

# Executive Summary Physical Inspection

## NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts - Area 092 Physical Inspection

**Appraisal Date:** 1/1/2014  
**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 404  
**Range of Sale Dates:** 1/1/2011 – 12/31/2013 Sales were time adjusted to 1/1/2014

### Sales – Improved Valuation Change Summary

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$518,700	\$407,400	\$926,100			10.57%
<b>2014 Value</b>	\$619,300	\$508,500	\$1,127,800	\$1,211,200	93.7%	7.84%
<b>Change</b>	+\$100,600	+\$101,100	+\$201,700			
<b>% Change</b>	+19.4%	+24.8%	+21.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 7.84% is an improvement from the previous COD of 10.57%. 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. Sales from 1/1/2011 to 12/31/2013 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2014

### Population – Improved Valuation Change Summary

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$554,100	\$322,300	\$876,400
<b>2014 Value</b>	\$651,700	\$423,000	\$1,074,700
<b>% Change</b>	+17.6%	+31.2%	+22.6%

Number of one to three unit residences in the population: 2,876

### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 092 – NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

# Area 092 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.

## Sales Sample Representation of Population Year Built or Renovated

Sales			Population		
Year Built/Ren	Frequenc y	% Sales Sample	Year Built/Ren	Frequenc y	% Population
1910	0	0.00%	1910	4	0.14%
1920	1	0.25%	1920	5	0.17%
1930	0	0.00%	1930	6	0.21%
1940	0	0.00%	1940	4	0.14%
1950	11	2.72%	1950	133	4.62%
1960	99	24.50%	1960	812	28.23%
1970	32	7.92%	1970	385	13.39%
1980	26	6.44%	1980	279	9.70%
1990	26	6.44%	1990	211	7.34%
2000	52	12.87%	2000	306	10.64%
2013	157	38.86%	2013	731	25.42%
	404			2,876	



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.

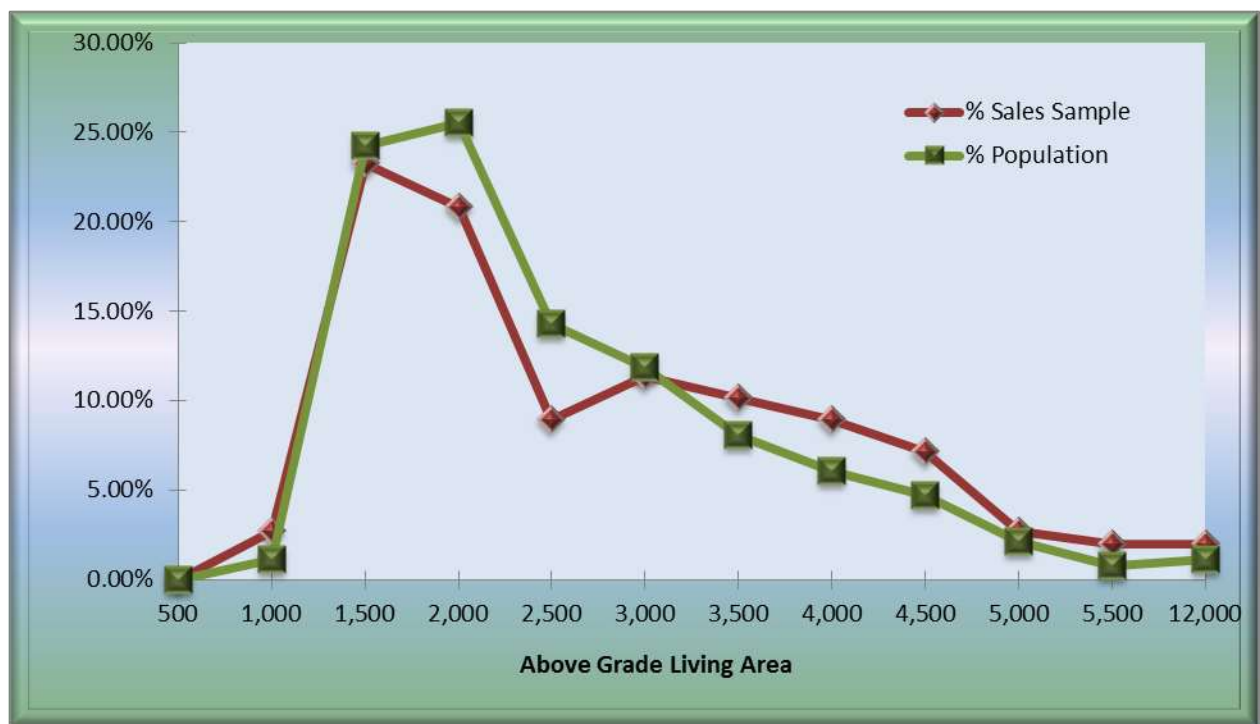
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequenc y	% Sales Sample
500	0	0.00%
1,000	11	2.72%
1,500	94	23.27%
2,000	84	20.79%
2,500	36	8.91%
3,000	46	11.39%
3,500	41	10.15%
4,000	36	8.91%
4,500	29	7.18%
5,000	11	2.72%
5,500	8	1.98%
12,000	8	1.98%
404		

### Population

AGLA	Frequenc y	% Population
500	0	0.00%
1,000	33	1.15%
1,500	697	24.24%
2,000	734	25.52%
2,500	412	14.33%
3,000	342	11.89%
3,500	232	8.07%
4,000	174	6.05%
4,500	136	4.73%
5,000	61	2.12%
5,500	23	0.80%
12,000	32	1.11%
2,876		



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.

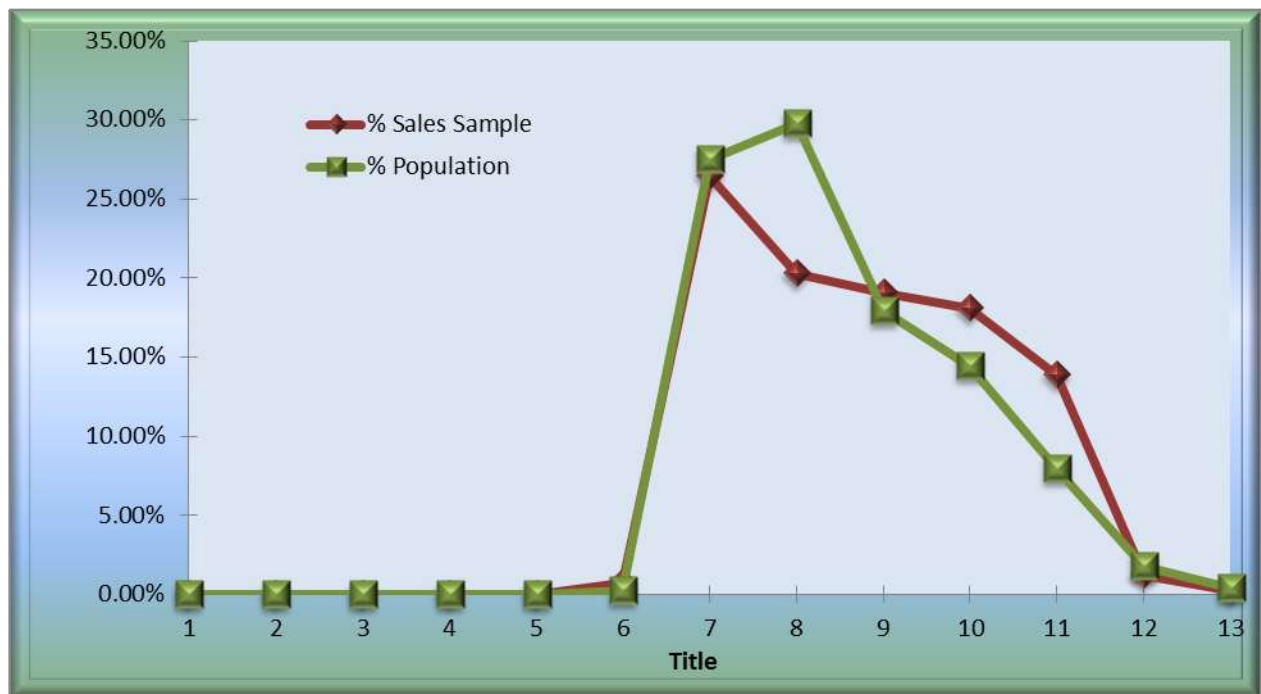
## Sales Sample Representation of Population Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	3	0.74%
7	107	26.49%
8	82	20.30%
9	77	19.06%
10	73	18.07%
11	56	13.86%
12	5	1.24%
13	1	0.25%
404		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	7	0.24%
7	791	27.50%
8	856	29.76%
9	516	17.94%
10	415	14.43%
11	228	7.93%
12	51	1.77%
13	12	0.42%
2,876		



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



# Physical Inspection Process

*Effective Date of Appraisal: January 1, 2014*

*Date of Appraisal Report: July 28, 2014*

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Todd McMeekin – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- Alicia Arzate – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Jill Schmieder – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Lucinda Gorrow – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## 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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

## Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

## Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2011 to 12/31/2013 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2014.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

## Identification of the Area

### **Name or Designation:**

Area 092 - NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts

### **Boundaries:**

Area 092 is bounded on the north by State Route 520, on the south by East Channel of Lake Washington, on the west by Lake Washington and Clyde Hill and on the east by Interstate 405.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 092 is located on the eastern side of Lake Washington, north and south of the central business district of Bellevue. It includes the municipalities of Bellevue, Beaux Arts and a portion of Clyde Hill. Three major highways serve the area that provide access to Seattle and communities to the north, south and east. Situated along the southwestern boundary of Area 92 are some of the most desirable waterfront properties on the Eastside of King County. Many of the upland parcels have expansive views of Lake Washington and Bellevue skyline as well as views of the Olympic Mountains, Cascade Mountains, Mount Rainier, surrounding territory and Seattle skyline. The regional economy includes a large employment base in the high-tech industries and other businesses. This area has convenient access to major shopping districts such as Bellevue Square, Factoria Mall and Crossroads Mall. Area 92 is also known for the award winning schools that serve this area.

The area is comprised of a mixture of commercial properties, including local businesses, apartments, condominiums; the residential areas are well established neighborhoods, with generally well maintained homes. There are 2 sub areas within Area 92, Sub 6 and Sub 10.

Area 92-6: Currently there are 1,640 residential parcels in sub area 6 which is located north of Bellevue's Central Business District. It is comprised of the Bellevue's Northtowne neighborhood and a small portion of Clyde Hill. 95% of the parcels are improved with a Single Family Residence with a majority of the newer homes being larger, higher grade improvements. This sub area is predominately characterized by older, lower grade improvements being torn down to develop land with new, large, higher grade improvements. This includes neighborhoods 1-3. Neighborhoods are described in greater detail on page 12 of this report.

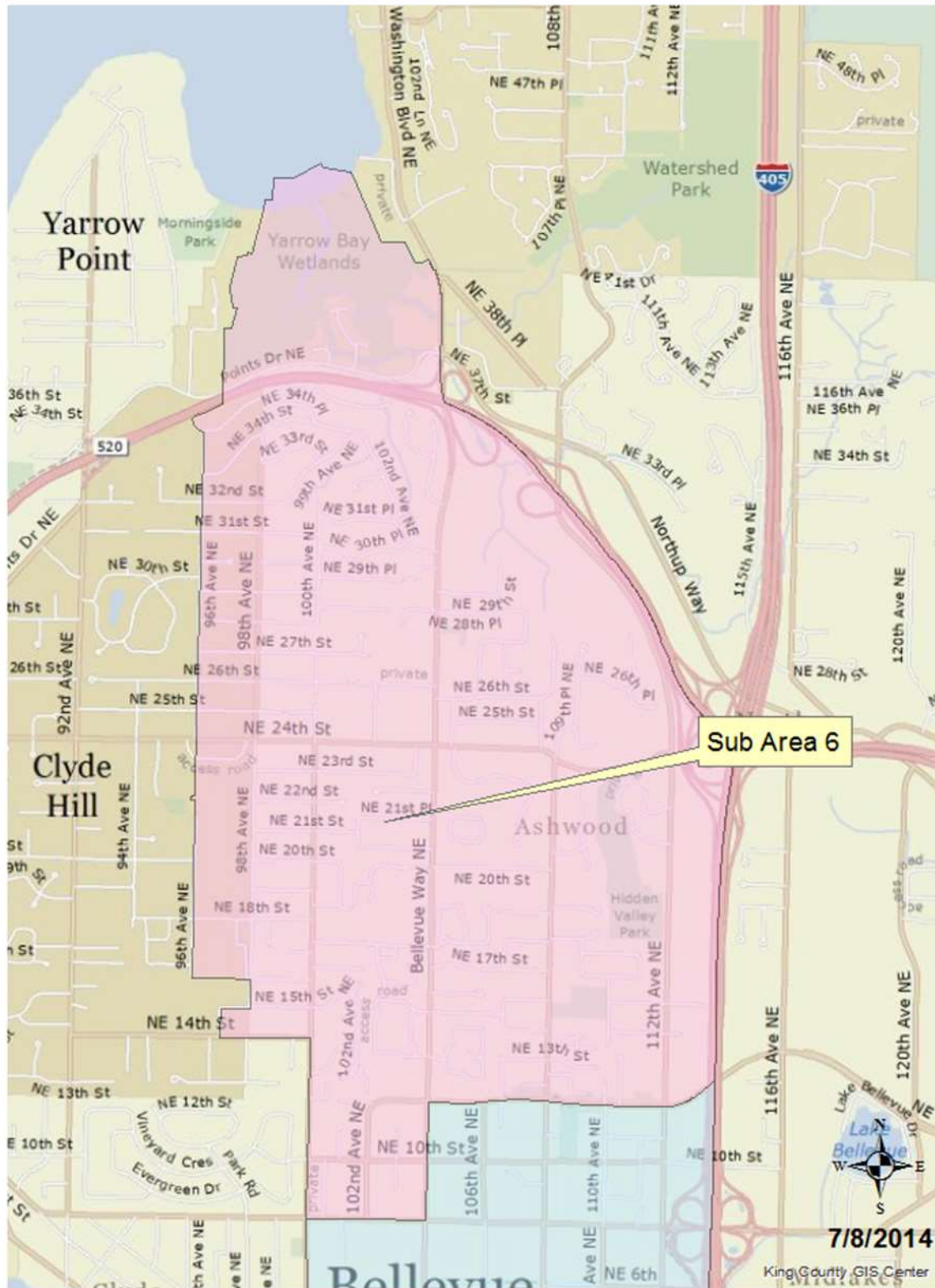
Area 92-10: Currently there are 2,180 residential parcels in sub area 10 which is located south of Bellevue's Central Business District. It includes the neighborhoods of Surrey Downs, Meydenbauer, Enatai and Beaux Arts. This area is highly desirable and consists of waterfront properties, view properties and platted lots. The area is mainly comprised of grade 7 and grade 8 homes built during the 1950's thru the 1960's. Many of the homes in this have been or are being remodeled, renovated or demolished for a new high grade improvement. Sub area 10 is also impacted by traffic, freeway noise, topography and commercial nuisances. This includes neighborhoods 4-7 and waterfront neighborhoods 80-83. Neighborhoods are described in greater detail on page 12 of this report.

Residential property values are continuing to move in an upward direction. The 404 sales used in the analysis indicated the current assessed values in this area were approximately 22% below the current market. Sales occurring after the valuation date of 1/1/2014 are continuing to rise, promising a strong market in this area. The improved properties of Area 92 are well diversified and range from waterfront parcels with mansions to small

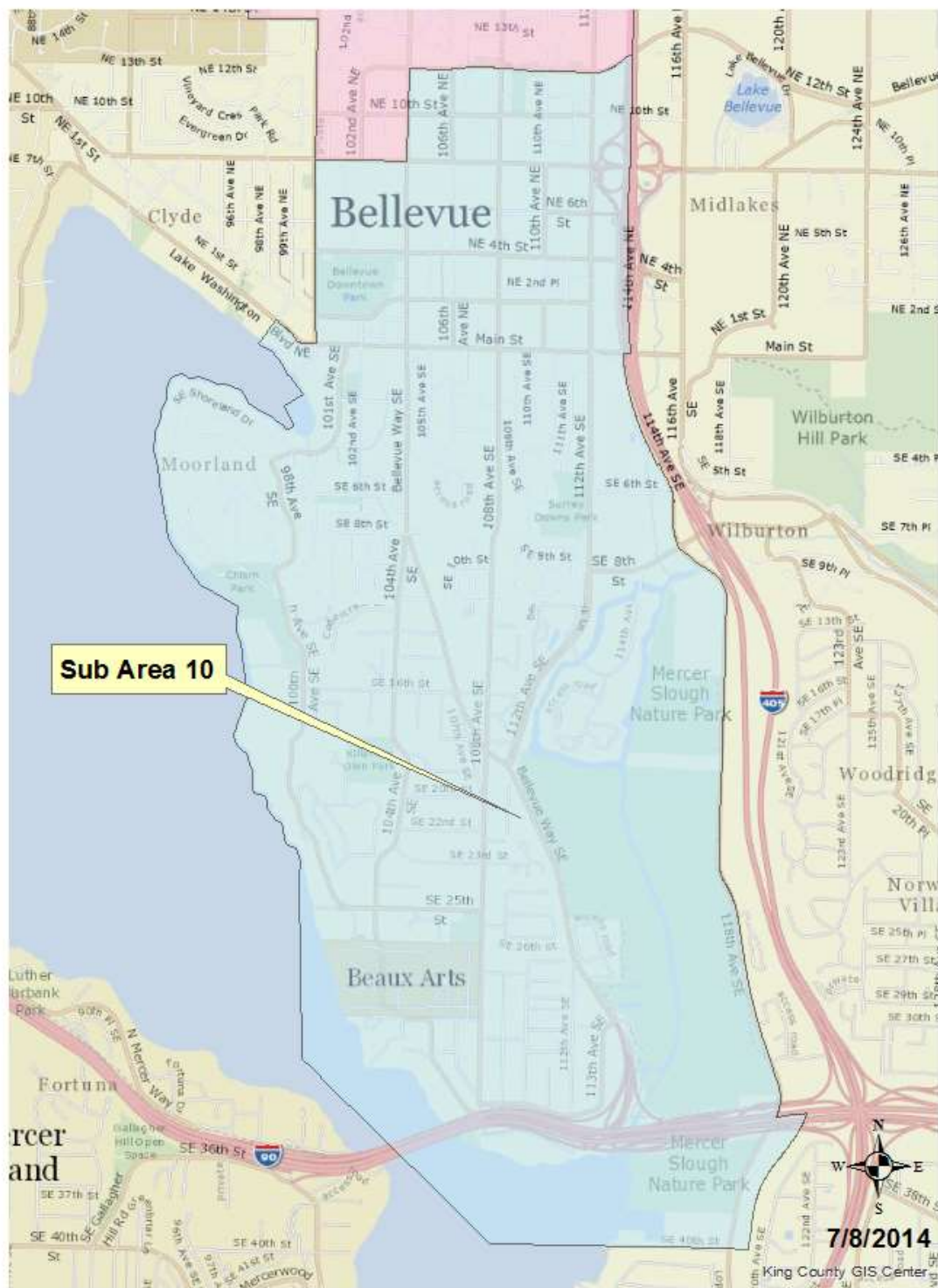


grade 7 single family dwellings. The area has a total population of 3,820 parcels, 154 of them are waterfront with 96% of the parcels being improved.

## Area 092 – Sub Area 6 Map



## Area 092 – Sub Area 10 Map



# Neighborhoods

For the purpose of land valuation, the area was divided into seven distinct neighborhoods. Each Neighborhood was evaluated based on several characteristic location, zoning, typical use, and area sales. The results showed a measureable market difference between the neighborhoods.

**Neighborhood 1 (Northtowne)** includes parcels located within Bellevue City limits. Many of the older, lower grade improvements in this area have been or are being torn down and improved with new, larger, higher grade improvements.

**Neighborhood 2 (West of 100<sup>th</sup> Ave NE/Clyde Hill)** includes parcels located west of 100<sup>th</sup> Ave. NE in Bellevue and properties in Clyde Hill. Clyde Hill is a very desirable area that typically sells for a premium compared to properties near the central business district of Bellevue.

**Neighborhood 3** includes parcels located near the freeway along Interstate 405 and State Route 520. This neighborhood mainly comprised of the Bellewood Farm and Spring Hills subdivisions.

**Neighborhood 4 (Surrey Downs)** includes parcels located SE of the downtown business district of Bellevue. The majority of these properties are improved with grade 7 and grade 8 homes built in the 1950's and 1960's.

**Neighborhood 5 (Meydenbauer)** includes parcels located west of 104<sup>th</sup> Ave SE, south of the central business district. This neighborhood includes many of the properties with a view amenity and properties located near Lake Washington and Meydenbauer Bay.

**Neighborhood 6 (Enatai)** includes parcels along Bellevue Way. Many of the homes in this area have been or are being remodeled, renovated or torn down for the development of new higher grade improvements.

**Neighborhood 7 (Beaux Arts)** includes parcels within the Beaux Arts jurisdiction. This neighborhood has a private waterfront park for the exclusive use of the homeowners of The Village of Beaux Arts.

**Neighborhood 80-83 (Waterfront)** is comprised of waterfront properties.

- Neighborhood 80** are located in Meydenbauer Bay and are typically narrow lots facing north and northeast.

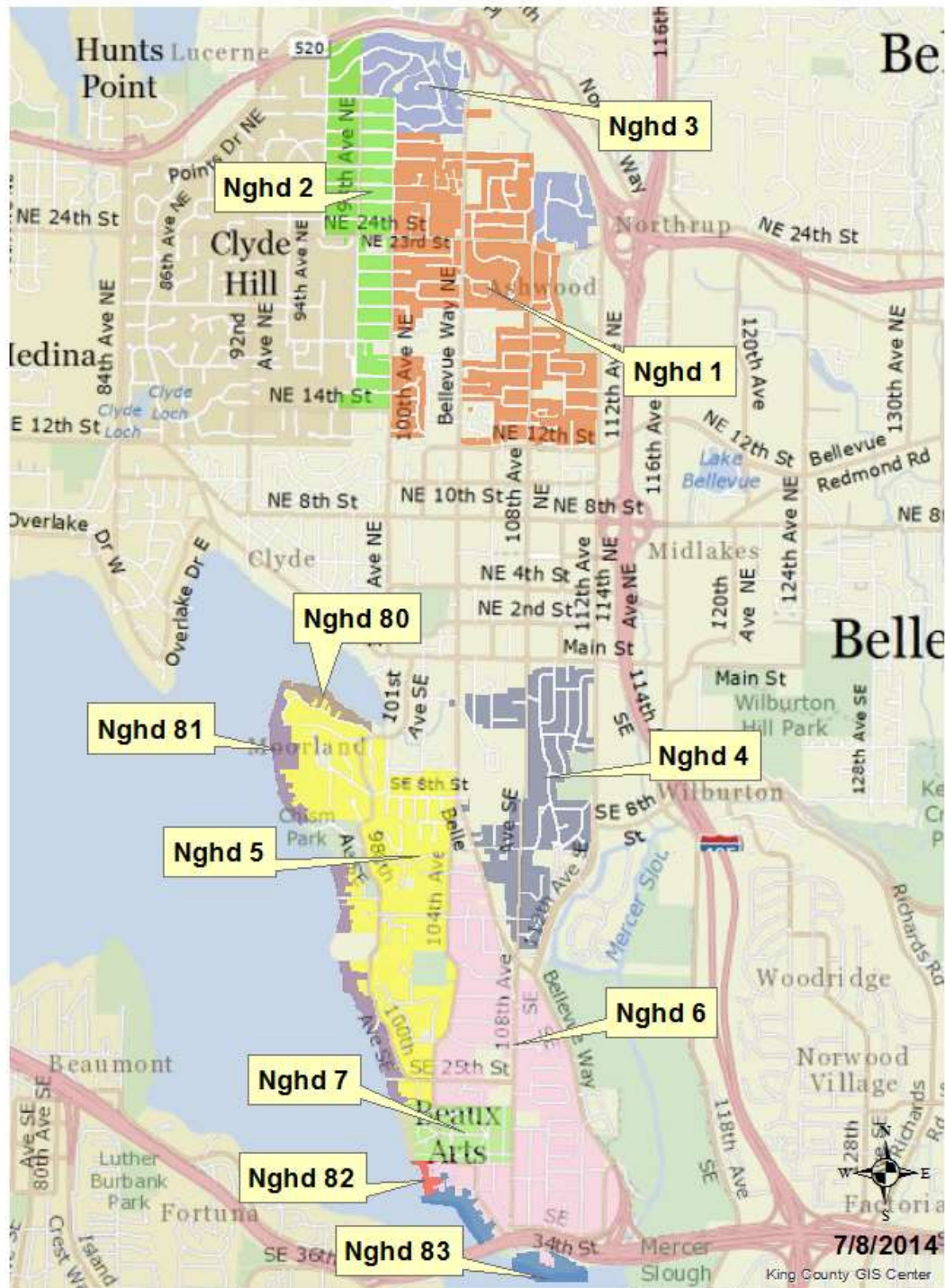
- Neighborhood 81** are west facing waterfront properties and generally have the most desirable lake views of the waterfront properties in Area 92.

- Neighborhood 82** are south of Beaux Arts. These parcels are impacted by their proximity to Mercer Island and I-90.

- Neighborhood 83** are located in the East Channel and are generally impacted by I-90 noise.



## Neighborhoods



## Land Valuation

Vacant sales from 1/1/2011 to 12/31/2013 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2014.

There were 86 vacant land sales that were utilized to establish reliable land values for Area 92. Of the 86 vacant land sales 2 were waterfront. Varying land valuation methods were used for the upland parcels. Most lots were valued by lot size rather than per site value for an individual plat. Townhome lots were generally valued based on typical lot size. Adjustments were considered for views, traffic, and topography. A more detailed list of adjustments can be viewed on page 19. The valuation methodology used for waterfront was based on front foot value and location with no additional value added for the view amenity. The overall view amenity was a major consideration in determining the front foot value for waterfront. The waterfront detail list of adjustments can be found on page 20.

A typical 8,000 square-foot, non-view, has a value of \$472,000 to \$680,000 based on neighborhood. A typical waterfront lot without adjustments and 80 waterfront feet has a value of \$2,000,000 to \$2,800,000 based on waterfront location and view orientation.

### Land Model

#### **Model Development, Description and Conclusions:**

A total of 86 vacant land sales from Area 92 were used to derive land value. Data on lot size, zoning, location, topography, access, utilities, and views were considered while developing the land model. The sales comparison approach and appraisal judgment were used to determine land value. Tear down sales were a major consideration in the development of the Area 92 land model.

A list of vacant sales used and those considered not reflective of market are included in the following sections.



## Land Value Model Calibration

NBHD	1	2	3	4	5	6	7
Parcel Size	NW Bellevue	NW Bellevue West of 100th	NW Bellevue near 405	Surrey Downs	Meydenbauer	Enatai	Beaux Arts
1	\$550,000	\$605,000	\$499,000	\$432,000	\$541,000	\$486,000	\$622,000
5000	\$560,000	\$616,000	\$504,000	\$438,000	\$548,000	\$493,000	\$630,000
6000	\$580,000	\$638,000	\$513,000	\$449,000	\$562,000	\$505,000	\$646,000
7000	\$599,000	\$658,000	\$523,000	\$460,000	\$576,000	\$518,000	\$662,000
8000	\$619,000	\$680,000	\$532,000	\$472,000	\$590,000	\$531,000	\$678,000
9000	\$639,000	\$702,000	\$542,000	\$484,000	\$605,000	\$544,000	\$695,000
10000	\$658,000	\$723,000	\$551,000	\$495,000	\$619,000	\$557,000	\$711,000
11000	\$678,000	\$745,000	\$561,000	\$506,000	\$633,000	\$569,000	\$727,000
12000	\$698,000	\$767,000	\$571,000	\$517,000	\$647,000	\$582,000	\$744,000
13000	\$717,000	\$788,000	\$580,000	\$529,000	\$662,000	\$595,000	\$761,000
14000	\$737,000	\$810,000	\$590,000	\$540,000	\$676,000	\$608,000	\$777,000
15000	\$756,000	\$831,000	\$599,000	\$552,000	\$690,000	\$621,000	\$793,000
16000	\$776,000	\$853,000	\$609,000	\$563,000	\$704,000	\$633,000	\$809,000
17000	\$796,000	\$875,000	\$618,000	\$575,000	\$719,000	\$647,000	\$826,000
18000	\$815,000	\$896,000	\$628,000	\$586,000	\$733,000	\$659,000	\$842,000
19000	\$835,000	\$918,000	\$637,000	\$597,000	\$747,000	\$672,000	\$859,000
20000	\$855,000	\$940,000	\$647,000	\$608,000	\$761,000	\$684,000	\$875,000
21000	\$874,000	\$961,000	\$656,000	\$620,000	\$775,000	\$697,000	\$891,000
22000	\$894,000	\$983,000	\$666,000	\$632,000	\$790,000	\$711,000	\$908,000
23000	\$913,000	\$1,004,000	\$675,000	\$643,000	\$804,000	\$723,000	\$924,000
24000	\$933,000	\$1,026,000	\$685,000	\$654,000	\$818,000	\$736,000	\$940,000
25000	\$953,000	\$1,048,000	\$694,000	\$665,000	\$832,000	\$748,000	\$956,000
26000	\$972,000	\$1,069,000	\$704,000	\$677,000	\$847,000	\$762,000	\$974,000
27000	\$992,000	\$1,091,000	\$713,000	\$688,000	\$861,000	\$774,000	\$990,000
28000	\$1,012,000	\$1,113,000	\$723,000	\$700,000	\$875,000	\$787,000	\$1,006,000
29000	\$1,031,000	\$1,134,000	\$732,000	\$711,000	\$889,000	\$800,000	\$1,022,000
30000	\$1,051,000	\$1,156,000	\$742,000	\$723,000	\$904,000	\$813,000	\$1,039,000
31000	\$1,070,000	\$1,177,000	\$751,000	\$734,000	\$918,000	\$826,000	\$1,055,000
32000	\$1,090,000	\$1,199,000	\$761,000	\$745,000	\$932,000	\$838,000	\$1,071,000
33000	\$1,110,000	\$1,221,000	\$770,000	\$756,000	\$946,000	\$851,000	\$1,087,000
34000	\$1,129,000	\$1,241,000	\$780,000	\$768,000	\$960,000	\$864,000	\$1,104,000
35000	\$1,149,000	\$1,263,000	\$789,000	\$780,000	\$975,000	\$877,000	\$1,121,000
36000	\$1,169,000	\$1,285,000	\$799,000	\$791,000	\$989,000	\$890,000	\$1,137,000
37000	\$1,188,000	\$1,306,000	\$809,000	\$802,000	\$1,003,000	\$902,000	\$1,153,000
38000	\$1,208,000	\$1,328,000	\$818,000	\$813,000	\$1,017,000	\$915,000	\$1,169,000
39000	\$1,227,000	\$1,349,000	\$828,000	\$825,000	\$1,032,000	\$928,000	\$1,186,000
40000	\$1,247,000	\$1,371,000	\$837,000	\$836,000	\$1,046,000	\$941,000	\$1,202,000
41000	\$1,267,000	\$1,393,000	\$847,000	\$848,000	\$1,060,000	\$954,000	\$1,219,000
42000	\$1,286,000	\$1,414,000	\$856,000	\$859,000	\$1,074,000	\$966,000	\$1,235,000



NBHD	1	2	3	4	5	6	7
Parcel Size	NW Bellevue	NW Bellevue West of 100th	NW Bellevue near 405	Surrey Downs	Meydenbauer	Enatai	Beaux Arts
43000	\$1,306,000	\$1,436,000	\$866,000	\$870,000	\$1,088,000	\$979,000	\$1,251,000
44000	\$1,326,000	\$1,458,000	\$875,000	\$882,000	\$1,103,000	\$992,000	\$1,268,000
45000	\$1,345,000	\$1,479,000	\$885,000	\$893,000	\$1,117,000	\$1,005,000	\$1,284,000
46000	\$1,365,000		\$894,000		\$1,131,000		
47000	\$1,384,000		\$904,000		\$1,145,000		
48000	\$1,404,000		\$913,000		\$1,160,000		
49000	\$1,424,000		\$923,000		\$1,174,000		
50000	\$1,443,000		\$932,000		\$1,188,000		
51000	\$1,463,000		\$942,000		\$1,202,000		
52000	\$1,483,000		\$951,000		\$1,217,000		
53000	\$1,502,000		\$961,000		\$1,231,000		
54000	\$1,522,000		\$970,000		\$1,245,000		
55000	\$1,541,000		\$980,000		\$1,259,000		
56000	\$1,561,000		\$989,000		\$1,273,000		
57000	\$1,581,000		\$999,000		\$1,288,000		
58000	\$1,600,000		\$1,008,000		\$1,302,000		
59000	\$1,620,000		\$1,018,000		\$1,316,000		
60000	\$1,640,000		\$1,028,000		\$1,330,000		
61000	\$1,659,000		\$1,037,000		\$1,345,000		
62000	\$1,679,000		\$1,047,000		\$1,359,000		
63000	\$1,698,000		\$1,056,000		\$1,373,000		
64000	\$1,718,000		\$1,066,000		\$1,387,000		
65000	\$1,738,000		\$1,075,000		\$1,402,000		
66000	\$1,757,000		\$1,085,000		\$1,416,000		
67000	\$1,777,000		\$1,094,000		\$1,430,000		
68000	\$1,796,000		\$1,104,000		\$1,444,000		
69000	\$1,816,000		\$1,113,000		\$1,458,000		
70000	\$1,836,000		\$1,123,000		\$1,473,000		
71000	\$1,855,000		\$1,132,000		\$1,487,000		
72000	\$1,875,000		\$1,142,000		\$1,501,000		
73000	\$1,895,000		\$1,151,000		\$1,515,000		
74000	\$1,914,000				\$1,530,000		
75000	\$1,934,000				\$1,544,000		
76000	\$1,953,000				\$1,558,000		
77000	\$1,973,000				\$1,572,000		
78000	\$1,993,000				\$1,586,000		
79000	\$2,012,000				\$1,601,000		
80000	\$2,032,000				\$1,615,000		
81000	\$2,052,000				\$1,629,000		
82000	\$2,071,000				\$1,643,000		
83000	\$2,091,000				\$1,658,000		

NBHD	1	2	3	4	5	6	7
Parcel Size	NW Bellevue	NW Bellevue West of 100th	NW Bellevue near 405	Surrey Downs	Meydenbauer	Enatai	Beaux Arts
84000	\$2,110,000				\$1,672,000		
85000	\$2,130,000				\$1,686,000		
86000	\$2,150,000				\$1,700,000		
87000	\$2,169,000				\$1,715,000		
88000	\$2,189,000				\$1,729,000		
89000	\$2,209,000				\$1,743,000		
90000	\$2,228,000				\$1,757,000		
91000	\$2,248,000				\$1,771,000		
92000	\$2,267,000				\$1,786,000		
93000	\$2,287,000				\$1,800,000		
94000	\$2,307,000				\$1,814,000		
95000	\$2,326,000				\$1,828,000		
96000	\$2,346,000				\$1,843,000		
97000	\$2,366,000				\$1,857,000		
98000	\$2,385,000				\$1,871,000		
99000	\$2,405,000				\$1,885,000		
100000	\$2,424,000				\$1,900,000		
101000	\$2,444,000				\$1,914,000		
102000	\$2,464,000				\$1,928,000		
103000	\$2,483,000				\$1,942,000		
104000	\$2,503,000				\$1,956,000		
105000	\$2,523,000				\$1,971,000		
106000	\$2,542,000				\$1,985,000		
107000	\$2,562,000				\$1,999,000		
108000	\$2,581,000				\$2,013,000		
109000	\$2,601,000				\$2,028,000		
110000	\$2,621,000				\$2,042,000		
111000	\$2,640,000				\$2,056,000		
112000	\$2,660,000				\$2,070,000		
113000	\$2,680,000				\$2,085,000		
114000	\$2,699,000				\$2,099,000		
115000	\$2,719,000				\$2,113,000		
116000	\$2,738,000				\$2,127,000		
117000	\$2,758,000				\$2,141,000		
118000	\$2,778,000				\$2,156,000		
119000	\$2,797,000				\$2,170,000		
120000	\$2,817,000				\$2,184,000		
121000	\$2,837,000				\$2,198,000		
122000					\$2,213,000		
123000					\$2,227,000		
124000					\$2,241,000		

NBHD	1	2	3	4	5	6	7
Parcel Size	NW Bellevue	NW Bellevue West of 100th	NW Bellevue near 405	Surrey Downs	Meydenbauer	Enatai	Beaux Arts
125000					\$2,255,000		
126000					\$2,269,000		
127000					\$2,284,000		
128000					\$2,298,000		
129000					\$2,312,000		
130000					\$2,326,000		
131000					\$2,341,000		
132000					\$2,355,000		
133000					\$2,369,000		
134000					\$2,383,000		
135000					\$2,398,000		
136000					\$2,412,000		
137000					\$2,426,000		
138000					\$2,440,000		
139000					\$2,454,000		
140000					\$2,469,000		
141000					\$2,483,000		
142000					\$2,497,000		
143000					\$2,511,000		
144000					\$2,526,000		
145000					\$2,540,000		
146000					\$2,554,000		
147000					\$2,568,000		

## Plat Values

Major	Plat Name	Baseland
872595	1200 BELLEVUE WAY	\$420,000
206260	DOGWOOD LANE PUD	\$270,000
066600	BELLEVUE ACRE & HALF-ACRE TRS	\$265,000
032200	AVANT PLACE THE	\$360,000

### **Base Land Value Adjustments:**

<b>Primary View Amenity</b>	<b>Fair</b>	<b>Average</b>	<b>Good</b>	<b>Excellent</b>
<b>Lake Washington</b>	<b>+15%</b>	<b>+25%</b>	<b>+45%</b>	<b>+60%</b>
<b>Bellevue Skyline ("Other view")</b>	<b>NA</b>	<b>+10%</b>	<b>+20%</b>	<b>+30%</b>

<b>Secondary View Amenity</b>	<b>Fair</b>	<b>Average</b>	<b>Good</b>	<b>Excellent</b>
<b>Seattle Skyline</b>	<b>NA</b>	<b>+5%</b>	<b>+10%</b>	<b>+15%</b>
<b>Mt. Rainier</b>	<b>NA</b>	<b>+5%</b>	<b>+10%</b>	<b>+15%</b>
<b>Olympics</b>	<b>NA</b>	<b>+5%</b>	<b>+10%</b>	<b>+15%</b>
<b>Cascades</b>	<b>NA</b>	<b>+5%</b>	<b>+10%</b>	<b>+15%</b>
<b>Territorial</b>	<b>NA</b>	<b>+5%</b>	<b>+10%</b>	<b>+15%</b>

#### **Application of View Amenity Adjustment:**

\*Primary view + highest secondary view

\*If both primary views are present, Bellevue skyline ("Other view") becomes secondary view and is applied if it's the highest secondary view.

<b>Topography</b>	
<b>Yes</b>	<b>-5% to -60%</b>
<b>Other Nuisance</b>	
<b>Yes</b>	<b>-5% to -15%</b>
<b>Other Problems</b>	
<b>Yes</b>	<b>-10% to -15%</b>
<b>Water Problems</b>	
<b>Yes</b>	<b>-10% to -25%</b>
<b>Restricted Size/Shape</b>	
<b>Yes</b>	<b>-10% to -50%</b>
<b>Unbuildable</b>	
<b>Yes</b>	<b>-50%</b>
<b>Easements</b>	
<b>Yes</b>	<b>-5% to -20%</b>
<b>Native Growth Protective Easement</b>	
<b>Yes</b>	<b>-5% to -10%</b>
<b>Deed Restriction</b>	
<b>Yes</b>	<b>-5% to -95%</b>

<b>Traffic</b>	
<b>Moderate</b>	<b>-5 to -10%</b>
<b>High</b>	<b>-20%</b>
<b>Extreme</b>	<b>-30% to -40%</b>

<b>Access</b>	
<b>Restricted</b>	<b>-30%</b>
<b>Legal/Undeveloped</b>	<b>-20%</b>
<b>Private</b>	<b>0%</b>
<b>Public</b>	<b>0%</b>
<b>Walk-Ins</b>	<b>-10%</b>

## Waterfront Schedule

<b>NBHD</b>	<b>80</b>	<b>81</b>	<b>82</b>	<b>83</b>
	<i>SE Shoreland Dr.</i>	<i>West Facing</i>	<i>Enatai West Facing</i>	<i>Near I-90</i>
<b>\$/Front Foot</b>	<b>\$30,000</b>	<b>\$35,000</b>	<b>\$30,000</b>	<b>\$25,000</b>

### Waterfront Adjustments:



<b>Waterfront Bank</b>	
<i>Low</i>	<i>No Adjustment</i>
<i>Medium</i>	<i>-5% to -10%</i>
<i>High</i>	<i>-15% to -20%</i>

<b>Restricted</b>	
<i>To Residence</i>	<i>-10% to -20%</i>
<i>To Waterfront</i>	<i>-10% to -20%</i>
<i>No Waterfront Access</i>	<i>-20% to -50%</i>

<b>Estate Lot</b>	
<i>Yes</i>	<i>+5 to +15%</i>

<b>Flag Lot (narrow portion at WF)</b>	
<i>Valuation method = Value as upland lot + views, less narrow portion area + waterfront feet</i>	<i>\$15,000/front foot</i>

<b>Waterfront Access Rights</b>	
<i>Yes</i>	<i>+\$100,000</i>



# Improved Parcel Valuation

## **Improved Parcel Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used In This Physical Inspection Analysis” and “Improved Sales Removed From This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools. The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Model Development, Description and Conclusions:**

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2014.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed Neighborhood 2, Neighborhood 7 and waterfront properties were influential in the market.

A list of improved sales used and those considered not reflective of market are included in the following sections.

## Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
Neighborhood 2	Parcel located in neighborhood 2
Neighborhood 7	Parcel located in neighborhood 7
BaseLandC	2015 Adjusted Base Land Value
TotalRcnC	Total Reconstruction Cost New
AgeC	Age of Improvement
GradeC	Grade of Improvement
HiGradeYN	Improvement Grade greater than 11
FairYN	Improvement Condition Fair
GoodYN	Improvement Condition Good
VGoodYN	Improvement Condition Very Good
Grade8YN	Improvement Grade 8
Grade9YN	Improvement Grade 9
WftLocYN	Parcel located on waterfront

## Multiplicative Model

$(1-0.06) * \text{EXP}(1.391555 + 2.709093\text{E-}04 * \text{SaleDay} + 3.293294\text{E-}02 * \text{Nghb2YN} + 4.513913\text{E-}02 * \text{Nghb7YN} + .4247495 * \text{BaseLandC} + .48711 * \text{TotalRcnC} - 9.308472\text{E-}02 * \text{AgeC} + 2.727319\text{E-}02 * \text{GradeC} + 4.834947\text{E-}02 * \text{HiGradeYN} - .0631483 * \text{FairYN} + 1.952144\text{E-}02 * \text{GoodYN} + 4.138771\text{E-}02 * \text{VGoodYN} - 1.999331\text{E-}02 * \text{Grade8YN} - 1.147811\text{E-}02 * \text{Grade9YN} + .1424981 * \text{WftLocYN}) * 1000$

EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Net condition, Obsolescence and Percent Complete greater than 0
- Condition equal to 1 (Poor condition)

Of the improved parcels in the population, 3,607 parcels increased in value. They were comprised of 0 single family residences on commercially zoned land and 3,607 single family residences or other parcels.

Of the vacant land parcels greater than \$10,000, 81 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Major # 872595		1200 Bellevue Way Townhouses
TLA SF	Model	Units
<1600	EMV*.86	Interior units to West and North (back)
1601-1800	EMV*.96	West end units
1801-2100	EMV*.93	North (back) end units
1801-2100	EMV*1.02	South (front) interior units
2101-2300	EMV*1.11	South (front) end units
>2301	EMV*1.02	North (back) end units

Major # 206260		Dogwood Lane Townhouses
Model	EMV*1.19	

Major # 032200		The Avant Place
Model	EMV*.89	

Major # 793325		Spring Creek On Bellevue Way
Model	EMV*1.06	

Nghd 80 -		Meydenbauer Bay NE Facing
Model	EMV*.95	

Renovates	
Year Reno	Model
2014+	EMV*.93
2013	EMV*.94
2012	EMV*.95
2011	EMV*.96
2010	EMV*.97
2009	EMV*.98
2008	EMV*.99

## Area 092 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 1.132, resulting in an adjusted value of \$537,000 ( $\$475,000 \times 1.132 = \$537,700$ ) – truncated to the nearest \$1000.

<u>SaleDate</u>	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.346	34.6%
2/1/2011	1.334	33.4%
3/1/2011	1.324	32.4%
4/1/2011	1.313	31.3%
5/1/2011	1.303	30.3%
6/1/2011	1.292	29.2%
7/1/2011	1.281	28.1%
8/1/2011	1.271	27.1%
9/1/2011	1.260	26.0%
10/1/2011	1.250	25.0%
11/1/2011	1.239	23.9%
12/1/2011	1.229	22.9%
1/1/2012	1.219	21.9%
2/1/2012	1.209	20.9%
3/1/2012	1.199	19.9%
4/1/2012	1.189	18.9%
5/1/2012	1.180	18.0%
6/1/2012	1.170	17.0%
7/1/2012	1.160	16.0%
8/1/2012	1.151	15.1%
9/1/2012	1.141	14.1%
10/1/2012	1.132	13.2%
11/1/2012	1.122	12.2%
12/1/2012	1.113	11.3%
1/1/2013	1.104	10.4%
2/1/2013	1.095	9.5%
3/1/2013	1.086	8.6%
4/1/2013	1.077	7.7%
5/1/2013	1.069	6.9%
6/1/2013	1.060	6.0%
7/1/2013	1.051	5.1%
8/1/2013	1.042	4.2%
9/1/2013	1.034	3.4%
10/1/2013	1.025	2.5%
11/1/2013	1.017	1.7%
12/1/2013	1.008	0.8%
1/1/2014	1.000	0.0%

## Area 092 Market Value Changes Over Time

The time adjustment formula for Area 092 is:  $1/\text{EXP}(0.0002709093 * \text{SaleDay})$

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

## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 93.7% . 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 +22.6%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2013 recommended values. This study benchmarks the prior assessment level using 2013 posted values (1/1/2013) compared to current adjusted sale prices (1/1/2014). The study was also repeated after the application of the 2014 recommended values. The results show an improvement in the COD from 10.57% to 7.84%.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

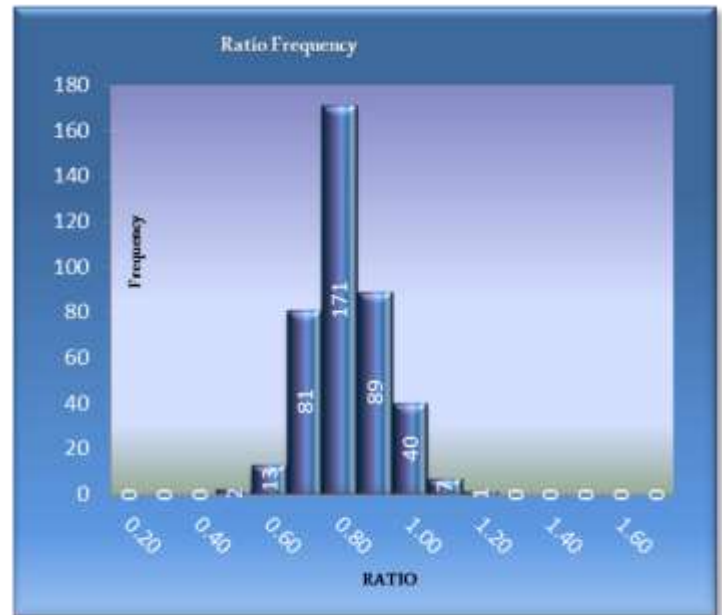
**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.



## Physical Inspection Ratio Study Report (Before) - 2013 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts</b>	<b>1/1/2013</b>	<b>7/22/2014</b>	<b>1/2011 -</b>
<b>Area Number: 92</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for</b>
	<b>TMCM</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	404
<b>Mean Assessed Value</b>	926,100
<b>Mean Adj. Sales Price</b>	1,211,200
<b>Standard Deviation AV</b>	559,184
<b>Standard Deviation SP</b>	717,305
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.770
<b>Median Ratio</b>	0.757
<b>Weighted Mean Ratio</b>	0.765
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.435
<b>Highest ratio:</b>	1.163
<b>Coefficient of Dispersion</b>	10.57%
<b>Standard Deviation</b>	0.104
<b>Coefficient of Variation</b>	13.46%
<b>Price Related Differential (PRD)</b>	1.008
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.747
Upper limit	0.773
<b>95% Confidence: Mean</b>	
Lower limit	0.760
Upper limit	0.781
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	2876
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.104
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	404
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	218
# ratios above mean:	186
z:	1.592
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-</b>	



### COMMENTS:

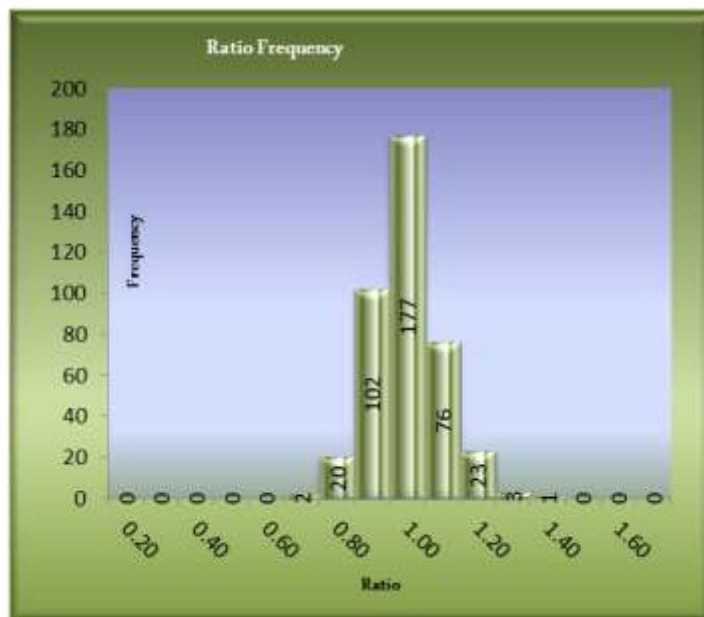
1 to 3 Unit Residences throughout Area 092

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

## Physical Inspection Ratio Study Report (After) – 2014 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: NW Bellevue/ Enatai/ Meydenbauer/ Beaux Arts</b>	<b>1/1/2014</b>	<b>7/22/2014</b>	<b>1/2011 -</b>
<b>Area Number: 92</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for</b>
	<b>TMCM</b>	<b>1 to 3 Unit</b>	<b>Yes</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	404
<b>Mean Assessed Value</b>	1,127,800
<b>Mean Sales Price</b>	1,211,200
<b>Standard Deviation AV</b>	640,174
<b>Standard Deviation SP</b>	717,305
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.945
<b>Median Ratio</b>	0.937
<b>Weighted Mean Ratio</b>	0.931
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.633
<b>Highest ratio:</b>	1.396
<b>Coefficient of Dispersion</b>	7.84%
<b>Standard Deviation</b>	0.098
<b>Coefficient of Variation</b>	10.33%
<b>Price Related Differential (PRD)</b>	1.014
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.927
Upper limit	0.947
<b>95% Confidence: Mean</b>	
Lower limit	0.935
Upper limit	0.954
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	2876
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.098
<b>Recommended minimum:</b>	15
<b>Actual sample size:</b>	404
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	221
# ratios above mean:	183
z:	1.891
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 092  
Sales Prices are adjusted for time to the  
Assessment Date of 1/1/2014.

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	1	202505	9269	03/07/12	\$350,000	\$419,000	1,060	6	1944	2	19,687	N	N	10345 NE 26TH ST
6	1	507840	0051	05/15/11	\$477,500	\$620,000	890	7	1952	3	14,019	N	N	1319 102ND AVE NE
6	1	507840	0060	01/25/11	\$462,288	\$618,000	950	7	1952	3	9,275	N	N	1315 102ND AVE NE
6	1	507840	0235	09/06/11	\$417,000	\$525,000	960	7	1951	3	6,372	Y	N	10029 NE 15TH ST
6	1	068500	0205	12/05/13	\$605,000	\$609,000	980	7	1953	3	7,840	N	N	2310 100TH AVE NE
6	1	664590	0015	11/14/13	\$650,000	\$659,000	990	7	1953	3	10,192	N	N	10011 NE 29TH PL
6	1	634400	0045	08/23/13	\$674,000	\$698,000	1,010	7	1963	4	12,826	N	N	1729 106TH PL NE
6	1	202505	9135	09/10/13	\$724,800	\$747,000	1,080	7	1956	4	10,640	N	N	2841 103RD AVE NE
6	1	126620	0325	06/04/13	\$780,000	\$826,000	1,090	7	1950	5	9,393	N	N	1245 112TH AVE NE
6	1	953310	0125	01/20/11	\$493,000	\$660,000	1,090	7	1952	4	8,640	N	N	10231 NE 21ST PL
6	1	126620	0090	05/01/13	\$779,500	\$833,000	1,100	7	1956	5	10,327	N	N	11011 NE 15TH ST
6	1	664290	0025	06/15/11	\$540,000	\$695,000	1,160	7	1990	3	10,200	N	N	10023 NE 28TH PL
6	1	024900	0100	07/06/11	\$460,000	\$589,000	1,180	7	1953	3	8,400	N	N	10610 NE 28TH ST
6	1	126620	0005	07/18/13	\$721,600	\$755,000	1,180	7	1952	4	10,324	N	N	11004 NE 15TH ST
6	1	292505	9181	12/17/12	\$540,000	\$599,000	1,200	7	1952	3	11,613	N	N	1213 112TH AVE NE
6	1	292505	9183	05/14/13	\$549,000	\$585,000	1,200	7	1952	3	6,831	N	N	1209 112TH AVE NE
6	1	025100	0045	04/11/11	\$450,000	\$589,000	1,210	7	1954	3	8,910	N	N	10425 NE 28TH PL
6	1	070800	0005	05/09/11	\$503,000	\$654,000	1,210	7	1953	3	8,710	N	N	10640 NE 16TH ST
6	1	292505	9334	03/28/11	\$510,000	\$671,000	1,210	7	1920	3	10,920	N	N	1616 108TH AVE NE
6	1	292505	9221	02/08/11	\$545,000	\$726,000	1,240	7	1955	3	12,100	N	N	10008 NE 16TH PL
6	1	024900	0040	11/29/12	\$530,000	\$590,000	1,280	7	1953	4	7,815	N	N	10502 NE 26TH ST
6	1	126620	0130	12/03/13	\$600,000	\$605,000	1,290	7	1953	4	9,484	N	N	11056 NE 14TH ST
6	1	024900	0160	08/14/12	\$549,000	\$629,000	1,300	7	1952	4	9,174	N	N	10522 NE 25TH ST
6	1	507840	0220	03/20/13	\$630,000	\$681,000	1,310	7	1993	3	6,755	N	N	1425 102ND AVE NE
6	1	507840	0185	03/14/11	\$575,000	\$759,000	1,320	7	1952	4	10,599	N	N	10048 NE 13TH ST
6	1	953310	0045	12/06/13	\$830,800	\$837,000	1,380	7	1952	4	8,640	N	N	10220 NE 21ST PL
6	1	339150	0130	03/21/13	\$540,000	\$584,000	1,420	7	1980	3	10,082	N	N	1735 112TH AVE NE
6	1	025000	0100	11/08/11	\$380,000	\$470,000	1,450	7	1954	4	7,186	N	N	2704 107TH AVE NE
6	1	025000	0140	05/02/12	\$565,000	\$666,000	1,450	7	1954	4	9,358	N	N	10710 NE 26TH ST
6	1	238700	0110	09/01/11	\$550,000	\$693,000	1,490	7	1963	4	9,874	N	N	10454 NE 16TH PL

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	1	025000	0225	08/22/11	\$455,000	\$575,000	1,500	7	1954	3	8,927	N	N	10721 NE 26TH ST
6	1	126620	0341	05/24/13	\$756,000	\$803,000	1,570	7	1968	5	16,244	N	N	1223 112TH AVE NE
6	1	025100	0115	03/25/11	\$440,000	\$579,000	1,660	7	1954	4	11,666	N	N	10422 NE 28TH PL
6	1	664290	0010	05/24/11	\$599,000	\$775,000	1,670	7	1982	3	10,200	N	N	10035 NE 28TH PL
6	1	953360	0185	07/25/12	\$680,000	\$784,000	1,700	7	1953	4	8,534	N	N	1820 101ST AVE NE
6	1	025000	0150	03/04/11	\$450,000	\$595,000	1,710	7	1954	5	12,466	N	N	10728 NE 26TH ST
6	1	025100	0005	02/15/11	\$460,000	\$612,000	1,710	7	1954	4	7,994	N	N	2815 107TH AVE NE
6	1	025100	0040	08/27/12	\$590,000	\$674,000	1,710	7	1954	4	9,045	N	N	10431 NE 28TH PL
6	1	953360	0110	04/05/12	\$631,800	\$751,000	1,750	7	1953	4	10,273	N	N	10008 NE 20TH ST
6	1	292505	9171	03/22/11	\$536,000	\$706,000	1,830	7	1955	4	9,147	N	N	1226 108TH AVE NE
6	1	068500	0080	10/28/12	\$550,000	\$618,000	1,910	7	1953	4	8,949	N	N	10253 NE 23RD ST
6	1	953360	0190	05/12/11	\$561,000	\$729,000	1,930	7	1953	3	8,534	N	N	1810 101ST AVE NE
6	1	025000	0235	12/05/12	\$675,000	\$751,000	1,980	7	1967	4	8,260	N	N	10705 NE 26TH ST
6	1	855590	0020	04/20/12	\$640,000	\$757,000	2,630	7	1962	3	11,680	N	N	10013 NE 17TH ST
6	1	072600	0055	02/21/12	\$560,000	\$673,000	1,120	8	1955	3	8,344	N	N	1243 106TH PL NE
6	1	856240	0045	05/30/12	\$518,500	\$607,000	1,360	8	1952	3	8,548	N	N	10425 NE 15TH ST
6	1	953440	0020	06/18/13	\$780,850	\$824,000	1,500	8	1966	4	10,385	N	N	10213 NE 22ND PL
6	1	634400	0155	03/02/11	\$595,000	\$788,000	1,560	8	2003	3	9,216	N	N	10619 NE 17TH ST
6	1	202505	9185	08/19/13	\$688,000	\$714,000	1,600	8	1989	3	12,173	N	N	10030 NE 26TH ST
6	1	856240	0035	01/30/13	\$605,000	\$663,000	1,640	8	1954	3	9,406	N	N	10403 NE 15TH ST
6	1	796390	0035	09/24/12	\$690,500	\$783,000	1,820	8	1958	4	13,573	N	N	10808 NE 20TH ST
6	1	953360	0005	08/21/12	\$740,000	\$847,000	1,960	8	1997	3	10,193	Y	N	2200 100TH AVE NE
6	1	025000	0185	06/04/13	\$950,000	\$1,006,000	2,030	8	2004	3	19,408	N	N	2665 108TH AVE NE
6	1	068500	0095	11/21/12	\$600,000	\$670,000	2,050	8	1967	3	9,520	N	N	2300 103RD AVE NE
6	1	066300	0045	06/03/13	\$1,105,000	\$1,170,000	2,090	8	2003	3	14,049	N	N	10435 NE 17TH ST
6	1	953440	0060	01/31/13	\$839,800	\$920,000	2,140	8	2004	3	9,751	N	N	10253 NE 22ND PL
6	1	796390	0150	10/08/12	\$895,000	\$1,011,000	2,180	8	1976	5	11,868	N	N	2218 109TH AVE NE
6	1	024900	0155	01/13/11	\$717,500	\$962,000	2,780	8	1999	3	8,913	N	N	10512 NE 25TH ST
6	1	872595	0300	11/27/13	\$677,000	\$683,000	1,570	9	2007	3	1,108	N	N	10595 NE 12TH PL
6	1	872595	0010	03/06/13	\$688,000	\$746,000	1,760	9	2007	3	1,598	N	N	1200 BELLEVUE WAY NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	1	872595	0130	09/14/11	\$720,000	\$904,000	1,760	9	2007	3	2,039	N	N	10460 NE 12TH ST
6	1	872595	0160	06/26/13	\$834,808	\$879,000	1,760	9	2007	3	2,047	N	N	10460 NE 12TH ST
6	1	872595	0190	07/18/11	\$640,000	\$816,000	1,870	9	2007	3	1,160	N	N	10570 NE 12TH ST
6	1	872595	0330	08/29/11	\$647,000	\$816,000	1,890	9	2007	3	2,112	N	N	10595 NE 12TH PL
6	1	872595	0270	02/27/13	\$899,000	\$977,000	1,930	9	2007	3	3,177	N	N	10595 NE 12TH PL
6	1	872595	0490	01/03/13	\$885,000	\$976,000	1,930	9	2007	3	2,723	N	N	10415 NE 12TH PL
6	1	872595	0390	08/31/11	\$638,000	\$804,000	1,970	9	2007	3	1,957	N	N	10465 NE 12TH PL
6	1	634400	0140	04/25/13	\$1,156,000	\$1,237,000	2,010	9	2004	3	9,449	N	N	10629 NE 17TH ST
6	1	953360	0070	03/22/13	\$1,155,000	\$1,248,000	2,560	9	2003	3	10,230	Y	N	10012 NE 21ST ST
6	1	292505	9362	07/19/11	\$880,000	\$1,122,000	2,620	9	1997	3	12,614	N	N	1632 108TH AVE NE
6	1	664590	0105	06/22/11	\$805,000	\$1,034,000	2,920	9	1997	4	10,211	N	N	10058 NE 29TH PL
6	1	202505	9014	07/12/11	\$930,000	\$1,188,000	3,010	9	2011	3	9,975	N	N	2819 BELLEVUE WAY NE
6	1	202505	9133	10/31/11	\$950,000	\$1,178,000	3,040	9	2011	3	9,994	N	N	10303 NE 28TH PL
6	1	793325	0120	01/04/11	\$967,500	\$1,301,000	3,320	9	2010	3	5,500	N	N	2819 102ND PL NE
6	1	202505	9237	09/07/11	\$972,000	\$1,223,000	3,430	9	2011	3	10,000	N	N	10309 NE 28TH PL
6	1	793325	0240	10/24/11	\$1,085,000	\$1,348,000	3,750	9	2009	3	7,395	N	N	2692 103RD PL NE
6	1	025000	0125	05/03/12	\$1,275,000	\$1,503,000	2,560	10	2009	3	9,180	N	N	2620 107TH AVE NE
6	1	773750	0130	03/17/11	\$887,500	\$1,170,000	2,620	10	1993	3	14,158	N	N	1246 108TH AVE NE
6	1	773750	0120	09/13/12	\$1,050,000	\$1,194,000	2,650	10	1993	3	8,307	N	N	1248 108TH AVE NE
6	1	507840	0165	01/09/12	\$1,130,000	\$1,374,000	2,670	10	1996	3	8,682	Y	N	10012 NE 13TH ST
6	1	434000	0080	05/20/11	\$1,000,000	\$1,296,000	2,820	10	1995	3	7,809	N	N	1232 108TH AVE NE
6	1	292505	9354	09/11/12	\$1,066,000	\$1,213,000	2,910	10	1990	3	10,005	N	N	10530 NE 20TH ST
6	1	292505	9219	07/18/11	\$935,000	\$1,193,000	3,100	10	1990	3	15,303	N	N	10536 NE 20TH ST
6	1	202505	9152	03/07/11	\$990,000	\$1,309,000	3,110	10	1991	3	12,001	N	N	2412 100TH AVE NE
6	1	292505	9353	09/24/12	\$1,170,000	\$1,327,000	3,220	10	1990	3	10,005	N	N	10524 NE 20TH ST
6	1	070800	0180	09/25/13	\$1,688,000	\$1,733,000	3,350	10	2005	3	9,000	N	N	10465 NE 15TH ST
6	1	953310	0095	10/09/13	\$1,600,000	\$1,637,000	3,490	10	2006	3	8,640	N	N	10267 NE 21ST PL
6	1	126620	0145	04/14/13	\$1,430,000	\$1,535,000	3,540	10	2012	3	10,333	N	N	11022 NE 14TH ST
6	1	202505	9136	05/17/13	\$1,249,500	\$1,329,000	3,570	10	2007	3	9,424	N	N	10234 NE 24TH ST
6	1	278580	0030	11/25/12	\$1,280,000	\$1,427,000	3,620	10	2007	3	11,442	N	N	2616 102ND AVE NE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	1	202505	9061	08/14/13	\$1,912,923	\$1,987,000	3,635	10	2013	3	12,665	N	N	2612 101ST CT NE
6	1	070800	0020	06/04/12	\$1,410,000	\$1,648,000	3,720	10	2005	3	8,710	N	N	10622 NE 16TH ST
6	1	292505	9366	04/04/12	\$1,200,000	\$1,426,000	3,940	10	2000	3	11,676	N	N	1538 108TH AVE NE
6	1	339150	0055	06/07/13	\$1,385,009	\$1,465,000	3,955	10	2013	3	9,900	N	N	10918 NE 18TH PL
6	1	507840	0145	12/05/12	\$1,620,000	\$1,802,000	4,030	10	2005	3	11,464	N	N	1308 100TH AVE NE
6	1	953310	0180	11/07/11	\$1,240,000	\$1,534,000	4,200	10	2006	3	8,640	N	N	10240 NE 20TH PL
6	1	025000	0210	06/13/12	\$1,515,000	\$1,767,000	4,250	10	2008	3	8,487	N	N	10712 NE 25TH ST
6	1	068500	0025	08/03/12	\$1,250,000	\$1,438,000	4,370	10	2007	3	9,056	N	N	10029 NE 23RD ST
6	1	634400	0005	05/18/11	\$1,200,000	\$1,556,000	4,670	10	2004	3	10,050	N	N	10646 NE 18TH ST
6	1	507840	0160	03/14/12	\$1,400,000	\$1,673,000	3,390	11	2003	3	15,580	Y	N	1404 100TH AVE NE
6	1	068500	0005	10/17/12	\$1,525,000	\$1,719,000	3,570	11	2013	3	9,294	N	N	10003 NE 23RD ST
6	1	507840	0011	11/08/12	\$1,699,000	\$1,903,000	3,570	11	2001	3	16,025	Y	N	10021 NE 13TH ST
6	1	292505	9228	07/24/13	\$1,640,000	\$1,713,000	3,810	11	2001	3	13,939	N	N	1905 108TH AVE NE
6	1	507840	0110	07/01/13	\$1,998,900	\$2,101,000	4,170	11	2012	3	7,723	N	N	1416 102ND AVE NE
6	1	664590	0040	09/18/13	\$1,905,000	\$1,960,000	4,220	11	2005	3	10,209	N	N	10031 NE 29TH PL
6	1	953360	0155	11/26/12	\$1,839,000	\$2,050,000	4,360	11	2007	3	10,547	N	N	1821 101ST AVE NE
6	1	202505	9139	09/17/12	\$1,250,000	\$1,420,000	4,440	11	1992	3	14,650	N	N	2400 100TH AVE NE
6	1	024900	0195	05/16/12	\$1,525,000	\$1,792,000	4,630	11	2007	3	8,742	N	N	10505 NE 26TH ST
6	1	126620	0020	09/19/13	\$2,048,000	\$2,107,000	4,670	11	2008	3	10,332	N	N	11026 NE 15TH ST
6	1	339150	0110	03/15/11	\$1,595,000	\$2,104,000	4,810	11	2008	3	9,999	N	N	11015 NE 17TH ST
6	1	292505	9248	12/12/11	\$1,650,000	\$2,022,000	4,970	11	2006	3	12,989	N	N	10021 NE 16TH PL
6	1	025000	0255	09/28/12	\$1,468,000	\$1,663,000	5,210	11	2010	3	10,350	N	N	10538 NE 24TH ST
6	1	025000	0255	08/24/11	\$1,350,000	\$1,705,000	5,210	11	2010	3	10,350	N	N	10538 NE 24TH ST
6	1	953360	0095	06/14/11	\$1,825,000	\$2,349,000	5,870	11	2008	3	10,273	Y	N	10025 NE 21ST ST
6	1	202620	0055	06/07/13	\$3,233,000	\$3,420,000	6,560	12	2005	3	35,481	N	N	11 DIAMOND S RANCH
6	1	202620	0015	03/22/13	\$5,500,000	\$5,941,000	7,610	13	2003	3	65,055	N	N	3 DIAMOND S RANCH
6	2	808540	0385	09/20/12	\$570,000	\$647,000	1,020	7	1950	5	9,384	N	N	9818 NE 28TH ST
6	2	808540	0505	05/29/12	\$460,000	\$539,000	1,180	7	1954	3	8,100	N	N	2521 100TH AVE NE
6	2	808540	0156	06/04/12	\$629,000	\$735,000	1,310	7	1952	4	10,870	N	N	9855 NE 31ST ST
6	2	142420	0065	03/15/12	\$750,000	\$896,000	1,320	7	1951	4	13,300	Y	N	9724 NE 14TH ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	2	808600	0085	09/29/11	\$565,000	\$707,000	1,370	7	1958	3	10,852	N	N	9824 NE 22ND ST
6	2	142420	0005	01/17/13	\$650,000	\$714,000	1,390	7	1953	3	8,103	N	N	1417 100TH AVE NE
6	2	808440	0305	12/04/13	\$975,000	\$982,000	1,390	7	1960	3	14,151	N	N	2647 98TH AVE NE
6	2	808600	0075	07/03/13	\$900,000	\$945,000	1,480	7	1989	3	11,045	N	N	9805 NE 23RD ST
6	2	808540	0191	07/27/12	\$888,000	\$1,023,000	1,820	7	1952	5	10,190	N	N	9848 NE 30TH ST
6	2	808600	0060	05/24/11	\$602,000	\$779,000	1,920	7	1958	3	11,045	N	N	9839 NE 23RD ST
6	2	142420	0100	01/13/11	\$588,000	\$789,000	1,940	7	1961	4	7,630	N	N	9968 NE 14TH ST
6	2	808540	0350	06/25/12	\$849,562	\$987,000	1,960	7	1986	3	8,144	N	N	2805 98TH AVE NE
6	2	142420	0101	10/28/13	\$725,000	\$738,000	2,020	7	1952	4	7,700	N	N	1413 100TH AVE NE
6	2	808600	0061	03/05/11	\$650,000	\$860,000	2,040	7	1958	4	10,853	N	N	9849 NE 23RD ST
6	2	808440	0180	05/20/11	\$717,000	\$929,000	1,460	8	1977	5	14,232	N	N	2501 98TH AVE NE
6	2	571000	0055	06/10/12	\$820,000	\$957,000	1,490	8	1964	4	10,080	N	N	9842 NE 15TH ST
6	2	808440	0295	05/18/11	\$705,000	\$914,000	1,800	8	1978	4	9,719	N	N	2605 98TH AVE NE
6	2	808540	0276	09/20/11	\$921,000	\$1,154,000	1,840	8	1955	4	16,293	Y	N	2970 96TH AVE NE
6	2	808540	0366	12/19/12	\$1,035,000	\$1,147,000	1,970	8	1968	5	9,384	N	N	9827 NE 29TH ST
6	2	808600	0155	08/21/12	\$875,000	\$1,001,000	1,970	8	1963	4	12,400	N	N	9853 NE 21ST ST
6	2	808440	0269	12/12/11	\$750,000	\$919,000	2,010	8	1975	4	10,125	N	N	9630 NE 26TH ST
6	2	086200	0050	02/28/12	\$760,000	\$912,000	2,030	8	1991	4	8,578	N	N	1722 98TH AVE NE
6	2	808600	0175	09/21/12	\$970,000	\$1,101,000	3,600	8	1960	3	16,530	N	N	9805 NE 21ST ST
6	2	808600	0165	12/31/13	\$1,177,000	\$1,177,000	1,850	9	2000	3	12,393	N	N	9829 NE 21ST ST
6	2	412290	0210	05/14/12	\$1,686,500	\$1,983,000	2,200	9	2004	3	20,156	N	N	3201 98TH AVE NE
6	2	808440	0385	06/27/12	\$1,145,000	\$1,330,000	2,490	9	1994	4	9,855	N	N	9630 NE 27TH ST
6	2	808540	0176	06/21/13	\$1,100,000	\$1,159,000	2,870	9	1952	4	10,190	Y	N	3008 98TH AVE NE
6	2	808660	0065	06/25/12	\$1,200,000	\$1,395,000	3,370	9	2005	3	11,804	N	N	9848 NE 21ST ST
6	2	325050	0096	11/19/11	\$1,250,000	\$1,542,000	2,300	10	2005	3	10,796	N	N	9839 NE 19TH ST
6	2	808540	0525	05/23/13	\$1,135,000	\$1,206,000	2,450	10	1992	4	8,101	N	N	2526 98TH AVE NE
6	2	325050	0106	08/02/13	\$1,560,000	\$1,626,000	2,870	10	2003	3	10,790	N	N	9830 NE 18TH ST
6	2	808440	0025	04/30/12	\$1,100,000	\$1,298,000	2,930	10	2012	3	7,425	N	N	9624 NE 24TH ST
6	2	808540	0516	05/23/11	\$1,030,000	\$1,334,000	3,170	10	1998	3	8,100	N	N	9827 NE 26TH ST
6	2	325050	0127	05/01/12	\$1,800,000	\$2,123,000	3,465	10	2011	3	10,819	N	N	9814 NE 18TH ST



## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	2	325050	0025	07/27/12	\$1,401,000	\$1,614,000	3,490	10	2003	3	11,779	N	N	9845 NE 20TH ST
6	2	808440	0401	04/25/13	\$1,900,000	\$2,034,000	3,680	10	2004	3	9,450	N	N	9710 NE 27TH ST
6	2	808440	0195	05/17/12	\$1,335,000	\$1,568,000	3,690	10	1998	3	13,500	N	N	9645 NE 26TH ST
6	2	808540	0401	07/01/13	\$1,775,000	\$1,866,000	4,020	10	2007	3	9,656	N	N	9854 NE 28TH ST
6	2	808540	0511	04/02/13	\$1,526,800	\$1,644,000	4,070	10	2007	3	8,100	N	N	9845 NE 26TH ST
6	2	412290	0230	05/14/12	\$2,020,000	\$2,375,000	3,090	11	2001	3	20,056	N	N	3231 98TH AVE NE
6	2	808440	0430	10/10/13	\$1,900,000	\$1,943,000	3,180	11	2001	3	10,648	N	N	9725 NE 28TH ST
6	2	808440	0430	04/18/11	\$1,400,000	\$1,830,000	3,180	11	2001	3	10,648	N	N	9725 NE 28TH ST
6	2	808540	0221	09/06/11	\$2,150,000	\$2,705,000	3,710	11	2007	3	9,384	N	N	9815 NE 30TH ST
6	2	808540	0491	07/23/12	\$1,650,000	\$1,903,000	4,010	11	2007	3	8,100	N	N	9826 NE 26TH ST
6	2	868200	0060	12/05/12	\$1,800,000	\$2,002,000	4,100	11	2006	3	9,361	N	N	9816 NE 16TH ST
6	2	808540	0310	08/15/12	\$2,700,000	\$3,095,000	4,130	11	2007	3	16,306	Y	N	9641 NE 29TH ST
6	2	808540	0600	08/07/12	\$1,680,000	\$1,930,000	4,220	11	1992	5	17,010	N	N	2401 100TH AVE NE
6	2	808540	0456	02/04/11	\$1,545,000	\$2,060,000	4,230	11	2007	3	8,100	N	N	9851 NE 27TH ST
6	2	808440	0185	04/22/11	\$1,520,000	\$1,985,000	4,280	11	2001	3	14,209	N	N	9725 NE 26TH ST
6	2	808440	0425	04/18/12	\$1,745,000	\$2,066,000	4,470	11	2007	3	11,272	N	N	2719 98TH AVE NE
6	2	808540	0330	10/29/13	\$2,600,000	\$2,645,000	4,530	11	1987	5	16,492	Y	N	9600 NE 28TH ST
6	2	868200	0050	09/11/12	\$2,550,000	\$2,902,000	4,570	11	2007	3	9,361	N	N	9820 NE 16TH ST
6	2	571000	0065	06/12/13	\$2,562,500	\$2,707,000	4,600	11	2013	3	10,080	N	N	9818 NE 15TH ST
6	2	571000	0005	02/09/11	\$1,831,500	\$2,439,000	5,060	11	2008	3	10,320	N	N	9805 16TH ST NE
6	2	868200	0070	08/11/11	\$1,750,000	\$2,218,000	5,430	11	2007	3	9,361	N	N	1604 98TH AVE NE
6	2	142420	0020	02/07/12	\$2,850,000	\$3,440,000	3,890	12	2011	3	12,642	N	N	9833 NE 15TH ST
6	3	886100	0020	10/19/11	\$504,900	\$628,000	990	7	1953	4	10,466	N	N	10236 NE 31ST PL
6	3	886100	0105	02/06/13	\$642,500	\$702,000	1,050	7	1953	4	11,585	N	N	3006 100TH AVE NE
6	3	886100	0215	04/01/13	\$660,000	\$711,000	1,140	7	1953	5	9,335	N	N	10032 NE 30TH PL
6	3	412210	0055	05/06/13	\$632,000	\$674,000	1,320	7	1955	4	15,505	N	N	3415 103RD PL NE
6	3	412210	0045	12/04/12	\$590,000	\$656,000	1,480	7	1956	3	13,264	N	N	3227 103RD PL NE
6	3	886100	0175	01/10/12	\$755,000	\$918,000	1,850	7	2004	3	11,377	N	N	10055 NE 31ST PL
6	3	412210	0035	08/01/11	\$670,000	\$851,000	1,960	7	1954	4	19,276	N	N	3203 103RD PL NE
6	3	412230	0061	05/01/12	\$627,000	\$740,000	1,300	8	1965	4	15,788	N	N	10034 NE 33RD ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
6	3	412270	0160	09/08/12	\$766,000	\$872,000	1,510	8	1977	4	15,831	Y	N	9824 NE 34TH ST
6	3	412230	0085	03/12/13	\$675,000	\$731,000	1,640	8	1966	4	13,393	N	N	3323 102ND AVE NE
6	3	412210	0020	03/07/13	\$830,000	\$900,000	1,900	8	1955	4	19,340	N	N	3133 103RD AVE NE
6	3	412210	0040	03/01/11	\$650,000	\$861,000	2,320	8	1955	5	14,984	N	N	3217 103RD PL NE
6	3	068680	0105	10/28/11	\$640,000	\$794,000	2,510	8	1995	3	26,287	N	N	11019 NE 26TH PL
6	3	412250	0010	06/13/13	\$895,000	\$945,000	1,420	9	1956	3	15,522	N	N	3235 99TH AVE NE
6	3	412250	0010	10/15/12	\$750,000	\$846,000	1,420	9	1956	3	15,522	N	N	3235 99TH AVE NE
6	3	412250	0020	10/08/13	\$1,100,000	\$1,126,000	1,470	9	1964	4	19,373	Y	N	3215 99TH AVE NE
6	3	202505	9053	05/04/11	\$838,000	\$1,091,000	2,010	9	1992	3	14,032	Y	N	9850 NE 34TH ST
6	3	886100	0140	11/05/13	\$1,700,000	\$1,726,000	3,100	10	1997	4	26,341	N	N	10231 NE 30TH PL
6	3	202505	9264	07/05/12	\$950,000	\$1,101,000	3,130	10	1996	3	35,000	N	N	10968 NE 24TH ST
6	3	886100	0230	05/15/13	\$1,665,000	\$1,773,000	3,130	10	2004	3	12,464	N	N	10052 NE 30TH PL
6	3	412250	0040	04/25/12	\$1,950,000	\$2,304,000	3,330	11	2004	3	20,291	Y	N	3232 98TH AVE NE
10	4	573960	2385	10/10/13	\$528,000	\$540,000	890	7	1949	4	7,000	N	N	1017 108TH AVE SE
10	4	814610	0680	03/22/12	\$485,000	\$578,000	940	7	1953	5	8,240	N	N	200 111TH AVE SE
10	4	065000	0080	02/10/11	\$425,000	\$566,000	1,120	7	1950	3	9,112	N	N	10619 SE 4TH ST
10	4	814630	0135	09/15/11	\$510,000	\$640,000	1,210	7	1959	4	8,536	N	N	216 110TH PL SE
10	4	242570	0035	09/10/13	\$600,000	\$619,000	1,220	7	1955	4	11,070	N	N	1404 109TH AVE SE
10	4	814610	0440	05/22/12	\$485,000	\$569,000	1,230	7	1954	3	7,500	N	N	115 110TH AVE SE
10	4	052405	9179	04/10/13	\$600,000	\$645,000	1,280	7	1993	3	14,374	N	N	1138 BELLEVUE WAY SE
10	4	814630	0170	10/30/12	\$526,000	\$591,000	1,320	7	1959	4	8,518	N	N	320 110TH PL SE
10	4	573960	2395	05/24/11	\$395,000	\$511,000	1,330	7	1949	5	7,000	N	N	1011 108TH AVE SE
10	4	065000	0085	02/09/11	\$512,000	\$682,000	1,500	7	1951	5	9,112	N	N	10613 SE 4TH ST
10	4	672970	0015	08/15/12	\$488,800	\$560,000	1,600	7	1952	4	7,950	N	N	118 110TH PL SE
10	4	052405	9108	10/11/13	\$645,000	\$659,000	1,670	7	2002	3	9,583	N	N	1218 108TH AVE SE
10	4	814610	0280	07/26/12	\$620,000	\$715,000	1,180	8	1962	4	9,225	N	N	423 109TH AVE SE
10	4	814610	0515	09/07/11	\$601,000	\$756,000	1,240	8	1961	4	9,451	N	N	439 110TH AVE SE
10	4	068200	0230	06/23/11	\$455,000	\$584,000	1,260	8	1955	3	9,380	N	N	336 105TH AVE SE
10	4	814610	0315	10/09/12	\$505,000	\$570,000	1,330	8	1961	3	7,500	N	N	241 109TH AVE SE
10	4	321070	0260	06/27/11	\$585,500	\$751,000	1,340	8	1963	5	10,548	N	N	11024 SE 10TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	4	814610	0345	03/06/13	\$620,000	\$673,000	1,340	8	1955	4	7,960	N	N	114 109TH AVE SE
10	4	814620	0130	07/19/13	\$601,400	\$629,000	1,340	8	1963	3	7,860	N	N	522 110TH AVE SE
10	4	814630	0055	11/22/11	\$460,000	\$567,000	1,350	8	1959	4	12,810	N	N	11106 SE 4TH ST
10	4	321070	0050	06/28/11	\$742,000	\$952,000	1,360	8	1995	4	8,580	N	N	1012 111TH PL SE
10	4	814610	0220	05/10/12	\$675,000	\$794,000	1,390	8	1972	5	12,250	N	N	705 109TH AVE SE
10	4	814610	0195	03/07/11	\$645,000	\$853,000	1,400	8	1969	5	19,054	N	N	618 108TH AVE SE
10	4	068200	0025	02/25/13	\$683,000	\$743,000	1,430	8	1955	3	9,246	N	N	325 105TH AVE SE
10	4	321070	0180	07/26/13	\$615,000	\$642,000	1,440	8	1966	5	8,000	N	N	1021 111TH PL SE
10	4	814610	0160	01/12/12	\$480,000	\$583,000	1,460	8	1977	3	10,549	N	N	408 108TH AVE SE
10	4	321060	0250	04/21/11	\$620,000	\$810,000	1,500	8	2005	3	8,400	N	N	11025 SE 9TH ST
10	4	321070	0310	11/13/13	\$725,000	\$735,000	1,600	8	1962	4	8,025	N	N	915 110TH AVE SE
10	4	065000	0075	06/23/13	\$700,000	\$737,000	1,630	8	2004	3	9,112	N	N	10625 SE 4TH ST
10	4	321070	0220	02/01/11	\$585,000	\$781,000	1,700	8	1963	4	8,075	N	N	11005 SE 10TH ST
10	4	814610	0145	11/07/13	\$779,000	\$791,000	1,740	8	1977	5	9,079	N	N	306 108TH AVE SE
10	4	814620	0080	11/01/11	\$500,000	\$620,000	1,830	8	1965	3	8,562	N	N	612 109TH AVE SE
10	4	065000	0005	04/03/13	\$810,000	\$872,000	1,880	8	1951	4	9,112	N	N	10602 SE 4TH ST
10	4	814610	0200	11/14/13	\$810,000	\$821,000	2,050	8	1960	4	19,858	N	N	626 108TH AVE SE
10	4	052405	9309	12/18/11	\$588,000	\$719,000	2,220	8	1987	3	15,434	N	N	1128 108TH AVE SE
10	4	066600	0145	09/15/11	\$531,000	\$667,000	1,700	9	2009	3	1,155	N	N	317 BELLEVUE WAY SE
10	4	814610	0190	02/18/13	\$807,000	\$879,000	2,120	9	1975	4	18,252	N	N	614 108TH AVE SE
10	4	068655	0060	10/22/13	\$950,000	\$968,000	2,210	9	1996	3	10,185	N	N	1031 106TH AVE SE
10	4	052405	9313	07/22/12	\$845,000	\$975,000	2,330	9	2001	3	10,777	N	N	1227 108TH AVE SE
10	4	242570	0042	11/12/13	\$865,000	\$877,000	2,460	9	2003	3	14,971	N	N	1228 109TH AVE SE
10	4	052405	9314	05/27/13	\$1,065,000	\$1,130,000	2,480	9	2003	3	10,031	N	N	1425 108TH AVE SE
10	4	573960	2470	12/05/12	\$838,898	\$933,000	2,630	9	2012	3	6,052	N	N	968 107TH AVE SE
10	4	522330	0470	05/09/11	\$855,000	\$1,111,000	2,650	9	1999	3	13,624	Y	N	205 106TH AVE SE
10	4	052405	9141	09/28/11	\$817,550	\$1,023,000	2,720	9	2004	3	9,147	N	N	1129 108TH AVE SE
10	4	814610	0425	03/25/11	\$899,000	\$1,183,000	2,820	9	2007	3	7,545	N	N	203 110TH AVE SE
10	4	052405	9124	07/03/13	\$1,150,000	\$1,208,000	2,980	9	2013	3	8,544	N	N	1209 108TH AVE SE
10	4	573960	2465	08/06/12	\$898,898	\$1,033,000	3,070	9	2012	3	6,052	N	N	948 107TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	4	677970	0025	10/07/13	\$1,065,000	\$1,090,000	2,230	10	2004	3	8,736	N	N	10711 SE 3RD ST
10	4	068200	0035	08/01/11	\$746,000	\$948,000	2,450	10	1994	3	10,653	N	N	345 105TH AVE SE
10	4	322505	9228	07/02/12	\$1,225,000	\$1,421,000	4,000	10	2009	3	12,998	N	N	200 107TH PL SE
10	5	066600	0232	12/19/12	\$496,000	\$549,000	1,390	6	1955	4	8,395	N	N	10222 SE 8TH ST
10	5	386090	0121	09/17/12	\$650,000	\$738,000	1,120	7	2005	3	6,639	N	N	1821 104TH AVE SE
10	5	807790	0045	06/26/12	\$700,000	\$813,000	1,470	7	1976	4	11,700	N	N	1653 104TH AVE SE
10	5	573960	1400	07/23/13	\$667,000	\$697,000	1,560	7	1991	3	15,000	N	N	1035 104TH AVE SE
10	5	604340	0037	10/23/12	\$540,000	\$608,000	1,570	7	1952	4	10,038	N	N	10234 KAYLEN PL SE
10	5	807790	0020	06/20/11	\$470,000	\$604,000	1,590	7	1950	3	12,000	N	N	1615 104TH AVE SE
10	5	066600	0241	11/02/11	\$608,000	\$753,000	1,800	7	1979	3	10,247	N	N	10207 SE 6TH ST
10	5	052405	9174	08/10/12	\$618,880	\$710,000	1,930	7	1951	4	8,400	N	N	10227 SE 16TH ST
10	5	082405	9141	01/28/13	\$910,000	\$997,000	2,600	7	1952	5	8,780	N	N	10315 SE 25TH ST
10	5	066600	0230	03/22/13	\$840,000	\$907,000	1,150	8	2012	3	10,154	N	N	10204 SE 8TH ST
10	5	573960	0640	05/08/13	\$810,000	\$864,000	1,400	8	1967	4	10,000	N	N	827 102ND AVE SE
10	5	257120	0080	09/23/13	\$834,000	\$857,000	1,520	8	1964	3	20,440	N	N	10235 SE 13TH PL
10	5	052405	9248	08/29/12	\$788,000	\$900,000	1,590	8	1970	4	20,002	N	N	1651 103RD AVE SE
10	5	385990	0115	09/17/13	\$1,395,000	\$1,436,000	1,590	8	1955	4	13,788	Y	N	2133 102ND PL SE
10	5	778740	0155	05/17/13	\$930,000	\$990,000	1,640	8	2002	3	23,037	N	N	101 CEDAR CREST LN
10	5	082405	9146	04/15/13	\$950,000	\$1,020,000	1,720	8	1948	5	9,583	N	N	10304 SE 25TH ST
10	5	807790	0005	04/20/12	\$752,000	\$890,000	1,790	8	1998	3	9,977	N	N	10305 SE 16TH ST
10	5	052405	9184	11/13/13	\$911,500	\$924,000	1,940	8	1956	3	15,951	N	N	1615 103RD AVE SE
10	5	549310	0065	11/26/13	\$870,000	\$879,000	1,970	8	1952	3	19,430	N	N	728 99TH AVE SE
10	5	029200	0030	06/08/12	\$815,000	\$952,000	2,240	8	1962	5	10,200	N	N	1043 102ND PL SE
10	5	776870	0190	05/31/11	\$1,415,000	\$1,828,000	2,260	8	2007	3	11,690	Y	N	9608 SE SHORELAND DR
10	5	549170	0140	07/01/13	\$1,200,000	\$1,261,000	2,600	8	1954	3	15,732	Y	N	809 97TH AVE SE
10	5	604340	0021	08/02/13	\$980,000	\$1,021,000	3,050	8	2008	3	16,110	N	N	1419 104TH AVE SE
10	5	549311	0110	05/11/11	\$656,535	\$853,000	1,420	9	1983	3	18,939	Y	N	604 97TH PL SE
10	5	032200	0020	04/28/11	\$445,000	\$580,000	1,660	9	1986	3	3,398	N	N	627 BELLEVUE WAY SE
10	5	032200	0080	09/07/12	\$499,000	\$568,000	1,660	9	1986	4	3,530	N	N	613 BELLEVUE WAY SE
10	5	052405	9279	12/16/12	\$1,035,000	\$1,148,000	1,770	9	1975	3	26,161	N	N	2009 102ND PL SE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	5	052405	9252	04/15/11	\$875,000	\$1,145,000	1,950	9	1964	4	20,150	N	N	10050 SE 16TH ST
10	5	082405	9195	09/10/12	\$895,000	\$1,019,000	2,280	9	1988	4	13,068	N	N	2409 104TH AVE SE
10	5	549170	0180	11/19/13	\$1,425,000	\$1,442,000	2,410	9	1968	5	20,897	Y	N	9621 SE 7TH ST
10	5	257120	0040	06/15/11	\$750,000	\$965,000	2,530	9	1964	3	20,350	N	N	10204 SE 13TH PL
10	5	052405	9158	12/11/11	\$998,000	\$1,224,000	2,690	9	2003	3	10,290	N	N	10215 SE 16TH ST
10	5	082405	9043	01/20/11	\$840,000	\$1,125,000	2,770	9	1977	4	9,170	N	N	2545 104TH AVE SE
10	5	573960	1240	07/18/13	\$1,144,603	\$1,198,000	2,880	9	2002	3	15,000	N	N	10223 SE 8TH ST
10	5	562730	1025	08/31/12	\$976,000	\$1,114,000	2,920	9	1976	4	18,067	Y	N	916 SHORELAND DR SE
10	5	549310	0010	03/15/12	\$950,000	\$1,135,000	3,410	9	1994	3	11,270	N	N	535 100TH AVE SE
10	5	549160	0060	08/21/13	\$1,390,000	\$1,441,000	1,940	10	1985	4	15,660	Y	N	9901 SE 5TH PL
10	5	776870	0296	12/03/13	\$1,225,000	\$1,235,000	2,550	10	1993	3	12,188	Y	N	9417 SE SHORELAND DR
10	5	549310	0055	03/28/12	\$1,220,000	\$1,453,000	2,570	10	2001	3	10,354	Y	N	9901 SE 7TH ST
10	5	562730	1680	08/27/12	\$975,000	\$1,114,000	2,740	10	1990	3	10,001	N	N	9925 SE 5TH ST
10	5	604340	0060	01/07/11	\$850,000	\$1,142,000	2,920	10	1979	3	20,001	N	N	10258 KAYLEN PL
10	5	052405	9178	05/31/12	\$1,222,650	\$1,431,000	3,450	10	2000	3	10,786	N	N	10209 SE 16TH ST
10	5	549310	0772	11/02/12	\$1,195,000	\$1,341,000	3,460	10	1989	3	10,025	N	N	9919 SE 5TH ST
10	5	549220	0055	04/11/13	\$1,538,000	\$1,652,000	3,800	10	2012	3	8,336	N	N	10047 SE 7TH ST
10	5	562730	0904	05/02/12	\$1,960,000	\$2,312,000	2,270	11	2004	3	20,000	Y	N	918 SE SHORELAND DR
10	5	549170	0040	06/17/13	\$1,600,000	\$1,688,000	2,660	11	1997	3	17,334	Y	N	738 96TH AVE SE
10	5	385990	0085	04/20/12	\$1,450,000	\$1,716,000	2,680	11	1990	4	14,973	Y	N	2211 BLARNEY PL
10	5	950220	0035	01/26/11	\$1,900,000	\$2,540,000	3,730	11	2005	3	13,676	Y	N	10041 SE 25TH ST
10	5	386147	0010	06/19/13	\$1,785,000	\$1,882,000	3,800	11	1996	3	21,190	N	N	10128 SE 16TH PL
10	5	549310	0336	12/03/12	\$1,925,000	\$2,142,000	3,930	11	2006	3	9,225	Y	N	9750 SE 5TH ST
10	5	604340	0035	07/05/11	\$1,367,000	\$1,750,000	4,340	11	2001	3	10,640	N	N	10238 SE 16TH ST
10	5	082405	9204	10/24/13	\$2,165,000	\$2,206,000	4,370	11	2009	3	10,890	Y	N	10314 SE 25TH ST
10	5	549310	0221	12/21/12	\$1,680,000	\$1,860,000	4,990	11	1998	3	16,497	Y	N	614 98TH AVE SE
10	5	052405	9299	12/11/13	\$3,025,000	\$3,042,000	5,050	11	2008	3	33,700	N	N	1808 100TH AVE SE
10	5	778740	0075	05/16/12	\$2,500,000	\$2,937,000	5,350	11	2010	3	23,001	N	N	100 CEDAR CREST LN
10	5	386147	0140	06/14/11	\$1,799,000	\$2,316,000	5,560	11	1994	4	19,868	N	N	1649 100TH PL SE
10	5	562730	0200	09/10/12	\$2,135,000	\$2,430,000	6,170	11	1972	5	44,235	Y	N	425 94TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	5	778740	0130	12/26/13	\$2,118,500	\$2,122,000	6,580	11	1995	3	62,490	N	N	111 CEDAR CREST LN
10	5	778740	0150	03/15/13	\$3,035,000	\$3,285,000	5,950	12	2007	3	23,040	N	N	103 CEDAR CREST LN
10	6	700010	0682	08/27/12	\$429,000	\$490,000	820	6	2000	3	10,000	Y	N	3220 112TH AVE SE
10	6	732490	0051	04/23/12	\$510,000	\$603,000	930	7	1955	5	6,060	N	N	10816 SE 21ST ST
10	6	386040	0006	10/16/13	\$800,000	\$817,000	980	7	2009	3	26,045	N	N	10425 SE 23RD ST
10	6	245000	0310	12/09/11	\$387,000	\$475,000	1,010	7	1950	3	8,113	N	N	3138 108TH AVE SE
10	6	668450	0050	06/21/12	\$488,000	\$568,000	1,110	7	1952	5	6,900	N	N	1430 105TH AVE SE
10	6	064400	0105	06/27/11	\$529,000	\$679,000	1,120	7	1957	4	10,313	N	N	2522 108TH AVE SE
10	6	700010	0670	07/12/12	\$480,000	\$555,000	1,140	7	1978	3	18,942	N	N	3123 113TH AVE SE
10	6	068540	0020	06/18/13	\$606,000	\$639,000	1,160	7	2004	3	11,200	N	N	11036 SE 27TH PL
10	6	245050	0090	07/27/12	\$880,000	\$1,014,000	1,220	7	2001	3	9,195	N	N	3014 109TH AVE SE
10	6	156160	0020	07/18/12	\$495,000	\$572,000	1,290	7	1956	4	9,717	N	N	10400 SE 24TH PL
10	6	245000	0030	11/16/13	\$569,700	\$577,000	1,340	7	1951	3	8,113	N	N	3133 110TH AVE SE
10	6	064400	0065	06/15/11	\$639,800	\$823,000	1,350	7	1952	4	11,878	N	N	2419 109TH AVE SE
10	6	064420	0010	03/25/13	\$687,000	\$742,000	1,350	7	1959	4	11,107	N	N	11015 SE 26TH ST
10	6	668450	0055	12/12/13	\$575,000	\$578,000	1,350	7	1952	3	6,900	N	N	10504 SE 16TH PL
10	6	068540	0050	10/28/13	\$730,000	\$743,000	1,390	7	1955	5	9,800	N	N	11033 SE 27TH PL
10	6	052405	9220	03/14/13	\$662,500	\$717,000	1,420	7	1957	5	10,086	N	N	10627 SE 18TH ST
10	6	064420	0060	06/06/12	\$740,000	\$865,000	1,510	7	1959	4	11,200	N	N	11003 SE 25TH ST
10	6	206260	0070	08/23/13	\$437,000	\$453,000	1,590	7	1975	3	793	N	N	1639 107TH AVE SE
10	6	221300	0050	03/01/13	\$606,000	\$658,000	1,650	7	1951	3	10,985	N	N	10415 SE 13TH ST
10	6	082405	9252	11/08/11	\$465,000	\$575,000	1,740	7	1962	4	12,400	N	N	3220 110TH AVE SE
10	6	062760	0065	08/25/11	\$585,000	\$738,000	1,750	7	1958	4	9,600	N	N	11015 SE 30TH PL
10	6	532610	0015	02/26/13	\$680,000	\$739,000	1,810	7	2012	3	10,575	N	N	1626 106TH AVE SE
10	6	386040	0226	12/18/12	\$570,000	\$632,000	1,830	7	1952	3	9,468	N	N	10648 SE 22ND ST
10	6	666400	0160	07/22/12	\$607,500	\$701,000	1,230	8	1976	4	10,089	N	N	2212 109TH AVE SE
10	6	245000	0200	11/18/13	\$650,000	\$658,000	1,370	8	1951	3	12,170	N	N	3205 109TH AVE SE
10	6	245050	0101	07/23/12	\$865,000	\$998,000	1,420	8	2005	3	9,195	N	N	3008 109TH AVE SE
10	6	064421	0070	05/19/11	\$520,000	\$674,000	1,490	8	1975	3	11,200	N	N	11001 SE 24TH PL
10	6	245000	0170	12/21/13	\$600,000	\$602,000	1,500	8	1949	4	8,114	N	N	3104 109TH AVE SE



## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	6	245000	0115	06/25/12	\$655,000	\$761,000	1,550	8	1957	4	8,113	N	N	3236 109TH AVE SE
10	6	386090	0051	06/28/13	\$938,000	\$987,000	1,590	8	2006	3	14,916	N	N	10425 SE 19TH ST
10	6	245050	0005	03/19/12	\$905,000	\$1,080,000	1,650	8	2007	3	8,114	N	N	10923 SE 28TH ST
10	6	951410	0030	12/17/13	\$656,500	\$659,000	1,650	8	1953	4	8,912	N	N	10603 WOODHAVEN LN
10	6	064421	0090	10/01/12	\$630,000	\$713,000	1,800	8	1976	3	10,293	N	N	11011 SE 24TH PL
10	6	064420	0050	02/24/12	\$618,500	\$743,000	1,810	8	1987	4	11,200	N	N	2522 111TH AVE SE
10	6	666400	0140	05/24/11	\$590,000	\$764,000	2,030	8	1976	3	20,700	N	N	2222 109TH AVE SE
10	6	064421	0080	06/17/13	\$800,000	\$844,000	2,150	8	1975	4	11,200	N	N	11007 SE 24TH PL
10	6	245100	0010	09/20/11	\$671,500	\$842,000	2,290	8	1954	4	8,698	N	N	11010 SE 30TH ST
10	6	064400	0120	11/20/13	\$1,185,000	\$1,199,000	3,540	8	2005	3	14,352	N	N	2515 109TH AVE SE
10	6	071100	0125	07/18/12	\$1,000,000	\$1,155,000	1,920	9	1994	4	9,582	N	N	10464 SE 20TH ST
10	6	666400	0060	05/21/13	\$882,672	\$938,000	2,150	9	1952	4	14,258	N	N	10905 SE 23RD ST
10	6	234430	0183	11/08/12	\$828,500	\$928,000	2,200	9	1988	4	8,811	N	N	3215 107TH AVE SE
10	6	245100	0065	08/17/12	\$978,995	\$1,122,000	2,520	9	2001	3	8,876	N	N	11043 SE 30TH ST
10	6	082405	9289	08/20/13	\$925,800	\$960,000	2,580	9	1981	4	19,301	Y	N	3242 110TH AVE SE
10	6	245050	0115	11/19/12	\$1,050,000	\$1,173,000	2,630	9	2003	3	9,195	N	N	2844 109TH AVE SE
10	6	386040	0062	08/10/12	\$853,000	\$979,000	2,650	9	1999	3	12,000	N	N	10653 SE 23RD ST
10	6	052405	9312	03/25/11	\$868,500	\$1,143,000	2,940	9	1998	3	10,018	N	N	2214 108TH AVE SE
10	6	082405	9246	05/26/11	\$850,000	\$1,100,000	3,080	9	2002	3	12,400	N	N	3222 110TH AVE SE
10	6	245050	0190	04/18/13	\$1,245,000	\$1,335,000	3,400	9	2013	3	8,790	N	N	2839 109TH AVE SE
10	6	245050	0205	03/18/13	\$1,242,500	\$1,344,000	3,400	9	2013	3	8,114	N	N	3001 109TH AVE SE
10	6	245000	0285	09/25/12	\$930,000	\$1,054,000	3,410	9	2004	3	8,113	N	N	3210 108TH AVE SE
10	6	221300	0030	03/13/13	\$1,150,000	\$1,245,000	3,490	9	2012	3	9,170	N	N	10442 SE 13TH ST
10	6	700010	0472	08/08/11	\$865,000	\$1,097,000	3,490	9	2003	3	20,183	N	N	11222 SE 30TH ST
10	6	700010	0691	04/15/13	\$1,249,950	\$1,342,000	3,560	9	2012	3	11,863	N	N	3232 112TH AVE SE
10	6	245000	0035	08/01/13	\$1,265,000	\$1,319,000	3,630	9	2012	3	8,113	N	N	3139 110TH AVE SE
10	6	245000	0045	06/05/13	\$1,272,800	\$1,347,000	3,630	9	2012	3	8,113	N	N	3151 110TH AVE SE
10	6	156160	0100	10/20/11	\$1,210,000	\$1,504,000	3,740	9	2003	3	10,463	N	N	10433 SE 24TH PL
10	6	245000	0110	08/01/13	\$1,010,000	\$1,053,000	3,910	9	2005	3	8,113	N	N	3240 109TH AVE SE
10	6	245000	0060	03/25/13	\$1,088,000	\$1,174,000	3,960	9	1999	3	12,170	N	N	3237 110TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	6	234430	0160	11/05/13	\$1,465,000	\$1,488,000	4,150	9	1990	4	22,000	N	N	3111 107TH PL SE
10	6	234430	0035	04/01/11	\$1,025,000	\$1,346,000	2,760	10	1991	3	13,615	N	N	3237 106TH AVE SE
10	6	082405	9186	10/25/13	\$1,140,000	\$1,161,000	2,830	10	2000	3	10,018	N	N	3120 107TH PL SE
10	6	082405	9303	12/13/13	\$1,250,000	\$1,256,000	2,940	10	1988	3	8,308	N	N	10421 SE 30TH ST
10	6	064400	0050	08/23/12	\$1,170,500	\$1,339,000	3,000	10	2000	3	10,998	N	N	2443 109TH AVE SE
10	6	339410	0230	06/08/11	\$799,950	\$1,031,000	3,030	10	1988	4	12,590	Y	N	3255 111TH AVE SE
10	6	339410	0070	02/28/12	\$779,500	\$935,000	3,070	10	1990	3	11,216	N	N	3255 112TH AVE SE
10	6	221300	0060	11/11/13	\$1,325,000	\$1,343,000	3,260	10	2003	3	9,620	N	N	10427 SE 13TH ST
10	6	245100	0060	10/21/11	\$1,175,000	\$1,461,000	3,320	10	2006	3	8,873	N	N	11049 SE 30TH ST
10	6	052405	9328	12/01/12	\$1,160,000	\$1,291,000	3,450	10	2011	3	9,763	N	N	10536 SE 16TH ST
10	6	071100	0050	02/19/13	\$1,340,000	\$1,460,000	3,460	10	2003	3	9,583	N	N	10619 SE 20TH ST
10	6	339440	0010	05/31/12	\$1,370,000	\$1,603,000	3,730	10	2012	3	10,200	N	N	11012 SE 31ST ST
10	6	245050	0065	01/02/13	\$1,300,000	\$1,435,000	3,810	10	2001	3	12,170	N	N	3029 110TH AVE SE
10	6	245100	0080	04/18/12	\$1,170,000	\$1,385,000	3,820	10	2004	3	8,885	N	N	11021 SE 30TH ST
10	6	082405	9248	01/12/12	\$1,230,000	\$1,495,000	3,830	10	2009	3	10,882	N	N	11132 SE 29TH PL
10	6	071100	0105	06/02/11	\$1,200,000	\$1,550,000	3,990	10	2001	3	11,433	N	N	10436 SE 20TH ST
10	6	532610	0010	12/12/13	\$1,795,000	\$1,805,000	4,010	10	2007	3	10,250	N	N	1608 106TH AVE SE
10	6	231140	0155	03/06/13	\$1,400,000	\$1,519,000	4,080	10	2007	3	9,450	N	N	10521 SE 16TH ST
10	6	071100	0045	01/24/13	\$1,695,000	\$1,860,000	4,170	10	2012	3	9,581	N	N	10611 SE 20TH ST
10	6	052405	9080	09/20/13	\$1,595,000	\$1,640,000	4,290	10	2011	3	12,016	N	N	10528 SE 16TH ST
10	6	071100	0075	10/11/12	\$1,350,000	\$1,524,000	4,480	10	2012	3	11,718	N	N	2011 108TH AVE SE
10	6	064400	0170	09/22/11	\$1,675,000	\$2,098,000	4,590	10	2006	3	10,500	N	N	10913 SE 25TH ST
10	6	082405	9235	07/18/11	\$1,335,000	\$1,703,000	5,210	10	2007	3	9,148	N	N	3110 107TH PL SE
10	6	386040	0005	12/20/12	\$1,330,000	\$1,473,000	3,380	11	1999	3	14,205	N	N	2306 104TH AVE SE
10	6	082405	9120	11/18/13	\$1,925,000	\$1,948,000	3,930	11	2005	3	13,000	N	N	1 ENATAI DR
10	6	064400	0215	06/25/13	\$1,595,000	\$1,679,000	3,990	11	2005	3	11,550	N	N	10925 SE 24TH PL
10	6	386040	0110	05/28/12	\$1,170,000	\$1,370,000	4,060	11	2001	3	20,000	N	N	10634 SE 23RD ST
10	6	071100	0010	02/19/13	\$1,695,000	\$1,846,000	4,070	11	2008	3	9,568	N	N	10411 20TH ST SE
10	6	082405	9156	11/26/13	\$1,550,000	\$1,565,000	4,270	11	2006	3	12,398	Y	N	10925 SE LAKE RD
10	6	386090	0090	09/02/11	\$1,788,000	\$2,252,000	5,190	11	2011	3	23,847	N	N	10432 SE 19TH ST

## Improved Sales Used in this Physical Inspection Analysis

### Area 092 -- 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
10	7	062900	0120	08/07/13	\$885,000	\$921,000	1,840	7	1948	3	8,646	N	N	10209 SE 27TH ST
10	7	062900	0430	08/29/11	\$1,075,000	\$1,356,000	2,000	9	2001	3	9,530	N	N	2705 105TH AVE SE
10	7	062900	0479	11/07/12	\$1,130,000	\$1,266,000	2,700	9	1982	5	10,650	N	N	2805 105TH AVE SE
10	7	062900	0555	08/30/13	\$1,630,000	\$1,686,000	3,440	10	1992	4	16,000	N	N	10521 SE 29TH ST
10	7	062900	0570	07/10/13	\$1,800,000	\$1,887,000	3,780	10	2013	3	12,540	N	N	10604 SE 27TH PL
10	7	062900	0040	06/04/13	\$2,150,000	\$2,276,000	4,150	11	1991	3	17,180	N	N	2812 102ND AVE SE
10	80	776870	0230	12/27/13	\$2,850,000	\$2,854,000	3,190	11	1999	3	7,750	Y	Y	9810 SE SHORELAND DR
10	81	549440	0110	11/05/12	\$1,400,000	\$1,570,000	2,100	9	1977	3	9,490	Y	Y	9201 SE SHORELAND PL
10	81	385990	0016	05/10/13	\$3,738,000	\$3,985,000	2,550	11	2005	3	17,514	Y	Y	2165 KILLARNEY WAY
10	81	062405	9040	09/13/11	\$4,980,000	\$6,254,000	4,790	12	2006	3	19,250	Y	Y	2033 KILLARNEY WAY
10	83	082405	9010	12/31/13	\$2,250,000	\$2,251,000	2,790	8	1991	3	13,508	Y	Y	11001 SE LAKE RD
10	83	082405	9125	06/27/13	\$1,750,000	\$1,841,000	1,920	9	1974	3	25,500	Y	Y	10845 SE LAKE RD
10	83	234430	0037	07/12/13	\$2,100,000	\$2,201,000	2,720	10	1992	3	11,373	Y	Y	3241 106TH AVE SE
10	83	234430	0065	02/28/11	\$4,450,000	\$5,895,000	6,700	12	2006	3	22,951	Y	Y	3205 106TH AVE SE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	024900	0005	09/27/13	\$490,000	NO MARKET EXPOSURE
6	1	025000	0075	05/04/11	\$440,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	025000	0145	02/28/13	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	025000	0145	01/06/12	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	025100	0095	12/23/13	\$1,480,000	%COMPLETE
6	1	066300	0010	06/26/13	\$770,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	068500	0085	06/08/11	\$375,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	068500	0095	06/14/12	\$528,082	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
6	1	072600	0050	05/07/12	\$365,114	CORPORATE AFFILIATES; NO MARKET EXPOSURE
6	1	126620	0031	02/12/13	\$1,154,460	NO MARKET EXPOSURE
6	1	202505	9059	02/16/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	202505	9066	12/12/13	\$1,799,950	%COMPLETE
6	1	202505	9096	05/14/12	\$8,370	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
6	1	202505	9129	06/27/11	\$560,000	%COMPLETE;NO MARKET EXPOSURE; SHELL
6	1	202505	9213	10/07/13	\$1,996,000	%COMPLETE
6	1	202505	9236	07/20/11	\$1,035,000	NO MARKET EXPOSURE
6	1	202505	9241	12/12/13	\$1,890,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	202505	9241	12/12/13	\$1,890,000	%COMPLETE
6	1	202620	0005	12/16/12	\$950,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	1	202620	0020	10/06/11	\$2,800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	202620	0040	12/21/12	\$1,275,000	NO MARKET EXPOSURE
6	1	238700	0050	06/15/12	\$556,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	278580	0045	04/07/12	\$35,000	DOR RATIO;OBSOL;EASEMENT OR RIGHT-OF-WAY
6	1	292505	9143	08/22/12	\$1,096,950	NO MARKET EXPOSURE
6	1	292505	9176	02/22/13	\$998,000	NO MARKET EXPOSURE
6	1	292505	9223	06/10/13	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	292505	9298	03/23/11	\$948,353	NO MARKET EXPOSURE
6	1	292505	9327	03/14/11	\$460,000	NO MARKET EXPOSURE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	292505	9364	07/25/12	\$1,156,000	NO MARKET EXPOSURE
6	1	339150	0095	02/27/13	\$475,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	339150	0225	06/13/13	\$750,000	NO MARKET EXPOSURE
6	1	434880	0015	03/21/13	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	507840	0045	03/29/13	\$565,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	1	507840	0210	04/06/11	\$529,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	1	507840	0230	03/15/13	\$485,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	634400	0010	05/12/11	\$990,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	664590	0080	02/06/12	\$960,300	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	1	664590	0090	09/26/11	\$1,150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	1	666900	0040	10/04/12	\$610,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	666900	0060	02/28/12	\$636,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	1	773750	0100	12/13/11	\$1,000,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	1	796390	0115	05/10/11	\$549,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	1	872595	0030	08/08/11	\$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	872595	0070	10/28/11	\$655,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	872595	0420	11/06/12	\$499,950	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	872595	0460	10/11/12	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
6	1	953310	0110	08/19/13	\$486,700	NON-REPRESENTATIVE SALE; SHORT SALE
6	1	953310	0275	11/09/11	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; DIVORCE;
6	1	953360	0140	09/09/11	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
6	1	953360	0145	06/09/11	\$587,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
6	1	953360	0195	06/14/11	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	1	953410	0065	12/23/13	\$538,500	NO MARKET EXPOSURE
6	1	953410	0070	06/10/11	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	2	142420	0101	06/13/12	\$486,500	NON-REPRESENTATIVE SALE; SHORT SALE
6	2	325050	0076	07/07/11	\$512,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	2	412290	0020	03/21/13	\$800,000	NON-REPRESENTATIVE SALE; SHORT SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	2	571000	0075	03/19/12	\$1,520,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
6	2	808440	0236	02/17/11	\$499,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	808440	0340	01/28/13	\$1,156,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
6	2	808540	0241	07/29/13	\$565,000	NO MARKET EXPOSURE
6	2	808540	0276	03/19/12	\$890,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	2	808540	0576	12/23/13	\$1,680,000	%COMPLETE
6	2	808540	0600	08/06/12	\$1,680,000	RELOCATION - SALE TO SERVICE
6	2	808600	0030	08/29/12	\$605,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	2	808600	0200	02/19/13	\$445,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	2	808660	0010	07/30/12	\$633,000	NO MARKET EXPOSURE
6	2	868200	0070	07/19/11	\$1,271,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	3	068660	0020	07/22/12	\$683,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	3	412270	0100	03/22/13	\$520,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	3	619430	0242	09/10/13	\$500	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; SAND OTHER WARNINGS
6	3	886100	0095	10/17/13	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	3	886100	0250	08/19/11	\$2,149,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	052405	9117	08/06/12	\$441,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	065000	0020	04/25/13	\$1,060,349	NO MARKET EXPOSURE
10	4	068200	0268	11/29/11	\$458,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	4	321070	0240	05/10/12	\$525,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	4	322505	9145	05/12/11	\$488,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	532610	0105	04/01/13	\$475,750	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	532610	0115	04/17/12	\$430,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	573960	2280	07/11/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	573960	2300	02/13/12	\$400,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX;
10	4	573960	2450	01/25/12	\$356	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
10	4	814610	0115	04/14/11	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
10	4	814610	0160	01/12/12	\$480,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	4	814610	0230	03/11/11	\$491,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	4	814610	0415	10/31/11	\$350,000	NO MARKET EXPOSURE
10	4	814610	0460	05/01/12	\$595,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	4	814610	0510	09/04/13	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	4	814610	0640	10/04/11	\$255,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	4	814610	0685	12/10/12	\$432,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	4	814610	0790	10/18/11	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	4	814630	0050	04/08/13	\$480,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	4	814630	0225	01/24/12	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	4	814630	0235	10/18/12	\$512,500	NO MARKET EXPOSURE
10	4	814630	0250	07/27/11	\$225,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	4	814630	0280	08/10/12	\$460,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	5	029200	0030	06/08/12	\$815,000	RELOCATION - SALE TO SERVICE
10	5	052405	9132	03/14/12	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	5	052405	9165	09/21/12	\$492,813	%COMPLETE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
10	5	052405	9246	07/13/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	062405	9034	12/04/12	\$975,000	%COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	066600	0215	04/18/13	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	066600	0230	09/20/12	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	5	082405	9100	06/27/11	\$992,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	326830	0025	05/20/13	\$1,325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	386140	0020	08/07/12	\$710,000	NO MARKET EXPOSURE
10	5	386140	0035	06/26/12	\$1,255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	5	386140	0065	04/19/12	\$1,170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
10	5	386147	0090	05/23/13	\$1,588,000	UNFIN AREA
10	5	386147	0140	03/01/13	\$1,725,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	5	549170	0020	11/13/13	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	5	549170	0040	05/19/11	\$1,375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	5	549170	0110	06/05/12	\$1,280,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
10	5	549220	0095	10/03/11	\$750,000	QUIT CLAIM DEED; SHORT SALE
10	5	549310	0325	11/15/11	\$1,212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	5	549310	0326	09/25/13	\$1,650,000	NO MARKET EXPOSURE
10	5	549310	0771	07/11/12	\$699,925	FULL SALES PRICE NOT REPORTED; QUIT CLAIM DEED; SHORT SALE
10	5	549311	0020	12/10/12	\$1,781,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	5	562730	0202	09/07/11	\$850,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	5	562730	1680	08/27/12	\$975,000	RELOCATION - SALE TO SERVICE
10	5	778740	0100	09/19/11	\$1,615,000	NO MARKET EXPOSURE
10	5	778740	0140	07/23/12	\$859,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	052405	9222	08/23/12	\$693,400	NO MARKET EXPOSURE
10	6	064400	0215	10/23/12	\$1,345,000	NO MARKET EXPOSURE
10	6	064420	0020	09/30/11	\$749,000	RELOCATION - SALE BY SERVICE
10	6	064421	0080	06/17/13	\$800,000	RELOCATION - SALE TO SERVICE
10	6	071100	0075	06/10/11	\$400,000	BUILDER OR DEVELOPER SALES
10	6	071100	0105	04/22/11	\$1,200,000	RELOCATION - SALE TO SERVICE
10	6	071100	0140	03/29/11	\$995,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	082405	9074	03/21/13	\$710,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	082405	9277	12/10/13	\$882,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	6	082405	9292	10/04/11	\$370,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	156160	0080	06/14/11	\$510,000	NO MARKET EXPOSURE
10	6	156160	0090	02/24/12	\$244,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	206260	0040	07/26/13	\$545,000	DIAGNOSTIC OUTLIER
10	6	206260	0070	06/14/11	\$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	6	221300	0005	05/03/12	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	6	221300	0025	03/19/12	\$402,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	6	231140	0125	11/18/13	\$1,275,000	%COMPLETE
10	6	231140	0180	02/10/12	\$930,000	NON-REPRESENTATIVE SALE; SHORT SALE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	6	234430	0137	11/14/12	\$550,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	234430	0196	06/24/12	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	6	234430	0207	08/19/11	\$485,000	QUESTIONABLE PER SALES IDENTIFICATION; NON-REPRESENTATIVE SALE; STATEMENT TO DOR;
10	6	234430	0211	05/05/11	\$498,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
10	6	234430	0230	11/26/13	\$840,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	6	234430	0231	05/21/13	\$626,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; Sale price updated by Sales ID group
10	6	234430	0231	07/23/13	\$780,000	RELATED PARTY, FRIEND, OR NEIGHBOR; FINANCIAL INSTITUTION RESALE
10	6	245000	0120	05/09/13	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	245000	0190	10/09/13	\$1,498,000	%COMPLETE
10	6	245000	0195	01/27/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE;
10	6	245050	0120	07/12/13	\$425,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	245050	0120	10/15/13	\$550,000	TEAR DOWN; CORPORATE AFFILIATES; NO MARKET EXPOSURE
10	6	245050	0190	02/17/11	\$314,327	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
10	6	245100	0055	08/15/12	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	316960	0020	08/28/12	\$462,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	6	316960	0030	08/06/13	\$533,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
10	6	339410	0090	03/30/11	\$515,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	6	339410	0110	02/11/11	\$800,000	QUIT CLAIM DEED; NON-REPRESENTATIVE SALE; SHORT SALE
10	6	339410	0120	10/15/13	\$810,000	CORPORATE AFFILIATES
10	6	339410	0150	06/24/13	\$950,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	6	386040	0225	09/04/12	\$560,000	NON-REPRESENTATIVE SALE
10	6	386040	0235	10/24/11	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	386090	0051	06/27/13	\$938,000	RELOCATION - SALE TO SERVICE
10	6	532610	0015	05/30/12	\$476,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	6	700010	0440	05/29/12	\$315,000	UNFIN AREA
10	6	700010	0620	11/27/12	\$435,000	UNFIN AREA;NO MARKET EXPOSURE
10	6	700010	0621	06/10/11	\$384,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	6	700010	0700	09/22/11	\$380,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in this Physical Inspection Analysis

### Area 092 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	6	700010	0705	11/07/13	\$935,000	NO MARKET EXPOSURE
10	6	732490	0005	03/30/11	\$223,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
10	6	732490	0020	08/22/12	\$500,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
10	6	951410	0080	06/22/12	\$732,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	7	062900	0065	10/26/11	\$935,000	NO MARKET EXPOSURE
10	7	062900	0180	09/06/12	\$1,385,000	NO MARKET EXPOSURE
10	7	062900	0575	07/06/11	\$712,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	7	062900	0620	10/12/12	\$1,610,000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	7	062900	0631	10/04/12	\$660,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	7	062900	0745	06/29/13	\$815,000	NO MARKET EXPOSURE
10	7	062900	0818	06/09/11	\$1,300,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	7	062900	0819	09/04/12	\$935,000	OBSOLESENCE; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	81	062405	9030	09/25/13	\$2,800,000	IMP COUNT
10	81	062405	9072	10/31/12	\$4,600,000	DIAGNOSTIC OUTLIER
10	81	082405	9013	10/03/12	\$2,400,000	IMP COUNT
10	81	385990	0035	03/27/12	\$89,599	DOR RATIO;IMP COUNT;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
10	81	562730	0180	03/15/11	\$2,550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	81	776870	0005	10/04/11	\$3,655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	83	082405	9094	12/17/13	\$2,800,000	NO MARKET EXPOSURE
10	83	082405	9279	09/24/13	\$1,162,504	NO MARKET EXPOSURE
10	83	234430	0030	12/04/13	\$2,500,000	IMP COUNT;NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

**Multi-Parcel Improved Sales Removed in this Physical Inspection Analysis  
Area 092 -- 1 to 3 Unit Residences**

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	View	Waterfront
92	6	1	202505	9061, 9175, 9213, 9241	11/19/2012	\$1,620,000	4	N	N
92	6	2	347280	0064, 0067	10/15/2013	\$1,068,000	2	Y	N
92	10	4	052405	9183, 9229	12/15/2011	\$370,000	2	N	N

## Vacant Sales Used in this Physical Inspection Analysis Area 092

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
092	6	1	025000	0195	08/19/13	\$639,000	8,250	N	N
092	6	1	025000	0215	09/13/13	\$629,000	8,669	N	N
092	6	1	025000	0300	08/28/13	\$650,000	9,200	N	N
092	6	1	066300	0035	11/17/11	\$640,000	15,932	N	N
092	6	1	068500	0105	05/03/12	\$430,000	9,100	N	N
092	6	1	070800	0010	05/13/13	\$650,000	8,710	N	N
092	6	1	126620	0245	02/27/13	\$619,000	10,323	N	N
092	6	1	202505	9189	12/12/12	\$550,000	11,463	N	N
092	6	1	278580	0040	04/14/13	\$763,000	11,342	N	N
092	6	1	292505	9281	05/02/11	\$585,000	13,068	N	N
092	6	1	339150	0185	07/17/13	\$682,000	9,999	N	N
092	6	1	339150	0205	06/21/12	\$575,000	9,999	N	N
092	6	1	507840	0025	06/01/12	\$780,000	10,316	Y	N
092	6	1	507840	0065	05/02/11	\$445,000	8,555	N	N
092	6	1	507840	0070	12/07/11	\$430,000	8,048	N	N
092	6	1	507840	0115	12/10/12	\$575,000	7,717	N	N
092	6	1	507840	0245	06/08/11	\$515,000	7,632	N	N
092	6	1	664290	0030	08/14/12	\$575,000	10,200	N	N
092	6	1	664590	0075	10/03/13	\$675,000	10,191	N	N
092	6	1	953310	0025	12/19/13	\$635,000	8,640	N	N
092	6	1	953310	0110	12/22/13	\$705,500	8,640	N	N
092	6	1	953310	0255	09/25/13	\$675,000	8,732	N	N
092	6	1	953360	0065	07/01/13	\$875,000	10,230	Y	N
092	6	1	953360	0085	08/14/13	\$950,000	10,230	N	N
092	6	1	953360	0105	07/02/13	\$685,000	10,273	N	N
092	6	1	953360	0105	06/15/12	\$550,000	10,273	N	N
092	6	2	571000	0020	03/18/13	\$740,000	10,080	N	N
092	6	2	571000	0065	06/14/12	\$650,000	10,080	N	N
092	6	2	808440	0025	05/27/11	\$485,000	7,425	N	N
092	6	2	808440	0410	08/03/11	\$620,000	10,125	N	N
092	6	2	808540	0025	12/19/12	\$1,300,000	16,304	Y	N



## Vacant Sales Used in this Physical Inspection Analysis Area 092

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
092	6	2	808540	0040	03/25/11	\$655,000	15,364	N	N
092	6	2	808540	0245	04/22/13	\$815,000	9,248	N	N
092	6	2	808540	0530	06/12/13	\$700,000	8,040	N	N
092	6	2	808540	0531	05/18/12	\$550,000	8,040	N	N
092	6	2	808540	0535	02/27/12	\$650,000	16,200	N	N
092	6	2	808540	0576	06/25/12	\$585,000	7,800	N	N
092	6	2	808540	0586	11/29/12	\$1,200,000	8,975	N	N
092	6	2	808600	0096	09/04/13	\$789,999	10,853	N	N
092	6	2	808660	0005	11/06/12	\$700,000	10,863	N	N
092	6	3	068680	0040	12/18/12	\$400,000	15,525	N	N
092	6	3	412210	0160	09/20/12	\$495,000	9,893	Y	N
092	6	3	886100	0055	04/23/12	\$540,000	11,389	N	N
092	6	3	886100	0070	02/01/12	\$550,000	15,930	N	N
092	6	3	886100	0115	12/20/12	\$550,000	10,300	N	N
092	10	4	052405	9124	09/07/12	\$730,000	8,544	N	N
092	10	4	814610	0435	10/01/12	\$495,000	7,500	N	N
092	10	4	814610	0525	10/22/13	\$602,500	8,261	N	N
092	10	4	814610	0735	02/16/12	\$477,000	8,344	N	N
092	10	4	814620	0070	09/27/13	\$608,000	9,360	N	N
092	10	5	052405	9165	10/26/12	\$586,000	12,197	N	N
092	10	5	326830	0030	04/29/11	\$872,500	15,503	Y	N
092	10	5	386140	0101	07/18/12	\$650,000	20,524	N	N
092	10	5	549170	0160	08/06/13	\$1,122,500	22,411	Y	N
092	10	5	549220	0055	04/25/11	\$470,000	8,336	N	N
092	10	5	604340	0015	11/05/12	\$550,000	16,110	N	N
092	10	5	604340	0050	02/17/13	\$695,000	24,669	N	N
092	10	5	604340	0052	10/15/13	\$700,000	20,570	N	N
092	10	5	807790	0025	01/24/11	\$435,000	11,925	N	N
092	10	6	052405	9063	08/07/12	\$780,000	10,279	N	N
092	10	6	052405	9193	12/23/13	\$578,000	11,325	N	N
092	10	6	071100	0025	12/11/13	\$669,000	9,572	N	N

## Vacant Sales Used in this Physical Inspection Analysis

### Area 092

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
092	10	6	071100	0045	11/05/11	\$450,000	9,581	N	N
092	10	6	071100	0075	08/29/12	\$550,000	11,718	N	N
092	10	6	082405	9148	10/11/12	\$600,000	18,020	N	N
092	10	6	156160	0045	10/21/13	\$528,500	8,710	N	N
092	10	6	221300	0030	07/16/12	\$405,000	9,170	N	N
092	10	6	234430	0171	06/11/13	\$720,000	12,842	N	N
092	10	6	245000	0005	05/14/13	\$650,000	12,170	N	N
092	10	6	245000	0035	04/19/12	\$457,700	8,113	N	N
092	10	6	245000	0045	03/30/12	\$499,000	8,113	N	N
092	10	6	245050	0190	07/03/12	\$450,000	8,790	N	N
092	10	6	245100	0025	10/04/11	\$442,000	8,032	N	N
092	10	6	339440	0010	05/25/11	\$480,000	10,200	N	N
092	10	6	386090	0045	04/11/13	\$540,000	12,362	N	N
092	10	6	386090	0105	07/27/12	\$653,500	21,248	N	N
092	10	6	700010	0722	05/02/13	\$560,000	11,775	Y	N
092	10	6	951410	0045	02/25/13	\$650,000	9,526	N	N
092	10	7	062900	0570	07/17/12	\$679,000	12,540	N	N
092	10	7	062900	0668	09/22/11	\$485,000	10,949	N	N
092	10	7	062900	0800	01/15/13	\$915,000	18,975	N	N
092	10	81	062405	9094	03/08/12	\$3,000,000	23,543	Y	Y
092	10	81	562730	0140	06/09/12	\$3,800,000	20,580	Y	Y

**Multi-Parcel Vacant Sales Used in this Physical Inspection Analysis**  
**Area 092**

Area	Sub Area	Nghb	Major	Minors	Sale Date	Sale Price	Number of Parcels	View	Waterfront
092	6	1	202505	9058, 9161	08/13/12	\$2,850,000	2	N	N
092	10	4	573960	2175, 2195	12/18/13	\$830,000	2	N	N
092	10	5	549310	0036, 0037, 0038	12/05/13	\$1,810,000	3	Y	N

## Vacant Sales Removed in This Physical Inspection Analysis Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	1	024900	0180	10/17/11	\$425,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	025000	0020	06/29/12	\$470,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	025000	0230	02/13/13	\$570,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	025000	0230	10/10/12	\$468,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	025000	0350	02/23/13	\$447,269	TEAR DOWN; NO MARKET EXPOSURE;
6	1	025100	0095	11/25/13	\$425,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	068500	0005	05/09/12	\$465,000	TEAR DOWN; BUILDER OR DEVELOPER SALES; SHORT SALE;
6	1	068500	0070	05/03/12	\$418,000	TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE;
6	1	070800	0115	12/24/12	\$555,000	TEAR DOWN; NON-REPRESENTATIVE SALE; SHORT SALE;
6	1	072600	0035	06/24/12	\$500,000	PRESALE; TEAR DOWN; NON-REPRESENTATIVE SALE;
6	1	126620	0031	03/13/12	\$419,000	TEAR DOWN; NON-REPRESENTATIVE SALE;
6	1	126620	0140	04/29/13	\$545,000	TEAR DOWN; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	1	202505	9066	09/04/12	\$490,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	292505	9257	11/20/13	\$585,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	292505	9364	08/01/11	\$450,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES;
6	1	339150	0055	07/26/12	\$530,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	507840	0050	03/15/12	\$431,500	TEAR DOWN; NO MARKET EXPOSURE;
6	1	507840	0135	02/25/13	\$550,000	TEAR DOWN; NO MARKET EXPOSURE;
6	1	664290	0030	06/25/12	\$448,000	TEAR DOWN; NON-REPRESENTATIVE SALE; SHORT SALE;
6	1	953310	0285	05/03/12	\$451,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
6	1	953410	0076	02/21/13	\$550,000	TEAR DOWN; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	1	953410	0095	05/02/12	\$503,000	TEAR DOWN; NO MARKET EXPOSURE;
6	2	325050	0127	07/18/11	\$525,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	2	808440	0025	11/17/11	\$535,519	TEAR DOWN; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
6	2	808540	0045	07/30/12	\$500,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
6	2	808540	0045	03/29/11	\$410,000	TEAR DOWN; SEGREGATION AND/OR MERGER; SHORT SALE;
6	2	808540	0046	07/13/12	\$500,000	NO MARKET EXPOSURE;
6	2	808540	0171	10/07/11	\$623,000	TEAR DOWN; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
6	2	808600	0190	08/16/12	\$540,000	TEAR DOWN; NO MARKET EXPOSURE;
6	2	868200	0020	01/05/12	\$550,000	TEAR DOWN; NON-REPRESENTATIVE SALE; SHORT SALE;

## Vacant Sales Removed in This Physical Inspection Analysis Area 092

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	3	412270	0130	05/02/13	\$381,000	NO MARKET EXPOSURE;
10	4	065000	0020	07/13/12	\$330,000	TEAR DOWN; NO MARKET EXPOSURE;
10	4	573960	2470	10/24/11	\$435,000	TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER;
10	5	052405	9165	08/26/13	\$735,000	PRESALE; TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE;
10	6	082405	9193	09/21/11	\$395,000	TEAR DOWN; NO MARKET EXPOSURE;
10	6	221300	0030	05/09/11	\$310,000	TEAR DOWN; NON-REPRESENTATIVE SALE;
10	6	231140	0056	08/15/13	\$507,000	TEAR DOWN; NO MARKET EXPOSURE;
10	6	231140	0145	04/15/13	\$426,234	SHORT SALE;
10	6	234430	0195	04/16/12	\$442,000	BUILDER OR DEVELOPER SALES;
10	6	245050	0030	02/08/11	\$535,000	PRESALE; TEAR DOWN; NON-REPRESENTATIVE SALE;
10	6	245050	0186	01/09/13	\$532,498	PRESALE; TEAR DOWN; NON-REPRESENTATIVE SALE;
10	6	245050	0205	05/08/12	\$410,000	TEAR DOWN; NON-REPRESENTATIVE SALE; SHORT SALE;
10	6	245100	0045	01/12/11	\$340,000	TEAR DOWN; NON-REPRESENTATIVE SALE; SHORT SALE;
10	6	532610	0035	10/17/13	\$460,000	TEAR DOWN; NON-REPRESENTATIVE SALE;
10	6	700010	0691	04/06/12	\$455,000	TEAR DOWN; BUILDER OR DEVELOPER SALES;
10	6	951410	0040	05/23/12	\$625,000	TEAR DOWN; NO MARKET EXPOSURE;

**Multi-Parcel Vacant Sales Removed in This Physical Inspection Analysis  
Area 092**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Number of Parcels	Comments
10	83, 6	234430	0040, 0042	06/15/12	\$4,000,000	2	NO MARKET EXPOSURE; MULTI-PARCEL SALE;
10	6	245050	0005, 0050	03/08/13	\$990,000	2	MULTI-PARCEL SALE;
10	6	700010	0810, 0820	09/25/13	\$1,150,000	2	NO MARKET EXPOSURE; MULTI-PARCEL SALE;



# USPAP 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - 1. Alicia Arzate, Jill Schmieder and Lucinda Gorrow
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Land and Total Valuation
    - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Todd McMeekin
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation

Todd McMeekin

7/29/14

Appraiser II

Date