | 0 | 792330 | 0005 | 01/06/12 | \$4,010 | DOR RATIO;EASEMENT OR RIGHT-OF-WAY |
| 8 | 0 | 792330 | 0075 | 12/02/11 | \$3,405 | DOR RATIO;EASEMENT OR RIGHT-OF-WAY |
| 8 | 0 | 792330 | 0080 | 01/06/12 | \$7,368 | DOR RATIO;EASEMENT OR RIGHT-OF-WAY |
| 8 | 0 | 792360 | 0280 | 08/09/13 | \$395,300 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 8 | 0 | 792370 | 0300 | 04/27/12 | \$11,594 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 8 | 0 | 792370 | 0240 | 10/09/13 | \$339,600 | QUIT CLAIM DEED |
| 8 | 0 | 792380 | 0230 | 11/23/11 | \$255,200 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 8 | 0 | 792380 | 0390 | 02/05/13 | \$31,410 | DOR RATIO;STATEMENT TO DOR |
| 8 | 0 | 792380 | 0140 | 10/04/12 | \$285,000 | SHORT SALE |
| 8 | 0 | 894460 | 0060 | 12/29/11 | \$145,100 | DOR RATIO;FULL SALES PRICE NOT REPORTED; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 12 | 0 | 066340 | 0100 | 01/22/13 | \$360,000 | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED |
| 12 | 0 | 143370 | 0120 | 09/05/13 | \$350,000 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 143370 | 0120 | 12/06/13 | \$570,000 | ASSESSOR'S DATA DOESN'T MATCH SALE DATA |
| 12 | 0 | 156200 | 0050 | 04/10/13 | \$385,075 | BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED |
| 12 | 0 | 156210 | 0260 | 09/26/12 | \$559,823 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 156210 | 0260 | 04/12/13 | \$491,463 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 12 | 0 | 156210 | 0260 | 06/26/13 | \$525,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; |
| 12 | 0 | 156220 | 0200 | 06/22/12 | \$375,000 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 156220 | 0590 | 12/11/12 | \$570,000 | RELOCATION - SALE TO SERVICE |
| 12 | 0 | 261920 | 0010 | 09/26/12 | \$154,355 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 261960 | 0290 | 10/16/12 | \$250,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 12 | 0 | 261960 | 0290 | 10/22/12 | \$250,000 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 12 | 0 | 262505 | 9297 | 11/04/13 | \$692,614 | ANOMALY DETECTION |
| 12 | 0 | 262505 | 9301 | 11/18/13 | \$699,900 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 262505 | 9298 | 12/19/13 | \$719,900 | NON-NORMAL DISTRIBUTION |
| 12 | 0 | 262505 | 9074 | 12/24/13 | \$679,900 | PREVIMP<=25K |
| 12 | 0 | 272505 | 9112 | 02/24/11 | \$693,397 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX |
| 12 | 0 | 272505 | 9112 | 12/21/11 | \$800,000 | NO MARKET EXPOSURE |
| 12 | 0 | 329600 | 0030 | 02/27/13 | \$335,000 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 329820 | 0990 | 01/24/13 | \$246,601 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 12 | 0 | 329820 | 0210 | 12/05/11 | \$206,000 | OBSOL;QUESTIONABLE PER SALES IDENTIFICATION; FINANCIAL INSTITUTION RESALE |
| 12 | 0 | 331650 | 0285 | 04/23/12 | \$644,950 | NON-NORMAL DISTRIBUTION |
| 12 | 0 | 352505 | 9021 | 03/29/13 | \$346,001 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 12 | 0 | 363100 | 0100 | 09/21/12 | \$364,188 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 403770 | 0125 | 12/08/11 | \$7,044 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 403770 | 0185 | 05/23/11 | \$320,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 12 | 0 | 403770 | 0160 | 06/13/13 | \$395,000 | OBSOL |
| 12 | 0 | 403770 | 0065 | 03/30/12 | \$256,414 | SHORT SALE |

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|-------------|--|
| 12 | 0 | 403780 | 0045 | 04/04/13 | \$295,000 | ANOMALY DETECTION |
| 12 | 0 | 403780 | 0025 | 01/23/13 | \$458,496 | GOVERNMENT AGENCY; AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; |
| 12 | 0 | 403820 | 0120 | 01/23/12 | \$297,000 | ANOMALY DETECTION |
| 12 | 0 | 403820 | 1120 | 12/28/12 | \$280,000 | ANOMALY DETECTION |
| 12 | 0 | 403820 | 1120 | 07/15/13 | \$480,000 | ASSESSOR'S DATA DOESN'T MATCH SALE DATA |
| 12 | 0 | 403820 | 0220 | 01/17/12 | \$418,072 | BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; |
| 12 | 0 | 403820 | 0660 | 06/27/13 | \$338,500 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 403820 | 0620 | 05/05/11 | \$261,500 | NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE |
| 12 | 0 | 403850 | 0200 | 10/27/11 | \$284,000 | LACK OF REPRESENTATION -FAIR CONDITION |
| 12 | 0 | 403850 | 1100 | 07/19/11 | \$90,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 12 | 0 | 403870 | 0920 | 12/01/11 | \$645,000 | ANOMALY DETECTION |
| 12 | 0 | 403870 | 0680 | 08/19/13 | \$410,000 | NO MARKET EXPOSURE |
| 12 | 0 | 403880 | 0500 | 10/25/13 | \$146,000 | DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 12 | 0 | 403880 | 0500 | 10/25/13 | \$120,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 12 | 0 | 403880 | 0320 | 03/08/11 | \$91,727 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR |
| 12 | 0 | 403900 | 0240 | 07/16/13 | \$198,913 | DOR RATIO;QUIT CLAIM DEED |
| 12 | 0 | 403900 | 0070 | 08/29/12 | \$400,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 403910 | 0060 | 01/23/12 | \$260,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 12 | 0 | 403970 | 0170 | 05/07/13 | \$594,645 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 403970 | 0170 | 08/13/13 | \$594,645 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 403970 | 0530 | 03/05/13 | \$680,000 | NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 12 | 0 | 403970 | 0880 | 06/03/11 | \$725,000 | OBSOL |
| 12 | 0 | 404010 | 0530 | 06/20/11 | \$382,000 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 404040 | 0360 | 09/18/13 | \$290,000 | STATISTICAL OUTLIER |
| 12 | 0 | 404040 | 0370 | 11/27/13 | \$193,500 | DOR RATIO |
| 12 | 0 | 404060 | 0460 | 04/11/11 | \$330,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |
| 12 | 0 | 404080 | 0370 | 02/05/13 | \$275,000 | NON-NORMAL DISTRIBUTION |
| 12 | 0 | 404080 | 0660 | 02/14/11 | \$205,500 | DOR RATIO |
| 12 | 0 | 404080 | 0580 | 02/07/12 | \$170,000 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 404080 | 0090 | 06/04/13 | \$437,343 | EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 417830 | 0260 | 05/14/13 | \$180,490 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 738500 | 0030 | 06/04/13 | \$261,033 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 738530 | 0170 | 06/23/11 | \$674,950 | MODEL DEVELOPMENT EXCLUSION |
| 12 | 0 | 883990 | 0230 | 09/06/13 | \$1,389,000 | LACK OF REPRESENTATION-GRADE11 |

Improved Sales Removed in This Annual Update Analysis

Area 067 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major | Minor | Sale Date | Sale Price | Comments |
|----------|------|--------|-------|-----------|------------|--|
| 12 | 0 | 885730 | 0100 | 05/17/13 | \$250,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 12 | 0 | 885730 | 0100 | 02/05/13 | \$260,955 | GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group; |
| 12 | 0 | 885731 | 0170 | 09/14/12 | \$287,341 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 12 | 0 | 885731 | 0030 | 09/24/13 | \$125,399 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 12 | 0 | 885732 | 0260 | 08/23/12 | \$155,951 | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 12 | 0 | 885732 | 0260 | 08/23/12 | \$34,217 | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR |
| 12 | 0 | 885732 | 0210 | 10/09/13 | \$373,800 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 12 | 0 | 885732 | 0210 | 10/09/13 | \$413,723 | GOVERNMENT AGENCY;FORCED SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; |
| 12 | 0 | 885732 | 0070 | 08/22/11 | \$385,000 | RELOCATION - SALE TO SERVICE |
| 14 | 0 | 012405 | 9083 | 01/29/11 | \$870,000 | RELOCATION - SALE TO SERVICE |
| 14 | 0 | 022405 | 9014 | 04/25/13 | \$385,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 022405 | 9029 | 04/02/12 | \$949,000 | RELOCATION - SALE TO SERVICE |
| 14 | 0 | 403700 | 0920 | 01/09/13 | \$450,000 | ASSESSOR'S DATA DOESN'T MATCH SALE DATA |
| 14 | 0 | 403700 | 0410 | 10/29/12 | \$432,046 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE |
| 14 | 0 | 403700 | 0725 | 05/17/13 | \$91,530 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 403700 | 0720 | 06/30/11 | \$235,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 14 | 0 | 403700 | 0715 | 02/21/13 | \$357,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 14 | 0 | 403700 | 0275 | 02/06/12 | \$241,160 | NON-REPRESENTATIVE SALE |
| 14 | 0 | 403720 | 0595 | 03/16/11 | \$219,000 | STATISTICAL OUTLIER |
| 14 | 0 | 403720 | 0375 | 06/10/11 | \$260,000 | STATISTICAL OUTLIER |
| 14 | 0 | 403720 | 0145 | 03/27/12 | \$121,090 | DOR RATIO;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 403720 | 0270 | 05/24/13 | \$130,650 | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 403720 | 0425 | 03/22/11 | \$278,000 | EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group |
| 14 | 0 | 403720 | 0240 | 07/30/13 | \$520,000 | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 403720 | 0250 | 11/19/12 | \$585,000 | OBSOL |
| 14 | 0 | 403720 | 0550 | 12/26/12 | \$269,000 | SHORT SALE |
| 14 | 0 | 403860 | 0600 | 10/13/11 | \$97,174 | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; |
| 14 | 0 | 414150 | 0020 | 04/11/12 | \$404,234 | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group |
| 14 | 0 | 505180 | 0050 | 02/17/11 | \$198,615 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 675080 | 0080 | 07/27/11 | \$460,000 | QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED |
| 14 | 0 | 737510 | 0025 | 01/20/12 | \$32,400 | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 14 | 0 | 737510 | 0160 | 02/10/11 | \$297,000 | OBSOL |
| 14 | 0 | 737530 | 0135 | 12/23/13 | \$365,000 | STATISTICAL OUTLIER |

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.

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:

Janelle Wehl

Appraiser II

8/7/2014

Date