

Executive Summary

NW Renton Hill - Area 085

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2010

Number of Improved Sales: 668

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	\$124,700	\$135,100	\$259,800			11.28%
2014 Value	\$151,600	\$183,700	\$335,300	\$363,800	92.5%	10.52%
\$ Change	+\$26,900	+\$48,600	+\$75,500			
% Change	+21.6%	+36.0%	+29.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.52% is an improvement from the previous COD of 11.28%. 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:

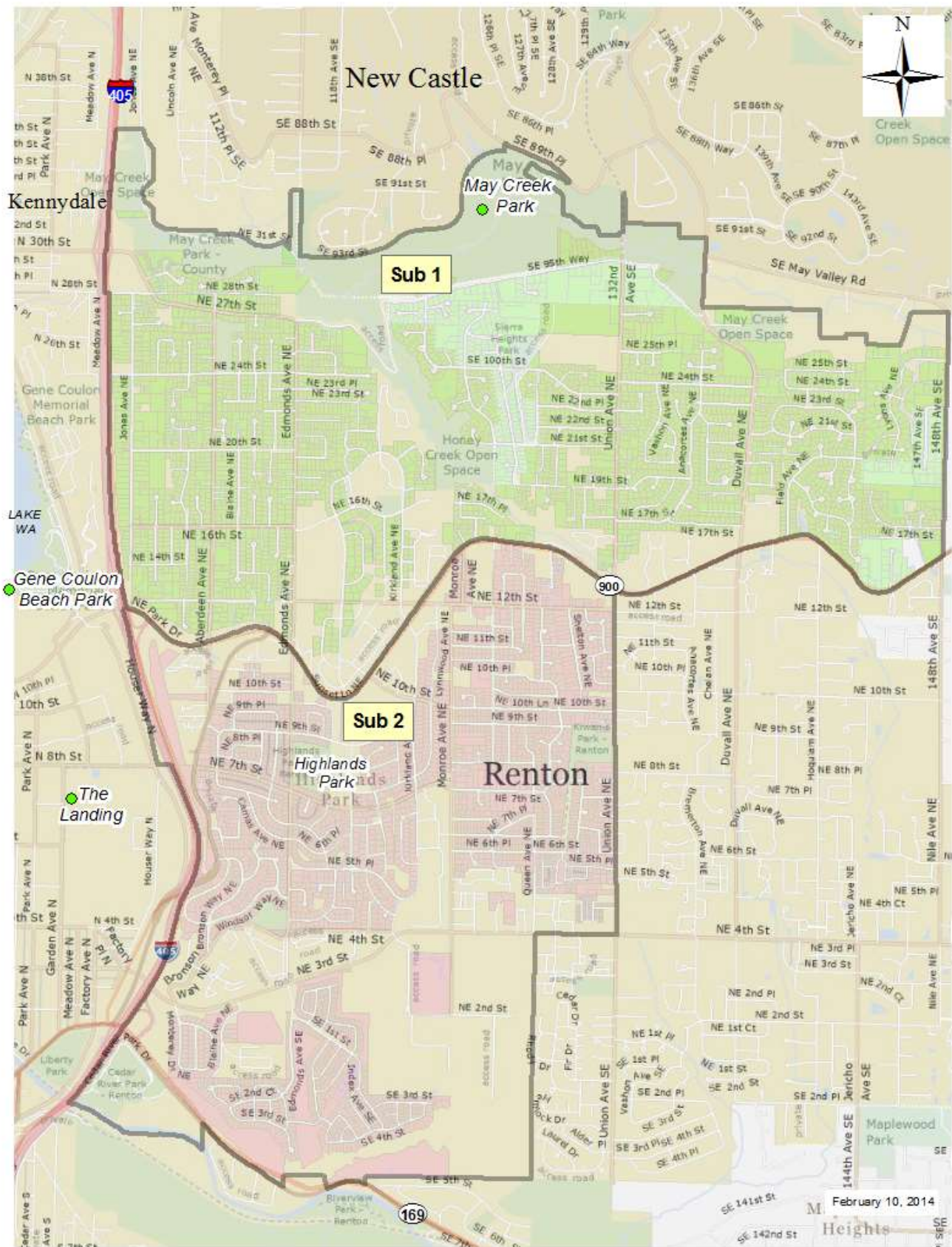
	Land	Improvements	Total
2013 Value	\$124,200	\$113,200	\$237,400
2014 Value	\$151,100	\$154,000	\$305,100
% Change	+21.7%	+36.0%	+28.5%

Number of one to three unit residences in the population: 6,484

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 characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub 1 (less Townhome Plat & Grade 5's and below) was generally at lower assessment levels than the rest of the population. On the other hand, Townhome Plats (Majors 133270 & 165753) and Low Grade homes (Grade 5's and below) were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

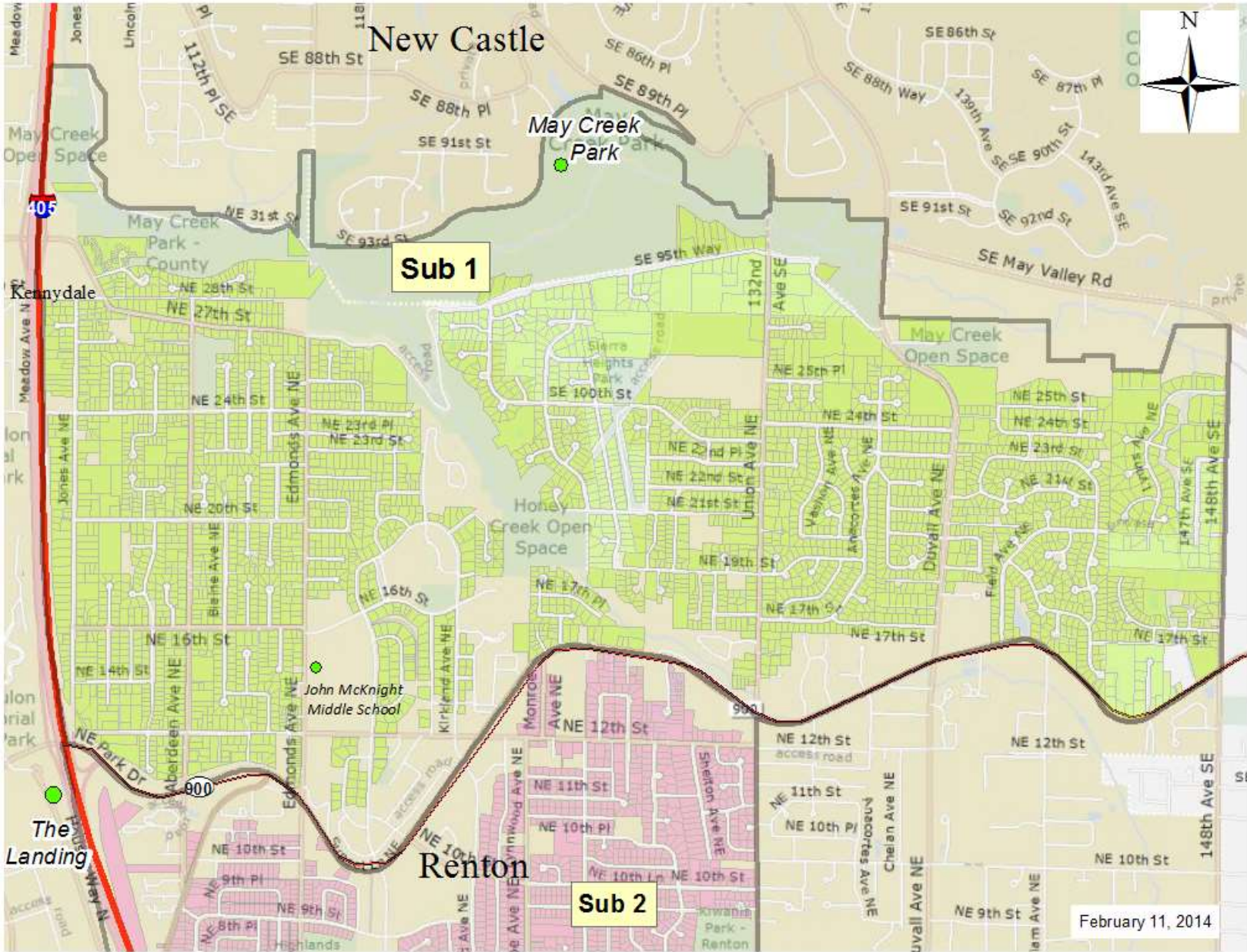


Area 085 - Map

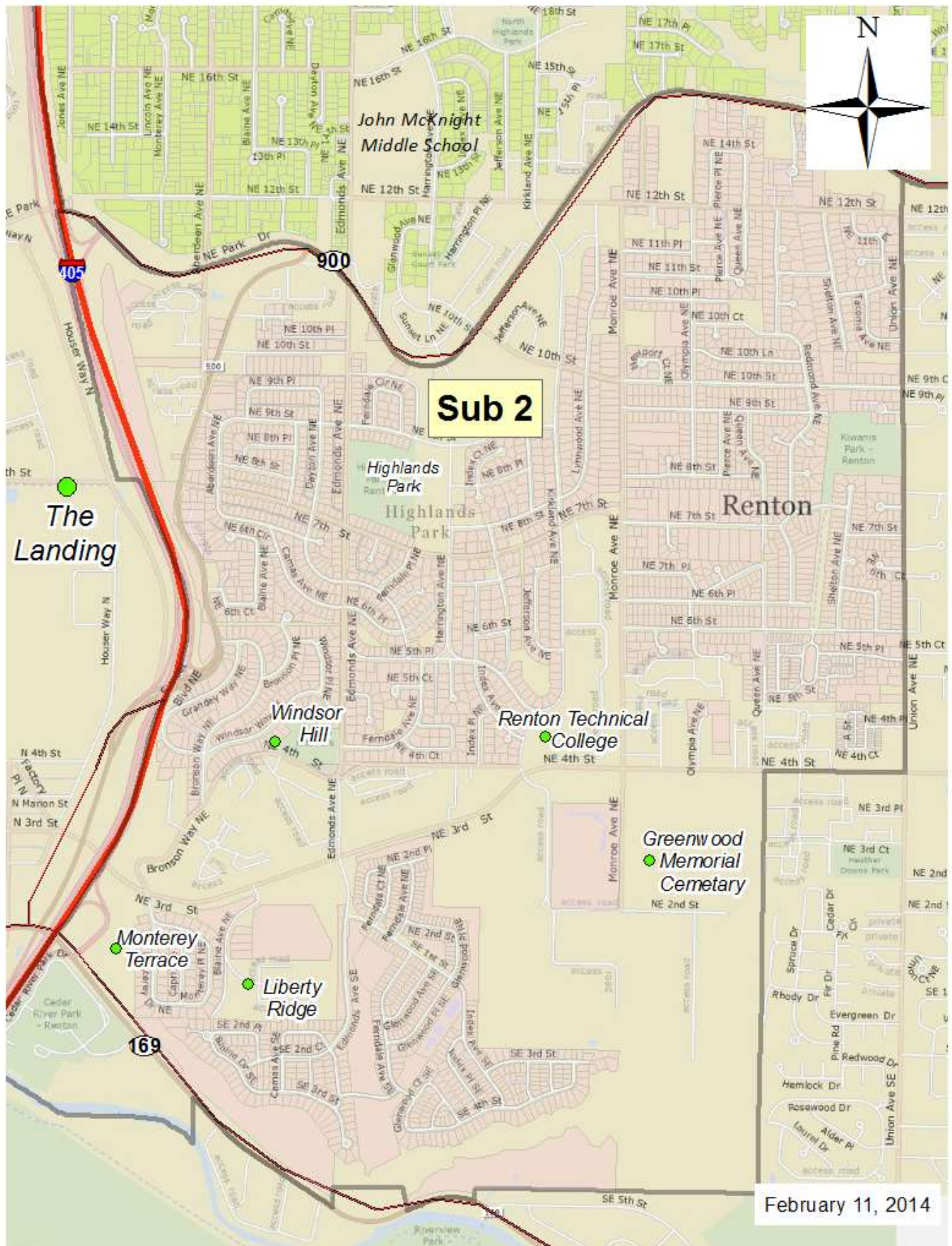


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Area 085 – Sub Area 1 Map



Area 085 – Sub Area 2 Map



Area 085 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+27.52%	2,186	34%

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
Sub 1 (Less Townhome Plats & <=Grade 5's)	+31.85%	368	3213	11%
Townhome Plats	+12.77%	15	96	16%
Low Grade (Grade<=5)	+16.52%	68	989	7%

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

Generally, Sub 1 (less Townhomes Plats & Grade 5's) was at lower assessment levels than the rest of the population. On the other hand, Townhome Plat (Major 133270 & 165753) and Low Grade homes (Grade 5's and below) were generally at higher assessment levels than the rest of the population.

This model corrects for these strata differences.

Area 085 - Plat Map



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Area 085 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
133270	Canyon Oaks	8	30	27%	SE-9-23-5	1	7	1979
165753	Cobble Stone	7	66	11%	SE-32-24-5	2	7	1975-1985

Canyon Oaks -Major 133270



Cobble Stone –Major 165753



Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: May 5, 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 20 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 +21.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.22, 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 characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area.

For instance, Sub 1 (less Townhomes Plats & Grade 5's) was generally at lower assessment levels than the rest of the population. On the other hand, Townhome Plat (Majors 133270 & 165753) and Low Grade homes (Grade 5's and below) were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 668 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7371156 - 2.418135E-02 * \text{Sub1} + 9.644488E-02 * \text{Townhouse} + 6.961034E-02 * \text{LowGrade})$$

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 0 sales of mobile homes within Area 085. A value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +29.1% is reasonable. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.291 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.925. 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 +28.5%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) * 1.291.
- 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) * 1.291.
- 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.

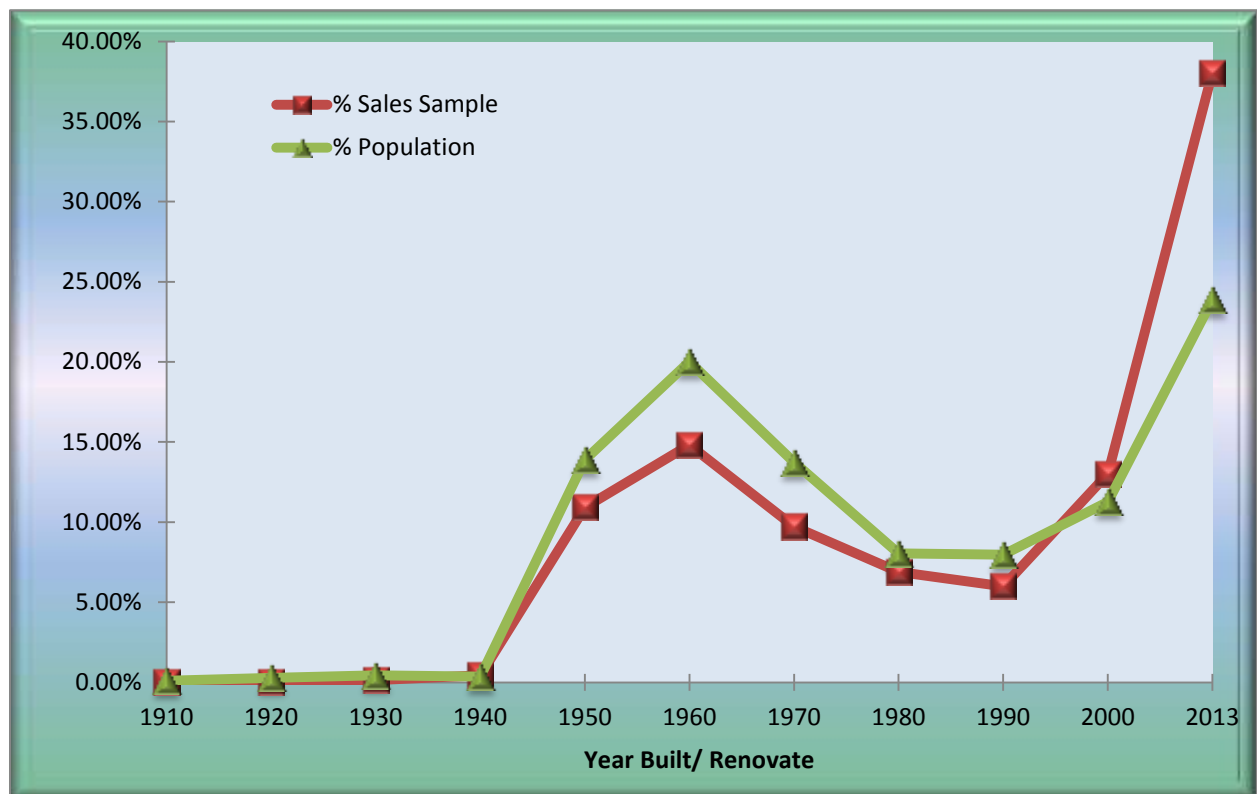
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.15%
1940	3	0.45%
1950	73	10.93%
1960	99	14.82%
1970	65	9.73%
1980	46	6.89%
1990	40	5.99%
2000	87	13.02%
2013	254	38.02%
	668	

Population

Year Built/Ren	Frequency	% Population
1910	7	0.11%
1920	18	0.28%
1930	29	0.45%
1940	23	0.35%
1950	902	13.91%
1960	1,297	20.00%
1970	891	13.74%
1980	522	8.05%
1990	517	7.97%
2000	730	11.26%
2013	1,548	23.87%
	6,484	



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.

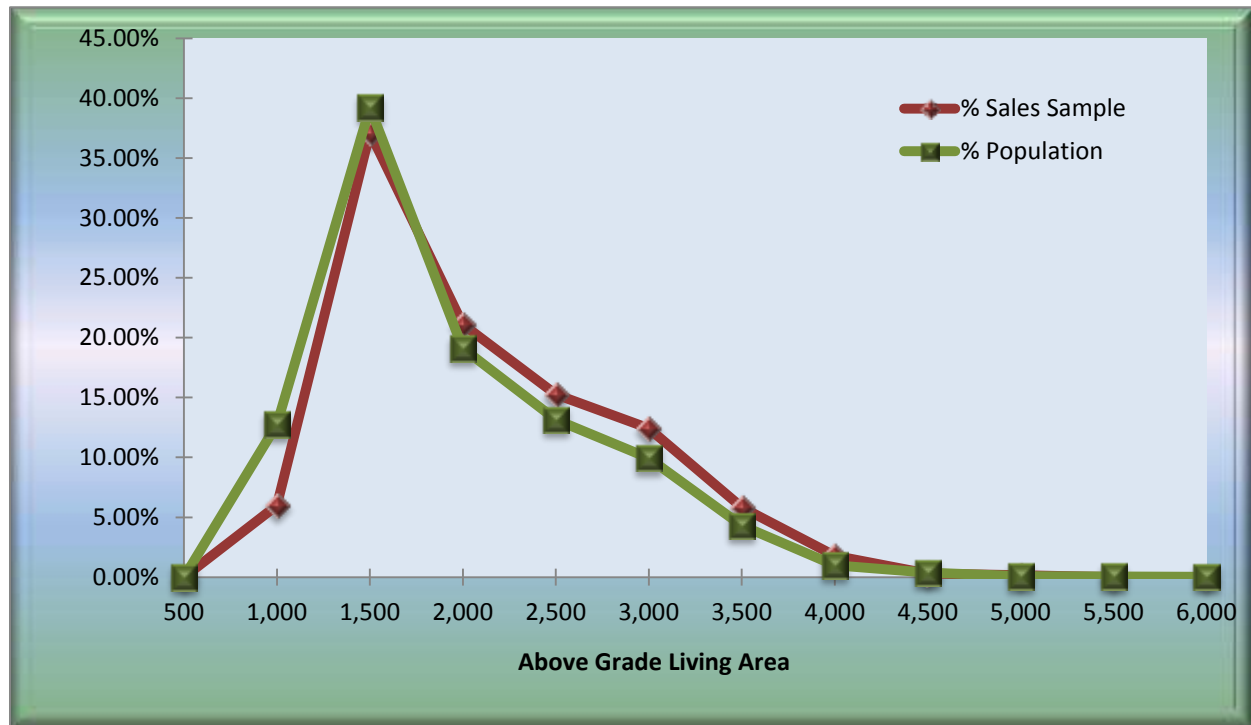
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	40	5.99%
1,500	248	37.13%
2,000	141	21.11%
2,500	102	15.27%
3,000	83	12.43%
3,500	39	5.84%
4,000	12	1.80%
4,500	2	0.30%
5,000	1	0.15%
5,500	0	0.00%
6,000	0	0.00%
668		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	826	12.74%
1,500	2,544	39.24%
2,000	1,239	19.11%
2,500	852	13.14%
3,000	645	9.95%
3,500	279	4.30%
4,000	65	1.00%
4,500	24	0.37%
5,000	5	0.08%
5,500	3	0.05%
6,000	2	0.03%
6,484		



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.

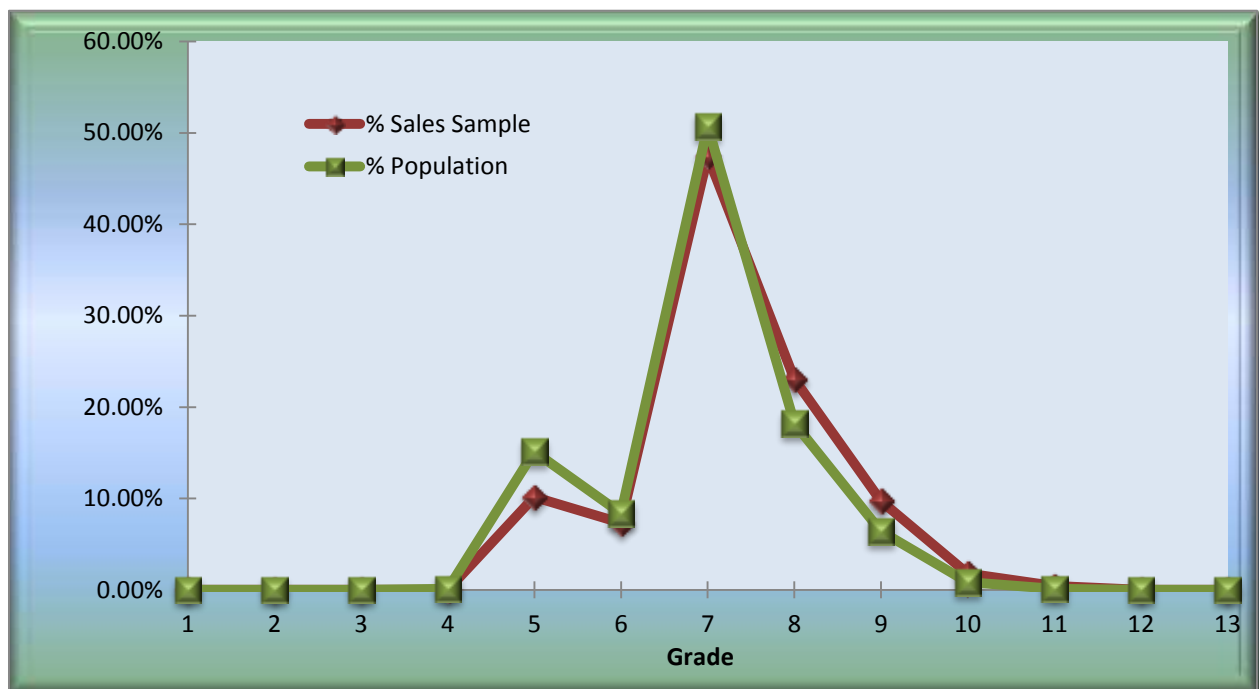
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	68	10.18%
6	49	7.34%
7	317	47.46%
8	154	23.05%
9	65	9.73%
10	12	1.80%
11	3	0.45%
12	0	0.00%
13	0	0.00%
668		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	8	0.12%
5	981	15.13%
6	543	8.37%
7	3,290	50.74%
8	1,182	18.23%
9	416	6.42%
10	56	0.86%
11	8	0.12%
12	0	0.00%
13	0	0.00%
6,484		



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

Area 085 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 1.222, resulting in an adjusted value of \$580,000 ($\$475,000 \times 1.222 = \$580,450$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.168	16.8%
2/1/2011	1.181	18.1%
3/1/2011	1.191	19.1%
4/1/2011	1.202	20.2%
5/1/2011	1.212	21.2%
6/1/2011	1.220	22.0%
7/1/2011	1.228	22.8%
8/1/2011	1.234	23.4%
9/1/2011	1.240	24.0%
10/1/2011	1.245	24.5%
11/1/2011	1.248	24.8%
12/1/2011	1.251	25.1%
1/1/2012	1.253	25.3%
2/1/2012	1.253	25.3%
3/1/2012	1.253	25.3%
4/1/2012	1.251	25.1%
5/1/2012	1.249	24.9%
6/1/2012	1.245	24.5%
7/1/2012	1.241	24.1%
8/1/2012	1.236	23.6%
9/1/2012	1.229	22.9%
10/1/2012	1.222	22.2%
11/1/2012	1.213	21.3%
12/1/2012	1.204	20.4%
1/1/2013	1.193	19.3%
2/1/2013	1.182	18.2%
3/1/2013	1.170	17.0%
4/1/2013	1.157	15.7%
5/1/2013	1.142	14.2%
6/1/2013	1.127	12.7%
7/1/2013	1.111	11.1%
8/1/2013	1.093	9.3%
9/1/2013	1.074	7.4%
10/1/2013	1.055	5.5%
11/1/2013	1.034	3.4%
12/1/2013	1.013	1.3%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 085 is: $(.7371156 - 5.545943E-04 * \text{SaleDay} - 3.971364E-07 * \text{SaleDaySq} - 2.418135E-02 * 0.5508982 + 9.644488E-02 * 2.245509E-02 + 6.961034E-02 * 0.1017964) / (.7371156 - 2.418135E-02 * 0.5508982 + 9.644488E-02 * 2.245509E-02 + 6.961034E-02 * 0.1017964)$

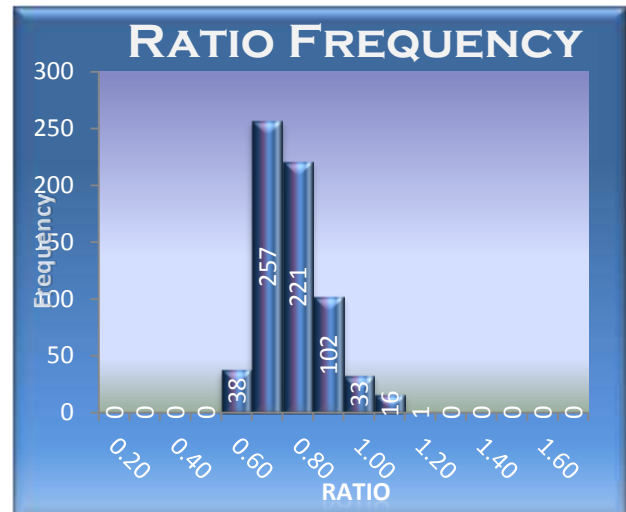
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: NW Renton Hill	1/1/2013	5/5/2014	1/2011 - 12/2013
Area Number: 85	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	668
Mean Assessed Value	259,800
Mean Adj. Sales Price	363,800
Standard Deviation AV	89,463
Standard Deviation SP	137,355
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.733
Median Ratio	0.712
Weighted Mean Ratio	0.714
UNIFORMITY	
Lowest ratio	0.512
Highest ratio:	1.115
Coefficient of Dispersion	11.28%
Standard Deviation	0.105
Coefficient of Variation	14.31%
Price Related Differential (PRD)	1.026
RELIABILITY	
95% Confidence: Median	
Lower limit	0.704
Upper limit	0.720
95% Confidence: Mean	
Lower limit	0.725
Upper limit	0.741
SAMPLE SIZE EVALUATION	
N (population size)	6484
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	668
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	392
# ratios above mean:	276
z:	1.940
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

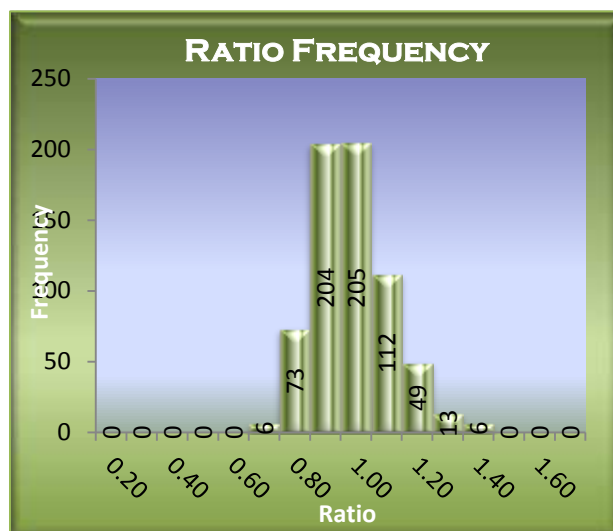
1 to 3 Unit Residences throughout Area 085

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

Annual Update Ratio Study Report (After) – 2014 Assessments

<i>District: SE / Team: 2</i>	<i>Appr. Date:</i>	<i>Date of Report:</i>	<i>Sales Dates:</i>
Area Name: NW Renton Hill	1/1/2014	5/5/2014	1/2011 - 12/2013
	<i>Appr. ID:</i>	<i>Property Type:</i>	<i>Adjusted for time?</i>
Area Number: 85	MTIA	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	668
Mean Assessed Value	335,300
Mean Adj. Sales Price	363,800
Standard Deviation AV	120,522
Standard Deviation SP	137,355
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.937
Median Ratio	0.925
Weighted Mean Ratio	0.922
UNIFORMITY	
Lowest ratio	0.637
Highest ratio:	1.363
Coefficient of Dispersion	10.52%
Standard Deviation	0.124
Coefficient of Variation	13.21%
Price Related Differential (PRD)	1.017
RELIABILITY	
95% Confidence: Median	
Lower limit	0.914
Upper limit	0.933
95% Confidence: Mean	
Lower limit	0.928
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	6484
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.124
Recommended minimum:	25
Actual sample size:	668
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	369
# ratios above mean:	299
z:	1.920
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 085

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

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	334390	3451	11/16/12	\$140,000	\$171,000	780	5	1923	V-Good	7,296	0	0	1701 NE 16TH ST
1	0	311990	0152	07/01/13	\$157,000	\$176,000	860	5	1955	Good	10,000	0	0	1167 ABERDEEN AVE NE
1	0	722780	1550	10/25/13	\$175,000	\$184,000	1,130	5	1943	Good	10,236	0	0	1510 JEFFERSON AVE NE
1	0	354230	0015	07/03/12	\$158,000	\$198,000	1,300	5	1943	Avg	8,400	0	0	2524 NE 20TH ST
1	0	354230	0015	04/05/12	\$145,000	\$183,000	1,300	5	1943	Avg	8,400	0	0	2524 NE 20TH ST
1	0	722780	1770	05/11/12	\$165,000	\$208,000	1,420	5	1943	Good	10,134	0	0	1520 HARRINGTON AVE
1	0	722780	1475	05/06/11	\$235,000	\$288,000	1,440	5	1943	Avg	16,517	0	0	3001 NE 16TH ST
1	0	722780	1360	06/10/13	\$220,000	\$249,000	1,440	5	1943	Good	12,780	0	0	1165 GLENNWOOD AVE
1	0	722780	2020	04/24/13	\$210,000	\$243,000	1,440	5	1943	Good	16,046	0	0	1923 HARRINGTON AVE
1	0	722780	1695	04/20/12	\$194,000	\$245,000	1,440	5	1943	Good	11,737	0	0	2801 NE 13TH ST
1	0	722780	1690	04/20/12	\$214,000	\$270,000	1,750	5	1943	Good	16,875	0	0	2800 NE 12TH ST
1	0	722780	0105	03/21/12	\$185,000	\$234,000	1,750	5	1943	Avg	9,106	0	0	1910 KIRKLAND AVE NE
1	0	334510	0331	02/13/13	\$164,500	\$195,000	860	6	1942	Good	20,295	0	0	12439 SE 95TH WAY
1	0	719350	0030	07/10/12	\$254,900	\$319,000	940	6	1957	Good	7,150	0	0	1409 MONTEREY AVE NE
1	0	042800	0075	04/09/12	\$145,000	\$183,000	960	6	1959	Avg	10,101	0	0	10221 128TH AVE SE
1	0	334390	1808	04/20/12	\$163,000	\$206,000	1,030	6	1940	V-Good	13,926	0	0	1503 ABERDEEN AVE NE
1	0	334390	2003	09/20/13	\$257,000	\$276,000	1,050	6	1954	Good	9,505	0	0	2401 ABERDEEN AVE NE
1	0	334390	1841	06/24/13	\$188,000	\$211,000	1,070	6	1949	V-Good	7,500	0	0	1709 ABERDEEN AVE NE
1	0	082305	9105	02/18/11	\$315,000	\$377,000	1,100	6	1955	Good	27,000	0	0	2135 NE 12TH ST
1	0	042305	9167	10/08/13	\$244,500	\$259,000	1,240	6	1943	V-Good	7,978	0	0	2709 NE 22ND ST
1	0	042305	9163	07/26/11	\$192,500	\$240,000	1,300	6	1943	Good	7,612	0	0	2601 NE 22ND ST
1	0	042305	9073	08/26/13	\$265,000	\$288,000	1,310	6	1937	V-Good	5,960	0	0	2525 NE 22ND ST
1	0	354230	0045	07/09/13	\$315,000	\$352,000	1,760	6	2003	Avg	13,125	0	0	2533 NE 20TH ST
1	0	334390	1764	06/14/13	\$295,000	\$333,000	2,030	6	1943	Good	8,800	Y	N	2010 NE 12TH ST
1	0	722780	0120	04/11/11	\$273,500	\$333,000	2,040	6	1943	Good	21,098	N	N	1900 KIRKLAND AVE NE
1	0	778840	0060	06/04/13	\$211,500	\$240,000	910	7	1955	Avg	8,925	N	N	4009 NE 23RD PL
1	0	778840	0025	10/04/13	\$212,000	\$225,000	910	7	1955	Good	9,240	N	N	4002 NE 23RD PL
1	0	778900	0140	08/06/13	\$190,799	\$210,000	940	7	1958	Good	8,400	N	N	3913 NE 22ND ST
1	0	327618	0290	03/25/11	\$258,900	\$313,000	980	7	1980	Good	8,384	N	N	1706 MONTEREY AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	034570	0190	12/17/12	\$248,500	\$301,000	990	7	1981	Avg	7,507	N	N	2302 CAMAS AVE NE
1	0	802955	0010	12/01/11	\$270,000	\$341,000	1,006	7	2002	Avg	5,972	N	N	2310 MONTEREY AVE NE
1	0	523000	0130	10/09/13	\$360,000	\$382,000	1,010	7	2013	Avg	15,048	N	N	10218 147TH AVE SE
1	0	334390	0093	01/29/13	\$169,000	\$202,000	1,010	7	1960	Avg	7,500	N	N	2501 EDMONDS AVE NE
1	0	516970	0138	10/28/13	\$162,500	\$170,000	1,010	7	1961	Avg	7,000	N	N	4509 NE 17TH PL
1	0	042800	0185	07/08/11	\$240,000	\$298,000	1,040	7	1961	V-Good	7,920	N	N	10023 126TH AVE SE
1	0	688220	0080	04/14/11	\$280,000	\$341,000	1,040	7	1974	V-Good	7,885	N	N	1722 CAMAS AVE NE
1	0	278770	0380	07/03/13	\$321,000	\$359,000	1,050	7	1968	Good	7,200	N	N	1902 ANACORTES AVE NE
1	0	278770	0600	07/26/12	\$225,000	\$281,000	1,050	7	1968	Good	7,917	N	N	1730 WHITMAN AVE NE
1	0	225320	0060	03/13/13	\$160,500	\$189,000	1,050	7	1958	Good	9,532	N	N	2012 DAYTON AVE NE
1	0	334390	2365	02/18/11	\$334,950	\$401,000	1,060	7	1960	Good	23,895	N	N	2129 ABERDEEN AVE NE
1	0	354230	0080	03/07/13	\$245,000	\$289,000	1,080	7	1977	Good	8,710	N	N	2004 GLENNWOOD AVE
1	0	778920	0025	12/30/13	\$213,300	\$214,000	1,090	7	2002	Avg	9,284	N	N	10410 126TH AVE SE
1	0	334450	0140	10/21/13	\$349,950	\$368,000	1,100	7	1942	V-Good	14,141	N	N	2025 JONES AVE NE
1	0	334390	2241	08/16/11	\$215,000	\$268,000	1,100	7	1954	Good	10,868	N	N	2000 NE 27TH ST
1	0	064630	0200	08/26/11	\$267,000	\$334,000	1,120	7	1960	V-Good	7,100	N	N	2216 DAYTON AVE NE
1	0	334390	3644	03/07/12	\$186,500	\$236,000	1,120	7	1977	Avg	10,728	N	N	2408 JONES AVE NE
1	0	802955	0170	05/01/13	\$379,995	\$438,000	1,140	7	2002	Avg	4,578	N	N	2213 KENNEWICK PL NE
1	0	248241	0110	05/08/13	\$319,500	\$367,000	1,140	7	1978	Good	7,945	N	N	4624 NE 22ND PL
1	0	334390	0982	07/22/11	\$245,000	\$305,000	1,140	7	1953	Good	10,000	N	N	2233 NE 20TH ST
1	0	004950	0160	11/13/13	\$324,000	\$336,000	1,150	7	2013	Avg	7,984	N	N	2518 WHITMAN CT NE
1	0	334390	1526	06/24/13	\$293,500	\$330,000	1,150	7	1962	Good	8,970	N	N	2332 ABERDEEN AVE NE
1	0	004950	0160	01/24/13	\$211,500	\$253,000	1,150	7	2013	Avg	7,984	N	N	2518 WHITMAN CT NE
1	0	133270	0080	01/21/11	\$277,800	\$330,000	1,160	7	1979	Good	1,968	N	N	2944 KENNEWICK PL NE
1	0	278770	0930	06/14/13	\$290,000	\$328,000	1,160	7	1969	Good	8,045	N	N	1822 WHITMAN CT NE
1	0	278770	1070	06/24/13	\$355,000	\$399,000	1,170	7	1969	Good	8,771	N	N	4108 NE 19TH ST
1	0	278770	1030	10/03/11	\$306,000	\$384,000	1,170	7	1969	V-Good	7,200	N	N	4222 NE 19TH ST
1	0	177640	0030	02/10/11	\$265,000	\$317,000	1,180	7	1969	Good	11,998	N	N	10404 147TH AVE SE
1	0	334390	2759	09/09/13	\$295,000	\$318,000	1,180	7	2008	Avg	5,000	N	N	1829 NE 24TH ST

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	917280	0100	09/10/12	\$251,000	\$311,000	1,180	7	1994	Avg	7,794	N	N	2107 CAMAS AVE NE
1	0	278770	0070	08/11/13	\$287,235	\$315,000	1,180	7	1968	V-Good	7,210	N	N	4213 NE 17TH ST
1	0	278772	0750	06/14/11	\$240,000	\$296,000	1,180	7	1976	Avg	8,136	N	N	2220 VASHON AVE NE
1	0	042305	9160	12/09/11	\$180,000	\$227,000	1,180	7	1943	Avg	12,950	N	N	2701 NE 23RD ST
1	0	893650	0060	09/16/13	\$169,000	\$182,000	1,180	7	1967	Good	9,314	N	N	1716 MONTEREY CT NE
1	0	334390	1757	01/10/13	\$315,000	\$378,000	1,190	7	2002	Avg	5,012	N	N	2028 NE 12TH ST
1	0	334390	0781	07/25/12	\$243,900	\$304,000	1,190	7	1959	Good	9,135	N	N	2221 NE 28TH ST
1	0	019200	0140	04/26/11	\$295,000	\$360,000	1,200	7	1966	Good	7,222	N	N	2613 NE 24TH ST
1	0	334390	1884	09/11/12	\$215,000	\$266,000	1,200	7	1943	V-Good	7,500	N	N	1801 ABERDEEN AVE NE
1	0	225320	0010	05/08/13	\$189,000	\$217,000	1,210	7	1959	Good	9,537	N	N	2125 EDMONDS AVE NE
1	0	034570	0230	12/21/12	\$244,000	\$295,000	1,220	7	1981	Avg	7,253	N	N	2326 CAMAS AVE NE
1	0	334450	0180	12/17/13	\$250,000	\$253,000	1,220	7	1962	Good	15,100	Y	N	2124 HIGH AVE NE
1	0	345000	0040	02/27/12	\$199,900	\$253,000	1,230	7	1966	Good	9,089	N	N	4604 NE 17TH ST
1	0	278772	0580	06/07/11	\$274,500	\$338,000	1,240	7	1977	Good	10,827	N	N	4302 NE 20TH CT
1	0	342405	9131	06/01/11	\$320,000	\$394,000	1,240	7	1976	Avg	62,271	Y	N	9550 132ND AVE SE
1	0	278772	0610	05/02/12	\$254,500	\$321,000	1,240	7	1977	Good	9,069	N	N	4315 NE 20TH CT
1	0	278772	0050	08/21/13	\$349,950	\$382,000	1,250	7	1977	Avg	7,992	N	N	2014 ANACORTES AVE NE
1	0	278772	0310	10/26/11	\$260,000	\$327,000	1,250	7	1977	Avg	7,877	N	N	4327 NE 22ND CT
1	0	278772	0780	12/09/11	\$255,000	\$322,000	1,250	7	1976	Good	8,995	N	N	4303 NE 24TH ST
1	0	082305	9126	04/11/11	\$255,000	\$310,000	1,250	7	1953	Good	13,500	N	N	2131 NE 12TH ST
1	0	278772	0010	02/03/12	\$242,000	\$306,000	1,250	7	1977	Avg	7,347	N	N	1916 ANACORTES AVE NE
1	0	278770	0780	10/22/13	\$211,000	\$222,000	1,250	7	1968	Good	8,526	N	N	1729 WHITMAN AVE NE
1	0	334390	1282	12/12/13	\$320,000	\$325,000	1,270	7	1958	V-Good	14,400	N	N	2200 NE 24TH ST
1	0	688220	0070	06/12/12	\$207,950	\$261,000	1,290	7	1968	Good	7,879	N	N	1716 CAMAS AVE NE
1	0	920250	0250	04/14/11	\$215,000	\$262,000	1,290	7	1983	Avg	7,247	N	N	2716 NE 23RD PL
1	0	311990	0146	11/06/11	\$350,000	\$441,000	1,300	7	1942	V-Good	13,929	N	N	1161 ABERDEEN AVE NE
1	0	064630	0010	08/24/11	\$236,000	\$295,000	1,300	7	1960	Good	7,470	N	N	2333 EDMONDS AVE NE
1	0	019200	0050	06/20/11	\$215,000	\$266,000	1,300	7	1966	Good	7,201	N	N	2600 NE 24TH ST
1	0	606140	0220	06/07/12	\$225,000	\$283,000	1,300	7	1969	Avg	9,648	N	N	5208 NE 24TH ST

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	272000	0130	03/29/11	\$200,000	\$242,000	1,300	7	1959	Good	7,599	N	N	2416 DAYTON AVE NE
1	0	516970	0134	07/09/13	\$202,500	\$226,000	1,300	7	1977	Good	9,240	N	N	4503 NE 17TH PL
1	0	334390	0094	08/07/12	\$199,900	\$249,000	1,310	7	1961	Avg	7,345	N	N	2533 EDMONDS AVE NE
1	0	683870	0150	06/22/12	\$280,000	\$351,000	1,320	7	1993	Avg	7,214	N	N	2013 ABERDEEN PL NE
1	0	248241	0040	01/02/13	\$325,500	\$392,000	1,330	7	1978	Good	9,109	N	N	4517 NE 22ND PL
1	0	230920	0020	07/24/12	\$273,000	\$341,000	1,330	7	2003	Avg	3,178	Y	N	2435 NE 13TH ST
1	0	722780	1991	01/09/13	\$275,000	\$330,000	1,330	7	2000	Avg	6,130	N	N	1815 HARRINGTON AVE
1	0	004950	0060	10/10/12	\$183,500	\$226,000	1,340	7	1963	Avg	8,069	N	N	2508 VASHON CT NE
1	0	688220	0100	10/20/11	\$230,000	\$289,000	1,350	7	1970	Avg	7,446	N	N	1713 CAMAS AVE NE
1	0	917280	0040	02/19/13	\$260,000	\$308,000	1,370	7	1994	Avg	7,210	N	N	2020 CAMAS AVE NE
1	0	278770	1090	01/18/13	\$274,000	\$328,000	1,380	7	1969	Avg	9,522	N	N	4102 NE 19TH ST
1	0	278772	1070	07/03/13	\$350,000	\$392,000	1,390	7	1976	Good	7,725	N	N	4215 NE 20TH ST
1	0	920250	0220	04/19/13	\$315,000	\$365,000	1,390	7	1983	Avg	7,123	N	N	2802 NE 23RD PL
1	0	334390	2845	12/30/13	\$369,950	\$371,000	1,390	7	1977	Good	10,731	N	N	2622 JONES AVE NE
1	0	042305	9179	11/04/11	\$185,000	\$233,000	1,390	7	1957	Good	6,602	N	N	2116 EDMONDS AVE NE
1	0	952640	0060	12/12/12	\$289,900	\$351,000	1,400	7	1967	Avg	8,134	N	N	1825 CAMAS AVE NE
1	0	719350	0040	10/25/13	\$369,950	\$388,000	1,400	7	1974	V-Good	7,650	N	N	1422 MONTEREY AVE NE
1	0	719350	0040	07/24/13	\$255,708	\$283,000	1,400	7	1974	V-Good	7,650	N	N	1422 MONTEREY AVE NE
1	0	920250	0070	03/18/11	\$230,000	\$278,000	1,410	7	1983	Avg	8,466	N	N	2611 NE 23RD PL
1	0	248241	0120	02/04/13	\$267,500	\$319,000	1,420	7	1978	Avg	10,388	N	N	4618 NE 22ND PL
1	0	019210	0050	05/25/11	\$204,000	\$251,000	1,420	7	1968	Good	7,201	N	N	2724 NE 24TH ST
1	0	278770	0670	08/15/12	\$285,000	\$354,000	1,430	7	1969	Good	7,692	N	N	1826 WHITMAN AVE NE
1	0	334390	1195	09/10/12	\$211,200	\$261,000	1,430	7	1965	Good	7,680	N	N	1501 BLAINE AVE NE
1	0	278775	0050	09/18/13	\$385,000	\$413,000	1,450	7	1978	V-Good	9,272	N	N	4119 NE 24TH ST
1	0	230920	0170	08/02/13	\$278,000	\$306,000	1,450	7	2001	Avg	4,000	N	N	2436 NE 13TH ST
1	0	230920	0150	09/23/13	\$251,000	\$269,000	1,450	7	2001	Avg	3,000	N	N	2428 NE 13TH ST
1	0	278772	0600	08/03/11	\$305,000	\$380,000	1,460	7	1977	Good	9,884	N	N	4309 NE 20TH CT
1	0	019200	0090	10/16/13	\$285,000	\$301,000	1,460	7	1965	Good	7,043	N	N	2509 NE 24TH ST
1	0	230920	0130	08/09/12	\$256,000	\$319,000	1,470	7	2002	Avg	3,153	N	N	2420 NE 13TH ST

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	230920	0140	10/12/12	\$255,000	\$314,000	1,470	7	2001	Avg	3,032	N	N	2424 NE 13TH ST
1	0	344950	0110	07/12/13	\$245,000	\$273,000	1,480	7	1958	Good	8,015	N	N	1616 NEWPORT AVE NE
1	0	334390	1247	03/27/12	\$230,000	\$290,000	1,490	7	1973	Good	12,070	N	N	2024 BLAINE AVE NE
1	0	932012	0040	05/22/13	\$310,000	\$354,000	1,520	7	1996	Avg	4,503	N	N	1162 MONTEREY AVE NE
1	0	230920	0080	11/22/13	\$320,000	\$329,000	1,540	7	2002	Avg	3,000	N	N	1213 DAYTON PL NE
1	0	719350	0050	03/10/11	\$239,000	\$288,000	1,540	7	1958	Good	7,650	N	N	1408 MONTEREY AVE NE
1	0	230920	0070	03/27/12	\$230,000	\$290,000	1,540	7	2001	Avg	3,000	N	N	1209 DAYTON PL NE
1	0	019210	0015	05/31/12	\$232,500	\$292,000	1,550	7	1968	Good	8,903	N	N	2648 NE 24TH ST
1	0	722780	0005	04/23/13	\$247,000	\$286,000	1,560	7	2001	Avg	3,717	N	N	2009 HARRINGTON CIR
1	0	334510	0343	08/23/12	\$187,000	\$232,000	1,560	7	1980	Avg	12,350	N	N	9529 126TH PL SE
1	0	334390	1926	05/31/13	\$325,000	\$370,000	1,580	7	1961	V-Good	10,550	N	N	2119 ABERDEEN AVE NE
1	0	332740	0030	07/01/13	\$325,000	\$364,000	1,630	7	1965	Good	8,096	N	N	1211 DAYTON AVE NE
1	0	334390	2651	05/29/12	\$345,000	\$434,000	1,630	7	2009	Avg	17,400	N	N	1908 NE 16TH ST
1	0	334390	2460	01/28/13	\$299,900	\$358,000	1,640	7	1962	Good	7,918	N	N	1916 NE 16TH ST
1	0	032305	9110	04/26/13	\$240,000	\$277,000	1,640	7	1956	V-Good	12,632	N	N	1500 UNION AVE NE
1	0	917280	0150	04/15/13	\$300,000	\$348,000	1,650	7	1994	Avg	7,209	N	N	2007 CAMAS AVE NE
1	0	064630	0070	11/13/13	\$261,500	\$271,000	1,660	7	1961	Good	7,455	N	N	2408 NE 23RD ST
1	0	815582	0090	07/26/12	\$320,088	\$399,000	1,670	7	1990	Avg	7,203	N	N	1419 CAMAS AVE NE
1	0	227000	0100	02/18/13	\$269,000	\$319,000	1,670	7	2003	Avg	4,350	N	N	1158 EDMONDS PL NE
1	0	334390	0779	01/02/13	\$289,500	\$348,000	1,690	7	1984	Avg	11,276	N	N	2230 NE 27TH ST
1	0	345000	0070	04/19/13	\$255,500	\$296,000	1,700	7	1967	Good	9,140	N	N	4512 NE 17TH ST
1	0	272000	0040	08/29/12	\$293,450	\$364,000	1,710	7	1962	V-Good	7,575	N	N	2501 DAYTON AVE NE
1	0	334390	0251	03/02/11	\$295,000	\$355,000	1,720	7	1997	Good	5,127	N	N	2404 NE 17TH PL
1	0	683870	0100	08/26/13	\$356,000	\$387,000	1,730	7	1993	Avg	7,200	N	N	2014 ABERDEEN PL NE
1	0	880920	0050	10/17/12	\$390,000	\$479,000	1,760	7	2002	Avg	7,955	N	N	2582 UNION AVE NE
1	0	880920	0040	06/26/13	\$345,000	\$388,000	1,760	7	2002	Avg	4,750	N	N	2578 UNION AVE NE
1	0	334450	0221	12/10/12	\$320,000	\$388,000	1,760	7	2012	Avg	9,945	N	N	1607 NE 24TH ST
1	0	779100	0070	06/11/13	\$305,000	\$345,000	1,760	7	2000	Avg	6,263	N	N	4012 NE 18TH ST
1	0	683870	0010	05/09/13	\$350,000	\$402,000	1,770	7	1993	Avg	7,276	N	N	2105 ABERDEEN PL NE

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Area 085 -- 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	779100	0073	06/25/13	\$330,000	\$371,000	1,770	7	2001	Avg	7,357	N	N	4003 NE 18TH ST
1	0	225385	0090	03/12/12	\$310,000	\$392,000	1,780	7	2003	Avg	5,446	N	N	1801 DAYTON AVE NE
1	0	329545	0080	03/21/12	\$255,000	\$322,000	1,780	7	2000	Avg	5,064	N	N	1621 MONROE AVE NE
1	0	815582	0080	07/25/13	\$348,500	\$386,000	1,790	7	1992	Avg	7,311	N	N	1425 CAMAS AVE NE
1	0	109131	0150	06/17/13	\$365,000	\$412,000	1,805	7	2002	Avg	5,654	N	N	4720 NE 19TH ST
1	0	064630	0170	12/20/12	\$244,900	\$296,000	1,810	7	1959	Good	10,800	N	N	2413 NE 23RD ST
1	0	042305	9349	02/28/12	\$228,000	\$288,000	1,838	7	1997	Avg	4,586	N	N	4004 NE 19TH ST
1	0	032305	9118	08/20/13	\$346,000	\$378,000	1,860	7	1995	Avg	7,736	N	N	1950 UNION AVE NE
1	0	329545	0010	05/26/11	\$265,000	\$326,000	1,880	7	2000	Avg	4,598	N	N	1616 MONROE AVE NE
1	0	334390	2018	05/21/13	\$360,000	\$411,000	1,890	7	2006	Avg	5,060	N	N	2023 NE 24TH PL
1	0	929200	0210	12/01/11	\$276,000	\$348,000	1,890	7	1992	Good	18,939	N	N	12515 SE 96TH PL
1	0	225385	0030	12/10/12	\$330,000	\$400,000	1,900	7	2003	Avg	5,356	N	N	1903 DAYTON AVE NE
1	0	227000	0130	05/30/13	\$331,000	\$377,000	1,930	7	2003	Avg	6,880	N	N	2406 NE 11TH CT
1	0	109131	0040	08/21/12	\$360,000	\$447,000	1,940	7	2001	Avg	5,570	N	N	1829 ELMA AVE NE
1	0	815583	0090	11/15/11	\$288,000	\$363,000	1,940	7	1994	Avg	10,705	N	N	1338 BLAINE AVE NE
1	0	802955	0100	07/17/13	\$385,000	\$428,000	1,950	7	2001	Good	5,200	N	N	2230 KENNEWICK PL NE
1	0	329545	0030	04/25/13	\$285,000	\$329,000	1,950	7	2000	Avg	4,554	N	N	1628 MONROE AVE NE
1	0	334450	0222	12/19/11	\$347,475	\$439,000	1,960	7	2011	Avg	11,155	N	N	2304 HIGH AVE NE
1	0	666908	0050	08/10/12	\$332,000	\$413,000	1,990	7	2007	Avg	5,064	N	N	2514 BLAINE AVE NE
1	0	278770	0860	07/25/13	\$301,000	\$333,000	1,990	7	1969	Avg	9,722	N	N	4131 NE 19TH ST
1	0	188764	0260	08/22/12	\$320,000	\$398,000	2,030	7	2002	Avg	4,916	N	N	2003 QUEEN AVE NE
1	0	329545	0100	05/18/12	\$255,000	\$321,000	2,040	7	2000	Avg	4,500	N	N	1609 MONROE AVE NE
1	0	278772	0220	08/02/12	\$315,000	\$393,000	2,090	7	1989	Avg	8,763	N	N	4324 NE 22ND CT
1	0	042305	9358	12/05/12	\$335,000	\$406,000	2,092	7	2002	Avg	6,599	N	N	2207 UNION AVE NE
1	0	225385	0110	04/23/13	\$382,000	\$442,000	2,110	7	2003	Avg	8,903	N	N	1806 DAYTON AVE NE
1	0	042305	9275	06/26/13	\$340,000	\$382,000	2,130	7	2003	Avg	4,543	N	N	1611 NEWPORT AVE NE
1	0	042305	9375	06/20/12	\$250,000	\$313,000	2,130	7	2006	Avg	5,562	N	N	4007 14TH PL
1	0	042305	9231	06/14/11	\$343,650	\$424,000	2,210	7	2011	Avg	5,650	N	N	1719 REDMOND CT NE
1	0	225385	0140	03/24/11	\$340,000	\$411,000	2,210	7	2003	Avg	5,273	N	N	1824 DAYTON AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	032305	9300	10/20/11	\$310,000	\$390,000	2,210	7	2000	Avg	5,219	N	N	4706 NE 23RD ST
1	0	042305	9411	07/11/11	\$344,900	\$428,000	2,230	7	2011	Avg	5,002	N	N	1627 REDMOND CT NE
1	0	042305	9409	06/14/11	\$343,400	\$424,000	2,230	7	2011	Avg	5,650	N	N	1707 REDMOND CT NE
1	0	042305	9413	07/15/11	\$339,900	\$422,000	2,230	7	2011	Avg	5,088	N	N	1615 REDMOND CT NE
1	0	802955	0230	05/22/13	\$404,700	\$462,000	2,250	7	2001	Avg	5,771	N	N	1914 NE 23RD ST
1	0	042305	9408	07/15/11	\$364,460	\$453,000	2,450	7	2011	Avg	6,215	N	N	1713 REDMOND CT NE
1	0	188764	0270	04/16/13	\$398,000	\$462,000	2,470	7	2002	Avg	4,660	N	N	2001 QUEEN AVE NE
1	0	042305	9412	07/25/11	\$361,595	\$450,000	2,500	7	2011	Avg	5,312	N	N	1621 REDMOND CT NE
1	0	042305	9410	06/14/11	\$348,340	\$430,000	2,500	7	2011	Avg	6,655	N	N	1701 REDMOND CT NE
1	0	042305	9152	04/13/12	\$385,000	\$486,000	2,550	7	1995	Avg	15,990	N	N	2601 FERNDAL PL NE
1	0	666908	0150	06/26/12	\$266,000	\$333,000	2,620	7	1965	Avg	10,542	N	N	2501 BLAINE AVE NE
1	0	042305	9396	08/30/12	\$340,100	\$422,000	2,830	7	2012	Avg	7,004	N	N	2519 NE 22ND ST
1	0	042305	9198	07/13/11	\$330,000	\$410,000	3,630	7	1991	Good	15,278	N	N	2717 NE 23RD ST
1	0	334450	0210	10/08/13	\$238,000	\$252,000	910	8	1974	Avg	21,190	N	N	2301 JONES AVE NE
1	0	032305	9156	09/14/11	\$275,000	\$345,000	1,070	8	1962	Good	21,720	N	N	2616 UNION AVE NE
1	0	133270	0260	09/15/13	\$375,000	\$403,000	1,160	8	1979	V-Good	1,920	N	N	2908 KENNEWICK PL NE
1	0	723090	0150	03/25/11	\$250,000	\$303,000	1,210	8	1979	Avg	7,645	N	N	1506 DAYTON CT NE
1	0	929200	0100	08/22/11	\$302,000	\$377,000	1,240	8	1976	Good	8,500	N	N	12359 SE 96TH PL
1	0	174999	0140	02/12/13	\$339,950	\$404,000	1,250	8	2012	Avg	6,712	N	N	1808 PIERCE AVE NE
1	0	535820	0090	10/07/13	\$220,900	\$234,000	1,260	8	1963	Good	7,238	N	N	2608 NE 18TH ST
1	0	042305	9322	10/17/13	\$360,000	\$380,000	1,280	8	1977	V-Good	7,635	N	N	2825 NE 21ST ST
1	0	042305	9321	03/19/12	\$273,000	\$345,000	1,290	8	1977	Good	7,635	N	N	2819 NE 21ST ST
1	0	929200	0460	03/28/11	\$259,995	\$315,000	1,300	8	1967	Avg	8,600	N	N	12405 SE 98TH ST
1	0	327618	0110	07/23/13	\$395,000	\$438,000	1,370	8	1981	V-Good	7,887	N	N	1801 MONTEREY AVE NE
1	0	174999	0130	07/09/12	\$351,540	\$440,000	1,370	8	2012	Avg	7,159	N	N	1802 PIERCE AVE NE
1	0	174999	0160	07/24/12	\$350,000	\$437,000	1,370	8	2012	Avg	6,705	N	N	1820 PIERCE AVE NE
1	0	807901	0510	06/01/11	\$375,000	\$462,000	1,420	8	1988	V-Good	8,748	N	N	5022 NE 21ST ST
1	0	807900	0140	04/23/13	\$375,000	\$434,000	1,420	8	1987	Avg	8,356	N	N	5007 NE 21ST ST
1	0	807900	0310	05/16/13	\$386,500	\$443,000	1,430	8	1987	Good	7,874	N	N	2212 ELMA AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	807900	0090	06/27/13	\$359,900	\$404,000	1,430	8	1987	Avg	7,221	N	N	2025 FIELD AVE NE
1	0	807900	0310	05/19/11	\$275,000	\$338,000	1,430	8	1987	Good	7,874	N	N	2212 ELMA AVE NE
1	0	807901	0470	11/19/13	\$419,000	\$432,000	1,440	8	1989	Good	8,138	N	N	5040 NE 21ST ST
1	0	807901	0690	11/02/11	\$314,900	\$397,000	1,440	8	1989	Good	7,505	N	N	5170 NE 20TH ST
1	0	807903	0190	09/23/11	\$339,000	\$425,000	1,450	8	1991	Avg	7,210	N	N	1906 FIELD AVE NE
1	0	042305	9271	04/26/13	\$305,000	\$352,000	1,450	8	1965	Good	9,175	N	N	1708 EDMONDS AVE NE
1	0	334390	1253	07/24/13	\$425,000	\$471,000	1,460	8	1990	Good	15,669	N	N	2007 BLAINE AVE NE
1	0	947750	0100	11/21/12	\$265,000	\$323,000	1,480	8	1981	Avg	7,783	N	N	2318 VASHON CT NE
1	0	535830	0110	03/26/12	\$263,800	\$333,000	1,510	8	1970	Good	7,200	N	N	2515 NE 19TH ST
1	0	182870	0140	06/01/11	\$256,000	\$315,000	1,510	8	1974	Avg	7,284	N	N	1606 KENNEWICK AVE NE
1	0	395650	0110	07/24/12	\$315,000	\$393,000	1,520	8	1996	Avg	5,814	N	N	2024 NE 28TH PL
1	0	109400	0120	12/17/12	\$264,000	\$319,000	1,560	8	1967	Avg	10,701	N	N	4519 NE 24TH ST
1	0	662590	0090	10/20/11	\$279,000	\$351,000	1,630	8	1980	Avg	11,200	N	N	12101 SE 96TH PL
1	0	334450	0120	03/28/11	\$373,000	\$452,000	1,640	8	1959	Good	23,900	Y	N	1909 JONES AVE NE
1	0	109400	0020	05/30/12	\$265,000	\$333,000	1,700	8	1967	Avg	10,250	N	N	4620 NE 24TH ST
1	0	807900	0130	07/19/11	\$329,950	\$410,000	1,750	8	1987	Avg	7,237	N	N	4909 NE 21ST ST
1	0	807904	0230	09/13/11	\$339,950	\$426,000	1,780	8	1992	Good	8,270	N	N	1525 ILWACO AVE NE
1	0	395650	0080	10/15/12	\$349,500	\$429,000	1,800	8	1996	Avg	6,509	N	N	2008 NE 28TH PL
1	0	807903	0480	03/29/13	\$281,500	\$329,000	1,830	8	1991	Avg	11,197	N	N	1601 FIELD AVE NE
1	0	804405	0120	08/08/12	\$313,000	\$390,000	1,850	8	1996	Avg	4,551	N	N	3908 NE 19TH ST
1	0	807900	0080	12/31/13	\$330,000	\$330,000	1,850	8	1987	Avg	7,228	N	N	2029 FIELD AVE NE
1	0	174999	0080	02/13/13	\$341,000	\$405,000	1,860	8	2012	Avg	9,985	N	N	1723 QUEEN AVE NE
1	0	334390	1647	10/23/12	\$358,500	\$440,000	1,870	8	1999	Avg	8,438	N	N	2115 NE 17TH ST
1	0	182870	0040	06/11/13	\$335,000	\$379,000	1,880	8	1974	Good	7,790	N	N	1619 KENNEWICK AVE NE
1	0	723090	0030	10/31/13	\$340,000	\$355,000	1,880	8	1979	Good	7,605	N	N	1507 DAYTON CT NE
1	0	334390	1648	11/01/12	\$352,900	\$432,000	1,890	8	1999	Avg	6,390	N	N	2121 NE 17TH PL
1	0	334510	0003	12/20/11	\$315,000	\$398,000	1,900	8	1993	Avg	9,138	N	N	2811 DAYTON AVE NE
1	0	344950	0050	02/05/13	\$465,950	\$555,000	1,910	8	2007	Avg	9,825	N	N	3506 NE 17TH PL
1	0	807904	0450	06/12/12	\$349,950	\$439,000	1,920	8	1993	Avg	7,236	N	N	1806 ILWACO AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	929086	0040	04/09/12	\$369,898	\$467,000	1,940	8	2005	Avg	7,330	N	N	2029 KENNEWICK PL NE
1	0	388832	0040	01/25/13	\$290,000	\$347,000	1,940	8	2000	Avg	5,000	N	N	1913 KIRKLAND PL NE
1	0	334390	1649	11/06/13	\$389,000	\$405,000	1,950	8	1999	Good	5,477	N	N	2127 NE 17TH PL
1	0	807903	0360	06/10/11	\$345,000	\$426,000	1,960	8	1992	Good	10,108	N	N	1903 FIELD AVE NE
1	0	174999	0060	10/30/12	\$357,950	\$438,000	1,960	8	2012	Avg	4,655	N	N	1735 QUEEN CT NE
1	0	174999	0090	10/22/12	\$349,500	\$429,000	1,970	8	2012	Avg	6,450	N	N	1709 QUEEN CT NE
1	0	929200	0390	07/08/11	\$358,000	\$444,000	1,970	8	1976	Good	9,682	N	N	12500 SE 100TH ST
1	0	174999	0110	02/14/13	\$363,300	\$431,000	1,970	8	2012	Avg	8,087	N	N	1715 QUEEN CT NE
1	0	807904	0600	07/15/13	\$430,000	\$479,000	2,000	8	1992	Good	8,382	N	N	1711 ILWACO AVE NE
1	0	807904	0240	07/03/13	\$405,000	\$453,000	2,030	8	1992	Avg	9,381	N	N	1521 ILWACO AVE NE
1	0	334390	1967	09/18/13	\$340,000	\$365,000	2,030	8	1998	Avg	6,427	N	N	2319 ABERDEEN AVE NE
1	0	042305	9210	07/13/11	\$343,000	\$426,000	2,050	8	2010	Avg	5,169	N	N	2136 HARRINGTON PL NE
1	0	174999	0010	07/16/12	\$364,950	\$456,000	2,060	8	2012	Avg	7,018	N	N	3617 NE 19TH ST
1	0	174999	0070	09/18/12	\$355,000	\$439,000	2,060	8	2012	Avg	4,992	N	N	1729 QUEEN CT NE
1	0	388832	0110	07/03/12	\$262,000	\$328,000	2,080	8	2001	Avg	5,512	N	N	3134 NE 19TH PL
1	0	395650	0040	10/09/12	\$385,000	\$474,000	2,090	8	1996	Avg	8,891	N	N	2007 NE 28TH PL
1	0	042305	9354	12/19/13	\$397,000	\$401,000	2,090	8	2001	Avg	6,637	N	N	2618 FERNDAL CT NE
1	0	082305	9229	06/25/13	\$399,900	\$450,000	2,100	8	2005	Avg	9,230	N	N	2320 NE 11TH CT
1	0	807904	0270	09/23/13	\$420,000	\$450,000	2,100	8	1993	Good	7,821	N	N	1509 ILWACO AVE NE
1	0	807905	0030	10/17/12	\$285,000	\$350,000	2,100	8	1994	Avg	7,647	N	N	2012 HOQUIAM AVE NE
1	0	032305	9333	05/23/11	\$349,950	\$430,000	2,160	8	2011	Avg	7,371	N	N	4709 NE 23RD PL
1	0	813210	0250	12/27/13	\$519,000	\$521,000	2,170	8	1995	V-Good	7,422	N	N	2511 KENNEWICK AVE NE
1	0	804410	0010	12/13/13	\$365,000	\$370,000	2,180	8	1994	Avg	7,304	N	N	1600 DAYTON AVE NE
1	0	174999	0030	08/28/12	\$354,950	\$440,000	2,190	8	2012	Avg	5,338	N	N	1813 QUEEN CT NE
1	0	032305	9089	11/28/11	\$339,950	\$429,000	2,200	8	2011	Avg	6,760	N	N	2322 DUVALL AVE NE
1	0	174999	0050	12/07/12	\$366,500	\$444,000	2,200	8	2012	Avg	4,543	N	N	1803 QUEEN CT NE
1	0	334210	3373	08/14/12	\$283,000	\$352,000	2,200	8	2001	Avg	7,562	N	N	2807 LINCOLN PL NE
1	0	032305	9334	07/11/11	\$349,950	\$434,000	2,210	8	2011	Avg	7,371	N	N	4715 NE 23RD PL
1	0	807901	0400	05/29/13	\$371,500	\$423,000	2,230	8	1988	Avg	7,505	N	N	2217 ILWACO AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	334390	1255	06/15/11	\$375,000	\$463,000	2,240	8	2005	Avg	5,468	N	N	2001 BLAINE AVE NE
1	0	334390	1896	04/04/13	\$335,000	\$391,000	2,240	8	2005	Avg	6,708	N	N	1905 ABERDEEN AVE NE
1	0	334390	2159	08/30/11	\$439,950	\$550,000	2,260	8	2011	Avg	6,136	N	N	2013 NE 27TH ST
1	0	807902	0220	07/25/12	\$350,000	\$437,000	2,260	8	1990	Avg	8,261	N	N	1907 ILWACO AVE NE
1	0	929086	0130	02/08/12	\$325,000	\$411,000	2,260	8	2005	Avg	6,094	N	N	1816 NE 21ST ST
1	0	807901	0280	05/22/13	\$420,000	\$480,000	2,270	8	1989	Good	7,368	N	N	5041 NE 23RD ST
1	0	042305	9407	11/03/11	\$389,950	\$491,000	2,310	8	2011	Avg	5,041	N	N	2515 NE 23RD ST
1	0	344920	0050	09/11/12	\$379,950	\$470,000	2,320	8	2001	Avg	6,720	N	N	2638 NE 24TH CT
1	0	807900	0210	02/14/11	\$350,000	\$419,000	2,320	8	1987	Avg	7,810	N	N	2218 FIELD AVE NE
1	0	334390	3203	02/03/11	\$399,000	\$476,000	2,350	8	1995	Good	98,936	N	N	2120 JONES AVE NE
1	0	559205	0070	07/24/13	\$392,000	\$434,000	2,360	8	2001	Avg	4,911	N	N	1309 MONTEREY AVE NE
1	0	559220	0020	11/23/11	\$380,500	\$480,000	2,390	8	2010	Avg	6,143	N	N	2012 NE 16TH ST
1	0	042305	9135	02/07/12	\$378,012	\$478,000	2,410	8	2011	Avg	5,070	N	N	2503 NE 23RD ST
1	0	807904	0510	09/20/12	\$385,000	\$476,000	2,450	8	1991	Avg	7,737	N	N	5108 NE 18TH CT
1	0	104130	0130	07/12/13	\$440,000	\$490,000	2,470	8	1992	Good	8,753	N	N	4630 NE 21ST PL
1	0	334390	1731	06/09/11	\$349,950	\$432,000	2,470	8	2011	Avg	5,676	N	N	2120 NE 12TH ST
1	0	807904	0030	08/14/13	\$401,500	\$440,000	2,470	8	1992	Avg	7,261	N	N	1707 FIELD PL NE
1	0	807903	0220	07/11/11	\$353,000	\$438,000	2,470	8	1993	Avg	7,205	N	N	1918 FIELD AVE NE
1	0	334390	0402	11/02/11	\$350,000	\$441,000	2,490	8	2002	Avg	6,480	N	N	1504 CAMAS PL NE
1	0	042305	9406	08/04/11	\$419,765	\$523,000	2,500	8	2011	Avg	5,041	N	N	2509 NE 23RD ST
1	0	334390	1723	01/24/11	\$349,850	\$416,000	2,500	8	2011	Avg	5,676	N	N	2126 NE 12TH ST
1	0	522650	0410	07/29/11	\$362,500	\$451,000	2,510	8	1989	Avg	7,236	N	N	4603 NE 19TH ST
1	0	334390	2483	04/18/13	\$459,950	\$533,000	2,520	8	2012	Avg	5,115	N	N	1432 MONTEREY AVE NE
1	0	807901	0130	06/11/13	\$463,000	\$524,000	2,530	8	1989	Avg	8,472	N	N	5219 NE 23RD CT
1	0	606140	0290	05/01/12	\$430,000	\$542,000	2,540	8	2011	Avg	9,648	N	N	5014 NE 24TH ST
1	0	032305	9313	02/04/13	\$400,000	\$476,000	2,550	8	2003	Avg	6,139	N	N	2007 ELMA PL NE
1	0	807901	0650	11/04/11	\$375,000	\$472,000	2,560	8	1988	V-Good	7,637	N	N	5131 NE 21ST ST
1	0	807904	0060	04/25/12	\$373,000	\$470,000	2,560	8	1992	Avg	9,594	N	N	1631 FIELD PL NE
1	0	807904	0010	10/08/13	\$432,000	\$458,000	2,560	8	1992	Avg	9,164	N	N	1803 FIELD PL NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	807903	0040	04/30/13	\$440,000	\$507,000	2,570	8	1990	Avg	8,025	N	N	1700 FIELD AVE NE
1	0	807900	0450	08/26/13	\$405,000	\$441,000	2,570	8	1987	Avg	7,202	N	N	4924 NE 23RD ST
1	0	334390	2908	05/21/12	\$375,000	\$472,000	2,580	8	2001	Avg	10,673	N	N	1803 NE 27TH CT
1	0	032305	9336	10/31/11	\$379,950	\$478,000	2,580	8	2011	Avg	5,000	N	N	4727 NE 23RD PL
1	0	032305	9335	10/19/11	\$367,500	\$462,000	2,580	8	2011	Avg	6,252	N	N	4721 NE 23RD PL
1	0	807901	0060	10/10/11	\$380,000	\$478,000	2,590	8	1989	Good	7,200	N	N	2086 ILWACO AVE NE
1	0	231100	0040	08/22/12	\$439,950	\$547,000	2,590	8	2006	Avg	4,704	N	N	1771 MONROE AVE NE
1	0	174999	0020	08/22/12	\$380,000	\$472,000	2,590	8	2012	Avg	4,514	N	N	3611 NE 19TH ST
1	0	174999	0040	11/08/12	\$367,500	\$449,000	2,590	8	2012	Avg	5,863	N	N	1809 QUEEN CT NE
1	0	231100	0020	06/14/13	\$398,602	\$450,000	2,590	8	2005	Avg	4,640	N	N	1761 MONROE AVE NE
1	0	334390	2012	03/01/11	\$435,000	\$523,000	2,600	8	2005	Avg	6,490	N	N	2018 NE 24TH PL
1	0	334390	2012	06/22/12	\$389,000	\$488,000	2,600	8	2005	Avg	6,490	N	N	2018 NE 24TH PL
1	0	807902	0040	08/21/13	\$472,000	\$515,000	2,610	8	1990	Avg	7,724	N	N	5112 NE 19TH ST
1	0	807902	0300	01/27/12	\$382,000	\$483,000	2,610	8	1990	Avg	9,086	N	N	1904 ILWACO AVE NE
1	0	231100	0091	05/21/13	\$396,000	\$453,000	2,610	8	2007	Avg	5,005	N	N	1756 MONROE AVE NE
1	0	516970	0140	10/31/11	\$375,000	\$472,000	2,620	8	2011	Avg	5,460	N	N	4631 NE 18TH CIR
1	0	516970	0151	09/23/11	\$370,000	\$464,000	2,620	8	2011	Avg	5,094	N	N	4627 NE 18TH CIR
1	0	807904	0200	02/22/12	\$320,000	\$404,000	2,620	8	1992	Avg	9,030	N	N	1603 ILWACO AVE NE
1	0	042305	9417	02/12/13	\$462,500	\$549,000	2,630	8	2012	Avg	7,773	N	N	2518 NE 24TH PL
1	0	334390	1897	03/15/12	\$350,000	\$442,000	2,660	8	2005	Avg	5,304	N	N	1909 ABERDEEN AVE NE
1	0	418720	0070	08/14/13	\$495,000	\$542,000	2,670	8	2010	Avg	10,001	N	N	5015 NE 25TH ST
1	0	042305	9138	11/13/12	\$439,950	\$537,000	2,670	8	2012	Avg	7,002	N	N	2504 NE 24TH PL
1	0	042305	9139	05/14/13	\$484,995	\$556,000	2,690	8	2012	Avg	10,150	N	N	2632 EDMONDS AVE NE
1	0	934760	0110	02/15/11	\$447,500	\$536,000	2,729	8	2011	Avg	5,806	N	N	1709 NE 26TH PL
1	0	929086	0110	10/24/12	\$450,000	\$552,000	2,830	8	2005	Avg	6,626	N	N	2120 KENNEWICK PL NE
1	0	334390	1722	01/13/11	\$355,000	\$420,000	2,850	8	2011	Avg	6,683	N	N	2132 NE 12TH ST
1	0	032305	9315	01/31/12	\$370,000	\$468,000	2,900	8	2003	Avg	6,165	N	N	2015 ELMA PL NE
1	0	334390	1800	12/15/11	\$540,000	\$682,000	2,980	8	2011	Avg	10,503	N	N	1413 ABERDEEN AVE NE
1	0	418720	0090	08/13/12	\$455,000	\$566,000	2,980	8	2010	Avg	10,162	N	N	5105 NE 25TH ST

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	418720	0170	04/11/12	\$455,000	\$574,000	2,980	8	2010	Avg	10,001	N	N	5206 NE 25TH ST
1	0	418720	0290	04/01/13	\$487,500	\$569,000	3,080	8	2010	Avg	10,400	N	N	4900 SE 25TH ST
1	0	606140	0300	03/08/12	\$435,000	\$550,000	3,090	8	2011	Avg	9,648	N	N	5008 NE 24TH ST
1	0	334390	2906	03/15/13	\$409,000	\$480,000	1,890	9	2001	Avg	7,544	N	N	1815 NE 27TH CT
1	0	224980	0030	11/14/13	\$472,500	\$489,000	2,170	9	1988	Good	8,322	N	N	1906 NE 29TH CT
1	0	947755	0080	12/07/11	\$470,000	\$593,000	2,220	9	2010	Avg	16,660	N	N	1727 NILE AVE NE
1	0	947755	0080	04/13/11	\$470,000	\$572,000	2,220	9	2010	Avg	16,660	N	N	1727 NILE AVE NE
1	0	934760	0080	02/16/13	\$405,000	\$480,000	2,320	9	2000	Avg	5,829	N	N	1807 NE 26TH PL
1	0	934760	0080	11/08/11	\$359,000	\$452,000	2,320	9	2000	Avg	5,829	N	N	1807 NE 26TH PL
1	0	344982	0180	10/16/12	\$405,000	\$498,000	2,410	9	1998	Avg	6,850	N	N	3412 NE 21ST ST
1	0	344982	0390	05/28/13	\$430,000	\$490,000	2,420	9	1998	Avg	5,822	N	N	2310 OLYMPIA AVE NE
1	0	344981	0010	06/22/12	\$430,000	\$539,000	2,451	9	1997	Avg	6,955	N	N	2407 OLYMPIA AVE NE
1	0	344981	0010	08/02/11	\$430,000	\$536,000	2,451	9	1997	Avg	6,955	N	N	2407 OLYMPIA AVE NE
1	0	803540	0270	07/01/13	\$645,000	\$723,000	2,490	9	1997	V-Good	19,726	N	N	5308 NE 22ND CT
1	0	344980	0250	09/28/12	\$429,950	\$530,000	2,490	9	1998	Avg	9,521	N	N	2516 MONROE CT NE
1	0	344890	0420	06/18/13	\$613,670	\$692,000	2,500	9	2013	Avg	8,282	N	N	3813 NE 23RD PL
1	0	344980	0170	06/19/13	\$458,000	\$516,000	2,500	9	1996	Avg	7,576	N	N	3201 NE 25TH ST
1	0	344981	0180	04/01/13	\$399,950	\$467,000	2,500	9	1998	Avg	5,986	N	N	3512 NE 24TH CT
1	0	802977	0170	05/11/13	\$512,500	\$588,000	2,550	9	2006	Avg	4,510	N	N	5403 NE 17TH ST
1	0	334390	3607	08/14/12	\$432,000	\$537,000	2,640	9	2005	Avg	7,560	N	N	1711 NE 23RD ST
1	0	344982	0400	04/22/13	\$425,000	\$492,000	2,640	9	1998	Avg	5,690	N	N	2316 OLYMPIA AVE NE
1	0	025950	0240	07/10/12	\$375,000	\$469,000	2,670	9	2007	Avg	4,534	N	N	2021 FERNDAL AVE NE
1	0	334390	3642	06/12/13	\$450,000	\$509,000	2,700	9	1977	Good	14,000	N	N	2514 JONES AVE NE
1	0	344982	0410	07/05/12	\$407,500	\$510,000	2,730	9	1998	Avg	6,000	N	N	2324 OLYMPIA AVE NE
1	0	042305	9391	01/04/12	\$365,000	\$461,000	2,740	9	2006	Avg	5,350	N	N	3915 NE 21ST ST
1	0	516970	0158	09/19/12	\$349,000	\$431,000	2,750	9	2006	Avg	6,170	N	N	4503 NE 18TH CIR
1	0	344890	0430	06/26/13	\$593,450	\$667,000	2,790	9	2013	Avg	13,713	N	N	3819 NE 23RD PL
1	0	042305	9399	09/20/11	\$454,995	\$571,000	2,810	9	2011	Avg	7,876	N	N	3804 NE 19TH ST
1	0	042305	9395	03/08/12	\$390,000	\$493,000	2,810	9	2006	Avg	5,360	N	N	4005 NE 21ST ST

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	042305	9393	08/03/12	\$357,000	\$445,000	2,820	9	2006	Avg	6,420	N	N	3927 NE 21ST ST
1	0	334390	1769	12/11/12	\$600,000	\$727,000	2,870	9	2006	Avg	8,241	N	N	1319 ABERDEEN AVE NE
1	0	344980	0020	06/17/13	\$556,000	\$627,000	2,900	9	1996	Avg	8,260	N	N	3226 NE 26TH CT
1	0	042305	9400	03/07/12	\$432,000	\$546,000	2,910	9	2011	Avg	5,001	N	N	1904 REDMOND AVE NE
1	0	128800	0020	04/10/13	\$490,000	\$570,000	2,960	9	2003	Avg	4,500	N	N	4107 NE 27TH PL
1	0	025950	0190	06/24/13	\$575,000	\$647,000	2,980	9	2007	Avg	5,079	N	N	2023 GLENNWOOD AVE
1	0	666925	0030	02/09/12	\$370,000	\$468,000	2,990	9	2005	Avg	5,564	N	N	2418 CAMAS AVE NE
1	0	344980	0050	07/27/11	\$470,000	\$585,000	3,010	9	1997	Avg	12,244	N	N	3203 NE 26TH CT
1	0	334390	3651	03/15/11	\$505,000	\$610,000	3,040	9	2011	Avg	6,312	N	N	2512 JONES AVE NE
1	0	334390	3651	07/29/13	\$550,000	\$608,000	3,040	9	2011	Avg	6,312	N	N	2512 JONES AVE NE
1	0	334390	3611	12/03/12	\$509,950	\$619,000	3,090	9	2012	Avg	7,069	N	N	2202 JONES AVE NE
1	0	032305	9318	03/10/13	\$430,000	\$506,000	3,110	9	2006	Avg	7,616	N	N	4130 NE 22ND ST
1	0	334390	2505	08/07/13	\$599,990	\$660,000	3,130	9	2013	Avg	5,783	N	N	2004 NE 12TH ST
1	0	042305	9384	08/30/13	\$461,000	\$500,000	3,130	9	2006	Avg	5,260	N	N	3719 NE 19TH ST
1	0	802977	0400	06/24/13	\$499,000	\$561,000	3,140	9	2006	Avg	7,030	N	N	1723 KITSAP PL NE
1	0	334450	0129	12/13/12	\$565,000	\$684,000	3,190	9	2012	Avg	5,000	N	N	2007 JONES AVE NE
1	0	334450	0132	01/08/13	\$545,000	\$655,000	3,190	9	2012	Avg	5,592	N	N	2001 JONES AVE NE
1	0	025950	0050	12/17/13	\$468,000	\$473,000	3,190	9	2007	Avg	4,500	N	N	2524 NE 21ST ST
1	0	344982	0300	09/07/12	\$480,000	\$595,000	3,200	9	1998	Good	10,524	N	N	3519 NE 23RD CT
1	0	803540	0220	02/22/13	\$629,950	\$746,000	3,220	9	1997	Avg	14,169	N	N	2211 LYONS AVE NE
1	0	344982	0040	12/06/13	\$550,000	\$561,000	3,220	9	1997	Avg	10,199	N	N	3414 NE 23RD PL
1	0	802977	0440	11/05/12	\$415,000	\$507,000	3,230	9	2006	Avg	6,350	N	N	5308 NE 17TH PL
1	0	344980	0210	07/05/12	\$425,000	\$532,000	3,260	9	1996	Avg	9,759	N	N	3225 NE 25TH ST
1	0	344982	0020	02/07/13	\$558,000	\$664,000	3,270	9	1997	Avg	7,205	N	N	3426 NE 23RD PL
1	0	803540	0350	07/18/13	\$630,000	\$700,000	3,280	9	1999	Avg	14,527	N	N	2003 LYONS AVE NE
1	0	803540	0490	07/12/13	\$670,000	\$747,000	3,300	9	1998	Avg	13,579	N	N	2406 LYONS AVE NE
1	0	042305	9388	11/18/13	\$362,250	\$374,000	3,310	9	2006	Avg	5,920	N	N	1804 QUEEN PL NE
1	0	042305	9379	07/26/11	\$505,000	\$628,000	3,340	9	2006	Avg	10,320	N	N	1825 REDMOND PL NE
1	0	802977	0390	09/22/11	\$570,000	\$715,000	3,360	9	2006	Avg	6,300	N	N	1727 KITSAP PL NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	802977	0220	03/13/13	\$509,000	\$598,000	3,370	9	2007	Avg	5,230	N	N	1608 LYONS PL NE
1	0	344982	0210	02/10/11	\$539,000	\$644,000	3,410	9	1998	Good	8,411	N	N	2126 NEWPORT CT NE
1	0	802977	0140	07/27/11	\$560,000	\$697,000	3,420	9	2006	Avg	4,770	N	N	1615 MOUNT BAKER PL
1	0	344980	0160	09/22/11	\$570,000	\$715,000	3,590	9	1996	Avg	11,030	N	N	2507 LYNNWOOD AVE
1	0	802977	0380	08/12/11	\$590,000	\$736,000	3,650	9	2006	Avg	5,580	N	N	1731 KITSAP PL NE
1	0	032305	9324	12/11/11	\$658,645	\$832,000	2,940	10	2011	Avg	8,070	N	N	5368 NE 16TH ST
1	0	802977	0010	12/18/13	\$661,000	\$668,000	3,290	10	2006	Avg	5,450	N	N	1707 MOUNT BAKER AVE
1	0	802977	0180	01/24/13	\$535,000	\$640,000	3,460	10	2006	Avg	6,940	N	N	1601 LYONS AVE NE
1	0	802977	0040	02/21/13	\$660,000	\$782,000	3,490	10	2006	Avg	5,630	N	N	1702 MOUNT BAKER AVE
1	0	802977	0350	10/31/13	\$630,000	\$658,000	3,500	10	2006	Avg	6,350	N	N	1726 KITSAP PL NE
1	0	802977	0250	07/10/12	\$667,000	\$834,000	3,510	10	2007	Avg	6,670	N	N	5370 NE 17TH ST
1	0	802977	0020	02/24/12	\$563,700	\$712,000	3,510	10	2006	Avg	6,120	N	N	1701 MOUNT BAKER AVE
1	0	802977	0480	07/15/11	\$659,000	\$818,000	3,660	10	2007	Avg	7,620	N	N	5301 NE 17TH PL
1	0	032305	9321	01/05/11	\$700,000	\$826,000	3,710	10	2010	Avg	7,450	N	N	1801 KITSAP PL NE
1	0	032305	9325	07/29/11	\$722,000	\$899,000	3,750	10	2008	Avg	8,070	N	N	5362 NE 16TH ST
1	0	032305	9325	11/07/13	\$775,000	\$806,000	3,750	10	2008	Avg	8,070	N	N	5362 NE 16TH ST
1	0	032305	9323	05/07/13	\$897,500	\$1,032,000	3,630	11	2012	Avg	8,070	N	N	5374 NE 16TH ST
1	0	334450	0119	08/28/13	\$815,000	\$886,000	3,740	11	2006	Avg	9,869	Y	N	1925 JONES AVE NE
1	0	418720	0190	08/22/11	\$690,000	\$862,000	4,518	11	2006	Avg	36,925	N	N	5102 NE 25TH ST
2	0	722750	0995	07/25/12	\$155,000	\$193,000	720	5	1942	V-Good	4,900	N	N	2107 NE 9TH ST
2	0	722750	1015	07/17/12	\$117,000	\$146,000	720	5	1942	V-Good	4,922	N	N	2213 NE 9TH ST
2	0	722750	0750	05/30/12	\$118,500	\$149,000	720	5	1942	V-Good	4,760	N	N	771 EDMONDS AVE NE
2	0	722750	1975	07/02/13	\$145,000	\$162,000	750	5	1942	Good	8,100	N	N	645 GLENNWOOD CT NE
2	0	041800	0170	07/22/13	\$207,750	\$230,000	770	5	1953	Good	5,200	N	N	3319 NE 7TH PL
2	0	042450	0020	08/20/12	\$155,000	\$193,000	800	5	1955	Good	5,600	N	N	3407 NE 8TH ST
2	0	041800	0525	04/11/11	\$128,000	\$156,000	860	5	1952	Good	5,850	N	N	3507 NE 7TH PL
2	0	722750	1615	06/02/11	\$143,000	\$176,000	880	5	1942	Good	4,785	N	N	2413 NE 6TH PL
2	0	722750	1395	10/06/13	\$170,000	\$180,000	900	5	1942	Good	4,872	N	N	2207 NE 7TH ST
2	0	722750	0250	02/28/13	\$110,000	\$130,000	920	5	1942	Good	7,611	N	N	2213 NE 9TH PL

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	042200	0045	03/04/13	\$215,000	\$254,000	960	5	1954	V-Good	5,400	N	N	770 REDMOND AVE NE
2	0	042300	0030	09/10/13	\$179,000	\$193,000	960	5	1954	Good	6,500	N	N	862 PIERCE AVE NE
2	0	042100	0600	03/12/13	\$145,000	\$171,000	960	5	1953	Avg	6,240	N	N	624 SHELTON AVE NE
2	0	722750	0105	12/12/11	\$135,000	\$170,000	960	5	1942	V-Good	10,700	N	N	2202 NE 9TH PL
2	0	722750	2115	01/04/11	\$190,000	\$224,000	980	5	1942	Good	7,290	N	N	2601 NE 6TH PL
2	0	722750	2225	12/03/13	\$240,000	\$245,000	980	5	1942	Good	5,940	N	N	631 FERNDAL AVE NE
2	0	041800	0305	12/28/11	\$123,000	\$155,000	990	5	1952	V-Good	5,500	N	N	3304 NE 6TH ST
2	0	722750	1115	02/01/12	\$110,000	\$139,000	1,000	5	1942	Avg	6,240	N	N	2223 NE 8TH PL
2	0	722750	1535	05/14/13	\$193,000	\$221,000	1,010	5	1942	V-Good	5,607	N	N	2411 NE 7TH ST
2	0	041800	0070	07/03/13	\$185,515	\$208,000	1,010	5	1952	Good	5,668	N	N	3500 NE 7TH PL
2	0	722750	0795	09/11/12	\$135,000	\$167,000	1,010	5	1942	Good	6,632	N	N	764 DAYTON AVE NE
2	0	722750	0480	08/22/13	\$189,900	\$207,000	1,020	5	1942	V-Good	5,893	N	N	908 FERNDAL CIR NE
2	0	041800	0325	06/23/13	\$229,888	\$259,000	1,030	5	1952	V-Good	5,200	N	N	3328 6TH ST NE
2	0	042200	0090	07/03/12	\$173,000	\$217,000	1,030	5	1954	Good	5,500	N	N	771 REDMOND AVE NE
2	0	722750	0205	03/27/12	\$130,000	\$164,000	1,030	5	1942	Good	5,320	N	N	909 EDMONDS AVE NE
2	0	722750	0175	07/12/13	\$185,000	\$206,000	1,040	5	1942	Good	5,600	N	N	2416 NE 9TH PL
2	0	722750	0950	05/06/13	\$121,000	\$139,000	1,040	5	1942	Good	4,860	N	N	820 CAMAS AVE NE
2	0	722750	1860	05/21/12	\$135,000	\$170,000	1,050	5	1942	Good	8,556	N	N	648 FERNDAL PL NE
2	0	722750	0210	12/04/13	\$130,000	\$133,000	1,050	5	1942	Avg	5,320	N	N	915 EDMONDS AVE NE
2	0	722750	1235	09/04/13	\$217,000	\$235,000	1,060	5	1942	V-Good	5,022	N	N	2302 NE 7TH ST
2	0	722750	1235	01/26/12	\$175,000	\$221,000	1,060	5	1942	V-Good	5,022	N	N	2302 NE 7TH ST
2	0	042400	0135	11/22/11	\$137,500	\$173,000	1,080	5	1954	Good	6,000	N	N	3313 NE 9TH ST
2	0	722750	2480	02/01/13	\$135,000	\$161,000	1,080	5	1942	Good	6,400	N	N	613 CAMAS AVE NE
2	0	722750	2465	11/30/12	\$188,500	\$229,000	1,090	5	1942	Good	6,575	Y	N	625 CAMAS AVE NE
2	0	722750	1325	04/08/13	\$215,000	\$250,000	1,140	5	1942	V-Good	5,700	N	N	2201 NE 6TH PL
2	0	722750	0670	06/19/12	\$128,000	\$161,000	1,140	5	1942	Good	5,400	N	N	2519 NE 9TH ST
2	0	722750	0315	12/26/13	\$187,000	\$188,000	1,150	5	1942	Avg	7,211	N	N	2312 NE 9TH ST
2	0	041800	0295	04/24/13	\$150,000	\$173,000	1,170	5	1952	Good	5,200	N	N	3307 NE 6TH PL
2	0	722750	0410	05/04/12	\$167,900	\$211,000	1,170	5	1942	V-Good	5,700	N	N	909 FERNDAL CIR NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	722750	0145	09/10/12	\$140,111	\$173,000	1,170	5	1942	Avg	5,095	N	N	2316 NE 9TH PL
2	0	722750	1400	05/08/12	\$205,000	\$258,000	1,200	5	1942	Good	4,738	N	N	2211 NE 7TH ST
2	0	041800	0320	04/13/12	\$139,000	\$175,000	1,210	5	1952	V-Good	5,200	N	N	3322 NE 6TH ST
2	0	722750	1600	08/26/11	\$150,000	\$188,000	1,300	5	1942	Good	4,858	N	N	674 DAYTON AVE NE
2	0	722750	1755	04/18/12	\$142,000	\$179,000	1,300	5	1942	V-Good	6,390	N	N	2603 NE 7TH ST
2	0	722750	1105	05/17/12	\$235,000	\$296,000	1,310	5	2012	Avg	5,886	N	N	2215 NE 8TH PL
2	0	722750	0160	09/05/13	\$206,500	\$223,000	1,360	5	1942	Good	7,100	N	N	2404 NE 9TH PL
2	0	042100	0620	02/22/13	\$223,000	\$264,000	1,380	5	1953	Good	6,700	N	N	604 SHELTON AVE NE
2	0	722750	1765	07/12/13	\$239,500	\$267,000	1,430	5	1942	V-Good	5,490	N	N	2613 NE 7TH ST
2	0	722750	1765	10/30/12	\$151,001	\$185,000	1,430	5	1942	V-Good	5,490	N	N	2613 NE 7TH ST
2	0	042450	0010	02/03/12	\$130,000	\$164,000	1,430	5	1955	Good	5,600	N	N	3419 NE 8TH ST
2	0	042300	0080	03/12/12	\$161,600	\$204,000	1,440	5	1954	Avg	6,104	N	N	817 QUEEN AVE NE
2	0	722750	0190	10/03/13	\$155,000	\$165,000	1,480	5	1942	Avg	5,071	N	N	2428 NE 9TH PL
2	0	042200	0010	06/15/12	\$220,000	\$276,000	1,580	5	1954	V-Good	5,250	N	N	3800 NE 8TH CT
2	0	722750	1180	11/07/12	\$170,000	\$208,000	1,650	5	1942	V-Good	4,799	N	N	2115 NE 8TH ST
2	0	041800	0125	05/21/13	\$225,000	\$257,000	1,740	5	1952	Good	5,669	N	N	3306 NE 7TH PL
2	0	722780	0715	03/16/12	\$183,000	\$231,000	1,850	5	1943	Good	14,552	N	N	2914 NE 6TH ST
2	0	722780	0810	10/10/11	\$125,000	\$157,000	770	6	1943	Good	8,500	N	N	560 INDEX PL NE
2	0	311990	0020	02/26/13	\$155,000	\$183,000	830	6	1941	Good	5,006	N	N	717 SUNSET BLVD NE
2	0	947620	0420	04/30/12	\$220,000	\$277,000	840	6	1943	Avg	10,230	N	N	507 WINDSOR PL NE
2	0	042520	0160	04/24/13	\$170,000	\$197,000	870	6	1959	Good	4,929	N	N	3705 NE 9TH CT
2	0	082305	9118	09/26/12	\$148,500	\$183,000	950	6	1949	Good	9,195	N	N	2204 NE 10TH PL
2	0	947620	0020	06/07/13	\$176,000	\$200,000	1,010	6	1943	V-Good	7,384	Y	N	509 GRANDEY WAY NE
2	0	042520	0050	08/19/13	\$240,000	\$262,000	1,020	6	2013	Avg	5,702	N	N	3718 NE 9TH ST
2	0	042500	0050	04/12/13	\$165,000	\$192,000	1,020	6	1959	Avg	5,525	N	N	3611 NE 10TH LN
2	0	042520	0171	09/25/13	\$178,500	\$191,000	1,020	6	1958	Avg	5,715	N	N	3625 NE 9TH ST
2	0	042520	0030	10/31/12	\$110,000	\$135,000	1,020	6	1959	Good	5,702	N	N	3701 NE 10TH ST
2	0	947620	0170	05/14/13	\$170,000	\$195,000	1,060	6	1943	V-Good	10,000	Y	N	458 GRANDEY WAY NE
2	0	947670	0131	07/29/13	\$152,000	\$168,000	1,080	6	1943	Good	7,244	N	N	570 BRONSON WAY NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	947620	0400	08/29/11	\$209,000	\$261,000	1,090	6	1943	Good	8,137	Y	N	439 WINDSOR WAY NE
2	0	880540	0050	10/29/13	\$219,000	\$229,000	1,090	6	1981	Avg	7,600	N	N	4000 NE 6TH CT
2	0	947620	0300	01/25/13	\$192,500	\$230,000	1,090	6	2002	Avg	6,910	N	N	506 BRONSON PL NE
2	0	947620	0300	07/28/11	\$183,000	\$228,000	1,090	6	2002	Avg	6,910	N	N	506 BRONSON PL NE
2	0	947670	0070	10/18/12	\$145,000	\$178,000	1,100	6	1944	Good	7,450	N	N	434 WINDSOR WAY NE
2	0	042500	0150	09/10/12	\$130,000	\$161,000	1,120	6	1958	Good	5,500	N	N	3617 NE 10TH ST
2	0	042500	0260	04/04/13	\$230,000	\$268,000	1,150	6	1954	Good	7,070	N	N	3601 NE 9TH ST
2	0	042400	0105	08/20/13	\$180,000	\$196,000	1,170	6	1954	Good	6,000	N	N	871 OLYMPIA AVE NE
2	0	947670	0040	03/15/12	\$169,800	\$214,000	1,170	6	1943	V-Good	11,000	Y	N	405 GRANDEY WAY NE
2	0	947620	0685	01/19/11	\$249,900	\$296,000	1,200	6	1944	Avg	7,722	Y	N	569 BRONSON PL NE
2	0	042400	0010	02/08/11	\$165,000	\$197,000	1,200	6	1954	Good	6,000	N	N	3409 NE 10TH ST
2	0	042400	0125	02/04/13	\$178,000	\$212,000	1,210	6	1954	Avg	6,000	N	N	3325 NE 9TH ST
2	0	042400	0120	12/26/12	\$165,000	\$199,000	1,220	6	1954	Avg	6,000	N	N	3401 NE 9TH ST
2	0	042500	0265	02/01/13	\$190,000	\$227,000	1,300	6	1956	Good	6,060	N	N	3607 NE 9TH ST
2	0	947620	0665	05/31/11	\$222,000	\$273,000	1,320	6	1942	V-Good	7,032	N	N	553 BRONSON PL NE
2	0	042100	0580	08/19/13	\$225,500	\$246,000	1,330	6	1968	V-Good	5,200	N	N	651 UNION AVE NE
2	0	947620	0595	05/09/12	\$153,000	\$193,000	1,330	6	1944	Avg	7,860	Y	N	506 WINDSOR PL NE
2	0	042500	0060	04/01/13	\$215,000	\$251,000	1,400	6	1958	Good	5,525	N	N	3535 NE 10TH LN
2	0	922590	0065	03/28/12	\$227,000	\$287,000	1,460	6	1944	V-Good	10,871	N	N	2307 NE 10TH ST
2	0	042520	0195	06/19/12	\$180,000	\$226,000	1,460	6	1958	Good	8,910	N	N	862 REDMOND AVE NE
2	0	042400	0115	06/13/12	\$243,500	\$306,000	1,610	6	1954	V-Good	6,000	N	N	3407 NE 9TH ST
2	0	806290	0040	08/07/12	\$284,000	\$354,000	1,620	6	1934	Good	19,729	N	N	3515 NE 12TH ST
2	0	042520	0185	07/08/11	\$227,000	\$282,000	1,680	6	1958	V-Good	8,742	N	N	872 REDMOND AVE NE
2	0	722750	0520	12/12/12	\$166,000	\$201,000	2,370	6	1942	Good	7,372	N	N	900 FERNDAL CIR NE
2	0	082305	9130	02/12/13	\$235,000	\$279,000	910	7	1955	V-Good	9,514	N	N	1000 ABERDEEN AVE NE
2	0	297230	0040	05/15/12	\$180,000	\$227,000	930	7	1983	Avg	7,949	N	N	4004 NE 10TH ST
2	0	807420	0070	10/25/11	\$150,000	\$189,000	960	7	1957	Avg	8,250	N	N	511 KIRKLAND AVE NE
2	0	106570	0020	09/12/11	\$207,000	\$259,000	970	7	1980	Good	7,811	N	N	1110 PIERCE AVE NE
2	0	042540	0210	09/13/11	\$185,000	\$232,000	970	7	1959	Good	6,132	N	N	3415 NE 10TH PL

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	091150	0015	01/30/13	\$196,000	\$234,000	990	7	1958	Good	9,746	N	N	1216 QUEEN AVE NE
2	0	106140	0410	01/13/12	\$220,000	\$278,000	1,010	7	1962	Good	8,250	N	N	1013 REDMOND AVE NE
2	0	807440	0010	06/15/11	\$220,000	\$272,000	1,030	7	1958	Good	7,876	N	N	929 LYNNWOOD AVE NE
2	0	298740	0025	04/26/12	\$171,900	\$217,000	1,030	7	1997	Avg	6,250	N	N	1006 REDMOND AVE NE
2	0	723130	0010	12/14/11	\$175,000	\$221,000	1,060	7	1955	Good	7,348	Y	N	2105 NE 6TH CT
2	0	042550	0050	11/08/12	\$170,000	\$208,000	1,070	7	1961	Good	6,300	N	N	3506 NE 10TH PL
2	0	106140	0170	05/30/11	\$209,500	\$258,000	1,090	7	1960	Good	11,690	N	N	1160 REDMOND AVE NE
2	0	106140	0390	08/03/11	\$169,000	\$211,000	1,090	7	1962	Good	10,440	N	N	1032 REDMOND AVE NE
2	0	042550	0160	10/01/13	\$300,000	\$320,000	1,100	7	1961	Good	6,384	N	N	3520 NE 10TH CT
2	0	042550	0060	08/22/11	\$240,000	\$300,000	1,100	7	1961	Good	6,216	N	N	3514 NE 10TH PL
2	0	807420	0150	06/06/12	\$199,950	\$251,000	1,120	7	1957	Good	7,650	N	N	625 KIRKLAND AVE NE
2	0	508590	0005	02/07/12	\$220,000	\$278,000	1,120	7	1958	Good	8,040	N	N	1021 OLYMPIA AVE NE
2	0	807420	0130	11/03/11	\$168,500	\$212,000	1,130	7	1957	Good	7,650	N	N	689 KIRKLAND AVE NE
2	0	106150	0370	06/06/12	\$208,000	\$261,000	1,140	7	1963	Good	11,856	N	N	3901 NE 11TH CT
2	0	245720	0020	10/16/13	\$229,500	\$242,000	1,140	7	1961	Good	12,390	N	N	829 INDEX CT NE
2	0	042550	0180	01/24/11	\$183,000	\$217,000	1,150	7	1960	Good	5,280	N	N	1018 OLYMPIA AVE NE
2	0	106570	0050	05/24/11	\$204,000	\$251,000	1,150	7	1980	Good	12,510	N	N	3609 NE 11TH CT
2	0	723630	0050	11/02/12	\$205,000	\$251,000	1,170	7	1958	Avg	7,917	N	N	512 HARRINGTON AVE
2	0	723650	0045	04/26/11	\$243,000	\$297,000	1,170	7	2011	Avg	7,700	N	N	2920 NE 4TH ST
2	0	337770	0090	11/06/13	\$255,000	\$265,000	1,170	7	1986	Avg	9,114	N	N	574 NEWPORT AVE NE
2	0	329180	0440	05/11/12	\$255,000	\$321,000	1,180	7	1983	Good	7,920	N	N	474 FERNDAL AVE NE
2	0	807420	0195	05/16/12	\$157,000	\$198,000	1,180	7	1957	Good	7,650	N	N	608 JEFFERSON AVE NE
2	0	329180	0420	08/13/12	\$291,000	\$362,000	1,200	7	1984	Good	7,920	N	N	514 FERNDAL AVE NE
2	0	807420	0105	10/26/11	\$220,000	\$277,000	1,200	7	1957	Good	8,250	N	N	3000 NE 5TH PL
2	0	801110	0045	09/25/13	\$270,000	\$289,000	1,210	7	1962	Avg	28,709	N	N	3506 NE 7TH ST
2	0	880910	0050	06/15/11	\$219,000	\$270,000	1,220	7	1991	Avg	7,263	N	N	4002 NE 7TH CT
2	0	329180	0540	12/08/11	\$250,000	\$316,000	1,240	7	1980	Avg	5,940	N	N	2802 NE 4TH CT
2	0	285480	0060	04/18/12	\$185,000	\$233,000	1,240	7	1959	Avg	7,860	N	N	1054 LYNNWOOD AVE
2	0	802974	0070	03/29/12	\$180,000	\$227,000	1,240	7	2002	Avg	4,179	N	N	531 QUEEN AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	780900	0060	05/08/13	\$250,000	\$287,000	1,250	7	1967	Good	8,307	N	N	808 LYNNWOOD AVE NE
2	0	285480	0055	05/17/12	\$239,900	\$302,000	1,270	7	1961	V-Good	7,879	N	N	1060 LYNNWOOD AVE
2	0	559290	0065	04/05/13	\$307,000	\$358,000	1,270	7	1956	V-Good	10,500	Y	N	119 MONTEREY DR NE
2	0	802974	0020	08/24/12	\$265,000	\$329,000	1,270	7	2002	Avg	4,191	N	N	509 QUEEN AVE NE
2	0	329180	0550	08/25/12	\$250,000	\$310,000	1,280	7	1980	Good	7,971	N	N	2837 NE 4TH CT
2	0	245720	0010	06/13/12	\$222,000	\$279,000	1,300	7	1961	Good	7,089	N	N	821 INDEX CT NE
2	0	329180	0390	05/09/11	\$247,000	\$303,000	1,300	7	1984	Avg	7,500	N	N	2613 NE 5TH PL
2	0	329180	0190	08/21/12	\$215,000	\$267,000	1,300	7	1984	Good	7,875	N	N	405 FERNDAL AVE NE
2	0	042500	0275	08/26/13	\$242,000	\$263,000	1,320	7	1956	V-Good	6,500	N	N	870 QUEEN AVE NE
2	0	245720	0160	09/25/13	\$234,000	\$250,000	1,320	7	1958	Good	7,410	N	N	2919 NE 8TH PL
2	0	802974	0080	05/09/13	\$272,000	\$312,000	1,330	7	2002	Avg	3,959	N	N	529 QUEEN AVE NE
2	0	802974	0090	09/27/12	\$245,000	\$302,000	1,330	7	2002	Avg	3,959	N	N	527 QUEEN AVE NE
2	0	723650	0065	03/08/11	\$200,250	\$241,000	1,330	7	1959	Avg	8,118	N	N	451 INDEX AVE NE
2	0	894475	0420	01/26/11	\$247,000	\$294,000	1,370	7	1997	Avg	2,960	N	N	522 QUEEN PL NE
2	0	894475	0800	05/09/11	\$219,000	\$268,000	1,370	7	1997	Avg	3,639	N	N	528 SHELTON PL NE
2	0	746141	0100	04/28/11	\$215,000	\$263,000	1,370	7	1978	Good	8,400	N	N	1033 NEWPORT CT NE
2	0	723610	0050	01/21/13	\$210,000	\$251,000	1,390	7	1959	Good	7,821	N	N	504 INDEX AVE NE
2	0	559290	0100	04/23/13	\$292,000	\$338,000	1,400	7	1955	Good	7,200	Y	N	141 CAPRI AVE NE
2	0	894475	0530	02/02/12	\$177,000	\$224,000	1,430	7	1997	Avg	3,363	N	N	3922 NE 5TH PL
2	0	165753	0550	02/25/11	\$198,500	\$238,000	1,440	7	2004	Avg	1,208	N	N	444 TACOMA AVE NE
2	0	165753	0650	07/05/12	\$155,000	\$194,000	1,440	7	2004	Avg	1,273	N	N	446 TACOMA PL NE
2	0	106150	0200	10/30/12	\$215,500	\$264,000	1,450	7	1963	Good	7,480	N	N	1162 SHELTON AVE NE
2	0	165753	0630	05/20/13	\$190,000	\$217,000	1,460	7	2004	Avg	1,785	N	N	438 TACOMA PL NE
2	0	165753	0660	10/24/13	\$204,000	\$214,000	1,460	7	2004	Avg	2,244	N	N	450 TACOMA PL NE
2	0	508590	0010	12/05/12	\$215,000	\$261,000	1,470	7	1958	Avg	8,040	N	N	1017 OLYMPIA AVE NE
2	0	723130	0055	10/19/12	\$275,000	\$338,000	1,470	7	1961	Good	9,134	Y	N	659 BLAINE AVE NE
2	0	746141	0020	11/23/11	\$225,000	\$284,000	1,480	7	1978	Good	7,314	N	N	1006 NEWPORT CT NE
2	0	746141	0130	11/02/12	\$280,000	\$343,000	1,550	7	1978	Good	7,000	N	N	1005 NEWPORT CT NE
2	0	807440	0170	11/08/11	\$200,000	\$252,000	1,550	7	1958	Good	8,058	N	N	813 KIRKLAND AVE NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	559290	0265	08/09/12	\$293,000	\$365,000	1,560	7	1956	Good	8,894	Y	N	182 MONTEREY PL NE
2	0	165753	0020	02/03/12	\$185,000	\$234,000	1,570	7	2005	Avg	1,355	N	N	4024 NE 4TH PL
2	0	430730	1010	04/05/12	\$262,500	\$331,000	1,590	7	2002	Avg	3,898	N	N	203 GLENNWOOD AVE SE
2	0	430735	0960	05/28/13	\$287,590	\$328,000	1,590	7	2004	Avg	4,562	N	N	324 KIRKLAND PL SE
2	0	430731	0400	09/27/11	\$225,000	\$282,000	1,590	7	2003	Avg	4,108	N	N	100 GLENNWOOD PL NE
2	0	430731	0110	05/17/13	\$240,000	\$275,000	1,590	7	2003	Avg	3,600	N	N	2635 NE 2ND ST
2	0	106140	0260	07/03/12	\$210,000	\$263,000	1,590	7	1962	V-Good	9,486	N	N	1072 REDMOND AVE NE
2	0	723650	0005	11/04/13	\$337,500	\$352,000	1,600	7	1959	Good	7,200	N	N	463 INDEX AVE NE
2	0	165753	0010	07/20/12	\$180,000	\$225,000	1,600	7	2005	Avg	2,244	N	N	4046 4TH PL
2	0	165753	0040	12/28/11	\$178,000	\$225,000	1,600	7	2005	Avg	1,700	N	N	4034 NE 4TH PL
2	0	894475	0060	08/10/11	\$242,000	\$302,000	1,610	7	1998	Avg	2,700	N	N	3715 NE 6TH ST
2	0	106150	0510	11/20/13	\$330,000	\$340,000	1,620	7	1964	Good	8,400	N	N	1108 TACOMA AVE NE
2	0	894475	0820	07/29/13	\$255,000	\$282,000	1,620	7	1997	Avg	3,958	N	N	538 SHELTON PL NE
2	0	894475	0790	12/21/13	\$275,000	\$277,000	1,620	7	1997	Avg	3,639	N	N	522 SHELTON PL NE
2	0	780920	0005	10/22/12	\$230,000	\$282,000	1,650	7	1958	Good	14,633	N	N	921 MONROE AVE NE
2	0	951099	0020	08/27/12	\$237,000	\$294,000	1,660	7	2003	Avg	3,251	N	N	3813 NE 14TH ST
2	0	951099	0090	10/12/11	\$229,000	\$288,000	1,670	7	2003	Avg	3,196	N	N	3815 NE 14TH PL
2	0	092305	9196	03/27/13	\$306,200	\$358,000	1,680	7	2004	Avg	5,479	N	N	3616 NE 11TH ST
2	0	430731	0040	04/03/12	\$245,000	\$309,000	1,680	7	2003	Avg	3,914	N	N	131 GLENNWOOD PL NE
2	0	430730	1070	11/14/13	\$284,900	\$295,000	1,680	7	2003	Avg	3,480	N	N	156 FERNDAL AVE SE
2	0	430732	0060	05/30/12	\$230,000	\$289,000	1,680	7	2003	Avg	4,277	N	N	306 GLENNWOOD CT SE
2	0	430735	0200	10/19/11	\$225,000	\$283,000	1,680	7	2004	Avg	4,308	N	N	332 INDEX AVE SE
2	0	430735	1080	10/10/11	\$220,000	\$277,000	1,680	7	2004	Avg	3,678	N	N	334 KIRKLAND AVE SE
2	0	042540	0205	09/27/11	\$225,000	\$282,000	1,690	7	1967	Good	6,720	N	N	3423 NE 10TH PL
2	0	092305	9230	03/30/12	\$331,000	\$418,000	1,710	7	2011	Avg	5,000	N	N	534 MONROE AVE NE
2	0	165753	0420	03/09/11	\$236,300	\$285,000	1,720	7	2005	Avg	2,329	N	N	472 SHELTON PL NE
2	0	165753	0490	11/28/12	\$182,000	\$221,000	1,720	7	2005	Avg	1,851	N	N	439 TACOMA AVE NE
2	0	106150	0250	08/15/11	\$269,000	\$336,000	1,740	7	1963	Good	7,700	N	N	1110 SHELTON AVE NE
2	0	245720	0150	03/21/11	\$234,000	\$283,000	1,740	7	1958	Good	8,300	N	N	2907 NE 8TH PL

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Area 085 -- 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	922590	0055	04/24/12	\$300,000	\$378,000	1,750	7	1968	V-Good	10,870	N	N	2301 NE 10TH ST
2	0	894475	0460	08/20/13	\$298,000	\$325,000	1,780	7	1997	Avg	4,417	N	N	3829 NE 6TH ST
2	0	165753	0510	06/03/13	\$270,000	\$307,000	1,830	7	2005	Avg	1,436	N	N	433 TACOMA AVE NE
2	0	165753	0410	03/16/11	\$228,000	\$275,000	1,830	7	2005	Avg	1,487	N	N	468 SHELTON PL NE
2	0	106150	0040	10/08/13	\$299,500	\$318,000	1,830	7	1962	Good	14,840	N	N	1057 SHELTON AVE NE
2	0	106150	0860	10/18/13	\$300,900	\$317,000	1,830	7	1963	V-Good	11,115	N	N	1014 SHELTON AVE NE
2	0	165753	0360	07/06/12	\$179,000	\$224,000	1,830	7	2005	Avg	1,487	N	N	446 SHELTON PL NE
2	0	430730	1000	03/06/13	\$308,000	\$363,000	1,870	7	2002	Good	3,480	N	N	177 GLENNWOOD AVE SE
2	0	894475	0350	02/07/11	\$231,300	\$276,000	1,870	7	1997	Avg	3,854	N	N	505 REDMOND PL NE
2	0	780920	0050	09/20/13	\$248,000	\$266,000	1,870	7	1959	Good	12,517	N	N	851 MONROE AVE NE
2	0	894475	0250	05/15/13	\$235,000	\$269,000	1,870	7	1998	Avg	3,283	N	N	509 QUEEN PL NE
2	0	165753	0290	07/27/12	\$240,000	\$299,000	1,890	7	2005	Avg	2,214	N	N	431 SHELTON PL NE
2	0	042305	9398	03/13/13	\$330,000	\$388,000	1,950	7	2009	Avg	3,369	N	N	1329 MONROE AVE NE
2	0	042305	9397	01/23/13	\$315,000	\$377,000	1,950	7	2012	Avg	3,020	N	N	1331 MONROE AVE NE
2	0	807440	0090	09/12/12	\$277,000	\$343,000	1,960	7	1958	Good	8,250	N	N	830 KIRKLAND AVE NE
2	0	430734	0600	03/28/13	\$222,500	\$260,000	1,960	7	2004	Avg	3,480	N	N	235 FERNDAL AVE NE
2	0	722780	0626	12/27/13	\$361,000	\$362,000	2,020	7	2005	Good	5,947	N	N	2916 NE 5TH PL
2	0	806290	0020	12/02/11	\$275,000	\$347,000	2,030	7	1964	Good	8,010	N	N	3504 NE 11TH PL
2	0	430730	0630	12/21/11	\$232,000	\$293,000	2,120	7	2003	Avg	3,480	N	N	111 GLENNWOOD PL SE
2	0	430734	0630	11/08/12	\$233,000	\$285,000	2,120	7	2004	Avg	3,765	N	N	253 FERNDAL AVE NE
2	0	430732	0250	08/15/13	\$349,900	\$383,000	2,160	7	2003	Avg	5,606	N	N	271 GLENNWOOD CT SE
2	0	430730	1040	07/11/13	\$339,000	\$378,000	2,160	7	2002	Good	3,444	N	N	172 FERNDAL AVE SE
2	0	430731	0160	12/26/12	\$305,000	\$368,000	2,160	7	2003	Avg	3,785	N	N	2605 NE 2ND ST
2	0	430735	0920	11/21/12	\$295,000	\$359,000	2,160	7	2004	Avg	4,216	N	N	300 KIRKLAND PL SE
2	0	430735	0590	11/13/13	\$330,000	\$342,000	2,160	7	2004	Avg	4,793	N	N	2914 SE 4TH ST
2	0	430735	0190	11/07/13	\$295,000	\$307,000	2,160	7	2004	Avg	3,583	N	N	326 INDEX AVE SE
2	0	430734	0050	03/19/12	\$245,088	\$310,000	2,160	7	2004	Avg	5,276	N	N	201 EDMONDS PL NE
2	0	430734	0020	01/10/11	\$240,000	\$284,000	2,160	7	2004	Avg	3,600	N	N	2513 NE 2ND ST
2	0	395590	0200	11/21/12	\$321,500	\$392,000	2,200	7	2001	Avg	5,115	N	N	250 BLAINE CT SE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	395590	0870	05/11/12	\$250,000	\$315,000	2,200	7	2001	Avg	5,824	N	N	2221 SE 2ND CT
2	0	722750	1368	02/15/11	\$305,000	\$365,000	2,210	7	2002	Avg	5,739	N	N	2125 NE 6TH CIR
2	0	807440	0205	02/04/13	\$260,000	\$310,000	2,310	7	1958	Good	7,854	N	N	824 JEFFERSON AVE NE
2	0	430730	0700	08/15/11	\$267,000	\$333,000	2,330	7	2002	Avg	3,480	N	N	179 GLENNWOOD PL SE
2	0	430730	0340	04/12/11	\$315,000	\$383,000	2,340	7	2002	Avg	4,275	N	N	271 FERNDAL AVE SE
2	0	395590	0750	06/13/11	\$308,000	\$380,000	2,420	7	2001	Avg	6,196	N	N	2300 SE 3RD ST
2	0	395590	0960	03/27/13	\$390,500	\$457,000	2,490	7	2001	Avg	6,208	N	N	2235 SE 3RD ST
2	0	395590	0940	08/14/13	\$430,000	\$471,000	2,510	7	2001	V-Good	8,049	N	N	2227 SE 3RD ST
2	0	395590	0640	08/27/13	\$350,500	\$381,000	2,510	7	2001	Avg	5,641	N	N	2405 SE 2ND PL
2	0	395590	0760	11/02/12	\$296,500	\$363,000	2,510	7	2001	Avg	5,495	N	N	274 CAMAS AVE SE
2	0	430730	0710	03/26/13	\$340,000	\$398,000	2,560	7	2012	Avg	3,480	N	N	185 GLENNWOOD PL SE
2	0	430735	0400	07/08/13	\$345,000	\$385,000	2,560	7	2004	Avg	3,480	N	N	282 INDEX PL SE
2	0	430730	1180	12/23/11	\$282,500	\$357,000	2,560	7	2003	Avg	3,600	N	N	2835 NE 1ST ST
2	0	430734	0360	02/20/13	\$295,000	\$349,000	2,560	7	2003	Avg	3,741	N	N	227 FERNDAL CT NE
2	0	430735	0460	11/28/11	\$268,000	\$338,000	2,560	7	2004	Avg	3,480	N	N	322 INDEX PL SE
2	0	430734	0290	01/12/11	\$259,000	\$306,000	2,560	7	2004	Avg	3,480	N	N	234 EDMONDS PL NE
2	0	430735	0320	03/17/11	\$210,000	\$254,000	2,560	7	2004	Avg	3,500	N	N	265 INDEX AVE SE
2	0	395590	0160	01/07/11	\$315,000	\$372,000	2,620	7	2001	Avg	5,618	N	N	259 CAMAS AVE SE
2	0	092305	9253	03/02/12	\$345,000	\$436,000	2,660	7	2011	Avg	6,000	N	N	540 MONROE AVE NE
2	0	395590	0020	09/20/11	\$297,000	\$372,000	2,670	7	2001	Avg	6,218	N	N	2414 SE 2ND PL
2	0	395590	1350	06/05/12	\$230,000	\$289,000	2,670	7	2001	Avg	6,975	N	N	276 DAYTON AVE SE
2	0	430733	0040	06/28/11	\$360,000	\$446,000	2,690	7	2003	Avg	8,643	Y	N	2755 SE 4TH ST
2	0	395590	0260	03/04/13	\$380,000	\$448,000	2,740	7	2000	Avg	5,469	N	N	2218 SE 2ND PL
2	0	395590	0010	11/27/13	\$410,500	\$421,000	2,740	7	2001	Avg	6,916	N	N	2418 SE 2ND PL
2	0	395590	1320	09/02/11	\$312,000	\$390,000	2,760	7	2001	Avg	5,883	N	N	2408 SE 3RD ST
2	0	395590	0310	10/31/12	\$410,000	\$502,000	3,040	7	2000	Avg	7,713	N	N	2118 SE 2ND PL
2	0	395590	0370	09/11/13	\$419,000	\$452,000	3,040	7	2001	Avg	9,710	Y	N	253 BLAINE DR SE
2	0	430732	0180	02/23/11	\$318,000	\$382,000	3,180	7	2003	Avg	5,580	N	N	280 HARRINGTON AVE SE
2	0	430730	0160	04/17/13	\$407,000	\$472,000	3,390	7	2002	Avg	4,500	N	N	121 FERNDAL AVE SE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	430733	0320	04/23/12	\$310,000	\$391,000	3,390	7	2003	Avg	4,702	N	N	211 INDEX PL SE
2	0	395590	0420	07/15/13	\$429,950	\$479,000	3,420	7	2001	Avg	8,005	N	N	263 BLAINE DR SE
2	0	430735	1100	02/20/12	\$387,000	\$489,000	3,880	7	2004	Avg	8,717	Y	N	3103 SE 4TH ST
2	0	430733	0200	06/11/13	\$312,001	\$353,000	4,040	7	2003	Avg	6,198	N	N	309 INDEX PL SE
2	0	430733	0060	08/31/12	\$422,000	\$523,000	4,110	7	2004	Avg	7,860	Y	N	2809 SE 4TH ST
2	0	559290	0195	06/17/13	\$499,000	\$563,000	1,040	8	2004	Good	7,200	Y	N	103 MONTEREY PL NE
2	0	245720	0105	09/20/13	\$267,500	\$287,000	1,070	8	1958	Good	7,140	N	N	845 JEFFERSON AVE NE
2	0	559290	0115	03/21/11	\$340,000	\$411,000	1,210	8	1956	V-Good	7,200	Y	N	123 CAPRI AVE NE
2	0	559290	0215	07/22/11	\$363,000	\$451,000	1,300	8	1955	Good	7,866	Y	N	104 CAPRI AVE NE
2	0	559290	0180	01/27/11	\$310,000	\$369,000	1,500	8	1954	Good	8,500	Y	N	121 MONTEREY PL NE
2	0	947620	0470	06/24/13	\$330,000	\$371,000	1,600	8	1943	V-Good	6,000	Y	N	422 WINDSOR WAY NE
2	0	311990	0205	04/29/13	\$299,500	\$346,000	1,650	8	1956	Good	22,280	Y	N	672 SUNSET BLVD NE
2	0	559290	0030	02/17/11	\$250,000	\$299,000	1,680	8	1960	V-Good	21,877	Y	N	69 MONTEREY DR NE
2	0	559290	0300	10/15/12	\$300,000	\$369,000	1,710	8	1953	Avg	7,739	Y	N	114 MONTEREY PL NE
2	0	807420	0085	12/18/13	\$379,950	\$384,000	1,750	8	1957	V-Good	7,590	N	N	479 KIRKLAND AVE NE
2	0	092305	9174	08/07/13	\$290,000	\$319,000	1,950	8	1958	Good	15,600	N	N	3923 NE 6TH ST
2	0	559290	0305	10/26/11	\$296,857	\$374,000	1,980	8	1953	V-Good	7,557	Y	N	108 MONTEREY PL NE
2	0	330780	0030	06/16/11	\$355,000	\$438,000	2,400	8	2004	Avg	9,530	N	N	1306 REDMOND PL NE
2	0	092305	9250	09/30/11	\$260,000	\$326,000	2,410	8	2004	Avg	5,962	N	N	1004 SHELTON AVE NE
2	0	756970	0060	08/24/12	\$322,000	\$400,000	2,430	8	2007	Avg	4,573	N	N	4034 NE 9TH PL
2	0	082305	9144	12/18/12	\$312,000	\$377,000	2,460	8	2005	Avg	5,950	Y	N	665 BLAINE CT NE
2	0	092305	9255	02/04/11	\$350,000	\$417,000	2,550	8	2010	Avg	6,505	N	N	552 MONROE AVE NE
2	0	756970	0070	12/21/12	\$396,950	\$479,000	2,780	8	2007	Avg	4,500	N	N	4029 NE 9TH PL
2	0	285480	0270	10/29/13	\$265,000	\$277,000	3,070	8	1978	Good	11,075	N	N	1081 LYNNWOOD AVE
2	0	722750	2511	07/16/12	\$415,000	\$519,000	2,150	9	2003	Avg	6,344	Y	N	604 BRONSON PL NE
2	0	330780	0080	11/09/12	\$366,000	\$447,000	2,500	9	1978	V-Good	21,070	N	N	1303 REDMOND PL NE
2	0	330780	0060	11/19/12	\$377,000	\$459,000	2,520	9	2004	Avg	8,480	N	N	1321 REDMOND PL NE
2	0	722750	2508	08/05/13	\$425,000	\$468,000	2,620	9	2003	Avg	8,531	Y	N	614 BRONSON PL NE
2	0	330780	0070	12/12/12	\$395,000	\$478,000	2,690	9	2004	Avg	8,800	N	N	1315 REDMOND PL NE

Improved Sales Used in This Annual Update Analysis

Area 085 -- 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	092305	9187	11/30/12	\$557,000	\$677,000	3,400	10	2008	Avg	7,840	N	N	1152 QUEEN AVE NE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	019210	0015	02/10/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	032305	9121	06/02/11	\$100,000	PREVIMP<=25K;NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
1	0	032305	9137	04/29/13	\$156,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	032305	9164	09/07/11	\$236,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	032305	9240	10/28/12	\$125,000	NO MARKET EXPOSURE;NON REPRESENTATIVE SALE
1	0	032305	9303	02/13/12	\$54,892	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	042305	9138	01/26/12	\$300,000	CORPORATE AFFILIATES;NO MARKET EXPOSURE
1	0	042305	9148	12/03/12	\$449,950	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	042305	9165	10/17/13	\$168,000	PERSONAL PROPERTY INCLUDED; FULL SALES PRICE NOT REPORTED
1	0	042305	9197	02/28/11	\$266,741	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	042305	9197	04/24/12	\$475,000	NO MARKET EXPOSURE
1	0	042305	9272	12/20/11	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	042305	9349	09/12/11	\$323,869	GOVERNMENT AGENCY; NO MARKET EXPOSURE
1	0	042305	9372	12/18/13	\$272,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	042305	9384	03/28/13	\$383,250	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
1	0	042305	9388	01/22/13	\$696,045	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	042305	9404	05/04/11	\$394,000	NON-REPRESENTATIVE SALE
1	0	042305	9416	05/12/13	\$430,000	BUILDER OR DEVELOPER SALES
1	0	042800	0185	07/08/11	\$240,000	RELOCATION - SALE TO SERVICE
1	0	042800	0235	02/15/11	\$155,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	042810	0560	12/17/13	\$339,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	064630	0070	07/08/13	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	082305	9123	05/29/13	\$190,000	PREVIMP<=25K
1	0	128800	0200	02/09/11	\$415,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	133270	0050	09/12/12	\$320,000	STATISTICAL OUTLIER;SAS DIAGNOSTIC OUTLIER
1	0	133270	0240	09/20/12	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	0	133270	0270	10/18/13	\$8,466	DOR RATIO;SHERIFF / TAX SALE; GOVERNMENT AGENCY
1	0	174999	0150	12/20/12	\$335,000	BUILDER OR DEVELOPER SALES
1	0	188764	0270	01/10/13	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	231100	0091	05/21/13	\$396,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	278770	0070	04/16/13	\$410,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	278770	0070	05/10/13	\$349,562	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	278770	0380	01/24/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	278770	0600	02/02/12	\$319,777	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	278770	0860	08/30/13	\$301,000	QUIT CLAIM DEED
1	0	278770	1010	02/21/12	\$114,117	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	278770	1080	07/25/11	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	0	278770	1150	07/30/13	\$230,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	278772	0470	07/28/11	\$122,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	329540	0010	05/16/11	\$147,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	329545	0080	01/10/12	\$205,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	332740	0120	11/09/11	\$370,722	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	332740	0120	12/27/11	\$231,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	334390	0043	04/24/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	0086	06/27/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	334390	0202	12/02/11	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	334390	1191	03/16/11	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	334390	1250	07/25/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AUCTION SALE
1	0	334390	1282	07/25/13	\$322,920	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	1365	04/04/11	\$165,000	NON-REPRESENTATIVE SALE
1	0	334390	1521	08/30/11	\$219,990	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	334390	1526	02/04/13	\$373,179	GOVERNMENT AGENCY;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	1527	03/17/11	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
1	0	334390	1645	05/01/11	\$120,000	DOR RATIO;NON REPRESENTATIVE SALE
1	0	334390	1649	08/01/12	\$117,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334390	2003	05/06/13	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
1	0	334390	2007	03/20/13	\$177,000	STATISTICAL OUTLIER; SAS DIAGNOSTIC OUTLIER
1	0	334390	2063	04/29/13	\$262,120	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	334390	2651	11/17/11	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	3485	07/11/12	\$241,315	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	334390	3600	12/06/13	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	3602	08/04/11	\$290,000	PREVIMP<=25K;SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES
1	0	334450	0081	05/08/13	\$292,076	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334450	0165	06/14/11	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	344890	0020	09/06/13	\$543,450	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	344890	0030	09/30/13	\$519,050	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
1	0	344890	0040	11/26/13	\$606,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
1	0	344890	0060	12/18/13	\$574,450	NO BLDG CHARACTERISTICS;ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	344890	0340	10/02/13	\$571,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
1	0	344890	0350	11/08/13	\$589,160	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	344890	0370	10/18/13	\$604,260	ACTIVE PERMIT BEFORE SALE>25K;%COMPL;BUILDER OR DEVELOPER SALES
1	0	344890	0380	11/06/13	\$551,950	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	344890	0390	10/01/13	\$583,540	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
1	0	344890	0400	12/09/13	\$631,265	NO BLDG CHARACTERISTICS;ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	344890	0410	12/05/13	\$593,450	NO BLDG CHARACTERISTICS;ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	344950	0150	01/19/11	\$137,200	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	0	344981	0160	12/12/11	\$24,508	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	344985	0010	11/14/13	\$388,000	NO BLDG CHARACTERISTICS;ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	344985	0030	12/20/13	\$394,950	NO BLDG CHARACTERISTICS;ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
1	0	354230	0075	03/09/11	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	388832	0010	01/03/13	\$248,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AUCTION SALE
1	0	388832	0040	07/02/12	\$243,012	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	516970	0137	02/08/13	\$120,500	PREVIMP<=25K
1	0	516970	0150	09/16/11	\$350,000	NON-REPRESENTATIVE SALE
1	0	523000	0020	04/03/13	\$130,000	%NET CONDITION
1	0	523000	0080	11/05/13	\$213,600	GOVERNMENT AGENCY; NO MARKET EXPOSURE;MOBILE HOME
1	0	523000	0130	12/28/12	\$201,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; QUIT CLAIM DEED
1	0	535830	0040	06/06/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	559205	0060	09/09/11	\$110,000	DOR RATIO;QUIT CLAIM DEED
1	0	722780	1365	05/13/13	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	722780	1510	10/31/11	\$113,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	722780	1555	03/25/13	\$164,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AUCTION
1	0	722780	1600	10/02/13	\$284,257	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1765	12/28/11	\$159,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1805	07/29/13	\$114,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1805	07/16/13	\$172,550	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1991	10/23/12	\$201,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	723090	0070	09/26/13	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	754100	0060	03/08/11	\$226,950	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	0	778840	0150	03/22/11	\$162,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	778900	0025	11/16/11	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	778900	0080	10/16/13	\$258,850	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	778900	0140	04/17/13	\$265,530	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	778920	0050	03/29/13	\$450,000	NO BLDG CHARACTERISTICS; ACTIVE PERMIT BEFORE SALE > 25K; PREVIMP <= 25K
1	0	778920	0075	11/11/13	\$294,687	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	802955	0110	03/08/11	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	802977	0060	12/05/11	\$520,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	802977	0060	09/02/12	\$515,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	802977	0140	07/01/11	\$560,000	RELOCATION - SALE TO SERVICE
1	0	802977	0240	08/17/12	\$633,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
1	0	802977	0290	08/26/11	\$440,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	802977	0360	09/23/11	\$435,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	802977	0400	06/29/11	\$480,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	804410	0100	02/27/12	\$270,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
1	0	807900	0090	02/22/13	\$286,031	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	807902	0180	09/04/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	807904	0700	08/30/11	\$328,000	NON-REPRESENTATIVE SALE
1	0	920250	0220	04/19/13	\$315,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	920250	0260	06/04/12	\$205,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	0	929086	0210	04/07/11	\$299,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	947750	0050	08/06/12	\$304,000	NO MARKET EXPOSURE;RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	947750	0120	04/14/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	947755	0080	12/07/11	\$470,000	RELOCATION - SALE TO SERVICE
2	0	041800	0065	04/16/13	\$184,950	PREVIMP<=25K
2	0	041800	0090	02/25/11	\$135,000	CONTRACT OR CASH SALE; NON-REPRESENTATIVE SALE
2	0	041800	0120	03/12/13	\$310,964	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	041800	0145	08/02/11	\$145,000	PREVIMP<=25K
2	0	041800	0365	08/23/12	\$167,500	PREVIMP<=25K
2	0	041800	0415	12/27/11	\$159,709	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	041800	0415	05/24/12	\$125,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	041800	0485	12/29/11	\$138,000	PREVIMP<=25K
2	0	041800	0495	04/06/12	\$100,199	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
2	0	041800	0530	10/28/13	\$170,000	PREVIMP<=25K
2	0	042000	0050	09/09/11	\$117,770	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	042100	0040	02/19/13	\$148,000	PREVIMP<=25K
2	0	042100	0040	10/22/12	\$101,000	PREVIMP<=25K
2	0	042100	0295	02/16/12	\$264,023	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	042100	0510	04/06/12	\$91,500	PREVIMP<=25K;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042100	0530	07/03/13	\$162,900	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	042100	0540	10/13/11	\$139,900	PREVIMP<=25K
2	0	042100	0545	07/09/13	\$100,000	PREVIMP<=25K
2	0	042100	0595	03/28/11	\$136,000	NO MARKET EXPOSURE
2	0	042100	0635	03/21/11	\$118,750	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042100	0655	01/19/11	\$120,418	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	042200	0010	02/28/11	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042200	0010	11/04/11	\$130,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042200	0045	12/13/12	\$156,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042200	0060	11/01/12	\$90,000	PREVIMP<=25K;CONTRACT OR CASH SALE; NO MARKET EXPOSURE
2	0	042300	0035	05/29/13	\$105,000	NO MARKET EXPOSURE
2	0	042300	0060	11/01/13	\$173,500	PREVIMP<=25K

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	042300	0170	04/22/13	\$203,165	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042300	0175	07/30/13	\$186,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042300	0215	01/27/12	\$98,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042300	0220	10/25/13	\$303,819	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042300	0250	07/15/11	\$100,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042300	0250	07/26/11	\$100,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	042400	0115	02/20/12	\$124,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	042450	0035	05/12/13	\$125,000	PREVIMP<=25K
2	0	042520	0055	03/13/13	\$254,422	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	042520	0055	11/19/13	\$213,847	GOVERNMENT AGENCY;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042520	0115	02/01/12	\$127,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	042540	0080	06/13/13	\$226,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042540	0225	04/23/11	\$62,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	0	042550	0160	03/28/11	\$173,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	082305	9141	11/15/11	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	082305	9141	05/22/12	\$55,000	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	092305	9119	02/02/12	\$172,951	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	092305	9119	06/27/12	\$127,434	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	092305	9124	05/17/11	\$250,000	PREVIMP<=25K
2	0	092305	9178	01/24/13	\$339,198	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
2	0	092305	9178	12/04/12	\$339,198	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
2	0	092305	9205	11/07/11	\$72,500	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	092305	9252	09/18/12	\$182,336	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
2	0	106150	0860	04/08/13	\$479,472	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	165753	0200	05/24/11	\$282,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	172305	9096	01/27/12	\$258,460	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	172305	9096	07/19/12	\$146,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	285480	0035	06/07/12	\$120,000	NO MARKET EXPOSURE
2	0	285480	0215	08/20/13	\$32,000	DOR RATIO;QUIT CLAIM DEED
2	0	298740	0115	01/03/12	\$192,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	395590	0130	10/28/13	\$427,797	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	395590	0640	04/03/13	\$272,295	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	430730	0570	07/14/11	\$338,101	GOVERNMENT AGENCY;SELLER OR BUYING COSTS AFFECTING SALE PRICE
2	0	430731	0040	02/10/12	\$176,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	430733	0050	08/06/13	\$357,647	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	430734	0050	10/27/11	\$416,387	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	430734	0310	11/10/11	\$406,490	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	430734	0320	07/09/12	\$269,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	430734	0360	11/09/12	\$325,418	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	430734	0600	01/25/12	\$133,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
2	0	722750	0125	05/29/12	\$101,302	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	722750	0145	03/12/12	\$250,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0145	04/02/12	\$214,390	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	722750	0260	10/09/12	\$85,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	722750	0315	04/17/13	\$326,997	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	722750	0350	05/20/13	\$298,138	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
2	0	722750	0355	12/06/12	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0355	02/05/13	\$105,000	GOVERNMENT AGENCY;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0365	11/01/11	\$119,270	PREVIMP<=25K
2	0	722750	0525	08/14/13	\$208,385	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	722750	0670	11/08/11	\$178,284	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0730	03/20/12	\$79,000	GOVERNMENT AGENCY;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0795	04/13/12	\$85,000	DOR RATIO
2	0	722750	0880	01/23/13	\$97,501	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
2	0	722750	1105	01/23/12	\$110,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	722750	1135	12/07/11	\$289,701	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	1135	03/30/12	\$113,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	722750	1180	08/31/12	\$354,273	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	1235	11/15/11	\$85,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	722750	1300	05/18/12	\$151,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	722750	1320	02/05/13	\$110,000	PREVIMP<=25K
2	0	722750	1325	11/02/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	722750	1395	04/26/13	\$214,819	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	1400	12/15/11	\$70,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	0	722750	1610	02/29/12	\$80,000	DOR RATIO
2	0	722750	1650	06/14/12	\$109,000	PREVIMP<=25K
2	0	722750	1735	04/24/13	\$110,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	722750	1765	06/29/12	\$346,018	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	1870	09/07/12	\$108,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	1870	03/14/13	\$105,500	PREVIMP<=25K;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	722750	1925	03/11/13	\$125,560	PREVIMP<=25K;EXEMPT FROM EXCISE TAX
2	0	722750	2055	03/26/12	\$104,000	PREVIMP<=25K
2	0	722750	2135	09/07/12	\$110,000	NON-REPRESENTATIVE SALE
2	0	722750	2265	05/06/11	\$143,962	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	722750	2370	04/26/12	\$128,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	2465	07/24/12	\$161,468	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722780	0695	12/19/11	\$182,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722780	0695	02/23/12	\$132,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	722780	0770	04/01/13	\$314,819	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	722780	0790	12/28/12	\$165,000	PREVIMP<=25K
2	0	722780	0895	02/24/12	\$145,000	PREVIMP<=25K
2	0	722780	0910	10/11/11	\$225,000	STATISTICAL OUTLIER:BOX PLOTS
2	0	723130	0025	11/07/13	\$214,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	723130	0115	02/22/12	\$160,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
2	0	723610	0050	08/14/12	\$247,895	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	723630	0080	07/02/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	756970	0070	07/12/12	\$363,452	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	756970	0100	07/27/12	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	780900	0045	06/03/13	\$309,203	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	780900	0045	09/07/13	\$287,081	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	780920	0025	02/14/12	\$112,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	801110	0074	05/31/12	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	801110	0074	11/09/12	\$125,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	807420	0150	04/30/12	\$84,000	DOR RATIO
2	0	894475	0790	09/04/13	\$434,950	MULTI-PARCEL SALE
2	0	894475	0870	01/21/11	\$204,000	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	894850	0060	12/15/11	\$165,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SAL
2	0	922590	0055	01/30/12	\$110,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	947620	0020	02/20/13	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	947620	0285	12/20/13	\$159,000	PREVIMP<=25K
2	0	947620	0360	10/08/12	\$172,449	PREVIMP<=25K
2	0	947620	0365	01/09/12	\$160,000	PREVIMP<=25K
2	0	947620	0400	05/04/11	\$80,700	DOR RATIO;CORPORATE AFFILIATES
2	0	947620	0470	10/03/12	\$382,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	947620	0470	12/19/12	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	947670	0065	04/26/12	\$140,000	PREVIMP<=25K

Vacant Sales Used in this Annual Update Analysis

Area 085

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	032305	9095	05/31/13	\$151,000	20,037	N	N
1	0	032305	9291	03/11/12	\$212,000	15,000	N	N
1	0	042305	9197	11/30/11	\$110,000	8,500	N	N
1	0	042305	9399	04/14/11	\$108,000	7,876	N	N
1	0	042305	9400	07/19/11	\$107,000	5,001	N	N
1	0	174999	0100	01/22/13	\$349,950	6,830	N	N
1	0	334210	3365	08/25/11	\$185,000	12,760	N	N
1	0	334390	2159	02/17/11	\$90,000	6,136	N	N
1	0	334390	2483	10/19/12	\$132,500	5,115	N	N
1	0	334390	3602	02/26/13	\$195,000	7,670	N	N
1	0	334450	0129	03/23/12	\$150,000	5,000	N	N
1	0	334450	0132	03/20/12	\$150,000	5,592	N	N
1	0	606140	0100	02/14/13	\$145,000	9,840	N	N
1	0	722780	1625	03/19/13	\$155,000	11,180	N	N
2	0	041800	0430	02/24/12	\$82,500	5,200	N	N
2	0	042200	0075	05/03/13	\$130,000	5,500	N	N
2	0	092305	9208	02/08/13	\$100,000	7,840	N	N
2	0	801110	0120	04/25/13	\$225,750	28,703	N	N
2	0	801110	0125	02/25/13	\$215,000	28,697	N	N
2	0	801110	0130	06/10/13	\$240,000	28,692	N	N

Vacant Sales Removed in this Annual Update Analysis Area 085

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	042305	9396	02/07/12	\$75,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	334390	1640	09/29/11	\$166,400	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	032305	9096	10/03/11	\$150,000	NON-REPRESENTATIVE SALE; BUILDER OR DEVELOPER SALES
1	0	032305	9089	05/23/11	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	344950	0055	04/15/11	\$10,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	342405	9161	02/25/13	\$37,000	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation

Maui "Mindy" Tianson

05/05/14

Appraiser II

Date