

Executive Summary

Duvall & Environs - Area 070

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 537

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	\$84,400	\$246,100	\$330,500			8.26%
2014 Value	\$105,400	\$307,200	\$412,600	\$443,800	93.2%	7.81%
\$ Change	+\$21,000	+\$61,100	+\$82,100			
% Change	+24.9%	+24.8%	+24.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.81% is an improvement from the previous COD of 8.26%. 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:

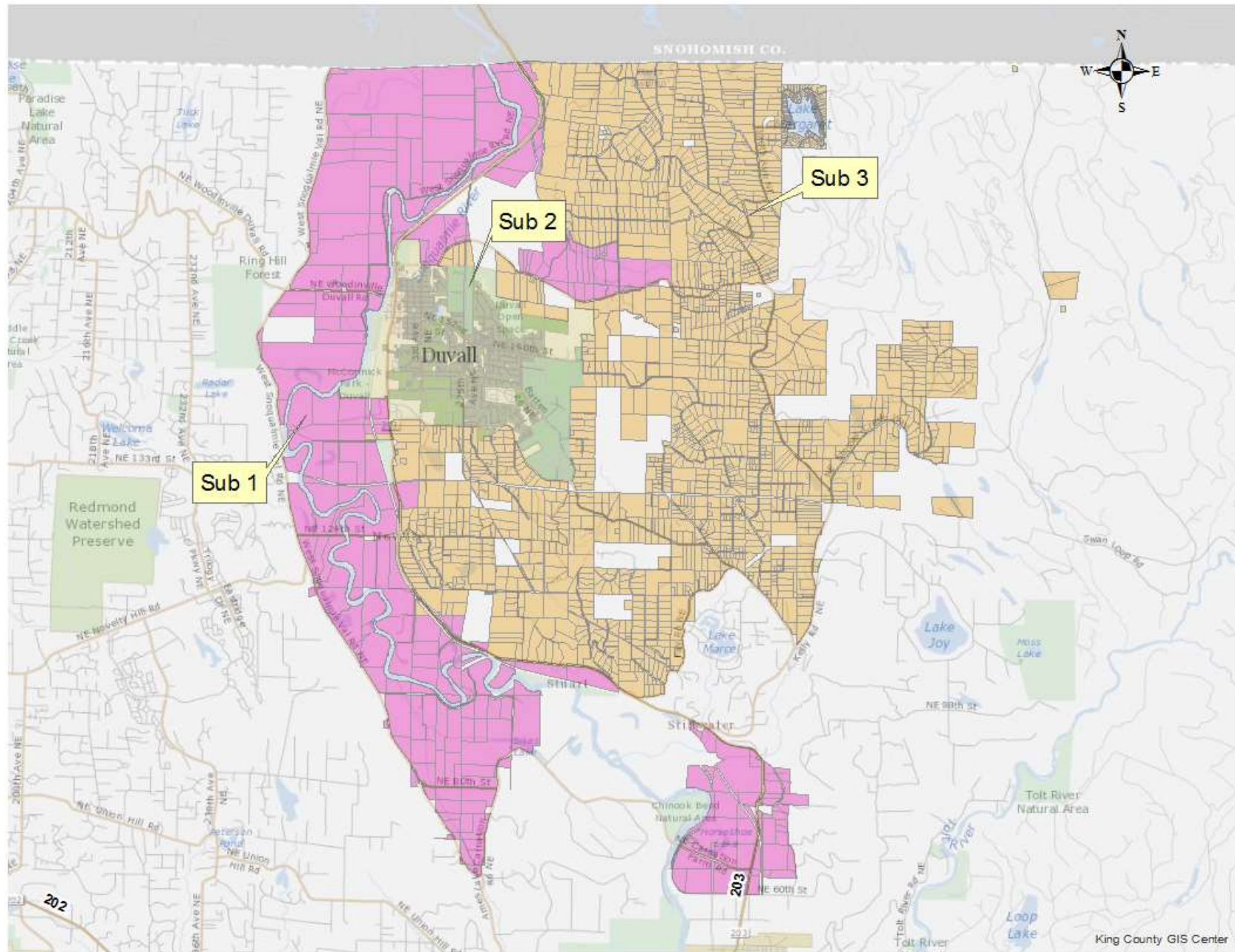
	Land	Improvements	Total
2013 Value	\$102,300	\$226,800	\$329,100
2014 Value	\$127,800	\$283,500	\$411,300
% Change	+24.9%	+25.0%	+25.0%

Number of one to three unit residences in the population: 3,391

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 several plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats Big Rock Ridge (Major 080803), Cottonwood Grove-Duvall (Major 177646), were generally at lower assessment levels than the rest of the population. The plats of Tuscany Hills (Major 872430), and Miller's Homestead (Major 553560), were generally at higher assessments levels than the rest of the population. This annual update valuation model corrects for these strata differences.

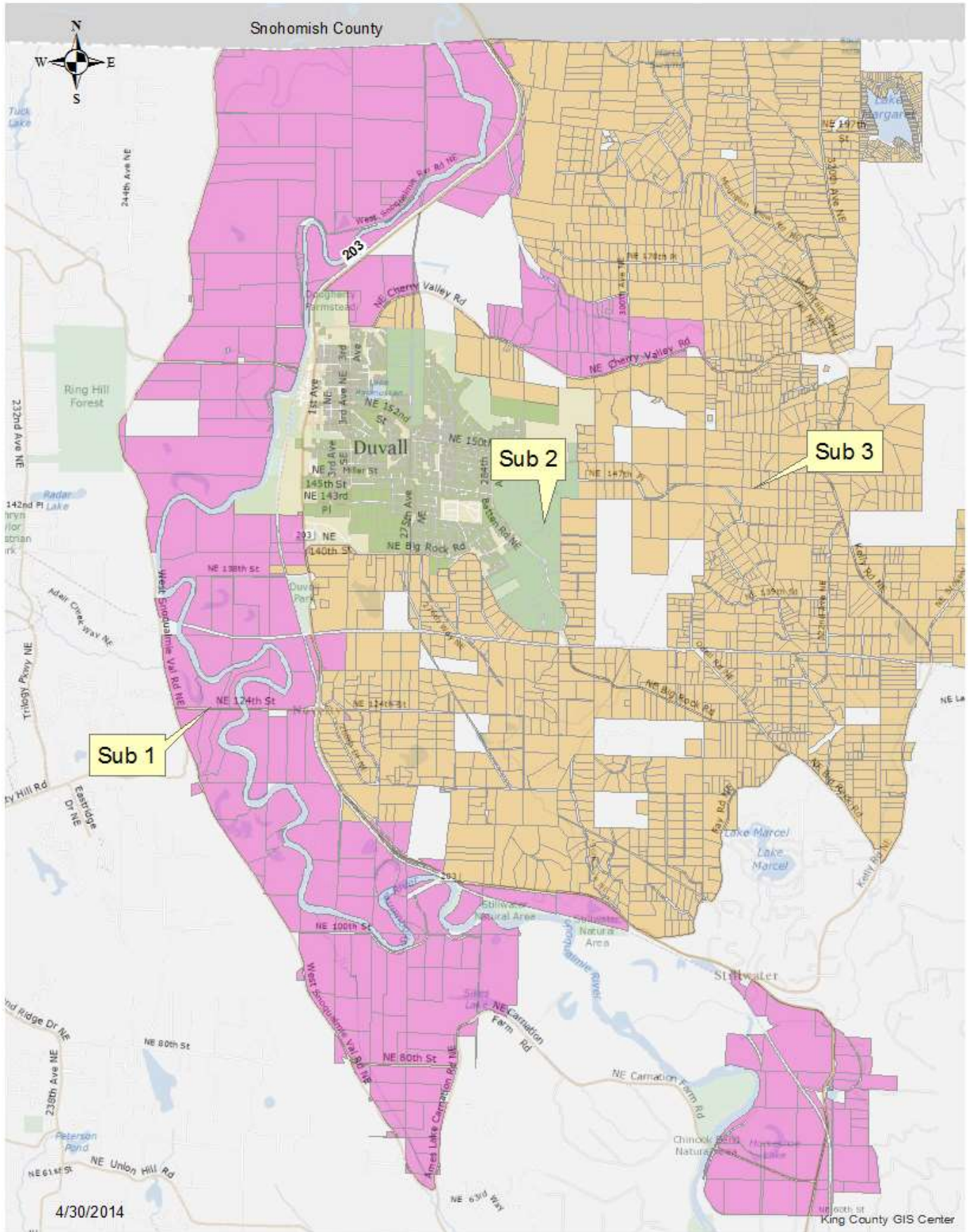


Area 070 – Map

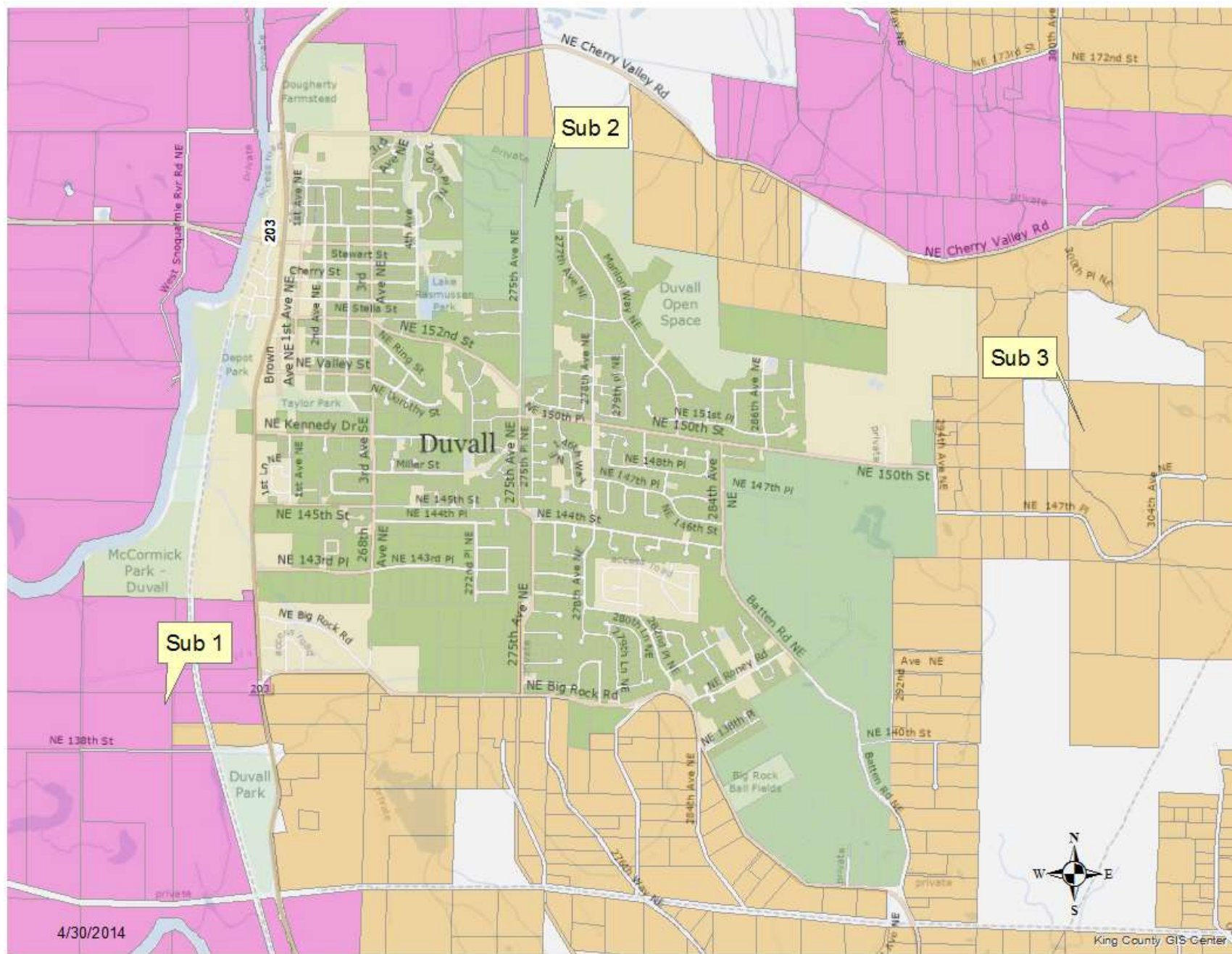


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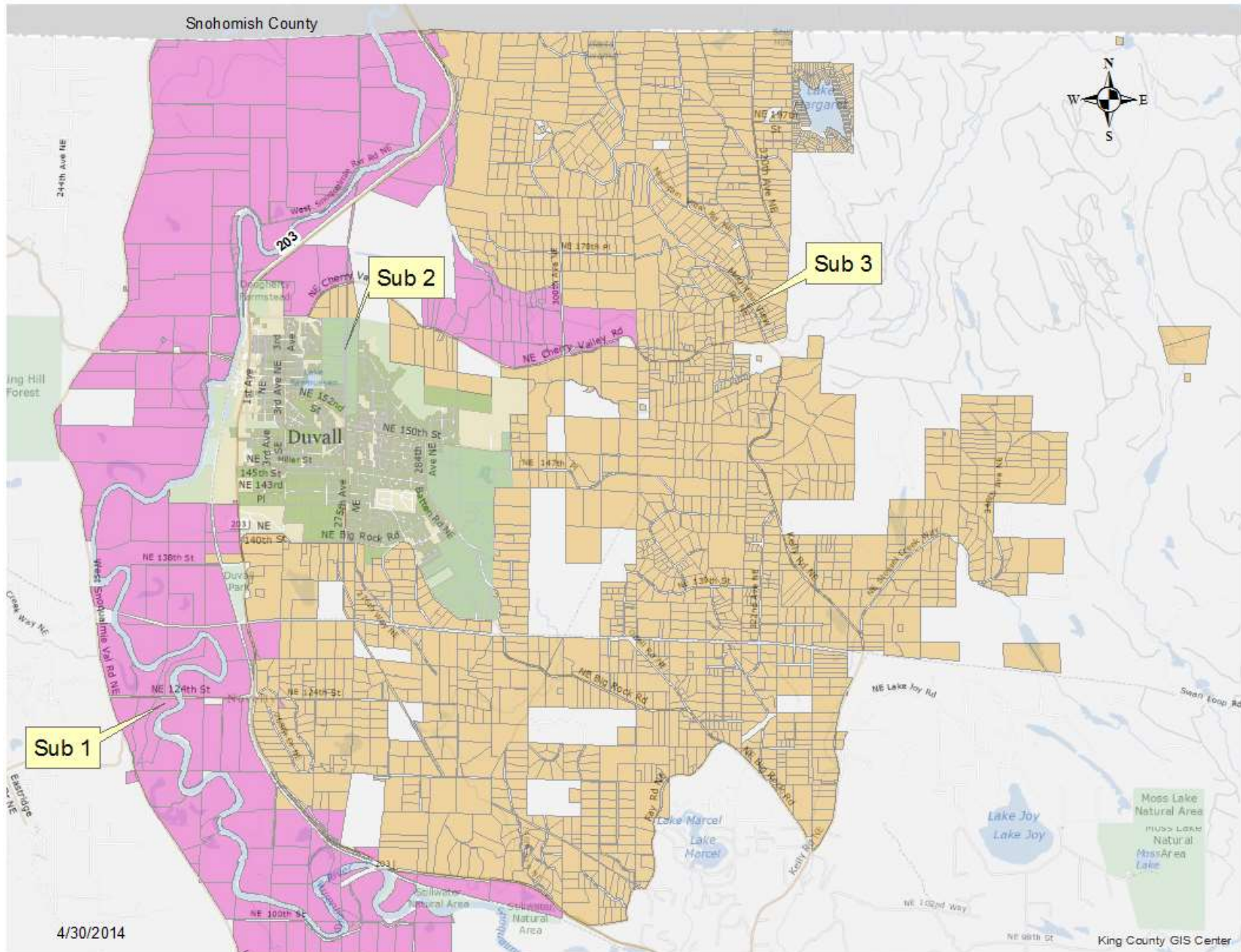
Area 070 – Sub Area 1 Map



Area 070 – Sub Area 2 Map



Area 070 – Sub Area 3 Map



Area 070 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+25.39%	3,198	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
Big Rock Ridge (Major 080830)	+37.46%	13	81	16%
Tuscany Hills (Major 872430) = Grade 8	+12.80%	21	21	100%
Miller's Homestead (Major 553560) = Grade 9	+5.44%	10	70	14%
Cottonwood Grove-Duvall (Major 177646) = Grade 8	+37.95%	16	23	70%

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

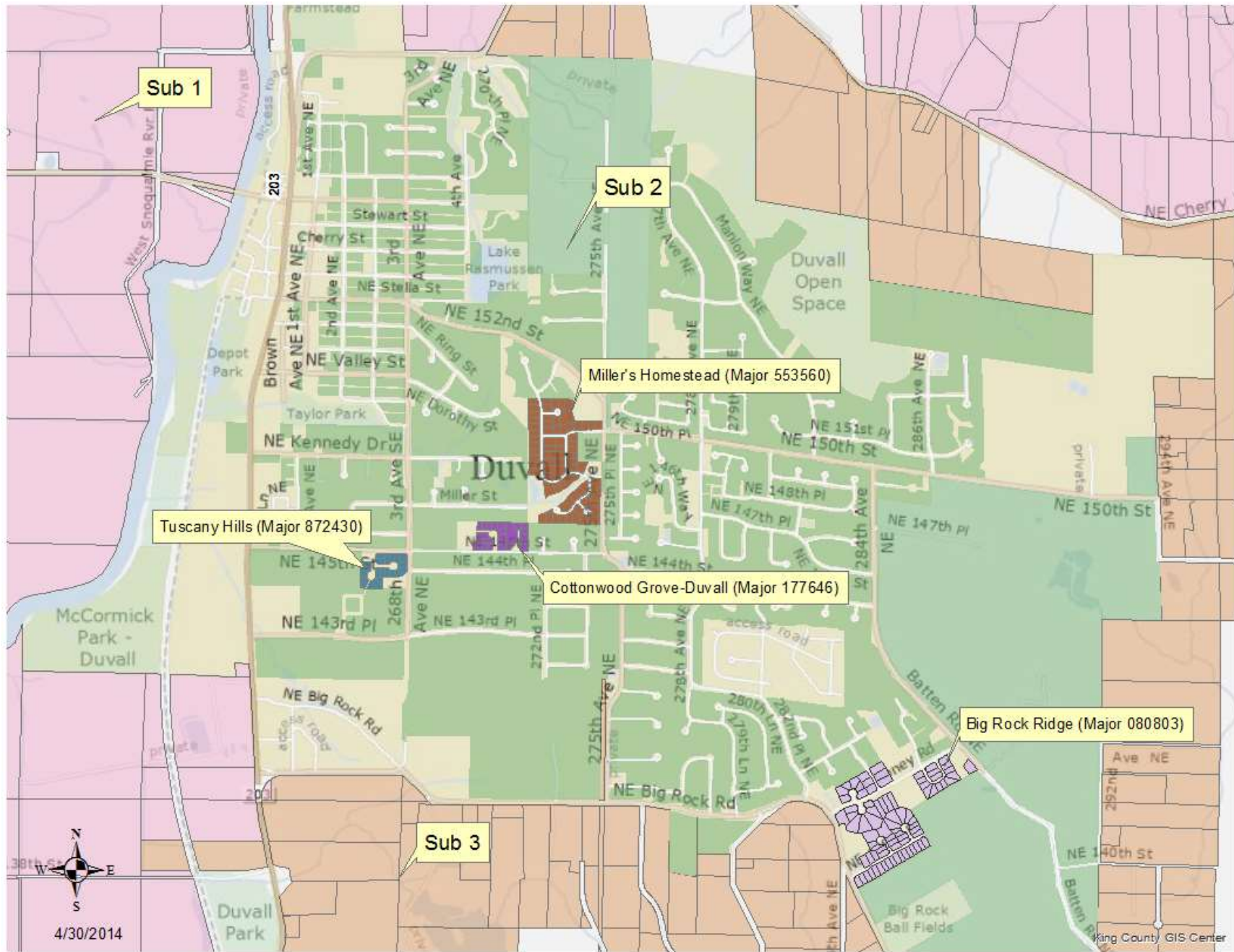
Generally, the plats Big Rock Ridge (Major 080803), and Cottonwood Grove-Duvall (Major 177646), were at lower assessment levels than the rest of the population.

The plats of Tuscany Hills (Major 872430), and Miller's Homestead (Major 553560), were at higher assessments levels than the rest of the population.

This annual update valuation model corrects for these strata differences.



Area 070 - Plat Map



Area 070 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
080830	Big Rock Ridge	13	81	16%	NW-19-26-07 NE-19-26-07 SE-19-26-07	2	7	1999 - 2003
872430	Tuscany Hills	21	21	100%	NW-24-26-6	2	8	2012
553560	Miller's Homestead	10	70	14%	SE-13-26-6	2	9	2001 - 2003
177646	Cottonwood Grove-Duvall	16	23	70%	SE-13-26-6	2	8	2009 - 2011

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 29, 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 30 usable land sales available in the area, their 2013 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +24.9% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.254, 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 several plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats Big Rock Ridge (Major 080803), Cottonwood Grove-Duvall (Major 177646), were generally at lower assessment levels than the rest of the population. The plats of Tuscany Hills (Major 872430), and Miller's Homestead (Major 553560), were generally at higher assessments levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 537 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.749656 - .0658292 * \text{Plat}080830 + 8.367363\text{E-}02 * \text{Plat}872430 + .1418505 * \text{Plat}553560 - 6.823072\text{E-}02 * \text{Plat}177646)$$

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 19 sales of mobile homes within Area 070. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +24.8%. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.248 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

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 +25.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.248.
- 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) * 1.248.
- 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 \leq \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

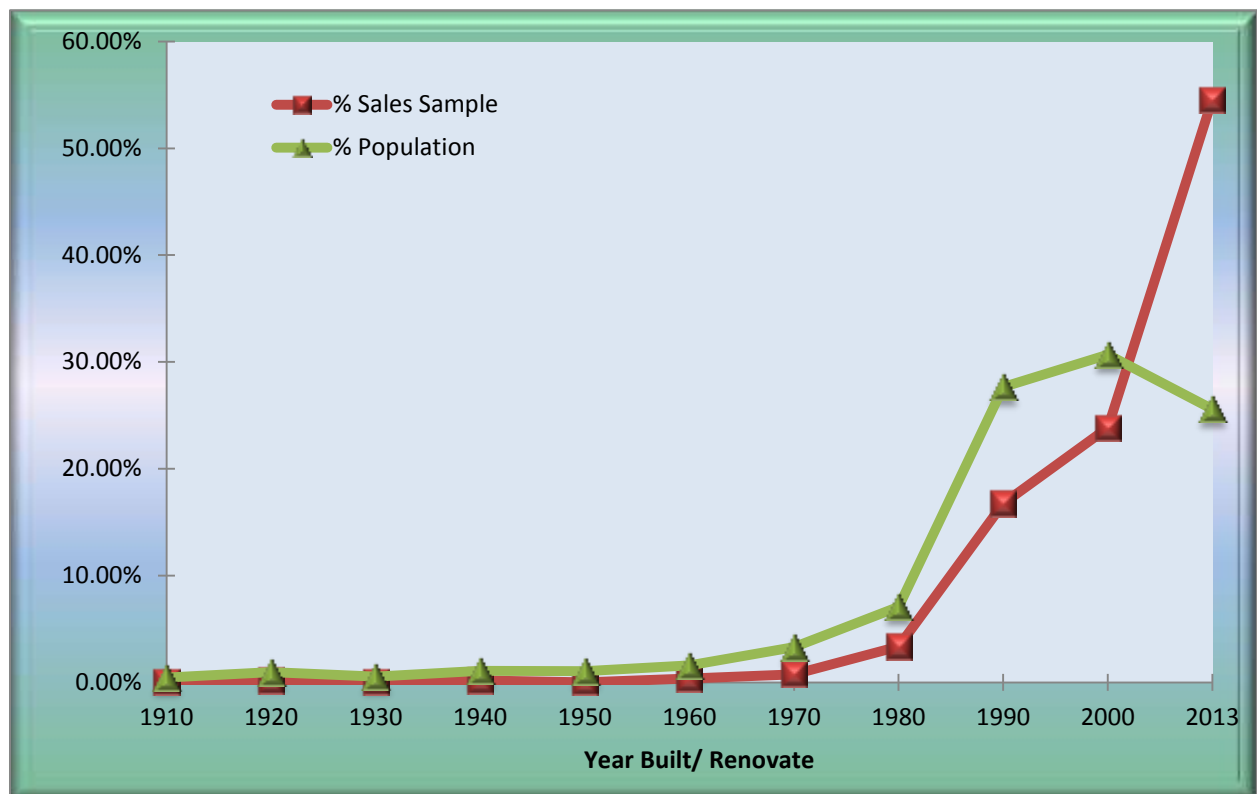
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.19%
1930	0	0.00%
1940	1	0.19%
1950	0	0.00%
1960	2	0.37%
1970	4	0.74%
1980	18	3.35%
1990	90	16.76%
2000	128	23.84%
2013	293	54.56%
	537	

Population

Year Built/Ren	Frequency	% Population
1910	15	0.44%
1920	33	0.97%
1930	18	0.53%
1940	37	1.09%
1950	36	1.06%
1960	54	1.59%
1970	112	3.30%
1980	240	7.08%
1990	938	27.66%
2000	1,040	30.67%
2013	868	25.60%
	3,391	



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.

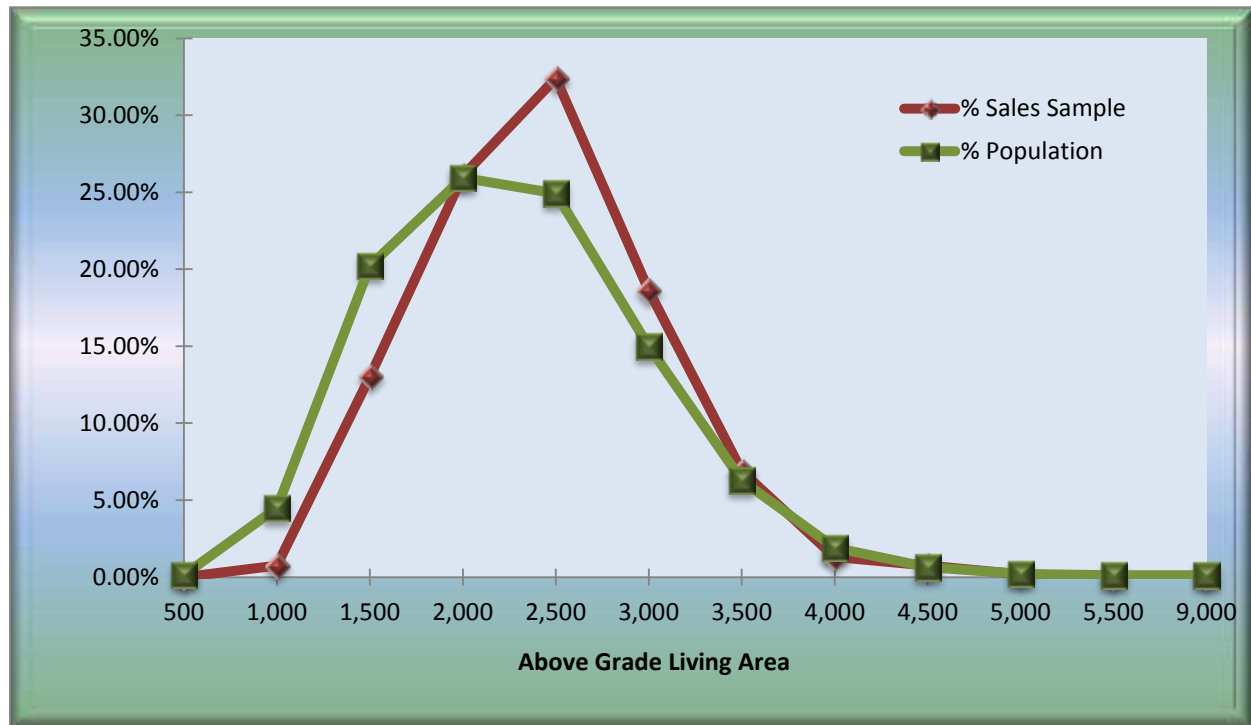
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	4	0.74%
1,500	70	13.04%
2,000	140	26.07%
2,500	174	32.40%
3,000	100	18.62%
3,500	37	6.89%
4,000	7	1.30%
4,500	4	0.74%
5,000	1	0.19%
5,500	0	0.00%
9,000	0	0.00%
537		

Population

AGLA	Frequency	% Population
500	5	0.15%
1,000	152	4.48%
1,500	686	20.23%
2,000	880	25.95%
2,500	845	24.92%
3,000	508	14.98%
3,500	213	6.28%
4,000	65	1.92%
4,500	22	0.65%
5,000	7	0.21%
5,500	4	0.12%
9,000	4	0.12%
3,391		



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

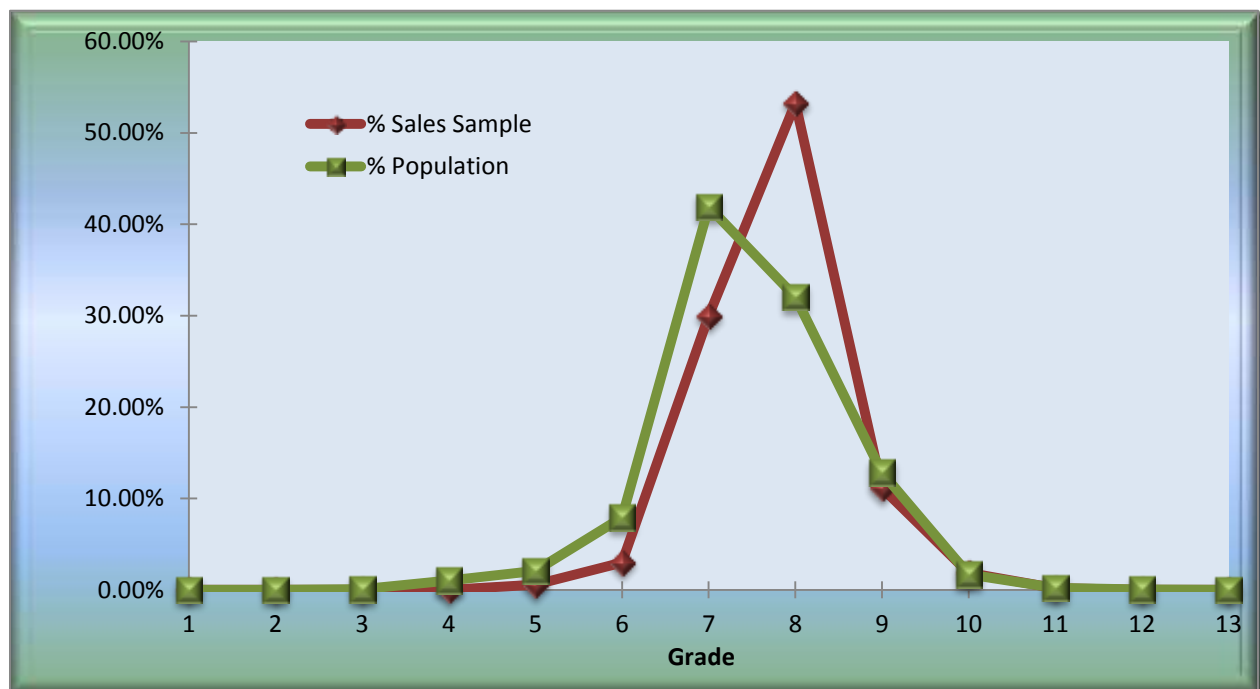
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	3	0.56%
6	16	2.98%
7	161	29.98%
8	286	53.26%
9	60	11.17%
10	10	1.86%
11	1	0.19%
12	0	0.00%
13	0	0.00%
	537	

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.03%
3	3	0.09%
4	35	1.03%
5	71	2.09%
6	269	7.93%
7	1,421	41.91%
8	1,087	32.06%
9	436	12.86%
10	57	1.68%
11	8	0.24%
12	2	0.06%
13	1	0.03%
	3,391	



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

Area 070 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 1.264, resulting in an adjusted value of \$600,000 ($\$475,000 \times 1.264 = \$600,400$) – truncated to the nearest \$1000.

Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.260	26.0%
2/1/2011	1.270	27.0%
3/1/2011	1.279	27.9%
4/1/2011	1.287	28.7%
5/1/2011	1.294	29.4%
6/1/2011	1.300	30.0%
7/1/2011	1.306	30.6%
8/1/2011	1.310	31.0%
9/1/2011	1.313	31.3%
10/1/2011	1.315	31.5%
11/1/2011	1.317	31.7%
12/1/2011	1.317	31.7%
1/1/2012	1.316	31.6%
2/1/2012	1.314	31.4%
3/1/2012	1.312	31.2%
4/1/2012	1.308	30.8%
5/1/2012	1.303	30.3%
6/1/2012	1.297	29.7%
7/1/2012	1.291	29.1%
8/1/2012	1.283	28.3%
9/1/2012	1.274	27.4%
10/1/2012	1.264	26.4%
11/1/2012	1.254	25.4%
12/1/2012	1.242	24.2%
1/1/2013	1.229	22.9%
2/1/2013	1.215	21.5%
3/1/2013	1.202	20.2%
4/1/2013	1.186	18.6%
5/1/2013	1.170	17.0%
6/1/2013	1.152	15.2%
7/1/2013	1.133	13.3%
8/1/2013	1.113	11.3%
9/1/2013	1.092	9.2%
10/1/2013	1.071	7.1%
11/1/2013	1.048	4.8%
12/1/2013	1.025	2.5%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 070 is: $(.749656 - 6.189137E-04 * \text{SaleDay} - 4.020177E-07 * \text{SaleDaySq} - .0658292 * 2.420857E-02 + 8.367363E-02 * 3.910615E-02 + .1418505 * 1.862197E-02 - 6.823072E-02 * 2.979516E-02) / (.749656 - .0658292 * 2.420857E-02 + 8.367363E-02 * 3.910615E-02 + .1418505 * 1.862197E-02 - 6.823072E-02 * 2.979516E-02)$

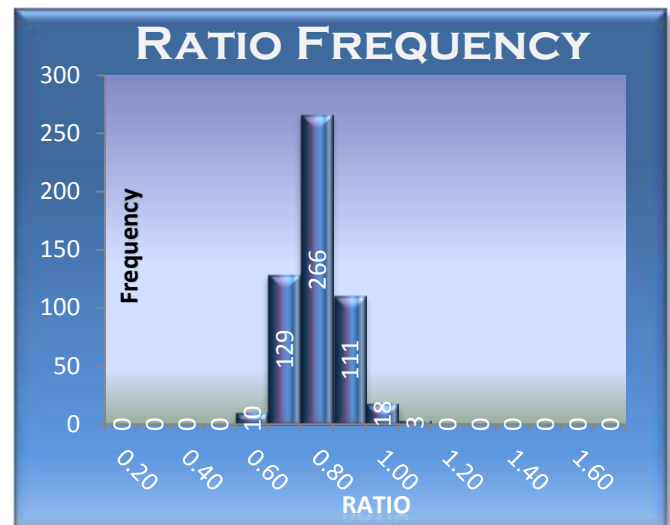
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Duvall & Environs	1/1/2013	4/29/2014	1/2011 - 12/2013
Area Number: 70	Appr ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	537
Mean Assessed Value	330,500
Mean Adj. Sales Price	443,800
Standard Deviation AV	88,515
Standard Deviation SP	125,005
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.752
Median Ratio	0.745
Weighted Mean Ratio	0.745
UNIFORMITY	
Lowest ratio	0.536
Highest ratio:	1.045
Coefficient of Dispersion	8.26%
Standard Deviation	0.080
Coefficient of Variation	10.61%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.738
Upper limit	0.754
95% Confidence: Mean	
Lower limit	0.745
Upper limit	0.759
SAMPLE SIZE EVALUATION	
N (population size)	3391
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.080
Recommended minimum:	10
Actual sample size:	537
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	284
# ratios above mean:	253
z:	1.338
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

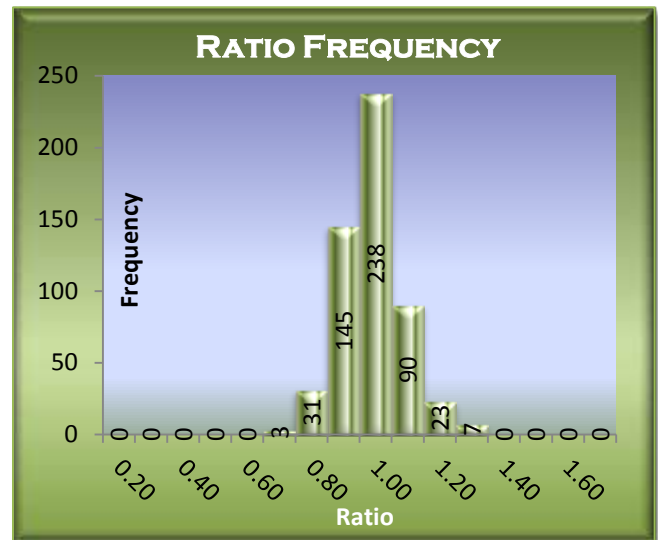
1 to 3 Unit Residences throughout Area 070

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: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Duvall & Environs	1/1/2014	4/29/2014	1/2011 - 12/2013
Area Number: 70	Appr. ID:	Property Type:	Adjusted for time?
	JMAR	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	537
Mean Assessed Value	412,600
Mean Sales Price	443,800
Standard Deviation AV	109,359
Standard Deviation SP	125,005
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.932
Weighted Mean Ratio	0.930
UNIFORMITY	
Lowest ratio	0.670
Highest ratio:	1.289
Coefficient of Dispersion	7.81%
Standard Deviation	0.095
Coefficient of Variation	10.13%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.925
Upper limit	0.943
95% Confidence: Mean	
Lower limit	0.931
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	3391
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.095
Recommended minimum:	14
Actual sample size:	537
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	283
# ratios above mean:	254
z:	1.251
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 070

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

Improved Sales Used in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	072607	9016	07/24/13	\$470,000	\$526,000	1,180	7	2006	Avg	622,908	N	N	28510 NE CHERRY VALLEY RD
1	0	082607	9079	04/15/13	\$430,000	\$507,000	1,420	7	1962	Avg	35,719	N	N	17035 300TH AVE NE
1	0	072507	9063	07/01/13	\$525,000	\$595,000	2,320	8	2001	Good	32,990	N	N	6525 W SNOQUALMIE VALLEY RD
1	0	082607	9070	12/11/13	\$550,000	\$559,000	2,450	9	1993	Avg	100,188	N	N	29601 NE 173RD ST
1	0	072507	9066	07/05/12	\$625,000	\$806,000	2,960	9	2006	Avg	486,565	Y	N	6530 W SNOQUALMIE VALLEY RD
1	0	082607	9067	11/28/12	\$775,000	\$964,000	3,170	10	1990	Avg	812,829	N	N	16501 300TH AVE NE
2	0	132606	9015	10/16/12	\$145,000	\$183,000	770	6	1953	Avg	15,600	N	N	26510 NE 145TH ST
2	0	213220	0260	12/20/13	\$272,000	\$275,000	830	6	1985	Good	7,580	N	N	26819 NE ANDERSON ST
2	0	132606	9140	11/18/13	\$238,000	\$246,000	960	6	1982	VGood	9,262	N	N	26918 NE 152ND ST
2	0	213170	0620	07/22/13	\$300,000	\$336,000	1,010	6	1988	Avg	8,920	N	N	26512 NE RICHARDSON ST
2	0	213170	1701	02/25/11	\$200,000	\$255,000	1,010	6	1977	Good	6,356	N	N	26731 NE STEPHENS ST
2	0	213170	0755	07/26/12	\$185,000	\$238,000	1,040	6	2006	Avg	5,109	N	N	26520 NE RING ST
2	0	213220	0320	10/08/13	\$317,000	\$338,000	1,260	6	1985	Good	7,587	N	N	26806 NE ANDERSON ST
2	0	213120	0075	06/30/12	\$264,000	\$341,000	1,460	6	1982	Avg	9,806	N	N	26809 NE BIRD ST
2	0	213070	2240	05/20/11	\$340,000	\$441,000	2,060	6	1912	VGood	10,644	N	N	26712 NE STEWART ST
2	0	140280	0110	06/25/12	\$225,000	\$291,000	1,050	7	1985	Avg	9,940	N	N	26927 NE MILLER ST
2	0	140281	0120	03/21/11	\$257,195	\$330,000	1,060	7	1986	Avg	10,336	N	N	27136 NE MILLER ST
2	0	213220	0040	07/30/13	\$210,000	\$234,000	1,060	7	1985	Avg	7,505	N	N	26828 NE BIRD ST
2	0	151800	0100	04/15/11	\$219,950	\$284,000	1,070	7	2001	Avg	3,591	N	N	27627 NE 150TH PL
2	0	140281	0020	09/19/12	\$225,000	\$285,000	1,080	7	1986	Avg	9,940	N	N	27001 NE MILLER ST
2	0	213020	0250	10/05/11	\$249,000	\$328,000	1,080	7	1986	Avg	12,075	N	N	27515 NE 143RD ST
2	0	213020	0320	09/11/13	\$280,000	\$304,000	1,080	7	1987	Avg	14,320	N	N	27520 NE 144TH ST
2	0	140281	0100	07/19/11	\$240,700	\$315,000	1,090	7	1986	Good	9,940	N	N	27131 NE MILLER ST
2	0	140281	0170	10/17/13	\$320,000	\$339,000	1,090	7	1986	Avg	10,094	N	N	27034 NE MILLER ST
2	0	151800	0220	12/06/12	\$280,000	\$347,000	1,090	7	2002	Avg	3,956	N	N	15114 277TH PL NE
2	0	213120	0245	12/21/12	\$199,950	\$247,000	1,100	7	1973	Avg	12,652	N	N	26935 NE VIRGINIA ST
2	0	213020	0200	05/21/12	\$265,000	\$344,000	1,110	7	1987	Good	11,376	N	N	27626 NE 142ND PL
2	0	140280	0100	06/21/13	\$307,500	\$350,000	1,130	7	1985	Avg	10,023	N	N	26912 NE MILLER ST
2	0	213120	0190	05/17/11	\$221,000	\$287,000	1,130	7	1978	Avg	7,500	N	N	26918 NE VIRGINIA ST
2	0	667291	0030	01/29/13	\$327,500	\$398,000	1,130	7	1987	Good	12,532	N	N	14127 278TH AVE NE
2	0	213220	0380	02/09/12	\$203,000	\$267,000	1,160	7	1981	Avg	7,575	N	N	26724 NE ANDERSON ST

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	213070	1105	03/28/12	\$235,000	\$307,000	1,170	7	1977	Avg	7,745	Y	N	15827 2ND AVE NE
2	0	378240	0240	03/28/13	\$300,000	\$356,000	1,170	7	1988	Avg	9,654	N	N	26731 NE COMEGYS ST
2	0	378240	0390	08/23/11	\$225,000	\$295,000	1,170	7	1988	Avg	9,656	N	N	26725 NE MILLER ST
2	0	213041	0090	04/27/11	\$265,000	\$343,000	1,220	7	1987	Good	11,640	N	N	27015 NE RING ST
2	0	132606	9195	12/06/11	\$230,000	\$303,000	1,230	7	1988	Avg	10,142	N	N	14801 DOUGHERTY PL NE
2	0	213042	0050	02/12/13	\$279,000	\$338,000	1,230	7	1988	Avg	9,604	N	N	26830 NE DOROTHY ST
2	0	213170	0546	05/06/13	\$225,000	\$263,000	1,230	7	1978	Avg	7,500	N	N	26525 NE RING ST
2	0	382120	0070	06/12/12	\$255,000	\$330,000	1,230	7	1980	Good	10,170	N	N	14832 KENNEDY PL NE
2	0	213220	0180	02/14/12	\$199,900	\$262,000	1,240	7	1986	Avg	7,671	N	N	26824 NE BEADONHALL ST
2	0	213043	0130	11/21/13	\$344,900	\$356,000	1,260	7	1989	Good	12,206	N	N	27025 NE DOROTHY ST
2	0	213301	0100	08/05/13	\$385,000	\$428,000	1,280	7	1989	Good	16,387	N	N	14301 279TH PL NE
2	0	155990	0120	09/07/13	\$385,000	\$419,000	1,300	7	1996	Good	8,306	N	N	16324 3RD AVE NE
2	0	213170	1710	08/26/13	\$231,100	\$253,000	1,330	7	1985	Good	7,500	N	N	26723 NE STEPHENS ST
2	0	213020	0240	09/27/13	\$292,800	\$314,000	1,350	7	1986	Avg	11,830	N	N	14220 275TH AVE NE
2	0	378240	0210	09/18/13	\$350,000	\$378,000	1,360	7	1988	Avg	9,656	N	N	26711 NE COMEGYS ST
2	0	379340	0070	07/06/12	\$359,000	\$463,000	1,360	7	1998	Avg	16,045	N	N	27525 NE 141ST CT
2	0	213020	0190	07/25/12	\$300,000	\$385,000	1,370	7	1987	Avg	11,376	N	N	27710 NE 142ND PL
2	0	025555	0240	08/30/12	\$219,900	\$280,000	1,380	7	2004	Avg	2,574	N	N	26524 NE ANDERSON ST
2	0	378240	0280	05/31/12	\$284,900	\$370,000	1,420	7	1988	Avg	9,656	N	N	26712 NE COMEGYS ST
2	0	151800	0050	12/31/13	\$312,000	\$312,000	1,470	7	2002	Avg	3,071	N	N	27603 NE 150TH PL
2	0	132606	9189	09/05/12	\$236,210	\$301,000	1,480	7	1988	Avg	11,001	N	N	14802 4TH PL NE
2	0	213120	0764	07/19/13	\$245,000	\$275,000	1,480	7	1976	Avg	7,500	N	N	26915 NE CHERRY ST
2	0	213170	1555	01/30/13	\$296,000	\$360,000	1,480	7	1978	Avg	14,597	N	N	15205 3RD AVE NE
2	0	379340	0190	08/02/12	\$265,325	\$340,000	1,480	7	1998	Avg	14,858	N	N	27531 NE 141ST PL
2	0	379340	0280	07/23/12	\$285,000	\$366,000	1,480	7	1998	Avg	14,009	N	N	27532 NE 140TH CT
2	0	213001	0070	04/01/11	\$225,000	\$290,000	1,490	7	1985	Avg	14,041	N	N	14504 273RD PL NE
2	0	378240	0290	08/27/13	\$297,000	\$325,000	1,530	7	1988	Avg	9,656	N	N	26704 NE COMEGYS ST
2	0	261995	0490	03/04/11	\$256,995	\$329,000	1,530	7	2011	Avg	4,580	N	N	27720 NE 146TH WAY
2	0	187550	0150	07/02/13	\$325,000	\$368,000	1,540	7	1994	Avg	16,569	N	N	14021 282ND CT NE
2	0	213040	0120	01/10/13	\$271,000	\$332,000	1,550	7	1987	Avg	10,347	N	N	15231 3RD PL NE
2	0	261995	0560	11/02/11	\$269,923	\$355,000	1,550	7	2011	Avg	4,882	N	N	27706 NE 146TH WAY

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	261995	0620	07/17/12	\$259,995	\$335,000	1,550	7	2011	Avg	4,124	N	N	27608 NE 146TH WAY
2	0	667291	0120	09/27/13	\$332,500	\$357,000	1,560	7	1986	Avg	13,215	N	N	14120 278TH AVE NE
2	0	242606	9043	08/22/13	\$296,700	\$326,000	1,570	7	1989	Avg	15,722	N	N	14432 274TH CT NE
2	0	346060	0130	07/31/12	\$319,950	\$411,000	1,570	7	1989	Avg	13,774	N	N	27323 NE 153RD PL
2	0	379340	0170	12/20/12	\$270,000	\$333,000	1,570	7	1998	Avg	14,302	N	N	27538 NE 141ST PL
2	0	379340	0300	08/12/13	\$335,000	\$371,000	1,570	7	1998	Avg	14,623	N	N	27508 NE 140TH CT
2	0	379340	0350	12/07/11	\$289,995	\$382,000	1,570	7	1998	Avg	12,154	N	N	27530 NE 140TH PL
2	0	151800	0020	03/15/12	\$235,000	\$308,000	1,570	7	2000	Avg	3,754	N	N	15105 276TH PL NE
2	0	025555	0230	09/06/12	\$245,000	\$312,000	1,570	7	2005	Avg	2,577	N	N	26520 NE ANDERSON ST
2	0	379340	0040	10/25/13	\$364,950	\$384,000	1,580	7	1999	Avg	13,991	N	N	27528 NE 141ST CT
2	0	378276	0030	05/07/12	\$254,995	\$332,000	1,580	7	2012	Avg	4,002	N	N	27815 NE 148TH LN
2	0	378276	0070	04/04/12	\$254,995	\$333,000	1,580	7	2012	Avg	4,006	N	N	14805 279TH LN NE
2	0	025555	0200	10/11/13	\$269,950	\$287,000	1,590	7	2005	Avg	3,456	N	N	26504 NE ANDERSON ST
2	0	132606	9150	11/29/12	\$245,000	\$305,000	1,610	7	1993	Avg	22,701	N	N	26628 NE KENNEDY DR
2	0	011290	0080	12/27/11	\$224,000	\$295,000	1,620	7	2000	Avg	5,031	N	N	27915 NE 151ST ST
2	0	732620	0200	07/11/13	\$285,000	\$321,000	1,620	7	2001	Avg	4,554	N	N	15128 279TH PL NE
2	0	132606	9188	10/17/11	\$269,000	\$354,000	1,640	7	1988	Avg	10,424	N	N	14805 4TH PL NE
2	0	155990	0040	10/19/11	\$222,000	\$292,000	1,640	7	1994	Avg	9,048	N	N	26804 NE 164TH ST
2	0	379340	0320	06/20/13	\$325,000	\$371,000	1,640	7	1998	Avg	11,508	N	N	27517 NE 140TH CT
2	0	213120	0925	05/14/12	\$254,950	\$332,000	1,660	7	1972	Avg	10,000	N	N	26920 NE STELLA ST
2	0	213042	0110	02/15/12	\$299,000	\$393,000	1,680	7	1988	Avg	10,851	N	N	15005 3RD LN NE
2	0	011290	0030	04/11/12	\$252,000	\$329,000	1,680	7	2001	Avg	5,031	N	N	27817 NE 151ST ST
2	0	025555	0190	11/28/11	\$273,000	\$359,000	1,690	7	2005	Avg	3,574	Y	N	16128 1ST AVE NE
2	0	261995	0510	04/07/11	\$249,995	\$322,000	1,720	7	2011	Avg	4,000	N	N	27716 NE 146TH WAY
2	0	261995	0510	03/26/13	\$320,000	\$381,000	1,720	7	2011	Avg	4,000	N	N	27716 NE 146TH WAY
2	0	261995	0540	05/04/11	\$256,995	\$333,000	1,720	7	2011	Avg	4,030	N	N	27710 NE 146TH WAY
2	0	261995	0680	05/14/11	\$264,995	\$344,000	1,720	7	2011	Avg	4,413	N	N	27609 NE 146TH WAY
2	0	378240	0380	07/05/11	\$292,500	\$382,000	1,740	7	1988	Avg	9,656	N	N	26719 NE MILLER ST
2	0	155990	0080	01/10/11	\$240,000	\$303,000	1,760	7	1995	Avg	7,023	N	N	26811 NE 164TH ST
2	0	155990	0140	04/20/13	\$275,000	\$323,000	1,760	7	1995	Avg	9,621	N	N	16314 3RD AVE NE
2	0	151800	0150	07/22/13	\$325,000	\$364,000	1,770	7	2001	Avg	3,615	N	N	27715 NE 150TH PL

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	132606	9047	11/27/12	\$297,000	\$369,000	1,780	7	1995	Avg	14,450	N	N	27423 NE 153RD PL
2	0	379340	0150	09/23/13	\$350,000	\$377,000	1,780	7	1977	Good	16,119	N	N	27529 NE 141ST CT
2	0	155990	0090	12/12/13	\$330,000	\$335,000	1,800	7	1995	Avg	6,049	N	N	26815 NE 164TH ST
2	0	382035	0070	03/15/11	\$278,000	\$357,000	1,820	7	1999	Avg	3,134	N	N	14831 1ST AVE NE
2	0	378276	0050	06/15/12	\$274,995	\$356,000	1,830	7	2012	Avg	4,236	N	N	27825 NE 148TH LN
2	0	132606	9191	03/23/12	\$256,000	\$335,000	1,840	7	1989	Avg	9,781	N	N	14818 4TH PL NE
2	0	213120	0320	08/22/13	\$330,000	\$363,000	1,840	7	1985	Avg	7,500	N	N	26825 NE VIRGINIA ST
2	0	261995	0580	06/14/11	\$263,000	\$343,000	1,850	7	2011	Avg	4,105	N	N	27702 NE 146TH WAY
2	0	261995	0720	11/10/11	\$270,938	\$357,000	1,850	7	2011	Avg	4,000	N	N	27717 NE 146TH WAY
2	0	378276	0140	03/11/12	\$263,553	\$345,000	1,850	7	2012	Avg	4,065	N	N	27901 NE 148TH PL
2	0	378276	0270	06/19/12	\$277,571	\$359,000	1,850	7	2012	Avg	4,180	N	N	27910 NE 148TH PL
2	0	346060	0090	12/31/12	\$335,000	\$412,000	1,860	7	1989	Avg	14,061	N	N	27301 NE 153RD PL
2	0	378276	0060	02/02/12	\$288,778	\$379,000	1,870	7	2012	Avg	4,061	N	N	14807 279TH LN NE
2	0	187550	0090	10/16/12	\$306,000	\$385,000	1,890	7	1994	Avg	14,018	N	N	14032 282ND LN NE
2	0	213300	0010	06/11/12	\$309,000	\$400,000	1,910	7	1988	Avg	13,344	N	N	27530 NE 144TH ST
2	0	382035	0080	11/26/12	\$260,800	\$324,000	1,910	7	1999	Avg	3,357	N	N	14819 1ST AVE NE
2	0	213301	0120	06/07/12	\$345,000	\$447,000	1,920	7	1990	Avg	19,605	N	N	14311 279TH PL NE
2	0	213070	0847	07/16/13	\$235,000	\$264,000	1,920	7	1996	Avg	3,751	N	N	26532 NE STEPHENS ST
2	0	732620	0050	06/03/13	\$262,000	\$301,000	1,920	7	2001	Avg	4,416	N	N	15123 279TH LN NE
2	0	382035	0180	09/17/13	\$325,000	\$351,000	1,930	7	2001	Avg	4,311	N	N	14805 1ST AVE NE
2	0	155990	0190	03/27/13	\$349,950	\$416,000	1,950	7	1996	Avg	7,311	N	N	26806 NE 163RD ST
2	0	011290	0200	08/28/12	\$237,000	\$302,000	1,960	7	2000	Avg	4,354	N	N	27902 NE 151ST ST
2	0	011290	0140	02/16/13	\$268,800	\$325,000	1,980	7	2001	Avg	4,643	N	N	15114 279TH PL NE
2	0	732620	0310	03/14/12	\$267,000	\$350,000	1,980	7	2001	Avg	4,548	N	N	27904 NE 152ND ST
2	0	639780	0040	10/23/11	\$265,000	\$349,000	2,000	7	2002	Avg	5,161	N	N	14915 276TH PL NE
2	0	213120	0725	08/02/12	\$300,000	\$385,000	2,020	7	1968	Good	10,402	Y	N	26933 NE CHERRY ST
2	0	379340	0110	05/23/13	\$340,000	\$393,000	2,020	7	1998	Avg	14,346	N	N	27502 NE 141ST PL
2	0	213302	0220	11/25/13	\$430,950	\$444,000	2,040	7	1990	Good	16,198	N	N	14321 282ND PL NE
2	0	213190	0200	12/19/12	\$377,500	\$466,000	2,060	7	1985	Avg	14,284	N	N	26903 NE 144TH ST
2	0	132606	9219	08/24/12	\$295,000	\$377,000	2,070	7	2001	Avg	7,795	N	N	15423 3RD PL NE
2	0	667293	0050	08/09/11	\$287,000	\$376,000	2,090	7	1987	Avg	18,013	N	N	14002 279TH LN NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	379340	0360	11/13/12	\$319,000	\$398,000	2,090	7	1998	Avg	12,244	N	N	27522 NE 140TH PL
2	0	213170	1205	02/15/13	\$254,700	\$308,000	2,100	7	1962	Avg	10,000	N	N	26620 NE PARK ST
2	0	261995	0500	03/10/11	\$284,995	\$365,000	2,110	7	2011	Avg	4,000	N	N	27718 NE 146TH WAY
2	0	261995	0500	05/01/13	\$350,000	\$409,000	2,110	7	2011	Avg	4,000	N	N	27718 NE 146TH WAY
2	0	213302	0290	07/26/11	\$300,000	\$393,000	2,120	7	1990	Avg	15,200	Y	N	14302 281ST PL NE
2	0	080830	0500	05/23/13	\$390,000	\$451,000	2,120	7	2002	Avg	6,796	N	N	28433 NE 138TH PL
2	0	213120	0845	04/18/13	\$330,000	\$388,000	2,130	7	2000	Avg	10,729	N	N	15606 3RD AVE NE
2	0	151800	0240	05/23/13	\$342,000	\$396,000	2,140	7	2001	Avg	3,803	N	N	27707 NE 151ST PL
2	0	261995	0570	06/06/11	\$290,112	\$378,000	2,180	7	2011	Avg	4,362	N	N	27704 NE 146TH WAY
2	0	080830	0110	06/19/13	\$332,500	\$379,000	2,200	7	1999	Avg	13,225	N	N	13832 283RD AVE NE
2	0	080830	0740	10/10/13	\$380,000	\$405,000	2,200	7	2000	Avg	6,015	N	N	14003 285TH CIR NE
2	0	080830	0390	10/24/12	\$289,150	\$363,000	2,230	7	2002	Avg	6,255	N	N	13803 284TH CT NE
2	0	080830	0450	10/13/11	\$327,675	\$431,000	2,230	7	2001	Avg	9,461	N	N	13810 284TH CT NE
2	0	080830	0460	07/11/13	\$332,000	\$374,000	2,230	7	2002	Avg	5,743	N	N	13808 284TH CT NE
2	0	213190	0050	06/05/12	\$333,000	\$432,000	2,240	7	1986	Avg	29,920	N	N	27010 NE 144TH PL
2	0	213190	0090	05/01/12	\$294,500	\$384,000	2,240	7	1987	Good	13,733	N	N	27216 NE 144TH PL
2	0	080830	0370	05/10/11	\$330,000	\$428,000	2,300	7	2001	Avg	6,466	N	N	13802 283RD CT NE
2	0	080830	0660	05/20/11	\$303,000	\$393,000	2,300	7	2001	Avg	8,658	N	N	28227 NE 138TH PL
2	0	639780	0070	10/17/12	\$350,000	\$441,000	2,360	7	2002	Avg	5,660	N	N	14902 276TH PL NE
2	0	103800	0030	09/17/12	\$319,950	\$406,000	2,370	7	2001	Good	15,219	N	N	26508 NE KENNEDY DR
2	0	080830	0280	03/19/12	\$368,000	\$482,000	2,520	7	2000	Avg	7,951	N	N	28320 NE 138TH PL
2	0	080830	0510	06/22/13	\$423,000	\$482,000	2,520	7	2001	Avg	6,300	N	N	28429 NE 138TH PL
2	0	080830	0760	09/19/12	\$320,000	\$406,000	2,520	7	2000	Avg	9,462	N	N	14011 285TH CIR NE
2	0	080830	0150	03/26/13	\$405,000	\$482,000	2,670	7	2000	Avg	9,524	N	N	28231 NE RONEY RD
2	0	080830	0020	03/11/13	\$420,000	\$503,000	3,410	7	2000	Avg	10,808	N	N	13837 282ND CT NE
2	0	872430	0200	08/29/12	\$309,995	\$395,000	1,440	8	2012	Avg	5,292	N	N	14426 267TH CT NE
2	0	261995	0260	01/23/12	\$314,612	\$414,000	1,440	8	2011	Avg	5,899	N	N	27920 NE 147TH CIR
2	0	261995	0280	10/14/11	\$317,207	\$417,000	1,440	8	2011	Avg	5,899	N	N	27924 NE 147TH CIR
2	0	378276	0100	11/12/12	\$299,995	\$375,000	1,570	8	2012	Avg	4,192	N	N	14804 278TH AVE NE
2	0	872430	0210	09/10/12	\$356,868	\$454,000	1,580	8	2012	Avg	5,900	N	N	14432 267TH CT NE
2	0	261995	0250	12/12/11	\$328,679	\$433,000	1,580	8	2011	Avg	5,899	N	N	27918 NE 147TH CIR

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Area 070 -- 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
2	0	261995	0270	01/11/12	\$328,566	\$432,000	1,580	8	2011	Avg	5,899	N	N	27922 NE 147TH CIR
2	0	261995	0290	03/11/12	\$336,300	\$441,000	1,580	8	2011	Avg	6,288	N	N	27926 NE 147TH CIR
2	0	378276	0010	08/06/12	\$258,006	\$331,000	1,580	8	2012	Avg	4,818	N	N	27807 NE 148TH LN
2	0	213890	0010	03/22/13	\$424,359	\$505,000	1,580	8	2013	Avg	6,154	Y	N	14521 265TH PL NE
2	0	213890	0020	08/01/13	\$439,990	\$490,000	1,580	8	2013	Avg	6,681	Y	N	14523 265TH PL NE
2	0	213890	0030	06/18/13	\$399,990	\$457,000	1,580	8	2013	Avg	7,859	Y	N	26518 NE 146TH PL
2	0	872430	0080	08/08/12	\$279,002	\$357,000	1,710	8	2012	Avg	5,460	N	N	14412 267TH CT NE
2	0	872430	0150	08/22/12	\$272,470	\$348,000	1,710	8	2012	Avg	5,486	N	N	26724 NE 144TH CT
2	0	803535	0230	02/07/12	\$376,000	\$494,000	1,770	8	2003	Avg	14,224	N	N	16128 271ST PL NE
2	0	729799	0010	12/13/12	\$294,000	\$364,000	1,780	8	1999	Avg	4,064	N	N	27815 NE 149TH CT
2	0	177646	0130	03/15/12	\$306,000	\$401,000	1,780	8	2011	Avg	5,121	N	N	14520 270TH PL NE
2	0	177646	0150	06/22/11	\$309,000	\$403,000	1,780	8	2011	Avg	5,121	N	N	14510 270TH PL NE
2	0	177646	0200	09/21/12	\$310,000	\$393,000	1,780	8	2011	Avg	5,192	N	N	14522 271ST CT NE
2	0	177646	0230	09/28/12	\$321,450	\$407,000	1,780	8	2011	Avg	5,048	N	N	14512 271ST CT NE
2	0	155850	0230	12/02/13	\$430,000	\$440,000	1,790	8	2000	Avg	6,146	N	N	16406 270TH PL NE
2	0	378276	0280	04/12/11	\$272,000	\$351,000	1,790	8	2009	Avg	4,065	N	N	27906 NE 148TH PL
2	0	729799	0080	09/13/11	\$323,600	\$425,000	1,810	8	1999	Avg	5,004	N	N	27921 NE 149TH CT
2	0	729799	0190	10/12/13	\$314,000	\$334,000	1,810	8	1999	Avg	4,400	N	N	27904 NE 149TH CT
2	0	729799	0130	02/21/13	\$319,400	\$385,000	1,820	8	1999	Avg	4,110	N	N	27930 NE 149TH CT
2	0	378276	0080	11/02/12	\$314,995	\$395,000	1,840	8	2012	Avg	4,090	N	N	14816 278TH AVE NE
2	0	378276	0110	09/20/12	\$312,690	\$397,000	1,840	8	2012	Avg	4,409	N	N	14800 278TH AVE NE
2	0	177646	0120	10/24/11	\$305,000	\$401,000	1,840	8	2011	Avg	6,850	N	N	14524 270TH PL SE
2	0	177646	0140	09/21/11	\$309,500	\$407,000	1,840	8	2011	Avg	5,088	N	N	14516 270TH PL NE
2	0	177646	0160	03/22/11	\$304,800	\$391,000	1,840	8	2010	Avg	6,167	N	N	14504 270TH PL NE
2	0	177646	0240	07/25/12	\$307,000	\$394,000	1,840	8	2011	Avg	5,869	N	N	14508 271ST CT NE
2	0	872430	0050	08/29/12	\$270,295	\$345,000	1,850	8	2012	Avg	5,609	Y	N	14405 267TH CT NE
2	0	425400	0010	11/25/12	\$265,000	\$330,000	1,860	8	1998	Avg	12,556	N	N	15007 286TH AVE NE
2	0	942940	0150	11/28/12	\$261,640	\$325,000	1,860	8	2012	Avg	4,525	Y	N	16004 1ST AVE NE
2	0	942940	0170	11/14/12	\$261,950	\$327,000	1,860	8	2012	Avg	3,730	Y	N	16010 1ST AVE NE
2	0	872430	0030	08/06/12	\$289,995	\$372,000	1,860	8	2012	Avg	5,028	Y	N	14415 267TH CT NE
2	0	872430	0040	07/26/12	\$294,694	\$379,000	1,860	8	2012	Avg	5,024	Y	N	14411 267TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	942940	0060	06/12/12	\$259,931	\$337,000	1,870	8	2012	Avg	5,333	Y	N	16104 1ST AVE NE
2	0	942940	0190	08/07/12	\$261,000	\$334,000	1,870	8	2012	Avg	3,717	Y	N	16020 1ST AVE NE
2	0	378276	0020	09/05/12	\$289,023	\$368,000	1,870	8	2012	Avg	4,002	N	N	27809 NE 148TH LN
2	0	729799	0060	07/06/12	\$264,000	\$340,000	1,890	8	1999	Avg	4,554	N	N	14814 279TH LN NE
2	0	942940	0080	08/28/12	\$270,726	\$345,000	1,890	8	2012	Avg	6,052	N	N	16105 2ND AVE NE
2	0	942940	0100	09/27/12	\$282,837	\$358,000	1,890	8	2012	Avg	4,335	N	N	16019 2ND AVE NE
2	0	942940	0120	08/18/11	\$291,000	\$382,000	1,890	8	2008	Avg	4,509	N	N	16011 2ND AVE NE
2	0	942940	0140	09/21/12	\$271,027	\$344,000	1,890	8	2012	Avg	5,996	N	N	16003 2ND AVE NE
2	0	213170	0520	02/12/13	\$335,000	\$405,000	1,900	8	2008	Avg	4,000	N	N	26522 NE VALLEY ST
2	0	213070	1280	07/12/11	\$310,000	\$405,000	1,910	8	2008	Avg	4,220	Y	N	26526 NE VIRGINIA ST
2	0	213170	0765	07/05/12	\$293,948	\$379,000	1,920	8	2011	Avg	4,750	N	N	26524 NE RING ST
2	0	942940	0090	07/17/12	\$264,505	\$340,000	1,920	8	2012	Avg	5,236	N	N	16023 2ND AVE NE
2	0	942940	0110	11/15/12	\$269,950	\$337,000	1,920	8	2012	Avg	4,383	N	N	16015 2ND AVE NE
2	0	942940	0130	11/08/12	\$275,000	\$344,000	1,920	8	2012	Avg	4,671	N	N	16007 2ND AVE NE
2	0	147280	0440	09/19/12	\$323,500	\$410,000	1,930	8	1992	Avg	11,511	N	N	28233 NE 147TH CT
2	0	729799	0110	07/11/11	\$325,000	\$425,000	1,950	8	1999	Avg	4,915	N	N	27936 NE 149TH CT
2	0	942940	0070	05/23/11	\$285,000	\$370,000	1,950	8	2008	Avg	4,961	N	N	16109 2ND AVE NE
2	0	213042	0010	10/03/12	\$275,000	\$348,000	1,970	8	1988	Avg	10,024	N	N	26806 NE DOROTHY ST
2	0	155850	0280	01/15/13	\$325,000	\$397,000	1,970	8	1997	Avg	6,946	N	N	27129 NE RUPARD RD
2	0	177646	0010	06/22/11	\$289,000	\$377,000	1,970	8	2010	Avg	5,000	N	N	27014 NE 145TH ST
2	0	177646	0210	08/14/12	\$310,000	\$397,000	1,970	8	2011	Avg	5,062	N	N	14518 271ST CT NE
2	0	177646	0210	02/14/12	\$310,000	\$407,000	1,970	8	2011	Avg	5,062	N	N	14518 271ST CT NE
2	0	261995	0670	11/06/13	\$387,000	\$404,000	1,980	8	2007	Avg	4,038	N	N	27607 NE 146TH WAY
2	0	378276	0310	02/23/11	\$283,000	\$361,000	1,990	8	2009	Avg	4,018	N	N	14808 279TH LN NE
2	0	155850	0290	09/05/12	\$320,000	\$407,000	2,000	8	1997	Avg	5,577	N	N	27131 NE RUPARD RD
2	0	952650	0160	02/11/13	\$325,000	\$393,000	2,000	8	2001	Avg	10,281	N	N	27405 NE 155TH PL
2	0	261995	0310	02/02/12	\$347,765	\$457,000	2,000	8	2011	Avg	5,707	N	N	27944 NE 147TH CIR
2	0	261995	0330	12/05/11	\$333,594	\$439,000	2,000	8	2011	Avg	5,707	N	N	27948 NE 147TH CIR
2	0	177646	0070	05/17/11	\$309,950	\$402,000	2,010	8	2010	Avg	5,008	N	N	14523 270TH PL NE
2	0	425400	0050	04/11/12	\$385,000	\$503,000	2,035	8	1998	Avg	14,640	N	N	28503 NE 151ST ST
2	0	425400	0690	06/05/13	\$458,800	\$527,000	2,040	8	1998	Good	15,334	N	N	15315 286TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	132606	9145	12/24/12	\$420,000	\$518,000	2,050	8	1984	Avg	104,979	N	N	15418 275TH AVE NE
2	0	213170	0345	05/21/13	\$357,000	\$413,000	2,050	8	2013	Avg	4,240	N	N	26513 NE VALLEY ST
2	0	213170	0350	04/30/13	\$334,950	\$392,000	2,050	8	2013	Avg	4,100	N	N	26519 NE VALLEY ST
2	0	213170	0360	12/11/12	\$334,950	\$415,000	2,050	8	2013	Avg	4,100	N	N	26523 NE VALLEY ST
2	0	317520	0120	09/24/13	\$412,900	\$444,000	2,050	8	2013	Avg	4,551	N	N	27633 NE 153RD LN
2	0	942940	0010	08/01/13	\$315,750	\$352,000	2,070	8	2013	Avg	4,000	N	N	16105 MAIN VIEW LN NE
2	0	261995	0120	12/14/11	\$289,995	\$382,000	2,070	8	2011	Avg	5,551	N	N	27933 NE 147TH CIR
2	0	261995	0190	08/02/11	\$294,718	\$386,000	2,070	8	2011	Avg	6,000	N	N	27947 NE 147TH CIR
2	0	261995	0750	02/01/11	\$284,995	\$362,000	2,070	8	2011	Avg	5,100	N	N	27723 NE 146TH WAY
2	0	778792	0070	02/20/12	\$244,000	\$320,000	2,080	8	2006	Avg	8,301	N	N	14208 284TH PL NE
2	0	780969	0040	06/11/13	\$370,207	\$424,000	2,080	8	2013	Avg	3,875	Y	N	14329 266TH PL NE
2	0	780969	0100	02/11/13	\$332,172	\$402,000	2,080	8	2013	Avg	3,487	N	N	14352 266TH CIR NE
2	0	780969	0120	02/01/13	\$340,895	\$414,000	2,080	8	2013	Avg	3,474	N	N	14348 266TH CIR NE
2	0	780969	0150	06/05/13	\$375,846	\$432,000	2,080	8	2013	Avg	4,129	N	N	14340 266TH CIR NE
2	0	780969	0170	01/07/13	\$327,315	\$401,000	2,080	8	2013	Avg	3,823	N	N	14330 266TH CIR NE
2	0	177646	0020	02/10/11	\$299,000	\$381,000	2,080	8	2010	Avg	5,015	N	N	27018 NE 145TH ST
2	0	780969	0010	06/21/13	\$502,500	\$573,000	2,090	8	2013	Avg	3,876	Y	N	14301 266TH PL NE
2	0	261995	0350	07/26/12	\$307,039	\$394,000	2,090	8	2012	Avg	8,354	N	N	28014 NE 147TH PL
2	0	378276	0240	03/19/12	\$300,368	\$393,000	2,090	8	2012	Avg	4,457	N	N	27922 NE 148TH PL
2	0	213190	0205	05/16/12	\$321,950	\$419,000	2,100	8	2001	Avg	16,189	N	N	26909 NE 144TH ST
2	0	942940	0050	08/09/11	\$285,000	\$374,000	2,110	8	2008	Avg	4,788	Y	N	16108 1ST AVE NE
2	0	261995	0530	04/27/11	\$297,450	\$385,000	2,110	8	2011	Avg	4,001	N	N	27712 NE 146TH WAY
2	0	147280	0490	08/26/11	\$326,200	\$428,000	2,150	8	1990	Avg	14,040	N	N	28308 NE 146TH ST
2	0	138350	0110	10/21/13	\$450,000	\$475,000	2,160	8	1995	Avg	14,002	N	N	14021 278TH PL NE
2	0	261995	0430	02/01/11	\$279,995	\$356,000	2,180	8	2010	Avg	6,005	N	N	27810 NE 147TH PL
2	0	261995	0600	09/06/11	\$289,030	\$380,000	2,180	8	2011	Avg	4,128	N	N	27612 NE 146TH WAY
2	0	261995	0710	12/13/11	\$294,130	\$387,000	2,180	8	2011	Avg	4,000	N	N	27715 NE 146TH WAY
2	0	261995	0710	08/22/13	\$382,500	\$420,000	2,180	8	2011	Avg	4,000	N	N	27715 NE 146TH WAY
2	0	147280	0130	05/24/13	\$402,000	\$465,000	2,190	8	1990	Avg	11,818	N	N	28121 NE 147TH PL
2	0	213170	0300	08/28/12	\$329,950	\$421,000	2,190	8	2012	Avg	6,754	N	N	26527 NE VALLEY ST
2	0	942940	0160	09/21/11	\$279,000	\$367,000	2,200	8	2008	Avg	3,730	Y	N	16006 1ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	942940	0200	04/12/12	\$254,950	\$333,000	2,200	8	2012	Avg	4,640	Y	N	16024 1ST AVE NE
2	0	151790	0010	03/07/13	\$392,000	\$470,000	2,220	8	2004	Avg	8,451	N	N	27509 NE 150TH PL
2	0	942940	0180	06/25/12	\$255,950	\$331,000	2,220	8	2012	Avg	3,725	Y	N	16016 1ST AVE NE
2	0	147280	0030	07/10/13	\$425,000	\$479,000	2,230	8	1992	Avg	14,040	N	N	28321 NE 146TH ST
2	0	942940	0030	09/28/12	\$254,950	\$323,000	2,240	8	2012	Avg	3,855	Y	N	16107 1ST AVE NE
2	0	942940	0040	09/28/12	\$254,950	\$323,000	2,240	8	2012	Avg	4,177	Y	N	16103 1ST AVE NE
2	0	177646	0090	12/18/13	\$389,900	\$394,000	2,240	8	2009	Avg	5,034	N	N	14531 270TH PL NE
2	0	077680	0070	08/13/13	\$457,500	\$506,000	2,250	8	1997	Avg	16,483	N	N	14033 277TH PL NE
2	0	780969	0020	05/23/13	\$395,570	\$458,000	2,250	8	2013	Avg	3,875	Y	N	14307 266TH PL NE
2	0	780969	0050	04/05/13	\$391,450	\$463,000	2,250	8	2013	Avg	3,875	Y	N	14335 266TH PL NE
2	0	780969	0130	07/02/13	\$367,049	\$416,000	2,250	8	2013	Avg	3,439	N	N	14346 266TH CIR NE
2	0	780969	0200	07/03/13	\$403,458	\$457,000	2,250	8	2013	Avg	3,704	N	N	14322 266TH CIR NE
2	0	780969	0280	05/02/13	\$348,652	\$408,000	2,250	8	2013	Avg	3,706	N	N	14338 266TH PL NE
2	0	278725	0280	12/09/13	\$445,000	\$453,000	2,270	8	1994	Avg	14,428	N	N	14227 274TH PL NE
2	0	155270	0080	01/04/11	\$335,000	\$422,000	2,270	8	2010	Avg	5,960	N	N	16002 2ND AVE NE
2	0	177646	0220	03/22/12	\$344,745	\$451,000	2,270	8	2011	Avg	5,015	N	N	14514 271ST CT NE
2	0	780969	0030	04/20/13	\$395,977	\$466,000	2,280	8	2013	Avg	3,875	Y	N	14315 266TH PL NE
2	0	780969	0060	05/09/13	\$391,661	\$456,000	2,280	8	2013	Avg	3,811	Y	N	14345 266TH PL NE
2	0	780969	0080	07/02/13	\$500,350	\$567,000	2,280	8	2013	Avg	4,821	Y	N	14355 266TH PL NE
2	0	780969	0160	04/09/13	\$377,280	\$446,000	2,280	8	2013	Avg	3,823	N	N	14336 266TH CIR NE
2	0	780969	0180	04/01/13	\$362,305	\$430,000	2,280	8	2013	Avg	3,990	N	N	14326 266TH CIR NE
2	0	780969	0210	04/01/13	\$402,248	\$477,000	2,280	8	2013	Avg	3,490	N	N	14320 266TH CIR NE
2	0	780969	0290	06/20/13	\$385,062	\$439,000	2,280	8	2013	Avg	3,751	N	N	14334 266TH PL NE
2	0	261995	0110	11/02/11	\$314,062	\$413,000	2,280	8	2011	Avg	6,031	N	N	27931 NE 147TH CIR
2	0	261995	0130	01/17/12	\$309,658	\$407,000	2,280	8	2011	Avg	6,309	N	N	27935 NE 147TH CIR
2	0	261995	0210	08/25/11	\$312,000	\$409,000	2,280	8	2011	Avg	6,348	N	N	28011 NE 147TH CIR
2	0	261995	0210	09/12/12	\$331,000	\$421,000	2,280	8	2011	Avg	6,348	N	N	28011 NE 147TH CIR
2	0	261995	0320	09/06/11	\$307,961	\$405,000	2,280	8	2011	Avg	5,707	N	N	27946 NE 147TH CIR
2	0	261995	0360	02/22/12	\$311,385	\$409,000	2,280	8	2011	Avg	7,812	N	N	28006 NE 147TH PL
2	0	261995	0380	10/20/11	\$338,190	\$445,000	2,280	8	2011	Avg	5,836	N	N	27928 NE 147TH PL
2	0	261995	0630	11/10/11	\$304,504	\$401,000	2,280	8	2011	Avg	4,898	N	N	27604 NE 146TH WAY

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	261995	0700	06/16/11	\$319,894	\$417,000	2,280	8	2011	Avg	5,915	N	N	27713 NE 146TH WAY
2	0	378276	0160	11/09/11	\$311,000	\$409,000	2,280	8	2011	Avg	4,255	N	N	27905 NE 148TH PL
2	0	378276	0190	01/05/12	\$300,238	\$395,000	2,280	8	2011	Avg	4,454	N	N	27917 NE 148TH PL
2	0	378276	0330	03/08/12	\$302,340	\$396,000	2,280	8	2012	Avg	4,551	N	N	27924 NE 148TH PL
2	0	261995	0180	07/06/11	\$305,276	\$399,000	2,290	8	2011	Avg	6,000	N	N	27945 NE 147TH CIR
2	0	144355	0040	04/01/11	\$320,000	\$412,000	2,300	8	1999	Avg	11,816	N	N	27704 0 NE 145TH PL
2	0	212970	0188	06/19/12	\$385,000	\$498,000	2,300	8	2004	Avg	12,573	N	N	28324 NE 140TH PL
2	0	138350	0030	11/21/13	\$490,000	\$506,000	2,310	8	1996	Good	11,205	N	N	14022 278TH PL NE
2	0	803535	0260	02/03/11	\$405,000	\$515,000	2,310	8	2003	Avg	7,759	Y	N	16125 271ST PL NE
2	0	803535	0270	11/20/13	\$499,950	\$517,000	2,310	8	2003	Avg	6,996	Y	N	16115 270TH PL NE
2	0	155270	0040	12/12/11	\$304,191	\$400,000	2,310	8	2011	Avg	6,045	N	N	16104 2ND AVE NE
2	0	155270	0230	07/05/11	\$305,000	\$398,000	2,310	8	2010	Avg	6,001	N	N	16020 2ND PL NE
2	0	872430	0120	07/02/12	\$360,636	\$465,000	2,320	8	2012	Avg	5,023	N	N	26717 NE 144TH CT
2	0	872430	0170	09/05/12	\$335,384	\$427,000	2,320	8	2012	Avg	5,525	N	N	26720 NE 144TH CT
2	0	872430	0170	11/25/13	\$399,950	\$412,000	2,320	8	2012	Avg	5,525	N	N	26720 NE 144TH CT
2	0	378276	0230	03/25/12	\$309,995	\$406,000	2,320	8	2011	Avg	4,628	N	N	27926 NE 148TH PL
2	0	378276	0250	05/04/12	\$320,643	\$418,000	2,320	8	2012	Avg	4,216	N	N	27928 NE 148TH PL
2	0	378276	0340	07/12/12	\$313,418	\$404,000	2,320	8	2012	Avg	4,335	N	N	27920 NE 148TH PL
2	0	261995	0550	06/09/11	\$309,995	\$404,000	2,330	8	2011	Avg	4,094	N	N	27708 NE 146TH WAY
2	0	077680	0060	06/23/11	\$388,500	\$507,000	2,350	8	1997	Avg	16,611	N	N	27710 NE 141ST ST
2	0	213890	0090	09/04/12	\$380,000	\$484,000	2,350	8	1933	Good	10,192	N	N	26513 NE 146TH PL
2	0	144355	0010	09/10/12	\$375,500	\$477,000	2,360	8	1999	Avg	12,149	N	N	27732 NE 145TH PL
2	0	378276	0090	04/22/11	\$284,500	\$368,000	2,360	8	2009	Avg	4,052	N	N	14812 278TH AVE NE
2	0	378276	0090	06/14/13	\$395,000	\$452,000	2,360	8	2009	Avg	4,052	N	N	14812 278TH AVE NE
2	0	155270	0210	12/12/11	\$339,950	\$448,000	2,370	8	2011	Avg	6,001	N	N	16012 2ND PL NE
2	0	155270	0260	07/01/11	\$364,000	\$475,000	2,370	8	2011	Avg	6,001	N	N	16114 2ND PL NE
2	0	261995	0410	03/14/11	\$294,995	\$378,000	2,370	8	2010	Avg	6,014	N	N	27902 NE 147TH PL
2	0	177646	0170	09/19/11	\$329,950	\$434,000	2,370	8	2011	Avg	6,343	N	N	14507 271ST CT NE
2	0	856745	0170	05/01/12	\$380,000	\$495,000	2,380	8	2003	Avg	7,983	N	N	27831 NE 153RD PL
2	0	261995	0230	04/01/13	\$435,000	\$516,000	2,390	8	2009	Avg	6,242	N	N	27910 NE 147TH CIR
2	0	213890	0100	04/10/13	\$370,490	\$438,000	2,390	8	2013	Avg	7,546	N	N	14516 265TH PL NE

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Area 070 -- 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
2	0	213890	0110	02/06/13	\$333,990	\$405,000	2,390	8	2013	Avg	8,315	N	N	14504 265TH PL NE
2	0	261995	0060	07/13/11	\$373,822	\$489,000	2,410	8	2011	Avg	7,200	Y	N	27921 NE 147TH CIR
2	0	261995	0080	09/07/11	\$379,293	\$498,000	2,410	8	2011	Avg	8,331	N	N	27925 NE 147TH CIR
2	0	261995	0300	08/02/11	\$364,950	\$478,000	2,410	8	2011	Avg	5,880	N	N	27942 NE 147TH CIR
2	0	147280	0140	09/27/12	\$400,000	\$506,000	2,420	8	1990	Avg	11,951	N	N	14616 281ST AVE NE
2	0	780969	0140	07/09/13	\$414,868	\$468,000	2,430	8	2013	Avg	5,124	N	N	14342 266TH CIR NE
2	0	261995	0100	12/02/11	\$332,728	\$438,000	2,450	8	2011	Avg	7,391	N	N	27929 NE 147TH CIR
2	0	261995	0100	06/19/13	\$402,660	\$459,000	2,450	8	2011	Avg	7,391	N	N	27929 NE 147TH CIR
2	0	147280	0170	05/15/12	\$310,000	\$403,000	2,460	8	1990	Avg	13,731	N	N	28114 NE 145TH CT
2	0	151790	0160	09/12/11	\$376,500	\$495,000	2,460	8	2004	Avg	10,296	N	N	15031 275TH CT NE
2	0	249400	0040	06/01/13	\$433,000	\$499,000	2,470	8	2007	Avg	8,271	N	N	15329 276TH PL NE
2	0	155270	0110	11/15/11	\$305,000	\$402,000	2,480	8	2007	Avg	5,978	N	N	16109 2ND PL NE
2	0	872430	0180	09/11/12	\$343,403	\$436,000	2,480	8	2012	Avg	5,407	N	N	26718 NE 144TH CT
2	0	378276	0150	11/02/11	\$320,000	\$421,000	2,480	8	2012	Avg	4,001	N	N	27903 NE 148TH PL
2	0	378276	0210	04/08/12	\$336,398	\$440,000	2,480	8	2012	Avg	5,268	N	N	27929 NE 148TH PL
2	0	132606	9163	10/11/12	\$355,000	\$448,000	2,500	8	1991	Avg	13,426	N	N	14810 265TH CT NE
2	0	147280	0230	03/24/11	\$393,000	\$505,000	2,510	8	1990	Avg	15,205	N	N	14511 281ST AVE NE
2	0	261995	0520	05/31/11	\$325,186	\$423,000	2,520	8	2011	Avg	4,000	N	N	27714 NE 146TH WAY
2	0	261995	0590	06/07/11	\$314,995	\$410,000	2,520	8	2011	Avg	4,279	N	N	27700 NE 146TH WAY
2	0	261995	0610	08/03/11	\$321,073	\$421,000	2,520	8	2011	Avg	6,157	N	N	27610 NE 146TH WAY
2	0	261995	0610	07/24/13	\$379,000	\$424,000	2,520	8	2011	Avg	6,157	N	N	27610 NE 146TH WAY
2	0	261995	0690	07/10/11	\$334,422	\$437,000	2,520	8	2011	Avg	5,775	N	N	27611 NE 146TH WAY
2	0	425400	0240	08/13/13	\$445,000	\$492,000	2,530	8	1997	Avg	12,940	N	N	15104 285TH AVE NE
2	0	425400	0580	08/14/12	\$455,000	\$582,000	2,530	8	1997	Avg	14,040	N	N	15322 287TH AVE NE
2	0	425400	0640	09/26/11	\$385,000	\$506,000	2,530	8	1997	Avg	13,098	N	N	15309 287TH AVE NE
2	0	425400	0660	07/16/12	\$348,000	\$448,000	2,530	8	1997	Avg	17,779	N	N	28614 NE 153RD ST
2	0	872430	0060	08/08/12	\$339,386	\$435,000	2,550	8	2012	Avg	5,465	N	N	14404 267TH CT NE
2	0	872430	0110	06/08/12	\$357,887	\$464,000	2,550	8	2012	Avg	5,320	N	N	26711 NE 144TH CT
2	0	872430	0130	09/05/12	\$359,153	\$457,000	2,550	8	2012	Avg	5,103	N	N	26719 NE 144TH CT
2	0	378276	0120	04/12/12	\$319,995	\$418,000	2,550	8	2011	Avg	5,907	N	N	14801 279TH LN NE
2	0	378276	0180	06/19/12	\$320,449	\$414,000	2,550	8	2011	Avg	4,001	N	N	27913 NE 148TH PL

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	213890	0040	11/30/12	\$399,990	\$497,000	2,570	8	2012	Avg	7,201	N	N	26522 NE 146TH PL
2	0	213890	0060	04/29/13	\$411,971	\$482,000	2,570	8	2013	Avg	7,085	N	N	26534 NE 146TH PL
2	0	213890	0080	03/20/13	\$430,000	\$513,000	2,570	8	2013	Avg	7,372	N	N	26519 NE 146TH PL
2	0	329690	0270	07/15/13	\$425,000	\$478,000	2,580	8	1993	Avg	14,029	N	N	27528 NE 146TH LN
2	0	132606	9226	02/07/11	\$315,000	\$401,000	2,580	8	2004	Avg	8,968	N	N	26827 NE STEPHENS CT
2	0	132606	9227	08/31/12	\$300,000	\$382,000	2,580	8	2004	Avg	7,402	N	N	26821 NE STEPHENS CT
2	0	261995	0760	07/10/11	\$349,995	\$457,000	2,580	8	2010	Avg	5,972	N	N	27725 NE 146TH WAY
2	0	155850	0070	09/06/13	\$410,000	\$446,000	2,600	8	1997	Avg	10,215	N	N	16215 270TH PL NE
2	0	425400	0460	11/14/12	\$377,000	\$471,000	2,600	8	1998	Avg	14,000	N	N	28628 NE 151ST PL
2	0	261995	0450	05/14/11	\$342,995	\$445,000	2,600	8	2011	Avg	7,042	N	N	27730 NE 146TH WAY
2	0	213070	1215	06/07/11	\$310,000	\$403,000	2,610	8	2008	Avg	6,119	Y	N	26523 NE BIRD ST
2	0	213302	0120	04/26/11	\$380,225	\$492,000	2,640	8	1992	Avg	16,878	N	N	28312 NE 144TH ST
2	0	856746	0110	04/03/12	\$455,000	\$595,000	2,640	8	2002	Avg	11,879	N	N	15435 277TH PL NE
2	0	213890	0050	04/09/13	\$461,448	\$545,000	2,740	8	2013	Avg	7,085	N	N	26528 NE 146TH PL
2	0	213890	0070	05/06/13	\$439,079	\$512,000	2,740	8	2013	Avg	6,940	N	N	26536 NE 146TH PL
2	0	278725	0260	07/19/13	\$448,000	\$503,000	2,750	8	1994	Avg	14,140	N	N	27311 NE 143RD PL
2	0	872430	0100	11/12/12	\$379,995	\$475,000	2,750	8	2012	Avg	5,465	N	N	26707 NE 144TH CT
2	0	872430	0160	09/28/12	\$374,995	\$475,000	2,750	8	2012	Avg	7,874	N	N	26728 NE 144TH CT
2	0	261995	0010	11/09/11	\$349,995	\$461,000	2,750	8	2011	Avg	8,490	N	N	27807 NE 147TH PL
2	0	261995	0030	09/27/12	\$379,995	\$481,000	2,750	8	2011	Avg	7,009	N	N	27815 NE 147TH PL
2	0	261995	0040	09/17/11	\$351,995	\$463,000	2,750	8	2011	Avg	7,200	N	N	27917 NE 147TH CIR
2	0	261995	0070	08/03/11	\$363,323	\$476,000	2,750	8	2011	Avg	7,200	N	N	27923 NE 147TH CIR
2	0	261995	0090	06/10/11	\$356,995	\$465,000	2,750	8	2011	Avg	12,130	N	N	27927 NE 147TH CIR
2	0	261995	0370	08/01/11	\$342,995	\$449,000	2,750	8	2011	Avg	6,677	N	N	27930 NE 147TH PL
2	0	261995	0470	04/06/11	\$353,849	\$456,000	2,750	8	2011	Avg	7,300	N	N	27724 NE 146TH WAY
2	0	378276	0260	08/29/12	\$346,398	\$442,000	2,750	8	2012	Avg	4,363	N	N	27918 NE 148TH PL
2	0	803535	0140	03/06/12	\$381,000	\$500,000	2,770	8	2003	Avg	10,947	Y	N	16000 271ST PL NE
2	0	261995	0390	02/01/11	\$295,000	\$375,000	2,780	8	2010	Avg	6,037	N	N	27916 NE 147TH PL
2	0	378276	0040	02/08/11	\$310,000	\$394,000	2,780	8	2009	Avg	4,002	N	N	27819 NE 148TH LN
2	0	421350	0040	11/21/11	\$350,000	\$461,000	2,790	8	1994	Avg	14,001	N	N	14011 282ND LN NE
2	0	261995	0020	09/17/11	\$353,715	\$465,000	2,790	8	2011	Avg	7,522	N	N	27811 NE 147TH PL

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	261995	0050	08/12/11	\$352,757	\$462,000	2,790	8	2011	Avg	7,200	N	N	27919 NE 147TH CIR
2	0	261995	0200	08/03/11	\$348,948	\$457,000	2,790	8	2011	Avg	5,997	N	N	27949 NE 147TH CIR
2	0	378276	0300	08/03/12	\$344,995	\$442,000	2,790	8	2012	Avg	4,018	N	N	14806 279TH LN NE
2	0	803535	0040	12/19/11	\$389,000	\$512,000	2,890	8	2004	Avg	8,409	N	N	16022 270TH PL NE
2	0	803535	0240	08/12/11	\$415,000	\$544,000	2,890	8	2003	Avg	9,749	Y	N	16130 271ST PL NE
2	0	872430	0070	08/01/12	\$378,827	\$486,000	2,980	8	2012	Avg	7,151	N	N	14408 267TH CT NE
2	0	872430	0090	07/10/12	\$372,995	\$481,000	2,980	8	2012	Avg	5,209	N	N	26705 NE 144TH CT
2	0	872430	0140	08/29/12	\$377,251	\$481,000	2,980	8	2012	Avg	5,677	N	N	26721 NE 144TH CT
2	0	872430	0140	10/28/13	\$415,000	\$436,000	2,980	8	2012	Avg	5,677	N	N	26721 NE 144TH CT
2	0	872430	0190	06/27/12	\$366,120	\$473,000	2,980	8	2012	Avg	6,374	N	N	26714 NE 144TH CT
2	0	261995	0140	11/02/11	\$354,972	\$467,000	2,980	8	2011	Avg	7,354	N	N	27937 NE 147TH CIR
2	0	378276	0130	04/12/12	\$354,000	\$462,000	2,980	8	2011	Avg	4,074	N	N	14803 279TH LN NE
2	0	378276	0170	12/10/11	\$353,369	\$465,000	2,980	8	2011	Avg	4,074	N	N	27907 NE 148TH PL
2	0	378276	0200	02/13/12	\$352,192	\$463,000	2,980	8	2012	Avg	4,876	N	N	27925 NE 148TH PL
2	0	378276	0220	02/15/12	\$347,000	\$456,000	2,980	8	2011	Avg	6,566	N	N	27930 NE 148TH PL
2	0	378276	0290	08/07/12	\$357,888	\$459,000	2,980	8	2012	Avg	4,252	N	N	14802 279TH LN NE
2	0	378276	0320	09/10/12	\$369,995	\$470,000	2,980	8	2012	Avg	4,306	N	N	14810 279TH LN NE
2	0	952650	0060	06/16/12	\$365,000	\$472,000	3,010	8	2001	Avg	12,183	N	N	27322 NE 155TH PL
2	0	952650	0170	07/12/11	\$388,000	\$507,000	3,010	8	2001	Avg	11,044	N	N	27411 NE 155TH PL
2	0	952650	0190	06/22/12	\$385,800	\$499,000	3,010	8	2001	Avg	11,156	N	N	27425 NE 155TH PL
2	0	261995	0440	09/18/13	\$470,000	\$508,000	3,130	8	2009	Avg	6,948	N	N	27806 NE 147TH PL
2	0	278725	0320	08/22/12	\$488,000	\$623,000	3,250	8	1996	Avg	14,396	N	N	27228 NE 142ND CT
2	0	856745	0100	03/26/13	\$396,000	\$471,000	3,270	8	2000	Avg	9,862	N	N	15408 279TH PL NE
2	0	778792	0010	07/02/12	\$520,000	\$671,000	3,400	8	2006	Avg	13,998	N	N	14223 284TH PL NE
2	0	778792	0150	06/03/13	\$472,500	\$544,000	3,420	8	2005	Avg	8,056	N	N	14102 284TH PL NE
2	0	278725	0070	08/06/12	\$449,950	\$577,000	3,430	8	1996	Avg	15,097	N	N	14224 274TH PL NE
2	0	778792	0120	07/25/13	\$497,000	\$556,000	3,540	8	2005	Avg	7,800	N	N	28522 NE RONEY RD
2	0	856745	0130	09/09/13	\$575,000	\$625,000	3,880	8	2001	Avg	10,200	N	N	15320 279TH PL NE
2	0	553560	0350	12/22/11	\$345,000	\$454,000	2,150	9	2003	Avg	8,762	N	N	27231 NE 146TH PL
2	0	152270	0050	07/01/13	\$455,000	\$516,000	2,200	9	1999	Avg	14,002	N	N	28508 NE 149TH PL
2	0	856801	0180	08/21/12	\$465,000	\$594,000	2,296	9	1996	Avg	22,985	N	N	15404 MANION WAY NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
2	0	856801	0310	05/30/13	\$460,000	\$530,000	2,300	9	1995	Avg	27,566	N	N	15126 283RD PL NE
2	0	553560	0360	01/06/11	\$325,001	\$410,000	2,310	9	2003	Avg	7,707	N	N	27305 NE 146TH PL
2	0	553560	0340	10/07/11	\$357,000	\$470,000	2,340	9	2003	Avg	11,433	N	N	27223 NE 146TH PL
2	0	131330	0100	08/01/11	\$385,000	\$504,000	2,390	9	1992	Avg	14,005	N	N	28205 NE 148TH PL
2	0	553560	0030	09/21/12	\$360,000	\$456,000	2,400	9	2003	Avg	9,095	N	N	15103 272ND PL NE
2	0	553560	0560	08/28/13	\$395,000	\$433,000	2,400	9	2001	Avg	8,360	N	N	14930 273RD PL NE
2	0	856801	0060	08/08/12	\$485,000	\$621,000	2,450	9	1997	Avg	18,041	N	N	28025 NE 153RD PL
2	0	131330	0220	09/25/13	\$467,000	\$502,000	2,500	9	1993	Avg	14,074	N	N	14924 283RD PL NE
2	0	856800	0080	06/26/12	\$480,000	\$620,000	2,500	9	1994	Avg	18,002	N	N	28027 NE 151ST PL
2	0	131330	0290	08/30/13	\$463,750	\$507,000	2,520	9	1992	Avg	11,901	N	N	14908 281ST PL NE
2	0	152270	0060	04/24/12	\$400,000	\$522,000	2,520	9	1999	Avg	14,021	N	N	28509 NE 149TH PL
2	0	856803	0040	04/16/13	\$480,000	\$565,000	2,530	9	1997	Avg	17,058	N	N	15717 MANION WAY NE
2	0	856802	0400	11/15/11	\$530,000	\$698,000	2,580	9	2000	Avg	17,357	N	N	16030 277TH PL NE
2	0	856801	0190	02/04/11	\$550,000	\$699,000	2,590	9	1995	Avg	29,064	N	N	15320 MANION WAY NE
2	0	856802	0020	08/10/12	\$455,000	\$583,000	2,590	9	1996	Avg	16,309	N	N	15511 MANION WAY NE
2	0	856801	0200	03/30/12	\$446,000	\$583,000	2,610	9	1996	Avg	24,971	N	N	15310 MANION WAY NE
2	0	856801	0260	01/11/12	\$390,000	\$513,000	2,610	9	1995	Avg	24,947	N	N	28136 NE 152ND PL
2	0	856802	0530	10/26/12	\$525,000	\$659,000	2,610	9	1999	Avg	19,350	N	N	15624 278TH AVE NE
2	0	025552	0200	02/24/11	\$488,000	\$623,000	2,630	9	2006	Avg	11,998	N	N	15209 272ND PL NE
2	0	856801	0050	03/08/13	\$425,000	\$509,000	2,670	9	1997	Avg	18,195	N	N	15233 MANION WAY NE
2	0	856802	0040	07/14/12	\$449,950	\$579,000	2,730	9	1997	Avg	15,078	N	N	27819 NE 156TH PL
2	0	856804	0040	03/22/13	\$465,000	\$554,000	2,820	9	1997	Avg	50,529	N	N	15514 MANION WAY NE
2	0	553560	0320	11/07/12	\$435,000	\$544,000	2,820	9	2003	Avg	8,023	N	N	27324 NE 146TH PL
2	0	856802	0210	05/09/12	\$466,000	\$607,000	2,900	9	1999	Avg	14,567	N	N	15717 278TH AVE NE
2	0	025552	0180	04/05/13	\$505,000	\$598,000	2,900	9	2006	Avg	8,653	N	N	15219 272ND PL NE
2	0	553560	0100	05/13/11	\$420,000	\$545,000	2,970	9	2003	Avg	7,700	N	N	14831 272ND PL NE
2	0	553560	0600	12/19/13	\$415,000	\$419,000	2,990	9	2001	Avg	7,507	N	N	27402 NE 150TH ST
2	0	856802	0200	09/19/12	\$455,000	\$577,000	3,010	9	1999	Avg	14,514	N	N	15709 278TH AVE NE
2	0	856802	0280	12/13/12	\$495,000	\$612,000	3,030	9	1999	Avg	14,285	N	N	27614 NE 158TH PL
2	0	856802	0460	03/07/13	\$544,000	\$652,000	3,040	9	1999	Avg	15,241	N	N	15822 277TH AVE NE
2	0	553560	0700	06/29/11	\$411,000	\$536,000	3,090	9	2002	Avg	7,708	N	N	27312 NE 151ST PL

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Area 070 -- 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
2	0	553560	0620	06/13/12	\$425,000	\$550,000	3,150	9	2002	Avg	8,297	N	N	27316 NE 150TH ST
2	0	025552	0210	08/14/12	\$508,000	\$650,000	3,190	9	2005	Avg	14,065	N	N	15205 272ND PL NE
2	0	856803	0060	03/05/13	\$523,000	\$628,000	3,220	9	1996	Avg	15,150	N	N	15807 MANION WAY NE
2	0	856803	0180	10/11/11	\$481,000	\$633,000	3,320	9	1998	Avg	24,500	N	N	15828 MANION WAY NE
2	0	025552	0090	06/20/11	\$412,500	\$538,000	3,340	9	2006	Avg	8,213	N	N	15230 272ND PL NE
2	0	025552	0220	02/17/12	\$415,000	\$545,000	3,440	9	2006	Avg	9,443	N	N	15200 273RD DR NE
2	0	856803	0160	11/12/13	\$650,000	\$676,000	3,590	9	1999	Avg	29,400	N	N	15912 MANION WAY NE
2	0	856802	0440	06/05/13	\$592,000	\$680,000	3,650	9	1999	Avg	14,573	N	N	27705 MANION WAY NE
2	0	856804	0010	10/01/12	\$650,000	\$822,000	2,760	10	2008	Avg	86,249	N	N	27914 NE 157TH PL
2	0	109995	0040	05/30/13	\$625,000	\$721,000	3,210	10	2013	Avg	13,204	N	N	27125 NE STEWART ST
2	0	109995	0090	05/28/13	\$574,500	\$663,000	3,280	10	2013	Avg	6,416	N	N	27025 NE STEWART ST
2	0	109995	0020	09/29/11	\$800,000	\$1,052,000	3,450	10	2007	Avg	17,868	N	N	27131 NE STEWART ST
2	1	729799	0240	05/10/12	\$267,950	\$349,000	1,920	8	1999	Avg	3,656	N	N	27810 NE 149TH CT
3	0	302607	9020	11/20/13	\$190,000	\$196,000	1,100	5	1986	Avg	217,800	N	N	12512 276TH AVE NE
3	0	072607	9028	11/04/11	\$170,000	\$224,000	1,170	5	1985	Avg	223,027	N	N	17830 294TH WAY NE
3	0	302607	9030	01/22/13	\$210,000	\$256,000	1,260	5	1984	Avg	217,800	N	N	12516 276TH AVE NE
3	0	404720	0295	10/15/13	\$230,000	\$244,000	840	6	1975	Good	12,638	Y	Y	20107 330TH AVE NE
3	0	078270	0170	04/21/11	\$240,000	\$310,000	1,040	6	1987	Avg	49,658	N	N	31606 NE 123RD ST
3	0	404720	0105	11/14/12	\$360,000	\$450,000	1,120	6	1995	Avg	13,160	Y	Y	19920 324TH AVE NE
3	0	404720	0565	04/17/12	\$300,000	\$392,000	1,190	6	1959	Good	16,681	Y	Y	32708 NE 195TH ST
3	0	142607	9029	10/16/13	\$285,000	\$302,000	1,370	6	1987	Avg	214,315	N	N	15541 351ST PL NE
3	0	154950	0621	11/08/13	\$298,000	\$311,000	1,380	6	1969	Good	84,070	N	N	18210 MOUNTAIN VIEW RD NE
3	0	078270	0010	06/23/13	\$250,000	\$285,000	1,600	6	1984	Avg	30,525	N	N	31521 NE 123RD ST
3	0	322607	9041	10/08/13	\$370,000	\$394,000	1,140	7	1980	Avg	87,220	Y	N	10139 FAY RD NE
3	0	404720	0865	11/16/11	\$189,000	\$249,000	1,140	7	2004	Avg	25,029	N	N	32507 NE 195TH ST
3	0	154950	0360	07/19/12	\$245,000	\$315,000	1,160	7	1993	Avg	137,355	N	N	17420 MOUNTAIN VIEW RD NE
3	0	078270	0090	01/19/11	\$325,000	\$411,000	1,270	7	1975	Good	49,222	N	N	31923 NE 123RD ST
3	0	155000	0666	12/08/11	\$289,000	\$381,000	1,320	7	1980	Avg	213,065	Y	N	20019 324TH AVE NE
3	0	162607	9144	09/26/12	\$356,000	\$451,000	1,410	7	1986	Avg	236,710	N	N	15320 KELLY RD NE
3	0	212607	9109	03/26/12	\$364,000	\$476,000	1,430	7	1990	Avg	207,297	N	N	31130 NE 144TH ST
3	0	212607	9126	10/04/12	\$259,000	\$327,000	1,500	7	1988	Avg	44,699	N	N	13918 322ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
3	0	154950	0350	05/10/12	\$239,350	\$312,000	1,590	7	1996	Avg	145,926	N	N	17416 MOUNTAIN VIEW RD NE
3	0	404720	0055	06/24/13	\$435,000	\$495,000	1,600	7	1988	Avg	20,520	Y	Y	19740 324TH AVE NE
3	0	212970	0346	11/26/12	\$385,000	\$479,000	1,730	7	2000	Avg	158,122	N	N	13530 284TH AVE NE
3	0	212607	9139	11/19/12	\$290,000	\$362,000	1,770	7	1990	Avg	38,373	N	N	31002 NE 143RD ST
3	0	404720	0705	12/16/11	\$259,500	\$342,000	1,770	7	2000	Avg	38,587	N	N	32616 NE 202ND ST
3	0	404720	0685	02/02/12	\$199,000	\$262,000	1,790	7	1979	Avg	33,412	N	N	32724 NE 202ND ST
3	0	212607	9049	06/21/13	\$404,500	\$461,000	1,910	7	1990	Avg	203,618	N	N	30915 NE 139TH ST
3	0	212607	9136	12/06/13	\$355,000	\$362,000	1,930	7	1996	Good	46,609	N	N	14009 311TH AVE NE
3	0	212607	9141	06/12/11	\$345,000	\$449,000	2,010	7	1990	Avg	39,598	N	N	31007 NE 143RD ST
3	0	404720	0630	11/22/13	\$329,000	\$340,000	2,040	7	1983	Avg	25,000	N	N	20024 330TH AVE NE
3	0	272607	9070	03/21/13	\$494,950	\$590,000	2,130	7	1990	Good	43,547	N	N	32414 NE 120TH ST
3	0	162607	9147	11/23/11	\$405,000	\$533,000	2,170	7	1988	Avg	228,191	N	N	14948 316TH AVE NE
3	0	212607	9144	06/05/12	\$350,000	\$454,000	2,180	7	1991	Avg	56,192	N	N	31013 NE 143RD ST
3	0	082607	9039	08/22/11	\$360,000	\$472,000	2,260	7	2008	Avg	192,970	N	N	29404 NE 178TH PL
3	0	272607	9018	10/16/13	\$480,000	\$509,000	2,380	7	1988	Good	260,488	N	N	33108 NE 127TH ST
3	0	212607	9089	01/18/11	\$380,000	\$481,000	2,480	7	1994	Avg	103,159	N	N	13315 322ND AVE NE
3	0	212607	9156	04/14/11	\$400,000	\$516,000	2,640	7	1993	Avg	61,708	N	N	13500 317TH AVE NE
3	0	404720	0300	09/26/13	\$540,000	\$580,000	1,355	8	2003	Avg	12,030	Y	Y	20101 330TH AVE NE
3	0	222607	9070	07/30/13	\$415,000	\$463,000	1,470	8	1995	Avg	206,910	Y	N	33019 NE 142ND ST
3	0	155810	0480	11/14/13	\$434,900	\$452,000	1,530	8	1997	Avg	156,090	N	N	29530 NE 185TH ST
3	0	272607	9069	05/05/11	\$337,000	\$436,000	1,580	8	1988	Avg	54,450	N	N	11823 325TH AVE NE
3	0	162607	9060	12/27/12	\$350,000	\$431,000	1,650	8	1976	Avg	350,359	N	N	15414 KELLY RD NE
3	0	282607	9136	07/16/12	\$263,000	\$339,000	1,720	8	1988	Avg	74,052	N	N	12912 ODELL RD NE
3	0	155810	0301	08/01/11	\$395,000	\$517,000	1,920	8	2000	Avg	257,004	N	N	29930 NE 190TH ST
3	0	212607	9023	07/14/11	\$442,000	\$578,000	1,990	8	1984	Good	104,979	N	N	14426 320TH AVE NE
3	0	202607	9038	09/21/12	\$375,000	\$475,000	2,130	8	1977	Avg	60,112	N	N	13525 ODELL RD NE
3	0	082607	9035	11/18/13	\$440,000	\$455,000	2,140	8	1993	Avg	215,622	N	N	29728 NE 178TH PL
3	0	282607	9038	11/13/12	\$480,000	\$600,000	2,160	8	1997	Avg	370,260	N	N	12660 ODELL RD NE
3	0	162607	9062	06/12/12	\$495,000	\$641,000	2,190	8	1991	Avg	247,420	N	N	32110 NE 157TH CT
3	0	154950	0273	02/18/12	\$370,000	\$486,000	2,250	8	2007	Avg	85,813	N	N	31509 NE CHERRY VALLEY RD
3	0	282607	9113	01/13/12	\$453,750	\$597,000	2,350	8	1993	Avg	231,697	N	N	12514 322ND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
3	0	322607	9034	10/23/12	\$514,200	\$646,000	2,410	8	1990	Avg	204,732	N	N	10328 302ND WAY NE
3	0	155810	0353	08/03/12	\$340,000	\$436,000	2,460	8	1990	Avg	95,832	Y	N	30202 NE 190TH ST
3	0	222607	9034	06/21/12	\$314,000	\$406,000	2,470	8	1982	Avg	62,726	N	N	32820 NE 142ND ST
3	0	404720	0905	03/16/11	\$312,000	\$400,000	2,480	8	1995	Avg	45,738	N	N	19403 327TH AVE NE
3	0	155810	0022	01/28/11	\$390,000	\$495,000	2,590	8	2007	Avg	217,800	N	N	20230 MOUNTAIN VIEW RD NE
3	0	322607	9010	06/17/13	\$570,000	\$651,000	2,590	8	2007	Avg	203,400	N	N	10904 298TH AVE NE
3	0	155810	0400	10/16/13	\$543,000	\$576,000	2,600	8	1994	Avg	430,372	Y	N	30221 NE 190TH ST
3	0	212607	9032	11/02/11	\$500,000	\$658,000	2,660	8	1984	Good	205,167	N	N	14120 322ND AVE NE
3	0	172607	9057	08/13/13	\$495,000	\$547,000	2,670	8	1987	Avg	56,628	N	N	15134 294TH AVE NE
3	0	152607	9024	07/23/13	\$485,000	\$543,000	2,690	8	1995	Avg	211,404	N	N	32925 NE 147TH ST
3	0	302607	9012	11/27/12	\$563,000	\$700,000	2,700	8	1995	Avg	871,200	N	N	28935 NE 124TH ST
3	0	212607	9041	06/02/11	\$445,000	\$579,000	2,770	8	1980	Good	67,125	N	N	13819 322ND AVE NE
3	0	082607	9049	08/06/12	\$475,000	\$609,000	2,890	8	1985	Avg	196,891	N	N	17521 300TH AVE NE
3	0	342607	9042	02/23/13	\$599,000	\$722,000	3,080	8	1981	Good	300,128	N	N	32508 NE BIG ROCK RD
3	0	155810	0500	12/19/12	\$464,000	\$573,000	3,220	8	1999	Avg	212,337	N	N	29319 NE 189TH ST
3	0	155810	0500	07/17/13	\$540,000	\$607,000	3,220	8	1999	Avg	212,337	N	N	29319 NE 189TH ST
3	0	282607	9109	10/06/11	\$400,000	\$526,000	3,390	8	1990	Avg	240,185	N	N	13002 322ND AVE NE
3	0	292607	9077	07/09/13	\$595,000	\$671,000	3,430	8	1999	Avg	196,456	N	N	30503 NE 132ND ST
3	0	242606	9016	06/05/13	\$615,000	\$707,000	4,160	8	1993	Avg	225,399	N	N	27327 NE BIG ROCK RD
3	0	142607	9047	07/24/13	\$575,000	\$643,000	1,590	9	2005	Avg	212,137	N	N	15618 344TH AVE NE
3	0	152607	9023	10/30/12	\$367,700	\$461,000	2,190	9	1991	Avg	213,712	N	N	32819 NE 147TH ST
3	0	322607	9085	03/20/12	\$460,000	\$602,000	2,340	9	1989	Avg	118,072	Y	N	10525 302ND WAY NE
3	0	404720	0490	04/29/13	\$369,000	\$432,000	2,410	9	1999	Avg	12,256	Y	Y	19525 330TH AVE NE
3	0	155000	0355	02/22/12	\$375,000	\$492,000	2,520	9	2005	Avg	135,563	N	N	19826 312TH AVE NE
3	0	282607	9133	10/09/13	\$549,950	\$586,000	2,750	9	1990	Avg	206,474	N	N	12514 318TH AVE NE
3	0	272607	9005	02/06/13	\$530,000	\$643,000	2,850	9	2001	Avg	217,800	N	N	12808 328TH AVE NE
3	0	122606	9044	04/10/13	\$675,000	\$797,000	3,020	9	2001	Avg	334,540	N	N	16503 275TH AVE NE
3	0	082607	9093	06/18/12	\$585,000	\$757,000	3,090	9	1999	Avg	226,918	N	N	30529 NE 183RD ST
3	0	082607	9093	09/05/13	\$625,000	\$681,000	3,090	9	1999	Avg	226,918	N	N	30529 NE 183RD ST
3	0	082607	9059	06/21/12	\$550,000	\$711,000	3,100	9	2008	Avg	199,069	N	N	29814 NE 173RD ST
3	0	342607	9065	03/04/11	\$459,900	\$588,000	3,230	9	2005	Avg	35,918	N	N	32422 NE BIG ROCK RD

Improved Sales Used in This Annual Update Analysis

Area 070 -- 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
3	0	155000	0605	06/11/13	\$610,000	\$699,000	3,465	9	2003	Avg	212,288	N	N	20007 320TH AVE NE
3	0	302607	9065	11/15/12	\$670,000	\$836,000	3,550	9	1989	Avg	217,800	N	N	12721 277TH PL NE
3	0	162607	9077	06/21/11	\$675,000	\$880,000	3,760	9	1999	Avg	181,209	N	N	30932 NE CHERRY VALLEY RD
3	0	162607	9077	10/23/12	\$699,900	\$880,000	3,760	9	1999	Avg	181,209	N	N	30932 NE CHERRY VALLEY RD
3	0	162607	9065	09/24/13	\$849,950	\$915,000	3,260	10	2010	Avg	217,800	N	N	15750 319TH AVE NE
3	0	212607	9022	09/07/12	\$725,500	\$923,000	3,500	10	2005	Avg	210,830	Y	N	14432 320TH AVE NE
3	0	342607	9005	11/28/12	\$800,000	\$995,000	4,030	10	2001	Avg	409,899	N	N	11417 KELLY RD NE
3	0	252606	9095	09/23/13	\$950,000	\$1,023,000	4,100	10	2001	Avg	193,593	N	N	12124 268TH DR NE
3	0	302607	9046	04/05/13	\$609,950	\$722,000	4,260	10	1991	Avg	244,807	N	N	28816 NE 124TH ST
3	0	252606	9104	07/11/13	\$975,000	\$1,099,000	4,660	11	2007	Avg	194,028	N	N	11804 268TH DR NE

Improved Sales Removed in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	072607	9040	09/26/13	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	072607	9040	05/16/11	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	0	102507	9005	10/01/11	\$161,624	DOR RATIO; PERS MH; NO MARKET EXPOSURE
1	0	122606	9037	06/19/13	\$376,000	IMP COUNT; OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	232606	9008	12/16/13	\$77,000	DOR RATIO; OPEN SPACE/PREVIMP<=25K
1	0	252606	9015	08/03/11	\$460,000	REAL MH; OPEN SPACE/
1	0	733950	0005	08/16/13	\$395,000	OPEN SPACE/
2	0	025555	0240	04/18/12	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080830	0110	03/27/13	\$360,785	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080830	0110	02/22/13	\$415,168	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	103800	0030	12/06/11	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	103800	0040	06/06/13	\$450,000	NO MARKET EXPOSURE
2	0	103800	0030	08/23/12	\$319,950	RELOCATION - SALE TO SERVICE
2	0	109995	0130	08/29/13	\$90,000	PREVIMP<=25K
2	0	131330	0030	09/18/13	\$303,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	0	132606	9170	06/11/12	\$202,000	DIAGNOSTIC OUTLIER 1
2	0	132606	9015	03/29/12	\$160,650	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9140	02/28/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9157	11/06/13	\$284,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9140	06/12/13	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	132606	9106	11/02/12	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	132606	9024	03/27/13	\$225,000	OBSOLESCENCE; PREVIMP<=25K
2	0	140280	0090	01/24/11	\$207,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	147280	0170	02/02/12	\$249,136	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	151790	0010	02/28/13	\$392,000	RELOCATION - SALE TO SERVICE
2	0	152270	0030	07/12/13	\$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	155270	0080	01/04/11	\$130,025	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED; BUILDER OR DEVELOPER SALES
2	0	182607	9019	03/23/11	\$899,000	OBSOLESCENCE
2	0	187550	0090	06/25/12	\$399,160	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	212970	0150	02/28/12	\$296,267	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	212970	0020	06/01/12	\$36,402	DOR RATIO; IMP COUNT; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	213020	0060	06/18/13	\$281,597	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213040	0130	10/11/12	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	213042	0050	11/13/12	\$402,842	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213043	0130	10/16/12	\$266,043	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213043	0130	07/01/13	\$260,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	213070	1920	09/11/12	\$238,500	DIAGNOSTIC OUTLIER 1, SAS STATISTICAL OUTLIER
2	0	213070	1105	12/09/11	\$208,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213070	2310	07/23/13	\$250,897	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213070	2350	02/23/12	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	213070	0845	12/05/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	213120	0270	08/28/13	\$309,636	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213170	0510	10/01/13	\$213,397	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213170	1345	10/24/12	\$245,000	SHORT SALE
2	0	213170	1086	10/23/12	\$195,000	SHORT SALE
2	0	213170	0330	05/22/13	\$295,250	UNFINISHED AREA
2	0	213220	0260	10/30/13	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213300	0210	11/12/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213302	0330	12/27/13	\$459,358	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	261995	0240	11/16/11	\$317,596	ACTIVE PERMIT BEFORE SALE>25K
2	0	261995	0340	12/07/11	\$349,605	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
2	0	317520	0130	08/07/13	\$413,910	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	317520	0240	11/19/13	\$415,000	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	317520	0030	09/17/13	\$399,290	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	317520	0230	10/01/13	\$400,280	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	317520	0080	10/01/13	\$411,330	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	317520	0260	10/01/13	\$402,270	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0150	12/06/13	\$415,900	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0070	10/28/13	\$416,030	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0100	01/01/14	\$419,125	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	317520	0250	11/19/13	\$424,620	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0160	12/01/13	\$440,780	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0110	11/18/13	\$441,740	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0020	12/01/13	\$400,005	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0060	12/05/13	\$404,000	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0010	10/22/13	\$415,900	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0050	11/25/13	\$417,185	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	317520	0210	12/06/13	\$406,590	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K; BUILDER OR DEVELOPER SALES
2	0	378240	0240	12/11/12	\$266,164	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	379340	0190	03/29/12	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	382035	0010	07/23/13	\$244,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	382120	0070	12/06/11	\$238,985	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	421350	0150	10/21/13	\$325,000	DIAGNOSTIC OUTLIER 1; SAS STATISTICAL OUTLIER
2	0	425400	0430	05/17/11	\$216,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	553560	0320	06/26/12	\$323,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	553560	0680	07/08/11	\$175,000	DOR RATIO; IMP COUNT
2	0	667291	0050	04/07/11	\$174,950	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	732580	0220	08/30/13	\$315,000	DOR RATIO; NO MARKET EXPOSURE
2	0	732580	0220	08/30/13	\$275,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	732580	0080	08/24/12	\$275,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	732580	0010	01/10/11	\$928,716	OPEN SPACE/PREVIMP<=25K
2	0	732580	0190	05/17/12	\$820,000	PREVIMP<=25K
2	0	732620	0310	11/17/11	\$335,903	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	778792	0150	03/05/13	\$519,959	BANKRUPTCY - RECEIVER OR TRUSTEE ; EXEMPT FROM EXCISE TAX
2	0	778792	0010	07/02/12	\$520,000	RELOCATION - SALE TO SERVICE
2	0	780969	0260	08/15/13	\$479,747	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	780969	0240	08/13/13	\$386,556	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	780969	0270	11/07/13	\$439,995	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	780969	0250	10/16/13	\$449,995	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE
2	0	780969	0070	09/12/13	\$495,192	ACTIVE PERMIT BEFORE SALE>25K; % COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	780969	0090	10/07/13	\$399,995	ACTIVE PERMIT BEFORE SALE>25K; DOR RATIO; PREVIMP<=25K
2	0	856745	0020	05/16/13	\$471,000	NO MARKET EXPOSURE
2	0	856801	0060	08/08/12	\$485,000	RELOCATION - SALE TO SERVICE
2	0	856801	0190	02/04/11	\$550,000	RELOCATION - SALE TO SERVICE
2	0	856802	0300	02/19/13	\$496,750	QUIT CLAIM DEED
2	0	856802	0200	04/05/13	\$357,617	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	856802	0200	08/01/13	\$369,680	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	856804	0030	03/16/12	\$299,900	NON-REPRESENTATIVE SALE
2	0	952650	0170	06/30/11	\$388,000	RELOCATION - SALE TO SERVICE
3	0	052607	9007	04/05/12	\$190,000	OBSOLESCENCE
3	0	072607	9029	01/26/11	\$475,000	OPEN SPACE/
3	0	082607	9104	09/12/12	\$417,000	DOR RATIO; IMP COUNT
3	0	082607	9005	07/01/11	\$410,000	NO MARKET EXPOSURE; STATEMENT TO DOR
3	0	122606	9045	08/21/12	\$970,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	142607	9056	12/16/11	\$150,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	152607	9023	09/12/12	\$338,322	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	152607	9028	08/21/12	\$244,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	0	154950	0143	07/23/12	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	154950	0350	10/28/11	\$301,461	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	154950	0185	06/08/11	\$82,500	DOR RATIO; IMP COUNT; OBSOLESCENCE; UNFINISHED AREA ; FINANCIAL INSTITUTION RESALE
3	0	154950	0143	10/08/12	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	155000	0250	11/21/11	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	155000	0410	03/01/11	\$95,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	155810	0398	08/30/11	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	162607	9129	07/22/13	\$257,500	REAL MH; NO MARKET EXPOSURE
3	0	212607	9136	06/13/13	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	212970	0570	01/15/13	\$192,423	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	222607	9070	05/24/13	\$411,411	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	222607	9016	07/24/13	\$150,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	222607	9044	12/06/11	\$110,803	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	222607	9024	02/03/11	\$165,000	IMP COUNT
3	0	242606	9068	09/21/13	\$428,000	DIAGNOSTIC OUTLIER 1; SAS STATISTICAL OUTLIER
3	0	252606	9089	03/18/13	\$717,400	UNFIN AREA;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	272607	9045	12/20/12	\$122,000	BOX PLOT OUTLIER
3	0	272607	9047	09/09/13	\$231,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	272607	9045	03/14/12	\$196,920	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9151	05/22/12	\$326,262	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9107	02/13/13	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	282607	9050	06/01/12	\$197,986	DOR RATIO; IMP COUNT; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	282607	9109	03/03/11	\$58,840	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	282607	9109	10/18/12	\$129,783	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	282607	9151	09/25/12	\$312,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONSIDERATION PD; FINANCIAL INSTITUTION RESALE
3	0	282607	9148	08/21/13	\$593,500	IMP COUNT
3	0	282607	9043	08/01/11	\$773,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	292607	9045	05/23/12	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	302607	9031	01/24/13	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	302607	9017	05/01/13	\$318,000	IMP COUNT; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	312607	9044	05/16/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	322607	9040	02/24/11	\$185,000	OPEN SPACE/PREVIMP<=25K
3	0	404720	0070	02/21/12	\$295,000	DIAGNOSTIC OUTLIER 1; SAS STATISTICAL OUTLIER
3	0	404720	0015	04/08/13	\$452,567	% COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE
3	0	404720	0490	08/31/12	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	0	404720	0150	05/31/13	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	404720	0655	10/29/12	\$227,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	404720	0615	04/08/11	\$230,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	404720	0750	05/05/11	\$85,500	OBSOLESCENCE; PREVIMP<=25K
3	0	404720	0635	05/09/12	\$85,000	PREVIMP<=25K
3	0	861190	0060	12/10/13	\$567,500	OBSOLESCENCE

Vacant Sales Used in this Annual Update Analysis

Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	112606	9001	12/13/13	\$900,000	7,798,547	N	N
1	0	152606	9013	11/13/12	\$68,500	147,232	N	N
2	0	109995	0090	07/13/12	\$105,000	6,416	N	N
2	0	109995	0040	07/13/12	\$100,000	13,204	N	N
2	0	177646	0050	02/07/11	\$320,000	5,762	N	N
2	0	182607	9015	08/02/13	\$115,000	206,910	N	N
2	0	182607	9071	02/06/12	\$280,000	837,877	N	N
2	0	213120	0660	08/08/13	\$113,500	9,704	N	N
2	0	213120	0640	05/30/13	\$81,495	5,000	N	N
2	0	213170	0360	07/02/12	\$97,500	4,100	N	N
2	0	213170	0765	06/16/11	\$29,000	4,750	N	N
2	0	242606	9072	12/17/12	\$600,000	222,156	N	N
2	0	242606	9073	01/10/12	\$900,000	217,800	N	N
2	0	942940	0020	02/27/13	\$289,950	4,041	N	N
3	0	082607	9056	05/01/13	\$50,000	217,800	N	N
3	0	154950	0318	04/24/13	\$162,000	195,649	N	N
3	0	154950	0209	02/08/13	\$68,000	35,172	N	N
3	0	155000	0410	06/15/12	\$75,000	385,908	N	N
3	0	155000	0015	10/21/11	\$80,750	355,171	N	N
3	0	155000	0110	04/05/11	\$85,000	217,800	N	N
3	0	155810	0280	05/10/13	\$46,000	217,800	N	N
3	0	155810	0280	12/19/12	\$115,000	217,800	N	N
3	0	182607	9070	09/26/11	\$78,000	464,349	N	N
3	0	202607	9010	08/16/13	\$185,000	216,057	N	N
3	0	202607	9018	09/25/12	\$160,000	348,480	N	N
3	0	222607	9058	05/23/13	\$210,250	275,299	N	N
3	0	222607	9036	06/26/12	\$65,000	310,582	N	N
3	0	272607	9140	12/11/12	\$83,750	446,926	N	N
3	0	272607	9092	03/25/12	\$30,600	217,364	N	N
3	0	282607	9055	02/15/13	\$48,000	270,072	N	N

Vacant Sales Removed in this Annual Update Analysis Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	132606	9032	05/16/13	\$245,000	NO MARKET EXPOSURE
2	0	213170	0300	02/28/12	\$65,000	NO MARKET EXPOSURE
3	0	172607	9035	12/02/13	\$109,000	NO MARKET EXPOSURE
3	0	292607	9026	11/27/12	\$121,500	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis

Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	0	032507	9011	12/14/11	\$221,100	\$221,100	1,848	3	1988	1	786,258	Y	8328 CARNATION-DUVALL RD NE
2	0	212970	0107	01/07/11	\$230,000	\$230,000	1,782	4	1999	3	108,464	N	13731 BATTEN RD NE
3	0	322607	9071	08/15/13	\$185,000	\$185,000	924	2	1983	3	179,031	Y	10801 298TH AVE NE
3	0	152607	9011	02/28/13	\$245,000	\$245,000	960	3	1979	3	214,463	N	32715 NE 147TH ST
3	0	155810	0211	10/29/12	\$160,000	\$160,000	1,344	3	1985	4	93,000	N	19721 MOUNTAIN VIEW RD NE
3	0	162607	9113	10/03/12	\$157,500	\$157,500	1,344	3	1979	3	92,215	N	32102 NE 146TH ST
3	0	202607	9026	07/20/11	\$195,000	\$195,000	1,568	4	1991	3	137,214	N	13232 ODELL RD NE
3	0	202607	9059	08/17/12	\$175,000	\$175,000	1,344	4	1988	3	90,604	N	30612 NE 139TH ST
3	0	292607	9035	07/26/13	\$300,000	\$300,000	1,344	3	1973	3	427,323	N	29221 NE 126TH ST
3	0	212607	9034	09/07/11	\$275,000	\$275,000	1,352	3	1996	4	204,732	N	14040 322ND AVE NE
3	0	154950	0592	12/10/13	\$169,000	\$169,000	1,440	3	1977	4	167,270	N	18315 320TH AVE NE
3	0	142607	9062	05/21/13	\$308,000	\$308,000	1,512	4	2003	4	206,910	N	15326 342ND AVE NE
3	0	162607	9122	06/06/11	\$275,000	\$275,000	1,632	4	1989	3	218,275	N	31915 NE 147TH PL
3	0	142607	9040	11/20/13	\$240,000	\$240,000	1,680	4	1997	4	226,076	N	35010 NE 154TH ST
3	0	155000	0532	10/22/12	\$230,000	\$230,000	1,780	4	1997	4	74,923	N	19403 312TH AVE NE
3	0	162607	9150	10/11/12	\$290,000	\$290,000	1,782	4	1986	4	75,794	N	16328 315TH AVE NE
3	0	282607	9114	10/22/12	\$275,000	\$275,000	1,782	3	1986	3	217,066	N	12520 332ND AVE NE
3	0	404720	0700	03/28/13	\$199,999	\$199,999	1,782	4	2003	5	32,889	N	32626 NE 202ND ST
3	0	155000	0020	05/18/11	\$276,300	\$276,300	1,836	4	1995	4	392,911	N	18827 MOUNTAIN VIEW RD NE

Mobile Home Sales Removed in this Annual Update Analysis

Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	142607	9030	11/21/12	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	0	142607	9060	06/14/12	\$75,000	NO MARKET EXPOSURE
3	0	154950	0592	07/10/13	\$183,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	162607	9032	05/07/13	\$62,899	FINANCIAL INSTITUTION RESALE; TEAR DOWN
3	0	162607	9004	02/15/12	\$174,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	172607	9035	08/14/13	\$47,600	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	0	172607	9035	06/10/13	\$256,575	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	272607	9036	10/17/12	\$23,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	0	272607	9036	03/09/12	\$95,865	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9031	11/08/13	\$11,412	QUIT CLAIM DEED; MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

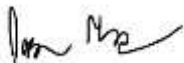
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification



Appraiser II

04/30/2014

Date