

Residential Revalue

2012 Assessment Roll

Issaquah to May Valley

Area 65

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

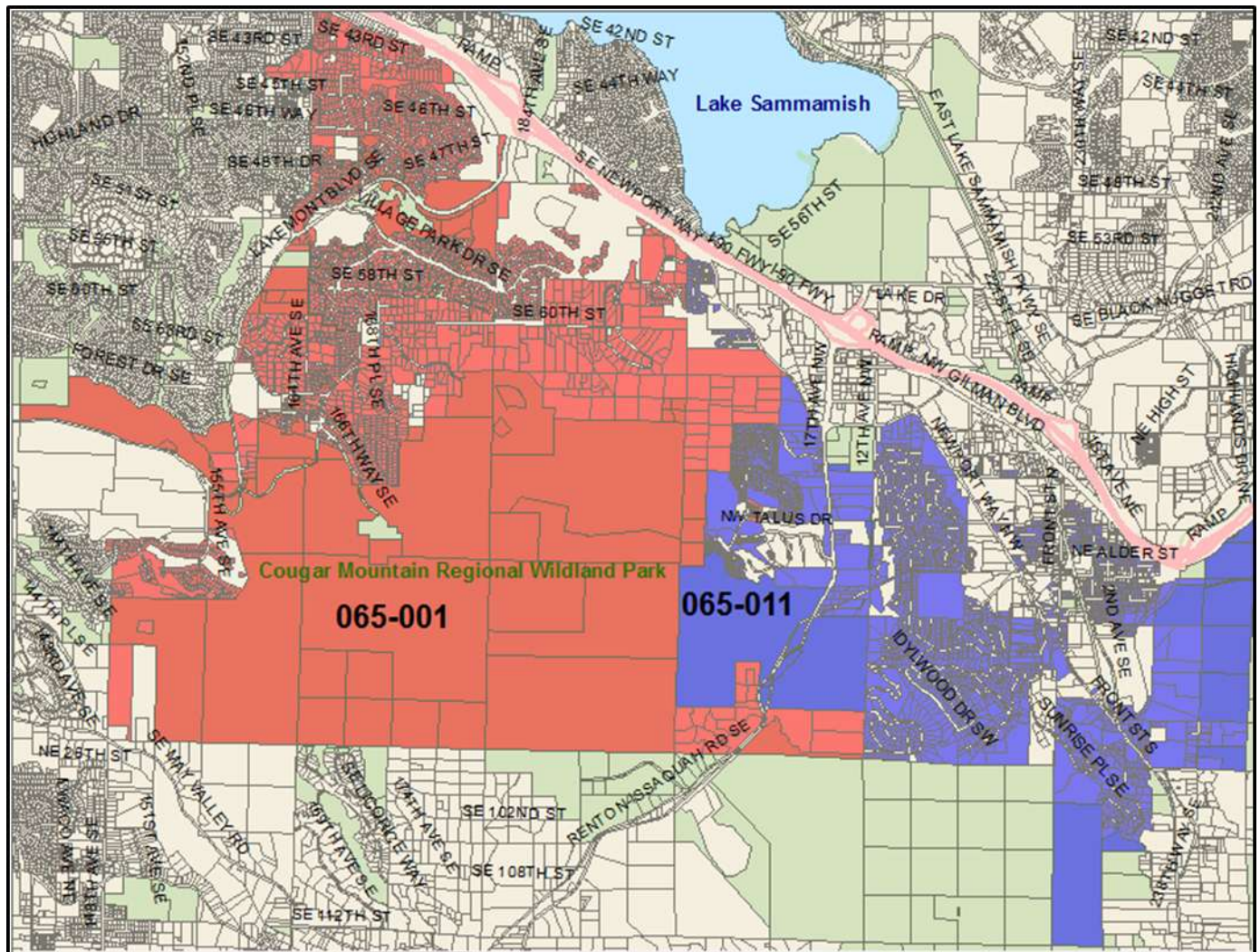
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara
Assessor

Area 65



Issaquah to May Valley

Housing



Grade 7/ Year Built 1992/ Total Living Area 1290



Grade 8/ Year Built 2003/ Total Living Area 2580



Grade 9/ Year Built 1995/ Total Living Area 2930



Grade 10/ Year Built 1996/ Total Living Area 3530



Grade11/ Year Built 1994/ Total Living Area 3870



Grade 12/ Year Built 2000/ Total Living Area 5340

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: Issaquah to May Valley/65

Number of Improved Sales: 600

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$221,100	\$350,200	\$571,300			
2012 Value	\$221,100	\$357,000	\$578,100	\$628,800	91.9%	6.93%
Change	+\$0	+\$6,800	+\$6,800			
% Change	+0.0%	+1.9%	+1.2%			

*Sales are time adjusted to 1/1/2012.

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$221,600	\$319,900	\$541,500
2012 Value	\$221,600	\$325,600	\$547,200
Percent Change	+0.0%	+1.8%	+1.1%

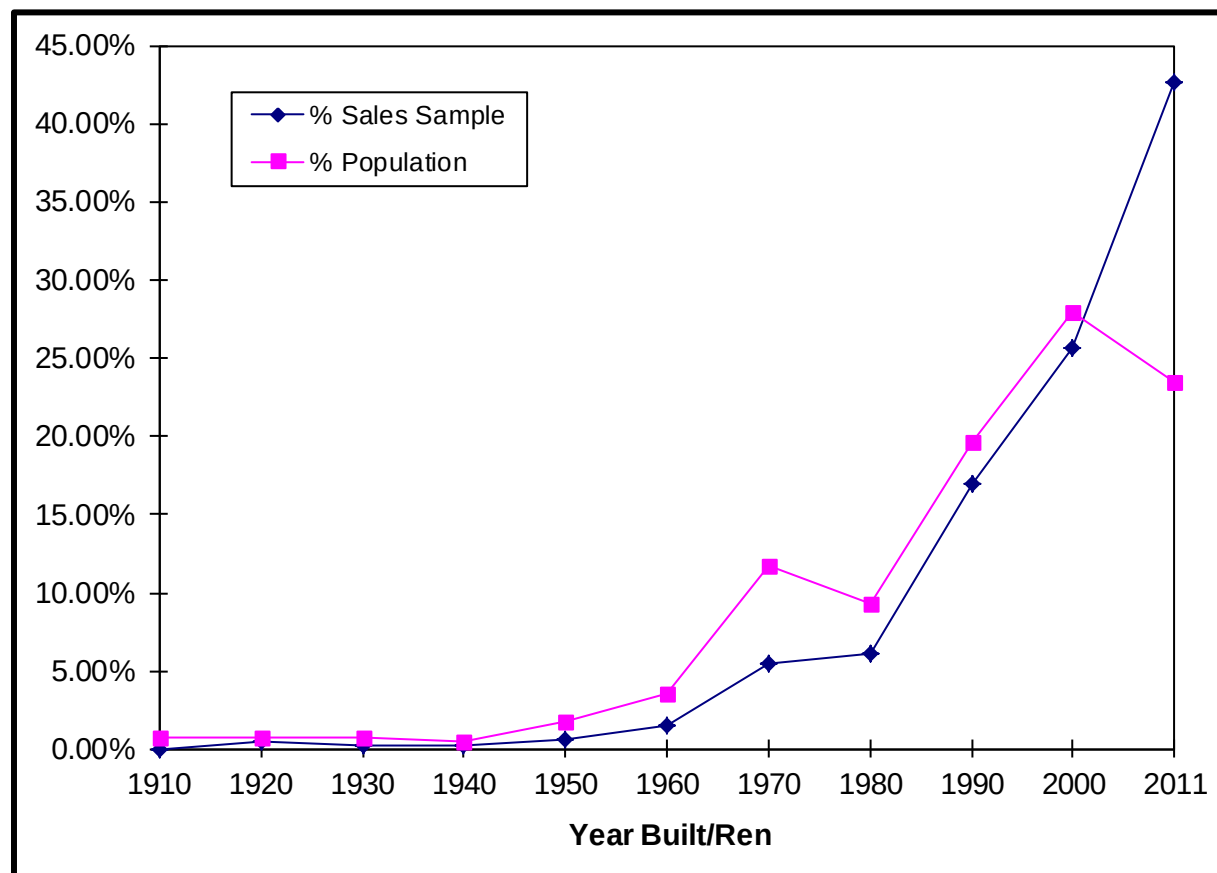
Number of one to three unit residences in the population: 4864

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhome parcels in Majors 029130 and 019131 (Ascent at Talus, Div. I & II), Low Grade parcels (Grades less than or equal to 6), and High Grade parcels (Grades more than or equal to 12) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.50%
1930	1	0.17%
1940	1	0.17%
1950	4	0.67%
1960	9	1.50%
1970	33	5.50%
1980	37	6.17%
1990	102	17.00%
2000	154	25.67%
2011	256	42.67%
	600	

Population		
Year Built/Ren	Frequency	% Population
1910	35	0.72%
1920	37	0.76%
1930	35	0.72%
1940	21	0.43%
1950	83	1.71%
1960	172	3.54%
1970	570	11.72%
1980	453	9.31%
1990	953	19.59%
2000	1360	27.96%
2011	1145	23.54%
	4864	

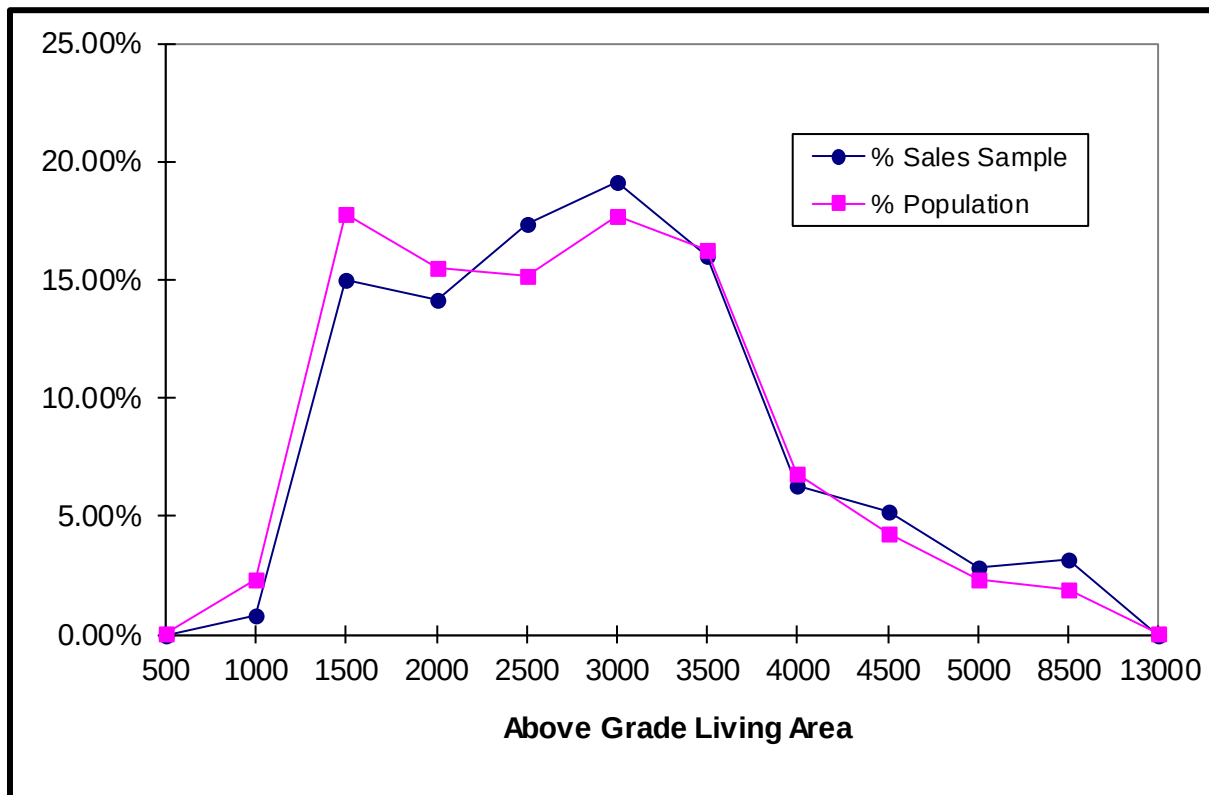


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	5	0.83%
1500	90	15.00%
2000	85	14.17%
2500	104	17.33%
3000	115	19.17%
3500	96	16.00%
4000	38	6.33%
4500	31	5.17%
5000	17	2.83%
8500	19	3.17%
13000	0	0.00%
	600	

Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	111	2.28%
1500	865	17.78%
2000	754	15.50%
2500	736	15.13%
3000	862	17.72%
3500	790	16.24%
4000	329	6.76%
4500	209	4.30%
5000	111	2.28%
8500	92	1.89%
13000	2	0.04%
	4864	

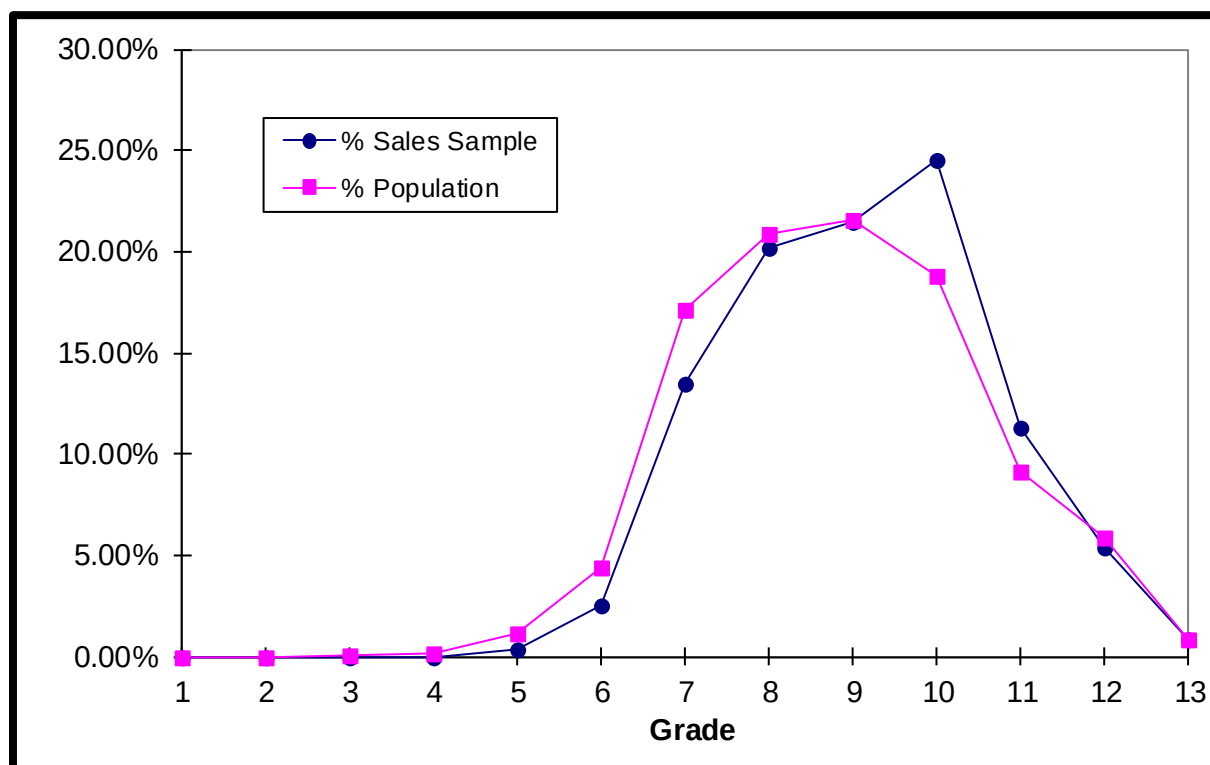


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.33%
6	15	2.50%
7	81	13.50%
8	121	20.17%
9	129	21.50%
10	147	24.50%
11	68	11.33%
12	32	5.33%
13	5	0.83%
600		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	9	0.19%
5	54	1.11%
6	215	4.42%
7	833	17.13%
8	1017	20.91%
9	1051	21.61%
10	916	18.83%
11	443	9.11%
12	285	5.86%
13	40	0.82%
4864		



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

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 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhome parcels in Majors 029130 and 019131 (Ascent at Talus, Div. I & II), Low Grade parcels (Grades less than or equal to 6), and High Grade parcels (Grades more than or equal to 12) were at a higher ratio compared to the rest of the population, which resulted in a downward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard area adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 600 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.9%. 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 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of +1.1%. This increase is due partly to market changes over time and the previous assessment levels.

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

Area 65 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

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

Standard Area Adjustment

1.85%

Major 029130

& 029131

Yes

Ascent at Talus

% Adjustment -7.67%

Low Grade<=6

Yes

% Adjustment -3.13%

High Grade >=12

Yes

% Adjustment -1.28%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Major 029130 or 029131 (Ascent at Talus Div. I & II) would *approximately* receive a -7.49% downward adjustment. 112 parcels in the improved population would receive this adjustment. There were 12 sales.

For instance, Low Grade parcels <=6 would *approximately* receive a -3.13% downward adjustment. 279 parcels in the improved population would receive this adjustment. There were 17 sales.

For instance, High Grade parcels >=12 would *approximately* receive a -1.28% downward adjustment. 325 parcels in the improved population would receive this adjustment. There were 37 sales.

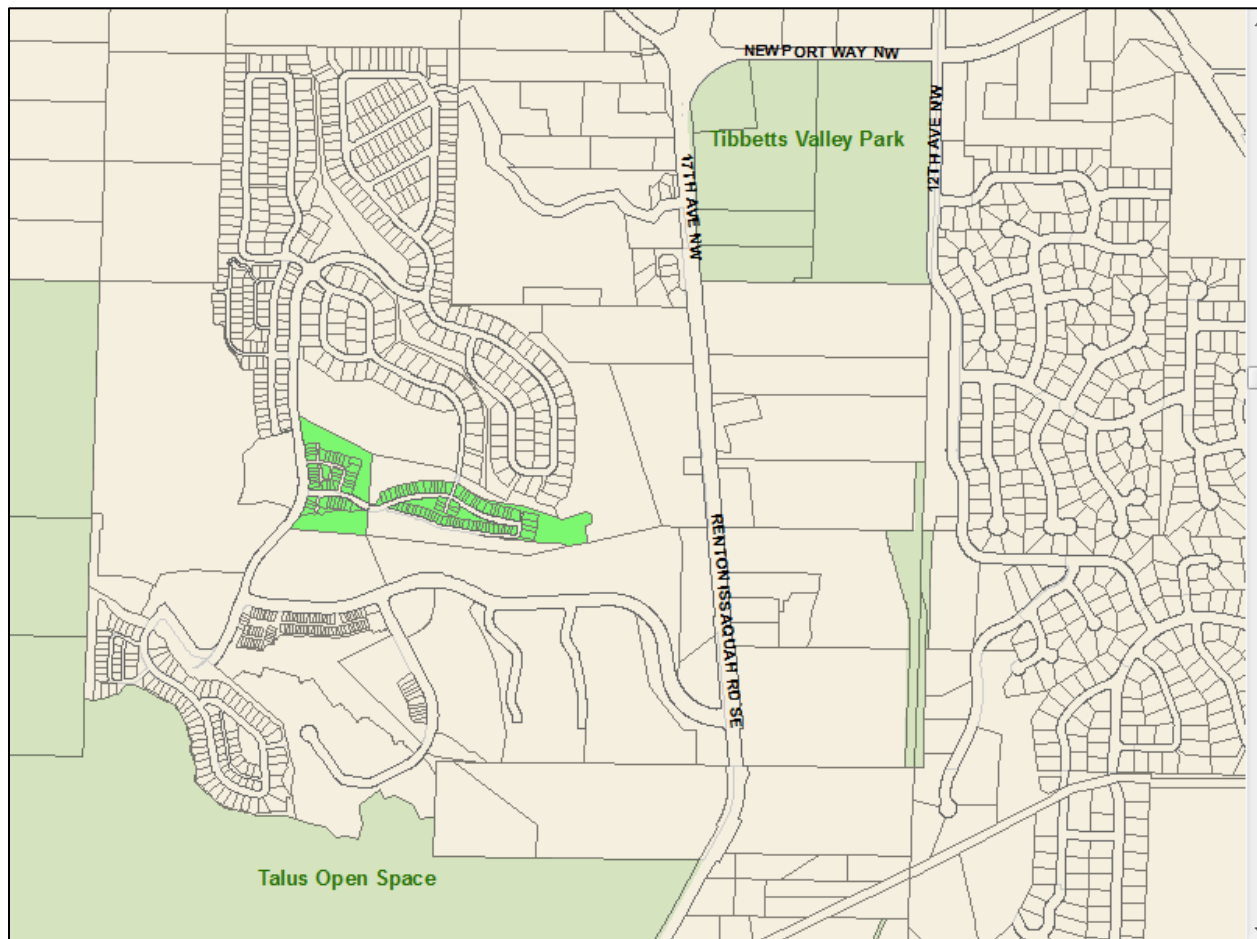
There were no properties that would receive a multiple variable adjustment.

Generally townhomes that were in Major 029130 and Major 029131, Low Grade parcels <=6, and High Grade parcels >=12, were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

85.3% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 65 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
029130 and 029131	Ascent at Talus Div. I & II	12	112	10.7%	SE-29-24-06	11	7	2003 thru 2005	Shangrila Wy NW & NW Boulder Wy Dr.



Area 65 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, 2012**.

For example, a sale of \$525000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.917, resulting in an adjusted value of \$481000 (\$525000 X .917=\$481425 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.898	-10.2%
2/1/2009	0.901	-9.9%
3/1/2009	0.903	-9.7%
4/1/2009	0.906	-9.4%
5/1/2009	0.909	-9.1%
6/1/2009	0.912	-8.8%
7/1/2009	0.915	-8.5%
8/1/2009	0.917	-8.3%
9/1/2009	0.920	-8.0%
10/1/2009	0.923	-7.7%
11/1/2009	0.926	-7.4%
12/1/2009	0.929	-7.1%
1/1/2010	0.932	-6.8%
2/1/2010	0.935	-6.5%
3/1/2010	0.937	-6.3%
4/1/2010	0.940	-6.0%
5/1/2010	0.943	-5.7%
6/1/2010	0.946	-5.4%
7/1/2010	0.949	-5.1%
8/1/2010	0.952	-4.8%
9/1/2010	0.954	-4.6%
10/1/2010	0.957	-4.3%
11/1/2010	0.960	-4.0%
12/1/2010	0.963	-3.7%
1/1/2011	0.966	-3.4%
2/1/2011	0.969	-3.1%
3/1/2011	0.971	-2.9%
4/1/2011	0.974	-2.6%
5/1/2011	0.977	-2.3%
6/1/2011	0.980	-2.0%
7/1/2011	0.983	-1.7%
8/1/2011	0.986	-1.4%
9/1/2011	0.989	-1.1%
10/1/2011	0.991	-0.9%
11/1/2011	0.994	-0.6%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	942950	0116	11/29/10	\$275,000	\$265,000	1010	6	1954	Good	29500	N	N	16419 SE NEWPORT WAY
001	192406	9069	9/14/09	\$425,000	\$392,000	1560	6	1928	Good	49222	N	N	18628 SE 60TH ST
001	896545	0200	12/13/11	\$289,000	\$288,000	1560	7	1994	Avg	3055	N	N	16730 SE 48TH PL
001	942950	0180	4/28/09	\$467,000	\$424,000	2010	7	1965	Avg	30277	N	N	16709 SE NEWPORT WAY
001	132405	9106	9/24/09	\$390,000	\$360,000	1440	8	1950	Good	17859	N	N	4244 164TH AVE SE
001	140400	0070	7/22/11	\$545,000	\$537,000	1540	8	1966	Good	15046	Y	N	16455 SE 44TH PL
001	132405	9116	7/7/09	\$409,000	\$374,000	1550	8	1973	Good	15246	N	N	16522 SE 43RD ST
001	221170	0405	7/15/09	\$475,000	\$435,000	1600	8	1967	Good	19800	N	N	4516 165TH AVE SE
001	221170	0025	9/1/11	\$589,900	\$583,000	1610	8	1988	Avg	18602	N	N	16741 SE 46TH ST
001	750450	0050	9/22/10	\$575,000	\$550,000	1630	8	1980	VGood	16117	Y	N	17233 SE 42ND PL
001	221170	0370	5/3/10	\$490,000	\$462,000	1670	8	1964	Good	17789	N	N	16559 SE 45TH PL
001	132405	9104	10/6/09	\$450,000	\$416,000	1710	8	1983	Good	16117	N	N	4236 164TH AVE SE
001	221170	0450	7/21/11	\$458,000	\$451,000	1880	8	1969	Good	16748	N	N	16524 SE 45TH PL
001	192406	9131	12/7/10	\$815,000	\$785,000	1980	8	1968	VGood	140698	Y	N	5813 189TH AVE SE
001	780546	0140	3/18/11	\$575,000	\$559,000	2080	8	1987	Avg	12526	N	N	17225 SE 47TH PL
001	780546	0080	9/21/09	\$540,000	\$498,000	2180	8	1987	Avg	14302	N	N	4714 172ND CT SE
001	942950	0236	3/9/10	\$499,000	\$468,000	2370	8	2010	Avg	5153	N	N	17011 SE NEWPORT WAY
001	942950	0237	3/11/10	\$495,000	\$464,000	2370	8	2010	Avg	4800	N	N	17013 SE NEWPORT WAY
001	942950	0235	6/23/10	\$566,547	\$537,000	2530	8	2010	Avg	9969	N	N	17017 SE NEWPORT WAY
001	942950	0238	11/3/10	\$495,000	\$475,000	2530	8	2010	Avg	4800	N	N	17015 SE NEWPORT WAY
001	780545	0210	8/10/11	\$622,000	\$614,000	1140	9	1987	Avg	12859	Y	N	4672 177TH AVE SE
001	896550	0240	2/9/10	\$485,000	\$454,000	1690	9	1984	Avg	9738	N	N	4550 169TH AVE SE
001	132405	9148	6/30/10	\$615,000	\$583,000	1780	9	1997	Avg	13285	Y	N	16830 SE 43RD ST
001	177838	0420	6/27/11	\$453,360	\$445,000	2030	9	2001	Avg	4419	N	N	16373 SE 66TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413941	0060	10/22/10	\$765,000	\$734,000	2080	9	1992	VGood	9846	N	N	17293 SE 49TH PL
001	896550	0020	12/23/11	\$489,950	\$490,000	2110	9	1986	Avg	9773	N	N	16811 SE 46TH ST
001	896550	0130	9/10/09	\$575,000	\$530,000	2110	9	1986	Avg	20219	N	N	17116 SE 47TH ST
001	221170	0075	11/16/10	\$545,000	\$524,000	2140	9	1985	Avg	15846	N	N	16625 SE 46TH ST
001	413941	0080	6/8/11	\$565,000	\$554,000	2200	9	1992	Avg	7276	N	N	4980 173RD PL SE
001	780546	0010	11/16/09	\$625,000	\$580,000	2200	9	1987	Avg	15288	N	N	17125 SE 47TH ST
001	896550	0080	5/21/10	\$550,000	\$520,000	2280	9	1984	Avg	10417	N	N	16935 SE 47TH ST
001	896550	0460	4/19/11	\$670,000	\$654,000	2280	9	1987	Good	14217	N	N	4533 172ND AVE SE
001	177838	0010	12/29/11	\$520,000	\$520,000	2290	9	2001	Avg	6669	N	N	6577 163RD PL SE
001	177838	0050	9/18/10	\$617,000	\$590,000	2290	9	2001	Avg	5666	N	N	6591 163RD PL SE
001	177838	0200	2/23/11	\$507,250	\$492,000	2290	9	2002	Avg	5096	N	N	6687 163RD PL SE
001	192406	9057	7/13/10	\$665,000	\$632,000	2310	9	1966	Good	69696	Y	N	5828 189TH AVE SE
001	322406	9077	6/15/10	\$653,000	\$619,000	2310	9	2004	Avg	217893	N	N	19801 SE 95TH ST
001	009760	0110	1/6/10	\$600,000	\$559,000	2330	9	2007	Avg	5000	N	N	16517 SE 66TH ST
001	221170	0400	8/22/10	\$639,900	\$610,000	2410	9	1990	Avg	19821	N	N	16528 SE 46TH ST
001	896540	0100	7/17/09	\$595,000	\$545,000	2420	9	1989	Avg	13990	N	N	5081 165TH PL SE
001	780546	0350	8/9/10	\$635,000	\$605,000	2460	9	1985	Avg	12530	N	N	17214 SE 46TH PL
001	896540	0060	3/4/11	\$525,000	\$510,000	2480	9	1989	Avg	10690	N	N	5019 165TH PL SE
001	413944	0280	10/16/10	\$695,000	\$666,000	2510	9	1994	Good	10506	N	N	5573 166TH PL SE
001	947840	0170	9/15/09	\$574,888	\$530,000	2520	9	2000	Avg	6547	N	N	6439 166TH PL SE
001	947840	0250	8/8/11	\$642,000	\$633,000	2520	9	2000	Avg	5973	N	N	6429 165TH PL SE
001	177838	0060	5/6/10	\$650,000	\$613,000	2540	9	2001	Avg	6185	N	N	6595 163RD PL SE
001	177838	0080	3/29/10	\$654,379	\$615,000	2540	9	2002	Avg	10757	N	N	16021 SE 66TH ST
001	896550	0820	4/17/09	\$635,000	\$576,000	2550	9	1984	Avg	9792	N	N	4412 170TH AVE SE
001	140400	0100	10/23/09	\$850,000	\$786,000	2580	9	1992	Avg	15121	Y	N	16425 SE 44TH PL

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	221170	0155	11/17/09	\$710,000	\$659,000	2600	9	1984	Good	17118	Y	N	4440 167TH AVE SE
001	413944	0790	5/2/11	\$602,500	\$589,000	2620	9	1992	Avg	8721	Y	N	16675 SE 57TH PL
001	780545	0780	12/1/10	\$615,000	\$592,000	2620	9	1986	Avg	11040	N	N	4688 174TH AVE SE
001	896550	0200	7/29/10	\$645,000	\$614,000	2620	9	1983	Good	9660	N	N	16934 SE 47TH ST
001	896540	0030	5/19/11	\$635,000	\$622,000	2660	9	1989	Avg	11630	N	N	4915 165TH PL SE
001	942950	0118	11/22/11	\$635,000	\$633,000	2660	9	2007	Avg	8300	N	N	4114 164TH AVE SE
001	896550	0710	9/8/11	\$675,000	\$668,000	2720	9	1987	Avg	10294	N	N	17200 SE 45TH ST
001	780545	0510	2/1/11	\$560,000	\$543,000	2750	9	1984	Avg	12368	Y	N	4637 176TH AVE SE
001	009760	0100	3/10/11	\$670,000	\$651,000	2760	9	2007	Avg	5008	N	N	16513 SE 66TH ST
001	009760	0100	12/1/09	\$646,000	\$600,000	2760	9	2007	Avg	5008	N	N	16513 SE 66TH ST
001	009760	0120	4/16/10	\$628,000	\$591,000	2760	9	2007	Avg	5100	N	N	16521 SE 66TH ST
001	560801	0450	9/28/09	\$656,755	\$606,000	2760	9	1999	Avg	8078	N	N	5930 MONT BLANC PL NW
001	896550	0840	3/4/11	\$639,800	\$622,000	2870	9	1983	Avg	11483	N	N	4404 170TH AVE SE
001	947840	0100	8/24/09	\$630,000	\$579,000	2890	9	2000	Avg	6247	N	N	16518 SE 64TH PL
001	947840	0140	6/22/09	\$645,000	\$589,000	2890	9	2000	Avg	5842	N	N	6432 165TH PL SE
001	413944	0860	11/25/09	\$655,000	\$608,000	2900	9	1994	Avg	7715	N	N	5620 165TH PL SE
001	177838	0290	4/28/10	\$595,000	\$561,000	2910	9	2002	Avg	7989	N	N	6756 163RD PL SE
001	221170	0123	7/27/10	\$689,000	\$655,000	2910	9	2004	Avg	9191	N	N	4507 165TH AVE SE
001	009760	0200	3/11/11	\$626,000	\$609,000	2920	9	2007	Avg	5591	N	N	16404 SE 66TH ST
001	221170	0165	1/18/11	\$610,000	\$590,000	2930	9	1995	Avg	17208	N	N	16726 SE 45TH ST
001	947840	0230	8/3/10	\$645,000	\$614,000	2950	9	2000	Avg	6735	N	N	6428 165TH PL SE
001	947840	0350	1/7/10	\$645,000	\$601,000	2950	9	2000	Avg	7297	N	N	6418 164TH PL SE
001	780546	0610	2/23/10	\$777,000	\$728,000	2960	9	1987	VGood	12440	Y	N	17519 SE 46TH ST
001	413944	0620	8/10/11	\$660,000	\$651,000	2970	9	1992	Avg	8000	N	N	16580 SE 57TH PL
001	780545	0150	4/20/09	\$660,000	\$599,000	2980	9	1985	Avg	16030	Y	N	17515 SE 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	560801	0220	5/24/10	\$720,000	\$681,000	3010	9	1994	Avg	7697	N	N	5992 OBERLAND PL NW
001	942950	0183	5/20/11	\$532,000	\$521,000	3090	9	2002	Avg	7601	N	N	16717 SE NEWPORT WAY
001	896550	0250	3/19/10	\$698,000	\$655,000	3110	9	1983	VGood	9535	N	N	4540 169TH AVE SE
001	232405	9318	9/23/11	\$640,000	\$634,000	3120	9	2005	Avg	7210	N	N	15915 SE COUGAR MOUNTAIN WAY
001	780546	0800	4/16/10	\$709,375	\$668,000	3130	9	1988	Avg	13049	N	N	4653 172ND AVE SE
001	413944	0870	3/2/10	\$724,680	\$679,000	3180	9	1993	Avg	8132	N	N	5610 165TH PL SE
001	560801	0240	1/15/10	\$665,000	\$621,000	3220	9	1994	Avg	7883	N	N	5934 OBERLAND PL NW
001	413944	0760	11/23/10	\$705,000	\$678,000	3260	9	1992	Good	8809	Y	N	16579 SE 57TH PL
001	560801	0090	12/15/09	\$720,000	\$670,000	3270	9	1996	Avg	9362	N	N	18046 NW VARESE CT
001	560801	0390	5/3/10	\$660,000	\$622,000	3280	9	1996	Avg	7203	N	N	5994 MONT BLANC PL NW
001	896541	0070	1/20/11	\$740,000	\$716,000	3280	9	1996	Avg	9996	N	N	16426 SE 48TH CT
001	560801	0150	5/18/10	\$700,000	\$661,000	3290	9	1995	Avg	7226	N	N	18096 NW VARESE CT
001	560801	0280	7/8/11	\$685,000	\$674,000	3290	9	1995	Avg	8389	N	N	5820 NW LAC LEMAN DR
001	560801	0060	5/5/11	\$770,000	\$753,000	3290	9	1995	Avg	10825	N	N	5860 NW LAC LEMAN DR
001	896546	0150	10/23/09	\$707,000	\$654,000	3320	9	1995	Good	9222	N	N	16628 SE 48TH PL
001	896546	0140	8/18/11	\$736,000	\$727,000	3340	9	1995	Avg	8770	N	N	16644 SE 48TH PL
001	896541	0110	7/1/10	\$768,000	\$729,000	3390	9	1995	Avg	9886	N	N	16449 SE 48TH CT
001	942950	0124	4/30/09	\$695,000	\$632,000	3390	9	2008	Avg	8337	N	N	4120 164TH AVE SE
001	942950	0126	1/5/09	\$750,000	\$674,000	3390	9	2008	Avg	8188	N	N	4128 164TH AVE SE
001	242405	9155	7/5/11	\$775,000	\$762,000	3400	9	2004	Avg	9938	N	N	6238 167TH AVE SE
001	009760	0070	12/16/10	\$686,175	\$662,000	3500	9	2007	Avg	6782	N	N	16501 SE 66TH ST
001	723750	0710	4/28/11	\$825,000	\$806,000	3640	9	2005	Avg	8070	N	N	15212 SE 83RD LN
001	560801	0440	10/13/10	\$725,000	\$695,000	3710	9	1998	Avg	7834	N	N	5942 MONT BLANC PL NW
001	896541	0150	4/18/11	\$735,000	\$717,000	3780	9	1997	Avg	23623	N	N	4853 167TH AVE SE
001	896550	0660	7/7/11	\$925,000	\$910,000	2090	10	1984	Avg	16491	Y	N	4427 173RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	242405	9172	12/22/11	\$900,000	\$899,000	2110	10	2009	Avg	41831	N	N	6033 174TH AVE SE
001	896550	0850	6/8/11	\$550,000	\$539,000	2310	10	1983	Good	12985	N	N	4405 170TH AVE SE
001	560803	0240	1/31/11	\$535,000	\$518,000	2350	10	1998	Avg	14669	N	N	5210 NW VILLAGE PARK DR
001	896552	0190	5/12/09	\$875,000	\$796,000	2410	10	1991	Avg	16622	Y	N	17670 SE 45TH CT
001	413940	0960	1/7/09	\$680,000	\$611,000	2470	10	1991	Avg	8218	N	N	17112 SE 48TH CT
001	413940	0700	6/10/09	\$830,000	\$757,000	2480	10	1992	Good	7130	N	N	16822 SE 47TH WAY
001	780545	0320	11/15/11	\$915,000	\$911,000	2540	10	1984	Avg	17295	Y	N	17528 SE 47TH ST
001	177835	0130	7/18/11	\$620,000	\$610,000	2560	10	1996	Avg	10381	N	N	19437 SE 57TH PL
001	413940	0530	11/19/09	\$630,000	\$584,000	2570	10	1991	Avg	8582	N	N	4728 171ST AVE SE
001	413940	0580	4/5/11	\$645,000	\$629,000	2570	10	1991	Avg	9839	N	N	17142 SE 47TH CT
001	413940	0930	11/10/11	\$580,000	\$577,000	2580	10	1992	Avg	8852	N	N	17124 SE 48TH CT
001	413940	0030	5/24/11	\$702,500	\$688,000	2600	10	1992	Avg	7760	N	N	17086 SE 47TH CT
001	413944	0100	5/17/10	\$625,000	\$590,000	2610	10	1993	Avg	8481	N	N	16881 SE 56TH PL
001	413940	0750	12/15/10	\$608,000	\$586,000	2620	10	1991	Avg	8106	N	N	4743 171ST AVE SE
001	896550	0950	6/24/11	\$525,300	\$516,000	2630	10	1983	Avg	9717	N	N	4521 169TH AVE SE
001	413940	0430	5/4/11	\$695,000	\$679,000	2710	10	1992	Avg	8369	N	N	4725 172ND CT SE
001	413945	0070	10/28/09	\$622,500	\$576,000	2710	10	1995	Avg	12068	N	N	17585 SE 56TH ST
001	896550	0500	8/3/11	\$595,000	\$587,000	2710	10	1985	Avg	10009	N	N	17217 SE 45TH ST
001	896550	0680	7/28/09	\$835,000	\$766,000	2720	10	1987	Good	13152	Y	N	4439 173RD AVE SE
001	413940	0830	6/23/10	\$665,000	\$630,000	2740	10	1991	Avg	11381	N	N	4803 171ST AVE SE
001	413944	0510	8/5/11	\$639,950	\$631,000	2740	10	1992	Avg	9470	N	N	5624 167TH PL SE
001	780545	0430	8/20/09	\$672,500	\$618,000	2750	10	1984	Avg	10729	Y	N	4614 176TH AVE SE
001	896552	0250	3/1/10	\$575,000	\$539,000	2770	10	1987	Avg	13353	Y	N	4607 177TH AVE SE
001	413940	0550	6/2/09	\$670,000	\$611,000	2780	10	1991	Avg	9342	N	N	17105 SE 47TH CT
001	780545	0130	10/20/11	\$642,000	\$638,000	2820	10	1986	Avg	20156	N	N	17449 SE 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	896540	0170	11/5/09	\$630,000	\$584,000	2820	10	1990	Good	11090	N	N	16553 SE 50TH PL
001	413940	0400	11/13/09	\$635,000	\$589,000	2830	10	1992	Avg	7193	N	N	4750 172ND CT SE
001	413944	0070	5/4/10	\$690,000	\$651,000	2830	10	1994	Avg	8660	N	N	16845 SE 56TH PL
001	413944	0430	9/30/10	\$685,000	\$656,000	2830	10	1993	Good	7335	N	N	5615 165TH PL SE
001	413944	0840	4/15/11	\$710,000	\$693,000	2850	10	1993	Good	9327	Y	N	5629 167TH PL SE
001	780545	0690	7/19/10	\$712,500	\$677,000	2890	10	1983	Avg	11536	Y	N	4651 175TH AVE SE
001	896540	0320	7/26/11	\$650,000	\$640,000	2890	10	1989	Avg	10750	N	N	16731 SE 49TH ST
001	780545	0380	6/18/09	\$875,000	\$799,000	2900	10	1984	Good	13752	Y	N	17615 SE 46TH PL
001	780545	0020	6/3/09	\$650,000	\$593,000	2920	10	1983	Avg	10366	N	N	4700 173RD AVE SE
001	413945	0060	6/30/09	\$691,545	\$632,000	2930	10	1995	Avg	7690	N	N	17571 SE 56TH ST
001	413940	0240	2/17/11	\$687,500	\$667,000	2940	10	1992	Avg	8442	N	N	17033 SE 47TH PL
001	413940	0120	8/24/10	\$700,000	\$668,000	2960	10	1992	Avg	6714	N	N	17035 SE 47TH CT
001	413940	0760	6/9/11	\$700,000	\$687,000	2960	10	1992	Avg	7328	N	N	4751 171ST AVE SE
001	413943	0350	11/29/10	\$660,000	\$635,000	2990	10	1994	Avg	11306	N	N	6023 166TH AVE SE
001	896540	0350	12/11/11	\$655,000	\$654,000	2990	10	1989	Avg	11840	N	N	16777 SE 49TH ST
001	988800	0040	8/26/11	\$648,888	\$641,000	3000	10	1998	Avg	23591	N	N	17109 SE COUGAR MOUNTAIN DR
001	413940	0740	12/22/09	\$717,000	\$667,000	3010	10	1991	Good	11015	N	N	16893 SE 47TH WAY
001	413945	0090	10/1/09	\$675,000	\$623,000	3040	10	1995	Avg	6698	N	N	5570 176TH PL SE
001	413946	0240	4/21/11	\$700,000	\$683,000	3040	10	1996	Avg	8492	N	N	5586 178TH AVE SE
001	896550	0340	2/10/10	\$635,000	\$594,000	3040	10	1983	Good	13874	N	N	4526 169TH PL SE
001	896551	0100	6/5/09	\$795,000	\$725,000	3060	10	1985	Avg	11434	Y	N	4512 174TH AVE SE
001	413944	0050	12/31/09	\$665,000	\$620,000	3070	10	1994	Avg	8998	N	N	16813 SE 56TH PL
001	413946	0330	9/27/11	\$700,000	\$694,000	3080	10	1995	Avg	9107	N	N	5571 178TH AVE SE
001	750450	0060	6/14/10	\$727,500	\$689,000	3080	10	2000	Avg	15100	Y	N	17241 SE 42ND PL
001	413945	0320	8/20/09	\$755,000	\$694,000	3090	10	1995	Good	13247	N	N	5388 175TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	896540	0480	6/1/11	\$583,000	\$571,000	3090	10	1990	Avg	11370	N	N	16548 SE 49TH ST
001	896540	0200	7/9/10	\$590,000	\$560,000	3110	10	1989	Avg	11730	N	N	16642 SE 50TH PL
001	242405	9168	4/8/09	\$903,000	\$819,000	3120	10	2006	Avg	10316	Y	N	6185 168TH PL SE
001	413945	0120	11/16/10	\$743,748	\$715,000	3170	10	1995	Avg	8806	N	N	5528 176TH PL SE
001	780545	0340	12/8/10	\$641,000	\$618,000	3180	10	1983	Avg	15027	Y	N	4668 175TH AVE SE
001	730800	0050	8/24/11	\$753,000	\$744,000	3210	10	1999	Avg	10397	N	N	16499 SE 63RD PL
001	730800	0030	9/16/11	\$850,000	\$842,000	3240	10	2000	Avg	10335	N	N	16457 SE 66TH PL
001	730800	0100	8/18/09	\$655,000	\$602,000	3240	10	1999	Avg	13463	N	N	6351 167TH AVE SE
001	560804	0100	2/8/10	\$820,000	\$767,000	3280	10	1996	Avg	13185	N	N	5414 CHAMPERY PL NW
001	896540	0370	10/20/09	\$675,000	\$624,000	3300	10	1990	Good	10000	N	N	16792 SE 49TH ST
001	413943	0440	3/7/11	\$760,000	\$739,000	3310	10	1994	Avg	12149	Y	N	6025 167TH AVE SE
001	177835	0210	8/6/09	\$730,000	\$670,000	3320	10	1996	Avg	14911	N	N	5695 193RD PL SE
001	730800	0020	8/19/10	\$823,000	\$785,000	3330	10	2000	Avg	9938	N	N	16435 SE 63RD PL
001	896540	0450	11/15/11	\$715,000	\$712,000	3340	10	1989	Avg	10210	N	N	16646 SE 49TH ST
001	780545	0060	11/4/11	\$600,000	\$597,000	3350	10	1986	Avg	15666	N	N	17409 SE 47TH ST
001	896552	0290	4/26/10	\$864,000	\$814,000	3350	10	1985	Avg	10773	Y	N	4624 177TH AVE SE
001	413946	0120	6/9/11	\$895,000	\$878,000	3370	10	1996	Avg	10265	N	N	5525 179TH AVE SE
001	723750	1570	7/7/11	\$782,000	\$769,000	3370	10	2004	Avg	20820	N	N	7931 148TH AVE SE
001	413943	0090	8/7/09	\$820,000	\$753,000	3380	10	1995	Good	15090	Y	N	16410 SE 58TH PL
001	413946	0270	11/11/11	\$735,000	\$731,000	3400	10	1995	Avg	8715	N	N	5504 178TH AVE SE
001	560804	0090	7/11/11	\$909,000	\$894,000	3400	10	1996	Avg	14700	N	N	5428 CHAMPERY PL NW
001	896550	0570	11/2/09	\$735,000	\$681,000	3410	10	1985	Good	11935	N	N	17303 SE 45TH ST
001	413943	0100	5/13/11	\$795,000	\$778,000	3420	10	1993	Good	21700	Y	N	16411 SE 58TH PL
001	560804	0040	6/14/10	\$810,000	\$767,000	3470	10	1996	Avg	11705	N	N	5468 CHAMPERY PL NW
001	730800	0120	7/20/09	\$780,000	\$715,000	3480	10	1999	Avg	10801	N	N	16699 SE 63RD PL

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413946	0290	7/29/09	\$750,000	\$688,000	3530	10	1997	Avg	9753	N	N	5523 178TH AVE SE
001	896552	0310	6/14/10	\$920,000	\$871,000	3530	10	1985	Avg	11714	Y	N	4612 177TH AVE SE
001	177835	0300	2/22/10	\$680,000	\$637,000	3540	10	1996	Avg	13246	N	N	19310 SE 57TH PL
001	780545	0770	2/4/10	\$689,900	\$645,000	3550	10	1985	Good	10561	N	N	4679 174TH CT SE
001	413946	0010	6/30/09	\$850,000	\$777,000	3560	10	1995	Good	14102	N	N	5692 179TH AVE SE
001	413943	0450	5/3/11	\$725,000	\$709,000	3560	10	1994	Avg	14400	Y	N	6049 167TH AVE SE
001	730800	0130	9/17/10	\$820,000	\$784,000	3640	10	2005	Avg	9099	N	N	6345 167TH AVE SE
001	177836	0280	4/6/10	\$790,000	\$743,000	3920	10	2005	Avg	8165	N	N	16608 SE 70TH ST
001	896540	0290	5/12/10	\$810,000	\$765,000	3930	10	1989	Good	11620	N	N	16657 SE 49TH ST
001	177836	0140	5/19/10	\$774,000	\$731,000	4010	10	2003	Avg	8639	N	N	16655 SE 69TH WAY
001	723750	0160	1/6/11	\$850,000	\$821,000	4030	10	2004	Avg	11956	N	N	8143 150TH PL SE
001	723750	0090	3/11/11	\$810,000	\$788,000	4131	10	2008	Avg	12005	N	N	8027 149TH PL SE
001	140400	0080	1/21/11	\$905,000	\$876,000	4160	10	2008	Avg	15071	Y	N	16445 SE 44TH PL
001	723750	1440	3/6/09	\$1,225,000	\$1,107,000	4220	10	2008	Avg	11695	Y	N	15206 SE 80TH ST
001	723750	1440	3/16/10	\$1,125,000	\$1,056,000	4220	10	2008	Avg	11695	Y	N	15206 SE 80TH ST
001	723750	1440	5/9/11	\$1,106,000	\$1,082,000	4220	10	2008	Avg	11695	Y	N	15206 SE 80TH ST
001	177700	0020	6/1/11	\$850,000	\$833,000	4570	10	1985	Avg	39229	N	N	17104 SE 60TH ST
001	177836	0330	8/5/11	\$925,000	\$912,000	4620	10	2004	Avg	8060	N	N	16635 SE 70TH ST
001	177836	0320	6/23/11	\$920,000	\$903,000	4640	10	2005	Avg	8983	N	N	16629 SE 70TH ST
001	723750	1430	9/17/09	\$1,100,000	\$1,014,000	4750	10	2008	Avg	12599	Y	N	15212 SE 80TH ST
001	177836	0150	12/13/10	\$875,000	\$844,000	4930	10	2004	Avg	13782	N	N	16659 SE 69TH WAY
001	560801	1100	12/16/09	\$825,000	\$767,000	5240	10	2000	Avg	14756	Y	N	18465 NW VILLAGE PARK DR
001	896551	0240	10/30/11	\$988,888	\$983,000	2160	11	1985	Avg	15846	Y	N	4430 175TH PL SE
001	560801	1130	7/1/10	\$802,500	\$761,000	2360	11	1995	Avg	12644	Y	N	18525 NW VILLAGE PARK DR
001	896551	0170	11/10/10	\$1,100,000	\$1,057,000	2600	11	1985	Avg	18985	Y	N	4468 175TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	413948	0080	10/14/10	\$1,065,000	\$1,021,000	2680	11	1998	Avg	13366	Y	N	17806 SE 57TH PL
001	413948	0080	8/10/11	\$1,060,000	\$1,046,000	2680	11	1998	Avg	13366	Y	N	17806 SE 57TH PL
001	413948	0210	11/7/11	\$1,090,000	\$1,084,000	2690	11	1997	Avg	11038	Y	N	17892 SE 58TH PL
001	560800	0550	1/25/11	\$650,000	\$629,000	2860	11	1992	Avg	12348	N	N	5560 NW KONIGS CT
001	413943	0810	10/18/09	\$780,000	\$721,000	2979	11	1993	Avg	17313	Y	N	5898 166TH AVE SE
001	560801	1050	6/23/11	\$700,000	\$687,000	3230	11	1994	Avg	15001	N	N	18145 NW VILLAGE PARK DR
001	413945	0740	9/22/09	\$779,000	\$719,000	3250	11	1995	Good	11288	N	N	5481 174TH PL SE
001	560800	0450	11/8/10	\$785,000	\$754,000	3390	11	1993	Avg	11370	N	N	18108 NW MONTREUX DR
001	560801	1060	5/21/10	\$818,000	\$773,000	3440	11	1997	Avg	12260	N	N	18157 NW VILLAGE PARK DR
001	242405	9133	9/21/10	\$1,348,000	\$1,289,000	3440	11	2007	Avg	39766	N	N	6047 173RD AVE SE
001	413945	0550	8/26/10	\$710,000	\$677,000	3450	11	1994	Avg	11522	N	N	5446 174TH PL SE
001	132405	9045	3/24/11	\$775,000	\$755,000	3480	11	1992	Good	31396	Y	N	16902 SE 43RD ST
001	413943	0300	10/20/10	\$843,000	\$808,000	3600	11	1993	Avg	12151	Y	N	16493 SE 59TH ST
001	413943	0120	6/8/10	\$812,500	\$769,000	3660	11	1993	Avg	12832	N	N	16483 SE 58TH PL
001	560801	0840	8/26/09	\$890,000	\$819,000	3660	11	1995	Avg	9642	N	N	5795 MATTERHORN PL NW
001	723750	0570	5/2/11	\$900,000	\$879,000	3720	11	2004	Avg	10701	N	N	15229 SE 82ND CT
001	140400	0060	12/13/10	\$1,500,000	\$1,446,000	3740	11	2003	Avg	15033	Y	N	16454 SE 44TH PL
001	413943	0560	1/6/10	\$975,000	\$909,000	3780	11	1998	Avg	14973	Y	N	16827 SE 59TH ST
001	413943	0560	2/8/11	\$950,000	\$921,000	3780	11	1998	Avg	14973	Y	N	16827 SE 59TH ST
001	723750	1580	2/9/10	\$890,000	\$833,000	3810	11	2004	Avg	27966	N	N	14741 SE 83RD PL
001	560801	0850	4/26/10	\$845,000	\$796,000	3830	11	1994	Avg	11029	N	N	5813 MATTERHORN PL NW
001	252405	9021	3/12/09	\$1,100,000	\$995,000	3910	11	2006	Avg	20655	N	N	16601 SE COUGAR MOUNTAIN WAY
001	413943	0250	10/30/09	\$1,120,000	\$1,037,000	3930	11	1992	Good	16582	Y	N	16492 SE 59TH ST
001	413943	0820	3/16/10	\$875,000	\$821,000	3950	11	1993	Avg	10995	Y	N	5864 166TH AVE SE
001	723750	1590	7/21/11	\$910,000	\$896,000	4090	11	2004	Avg	19023	N	N	14744 SE 83RD PL

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	0950	5/6/10	\$865,000	\$816,000	4100	11	2005	Avg	10717	Y	N	8207 155TH AVE SE
001	132405	9091	5/27/09	\$1,300,000	\$1,185,000	4120	11	2008	Avg	21780	Y	N	4336 167TH AVE SE
001	723750	1130	3/12/10	\$1,060,000	\$995,000	4150	11	2004	Avg	10584	N	N	15309 SE 82ND ST
001	723750	1150	12/8/10	\$1,025,000	\$988,000	4150	11	2004	Avg	10111	N	N	15323 SE 82ND ST
001	560800	0480	8/17/11	\$805,000	\$795,000	4160	11	1992	Avg	13716	N	N	5555 NW KONIGS CT
001	413991	0030	7/15/09	\$1,000,000	\$916,000	4170	11	1991	Good	33310	N	N	6343 163RD PL SE
001	413942	0440	3/23/09	\$1,082,750	\$980,000	4180	11	1995	Avg	17774	Y	N	5550 169TH PL SE
001	723750	1060	4/27/09	\$1,067,500	\$970,000	4300	11	2004	Avg	9417	Y	N	8260 154TH AVE SE
001	723750	0370	5/20/10	\$1,075,000	\$1,016,000	4390	11	2005	Avg	13036	Y	N	15301 SE 80TH ST
001	723750	0490	2/4/09	\$1,175,000	\$1,058,000	4390	11	2004	Avg	12429	Y	N	15222 SE 82ND CT
001	723750	0610	1/27/11	\$875,900	\$848,000	4420	11	2005	Avg	9380	N	N	8225 154TH AVE SE
001	723750	1080	11/19/09	\$1,075,000	\$997,000	4440	11	2005	Avg	11972	Y	N	8248 154TH AVE SE
001	723750	0420	10/29/10	\$1,060,000	\$1,018,000	4460	11	2004	Avg	17397	Y	N	15419 SE 80TH ST
001	723750	0640	8/17/10	\$950,000	\$905,000	4470	11	2006	Avg	9375	N	N	8245 154TH AVE SE
001	330385	0200	5/24/11	\$1,150,000	\$1,126,000	4610	11	2003	Avg	38008	Y	N	6788 170TH PL SE
001	723750	0660	7/1/11	\$1,190,000	\$1,170,000	4620	11	2005	Avg	8843	N	N	8251 154TH AVE SE
001	723750	0510	7/27/09	\$1,200,000	\$1,100,000	4630	11	2007	Avg	9867	N	N	15210 SE 82ND CT
001	330385	0360	6/8/10	\$1,060,000	\$1,003,000	4660	11	2003	Avg	17398	Y	N	17069 SE 65TH PL
001	988800	0020	8/5/10	\$1,550,000	\$1,476,000	4700	11	2004	Avg	35137	Y	N	17124 SE COUGAR MOUNTAIN DR
001	723750	0500	7/13/11	\$1,310,000	\$1,289,000	4760	11	2003	Avg	11746	N	N	15214 SE 82ND ST
001	723750	0650	3/27/11	\$850,000	\$828,000	5040	11	2004	Avg	9466	N	N	8247 154TH AVE SE
001	723750	0330	5/25/09	\$1,650,000	\$1,503,000	5220	11	2007	Avg	12949	Y	N	15203 SE 80TH ST
001	723750	1460	3/13/10	\$1,100,000	\$1,032,000	5340	11	2008	Avg	11100	Y	N	15134 SE 80TH ST
001	723750	0290	12/14/09	\$1,371,000	\$1,275,000	5530	11	2007	Avg	10285	Y	N	15125 SE 80TH ST
001	723750	0280	3/23/10	\$1,220,000	\$1,146,000	5560	11	2007	Avg	10593	Y	N	15113 SE 80TH ST

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Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	723750	1020	10/22/10	\$945,000	\$906,000	5570	11	2006	Avg	10798	Y	N	8318 154TH AVE SE
001	723750	1160	12/29/09	\$1,160,000	\$1,081,000	5831	11	2006	Avg	13326	Y	N	15507 SE 79TH PL
001	723750	0390	6/18/09	\$1,280,000	\$1,169,000	6070	11	2004	Avg	14731	Y	N	15321 SE 80TH ST
001	723750	0230	9/7/10	\$1,050,000	\$1,003,000	6220	11	2008	Avg	11113	Y	N	15011 SE 80TH ST
001	723750	0270	6/8/09	\$1,300,000	\$1,186,000	7040	11	2006	Avg	11963	Y	N	15107 SE 80TH ST
001	560800	0200	11/17/09	\$1,240,000	\$1,150,000	2200	12	1995	Avg	15858	Y	N	18210 NW MONTREUX DR
001	413943	0940	6/24/11	\$1,010,000	\$992,000	2300	12	1998	Avg	15200	Y	N	5804 167TH AVE SE
001	413943	0880	4/23/10	\$1,160,400	\$1,093,000	2650	12	1992	Good	13633	Y	N	5826 168TH PL SE
001	132405	9151	10/27/11	\$1,340,000	\$1,332,000	2800	12	1997	Avg	17652	Y	N	4405 164TH LN SE
001	132405	9152	11/17/09	\$1,350,000	\$1,252,000	2870	12	1997	Avg	16484	Y	N	4409 164TH LN SE
001	413942	0650	2/18/10	\$1,100,000	\$1,030,000	2870	12	1996	Avg	12194	Y	N	16870 SE 58TH ST
001	413949	0020	5/20/11	\$1,100,000	\$1,077,000	2910	12	1996	Avg	11351	Y	N	5645 176TH PL SE
001	413950	0220	12/22/09	\$1,375,000	\$1,280,000	2950	12	2004	Avg	19921	Y	N	5501 173RD AVE SE
001	413943	0970	7/22/10	\$1,350,000	\$1,283,000	3070	12	2002	Avg	13071	Y	N	16849 SE 58TH PL
001	413949	0170	4/27/11	\$1,240,000	\$1,211,000	3450	12	1999	Avg	11048	Y	N	5768 176TH PL SE
001	413950	0110	6/9/10	\$1,200,000	\$1,136,000	3590	12	1999	Avg	15240	Y	N	5754 173RD AVE SE
001	413947	0040	8/8/11	\$1,500,000	\$1,480,000	3630	12	1998	Avg	11853	Y	N	17093 SE 58TH ST
001	560800	0170	6/16/09	\$1,470,000	\$1,342,000	3660	12	1996	Avg	22434	Y	N	18304 NW MONTREUX DR
001	413990	0080	5/12/10	\$975,000	\$920,000	3790	12	1989	Good	31500	N	N	6323 160TH PL SE
001	723750	1210	9/22/10	\$1,350,000	\$1,291,000	3900	12	2004	Avg	21626	Y	N	15545 SE 79TH PL
001	560800	0710	7/12/10	\$978,000	\$929,000	3990	12	1991	Avg	10569	N	N	18201 NW MONTREUX DR
001	413942	0410	12/9/10	\$1,480,000	\$1,426,000	4080	12	1992	Good	17909	Y	N	5682 169TH PL SE
001	413949	0040	3/21/11	\$925,000	\$900,000	4080	12	1997	Avg	16063	N	N	5689 176TH PL SE
001	413949	0100	10/12/09	\$1,350,000	\$1,248,000	4080	12	1998	Avg	13959	Y	N	5793 176TH PL SE
001	413991	0090	3/9/10	\$1,165,000	\$1,093,000	4210	12	1990	Avg	32070	N	N	16343 SE 63RD ST

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Area 65
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
001	330385	0110	10/18/10	\$1,620,000	\$1,553,000	4280	12	2002	Avg	23183	N	N	6571 170TH PL SE
001	723750	0810	1/25/11	\$1,320,000	\$1,278,000	4440	12	2005	Avg	17987	Y	N	15624 SE 83RD CT
001	413948	0320	6/6/11	\$1,608,000	\$1,577,000	4450	12	1999	Avg	12341	Y	N	17745 SE 58TH PL
001	413942	0260	3/1/10	\$1,650,000	\$1,547,000	4630	12	2003	Avg	18374	Y	N	5546 171ST AVE SE
001	723750	0310	11/5/10	\$1,350,000	\$1,297,000	4640	12	2006	Avg	9809	Y	N	15139 SE 80TH ST
001	413949	0090	4/18/11	\$1,033,000	\$1,008,000	4656	12	1999	Avg	12127	Y	N	5781 176TH PL SE
001	413990	0230	1/11/11	\$1,425,000	\$1,378,000	5050	12	1988	Avg	31860	N	N	6151 160TH AVE SE
001	262405	9031	3/25/10	\$1,000,000	\$940,000	5080	12	1999	Avg	43560	N	N	6530 161ST PL SE
001	413950	0370	4/27/10	\$1,321,500	\$1,246,000	5170	12	1999	Avg	15774	Y	N	17230 SE 58TH ST
001	330385	0250	1/14/11	\$1,650,000	\$1,596,000	5580	12	2002	Avg	20536	N	N	6700 170TH PL SE
001	723750	0340	9/3/09	\$1,599,000	\$1,472,000	6060	12	2006	Avg	12790	Y	N	15209 SE 80TH ST
001	330385	0040	12/8/10	\$1,639,000	\$1,579,000	6730	12	2004	Avg	43937	Y	N	6598 169TH PL SE
001	413990	0040	5/3/11	\$1,210,000	\$1,183,000	4810	13	1988	Avg	36500	N	N	6249 160TH AVE SE
001	723750	0910	7/13/11	\$2,125,000	\$2,091,000	4960	13	2008	Avg	12674	Y	N	8204 155TH AVE SE
001	330385	0370	5/21/09	\$1,750,000	\$1,594,000	4990	13	2002	Avg	17421	Y	N	17035 SE 65TH PL
001	413991	0220	7/26/11	\$1,550,000	\$1,527,000	5220	13	1990	Avg	40940	N	N	6158 162ND PL SE
001	330385	0080	3/10/10	\$1,900,000	\$1,782,000	5470	13	2001	Avg	32890	Y	N	6539 170TH PL SE
011	527910	0721	10/27/11	\$210,000	\$209,000	640	5	1948	Avg	3250	N	N	250 3RD AVE NE
011	292406	9049	7/29/09	\$425,000	\$390,000	1180	5	1920	Avg	356048	N	N	21003 SE 75TH ST
011	342406	9099	11/15/11	\$275,000	\$274,000	960	6	1967	Avg	7945	N	N	575 SE CROSTON LN
011	527910	0310	12/10/09	\$325,000	\$302,000	960	6	1997	Avg	9854	N	N	295 NE ALDER ST
011	322406	9032	7/7/10	\$319,000	\$303,000	990	6	1966	Good	45085	Y	N	21028 SE 82ND ST
011	342406	9189	4/27/11	\$243,000	\$237,000	1020	6	1968	Avg	10890	N	N	420 FRONT ST S
011	527910	0265	1/25/11	\$295,000	\$286,000	1080	6	1920	VGood	7980	N	N	210 NE ALDER ST
011	342406	9191	2/23/10	\$220,424	\$206,000	1140	6	2009	Avg	9636	N	N	555 SE LEWIS ST

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	527910	1140	7/2/09	\$355,000	\$325,000	1300	6	1948	Good	5362	N	N	550 NE ALDER ST
011	272406	9045	6/24/09	\$330,000	\$302,000	1390	6	1959	Avg	8568	N	N	30 NE DOGWOOD ST
011	342406	9111	6/28/10	\$286,000	\$271,000	1420	6	1941	Good	21120	N	N	510 FRONT ST S
011	342406	9081	3/23/10	\$330,000	\$310,000	1500	6	1992	Avg	6110	N	N	640 SE ANDREWS ST
011	235430	0345	12/20/11	\$320,000	\$320,000	1540	6	1964	Good	8120	N	N	335 2ND AVE SE
011	342406	9073	8/11/09	\$369,000	\$339,000	1630	6	1918	VGood	7450	N	N	620 SE ANDREWS ST
011	235430	0815	12/3/09	\$411,200	\$382,000	1820	6	1984	Good	6000	N	N	255 SE CROSTON LN
011	570620	0280	5/13/11	\$284,000	\$278,000	1040	7	1967	Good	9000	N	N	450 MOUNT DEFIANCE CIR SW
011	235430	0455	5/31/11	\$260,000	\$255,000	1050	7	2001	Avg	1500	N	N	195 SE ANDREWS ST
011	941220	0400	12/21/11	\$317,500	\$317,000	1080	7	1967	Good	16100	N	N	460 SW FOREST PL
011	029130	0120	6/21/11	\$242,000	\$238,000	1090	7	2003	Avg	913	N	N	372 SHANGRI-LA WAY NW
011	856278	0100	11/16/09	\$299,990	\$278,000	1110	7	2008	Avg	750	N	N	204 SHANGRI-LA WAY NW
011	235430	0430	6/11/10	\$295,000	\$279,000	1130	7	1977	VGood	5250	N	N	160 RAINIER BLVD S
011	856278	0130	5/11/09	\$299,990	\$273,000	1150	7	2008	Avg	750	N	N	2243 NW MORAIN PL
011	856278	0140	4/1/09	\$295,000	\$267,000	1150	7	2008	Avg	750	N	N	2237 NW MORAIN PL
011	856278	0150	7/31/09	\$295,000	\$271,000	1150	7	2008	Avg	750	N	N	2231 NW MORAIN PL
011	856278	0160	5/22/09	\$304,990	\$278,000	1150	7	2008	Avg	750	N	N	2225 NW MORAIN PL
011	856278	0190	4/2/10	\$279,990	\$263,000	1150	7	2009	Avg	705	N	N	2273 NW HIDDEN LN
011	856278	0200	6/15/09	\$324,891	\$297,000	1150	7	2009	Avg	705	N	N	2269 NW HIDDEN LN
011	856278	0210	10/1/09	\$334,990	\$309,000	1150	7	2009	Avg	705	N	N	2263 NW HIDDEN LN
011	856278	0220	9/2/09	\$339,990	\$313,000	1150	7	2009	Avg	705	N	N	2257 NW HIDDEN LN
011	856278	0230	6/10/09	\$329,990	\$301,000	1150	7	2009	Avg	705	N	N	2251 NW HIDDEN LN
011	856278	0260	6/15/09	\$310,000	\$283,000	1150	7	2008	Avg	720	N	N	2239 NW HIDDEN LN
011	856278	0270	5/27/09	\$329,990	\$301,000	1150	7	2008	Avg	720	N	N	2233 NW HIDDEN LN
011	856278	0280	12/4/09	\$289,990	\$269,000	1150	7	2008	Avg	720	N	N	2227 NW HIDDEN LN

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Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856278	0090	9/15/09	\$339,990	\$313,000	1160	7	2008	Avg	1058	N	N	206 SHANGRI-LA WAY NW
011	856278	0110	4/21/09	\$312,000	\$283,000	1160	7	2008	Avg	1078	N	N	202 SHANGRI-LA WAY NW
011	856278	0120	5/8/09	\$305,000	\$277,000	1170	7	2008	Avg	1092	N	N	2247 NW MORAIN PL
011	856278	0170	4/1/09	\$304,900	\$276,000	1170	7	2007	Avg	1075	N	N	2217 NW MORAIN PL
011	856278	0180	9/11/09	\$344,990	\$318,000	1170	7	2009	Avg	1011	N	N	2277 NW HIDDEN LN
011	856278	0240	6/8/09	\$349,990	\$319,000	1170	7	2009	Avg	999	N	N	2249 NW HIDDEN LN
011	856278	0250	4/7/10	\$299,990	\$282,000	1170	7	2008	Avg	900	N	N	2245 NW HIDDEN LN
011	856278	0290	9/2/09	\$335,000	\$308,000	1170	7	2008	Avg	1032	N	N	2219 NW HIDDEN LN
011	807860	0440	4/21/11	\$400,000	\$390,000	1190	7	1985	Avg	7270	N	N	2525 NW OAKCREST DR
011	807860	0520	2/18/11	\$392,000	\$380,000	1200	7	1986	Avg	6600	N	N	2365 NW OAKCREST DR
011	941220	0540	11/9/10	\$355,000	\$341,000	1200	7	1966	VGood	16050	N	N	875 WILDWOOD BLVD SW
011	941450	0440	6/8/10	\$320,000	\$303,000	1210	7	1968	Good	9636	N	N	1490 WILDWOOD BLVD SW
011	570620	1940	9/29/10	\$348,000	\$333,000	1230	7	1962	Good	12500	N	N	390 MOUNT KENYA DR SW
011	941450	0430	3/19/09	\$410,000	\$371,000	1250	7	1969	VGood	11286	N	N	1500 WILDWOOD BLVD SW
011	332406	9523	10/30/09	\$360,000	\$333,000	1280	7	1959	Avg	7840	N	N	470 MINE HILL RD SW
011	029130	0330	2/8/11	\$284,900	\$276,000	1290	7	2004	Avg	1286	N	N	410 NW PEBBLE LN
011	029130	0050	3/29/11	\$262,500	\$256,000	1290	7	2003	Avg	1399	N	N	2271 NW BOULDER WAY DR
011	029131	0070	8/26/10	\$295,000	\$281,000	1290	7	2004	Avg	1264	N	N	2152 NW BOULDER WAY DR
011	029131	0210	6/22/11	\$309,000	\$303,000	1290	7	2005	Avg	1288	N	N	2068 NW BOULDER WAY DR
011	527910	0485	12/30/09	\$375,000	\$349,000	1290	7	1992	Avg	6688	N	N	345 NE BIRCH ST
011	029131	0350	11/25/11	\$305,000	\$304,000	1300	7	2005	Avg	1590	N	N	2009 NW BOULDER WAY DR
011	029131	0400	10/6/10	\$320,000	\$306,000	1300	7	2005	Avg	1388	N	N	2027 NW BOULDER WAY DR
011	570620	1340	9/21/09	\$325,000	\$300,000	1300	7	1966	Avg	12480	N	N	520 MOUNT LOGAN DR SW
011	332406	9529	11/13/11	\$350,000	\$348,000	1320	7	1978	Avg	12632	N	N	245 SW HEPLER LN
011	941450	0580	3/23/09	\$450,000	\$407,000	1390	7	1968	VGood	9782	N	N	970 GREENWOOD BLVD SW

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Area 65
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	146060	0110	6/24/11	\$350,000	\$344,000	1400	7	1979	Good	13330	N	N	575 SW MOUNT CEDAR DR
011	570620	1210	9/12/11	\$350,000	\$346,000	1410	7	1959	Good	10730	N	N	765 MOUNTAIN PARK BLVD SW
011	570620	1980	8/13/09	\$311,000	\$286,000	1420	7	1962	Good	13832	N	N	490 MOUNT KENYA DR SW
011	807860	0460	4/21/10	\$418,000	\$394,000	1420	7	1985	Avg	7012	N	N	2485 NW OAKCREST DR
011	807860	0470	2/17/10	\$423,000	\$396,000	1420	7	1985	Avg	6600	N	N	2465 NW OAKCREST DR
011	941450	0080	2/3/11	\$392,000	\$380,000	1460	7	1968	Good	11800	N	N	751 GREENWOOD BLVD SW
011	807860	0390	11/16/09	\$429,950	\$399,000	1490	7	1987	Avg	6070	N	N	1145 OAKHILL PL NW
011	856278	0020	7/27/09	\$339,990	\$312,000	1500	7	2008	Avg	815	N	N	2213 NW TALUS DR
011	856278	0030	5/12/09	\$339,990	\$309,000	1500	7	2008	Avg	809	N	N	2215 NW TALUS DR
011	856278	0060	9/16/09	\$357,990	\$330,000	1500	7	2008	Avg	830	N	N	2229 NW TALUS DR
011	856278	0070	7/29/09	\$332,300	\$305,000	1500	7	2008	Avg	850	N	N	2235 NW TALUS DR
011	570620	0740	4/21/10	\$415,000	\$391,000	1510	7	1958	Good	14608	N	N	635 MOUNT FURY CIR SW
011	856278	0040	6/15/09	\$339,990	\$310,000	1520	7	2008	Avg	810	N	N	2221 NW TALUS DR
011	856278	0050	6/1/09	\$359,990	\$328,000	1520	7	2008	Avg	817	N	N	2223 NW TALUS DR
011	342406	9050	6/1/09	\$375,000	\$342,000	1530	7	2008	Avg	11180	N	N	580 6TH AVE SE
011	570620	1710	3/27/09	\$355,000	\$321,000	1640	7	1965	Avg	12938	N	N	505 MOUNT OLYMPUS DR SW
011	527910	0541	5/19/09	\$373,000	\$340,000	1650	7	1977	Avg	6219	N	N	155 5TH AVE NE
011	570620	0610	8/5/10	\$336,000	\$320,000	1650	7	1957	Avg	28050	N	N	520 MOUNTAIN PARK BLVD SW
011	570620	1190	8/24/09	\$350,000	\$322,000	1680	7	1962	Good	14251	N	N	505 MOUNT JUPITER DR SW
011	570620	0760	9/15/09	\$400,000	\$369,000	1700	7	1959	Good	20545	N	N	575 MOUNTAIN PARK BLVD SW
011	234330	0016	5/24/10	\$345,000	\$326,000	1770	7	1981	Avg	9818	Y	N	255 NW BIRCH PL
011	807860	0100	12/12/11	\$339,000	\$338,000	1800	7	1985	Avg	5839	N	N	1205 OAKCREEK PL NW
011	527910	0540	1/4/11	\$328,000	\$317,000	1820	7	1936	VGood	7121	N	N	480 NE ALDER ST
011	807860	0150	3/1/10	\$415,000	\$389,000	1830	7	1985	Avg	8489	N	N	1250 OAKWOOD PL NW
011	941220	0925	6/7/09	\$400,000	\$365,000	1830	7	1999	Avg	9603	N	N	894 SW CEDARGLADE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	570620	2140	5/13/11	\$340,000	\$333,000	1900	7	1976	Good	11700	N	N	265 MOUNT OLYMPUS DR SW
011	282406	9286	12/1/09	\$389,000	\$361,000	2050	7	1998	Avg	3807	N	N	170 A NW DOGWOOD ST
011	941450	0360	4/20/11	\$460,000	\$449,000	2050	7	1968	Good	9548	N	N	675 SW ELLERWOOD ST
011	570620	0800	7/19/10	\$386,000	\$367,000	2130	7	1958	Good	22425	N	N	780 MOUNT FURY CIR SW
011	570620	2050	8/29/11	\$467,000	\$462,000	2160	7	1966	Good	12220	N	N	190 MOUNT OLYMPUS DR SW
011	342406	9268	8/17/10	\$387,950	\$370,000	2180	7	1965	Good	15246	N	N	372 SE DARST ST
011	856278	0010	9/10/09	\$419,990	\$387,000	2200	7	2008	Avg	1387	N	N	2211 NW TALUS DR
011	856278	0080	8/26/09	\$430,000	\$396,000	2200	7	2008	Avg	1506	N	N	2241 NW TALUS DR
011	342406	9245	2/16/10	\$370,000	\$346,000	2220	7	1962	Avg	6098	N	N	75 6TH AVE SE
011	570620	1780	4/19/11	\$470,000	\$459,000	2430	7	2003	Avg	11704	N	N	405 MOUNT MCKINLEY DR SW
011	342406	9098	10/4/10	\$440,000	\$421,000	2460	7	1992	Avg	6600	N	N	635 SE ANDREWS ST
011	332406	9545	1/18/11	\$369,950	\$358,000	1080	8	1984	Good	43995	N	N	1057 GREENWOOD BLVD SW
011	941461	0440	3/21/11	\$395,000	\$384,000	1120	8	1980	Good	10356	N	N	910 HIGHWOOD DR SW
011	954520	0680	5/3/10	\$385,000	\$363,000	1140	8	1983	Avg	9592	N	N	670 KALMIA CT NW
011	571061	0470	12/20/11	\$362,000	\$362,000	1210	8	1974	VGood	7128	N	N	255 CAPELLA DR NW
011	571060	0630	4/26/10	\$475,000	\$448,000	1230	8	1978	Good	9600	N	N	809 W SUNSET WAY
011	571060	0030	2/3/11	\$375,000	\$363,000	1270	8	1969	VGood	9215	N	N	920 W SUNSET WAY
011	941450	0230	6/2/10	\$379,950	\$359,000	1290	8	1976	Good	10835	N	N	650 SW FERNWOOD ST
011	954520	0560	8/30/10	\$467,500	\$446,000	1300	8	1984	Avg	9520	Y	N	775 KALMIA CT NW
011	941461	0430	5/19/11	\$350,000	\$343,000	1310	8	1976	Good	9366	N	N	890 HIGHWOOD DR SW
011	928610	0030	11/2/10	\$415,000	\$399,000	1320	8	2000	Avg	4221	N	N	54 SUNSET CT NW
011	332406	9483	6/4/09	\$395,000	\$360,000	1370	8	1968	Good	9583	N	N	9 MOUNT PILCHUCK AVE NW
011	571061	0150	6/26/09	\$432,500	\$395,000	1370	8	1974	Good	10080	N	N	310 DORADO DR NW
011	941461	0160	12/6/10	\$360,000	\$347,000	1370	8	1976	Good	10516	N	N	945 HIGHWOOD DR SW
011	571061	0210	9/29/10	\$419,000	\$401,000	1380	8	1978	Good	10585	N	N	370 DORADO DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	527910	1115	2/24/10	\$325,000	\$304,000	1400	8	1954	Good	9322	N	N	590 NE ALDER ST
011	731320	0080	8/17/11	\$425,000	\$420,000	1410	8	1989	Good	14994	N	N	1015 SW RIDGEWOOD CIR
011	571061	0580	4/25/11	\$378,000	\$369,000	1420	8	1973	Good	10810	N	N	325 DORADO DR NW
011	571061	0510	10/19/09	\$417,850	\$386,000	1430	8	1973	Avg	11726	N	N	230 CAPELLA DR NW
011	954524	0070	8/12/11	\$460,000	\$454,000	1440	8	1986	Avg	9603	N	N	425 INDIGO PL NW
011	571050	0040	11/2/09	\$462,500	\$428,000	1450	8	1968	Good	9570	N	N	71 MOUNT PILCHUCK AVE NW
011	816330	0400	9/22/10	\$415,000	\$397,000	1460	8	1968	Avg	15826	N	N	376 SE CRYSTAL CREEK CIR
011	571060	0250	9/1/11	\$405,000	\$400,000	1480	8	1973	Avg	10450	N	N	170 MOUNT OLYMPUS DR NW
011	571060	0310	9/8/10	\$434,000	\$415,000	1480	8	1976	Good	13020	N	N	115 BIG BEAR PL NW
011	571062	0050	12/21/09	\$400,000	\$372,000	1480	8	1979	Good	29400	N	N	240 MOUNT PILCHUCK AVE SW
011	571062	0080	3/25/11	\$455,000	\$443,000	1480	8	1979	Good	12684	N	N	300 MOUNT PILCHUCK AVE SW
011	029131	0700	2/14/11	\$285,000	\$276,000	1530	8	2005	Avg	1795	N	N	2095 NW BOULDER WAY DR
011	865000	0060	2/17/09	\$450,000	\$406,000	1550	8	1976	Good	10165	N	N	995 IDYLWOOD DR SW
011	571061	0330	5/5/09	\$415,000	\$377,000	1570	8	1973	Good	10001	N	N	270 ALMAK CT NW
011	865000	0100	1/13/10	\$469,500	\$438,000	1570	8	1976	Good	11099	N	N	915 IDYLWOOD DR SW
011	731320	0140	6/27/11	\$380,000	\$373,000	1590	8	1984	Good	30797	N	N	1130 SW RIDGEWOOD PL
011	029131	0240	6/30/11	\$320,000	\$314,000	1600	8	2005	Avg	2476	N	N	2048 NW BOULDER WAY DR
011	029131	0300	6/14/11	\$328,000	\$322,000	1600	8	2005	Avg	3224	Y	N	2012 NW BOULDER WAY DR
011	941450	0560	4/12/11	\$397,000	\$387,000	1630	8	1979	Good	9912	N	N	930 GREENWOOD BLVD SW
011	941461	0260	8/19/11	\$418,500	\$413,000	1630	8	1980	VGood	9525	N	N	795 HIGHWOOD DR SW
011	029131	0330	6/4/09	\$453,750	\$414,000	1650	8	2005	Avg	2378	Y	N	340 NW BOULDER PL
011	856277	0030	4/8/10	\$520,000	\$489,000	1650	8	2005	Avg	3325	Y	N	496 LINGERING PINE DR NW
011	856277	0070	1/28/09	\$528,000	\$475,000	1650	8	2005	Avg	3615	Y	N	522 LINGERING PINE DR NW
011	856277	0110	8/1/11	\$421,000	\$415,000	1650	8	2006	Avg	3290	Y	N	546 LINGERING PINE DR NW
011	856277	0130	1/6/09	\$490,000	\$440,000	1650	8	2006	Avg	3290	Y	N	558 LINGERING PINE DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	928610	0220	1/29/10	\$385,000	\$360,000	1670	8	2000	Avg	2897	N	N	93 SUNSET CT NW
011	928610	0230	4/28/10	\$383,790	\$362,000	1670	8	2000	Avg	2898	N	N	79 SUNSET CT NW
011	071060	0140	6/23/10	\$394,800	\$374,000	1680	8	2010	Avg	3438	N	N	892 6TH AVE NW
011	856277	0120	5/25/11	\$440,000	\$431,000	1710	8	2006	Avg	2590	Y	N	552 LINGERING PINE DR NW
011	856277	0590	3/1/10	\$425,000	\$398,000	1710	8	2006	Avg	2405	Y	N	576 MOUNTAIN VIEW LN NW
011	856277	0630	10/26/09	\$425,000	\$393,000	1710	8	2006	Avg	2405	Y	N	584 MOUNTAIN VIEW LN NW
011	571061	0600	8/16/11	\$500,000	\$494,000	1720	8	1973	Avg	13727	N	N	225 MOUNT OLYMPUS DR NW
011	029130	0230	12/1/09	\$386,000	\$359,000	1730	8	2003	Avg	3229	N	N	402 NW PEBBLE LN
011	941220	0800	3/15/10	\$360,000	\$338,000	1740	8	1979	Good	17276	N	N	890 SW CEDARGLADE
011	071060	0050	5/17/11	\$454,000	\$444,000	1760	8	2011	Avg	3137	N	N	756 6TH AVE NW
011	071060	0150	12/9/10	\$459,000	\$442,000	1760	8	2011	Avg	3915	N	N	701 6TH AVE NW
011	941461	0360	4/19/11	\$348,000	\$340,000	1810	8	1974	VGood	9600	N	N	790 HIGHWOOD DR SW
011	571060	0340	6/1/10	\$425,000	\$402,000	1820	8	1972	Good	13200	N	N	81 BIG BEAR PL NW
011	954522	0150	1/26/09	\$517,000	\$465,000	1830	8	1987	Good	9626	N	N	685 JASMINE PL NW
011	954523	0070	8/31/11	\$420,000	\$415,000	1830	8	1985	Avg	9750	N	N	1005 NW HONEYWOOD CT
011	292406	9134	8/9/11	\$472,000	\$466,000	1860	8	1980	Good	85813	N	N	1900 NW GOODE PL
011	865000	0160	11/13/09	\$518,500	\$481,000	1880	8	1976	VGood	13344	N	N	815 IDYLWOOD DR SW
011	342406	9266	7/7/10	\$359,000	\$341,000	1890	8	1965	Good	16269	Y	N	501 SE SYCAMORE PL
011	954520	0240	12/5/11	\$430,000	\$429,000	1890	8	1987	Avg	9350	N	N	1095 NW FIRWOOD BLVD
011	570620	2115	11/8/10	\$380,000	\$365,000	1920	8	1976	Good	12060	N	N	50 MOUNT OLYMPUS DR SW
011	856277	0400	9/17/09	\$435,000	\$401,000	1960	8	2006	Avg	2470	N	N	556 MOUNTAIN VIEW LN NW
011	856277	0470	8/17/09	\$450,000	\$414,000	1960	8	2005	Avg	2867	N	N	523 LINGERING PINE DR NW
011	856277	0490	6/23/09	\$465,000	\$425,000	1960	8	2005	Avg	2867	N	N	501 LINGERING PINE DR NW
011	342406	9370	8/30/11	\$375,000	\$371,000	1970	8	2010	Avg	3000	N	N	160 6TH AVE SE
011	731320	0150	2/13/11	\$385,000	\$373,000	1990	8	1987	Good	34879	N	N	1140 SW RIDGEWOOD PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	816330	0280	5/27/09	\$510,000	\$465,000	1990	8	1967	Avg	15832	N	N	1544 HILLSIDE DR SE
011	954520	0470	6/18/11	\$599,000	\$588,000	2020	8	1986	Good	11021	N	N	1135 NW HONEYWOOD PL
011	954520	0700	6/29/11	\$416,000	\$409,000	2020	8	1980	Avg	9525	N	N	715 KALMIA PL NW
011	954521	0010	8/5/09	\$525,000	\$482,000	2020	8	1983	Avg	9602	N	N	545 JASMINE PL NW
011	259765	0240	2/2/09	\$489,000	\$440,000	2030	8	1984	Avg	16200	N	N	3235 SIERRA CT SW
011	954524	0290	7/16/10	\$467,500	\$444,000	2030	8	1986	Avg	9644	N	N	960 NW FIRWOOD BLVD
011	570620	0180	9/11/09	\$442,500	\$408,000	2040	8	1987	Good	15367	N	N	455 SW MOUNT BAKER DR
011	071060	0110	6/24/10	\$429,000	\$407,000	2050	8	2010	Avg	3759	N	N	844 6TH AVE NW
011	071060	0120	7/22/10	\$435,800	\$414,000	2050	8	2010	Avg	3874	N	N	860 6TH AVE NW
011	071060	0130	6/23/10	\$429,000	\$407,000	2050	8	2010	Avg	3769	N	N	876 6TH AVE NW
011	259765	0280	3/22/10	\$500,000	\$470,000	2090	8	1988	Avg	20904	N	N	2205 SQUAK MOUNTAIN LOOP SW
011	954524	0240	3/2/11	\$436,000	\$424,000	2090	8	1987	Avg	9645	N	N	965 NW FIRWOOD BLVD
011	872855	0170	8/16/10	\$499,950	\$476,000	2100	8	1993	Avg	20288	N	N	640 MOUNT LOGAN DR SW
011	071060	0100	8/18/10	\$498,800	\$475,000	2180	8	2010	Avg	3010	N	N	828 6TH AVE NW
011	954524	0250	8/2/10	\$491,950	\$468,000	2190	8	1986	Avg	9602	N	N	955 NW FIRWOOD BLVD
011	071060	0040	7/14/11	\$501,000	\$493,000	2210	8	2011	Avg	3137	N	N	742 6TH AVE NW
011	071060	0080	5/26/11	\$490,000	\$480,000	2210	8	2011	Avg	3000	N	N	796 6TH AVE NW
011	071060	0030	7/5/11	\$499,500	\$491,000	2230	8	2011	Avg	3137	N	N	728 6TH AVE NW
011	071060	0070	10/25/10	\$499,000	\$479,000	2230	8	2011	Avg	3127	N	N	784 6TH AVE NW
011	071060	0160	6/16/11	\$499,000	\$490,000	2230	8	2011	Avg	3474	N	N	715 6TH AVE NW
011	071060	0180	11/10/11	\$499,950	\$498,000	2230	8	2011	Avg	3474	N	N	743 6TH AVE NW
011	071060	0200	11/22/11	\$504,950	\$503,000	2230	8	2011	Avg	3474	N	N	771 6TH AVE NW
011	954523	0180	6/14/09	\$534,000	\$488,000	2240	8	1987	Good	10327	N	N	995 NW INNESWOOD DR
011	071060	0060	4/27/11	\$419,500	\$410,000	2280	8	2011	Avg	3137	N	N	770 6TH AVE NW
011	816330	0460	4/23/09	\$557,160	\$506,000	2310	8	2004	Avg	14290	Y	N	1515 HILLSIDE DR SE

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011	954523	0140	7/27/11	\$499,950	\$493,000	2310	8	1984	Avg	9624	N	N	960 NW HONEYWOOD CT
011	071060	0170	8/4/11	\$464,800	\$458,000	2330	8	2011	Avg	3474	N	N	729 6TH AVE NW
011	071060	0190	5/10/11	\$465,000	\$455,000	2330	8	2011	Avg	3474	N	N	757 6TH AVE NW
011	071060	0210	2/7/11	\$469,000	\$455,000	2330	8	2011	Avg	3478	N	N	785 6TH AVE NW
011	282406	9380	9/14/10	\$425,000	\$406,000	2400	8	2007	Avg	4185	N	N	457 1ST AVE NW
011	954524	0300	9/20/10	\$487,000	\$466,000	2410	8	1986	Avg	9603	N	N	970 NW FIRWOOD BLVD
011	954524	0320	7/8/11	\$495,000	\$487,000	2410	8	1985	Avg	9602	N	N	990 NW FIRWOOD BLVD
011	282406	9382	5/5/11	\$492,500	\$481,000	2460	8	2007	Avg	4125	N	N	381 NW DOGWOOD ST
011	570620	1150	9/18/09	\$480,000	\$443,000	2510	8	2009	Avg	15711	N	N	385 MOUNT JUPITER DR SW
011	856275	0530	2/23/09	\$495,000	\$447,000	2520	8	2004	Avg	3980	N	N	2146 NW SPRING FORK LN
011	954520	0650	12/14/11	\$430,000	\$429,000	2550	8	1980	Avg	9790	N	N	620 KALMIA CT NW
011	856275	0590	6/16/10	\$495,000	\$469,000	2580	8	2004	Avg	5215	N	N	2105 NW FAR COUNTRY LN
011	259765	0270	11/25/11	\$495,000	\$493,000	2670	8	1987	Avg	23066	N	N	3205 SIERRA CT SW
011	282406	9383	1/20/09	\$500,000	\$450,000	2750	8	2007	Avg	4125	N	N	375 NW DOGWOOD ST
011	856275	0630	6/12/09	\$515,000	\$470,000	2800	8	2004	Avg	3980	N	N	2149 NW FAR COUNTRY LN
011	856275	0500	4/28/11	\$515,000	\$503,000	2990	8	2003	Avg	3980	N	N	2176 NW SPRING FORK LN
011	570620	0150	4/5/11	\$450,000	\$439,000	880	9	1992	Avg	16800	N	N	265 MOUNTAIN PARK BLVD SW
011	954525	0040	7/21/09	\$635,000	\$582,000	1700	9	1993	Good	12463	N	N	700 NW DATEWOOD DR
011	816330	0490	12/21/11	\$535,000	\$534,000	1780	9	1972	Avg	12998	Y	N	391 SE CRYSTAL CREEK CIR
011	858201	0050	6/8/10	\$540,000	\$511,000	1790	9	1988	Avg	10578	N	N	1630 PINEVIEW DR NW
011	332406	9561	7/13/09	\$694,000	\$635,000	1830	9	1996	Avg	54014	N	N	10 MOUNT QUAY DR NW
011	941450	0170	1/14/10	\$598,000	\$558,000	1900	9	2010	Avg	15755	N	N	1160 WILDWOOD BLVD SW
011	865000	0250	9/18/09	\$575,000	\$530,000	2040	9	1974	Good	53173	N	N	820 IDYLWOOD DR SW
011	856274	0440	1/14/11	\$615,000	\$595,000	2210	9	2003	Avg	5280	Y	N	454 WILDERNESS PEAK DR NW
011	856275	0020	4/4/11	\$563,500	\$549,000	2220	9	2004	Avg	4947	N	N	678 BEAR RIDGE DR NW

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856275	0180	6/8/10	\$559,000	\$529,000	2220	9	2004	Avg	4500	N	N	854 BIG TREE DR NW
011	858201	0290	9/6/11	\$522,000	\$516,000	2300	9	1998	Avg	9218	Y	N	2705 NW PINECONE DR
011	816300	0010	12/24/09	\$475,000	\$442,000	2320	9	2005	Avg	21045	Y	N	1161 SYCAMORE DR SE
011	332406	9541	5/26/09	\$675,000	\$615,000	2400	9	1992	VGood	21050	N	N	260 SW EDGEWOOD CT
011	259765	0180	5/4/10	\$525,000	\$495,000	2440	9	1984	Avg	17958	N	N	2195 SQUAK MOUNTAIN LOOP SW
011	856274	0590	6/22/09	\$640,000	\$585,000	2440	9	2003	Avg	5906	Y	N	628 WILDERNESS PEAK DR NW
011	856275	0130	2/17/11	\$572,000	\$555,000	2520	9	2003	Avg	4502	N	N	794 BIG TREE DR NW
011	571060	0440	1/22/10	\$670,000	\$626,000	2530	9	2003	Avg	20616	N	N	37 BIG BEAR CT NW
011	259765	0740	4/9/10	\$475,000	\$447,000	2540	9	1988	Avg	18564	N	N	3315 TIMBERVIEW CT SW
011	342406	9042	4/17/09	\$685,000	\$622,000	2570	9	2008	Avg	9619	N	N	413 SE CLARK ST
011	342406	9361	4/8/09	\$725,239	\$658,000	2590	9	2008	Avg	17160	N	N	480 SE DARST ST
011	342406	9364	6/30/09	\$599,950	\$549,000	2630	9	2008	Avg	8356	N	N	453 SE CLARK ST
011	954526	0360	4/5/11	\$505,000	\$492,000	2690	9	1995	Avg	11036	N	N	415 EVERWOOD CT NW
011	856274	0050	11/7/11	\$649,900	\$647,000	2700	9	2003	Avg	6613	Y	N	605 WILDERNESS PEAK DR NW
011	856274	0120	12/8/11	\$665,000	\$664,000	2700	9	2003	Avg	7250	Y	N	395 SKY COUNTRY WAY NW
011	259765	0620	5/11/10	\$540,500	\$510,000	2710	9	1988	Avg	15260	Y	N	2335 SQUAK MOUNTAIN LOOP SW
011	856274	0580	2/20/09	\$740,000	\$668,000	2710	9	2003	Avg	7136	Y	N	618 WILDERNESS PEAK DR NW
011	954526	0050	7/17/09	\$650,000	\$595,000	2710	9	1994	Avg	8399	N	N	890 CYPRUS CT NW
011	258960	0110	3/31/11	\$590,000	\$575,000	2720	9	2000	Avg	10201	N	N	1050 1ST PL SE
011	258960	0210	5/12/11	\$608,200	\$595,000	2720	9	2000	Avg	8799	N	N	1228 SUNRISE PL SE
011	856275	0700	11/13/09	\$563,000	\$522,000	2790	9	2004	Avg	5547	N	N	2214 NW FAR COUNTRY LN
011	856275	0900	12/10/09	\$570,000	\$530,000	2850	9	2005	Avg	5907	N	N	1020 BIG TREE DR NW
011	258960	0130	6/8/10	\$654,000	\$619,000	2910	9	2000	Avg	7290	N	N	1170 SUNRISE PL SE
011	856274	0200	7/22/09	\$640,000	\$587,000	2910	9	2004	Avg	7924	Y	N	502 SKY COUNTRY WAY NW
011	856275	1190	5/19/11	\$590,000	\$577,000	2910	9	2004	Avg	5401	N	N	687 BEAR RIDGE DR NW

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	258960	0140	4/8/10	\$589,000	\$554,000	2950	9	1998	Avg	7416	N	N	1180 SUNRISE PL SE
011	258960	0280	11/12/09	\$630,000	\$584,000	2950	9	1999	Avg	6555	N	N	1247 SUNRISE PL SE
011	258960	0280	10/11/11	\$625,000	\$620,000	2950	9	1999	Avg	6555	N	N	1247 SUNRISE PL SE
011	856274	0040	6/1/10	\$650,000	\$615,000	2960	9	2003	Avg	6346	Y	N	615 WILDERNESS PEAK DR NW
011	258960	0170	2/2/11	\$605,000	\$586,000	2970	9	2000	Avg	10726	Y	N	1204 SUNRISE PL SE
011	856274	0260	7/16/09	\$685,000	\$627,000	3000	9	2004	Avg	6198	Y	N	583 WILDERNESS PEAK DR NW
011	259765	0680	6/22/10	\$743,000	\$704,000	3060	9	1988	Good	17653	Y	N	3340 TIMBERVIEW CT SW
011	292406	9161	10/31/11	\$550,000	\$547,000	3090	9	2007	Avg	14498	Y	N	687 17TH AVE NW
011	856275	1000	6/7/10	\$650,000	\$615,000	3140	9	2004	Avg	4500	N	N	851 BEAR RIDGE DR NW
011	564150	0040	10/22/10	\$625,000	\$600,000	3160	9	1998	Avg	14545	N	N	750 EVERWOOD DR NW
011	856274	0310	12/3/10	\$590,000	\$568,000	3160	9	2003	Avg	6170	N	N	513 WILDERNESS PEAK DR NW
011	954526	0060	2/11/09	\$660,000	\$595,000	3190	9	1994	Avg	10543	N	N	880 CYPRUS CT NW
011	856275	0100	4/22/09	\$600,000	\$545,000	3220	9	2003	Avg	5611	N	N	778 BIG TREE DR NW
011	856275	1010	3/11/11	\$555,000	\$540,000	3240	9	2004	Avg	4500	N	N	841 BEAR RIDGE DR NW
011	954526	0150	11/19/10	\$547,000	\$526,000	3270	9	1995	Avg	12809	N	N	380 DATEWOOD CT NW
011	856274	0060	11/5/11	\$690,000	\$686,000	3430	9	2005	Avg	7483	Y	N	601 WILDERNESS PEAK DR NW
011	856274	0110	6/8/10	\$680,000	\$644,000	3460	9	2004	Avg	7079	Y	N	423 SKY COUNTRY WAY NW
011	856279	1030	6/20/10	\$530,000	\$502,000	1670	10	2010	Avg	1937	Y	N	2396 NW STONEY CREEK DR
011	856279	0820	10/14/09	\$559,900	\$518,000	1920	10	2009	Avg	2261	N	N	2568 NW ALPINE CREST WAY
011	259765	0480	6/9/10	\$655,000	\$620,000	1930	10	1984	Good	60443	Y	N	2410 SQUAK MOUNTAIN LOOP SW
011	856279	0560	8/17/10	\$729,900	\$696,000	1950	10	2010	Avg	3111	N	N	2505 NW ALPINE CREST WAY
011	856279	1000	11/11/11	\$519,900	\$517,000	1950	10	2011	Avg	1850	Y	N	2340 NW STONEY CREEK DR
011	856279	1040	9/3/10	\$589,000	\$562,000	1960	10	2010	Avg	3832	Y	N	2430 NW STONEY CREEK DR
011	856279	0810	3/8/10	\$499,900	\$469,000	1990	10	2009	Avg	1850	N	N	2556 NW ALPINE CREST WAY
011	856279	0740	3/29/10	\$640,000	\$602,000	2000	10	2009	Avg	2664	Y	N	2549 NW STONEY CREEK DR

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856279	0750	6/25/09	\$690,000	\$631,000	2000	10	2009	Avg	2664	Y	N	2537 NW STONEY CREEK DR
011	856279	0520	7/1/11	\$585,000	\$575,000	2010	10	2011	Avg	2983	Y	N	2483 NW STONEY CREEK DR
011	856279	0540	7/15/10	\$620,000	\$589,000	2010	10	2010	Avg	3081	N	N	2513 NW STONEY CREEK DR
011	856279	0980	12/20/11	\$520,000	\$519,000	2020	10	2011	Avg	1850	Y	N	2328 NW STONEY CREEK DR
011	856279	1020	9/1/10	\$580,000	\$554,000	2020	10	2010	Avg	1851	Y	N	2394 NW STONEY CREEK DR
011	856279	0040	4/4/11	\$640,000	\$624,000	2070	10	2010	Avg	4246	Y	N	2516 NW STONEY CREEK DR
011	856279	0050	3/24/11	\$639,950	\$623,000	2070	10	2009	Avg	3528	Y	N	2498 NW STONEY CREEK DR
011	856279	0530	5/25/11	\$599,353	\$587,000	2080	10	2011	Avg	3007	Y	N	2495 NW STONEY CREEK DR
011	856279	0550	6/13/11	\$580,000	\$569,000	2080	10	2010	Avg	3035	N	N	2529 NW STONEY CREEK DR
011	856279	0690	5/27/10	\$575,000	\$544,000	2150	10	2009	Avg	2699	N	N	2583 NW ALPINE CREST WAY
011	856279	0710	3/16/09	\$679,900	\$615,000	2160	10	2008	Avg	2552	N	N	2595 NW ALPINE CREST WAY
011	856279	0010	9/25/09	\$759,900	\$701,000	2190	10	2009	Avg	7317	Y	N	2570 NW STONEY CREEK DR
011	856279	0060	5/19/10	\$735,000	\$694,000	2190	10	2009	Avg	5495	Y	N	2480 NW STONEY CREEK DR
011	856279	0760	7/27/10	\$709,900	\$675,000	2190	10	2009	Avg	4684	Y	N	2533 NW STONEY CREEK DR
011	856279	0700	4/15/10	\$575,000	\$541,000	2200	10	2009	Avg	2473	N	N	2589 NW ALPINE CREST WAY
011	856279	0720	9/30/09	\$640,500	\$591,000	2200	10	2008	Avg	3757	Y	N	2061 NW ALPINE CREST WAY
011	856279	0110	10/25/11	\$663,000	\$659,000	2210	10	2010	Avg	5224	N	N	2390 HARMONY LN
011	856279	0730	4/19/10	\$650,000	\$612,000	2310	10	2009	Avg	3680	Y	N	2567 NW STONEY CREEK DR
011	856279	0030	1/7/11	\$667,000	\$645,000	2400	10	2010	Avg	4979	Y	N	2534 NW STONEY CREEK DR
011	062987	0020	3/1/11	\$970,000	\$942,000	2510	10	2007	Avg	7474	Y	N	1690 PINE VIEW DR NW
011	856271	0020	10/27/11	\$700,000	\$696,000	3070	10	2007	Avg	8140	Y	N	698 SUMMERHILL RIDGE DR NW
011	856271	0020	2/23/10	\$675,000	\$632,000	3070	10	2007	Avg	8140	Y	N	698 SUMMERHILL RIDGE DR NW
011	856271	0570	6/28/11	\$650,000	\$639,000	3070	10	2005	Avg	5827	Y	N	852 SUMMERHILL RIDGE DR NW
011	202406	9122	9/9/11	\$772,000	\$764,000	3100	10	2005	Avg	6227	Y	N	1735 PINEVIEW DR NW
011	062986	0020	2/14/11	\$855,000	\$829,000	3130	10	2007	Avg	7352	Y	N	1685 PINE VIEW DR NW

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Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856271	0050	6/16/10	\$822,514	\$779,000	3150	10	2006	Avg	7931	Y	N	732 LINGERING PINE DR NW
011	856271	0160	7/7/11	\$760,000	\$747,000	3180	10	2005	Avg	6295	Y	N	880 LINGERING PINE DR NW
011	856271	0040	1/26/11	\$749,400	\$726,000	3220	10	2007	Avg	8864	Y	N	705 NW LINGERING PINE CT
011	062988	0010	3/24/10	\$1,010,000	\$949,000	3340	10	2008	Avg	15521	Y	N	1665 PINE VIEW DR NW
011	816330	0310	9/23/11	\$700,000	\$693,000	3400	10	2005	Avg	11880	Y	N	1512 HILLSIDE DR SE
011	856271	0580	7/13/11	\$682,000	\$671,000	3400	10	2005	Avg	5118	N	N	871 LINGERING PINE DR NW
011	856271	0420	2/24/11	\$682,500	\$663,000	3410	10	2005	Avg	5577	Y	N	707 SUMMERHILL RIDGE DR NW
011	856271	0600	6/11/10	\$697,000	\$660,000	3410	10	2005	Avg	5510	N	N	851 LINGERING PINE DR NW
011	856271	0610	5/18/10	\$650,000	\$614,000	3410	10	2006	Avg	5282	N	N	841 LINGERING PINE DR NW
011	856271	0700	5/3/10	\$685,000	\$646,000	3410	10	2005	Avg	5710	N	N	751 LINGERING PINE DR NW
011	856271	0360	9/3/10	\$650,000	\$621,000	3456	10	2007	Avg	6112	N	N	753 SUMMERHILL RIDGE DR NW
011	856271	0400	1/4/11	\$645,000	\$623,000	3460	10	2007	Avg	6020	Y	N	723 SUMMERHILL RIDGE DR NW
011	856271	0670	2/16/11	\$580,000	\$563,000	3460	10	2007	Avg	5365	N	N	781 LINGERING PINE DR NW
011	856271	0750	1/6/10	\$735,000	\$685,000	3460	10	2005	Avg	6249	Y	N	703 LINGERING PINE DR NW
011	856271	0380	3/31/10	\$657,500	\$618,000	3480	10	2007	Avg	6440	N	N	733 SUMMERHILL RIDGE DR NW
011	856271	0500	12/23/09	\$700,000	\$652,000	3540	10	2007	Avg	6000	Y	N	772 SUMMERHILL RIDGE DR NW
011	856272	0010	5/11/11	\$740,000	\$724,000	3370	11	2004	Avg	7716	N	N	647 SADDLEBACK LOOP WAY NW
011	856272	0270	12/16/09	\$990,000	\$921,000	3520	11	2008	Avg	8064	Y	N	422 TIMBER CREEK DR NW
011	856272	0380	6/30/09	\$985,000	\$901,000	3520	11	2007	Avg	9145	Y	N	590 TIMBER CREEK DR NW
011	856272	0250	11/30/09	\$918,000	\$853,000	3610	11	2008	Avg	8293	Y	N	390 TIMBER CREEK DR NW
011	856272	0100	7/14/10	\$830,000	\$788,000	3740	11	2005	Avg	7180	N	N	573 SADDLEBACK LOOP WAY NW
011	856272	0440	11/30/10	\$730,000	\$703,000	3740	11	2005	Avg	7874	Y	N	646 TIMBER CREEK DR NW
011	856272	0310	5/20/09	\$1,200,000	\$1,093,000	3750	11	2008	Avg	8262	Y	N	510 TIMBER CREEK DR NW
011	856272	0330	6/15/09	\$1,247,000	\$1,139,000	3750	11	2008	Avg	7404	Y	N	530 TIMBER CREEK DR NW
011	856272	0320	6/11/09	\$1,347,194	\$1,230,000	4040	11	2008	Avg	8000	Y	N	522 TIMBER CREEK DR NW

Improved Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	856272	0080	8/31/09	\$985,000	\$906,000	4090	11	2006	Avg	8541	N	N	577 SADDLEBACK LOOP WAY NW

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	177838	0490	9/16/09	\$600,000	NO MARKET EXPOSURE
001	192406	9056	1/19/10	\$578,000	IMP COUNT; FINANCIAL INSTITUTION RESALE
001	192406	9153	8/4/11	\$1,300,000	DIAGNOSTIC OUTLIER
001	226080	0021	12/2/11	\$700,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	226080	0030	9/8/10	\$392,000	DOR RATIO;IMP COUNT;FINANCIAL INSTITUTION RESALE
001	242405	9033	1/18/09	\$491,575	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
001	242405	9049	4/21/10	\$303,930	IMP. CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE
001	242405	9110	3/4/10	\$249,000	IMP CHARACTERISTICS CHANGED SINCE SALE
001	242405	9155	4/18/11	\$775,000	RELOCATION - SALE TO SERVICE
001	242405	9161	2/17/10	\$750,000	DOR RATIO
001	252405	9006	9/26/11	\$750,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
001	252405	9156	3/13/11	\$1,000,000	NO MARKET EXPOSURE;RELATED PARTY/FRIEND/NEIGHBOR
001	322406	9077	6/15/10	\$653,000	RELOCATION - SALE TO SERVICE
001	322406	9079	6/4/10	\$694,900	UNFINISHED AREA
001	330385	0030	8/4/09	\$2,500	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
001	330385	0040	12/8/10	\$1,639,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
001	330385	0300	1/28/09	\$1,000,000	DIAGNOSTIC OUTLIER
001	330385	0300	1/27/09	\$1,507,500	RELOCATION - SALE TO SERVICE
001	413940	0740	12/21/09	\$717,000	RELOCATION - SALE TO SERVICE
001	413943	0020	5/18/09	\$689,950	NO MARKET EXPOSURE
001	413943	0440	10/25/10	\$840,000	RELOCATION - SALE TO SERVICE
001	413944	0690	8/10/09	\$640,000	NO MARKET EXPOSURE
001	413946	0290	7/28/09	\$750,000	RELOCATION - SALE TO SERVICE
001	413948	0080	10/11/10	\$1,065,000	RELOCATION - SALE TO SERVICE
001	413949	0100	10/9/09	\$1,350,000	RELOCATION - SALE TO SERVICE
001	413949	0120	7/22/09	\$132,374	QCD;PART INTEREST;RELATED PARTY/FRIEND/NEIGHBOR
001	413950	0190	11/24/10	\$715,000	NON-REP SALE; ESTATE ADMINISTRATOR
001	413950	0260	5/1/09	\$1,240,000	UNFIN AREA; RELO-SALE BY SERVICE; NON-REP SALE
001	413950	0370	4/27/10	\$1,321,500	RELOCATION - SALE TO SERVICE
001	413990	0010	12/14/11	\$663,700	DIAGNOSTIC OUTLIER
001	413990	0080	2/21/10	\$1,062,500	RELOCATION - SALE TO SERVICE
001	413991	0100	2/16/11	\$761,800	DIAGNOSTIC OUTLIER
001	560800	0380	6/22/10	\$543,000	BOX PLOT OUTLIER
001	560801	0730	9/14/10	\$815,000	DIAGNOSTIC OUTLIER
001	560801	0960	10/1/09	\$721,000	BANKRUPTCY; FINANCIAL INSTITUTION RESALE
001	560803	0200	4/1/11	\$510,000	OBSOLSCENCE; FINANCIAL INSTITUTION RESALE
001	723750	0220	12/15/10	\$760,000	IMP CHAR CHANGED SINCE SALE; FINANCIAL INST RESALE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	723750	0240	11/12/09	\$1,499,950	NO MARKET EXPOSURE
001	723750	0260	2/14/11	\$1,100,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	723750	0310	11/5/10	\$1,350,000	RELOCATION - SALE TO SERVICE
001	723750	0440	9/25/09	\$1,300,000	FULL SALES PRICE NOT REPORTED; SHORT SALE
001	723750	0780	3/16/09	\$1,705,000	BOX PLOT OUTLIER
001	723750	0880	1/5/11	\$1,022,000	DIAGNOSTIC OUTLIER
001	723750	1210	3/29/10	\$1,350,000	RELOCATION - SALE TO SERVICE
001	723750	1310	7/19/11	\$1,182,500	DIAGNOSTIC OUTLIER
001	723750	1340	6/28/10	\$825,000	IMP CHAR CHANGED SINCE SALE; FORCED SALE
001	723750	1580	11/2/09	\$765,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
001	750450	0120	11/29/11	\$515,000	BOX PLOT OUTLIER
001	866510	0100	9/20/11	\$1,014,712	%COMPLETE
001	947840	0140	7/8/09	\$645,000	RELOCATION - SALE TO SERVICE
001	947840	0230	8/2/10	\$648,500	RELOCATION - SALE TO SERVICE
001	947840	0250	7/30/11	\$642,000	RELOCATION - SALE TO SERVICE
011	029130	0020	4/29/10	\$129,164	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
011	029130	0330	2/8/11	\$284,900	RELOCATION - SALE TO SERVICE
011	071060	0010	9/8/11	\$471,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	071060	0090	11/23/10	\$459,800	%COMPLETE
011	071060	0220	9/2/10	\$470,616	%COMPLETE
011	235430	0090	2/11/10	\$475,000	%COMPLETE
011	235430	0750	12/5/11	\$555,294	BANKRUPTCY; EXEMPT FROM EXCISE TAX
011	235430	0760	12/20/10	\$320,000	IMP CHARACTERISTICS CHANGED SINCE SALE
011	235430	0830	8/26/10	\$385,023	BANKRUPTCY; GOV AGENCY; EXEMPT EXCISE TAX
011	258960	0280	9/16/11	\$625,000	RELOCATION - SALE TO SERVICE
011	259765	0790	5/19/10	\$464,000	ACTIVE PERMIT BEFORE SALE>25K
011	282406	9176	12/23/10	\$575,000	IMP COUNT
011	292406	9072	6/17/09	\$404,500	DIAGNOSTIC OUTLIER
011	292406	9161	8/27/09	\$561,000	IMP. CHAR CHANGED SINCE SALE;FINANCIAL INST SALE
011	292406	9162	10/29/09	\$505,000	FINANCIAL INSTITUTION RESALE
011	332406	9127	8/24/11	\$4,698	DOR RATIO; SEG/MERGER;NEIGHBOR; QCD
011	332406	9247	9/14/11	\$5,000	DOR RATIO; CORRECTION DEED; NEIGHBOR; QCD
011	342406	9144	11/17/11	\$473,000	IMP COUNT
011	342406	9191	11/27/09	\$157,532	IMP. CHAR CHANGED SINCE SALE; EXEMPT EXCISE TAX
011	342406	9201	5/27/09	\$200,000	BOX PLOT OUTLIER
011	342406	9257	3/4/11	\$412,000	OPEN SPACE
011	342406	9257	4/30/09	\$412,000	OPEN SPACE

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	342406	9270	12/5/11	\$288,500	DIAGNOSTIC OUTLIER
011	342406	9362	9/22/10	\$575,000	%COMPLETE
011	342406	9367	7/31/09	\$639,000	DIAGNOSTIC OUTLIER
011	509740	0010	10/25/10	\$185,000	IMP CHARACTERISTICS CHANGED SINCE SALE
011	509740	0045	12/20/11	\$247,000	DIAGNOSTIC OUTLIER
011	527910	0300	10/20/09	\$232,859	RELATED PARTY, FRIENDS, OR NEIGHBOR; FORCED SALE
011	570620	0110	7/15/11	\$211,750	IMP CHARACTERISTICS CHANGED SINCE SALE
011	570620	0110	12/1/11	\$320,000	PRESENT CHAR DO NOT MATCH SALE CHAR
011	570620	0470	7/3/09	\$2,600	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
011	570620	0850	9/13/10	\$218,000	DIAGNOSTIC OUTLIER
011	570620	1110	9/23/11	\$270,000	DIAGNOSTIC OUTLIER
011	570620	1150	4/14/09	\$195,000	DOR RATIO; IMP CHAR CHANGED SINCE SALE
011	570620	1240	5/25/11	\$274,000	DIAGNOSTIC OUTLIER
011	570620	1320	9/17/09	\$50,000	PART INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR
011	571060	0100	4/19/11	\$290,000	NO MARKET EXPOSURE
011	571060	0435	1/31/11	\$475,000	OBSOLESCENCE
011	571061	0070	1/5/10	\$178,000	DOR RATIO;NO MARKET EXPOSURE;ESTATE ADMIN;QCD
011	571061	0510	6/9/09	\$417,850	RELOCATION - SALE TO SERVICE
011	571061	0620	5/3/10	\$182,400	NO MARKET EXPOSURE
011	807860	0520	2/18/11	\$392,000	RELOCATION - SALE TO SERVICE
011	816300	0010	12/24/09	\$525,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
011	856271	0220	11/10/11	\$674,058	BANKRUPTCY; EXEMPT EXCISE TAX
011	856271	0500	10/7/09	\$892,000	BANKRUPTCY - RECEIVER OR TRUSTEE;FORCED SALE
011	856272	0010	5/29/10	\$740,000	RELOCATION - SALE TO SERVICE
011	856272	0080	6/11/09	\$1,090,000	NO MARKET EXPOSURE
011	856272	0100	7/14/10	\$830,000	RELOCATION - SALE TO SERVICE
011	856274	0050	10/31/11	\$649,900	RELOCATION - SALE TO SERVICE
011	856275	0100	2/20/09	\$714,500	RELOCATION - SALE TO SERVICE
011	856275	0490	5/18/09	\$93,500	QCD;PART INTEREST;RELATED PARTY/FRIEND
011	856275	0690	7/28/09	\$485,000	NON-REPRESENTATIVE SALE; SHORT SALE
011	856275	1000	6/7/10	\$650,000	RELOCATION - SALE TO SERVICE
011	856279	0510	11/15/11	\$601,080	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
011	884390	0387	10/18/11	\$205,000	BOX PLOT OUTLIER
011	941220	0280	3/30/11	\$82,800	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
011	941220	0400	12/21/11	\$317,500	RELOCATION - SALE TO SERVICE
011	941220	0550	7/26/10	\$156,000	%NETCOND;RELATED PARTY, FRIEND, OR NEIGHBOR
011	941450	0560	4/12/11	\$397,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	941461	0350	9/14/10	\$280,000	DIAGNOSTIC OUTLIER
011	954520	0500	7/21/11	\$131,468	DOR RATIO;QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
011	954524	0100	12/2/09	\$475,000	NON-REPRESENTATIVE SALE; SHORT SALE
011	954525	0040	7/20/09	\$635,000	RELOCATION - SALE TO SERVICE
011	954526	0360	1/14/11	\$17,500	DOR RATIO; LOT LINE ADJUSTMENT

Vacant Sales Used in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	132405	9140	12/9/2011	\$150,000	20425	Y	N
001	192406	9147	9/14/2011	\$110,000	64904	N	N
001	242405	9020	3/12/2009	\$345,000	39144	Y	N
001	242405	9046	10/15/2009	\$273,500	39039	Y	N
001	723750	0850	7/13/2010	\$450,000	11644	Y	N
001	723750	1450	5/4/2010	\$440,000	10653	Y	N
011	322406	9089	12/22/2010	\$46,500	52272	N	N
011	332406	9121	3/16/2011	\$100,000	174240	N	N
011	332406	9127	11/16/2009	\$155,200	9900	N	N
011	342406	9329	12/7/2009	\$200,000	6120	N	N
011	342406	9369	5/19/2010	\$155,200	6129	N	N
011	884390	0435	7/18/2010	\$250,000	3081	N	N
011	941450	0160	11/11/2009	\$102,000	14550	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 65
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	132405	9038	11/4/2010	\$330,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE
001	202406	9014	11/30/2010	\$1,550,000	GOVERNMENT AGENCY
001	242405	9020	3/10/2009	\$400,000	NO MARKET EXPOSURE; BANKRUPTCY
001	242405	9071	1/20/2011	\$225,000	SEGREGATION AND/OR MERGER
001	252405	9264	3/14/2011	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	292406	9017	5/7/2009	\$4,320	QCD; PART INTEREST; NO MARKET EXPOSURE
001	292406	9097	10/23/2011	\$115,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
001	302406	9043	12/19/2011	\$170,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
001	723750	0830	10/29/2010	\$330,000	NON-REPRESENTATIVE SALE
011	032306	9066	12/7/2009	\$65,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
011	032306	9138	12/7/2009	\$149,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
011	332406	9121	3/5/2010	\$280,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
011	816340	0050	12/7/2009	\$163,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
011	816340	0062	12/7/2009	\$153,000	GOVERNMENT AGENCY; NO MARKET EXPOSURE
011	856279	0570	12/22/2011	\$675,000	IMPROVED PARCEL SALE