

# West Shoreline

Area: 001

---

## *Residential Revalue for 2015 Assessment Roll*



*Obtained from cityofshoreline.gov*

Area 1 is located in the northwest corner of King County within the city limits of Shoreline. Area 1 includes seven sub-areas encompassing Richmond Beach, Innis Arden, The Highlands and surrounding neighborhoods. The Highlands is a gated community and is the most exclusive neighborhood in the area with primarily grade 11 and higher homes on large acreage lots. Innis Arden and Richmond Beach have many parcels with Puget Sound views. Richmond Beach has some waterfront parcels. The area is well serviced by parks, public transportation, schools, including Shoreline Community College and is within close proximity to a full range of commercial and professional services.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

500 Fourth Avenue, ADM-AS 0708  
Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>



## King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740  
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

<http://www.kingcounty.gov/assessor/>

**Lloyd Hara**  
**Assessor**

Dear Property Owners:

Property assessments for the 2015 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 2015 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.

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

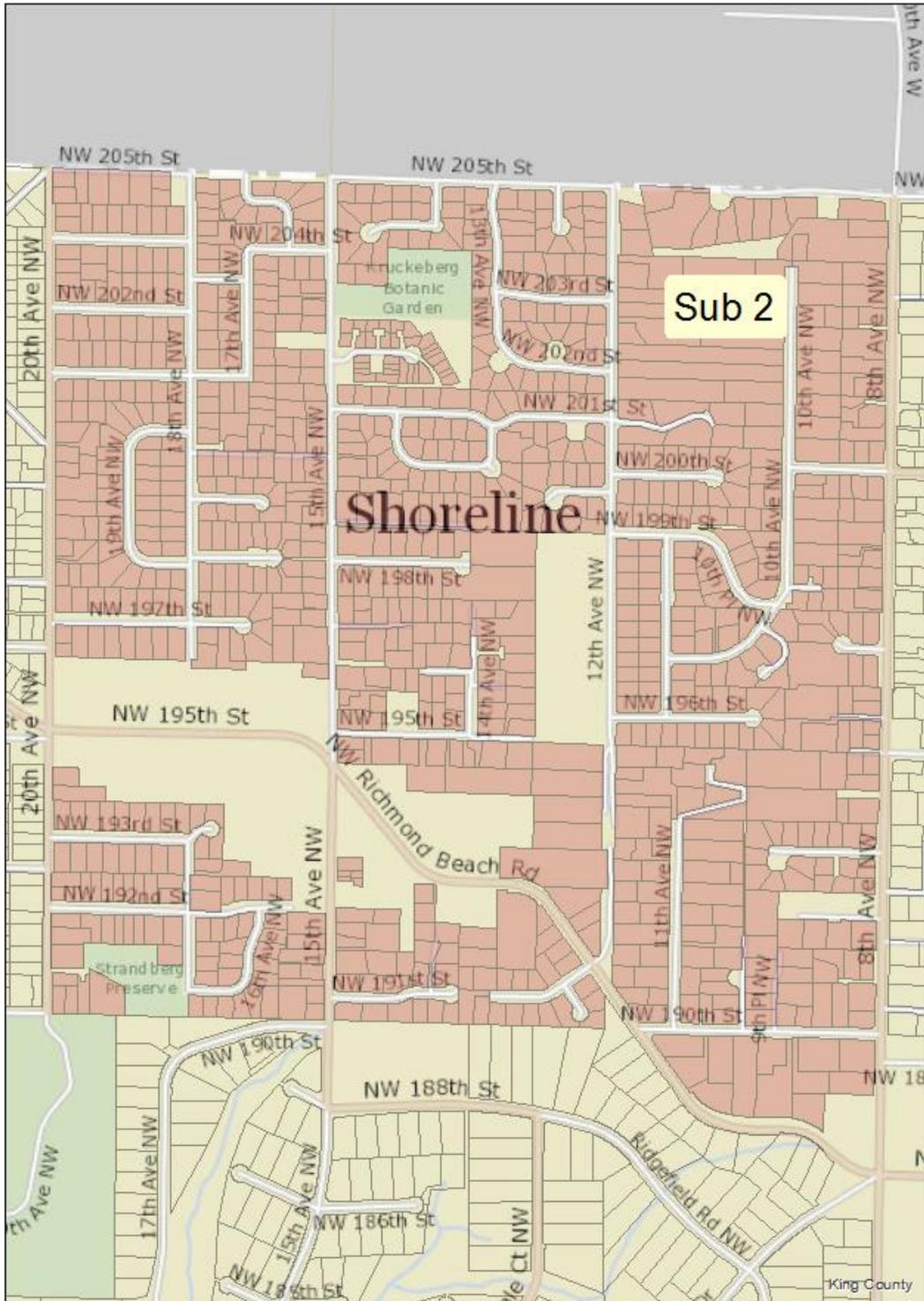
Sincerely,

Lloyd Hara  
Assessor





# Sub Area 2 Map





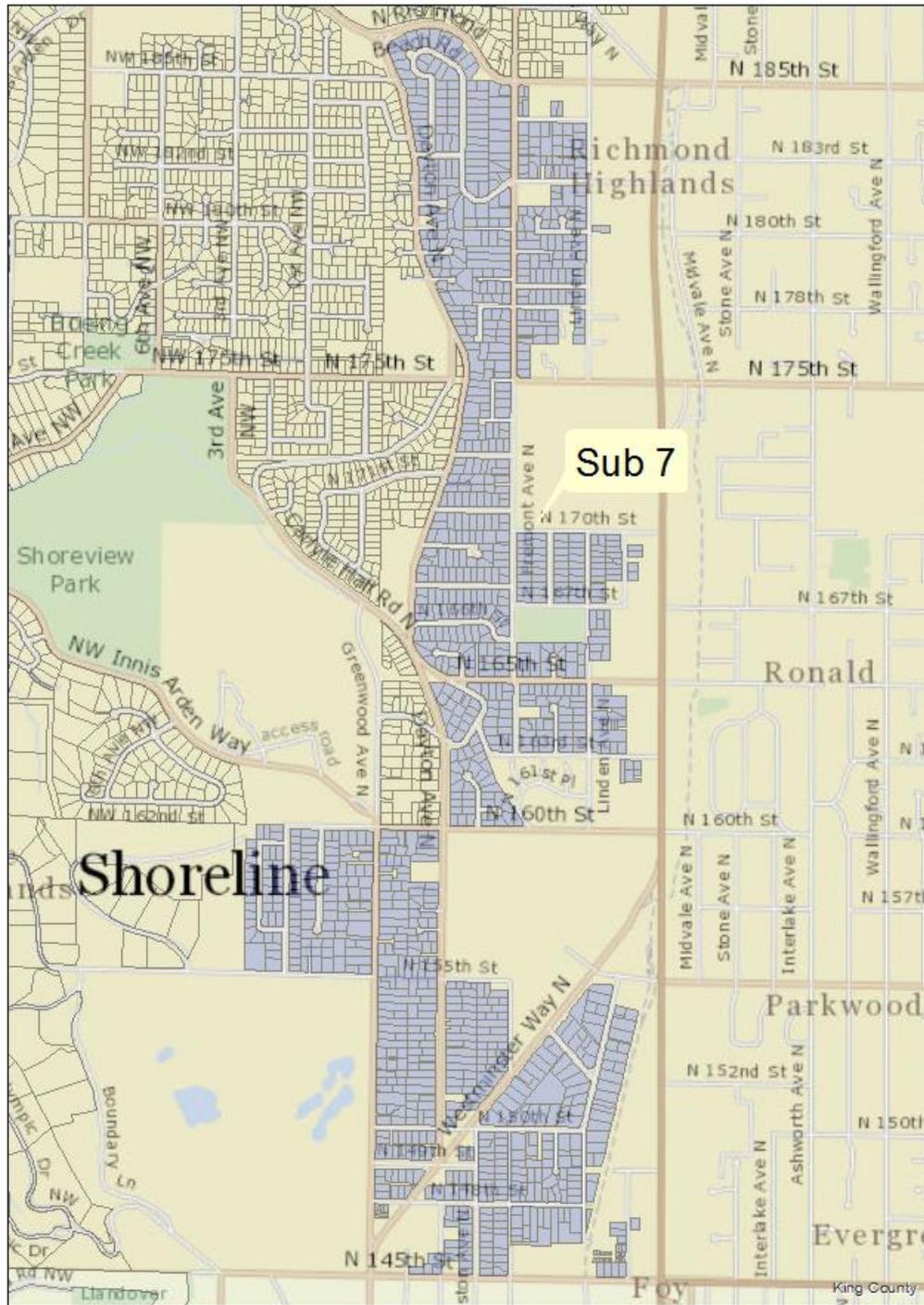
# Sub Area 4 Map







# Sub Area 7 Map



## Area 001 Housing Profile



Grade 5/Year Built 1918/Total Living Area 780  
Account Number 728590-0090



Grade 6/Year Built 1925/Total Living Area 770  
Account Number 727810-0130



Grade 7/Year Built 1967/Total Living Area 1,630  
Account Number 022603-9280



Grade 8/Year Built 1968/Total Living Area 2,000  
Account Number 183730-0190



Grade 9/Year Built 2008/Total Living Area 2,590  
Account Number 728030-0015



Grade 10/Year Built 2002/Total Living Area 4,670  
Account Number 012603-9602

## Area 001 Housing Profile



Grade 11/Year Built 1931/Total Living Area 7,520  
Account Number 330470-0305



Grade 12/Year Built 1939/Total Living Area 7,060  
Account Number 330470-0260



Grade 13/Year Built 1931/Total Living Area 11,090  
Account Number 264100-0070

# 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.

# Executive Summary

## West Shoreline - Area 001

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 594  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$228,900	\$257,900	\$486,800			9.59%
<b>2015 Value</b>	\$243,500	\$274,600	\$518,100	\$552,500	94.8%	9.20%
<b>\$ Change</b>	+\$14,600	+\$16,700	+\$31,300			
<b>% Change</b>	+6.4%	+6.5%	+6.4%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.20% is an improvement from the previous COD of 9.59%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$235,500	\$250,100	\$485,600
<b>2015 Value</b>	\$250,600	\$266,300	\$516,900
<b>\$ Change</b>	+\$15,100	+\$16,200	+\$31,300
<b>% Change</b>	+6.4%	+6.5%	+6.4%

**Number of one to three unit residences in the population:** 6,054

**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 one characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 4, were generally at higher assessment levels than the rest of the population which resulted in an overall downward adjustment. However; all parcels in very good condition (not including Sub Area 4) and parcels in Sub Area 5 were at lower assessment levels than the rest of the population which resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences. This area is scheduled to be physically inspected for the 2016 assessment year, taxes payable in 2017.

## Area 001 - Model Adjustments 1-3 Unit Residences

*2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
+6.11%	4,250	70%

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

The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Sub Area 4</b>	-5.53%	8	79	10%
<b>Sub Area 5 without VGood Cond</b>	+11.24%	118	1414	8%
<b>VGood Cond without Sub 4</b>	+12.58%	41	346	12%

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

Generally, parcels in Sub Area 4, were at higher assessment levels than the rest of the population which resulted in an overall downward adjustment. However; all parcels in very good condition (not including Sub Area 4) and parcels in Sub Area 5 were at lower assessment levels than the rest of the population which resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

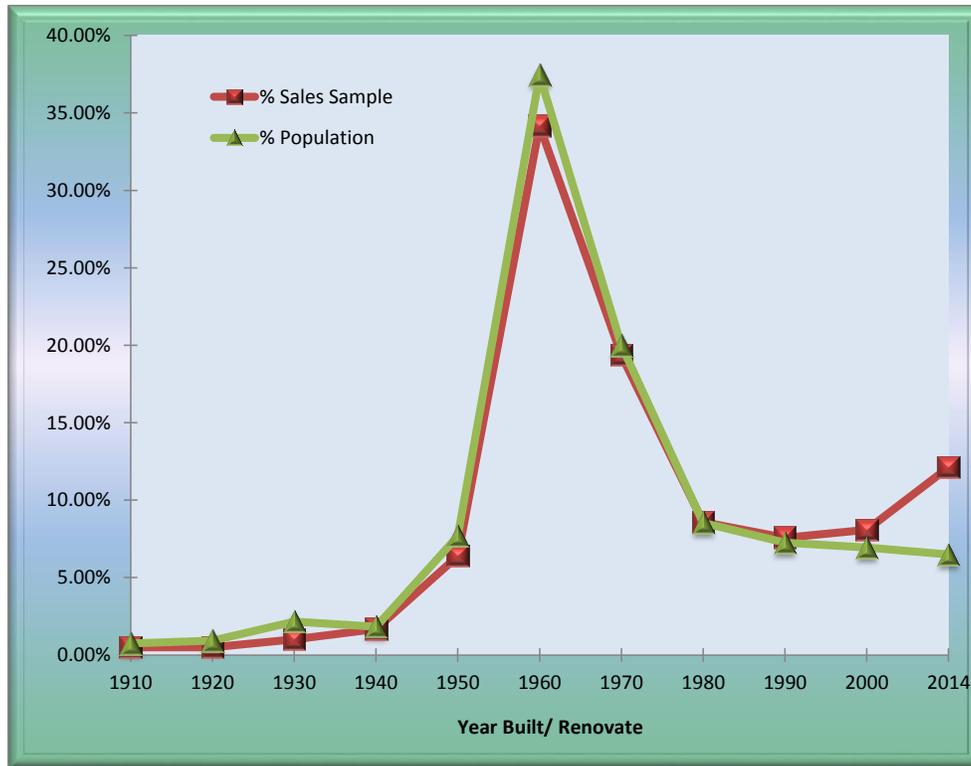
## Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	3	0.51%
1920	3	0.51%
1930	6	1.01%
1940	10	1.68%
1950	38	6.40%
1960	203	34.18%
1970	115	19.36%
1980	51	8.59%
1990	45	7.58%
2000	48	8.08%
2014	72	12.12%
594		

### Population

Year Built/Ren	Frequency	% Population
1910	45	0.74%
1920	56	0.92%
1930	131	2.16%
1940	111	1.83%
1950	465	7.68%
1960	2,267	37.44%
1970	1,211	20.00%
1980	517	8.54%
1990	439	7.25%
2000	420	6.94%
2014	392	6.49%
6,054		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over-representation was found to lack statistical significance during the modeling process.

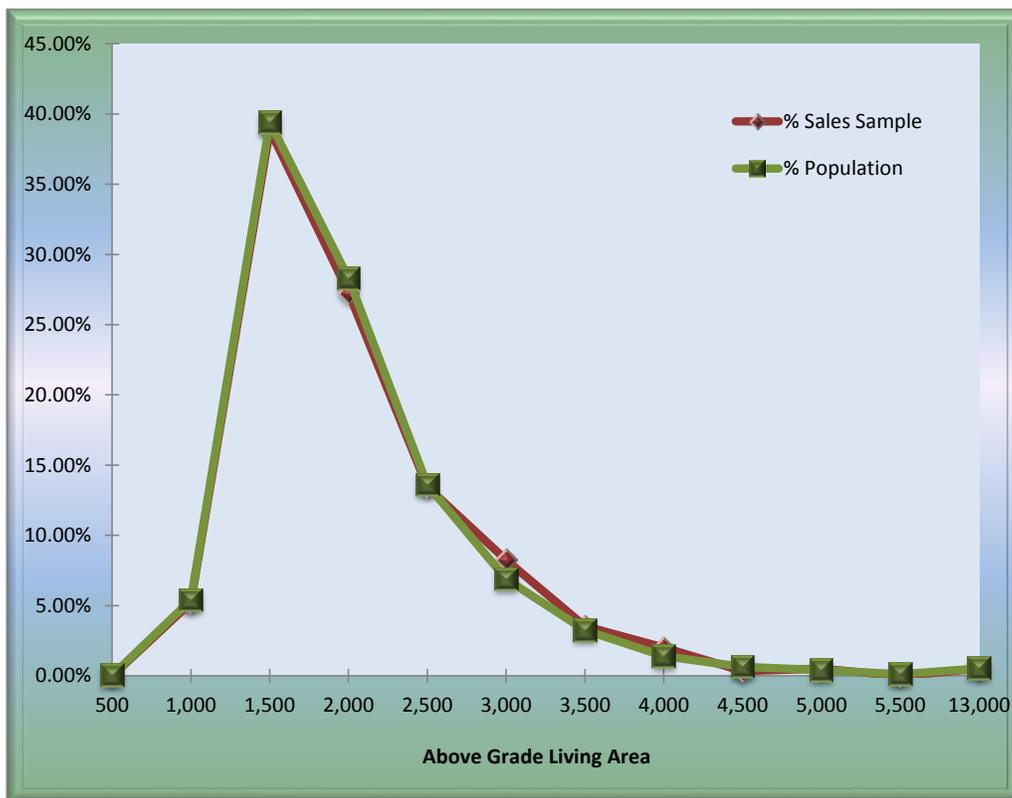
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	31	5.22%
1,500	231	38.89%
2,000	162	27.27%
2,500	80	13.47%
3,000	49	8.25%
3,500	21	3.54%
4,000	12	2.02%
4,500	2	0.34%
5,000	3	0.51%
5,500	0	0.00%
13,000	3	0.51%
594		

### Population

AGLA	Frequency	% Population
500	2	0.03%
1,000	327	5.40%
1,500	2,386	39.41%
2,000	1,714	28.31%
2,500	824	13.61%
3,000	417	6.89%
3,500	197	3.25%
4,000	85	1.40%
4,500	39	0.64%
5,000	25	0.41%
5,500	7	0.12%
13,000	31	0.53%
6,054		



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

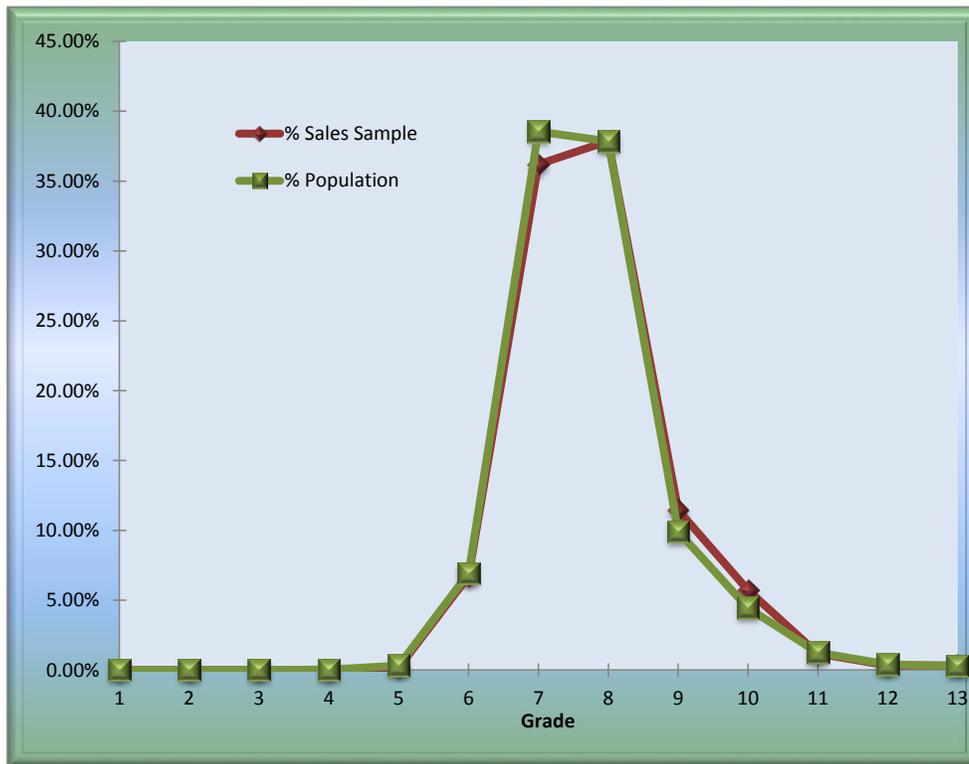
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.17%
6	40	6.73%
7	215	36.20%
8	225	37.88%
9	68	11.45%
10	34	5.72%
11	7	1.18%
12	2	0.34%
13	2	0.34%
594		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	19	0.31%
6	420	6.94%
7	2,334	38.55%
8	2,292	37.86%
9	600	9.91%
10	269	4.44%
11	76	1.26%
12	24	0.40%
13	18	0.30%
6,054		



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

## Area 001 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.103, resulting in an adjusted value of \$523,000 ( $\$475,000 * 1.103 = \$523,925$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.247	24.7%
2/1/2012	1.240	24.0%
3/1/2012	1.233	23.3%
4/1/2012	1.226	22.6%
5/1/2012	1.219	21.9%
6/1/2012	1.212	21.2%
7/1/2012	1.206	20.6%
8/1/2012	1.199	19.9%
9/1/2012	1.192	19.2%
10/1/2012	1.185	18.5%
11/1/2012	1.178	17.8%
12/1/2012	1.171	17.1%
1/1/2013	1.164	16.4%
2/1/2013	1.157	15.7%
3/1/2013	1.151	15.1%
4/1/2013	1.144	14.4%
5/1/2013	1.137	13.7%
6/1/2013	1.130	13.0%
7/1/2013	1.124	12.4%
8/1/2013	1.117	11.7%
9/1/2013	1.110	11.0%
10/1/2013	1.103	10.3%
11/1/2013	1.096	9.6%
12/1/2013	1.089	8.9%
1/1/2014	1.082	8.2%
2/1/2014	1.075	7.5%
3/1/2014	1.069	6.9%
4/1/2014	1.062	6.2%
5/1/2014	1.055	5.5%
6/1/2014	1.048	4.8%
7/1/2014	1.041	4.1%
8/1/2014	1.034	3.4%
9/1/2014	1.027	2.7%
10/1/2014	1.021	2.1%
11/1/2014	1.014	1.4%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 001 is:  $(0.895312609621248 - 0.000199214216519037 * \text{SaleDay} + 0.110286771432903 * 0.01346801 - 0.0413277784162213 * 0.1986532 - 0.0514517267905396 * 0.06902357) / (0.895312609621248 + 0.110286771432903 * 0.01346801 - 0.0413277784162213 * 0.1986532 - 0.0514517267905396 * 0.06902357)$

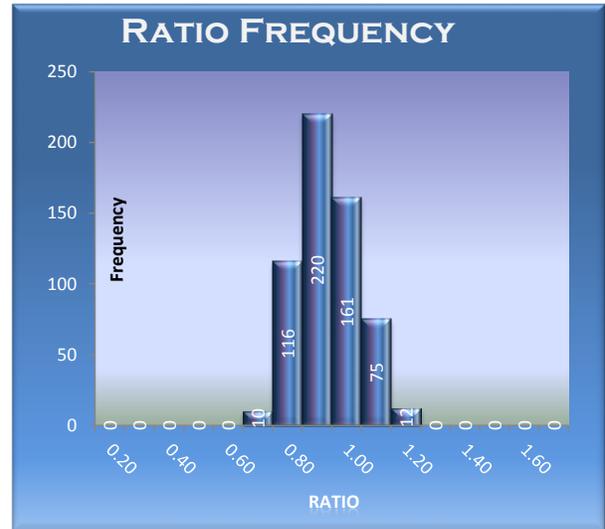
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NW / Team: 1</b>	<b>Appr. Date:</b> 1/1/2014	<b>Date of Report:</b> 8/17/2015	<b>Sales Dates:</b> 1/2012 - 12/2014
<b>Area Name: West Shoreline</b>	<b>Appr ID:</b> CLEW	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 001</b>			

SAMPLE STATISTICS	
<b>Sample size (n)</b>	594
<b>Mean Assessed Value</b>	\$486,800
<b>Mean Adj. Sales Price</b>	\$552,500
<b>Standard Deviation AV</b>	\$333,344
<b>Standard Deviation SP</b>	\$347,826
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.885
<b>Median Ratio</b>	0.878
<b>Weighted Mean Ratio</b>	0.881
UNIFORMITY	
<b>Lowest ratio</b>	0.638
<b>Highest ratio:</b>	1.157
<b>Coefficient of Dispersion</b>	9.59%
<b>Standard Deviation</b>	0.103
<b>Coefficient of Variation</b>	11.64%
<b>Price Related Differential (PRD)</b>	1.004
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.865
Upper limit	0.891
<b>95% Confidence: Mean</b>	
Lower limit	0.877
Upper limit	0.893
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,054
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.103
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	594
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	313
# ratios above mean:	281
z:	1.313
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

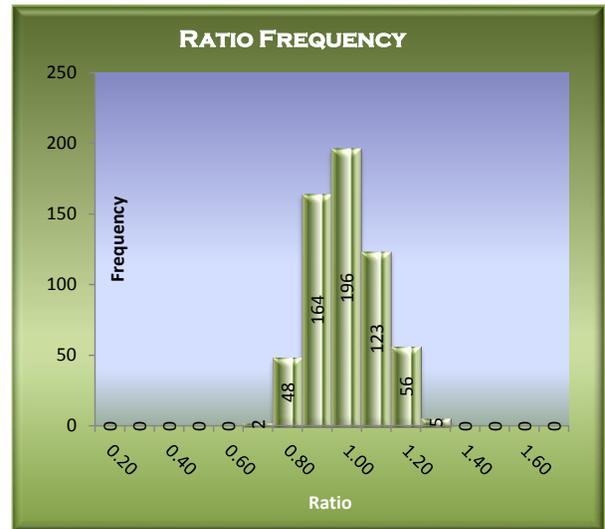
1 to 3 Unit Residences throughout Area 001

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

# Annual Update Ratio Study Report (After) – 2015 Assessments

<b>District: NW / Team: 1</b>	<b>Apr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: West Shoreline</b>	1/1/2015	8/17/2015	1/2012 - 12/2014
	<b>Apr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 001</b>	CLEW	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
<b>Sample size (n)</b>	594
<b>Mean Assessed Value</b>	\$518,100
<b>Mean Sales Price</b>	\$552,500
<b>Standard Deviation AV</b>	\$325,327
<b>Standard Deviation SP</b>	\$347,826
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.948
<b>Weighted Mean Ratio</b>	0.938
UNIFORMITY	
<b>Lowest ratio</b>	0.677
<b>Highest ratio:</b>	1.227
<b>Coefficient of Dispersion</b>	9.20%
<b>Standard Deviation</b>	0.108
<b>Coefficient of Variation</b>	11.34%
<b>Price Related Differential (PRD)</b>	1.012
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.933
Upper limit	0.955
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.958
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,054
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.108
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	594
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	299
# ratios above mean:	295
z:	0.164
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 001 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: August 17, 2015**

## 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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 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 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Based on the 18 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +6.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.066, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels in Sub Area 4, were generally at higher assessment levels than the rest of the population which resulted in an overall downward adjustment. However; all parcels in very good condition (not including Sub Area 4) and parcels in Sub Area 5 were at lower assessment levels than the rest of the

population which resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 594 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.895312609621248 + 0.110286771432903 * \text{Sub4} - 0.0413277784162213 * \text{Sub5WOVG} - 0.0514517267905396 * \text{VGoodWOSub4})$$

The resulting total value is truncated to the next \$1,000, then:

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Mobile Home Update

There were an insufficient number of mobile home sales within Area 001; therefore, mobile homes received the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +6.4%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.064$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Results

The resulting assessment level is 0.948. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +6.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.064.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.064.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.

- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	727810	0185	05/28/14	\$307,500	\$323,000	620	6	1920	Avg	3,876	Y	N	19612 RICHMOND BEACH DR NW
1	0	728490	0815	03/19/14	\$350,000	\$373,000	840	6	1961	Avg	6,221	N	N	2021 NW 195TH ST
1	0	727810	0655	06/14/13	\$365,000	\$412,000	1,080	6	1912	Good	6,875	Y	N	19522 RICHMOND BEACH DR NW
1	0	727710	0465	07/03/12	\$395,000	\$476,000	1,090	6	1944	Good	7,200	Y	N	2329 NW 196TH ST
1	0	727710	0610	08/25/14	\$380,000	\$391,000	1,120	6	1947	Avg	7,560	Y	N	2526 NW 194TH PL
1	0	728490	0030	05/22/14	\$850,000	\$893,000	1,750	6	1923	Good	6,744	Y	N	19131 RICHMOND BEACH DR NW
1	0	727710	0310	03/20/14	\$431,750	\$460,000	1,010	7	1951	Avg	7,272	Y	N	19528 26TH AVE NW
1	0	727710	0680	08/24/12	\$475,000	\$567,000	1,090	7	1955	Avg	7,200	Y	N	19320 25TH AVE NW
1	0	727870	0305	04/25/14	\$569,000	\$601,000	1,200	7	1963	Avg	7,200	Y	N	2017 NW 197TH ST
1	0	727810	0955	02/28/12	\$630,000	\$777,000	1,240	7	1960	Avg	14,890	Y	Y	19425 27TH AVE NW
1	0	728490	0805	07/29/13	\$372,500	\$416,000	1,320	7	1961	Avg	7,200	N	N	19332 21ST AVE NW
1	0	728030	0231	12/01/13	\$519,900	\$566,000	1,360	7	1929	VGood	7,800	Y	N	20235 20TH AVE NW
1	0	727810	0235	08/26/13	\$575,000	\$639,000	1,530	7	1908	Avg	7,200	Y	N	2601 NW 197TH ST
1	0	727810	0690	09/18/14	\$580,000	\$594,000	1,860	7	1952	VGood	7,190	Y	N	19542 RICHMOND BEACH DR NW
1	0	728490	0090	08/29/13	\$589,000	\$654,000	1,160	8	1957	Avg	6,656	Y	N	19222 RICHMOND BEACH DR NW
1	0	728490	0445	02/26/13	\$386,000	\$445,000	1,200	8	1970	Avg	8,101	Y	N	2105 NW 195TH ST
1	0	728490	0495	02/25/14	\$710,000	\$760,000	1,340	8	1959	VGood	7,200	Y	N	19308 22ND AVE NW
1	0	022603	9014	04/10/13	\$495,000	\$565,000	1,350	8	1960	Avg	11,287	Y	N	2312 NW 199TH ST
1	0	728030	0375	03/19/13	\$515,000	\$591,000	1,350	8	1965	Avg	9,140	Y	N	2301 NW 204TH ST
1	0	728030	0465	11/01/13	\$510,000	\$559,000	1,400	8	1955	Good	10,350	Y	N	20112 24TH AVE NW
1	0	728030	0221	12/06/13	\$630,000	\$685,000	1,430	8	1958	VGood	7,800	Y	N	20232 21ST AVE NW
1	0	727710	0670	06/26/12	\$518,000	\$625,000	1,450	8	1964	Avg	7,200	Y	N	2540 NW 193RD PL
1	0	727870	0069	05/21/14	\$668,750	\$703,000	1,590	8	1964	Avg	6,420	Y	N	19704 23RD AVE NW
1	0	728490	0115	08/28/13	\$589,000	\$654,000	1,590	8	1971	Avg	7,200	Y	N	2511 NW 193RD PL
1	0	727710	0006	12/13/12	\$620,000	\$725,000	1,830	8	1964	Avg	14,400	Y	N	2441 NW 198TH ST
1	0	728490	0307	12/13/13	\$775,000	\$842,000	2,025	8	2001	Avg	4,800	Y	N	19000 RICHMOND BEACH DR NW
1	0	022603	9270	12/01/14	\$615,000	\$619,000	2,040	8	1975	Avg	7,224	Y	N	2110 NW 199TH ST
1	0	728490	0405	07/14/14	\$775,000	\$805,000	2,050	8	1987	Avg	8,400	Y	N	19351 22ND AVE NW
1	0	738550	0070	01/04/12	\$521,950	\$650,000	2,410	8	1988	Good	13,743	Y	N	2510 NW 202ND ST
1	0	728030	0335	08/27/13	\$850,000	\$944,000	3,220	8	2013	Avg	8,420	Y	N	2311 NW 201ST ST
1	0	728490	0460	11/20/14	\$890,000	\$898,000	3,370	8	2014	Avg	7,200	N	N	19335 21ST AVE NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	727710	0460	04/12/13	\$596,000	\$680,000	3,382	8	2001	Avg	7,200	Y	N	2335 NW 196TH ST
1	0	728490	0385	05/21/14	\$970,000	\$1,019,000	1,130	9	2013	Avg	5,420	Y	N	19221 23RD AVE NW
1	0	728490	0016	06/05/12	\$595,000	\$721,000	1,690	9	1983	Avg	3,004	Y	N	19211 RICHMOND BEACH DR NW
1	0	738550	0140	07/09/12	\$540,000	\$650,000	1,700	9	1967	Avg	7,566	Y	N	20145 24TH AVE NW
1	0	728490	0098	09/24/14	\$705,000	\$721,000	1,780	9	1979	Avg	7,200	Y	N	2525 NW 193RD PL
1	0	727710	0530	07/09/13	\$850,000	\$954,000	1,930	9	1999	VGood	3,600	Y	N	2535 NW 195TH PL
1	0	727810	0515	08/21/14	\$1,295,000	\$1,334,000	1,940	9	1985	Good	19,449	Y	Y	19709 27TH AVE NW
1	0	715420	0030	11/26/13	\$764,995	\$834,000	1,960	9	1985	Avg	8,118	Y	N	2123 NW 204TH ST
1	0	022603	9316	06/03/14	\$941,500	\$986,000	2,460	9	1980	Avg	9,680	Y	N	20122 RICHMOND BEACH DR NW
1	0	022603	9372	07/17/13	\$685,400	\$768,000	2,500	9	2002	Avg	4,371	Y	N	2306 NW 199TH ST
1	0	728030	0015	05/01/14	\$880,000	\$929,000	2,590	9	2008	Avg	13,000	Y	N	20206 21ST PL NW
1	0	727710	0515	09/26/12	\$575,000	\$682,000	2,600	9	1975	Avg	5,400	Y	N	19494 RICHMOND BEACH DR NW
1	0	728490	0670	05/07/12	\$715,000	\$871,000	2,940	9	2002	Avg	9,480	N	N	19021 20TH AVE NW
1	0	022603	9338	04/30/12	\$660,000	\$805,000	2,980	9	1990	Avg	8,738	Y	N	20409 25TH AVE NW
1	0	815530	0010	08/31/12	\$745,000	\$888,000	2,110	10	1993	Avg	7,445	Y	N	2650 NW 204TH ST
1	0	727810	0370	11/20/12	\$1,375,000	\$1,614,000	2,270	10	1997	Avg	17,124	Y	Y	19557 27TH AVE NE
1	0	183770	0020	10/03/13	\$1,100,000	\$1,213,000	2,620	10	2009	Avg	7,228	Y	N	20415 25TH AVE NW
1	0	183770	0021	08/21/13	\$1,150,000	\$1,279,000	2,650	10	2009	Avg	7,360	Y	N	20419 25TH AVE SW
1	0	022603	9309	03/26/12	\$620,000	\$761,000	2,820	10	1995	Avg	16,598	Y	N	20229 24TH AVE NW
1	0	728030	0430	05/23/12	\$569,500	\$692,000	3,010	10	1990	Avg	7,800	N	N	20150 24TH AVE NW
1	0	728130	0010	08/22/14	\$1,200,000	\$1,236,000	3,140	10	1988	Avg	10,842	Y	N	2214 NW 198TH ST
1	0	022603	9103	07/30/12	\$1,275,000	\$1,529,000	3,240	10	2008	Avg	21,254	Y	N	2424 NW 201ST CT
1	0	727810	0375	07/25/12	\$1,050,000	\$1,260,000	3,720	10	1995	Avg	19,775	Y	Y	19561 27TH AVE NW
1	0	728490	0355	03/05/14	\$1,300,000	\$1,388,000	3,870	10	2003	Avg	16,402	Y	N	19108 25TH AVE NW
1	0	728490	0230	09/23/13	\$1,062,500	\$1,174,000	3,580	11	2007	Avg	7,200	Y	N	2542 NW 191ST PL
2	0	022603	9186	05/20/14	\$299,950	\$315,000	740	6	1950	Good	8,000	N	N	20015 15TH AVE NW
2	0	012603	9213	12/03/14	\$365,500	\$368,000	1,140	6	1909	Good	15,624	N	N	19015 8TH AVE NW
2	0	022603	9266	09/28/12	\$300,000	\$356,000	1,210	6	1946	Good	10,730	N	N	19340 20TH AVE NW
2	0	012603	9128	02/28/14	\$315,000	\$337,000	1,030	7	1952	Avg	7,800	N	N	19448 15TH AVE NW
2	0	022603	9244	07/19/13	\$378,500	\$424,000	1,080	7	1959	Avg	6,875	N	N	1722 NW 192ND ST
2	0	297880	0170	05/22/13	\$405,000	\$459,000	1,130	7	1966	Avg	8,100	N	N	1226 NW 202ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	297880	0120	06/18/14	\$469,000	\$490,000	1,140	7	1966	Avg	7,543	N	N	1204 NW 202ND ST
2	0	012603	9217	03/20/13	\$390,000	\$447,000	1,170	7	1958	Avg	16,940	N	N	19520 15TH AVE NW
2	0	275890	0010	08/07/13	\$296,000	\$330,000	1,230	7	1955	Avg	7,855	N	N	1620 NW 197TH ST
2	0	550010	0130	04/16/14	\$487,500	\$516,000	1,230	7	1966	Avg	9,142	N	N	1435 NW 204TH PL
2	0	275950	0130	07/25/12	\$311,500	\$374,000	1,240	7	1958	Good	11,115	N	N	1825 NW 198TH ST
2	0	022603	9217	10/17/13	\$419,800	\$461,000	1,260	7	1958	Good	7,610	N	N	20136 17TH AVE NW
2	0	012603	9368	07/25/13	\$397,000	\$444,000	1,270	7	1958	Avg	13,920	N	N	1289 NW 191ST ST
2	0	761870	0020	11/05/12	\$377,000	\$444,000	1,270	7	1953	Good	13,070	Y	N	19005 11TH AVE NW
2	0	729170	0060	03/19/13	\$280,000	\$321,000	1,280	7	1955	Avg	11,400	N	N	1837 NW 197TH ST
2	0	729170	0075	06/11/12	\$300,000	\$363,000	1,280	7	1955	Avg	11,400	N	N	1825 NW 197TH ST
2	0	729170	0085	04/19/12	\$305,000	\$373,000	1,280	7	1955	Avg	11,400	N	N	1811 NW 197TH ST
2	0	012603	9192	11/28/12	\$343,000	\$402,000	1,350	7	1963	Good	9,030	N	N	19522 14TH AVE NW
2	0	761750	0075	07/21/14	\$427,000	\$443,000	1,360	7	1956	Good	7,111	N	N	1258 NW 191ST ST
2	0	022603	9282	07/28/14	\$442,500	\$458,000	1,400	7	1968	Avg	10,490	N	N	19825 15TH AVE NW
2	0	022603	9231	11/20/12	\$277,500	\$326,000	1,410	7	1962	Avg	7,200	N	N	20406 18TH AVE NW
2	0	022603	9322	12/13/13	\$303,500	\$330,000	1,440	7	1979	Avg	6,875	N	N	1736 NW 192ND ST
2	0	022603	9006	05/22/13	\$429,000	\$486,000	1,480	7	1922	VGood	7,575	N	N	1849 NW 201ST ST
2	0	022603	9025	06/20/12	\$388,500	\$469,000	1,480	7	1959	Good	12,460	N	N	1545 NW 200TH ST
2	0	275950	0105	07/30/14	\$419,000	\$434,000	1,500	7	1958	Good	8,272	N	N	19917 18TH AVE NW
2	0	275890	0050	09/16/13	\$420,000	\$465,000	1,620	7	1955	Avg	11,171	N	N	19604 18TH AVE NW
2	0	729170	0010	07/02/12	\$292,200	\$352,000	1,770	7	1955	Avg	9,059	N	N	1844 NW 197TH ST
2	0	012603	9605	09/27/13	\$442,500	\$488,000	1,800	7	1904	Good	10,880	N	N	19536 15TH AVE NW
2	0	012603	9552	08/16/13	\$408,000	\$454,000	1,830	7	1963	Avg	14,717	N	N	1251 NW 195TH ST
2	0	012603	9588	11/21/12	\$395,000	\$464,000	1,850	7	2010	Avg	9,004	N	N	19854 15TH AVE NW
2	0	022603	9214	06/12/14	\$465,250	\$487,000	1,940	7	1957	Avg	7,642	N	N	20028 18TH AVE NW
2	0	078450	0025	02/26/13	\$384,500	\$443,000	2,050	7	1948	Avg	9,994	N	N	1840 NW 202ND ST
2	0	275930	0030	10/23/12	\$375,000	\$443,000	2,160	7	1959	Avg	7,584	N	N	19513 14TH AVE NW
2	0	550010	0080	10/16/12	\$415,000	\$490,000	2,220	7	1965	Avg	9,513	N	N	20400 14TH AVE NW
2	0	022603	9131	07/11/14	\$420,000	\$436,000	2,360	7	1948	Avg	17,167	N	N	1827 NW 205TH ST
2	0	761870	0170	06/21/12	\$440,000	\$532,000	1,150	8	1955	Avg	13,040	Y	N	19040 11TH AVE NW
2	0	311130	0040	08/01/14	\$435,000	\$450,000	1,240	8	1958	Avg	8,491	N	N	20112 17TH AVE NW

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	550030	0110	03/11/13	\$370,000	\$425,000	1,280	8	1966	Good	7,275	N	N	1227 NW 203RD ST
2	0	278200	0100	07/09/12	\$400,000	\$482,000	1,320	8	1959	Avg	7,195	N	N	1619 NW 191ST ST
2	0	275980	0045	02/27/13	\$495,000	\$570,000	1,340	8	1959	Avg	13,286	Y	N	20416 16TH PL NW
2	0	275980	0110	10/31/14	\$485,000	\$492,000	1,340	8	1958	Avg	8,250	Y	N	1519 NW 204TH ST
2	0	211090	0035	04/23/13	\$360,000	\$410,000	1,350	8	1962	Avg	7,980	N	N	19819 11TH AVE NW
2	0	022603	9239	06/28/13	\$392,090	\$441,000	1,370	8	1959	Avg	8,731	N	N	1625 NW 198TH ST
2	0	022603	9225	06/07/13	\$464,000	\$524,000	1,400	8	1957	Good	10,500	N	N	1703 NW 201ST ST
2	0	380770	0080	11/01/12	\$416,000	\$490,000	1,400	8	1973	Avg	8,913	N	N	1602 NW 198TH ST
2	0	801800	0050	06/26/12	\$385,000	\$465,000	1,440	8	1965	Avg	7,350	N	N	19620 12TH AVE NW
2	0	275980	0115	06/07/12	\$475,000	\$575,000	1,450	8	1960	Avg	8,250	Y	N	1511 NW 204TH ST
2	0	262180	0090	04/17/13	\$395,000	\$450,000	1,460	8	1968	Avg	7,208	N	N	1730 NW 199TH ST
2	0	664990	0361	11/20/12	\$525,000	\$616,000	1,470	8	1958	Good	18,900	Y	N	20023 10TH AVE NW
2	0	012603	9144	03/12/14	\$409,000	\$436,000	1,480	8	1977	Avg	10,729	N	N	19530 15TH AVE NW
2	0	801800	0080	04/09/14	\$474,106	\$503,000	1,480	8	1966	Avg	7,894	N	N	19603 11TH AVE NW
2	0	715470	0030	05/09/13	\$506,000	\$575,000	1,490	8	1968	Avg	9,963	N	N	1424 NW 198TH ST
2	0	012603	9512	05/10/13	\$459,922	\$522,000	1,500	8	1966	Good	10,000	N	N	20315 12TH AVE NW
2	0	550010	0100	08/27/13	\$449,950	\$500,000	1,520	8	1965	Good	8,647	N	N	1405 NW 204TH PL
2	0	928670	0140	07/03/13	\$530,000	\$595,000	1,520	8	1968	Avg	7,900	Y	N	1108 NW 200TH ST
2	0	509630	0130	07/14/14	\$413,000	\$429,000	1,520	8	1996	Avg	3,451	N	N	1400 NW 202ND LN
2	0	211090	0015	03/27/13	\$468,000	\$536,000	1,540	8	1965	Avg	7,875	N	N	19812 12TH AVE NW
2	0	638430	0020	06/23/14	\$494,000	\$515,000	1,540	8	1973	Good	7,345	N	N	1208 NW 199TH PL
2	0	638430	0100	09/09/13	\$459,000	\$508,000	1,560	8	1973	Good	8,600	N	N	1213 NW 199TH PL
2	0	928670	0180	11/25/13	\$440,000	\$480,000	1,560	8	1969	Avg	8,086	N	N	1132 NW 200TH ST
2	0	550020	0010	10/14/14	\$389,950	\$397,000	1,580	8	1966	Avg	9,049	N	N	20425 13TH AVE NW
2	0	380770	0060	02/14/13	\$440,000	\$508,000	1,590	8	1973	Good	7,177	N	N	1601 NW 198TH ST
2	0	012603	9488	07/06/12	\$389,000	\$469,000	1,600	8	1972	Avg	9,600	N	N	19632 14TH AVE NW
2	0	262180	0060	05/01/12	\$400,000	\$488,000	1,610	8	1968	Avg	7,420	N	N	1706 NW 199TH ST
2	0	509630	0090	08/30/12	\$325,000	\$387,000	1,630	8	1996	Avg	4,434	N	N	1419 NW 202ND LN
2	0	801800	0020	11/14/14	\$525,300	\$531,000	1,680	8	1965	Avg	7,770	N	N	19712 12TH AVE NW
2	0	509630	0220	01/22/14	\$351,000	\$378,000	1,680	8	1997	Avg	2,838	N	N	1424 NW 202ND LN
2	0	183701	0040	09/05/14	\$569,500	\$585,000	1,700	8	1971	Avg	8,190	N	N	820 NW 193RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	279500	0080	09/19/14	\$535,100	\$548,000	1,720	8	1973	Avg	7,207	N	N	1108 NW 199TH ST
2	0	550010	0120	09/16/14	\$380,000	\$389,000	1,790	8	1965	Good	10,186	N	N	1425 NW 204TH PL
2	0	638430	0120	12/18/13	\$549,000	\$596,000	1,790	8	1976	VGood	7,700	N	N	19903 12TH AVE NW
2	0	664990	0301	12/31/14	\$579,000	\$579,000	1,800	8	1961	Avg	18,540	N	N	20221 10TH AVE NW
2	0	801970	0010	10/10/14	\$489,950	\$499,000	1,800	8	1976	Avg	10,804	N	N	802 NW 197TH ST
2	0	509630	0070	06/18/13	\$350,000	\$394,000	1,800	8	1997	Avg	1,949	N	N	1429 NW 202ND LN
2	0	761870	0012	05/02/12	\$432,000	\$527,000	1,810	8	1969	Avg	11,191	N	N	19105 12TH AVE NW
2	0	509630	0110	07/07/12	\$341,000	\$411,000	1,820	8	1996	Avg	2,446	N	N	1411 NW 202ND LN
2	0	509630	0270	04/11/13	\$350,000	\$400,000	1,830	8	1997	Avg	3,084	N	N	1438 NW 202ND LN
2	0	279500	0060	06/27/14	\$416,000	\$434,000	1,850	8	1970	Avg	7,207	Y	N	1046 NW 199TH ST
2	0	509630	0300	08/09/13	\$392,500	\$438,000	1,850	8	1997	Avg	3,847	N	N	1448 NW 202ND LN
2	0	509630	0310	08/27/12	\$355,000	\$423,000	1,850	8	1996	Avg	3,510	N	N	1452 NW 202ND LN
2	0	638870	0020	09/17/13	\$515,000	\$570,000	1,860	8	1971	Avg	9,947	N	N	1451 NW 198TH ST
2	0	801800	0270	11/01/13	\$490,000	\$537,000	1,860	8	1964	Avg	7,580	Y	N	1041 NW 197TH PL
2	0	509630	0010	06/29/12	\$345,000	\$416,000	1,870	8	1997	Avg	2,550	N	N	1441 NW 202ND LN
2	0	275910	0015	06/14/12	\$419,922	\$508,000	1,910	8	1958	Avg	9,000	N	N	1843 NW 202ND ST
2	0	517770	0085	07/31/13	\$500,000	\$558,000	1,970	8	1956	Avg	10,467	N	N	1755 NW 193RD ST
2	0	727760	0060	07/23/13	\$545,000	\$610,000	2,020	8	1968	Avg	9,650	N	N	1242 NW 201ST ST
2	0	012603	9335	04/27/12	\$348,000	\$425,000	2,150	8	1958	Fair	21,840	N	N	18841 8TH AVE NW
2	0	022603	9367	10/15/12	\$460,000	\$544,000	2,150	8	1994	Avg	7,260	N	N	19718 20TH AVE NW
2	0	022603	9074	09/05/13	\$565,000	\$626,000	2,160	8	1997	Avg	6,600	Y	N	19704 20TH AVE NW
2	0	550020	0030	10/15/13	\$450,000	\$495,000	2,210	8	1966	Avg	8,910	N	N	20411 13TH AVE NW
2	0	279500	0100	01/21/14	\$465,000	\$501,000	2,220	8	1967	Avg	7,880	N	N	19904 12TH AVE NW
2	0	664990	0152	09/25/13	\$470,000	\$519,000	2,220	8	2001	Avg	8,609	N	N	20076 10TH AVE NW
2	0	275970	0025	12/19/13	\$435,000	\$472,000	2,280	8	1958	Avg	9,356	N	N	1810 NW 204TH ST
2	0	022603	9279	09/18/14	\$505,000	\$517,000	2,350	8	1968	Avg	12,540	N	N	19813 19TH AVE NW
2	0	664990	0307	01/31/14	\$558,000	\$600,000	2,420	8	2013	Avg	7,560	N	N	20069 10TH AVE NW
2	0	550020	0065	11/01/12	\$505,000	\$595,000	2,540	8	1998	Avg	8,350	N	N	20418 13TH AVE NW
2	0	664990	0309	02/11/14	\$584,500	\$627,000	2,550	8	2013	Avg	7,572	N	N	20073 10TH AVE NW
2	0	022603	9349	03/03/14	\$505,000	\$540,000	2,560	8	1985	Avg	14,248	N	N	19924 20TH AVE NW
2	0	664990	0308	12/30/13	\$585,000	\$633,000	2,630	8	2013	Avg	7,665	N	N	20071 10TH AVE NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	012603	9151	06/14/12	\$775,000	\$937,000	2,910	8	1940	VGood	43,560	Y	N	835 NW 190TH ST
2	0	664990	0247	06/04/12	\$550,000	\$666,000	3,120	8	1999	Avg	7,556	Y	N	960 NW 198TH PL
2	0	022603	9075	05/06/14	\$655,500	\$691,000	3,380	8	2000	Avg	8,330	N	N	1703 NW 200TH LN
2	0	801970	0130	09/18/13	\$680,000	\$752,000	1,740	9	1975	Avg	14,450	Y	N	19634 10TH TER NW
2	0	645390	0040	07/14/14	\$575,000	\$597,000	1,800	9	1972	Avg	7,500	Y	N	1023 NW 196TH ST
2	0	801800	0170	03/19/14	\$650,000	\$692,000	1,890	9	1967	Avg	8,714	Y	N	19704 11TH AVE NW
2	0	928670	0080	02/27/12	\$461,000	\$569,000	1,890	9	1977	Avg	12,000	Y	N	1105 NW 200TH ST
2	0	761870	0188	06/21/13	\$700,000	\$788,000	2,110	9	1992	Avg	7,893	Y	N	19003 10TH AVE NW
2	0	761870	0103	08/23/12	\$699,950	\$836,000	2,360	9	1993	Good	24,750	Y	N	19318 12TH AVE NW
2	0	279500	0010	06/04/12	\$689,000	\$835,000	2,420	9	1944	VGood	9,752	Y	N	19845 10TH AVE NW
2	0	761870	0101	10/31/12	\$632,150	\$745,000	2,530	9	1995	Avg	15,927	N	N	19324 12TH AVE NW
2	0	664990	0073	06/13/13	\$531,000	\$599,000	2,680	9	2003	Avg	7,263	N	N	20047 8TH AVE NW
2	0	022603	9377	11/05/13	\$675,000	\$739,000	2,680	9	2007	Avg	8,363	N	N	1850 NW 204TH ST
2	0	022603	9370	05/08/13	\$543,000	\$617,000	2,750	9	1998	Avg	8,065	N	N	1700 NW 200TH ST
2	0	022603	9378	11/28/12	\$575,000	\$674,000	2,980	9	2006	Avg	7,630	N	N	1846 NW 204TH ST
2	0	211090	0086	08/19/13	\$680,000	\$757,000	3,000	9	1978	Good	12,430	Y	N	19828 10TH PL NW
2	0	664990	0237	05/24/13	\$750,000	\$849,000	3,080	9	1999	Avg	7,359	Y	N	985 NW 198TH PL
2	0	329880	0010	08/08/13	\$585,000	\$652,000	3,313	9	2001	Avg	20,807	N	N	805 NW 205TH ST
2	0	664990	0260	11/07/12	\$878,500	\$1,034,000	3,540	9	1992	Avg	22,260	Y	N	19826 10TH AVE NW
2	0	012603	9271	10/30/12	\$659,000	\$777,000	3,790	9	2007	Avg	41,416	N	N	19429 12TH AVE NW
2	0	329880	0110	08/19/13	\$730,000	\$812,000	2,690	10	2004	Avg	15,720	N	N	20412 12TH AVE NW
3	0	728230	0095	07/09/14	\$295,000	\$307,000	800	6	1953	Good	6,500	N	N	114 N 183RD ST
3	0	728230	0185	07/10/12	\$201,000	\$242,000	910	6	1953	Avg	7,332	N	N	125 N 182ND ST
3	0	728230	0125	02/10/14	\$295,000	\$317,000	980	6	1953	Avg	7,000	N	N	121 N 183RD ST
3	0	728230	0125	11/12/14	\$330,000	\$334,000	980	6	1953	Avg	7,000	N	N	121 N 183RD ST
3	0	728230	0070	07/23/14	\$269,900	\$280,000	1,000	6	1953	Avg	6,500	N	N	131 N 184TH ST
3	0	728290	0025	05/06/14	\$250,000	\$264,000	1,050	6	1954	Avg	6,874	N	N	18305 DAYTON AVE N
3	0	728290	0045	04/08/14	\$300,000	\$318,000	1,260	6	1953	Good	6,045	N	N	18218 PALATINE AVE N
3	0	728230	0220	12/19/12	\$259,500	\$303,000	1,570	6	1953	Avg	7,333	N	N	112 N 181ST ST
3	0	926570	0005	08/22/14	\$395,000	\$407,000	1,740	6	1954	Good	6,220	N	N	326 NW 183RD ST
3	0	926570	0045	06/24/14	\$300,000	\$313,000	2,150	6	1954	Avg	7,007	N	N	18215 3RD AVE NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	012603	9069	02/29/12	\$235,000	\$290,000	660	7	1982	Good	7,239	N	N	320 N 185TH ST
3	0	619070	0393	07/17/13	\$267,000	\$299,000	990	7	1940	VGood	10,269	N	N	647 NW 180TH ST
3	0	619070	1486	05/08/13	\$325,000	\$369,000	1,000	7	1957	Avg	8,400	N	N	16511 CARLYLE HALL RD NW
3	0	040510	0265	08/05/13	\$289,000	\$322,000	1,030	7	1954	Good	8,150	N	N	106 N 168TH ST
3	0	025810	0030	12/10/13	\$321,000	\$349,000	1,060	7	1967	Good	8,742	N	N	18515 3RD PL NW
3	0	040510	0335	08/14/12	\$325,000	\$389,000	1,070	7	1954	VGood	6,750	N	N	205 N 171ST ST
3	0	619070	1112	11/25/14	\$396,000	\$399,000	1,080	7	1949	Avg	9,540	N	N	17305 DAYTON AVE N
3	0	310270	0070	05/29/12	\$291,000	\$353,000	1,100	7	1955	Avg	8,009	N	N	110 NW 173RD ST
3	0	310270	0155	12/03/12	\$291,000	\$341,000	1,100	7	1955	Good	7,700	N	N	17312 1ST AVE NW
3	0	310270	0160	09/25/14	\$344,900	\$353,000	1,100	7	1955	Good	7,700	N	N	17306 1ST AVE NW
3	0	329370	0496	08/14/14	\$270,000	\$279,000	1,100	7	1956	Good	7,730	N	N	16312 GREENWOOD AVE N
3	0	040510	0035	06/20/12	\$285,000	\$344,000	1,120	7	1956	Avg	10,890	N	N	234 N 171ST ST
3	0	122603	9103	06/10/14	\$380,000	\$398,000	1,130	7	1959	Avg	11,123	N	N	226 NW 176TH PL
3	0	122603	9106	06/19/13	\$285,000	\$321,000	1,130	7	1959	Avg	11,123	N	N	220 NW 176TH PL
3	0	012603	9628	03/25/14	\$320,000	\$340,000	1,140	7	1982	Good	7,200	N	N	304 N 185TH ST
3	0	040510	0050	07/02/13	\$290,000	\$326,000	1,150	7	1956	Good	11,700	N	N	216 N 171ST ST
3	0	619070	1083	04/02/12	\$330,000	\$405,000	1,150	7	1960	Good	11,250	N	N	311 N 175TH ST
3	0	896330	0005	11/06/14	\$390,000	\$395,000	1,190	7	1965	Good	7,900	N	N	104 N 177TH ST
3	0	040510	0030	06/25/13	\$372,500	\$419,000	1,240	7	1957	Good	9,075	N	N	240 N 171ST ST
3	0	122603	9078	03/19/14	\$409,950	\$437,000	1,250	7	1958	Good	11,133	N	N	17822 1ST AVE NW
3	0	619070	1292	05/28/13	\$300,000	\$339,000	1,250	7	1980	Avg	6,243	N	N	17021 DAYTON AVE N
3	0	259640	0050	07/30/14	\$375,000	\$388,000	1,260	7	1963	Good	7,955	N	N	18522 6TH AVE NW
3	0	619070	1208	07/24/13	\$260,000	\$291,000	1,270	7	1977	Good	8,700	N	N	17225 DAYTON AVE N
3	0	040510	0250	06/03/13	\$280,000	\$316,000	1,300	7	1955	Avg	8,100	N	N	16805 PALATINE AVE N
3	0	122603	9094	05/09/12	\$316,000	\$385,000	1,300	7	1958	Avg	10,470	N	N	130 N 180TH ST
3	0	286800	0025	02/21/13	\$268,840	\$310,000	1,300	7	1958	Good	8,125	N	N	328 NW 177TH ST
3	0	950850	0060	06/07/12	\$375,000	\$454,000	1,300	7	1954	Avg	10,667	N	N	18527 1ST AVE NW
3	0	040510	0375	06/21/13	\$299,000	\$337,000	1,320	7	1954	Good	8,280	N	N	16814 PALATINE AVE N
3	0	064170	0020	04/25/12	\$347,000	\$424,000	1,330	7	1963	Good	7,200	N	N	18513 PALATINE PL N
3	0	310270	0005	08/29/13	\$360,000	\$400,000	1,340	7	1919	Avg	11,286	N	N	103 NW 175TH ST
3	0	619070	1483	05/14/14	\$364,000	\$383,000	1,340	7	1957	Good	8,625	N	N	16539 CARLYLE HALL RD NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	064180	0040	10/23/12	\$362,700	\$428,000	1,350	7	1964	VGood	9,425	N	N	405 N 179TH PL
3	0	269740	0020	10/31/14	\$400,000	\$406,000	1,350	7	1964	Avg	7,216	N	N	615 NW 183RD ST
3	0	064180	0050	03/15/12	\$287,000	\$353,000	1,400	7	1964	Avg	8,929	N	N	409 N 179TH PL
3	0	329370	0420	04/12/12	\$380,000	\$465,000	1,400	7	2005	Avg	7,200	N	N	344 N 160TH ST
3	0	954010	0025	07/31/14	\$325,000	\$336,000	1,410	7	1954	Avg	8,250	N	N	128 NW 183RD ST
3	0	040510	0295	08/26/14	\$265,000	\$273,000	1,420	7	1954	Avg	8,250	N	N	263 N 171ST ST
3	0	064190	0050	08/19/14	\$335,000	\$345,000	1,460	7	1965	Avg	8,817	N	N	409 N 180TH ST
3	0	025810	0040	11/24/14	\$335,000	\$338,000	1,490	7	1967	Good	8,847	N	N	18523 3RD PL NW
3	0	728230	0010	11/01/12	\$307,500	\$362,000	1,520	7	1953	Good	5,200	N	N	108 N 184TH ST
3	0	286790	0020	06/05/14	\$445,000	\$466,000	1,530	7	1957	Good	9,313	N	N	17317 PALATINE AVE N
3	0	303850	0110	04/24/12	\$343,500	\$419,000	1,530	7	1969	Good	12,200	N	N	101 NW 171ST ST
3	0	727930	0150	11/20/13	\$320,000	\$349,000	1,540	7	1960	Good	9,455	N	N	642 NW 180TH ST
3	0	954010	0060	09/26/14	\$330,000	\$337,000	1,590	7	1954	Good	9,417	N	N	141 NW 183RD ST
3	0	728230	0100	07/01/13	\$414,950	\$466,000	1,700	7	1953	VGood	7,000	N	N	108 N 183RD ST
3	0	781890	0040	12/11/12	\$362,500	\$424,000	1,820	7	1967	Good	7,242	N	N	17713 1ST AVE NW
3	0	926570	0020	06/19/12	\$375,000	\$453,000	1,960	7	2011	Avg	8,422	N	N	18303 3RD AVE NW
3	0	286790	0025	10/21/13	\$446,000	\$490,000	2,150	7	1957	Good	9,313	N	N	17309 PALATINE AVE N
3	0	950850	0075	07/29/14	\$462,000	\$478,000	2,210	7	1954	Good	10,220	N	N	18520 2ND AVE NW
3	0	727930	0061	10/12/12	\$389,000	\$460,000	2,320	7	1954	Good	15,200	N	N	18309 3RD AVE NW
3	0	064170	0100	12/24/13	\$389,000	\$422,000	2,740	7	1964	Good	7,200	N	N	18528 PALATINE PL N
3	0	269740	0060	09/17/12	\$445,000	\$529,000	2,960	7	1965	Good	9,652	N	N	639 NW 183RD ST
3	0	309580	0090	06/14/13	\$480,000	\$541,000	1,290	8	1965	Good	7,400	N	N	18203 6TH AVE NW
3	0	122603	9130	10/09/14	\$355,000	\$362,000	1,300	8	1964	Avg	7,200	N	N	117 NW 185TH ST
3	0	619070	0284	06/20/14	\$420,000	\$438,000	1,300	8	1959	Avg	10,319	N	N	512 NW 175TH CT
3	0	619070	0285	06/04/12	\$350,000	\$424,000	1,300	8	1959	Avg	11,179	N	N	504 NW 175TH CT
3	0	025900	0100	10/07/14	\$430,000	\$438,000	1,310	8	1960	Good	7,900	N	N	17904 2ND AVE NW
3	0	661950	0060	08/20/13	\$410,000	\$456,000	1,310	8	1978	Good	8,129	N	N	138 NW 181ST ST
3	0	558700	0010	11/20/14	\$385,000	\$389,000	1,340	8	1960	Avg	8,450	N	N	228 NW 177TH ST
3	0	303800	0090	08/19/13	\$505,000	\$562,000	1,350	8	1959	VGood	7,425	N	N	17724 3RD AVE NW
3	0	950870	0015	08/20/13	\$369,950	\$412,000	1,350	8	1955	Avg	7,820	N	N	18537 1ST AVE NW
3	0	025920	0080	10/15/13	\$393,000	\$432,000	1,370	8	1964	Avg	7,414	N	N	17849 4TH AVE NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	025920	0090	10/21/13	\$444,950	\$489,000	1,380	8	1964	Good	7,700	N	N	17841 4TH AVE NW
3	0	701900	0050	05/06/14	\$367,500	\$387,000	1,410	8	1961	Avg	9,647	N	N	18048 3RD AVE NW
3	0	950850	0105	05/15/13	\$360,500	\$409,000	1,410	8	1954	Avg	10,045	N	N	18521 2ND AVE NW
3	0	309580	0060	10/08/13	\$342,000	\$377,000	1,420	8	1965	Avg	9,090	N	N	626 NW 182ND ST
3	0	314880	0020	06/19/13	\$390,000	\$439,000	1,420	8	1965	Avg	7,822	N	N	18117 1ST AVE NW
3	0	115870	0135	02/20/13	\$365,000	\$421,000	1,460	8	1967	Good	7,020	N	N	17617 6TH AVE NW
3	0	115870	0135	08/12/14	\$420,000	\$433,000	1,460	8	1967	Good	7,020	N	N	17617 6TH AVE NW
3	0	701900	0030	02/27/12	\$343,750	\$424,000	1,460	8	1961	Good	8,818	N	N	18036 3RD AVE NW
3	0	619070	1200	04/29/13	\$370,000	\$421,000	1,490	8	1990	Good	7,550	N	N	17222 GREENWOOD PL N
3	0	122603	9033	10/24/13	\$420,000	\$461,000	1,530	8	1975	Good	7,464	N	N	129 N 180TH ST
3	0	619070	0932	07/02/13	\$336,500	\$378,000	1,560	8	1974	Avg	9,433	N	N	17051 2ND AVE NW
3	0	701900	0020	06/24/13	\$330,000	\$371,000	1,560	8	1961	Avg	7,681	N	N	18030 3RD AVE NW
3	0	950870	0010	08/06/13	\$307,000	\$342,000	1,570	8	1954	Avg	8,712	N	N	18548 1ST AVE NW
3	0	728310	0026	06/15/12	\$319,950	\$387,000	1,700	8	1957	Avg	9,600	N	N	131 N 181ST ST
3	0	619070	0394	03/19/14	\$475,000	\$506,000	1,730	8	1942	Good	22,624	N	N	615 NW 180TH ST
3	0	671310	0027	02/28/13	\$376,500	\$433,000	1,750	8	1977	VGood	6,960	N	N	422 N 182ND CT
3	0	115870	0100	08/11/14	\$575,000	\$594,000	1,780	8	1983	Avg	19,700	N	N	604 NW 178TH PL
3	0	619070	0582	11/26/12	\$399,900	\$469,000	1,790	8	1964	Avg	11,570	N	N	813 NW 180TH ST
3	0	619070	0396	12/27/12	\$420,000	\$489,000	1,810	8	1942	VGood	15,572	N	N	631 NW 180TH ST
3	0	286800	0070	06/04/13	\$367,000	\$415,000	1,850	8	1959	Good	8,289	N	N	323 NW 177TH ST
3	0	781890	0060	07/08/14	\$458,400	\$477,000	1,910	8	1968	Avg	10,300	N	N	113 NW 178TH ST
3	0	727930	0040	09/06/13	\$499,950	\$554,000	1,920	8	1962	VGood	10,794	N	N	18340 6TH AVE NW
3	0	619070	0121	12/02/13	\$469,950	\$512,000	2,160	8	2000	Avg	5,100	N	N	406 N 178TH ST
3	0	926570	0035	06/26/12	\$350,000	\$422,000	2,290	8	1998	Good	6,930	N	N	315 NW 183RD ST
3	0	122603	9137	01/16/13	\$460,000	\$534,000	2,370	8	1967	VGood	6,701	N	N	127 NW 177TH LN
3	0	329370	0530	08/27/13	\$400,000	\$444,000	2,390	8	1954	Avg	27,735	N	N	16034 GREENWOOD AVE N
3	0	896330	0056	06/10/13	\$725,000	\$818,000	2,430	8	2009	Avg	7,508	N	N	141 N 177TH ST
3	0	329370	0508	11/18/13	\$343,000	\$375,000	2,650	8	1983	Avg	13,282	N	N	16068 GREENWOOD AVE N
3	0	689430	0020	04/11/14	\$604,500	\$641,000	2,730	8	1965	VGood	11,599	N	N	817 NW 177TH PL
3	0	672270	0005	10/22/12	\$515,000	\$608,000	2,760	8	1953	VGood	8,000	N	N	637 NW 182ND ST
3	0	619070	0389	08/28/13	\$525,000	\$583,000	1,720	9	1979	Good	10,193	N	N	17836 8TH AVE NW

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	894310	0040	02/05/13	\$400,000	\$463,000	2,220	9	2003	Avg	5,958	N	N	601 NW 181ST CT
3	0	619070	0279	02/28/13	\$365,000	\$420,000	2,420	9	1960	Good	8,056	N	N	350 NW 175TH CT
3	0	728230	0017	07/27/12	\$570,000	\$684,000	3,260	9	1998	Avg	8,450	N	N	215 N 185TH ST
4	0	330470	0450	02/01/12	\$1,360,000	\$1,686,000	4,580	9	1953	Good	62,768	N	N	171 NW CASCADE DR
4	0	330470	0145	09/04/13	\$1,375,000	\$1,525,000	2,600	11	1988	Good	88,862	N	N	112 NW HIGHLAND DR
4	0	264100	0085	05/29/12	\$1,176,900	\$1,428,000	4,040	11	1969	Good	54,014	N	N	153 NW HIGHLAND DR
4	0	264100	0020	07/03/13	\$1,223,000	\$1,374,000	4,650	11	1977	Good	68,587	N	N	143 MOSS RD NW
4	0	330470	0344	08/14/13	\$2,425,000	\$2,701,000	3,410	12	1986	Avg	98,712	Y	N	55 SPRING DR NW
4	0	264100	0010	06/25/13	\$3,095,000	\$3,482,000	8,540	12	1992	Avg	71,874	N	N	142 MOSS RD NW
4	0	330470	0311	10/05/12	\$3,610,000	\$4,275,000	6,180	13	1998	Avg	82,764	Y	N	39 NW CHERRY LOOP
4	0	330470	0275	05/01/13	\$2,850,000	\$3,241,000	6,270	13	2002	Avg	69,696	Y	N	52 SPRING DR NW
5	0	222890	0141	04/23/13	\$215,000	\$245,000	900	6	1953	Avg	8,700	N	N	19515 LINDEN AVE N
5	0	859890	0140	11/20/13	\$210,000	\$229,000	900	6	1947	Avg	7,200	N	N	233 NW 203RD ST
5	0	530610	0235	10/26/12	\$257,500	\$304,000	1,010	6	1940	Good	10,200	N	N	20110 FREMONT AVE N
5	0	264550	0070	07/25/14	\$351,000	\$364,000	1,310	6	1946	Good	9,263	N	N	20115 DAYTON AVE N
5	0	728390	0581	05/20/13	\$282,900	\$321,000	1,390	6	1950	Avg	7,200	N	N	19338 LINDEN AVE N
5	0	012603	9554	09/23/13	\$327,000	\$361,000	1,610	6	1952	Avg	15,658	N	N	151 N 200TH ST
5	0	728710	0035	07/31/14	\$380,000	\$393,000	2,010	6	1929	Good	16,736	N	N	531 N 188TH ST
5	0	264490	0149	12/18/14	\$364,000	\$365,000	860	7	1978	Avg	7,311	N	N	20319 GREENWOOD AVE N
5	0	264550	0013	06/24/14	\$336,500	\$351,000	970	7	1963	Avg	7,284	N	N	620 N 202ND ST
5	0	728390	0036	08/18/14	\$402,500	\$415,000	990	7	1929	Good	10,752	N	N	717 N 188TH ST
5	0	052050	0150	10/11/13	\$288,500	\$318,000	1,010	7	1944	Avg	7,458	N	N	20109 3RD AVE NW
5	0	728390	0239	12/23/13	\$345,000	\$374,000	1,040	7	1986	Avg	10,680	N	N	18837 FIRLANDS WAY N
5	0	530610	0080	02/19/13	\$336,000	\$388,000	1,060	7	1962	Good	9,778	N	N	742 N 200TH ST
5	0	728390	0085	05/06/13	\$357,050	\$406,000	1,060	7	1997	Avg	4,655	N	N	709 N 190TH ST
5	0	264550	0021	10/09/14	\$339,275	\$346,000	1,080	7	1964	Avg	7,260	N	N	624 N 201ST LN
5	0	925090	0095	08/19/14	\$331,000	\$341,000	1,080	7	1950	Avg	6,210	N	N	19926 FREMONT AVE N
5	0	925090	0103	04/26/14	\$340,000	\$359,000	1,090	7	1962	Avg	8,500	N	N	743 N 200TH ST
5	0	925090	0104	11/10/14	\$300,000	\$304,000	1,100	7	1962	Avg	8,500	N	N	741 N 200TH ST
5	0	279750	0080	04/29/14	\$372,500	\$393,000	1,170	7	1955	Avg	8,125	N	N	19316 1ST AVE NW
5	0	750750	0015	07/30/14	\$442,500	\$458,000	1,200	7	1957	Avg	8,303	N	N	19322 PALATINE AVE N

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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
5	0	116310	0070	12/17/14	\$355,950	\$357,000	1,220	7	1955	Avg	8,540	N	N	117 NW 188TH ST
5	0	222890	0197	06/03/13	\$325,000	\$367,000	1,220	7	1959	Avg	7,245	N	N	19550 FREMONT AVE N
5	0	222890	0198	04/18/12	\$285,000	\$348,000	1,220	7	1959	Avg	7,245	N	N	19556 FREMONT AVE N
5	0	311310	0025	12/20/13	\$473,000	\$513,000	1,220	7	1956	VGood	14,062	N	N	19612 1ST AVE NW
5	0	530610	0090	11/16/13	\$339,000	\$370,000	1,220	7	1962	Good	10,336	N	N	726 N 200TH ST
5	0	264550	0056	08/29/13	\$340,000	\$378,000	1,230	7	1966	Avg	8,540	N	N	538 N 202ND ST
5	0	052070	0125	08/05/14	\$437,000	\$452,000	1,290	7	1959	Avg	8,775	N	N	101 NW 201ST ST
5	0	925090	0100	11/20/12	\$285,000	\$335,000	1,290	7	1942	Good	5,636	N	N	19900 FREMONT AVE N
5	0	816510	0070	09/18/12	\$359,000	\$426,000	1,320	7	1963	Avg	9,112	N	N	319 NW 205TH ST
5	0	264490	0080	06/19/13	\$407,000	\$458,000	1,340	7	1977	Avg	8,820	N	N	503 N 203RD CT
5	0	530610	0240	09/18/14	\$339,950	\$348,000	1,340	7	1953	Avg	10,200	N	N	20118 FREMONT AVE N
5	0	012603	9195	12/20/13	\$489,000	\$530,000	1,380	7	1978	Avg	19,012	N	N	708 NW 191ST PL
5	0	289010	0060	08/01/14	\$385,000	\$398,000	1,380	7	1954	Avg	10,726	N	N	19550 1ST AVE NW
5	0	052070	0065	12/13/12	\$375,000	\$438,000	1,420	7	1962	Avg	9,570	N	N	124 N 201ST ST
5	0	052050	0110	05/29/14	\$310,000	\$325,000	1,450	7	1955	Avg	8,132	N	N	356 NW 202ND ST
5	0	116310	0065	07/29/13	\$320,000	\$358,000	1,450	7	1955	Avg	10,705	N	N	18708 2ND AVE NW
5	0	012603	9591	06/04/13	\$319,950	\$361,000	1,460	7	1977	Avg	7,238	N	N	710 NW 190TH LN
5	0	750750	0100	05/24/13	\$365,000	\$413,000	1,480	7	1965	Good	7,247	N	N	19306 3RD AVE NW
5	0	338090	0110	09/27/13	\$368,000	\$406,000	1,490	7	1953	Good	8,400	N	N	19139 2ND AVE NW
5	0	021770	0180	06/13/13	\$375,000	\$423,000	1,500	7	1959	Good	12,372	N	N	20300 WHITMAN AVE N
5	0	012603	9256	09/04/14	\$434,900	\$447,000	1,520	7	2006	Avg	5,040	N	N	20311 3RD AVE NW
5	0	264490	0110	10/21/14	\$370,000	\$376,000	1,530	7	1978	Good	10,300	N	N	20224 GREENWOOD AVE N
5	0	264490	0106	03/13/14	\$478,000	\$510,000	1,540	7	1979	Good	15,903	N	N	20218 GREENWOOD AVE N
5	0	116310	0040	12/18/12	\$310,500	\$362,000	1,570	7	1955	Avg	9,000	N	N	103 NW 189TH ST
5	0	338090	0125	05/27/14	\$360,000	\$378,000	1,570	7	1954	Avg	9,467	N	N	19134 2ND AVE NW
5	0	012603	9089	08/26/13	\$340,800	\$379,000	1,580	7	1949	VGood	7,204	N	N	19908 3RD AVE NW
5	0	012603	9637	12/30/14	\$370,000	\$370,000	1,650	7	1945	Avg	11,474	N	N	19522 8TH AVE NW
5	0	012603	9637	11/20/13	\$352,000	\$384,000	1,650	7	1945	Avg	11,474	N	N	19522 8TH AVE NW
5	0	222790	0072	09/24/13	\$297,200	\$328,000	1,690	7	2004	Avg	2,442	N	N	928 N 198TH ST
5	0	222890	0112	04/09/14	\$360,000	\$382,000	1,700	7	1956	Avg	7,560	N	N	735 N 198TH ST
5	0	052050	0135	02/22/12	\$248,000	\$306,000	1,740	7	1956	Avg	7,920	N	N	327 NW 202ND ST

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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
5	0	338090	0130	05/01/13	\$385,000	\$438,000	1,770	7	1954	Avg	9,712	N	N	19128 2ND AVE NW
5	0	728390	0038	02/16/12	\$305,000	\$377,000	1,800	7	1984	Avg	7,474	N	N	707 N 188TH ST
5	0	925090	0099	07/10/12	\$347,000	\$418,000	1,820	7	1984	Good	9,585	N	N	19911 LINDEN AVE N
5	0	728390	0213	07/27/13	\$385,000	\$430,000	1,830	7	1939	Avg	10,395	N	N	19201 FIRLANDS WAY N
5	0	728710	0135	10/01/14	\$423,000	\$432,000	1,830	7	1951	Avg	13,900	N	N	530 N 188TH ST
5	0	012603	9252	07/25/13	\$385,000	\$430,000	1,840	7	1950	Good	11,367	N	N	18820 1ST AVE NW
5	0	012603	9252	07/09/14	\$415,000	\$431,000	1,840	7	1950	Good	11,367	N	N	18820 1ST AVE NW
5	0	012603	9321	12/27/12	\$436,400	\$509,000	1,870	7	1955	VGood	14,280	N	N	19516 3RD AVE NW
5	0	728390	0043	02/14/12	\$425,900	\$527,000	1,900	7	1963	VGood	7,600	N	N	706 N 188TH ST
5	0	222890	0064	09/23/13	\$355,000	\$392,000	1,970	7	1965	Avg	8,040	N	N	916 N 195TH ST
5	0	799230	0040	07/18/13	\$410,000	\$459,000	2,270	7	1956	Avg	10,090	N	N	19559 2ND AVE NW
5	0	279750	0085	02/27/12	\$378,000	\$466,000	3,270	7	1995	Avg	7,798	N	N	19310 1ST AVE NW
5	0	728390	0546	04/17/12	\$325,000	\$397,000	1,150	8	1978	Avg	7,100	N	N	19203 WHITMAN AVE N
5	0	012603	9383	04/24/14	\$371,000	\$392,000	1,190	8	1958	Avg	10,500	N	N	20317 3RD AVE NW
5	0	728710	0168	07/24/13	\$400,388	\$448,000	1,270	8	1975	Avg	8,800	N	N	329 N 188TH ST
5	0	379240	0140	07/19/13	\$439,000	\$491,000	1,280	8	1967	Avg	7,366	N	N	505 NW 201ST CT
5	0	728710	0081	11/01/12	\$295,000	\$348,000	1,290	8	1967	Avg	7,200	N	N	527 N 190TH ST
5	0	500950	0090	06/18/13	\$375,000	\$422,000	1,300	8	1965	Avg	7,474	N	N	19807 GREENWOOD PL N
5	0	166100	0060	08/01/14	\$410,000	\$424,000	1,320	8	1972	Avg	7,480	N	N	19903 2ND AVE NW
5	0	264430	0060	10/03/12	\$335,000	\$397,000	1,320	8	1964	Avg	8,923	N	N	628 N 201ST LN
5	0	021770	0150	01/08/13	\$349,950	\$407,000	1,330	8	1959	Good	8,502	N	N	20324 WHITMAN AVE N
5	0	728390	0215	04/25/12	\$302,500	\$369,000	1,340	8	1970	VGood	8,500	N	N	19203 FIRLANDS WAY N
5	0	021770	0050	10/30/14	\$395,000	\$401,000	1,350	8	1960	Avg	9,672	N	N	726 N 204TH ST
5	0	728710	0121	12/07/12	\$384,500	\$450,000	1,370	8	1970	Avg	7,398	N	N	440 N 188TH ST
5	0	012603	9640	04/25/14	\$455,000	\$481,000	1,390	8	1991	Avg	8,800	N	N	19802 8TH AVE NW
5	0	021770	0380	02/07/14	\$325,000	\$349,000	1,420	8	1959	Avg	10,200	N	N	779 N 204TH ST
5	0	728410	0080	09/18/13	\$435,000	\$481,000	1,450	8	1971	Avg	7,399	N	N	415 NW 196TH PL
5	0	729270	0010	02/21/12	\$294,000	\$363,000	1,450	8	1959	Avg	7,272	N	N	242 NW 196TH PL
5	0	737600	0030	10/31/13	\$359,000	\$394,000	1,450	8	1963	Avg	11,745	N	N	312 NW 195TH ST
5	0	859890	0010	09/18/13	\$330,000	\$365,000	1,450	8	1988	Avg	13,001	N	N	155 NW 205TH ST
5	0	012603	9486	06/12/13	\$390,000	\$440,000	1,480	8	1964	Avg	13,500	N	N	106 NW 200TH ST

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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
5	0	012603	9610	01/22/14	\$440,000	\$474,000	1,480	8	2006	Avg	7,590	N	N	20024 3RD AVE NW
5	0	012603	9399	01/14/14	\$356,000	\$384,000	1,500	8	1959	Avg	14,235	N	N	20313 5TH AVE NW
5	0	729270	0020	04/16/14	\$375,000	\$397,000	1,510	8	1959	Avg	7,737	N	N	241 NW 196TH PL
5	0	012603	9543	10/15/13	\$461,000	\$507,000	1,530	8	1979	Good	12,430	N	N	19532 8TH AVE NW
5	0	728710	0052	06/21/13	\$370,000	\$417,000	1,530	8	1984	Avg	7,741	N	N	505 N 188TH ST
5	0	330300	0190	01/02/13	\$370,000	\$431,000	1,570	8	1965	Avg	7,886	N	N	339 NW 198TH ST
5	0	728390	0551	11/24/14	\$415,000	\$419,000	1,570	8	1930	VGood	11,752	N	N	19234 FIRLANDS WAY N
5	0	222890	0134	04/19/12	\$429,500	\$525,000	1,580	8	1984	Avg	7,522	N	N	812 N 196TH CT
5	0	925090	0036	02/26/14	\$337,500	\$361,000	1,580	8	1956	Avg	8,832	N	N	19826 DAYTON AVE N
5	0	012603	9525	01/22/13	\$437,500	\$507,000	1,630	8	1966	Avg	10,156	N	N	521 NW 201ST PL
5	0	728410	0070	04/25/12	\$418,000	\$510,000	1,640	8	1971	Avg	7,620	N	N	419 NW 196TH PL
5	0	728410	0130	06/06/12	\$385,000	\$466,000	1,750	8	1970	Avg	7,140	N	N	512 NW 196TH PL
5	0	012603	9506	09/25/13	\$429,900	\$475,000	1,780	8	1966	VGood	9,360	N	N	219 NW 200TH ST
5	0	780020	0040	10/03/13	\$422,500	\$466,000	1,780	8	1969	Avg	7,672	N	N	19806 DAYTON PL N
5	0	012603	9413	07/10/14	\$469,000	\$487,000	1,790	8	1960	Avg	11,745	N	N	324 NW 195TH ST
5	0	052070	0085	05/20/13	\$350,000	\$397,000	1,910	8	1960	Good	9,450	N	N	20040 3RD AVE NW
5	0	728390	0300	06/17/13	\$354,000	\$399,000	1,910	8	2007	Avg	3,739	N	N	738 N 185TH ST
5	0	728390	0304	05/15/13	\$375,000	\$425,000	1,910	8	2007	Avg	2,925	N	N	736 N 185TH ST
5	0	728390	0306	09/26/12	\$330,000	\$391,000	1,910	8	2007	Avg	4,408	N	N	732 N 185TH ST
5	0	330310	0075	10/14/14	\$443,500	\$451,000	1,920	8	1972	Good	7,598	N	N	334 NW 199TH ST
5	0	728390	0189	10/04/12	\$375,000	\$444,000	1,990	8	1999	Avg	6,247	N	N	807 N 193RD CT
5	0	728390	0185	06/04/14	\$415,000	\$435,000	2,000	8	1999	Avg	5,962	N	N	806 N 193RD CT
5	0	729270	0005	10/14/14	\$485,000	\$494,000	2,010	8	1959	Good	7,392	N	N	228 NW 196TH PL
5	0	737590	0007	05/10/12	\$370,000	\$450,000	2,080	8	2001	Avg	5,726	N	N	644 NW 195TH ST
5	0	728390	0203	05/01/14	\$434,900	\$459,000	2,090	8	1998	Avg	5,047	N	N	19207 FIRLANDS WAY N
5	0	166100	0010	03/20/13	\$388,000	\$445,000	2,110	8	1972	Avg	7,360	N	N	19929 2ND AVE NW
5	0	264430	0043	11/09/12	\$434,500	\$511,000	2,120	8	2008	Avg	6,260	N	N	624 N 202ND PL
5	0	728710	0050	03/29/13	\$406,000	\$465,000	2,140	8	1983	Avg	8,224	N	N	511 N 188TH ST
5	0	338060	0010	08/09/12	\$419,950	\$503,000	2,290	8	2003	Avg	5,021	N	N	19202 7TH PL NW
5	0	728390	0225	12/03/13	\$400,000	\$435,000	2,340	8	1994	Avg	7,600	N	N	724 N 190TH ST
5	0	925090	0073	10/04/13	\$510,000	\$562,000	2,400	8	2008	Avg	7,509	N	N	539 N 200TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 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
5	0	925090	0133	08/21/12	\$406,000	\$485,000	2,420	8	1999	Avg	8,653	N	N	722 N 198TH ST
5	0	728710	0085	04/25/12	\$440,000	\$537,000	3,600	8	1973	Avg	15,298	N	N	505 N 190TH ST
5	0	264490	0011	06/13/14	\$534,950	\$559,000	1,570	9	2014	Avg	10,500	N	N	517 NE 205TH ST
5	0	768140	0070	10/30/13	\$427,000	\$468,000	1,990	9	1989	Avg	7,217	N	N	303 NW 193RD CT
5	0	012603	9296	08/05/13	\$596,000	\$665,000	2,270	9	2005	Avg	7,299	N	N	503 NW 195TH ST
5	0	012603	9692	04/17/13	\$608,000	\$693,000	2,700	9	2012	Avg	7,203	N	N	19912 3RD AVE NW
5	0	012603	9690	04/09/13	\$599,950	\$685,000	2,750	9	2012	Avg	7,221	N	N	19900 3RD AVE N
5	0	264490	0045	11/21/13	\$620,000	\$677,000	2,860	9	2005	Avg	8,424	N	N	20302 DAYTON AVE N
5	0	012603	9691	08/06/13	\$589,000	\$657,000	2,860	9	2009	Avg	7,215	N	N	19904 3RD AVE NW
5	0	012603	9682	06/11/13	\$620,000	\$699,000	3,220	9	2007	Avg	7,992	N	N	509 NW 195TH ST
5	0	264550	0005	09/12/13	\$648,500	\$718,000	2,940	10	2013	Avg	8,853	N	N	20208 DAYTON AVE N
5	0	264550	0006	09/19/13	\$619,950	\$685,000	3,090	10	2013	Avg	7,373	N	N	20208 DAYTON AVE N
6	0	244750	0010	04/28/14	\$518,000	\$547,000	1,250	7	1953	Avg	11,312	Y	N	1014 NW 177TH PL
6	0	358650	0240	11/25/12	\$725,000	\$850,000	1,270	8	1959	Avg	19,012	Y	N	16742 16TH AVE NW
6	0	358590	0455	03/14/12	\$670,700	\$825,000	1,360	8	1950	Avg	20,000	Y	N	17777 14TH AVE NW
6	0	244750	0015	11/21/14	\$581,000	\$586,000	1,430	8	1951	Avg	11,200	Y	N	1022 NW 177TH PL
6	0	358530	0230	03/17/14	\$445,000	\$474,000	1,440	8	1951	Fair	30,000	N	N	18555 SPRINGDALE CT NW
6	0	358650	0915	11/07/13	\$570,000	\$624,000	1,460	8	1959	Avg	19,166	N	N	17066 10TH AVE NW
6	0	358650	0910	08/08/13	\$723,000	\$806,000	1,550	8	1953	Good	19,750	N	N	17060 10TH AVE NW
6	0	358530	0070	08/09/13	\$750,000	\$836,000	1,610	8	1947	Avg	22,500	Y	N	18055 8TH AVE NW
6	0	358590	0190	10/06/14	\$825,000	\$841,000	1,680	8	1955	Avg	38,400	Y	N	18033 13TH AVE NW
6	0	358590	0430	12/22/14	\$520,000	\$521,000	1,810	8	1954	Avg	18,483	N	N	18034 15TH AVE NW
6	0	358650	0750	01/13/12	\$615,000	\$765,000	2,040	8	1955	Avg	26,100	N	N	17201 10TH AVE NW
6	0	358530	0365	09/24/14	\$625,000	\$639,000	2,190	8	1952	Avg	13,660	Y	N	1001 NW RICHMOND BEACH RD
6	0	358650	0225	12/30/13	\$562,000	\$608,000	2,270	8	1954	Avg	18,000	N	N	16710 16TH AVE NW
6	0	358650	1085	08/08/14	\$630,000	\$651,000	2,290	8	1977	Avg	26,720	N	N	1061 NW 167TH ST
6	0	358530	0375	06/06/13	\$520,000	\$587,000	2,470	8	1956	Avg	21,802	Y	N	820 NW INNIS ARDEN DR
6	0	358650	0770	09/23/14	\$808,000	\$826,000	2,590	8	1994	Avg	32,380	N	N	17065 10TH AVE NW
6	0	358590	0680	11/08/13	\$879,000	\$962,000	2,650	8	1954	VGood	19,831	Y	N	18012 17TH AVE NW
6	0	358590	0685	11/13/13	\$869,000	\$950,000	2,890	8	1953	VGood	19,831	Y	N	18022 17TH AVE NW
6	0	358650	0655	07/17/13	\$990,400	\$1,109,000	3,270	8	1987	Good	25,983	Y	N	17250 12TH AVE NW

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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	0	025850	0059	07/21/14	\$760,000	\$788,000	1,600	9	1960	Avg	15,020	Y	N	1041 NW 179TH PL
6	0	358590	0665	06/06/14	\$805,000	\$843,000	1,640	9	1956	Avg	19,831	Y	N	18015 15TH AVE NW
6	0	358530	0445	08/22/14	\$892,500	\$919,000	1,720	9	1959	Avg	56,192	Y	N	18796 RIDGEFIELD RD NW
6	0	358650	1135	06/06/14	\$680,000	\$712,000	1,820	9	1975	Avg	23,900	N	N	1023 NW 166TH ST
6	0	358650	0390	03/19/14	\$1,100,000	\$1,171,000	1,850	9	1959	Avg	20,015	Y	N	17405 14TH AVE NW
6	0	358590	0360	03/04/14	\$927,000	\$990,000	1,880	9	1957	Avg	23,664	Y	N	18261 NW SPRINGDALE PL
6	0	358590	0415	10/21/13	\$850,000	\$934,000	1,880	9	1961	VGood	18,164	Y	N	1456 NW SPRINGDALE PL
6	0	358590	0235	12/26/13	\$930,000	\$1,008,000	1,960	9	1958	Avg	20,000	Y	N	17739 13TH AVE NW
6	0	358650	0475	08/03/12	\$760,000	\$911,000	2,000	9	1955	Avg	16,600	Y	N	17045 12TH AVE NW
6	0	358590	0305	10/30/14	\$999,000	\$1,013,000	2,080	9	1956	Avg	23,292	Y	N	18016 14TH AVE NW
6	0	358590	0045	10/22/14	\$1,250,000	\$1,270,000	2,160	9	1959	Good	28,300	Y	N	18238 RIDGEFIELD RD NW
6	0	358650	0700	07/09/14	\$749,950	\$780,000	2,210	9	1995	Avg	18,700	N	N	821 NW 175TH ST
6	0	358590	1075	11/12/12	\$950,000	\$1,117,000	2,260	9	1955	Good	14,544	Y	N	18335 17TH PL NW
6	0	358650	0620	08/14/14	\$685,000	\$707,000	2,330	9	1954	Avg	25,248	Y	N	17120 12TH AVE NW
6	0	358590	0865	07/11/14	\$605,000	\$629,000	2,410	9	1958	Avg	26,009	N	N	1505 NW 186TH ST
6	0	358590	0260	02/19/14	\$862,500	\$924,000	2,620	9	1952	Good	20,000	Y	N	17710 14TH AVE NW
6	0	358590	1010	11/01/13	\$1,280,000	\$1,403,000	2,620	9	2002	Avg	19,738	Y	N	18455 17TH AVE NW
6	0	358590	0885	12/14/12	\$680,000	\$794,000	3,000	9	2000	Avg	20,328	N	N	18649 15TH AVE NW
6	0	358590	0115	11/29/12	\$1,150,000	\$1,348,000	3,190	9	1948	VGood	23,000	Y	N	17730 13TH AVE NW
6	0	358590	1060	11/19/12	\$1,357,000	\$1,593,000	1,770	10	1956	Good	15,325	Y	N	18365 17TH PL NW
6	0	778535	0610	07/16/13	\$682,000	\$764,000	1,780	10	1982	Avg	16,560	N	N	405 NW 163RD ST
6	0	358651	0060	03/26/14	\$897,000	\$954,000	1,950	10	1982	Avg	17,999	Y	N	18501 8TH AVE NW
6	0	358590	0820	03/06/13	\$1,165,000	\$1,340,000	2,190	10	2000	Avg	23,433	Y	N	18440 16TH AVE NW
6	0	358650	0994	07/18/12	\$1,155,000	\$1,388,000	2,240	10	1956	Avg	64,033	Y	N	16727 16TH AVE NW
6	0	358590	0150	05/19/14	\$1,000,000	\$1,051,000	2,430	10	1951	Avg	23,400	Y	N	1098 NW INNIS ARDEN DR
6	0	358590	0495	11/10/14	\$1,250,000	\$1,265,000	2,530	10	1983	Avg	18,505	Y	N	17720 15TH AVE NW
6	0	358650	0135	09/18/12	\$980,000	\$1,164,000	2,710	10	1951	Avg	27,893	Y	N	17223 15TH AVE NW
6	0	778535	0490	10/23/14	\$675,000	\$686,000	2,770	10	1982	Avg	15,886	N	N	414 NW 163RD ST
6	0	778535	0160	06/24/13	\$733,000	\$825,000	2,870	10	1991	Avg	12,170	N	N	609 NW 163RD ST
6	0	778535	0470	04/30/14	\$835,000	\$881,000	2,950	10	1981	Avg	21,033	N	N	402 NW 163RD ST
6	0	778535	0210	10/14/12	\$555,000	\$656,000	2,980	10	1985	Avg	16,130	N	N	16223 6TH AVE NW



## Improved Sales Used in This Annual Update Analysis Area 001 -- 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	0	778535	0560	04/16/12	\$525,000	\$642,000	3,030	10	1983	Avg	12,540	N	N	525 NW 163RD ST
6	0	358590	0785	05/14/14	\$930,000	\$979,000	3,100	10	1954	Avg	20,553	N	N	18510 15TH AVE NW
6	0	358530	0160	05/31/13	\$1,262,250	\$1,427,000	3,150	10	1984	Good	27,829	Y	N	18514 RIDGEFIELD RD NW
6	0	619070	0668	11/12/13	\$1,200,000	\$1,312,000	3,330	10	2003	Avg	12,408	Y	N	1025 NW 178TH ST
6	0	778535	0370	04/02/13	\$865,000	\$989,000	3,580	10	1984	Good	15,000	N	N	501 NW 162ND ST
6	0	778535	0520	11/27/13	\$1,010,000	\$1,101,000	3,770	10	1984	Good	15,886	N	N	508 NW 163RD ST
6	0	778535	0320	05/24/12	\$727,000	\$883,000	3,980	10	1981	Good	15,000	N	N	609 NW 162ND ST
6	0	778536	0150	06/07/12	\$800,000	\$969,000	3,980	10	1984	Avg	36,437	N	N	833 NW 165TH ST
6	0	358530	0420	07/17/14	\$1,042,500	\$1,082,000	4,820	10	1982	Avg	26,308	Y	N	18760 RIDGEFIELD RD NW
6	0	358590	0995	03/23/12	\$1,415,000	\$1,738,000	3,570	11	1958	Good	20,000	Y	N	18615 17TH AVE NW
6	0	778536	0040	08/16/13	\$827,500	\$921,000	3,660	11	1984	Avg	15,584	N	N	920 NW 165TH PL
6	0	778535	0670	06/26/13	\$845,000	\$950,000	4,430	11	1985	Avg	16,272	N	N	16223 5TH CT NW
7	0	914110	0185	11/19/13	\$200,000	\$218,000	740	5	1941	Avg	17,829	N	N	15208 DAYTON AVE N
7	0	914110	0210	09/08/14	\$257,000	\$264,000	770	6	1950	Avg	9,497	N	N	15251 FREMONT AVE N
7	0	139730	0055	05/20/14	\$268,500	\$282,000	790	6	1953	Good	8,424	N	N	562 N 167TH ST
7	0	329970	0215	04/25/13	\$325,000	\$370,000	910	6	1952	Avg	7,000	N	N	15715 2ND AVE NW
7	0	329970	0240	10/24/12	\$330,600	\$390,000	910	6	1952	Good	11,737	N	N	121 NW 156TH ST
7	0	351990	0100	06/11/13	\$220,000	\$248,000	980	6	1953	Avg	6,943	N	N	17909 LINDEN AVE N
7	0	182604	9401	05/17/12	\$240,000	\$292,000	1,020	6	1942	Good	5,490	N	N	15740 GREENWOOD AVE N
7	0	329970	0050	06/04/13	\$252,000	\$285,000	1,060	6	1951	Good	6,581	N	N	15628 1ST AVE NW
7	0	937170	0125	05/28/14	\$254,000	\$266,000	1,060	6	1952	Good	8,187	N	N	16708 N PARK AVE
7	0	329970	0160	10/10/13	\$324,000	\$357,000	1,100	6	1951	Avg	6,900	N	N	15702 2ND AVE NW
7	0	671310	0040	10/24/13	\$339,950	\$373,000	1,100	6	1958	Good	9,688	N	N	18012 DAYTON AVE N
7	0	329370	0221	10/21/14	\$280,000	\$285,000	1,260	6	1947	Avg	7,660	N	N	16324 FREMONT AVE N
7	0	329670	0081	06/18/13	\$261,000	\$294,000	1,530	6	1952	Avg	9,590	N	N	15761 PALATINE AVE N
7	0	329670	0040	02/28/12	\$289,500	\$357,000	1,630	6	1952	Avg	9,384	N	N	15738 PALATINE AVE N
7	0	728650	0050	05/03/13	\$369,000	\$419,000	2,120	6	1953	Good	18,402	N	N	729 N 184TH ST
7	0	930430	0160	09/26/13	\$250,000	\$276,000	800	7	1948	Avg	7,200	N	N	323 N 149TH ST
7	0	132603	9039	07/29/14	\$334,550	\$346,000	880	7	1939	Avg	12,000	N	N	15715 GREENWOOD AVE N
7	0	914110	0180	11/18/13	\$300,000	\$328,000	880	7	1941	Avg	17,809	N	N	15214 DAYTON AVE N
7	0	329370	0105	02/13/14	\$325,000	\$349,000	930	7	1941	Avg	10,318	N	N	925 N 163RD ST

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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
7	0	884840	0025	04/18/14	\$345,000	\$365,000	950	7	1948	Good	8,332	N	N	16503 FREMONT AVE N
7	0	884795	0040	02/17/14	\$224,900	\$241,000	990	7	2006	Avg	527	N	N	840 N 145TH LN
7	0	884795	0110	03/09/12	\$169,900	\$209,000	990	7	2006	Avg	527	N	N	835 N 145TH LN
7	0	884795	0150	10/29/13	\$244,000	\$268,000	990	7	2006	Avg	528	N	N	843 N 145TH LN
7	0	329370	0247	02/01/12	\$264,900	\$328,000	1,000	7	1957	Good	6,000	N	N	711 N 165TH ST
7	0	432570	0045	04/06/12	\$310,000	\$380,000	1,010	7	1953	VGood	9,472	N	N	553 N 166TH ST
7	0	139730	0120	07/29/14	\$364,500	\$377,000	1,040	7	1954	VGood	8,424	N	N	555 N 167TH ST
7	0	671310	0045	09/23/13	\$284,950	\$315,000	1,040	7	1954	Good	6,634	N	N	18114 DAYTON AVE N
7	0	144230	0025	12/10/13	\$250,000	\$272,000	1,080	7	1954	Avg	7,620	N	N	18009 N PARK PL N
7	0	931030	0211	11/14/14	\$284,000	\$287,000	1,080	7	1944	Avg	8,214	N	N	824 N 153RD PL
7	0	329370	0480	10/20/14	\$414,950	\$422,000	1,100	7	1982	Good	8,545	N	N	16340 DAYTON AVE N
7	0	931030	0160	08/28/14	\$357,000	\$367,000	1,110	7	1937	Avg	18,601	N	N	15020 LINDEN AVE N
7	0	072604	9190	10/02/14	\$287,500	\$293,000	1,130	7	1954	Good	7,200	N	N	16518 FREMONT AVE N
7	0	182604	9038	12/05/13	\$405,000	\$441,000	1,150	7	1936	VGood	7,096	N	N	15505 DAYTON AVE N
7	0	144230	0040	03/19/14	\$320,889	\$342,000	1,160	7	1954	Good	6,048	N	N	18017 LINDEN AVE N
7	0	937230	0041	02/24/14	\$345,000	\$369,000	1,170	7	2005	Avg	3,353	N	N	16737 WHITMAN AVE N
7	0	923830	0020	06/20/13	\$250,000	\$282,000	1,190	7	1967	Avg	7,203	N	N	16335 FREMONT PL N
7	0	662930	0120	11/25/13	\$350,000	\$382,000	1,200	7	2013	Avg	6,825	N	N	16511 EVANSTON PL N
7	0	671370	0205	07/15/14	\$310,000	\$322,000	1,210	7	1953	Good	9,730	N	N	18321 DAYTON PL N
7	0	884795	0020	03/02/12	\$169,000	\$208,000	1,210	7	2006	Avg	658	N	N	836 N 145TH LN
7	0	282710	0075	07/27/14	\$286,308	\$296,000	1,220	7	2006	Avg	1,036	N	N	808 N 145TH LN
7	0	671370	0025	05/15/14	\$300,000	\$316,000	1,220	7	1955	Good	13,000	N	N	18218 EVANSTON AVE N
7	0	884795	0060	12/21/12	\$186,000	\$217,000	1,220	7	2006	Avg	661	N	N	850 N 145TH LN
7	0	884795	0140	04/22/13	\$238,000	\$271,000	1,220	7	2006	Avg	663	N	N	841 N 145TH LN
7	0	884795	0190	09/11/12	\$189,995	\$226,000	1,220	7	2006	Avg	661	N	N	857 N 145TH ST
7	0	884795	0090	04/29/14	\$250,000	\$264,000	1,230	7	2006	Avg	660	N	N	856 N 145TH LN
7	0	740170	0015	06/19/12	\$263,500	\$318,000	1,240	7	1952	Good	7,539	N	N	516 N 172ND ST
7	0	914110	0005	10/28/14	\$285,000	\$289,000	1,240	7	1940	Good	10,505	N	N	321 N 155TH ST
7	0	619070	0102	08/16/13	\$362,000	\$403,000	1,250	7	1981	Good	7,204	N	N	508 N 178TH CT
7	0	728770	0059	08/13/14	\$367,950	\$380,000	1,250	7	1950	Good	8,234	N	N	18204 FREMONT AVE N
7	0	671370	0100	09/07/14	\$401,500	\$412,000	1,260	7	1954	Good	8,400	N	N	18343 EVANSTON AVE N

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 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
7	0	432570	0035	12/12/13	\$315,000	\$342,000	1,290	7	1953	Good	9,145	N	N	541 N 166TH ST
7	0	619070	0211	10/09/13	\$457,000	\$503,000	1,300	7	1933	Good	13,635	N	N	17509 FREMONT AVE N
7	0	182604	9485	06/26/13	\$325,000	\$366,000	1,300	7	1997	Avg	5,337	N	N	15738 GREENWOOD AVE N
7	0	662930	0050	07/05/13	\$271,500	\$305,000	1,320	7	1954	Good	8,100	N	N	618 N 165TH PL
7	0	282710	0070	11/05/14	\$290,000	\$294,000	1,330	7	1949	Avg	8,184	N	N	820 N 145TH ST
7	0	930430	0215	04/04/12	\$290,000	\$355,000	1,330	7	1963	Avg	7,200	N	N	14817 EVANSTON AVE N
7	0	937170	0085	07/22/14	\$425,000	\$441,000	1,380	7	1942	VGood	8,182	N	N	16727 LINDEN AVE N
7	0	937170	0132	08/06/14	\$374,150	\$387,000	1,390	7	1973	Good	9,585	N	N	16751 N PARK AVE N
7	0	132603	9061	10/20/14	\$429,950	\$437,000	1,430	7	1962	VGood	9,750	N	N	15725 GREENWOOD AVE N
7	0	671370	0145	09/17/13	\$330,000	\$365,000	1,470	7	1953	VGood	8,400	N	N	18334 DAYTON PL N
7	0	671370	0155	08/18/14	\$352,500	\$363,000	1,470	7	1953	Good	8,400	N	N	18350 DAYTON PL N
7	0	182604	9394	04/17/13	\$375,000	\$428,000	1,480	7	1963	Avg	11,150	N	N	15708 GREENWOOD AVE N
7	0	351990	0050	03/24/14	\$295,000	\$314,000	1,500	7	1953	Avg	6,890	N	N	17803 LINDEN AVE N
7	0	671370	0125	10/23/13	\$312,500	\$343,000	1,530	7	1954	Good	10,710	N	N	526 N 183RD ST
7	0	671370	0220	01/09/14	\$375,000	\$405,000	1,530	7	1954	Avg	10,260	N	N	505 N 183RD ST
7	0	662930	0110	09/27/13	\$284,000	\$313,000	1,540	7	1954	Avg	8,213	N	N	615 N 165TH PL
7	0	329670	0025	07/15/13	\$294,000	\$329,000	1,550	7	1952	Avg	6,324	N	N	211 N 160TH ST
7	0	432570	0090	10/08/13	\$310,017	\$341,000	1,580	7	1953	Good	8,316	N	N	542 N 166TH ST
7	0	182604	9279	04/04/14	\$325,000	\$345,000	1,590	7	1954	Avg	8,120	N	N	323 N 160TH ST
7	0	182604	9424	08/21/12	\$258,000	\$308,000	1,600	7	1945	Good	8,075	N	N	15553 DAYTON AVE N
7	0	931030	0130	01/13/12	\$415,000	\$516,000	1,720	7	2002	Avg	9,500	N	N	15332 LINDEN AVE N
7	0	144230	0035	07/02/14	\$355,000	\$370,000	1,730	7	1954	Avg	7,416	N	N	18010 N PARK PL N
7	0	182604	9390	10/15/13	\$313,629	\$345,000	1,790	7	1964	Good	13,813	N	N	14825 N PARK AVE N
7	0	132603	9038	04/28/14	\$453,000	\$478,000	1,960	7	1989	Good	7,205	N	N	15559 GREENWOOD AVE N
7	0	522030	0095	07/19/12	\$285,000	\$342,000	2,020	7	1966	Avg	7,812	N	N	603 N 148TH ST
7	0	619070	1357	06/06/13	\$455,000	\$514,000	2,170	7	1986	Avg	8,455	N	N	505 N 169TH ST
7	0	931030	0116	09/25/13	\$405,000	\$447,000	2,180	7	2004	Avg	13,228	N	N	15420 LINDEN AVE N
7	0	182604	9094	07/16/14	\$426,000	\$442,000	2,230	7	1951	Avg	11,472	N	N	14842 FREMONT AVE N
7	0	728770	0044	07/05/12	\$435,000	\$524,000	2,230	7	2002	Avg	7,204	N	N	740 N 182ND ST
7	0	072604	9287	04/18/13	\$465,000	\$530,000	2,940	7	1973	Good	7,650	N	N	17717 LINDEN AVE N
7	0	139730	0045	10/09/13	\$466,000	\$513,000	2,980	7	1953	VGood	8,425	N	N	550 N 167TH ST

## Improved Sales Used in This Annual Update Analysis Area 001 -- 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
7	0	869080	0130	11/04/14	\$390,000	\$395,000	1,130	8	1979	Good	8,676	N	N	16313 FREMONT PL N
7	0	329370	0270	01/03/14	\$462,000	\$500,000	1,210	8	1957	VGood	6,140	N	N	606 N 163RD ST
7	0	619070	0212	09/25/13	\$372,950	\$412,000	1,260	8	1955	Avg	14,700	N	N	17521 FREMONT AVE N
7	0	914110	0006	08/05/13	\$390,000	\$435,000	1,290	8	1961	Avg	7,777	N	N	15280 GREENWOOD AVE N
7	0	619070	0066	09/17/12	\$312,750	\$372,000	1,350	8	1953	Avg	7,590	N	N	17943 FREMONT AVE N
7	0	329370	0271	07/26/13	\$499,950	\$559,000	1,420	8	1973	Good	10,929	N	N	16311 FREMONT AVE N
7	0	931030	0300	10/13/14	\$411,000	\$418,000	1,430	8	1947	Good	12,293	N	N	15027 LINDEN AVE N
7	0	329920	0080	10/03/14	\$518,000	\$528,000	1,440	8	1966	VGood	12,051	N	N	618 N 161ST ST
7	0	262710	0005	07/20/12	\$320,000	\$384,000	1,500	8	1953	Good	10,787	N	N	15533 PALATINE AVE N
7	0	329380	0190	07/27/12	\$337,000	\$404,000	1,510	8	1962	Avg	8,054	N	N	16314 N PARK AVE N
7	0	329380	0260	08/09/12	\$365,000	\$437,000	1,530	8	1961	Good	7,861	N	N	704 N 163RD ST
7	0	740100	0110	12/24/13	\$479,000	\$519,000	1,550	8	1962	Good	7,200	N	N	17625 EVANSTON AVE N
7	0	182604	9432	04/16/13	\$340,000	\$388,000	1,570	8	1969	Good	7,386	N	N	417 N 156TH CT
7	0	680110	0005	05/18/12	\$459,950	\$559,000	1,580	8	2012	Avg	12,576	N	N	506 N 185TH PL
7	0	132603	9067	03/21/12	\$380,000	\$467,000	1,610	8	1964	VGood	7,611	N	N	15508 PALATINE LN N
7	0	182604	9286	09/17/13	\$380,000	\$420,000	1,620	8	1955	Good	9,395	N	N	15714 GREENWOOD AVE N
7	0	740100	0040	05/07/14	\$405,000	\$427,000	1,660	8	1961	Good	8,307	N	N	605 N 178TH ST
7	0	619070	0099	07/08/13	\$440,000	\$494,000	1,930	8	1968	Good	7,650	N	N	606 N 178TH ST
7	0	740100	0050	04/08/13	\$400,000	\$457,000	1,930	8	1962	Good	8,749	N	N	17616 EVANSTON AVE N
7	0	522030	0105	04/25/14	\$420,000	\$444,000	2,020	8	1939	Avg	8,304	N	N	517 N 148TH ST
7	0	914110	0073	08/26/14	\$500,000	\$514,000	2,040	8	1998	Avg	6,685	N	N	419 N 155TH ST
7	0	869080	0100	09/06/13	\$460,100	\$510,000	2,080	8	1980	Good	8,499	N	N	16301 FREMONT PL N
7	0	914110	0163	05/19/13	\$505,000	\$572,000	2,170	8	1998	Avg	9,511	N	N	15244 DAYTON AVE N
7	0	072604	9211	04/09/14	\$498,000	\$528,000	2,210	8	1958	Good	10,931	N	N	16505 N PARK AVE N
7	0	914110	0123	11/18/13	\$585,000	\$639,000	2,300	8	2012	Avg	8,437	N	N	15211 DAYTON AVE N
7	0	660200	0010	03/19/13	\$495,000	\$568,000	2,520	8	1961	Good	7,114	N	N	621 N 179TH ST
7	0	689530	0050	10/02/14	\$529,900	\$541,000	2,600	8	1961	Good	9,430	N	N	535 N 169TH ST
7	0	671370	0250	06/04/14	\$500,000	\$524,000	2,920	8	2003	Avg	11,440	N	N	18202 DAYTON AVE N
7	0	329370	0180	07/15/13	\$545,000	\$611,000	2,930	8	2005	Avg	7,370	N	N	16347 LINDEN AVE N
7	0	884840	0041	01/09/14	\$400,000	\$432,000	2,990	8	1991	Avg	7,800	N	N	16518 EVANSTON AVE N
7	0	914110	0007	04/29/14	\$526,600	\$556,000	1,950	9	2005	Avg	7,502	N	N	315 N 155TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 001 -- 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
7	0	132603	9078	06/13/12	\$460,000	\$557,000	2,200	9	1986	Avg	10,752	N	N	15705 GREENWOOD AVE N
7	0	728770	0075	08/30/12	\$375,000	\$447,000	2,290	9	2001	Avg	5,084	N	N	735 N 182ND ST
7	0	132603	9083	04/18/14	\$750,000	\$794,000	2,390	9	2008	Avg	10,001	N	N	15749 GREENWOOD AVE N
7	0	132603	9084	04/10/12	\$675,000	\$826,000	2,390	9	2008	Avg	10,001	N	N	15751 GREENWOOD AVE N
7	0	914110	0157	08/27/12	\$539,950	\$644,000	2,440	9	2000	Avg	7,883	N	N	15250 DAYTON AVE N

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	022603	9020	06/28/13	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	022603	9126	12/05/13	\$750,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	022603	9149	12/11/12	\$418,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	022603	9332	02/28/14	\$1,150,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	022603	9334	01/19/13	\$156,409	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	715420	0070	11/24/14	\$995,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	727710	0040	08/08/12	\$350,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; CASH OR CONTRACT SALE
1	0	727710	0040	07/13/12	\$440,476	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	727710	0180	09/30/14	\$335,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	0	727710	0200	03/19/14	\$460,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	727710	0200	04/25/13	\$537,750	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	727710	0270	12/29/14	\$311,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	0	727710	0555	07/11/12	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	727710	0669	08/08/14	\$795,000	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	727710	0669	07/19/14	\$795,000	RELOCATION - SALE TO SERVICE
1	0	727710	0745	05/16/12	\$426,000	QUIT CLAIM DEED
1	0	728030	0025	06/12/12	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	728030	0180	08/27/12	\$840,000	DIAGNOSTIC OUTLIER
1	0	728030	0195	02/27/12	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	728030	0230	11/06/13	\$355,000	SHORT SALE; NON-REPRESENTATIVE SALE
1	0	728130	0030	01/29/14	\$625,000	IMP. COUNT > 1
1	0	728490	0125	07/25/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	728490	0160	05/29/13	\$400,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	728490	0307	08/23/13	\$625,500	FORCED SALE; EXEMPT FROM EXCISE TAX
1	0	728490	0385	04/30/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	728490	0485	08/13/14	\$341,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
1	0	728490	0500	06/05/12	\$775,000	UNFINISHED AREA
2	0	012603	9174	04/03/12	\$215,000	DOR RATIO; IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	012603	9174	05/15/14	\$610,000	IMP. COUNT > 1; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	012603	9625	09/13/12	\$219,500	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	022603	9053	11/17/14	\$1,465,000	NO MARKET EXPOSURE
2	0	022603	9053	09/03/13	\$1,525,000	SEG AND/OR MERGER; TEAR DOWN; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	022603	9086	10/04/13	\$399,950	ESTATE ADM, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	022603	9132	06/13/14	\$635,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	022603	9266	02/22/12	\$423,430	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	022603	9280	06/14/13	\$285,000	NO MARKET EXPOSURE
2	0	022603	9322	08/22/13	\$332,100	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	022603	9382	07/29/14	\$1,819,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	022603	9384	12/16/14	\$1,675,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	0	211090	0030	04/05/12	\$285,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	275950	0015	11/21/14	\$89,360	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	279500	0060	12/22/14	\$722,500	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	638430	0120	05/13/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	664990	0310	12/06/13	\$499,990	BUILDER OR DEVELOPER SALES
2	0	664990	0310	08/02/12	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
2	0	761870	0021	07/02/12	\$275,807	PREVIOUS IMP. VALUE <= 25K; FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	761870	0021	12/04/12	\$284,900	PREVIOUS IMP. VALUE <= 25K; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	761870	0041	05/07/13	\$246,792	DOR RATIO; RELATED PARTY, FRIEND, OR NGHBR; ESTATE ADM, GUARDIAN, OR EXECUTOR
3	0	012603	9060	05/22/13	\$691,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	025900	0240	06/17/14	\$506,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	025910	0110	06/18/14	\$540,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	040510	0165	11/19/14	\$460,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	040510	0335	03/26/12	\$170,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	122603	9073	03/29/12	\$235,000	FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE
3	0	122603	9134	02/16/12	\$303,393	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	122603	9134	02/13/13	\$235,000	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	0	329370	0496	12/04/14	\$450,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	619070	0389	05/08/13	\$367,000	FORCED SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	619070	1480	03/29/13	\$433,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	670100	0060	09/20/13	\$195,388	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	671310	0025	08/02/13	\$271,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	727930	0070	09/22/14	\$345,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	728230	0070	03/06/14	\$338,658	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	728230	0125	11/13/14	\$330,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
3	0	728290	0045	04/08/14	\$300,000	RELOCATION - SALE TO SERVICE
3	0	750800	0030	03/28/12	\$308,303	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	750800	0030	08/15/12	\$284,000	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	0	330470	0035	05/15/12	\$2,250,000	IMP. COUNT > 1
4	0	330470	0040	05/23/13	\$2,200,000	DOR RATIO; IMP. COUNT > 1; NON-REPRESENTATIVE SALE
4	0	330470	0060	12/07/12	\$5,800,000	IMP. COUNT > 1
4	0	330470	0085	10/15/12	\$780,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	330470	0125	03/25/14	\$1,300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	330470	0160	09/17/13	\$1,840,000	UNFINISHED AREA
4	0	330470	0280	05/07/12	\$855,000	DOR RATIO
4	0	330470	0340	12/17/12	\$4,466,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	330470	0361	04/25/13	\$2,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	012603	9119	02/15/12	\$179,900	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	012603	9130	05/23/13	\$288,400	NO MARKET EXPOSURE
5	0	012603	9270	03/27/14	\$610,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	012603	9305	10/13/14	\$345,000	IMP. COUNT > 1
5	0	012603	9305	08/06/13	\$330,000	IMP. COUNT > 1
5	0	012603	9321	08/13/12	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	0	012603	9452	08/30/12	\$316,000	NO MARKET EXPOSURE
5	0	012603	9452	03/23/12	\$283,000	NON-PROFIT ORGANIZATION
5	0	012603	9506	07/01/13	\$311,000	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	0	012603	9509	08/27/13	\$320,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	012603	9543	08/31/12	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	012603	9569	07/16/12	\$295,000	OBSOLESCENCE
5	0	012603	9622	02/08/12	\$258,000	NO MARKET EXPOSURE
5	0	012603	9655	01/18/12	\$304,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
5	0	012603	9680	10/08/13	\$485,405	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
5	0	021770	0380	07/08/13	\$245,650	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	062604	9067	02/12/13	\$151,000	PREVIOUS IMP. VALUE <= 25K
5	0	222890	0083	11/27/13	\$280,000	SHORT SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	222890	0161	10/08/14	\$499,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	222890	0192	05/24/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	222890	0192	03/03/14	\$425,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	222890	0270	03/12/14	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	222890	0270	08/12/14	\$215,000	FINANCIAL INST RESALE; CONTRACT OR CASH SALE; IMP. CHAR CHANGED SINCE SALE
5	0	264490	0140	10/07/14	\$560,000	BUILDER OR DEVELOPER SALES
5	0	264490	0145	10/14/13	\$205,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	264490	0145	08/14/14	\$176,500	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
5	0	264550	0013	06/05/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	279750	0075	11/17/14	\$160,000	DOR RATIO; QUIT CLAIM DEED
5	0	289010	0050	10/20/14	\$289,691	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	311290	0110	02/21/14	\$462,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	311310	0025	04/24/13	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	0	338090	0045	10/17/12	\$227,200	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	338090	0045	06/18/12	\$336,420	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	338090	0110	04/19/13	\$179,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	338090	0115	10/11/12	\$50,000	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE
5	0	338090	0160	12/18/14	\$300,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; NO MARKET EXP, IMP. CHAR CHANGED SINCE SALE
5	0	379240	0110	06/30/14	\$492,650	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	530610	0100	03/06/12	\$231,750	NON-REPRESENTATIVE SALE
5	0	530610	0235	04/03/12	\$250,000	NO MARKET EXPOSURE;
5	0	530610	0255	11/05/14	\$290,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	530610	0265	06/18/12	\$192,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	728390	0012	10/21/14	\$275,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	728390	0012	05/08/12	\$206,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	728390	0051	11/29/12	\$234,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	728390	0223	05/09/12	\$261,000	ACTIVE PERMIT BEFORE SALE >25K
5	0	728390	0531	07/14/14	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	728390	0560	10/14/14	\$350,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	728390	0581	11/16/12	\$289,820	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	728410	0030	11/13/13	\$180,004	DOR RATIO; QUIT CLAIM DEED
5	0	728410	0110	10/16/13	\$165,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	728710	0016	01/18/13	\$230,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	728710	0150	01/22/14	\$281,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	799230	0030	02/24/12	\$239,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	816510	0035	12/03/14	\$245,560	NON-REPRESENTATIVE SALE
5	0	859890	0140	05/07/13	\$339,211	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	859890	0157	11/18/13	\$256,329	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	925090	0013	03/01/13	\$369,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	925090	0131	10/03/12	\$270,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	358530	0200	02/28/12	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
6	0	358530	0205	02/22/12	\$405,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358530	0335	02/27/14	\$671,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
6	0	358590	0220	09/26/12	\$1,054,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
6	0	358590	0560	07/05/13	\$1,120,000	OBSOLESCENCE
6	0	358590	0625	07/10/14	\$1,500,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358590	0760	10/15/14	\$730,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	358590	0820	01/23/12	\$25,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
6	0	358590	0875	08/16/12	\$650,000	UNFINISHED AREA
6	0	358590	1025	06/13/14	\$1,735,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358590	1085	06/04/14	\$2,005,000	SALE DATA DOES NOT MATCH ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis

### Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	358650	0065	08/05/14	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; CASH OR CONTRACT SALE
6	0	358650	0190	03/27/13	\$238,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
6	0	358650	0285	01/17/14	\$1,603,000	EXEMPT FROM EXCISE TAX; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358650	0535	03/12/14	\$1,150,000	NO MARKET EXPOSURE
6	0	358650	0600	02/13/13	\$610,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	358650	0630	05/07/12	\$695,000	NO MARKET EXPOSURE;
6	0	358650	0630	09/24/14	\$850,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358650	0775	08/15/12	\$380,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358650	0780	11/25/14	\$150,000	DOR RATIO; QUIT CLAIM DEED
6	0	358650	0840	06/29/12	\$317,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
6	0	358650	0930	12/23/14	\$709,083	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	358650	1030	06/01/13	\$129,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	358650	1085	09/18/13	\$426,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	358650	1110	03/26/14	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
6	0	358650	1125	09/20/13	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	358650	1125	04/10/14	\$670,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	358650	1130	03/26/13	\$327,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	0	072604	9069	04/19/12	\$131,000	DOR RATIO
7	0	072604	9069	08/18/14	\$133,000	DOR RATIO; NO MARKET EXPOSURE
7	0	072604	9199	08/09/12	\$235,000	NO MARKET EXPOSURE
7	0	072604	9252	03/25/14	\$315,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	072604	9252	12/20/13	\$393,669	FORCED SALE; EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
7	0	144230	0005	06/04/14	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	144230	0040	03/18/14	\$320,889	RELOCATION - SALE TO SERVICE
7	0	182604	9188	04/05/12	\$580,000	IMP. COUNT > 1
7	0	182604	9192	09/03/14	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	182604	9221	03/14/14	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	182604	9301	09/19/12	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	182604	9353	05/08/12	\$339,950	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE

## Improved Sales Removed in This Annual Update Analysis Area 001 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	282710	0081	10/18/12	\$600,000	IMP. COUNT > 1
7	0	329370	0155	08/30/12	\$370,000	UNFINISHED AREA
7	0	329370	0482	06/18/14	\$370,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	0	329970	0262	05/15/12	\$264,000	NO MARKET EXPOSURE
7	0	522030	0140	09/03/14	\$408,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	522030	0175	03/06/14	\$489,900	IMP. COUNT > 1; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	619070	1273	10/23/14	\$295,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	619070	1352	02/09/12	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	0	660200	0010	07/30/12	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	662930	0130	07/25/12	\$190,500	NO MARKET EXPOSURE;
7	0	671370	0006	11/02/12	\$182,500	OBSOLESCENCE
7	0	671370	0090	04/26/12	\$265,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	671370	0220	05/23/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	750820	0090	07/18/12	\$309,500	UNFINISHED AREA
7	0	869080	0060	06/17/13	\$305,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	869080	0110	10/23/14	\$372,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	884795	0040	05/31/13	\$272,727	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	884795	0090	01/23/14	\$188,223	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	884795	0110	01/11/12	\$281,300	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
7	0	884795	0140	02/11/13	\$257,087	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	884795	0150	10/22/12	\$135,600	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	914110	0070	08/25/14	\$340,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	914110	0125	12/18/12	\$259,000	SHORT SALE; NON-REPRESENTATIVE SALE
7	0	914110	0150	07/02/13	\$430,000	IMP. COUNT > 1
7	0	914110	0175	10/09/14	\$82,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
7	0	914110	0215	07/15/14	\$277,887	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
7	0	914110	0215	12/04/14	\$270,000	FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	914110	0226	03/30/12	\$250,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	914110	0226	01/06/12	\$225,000	FORCED SALE; EXEMPT FROM EXCISE TAX

**Improved Sales Removed in This Annual Update Analysis  
Area 001 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	930430	0280	11/14/12	\$391,520	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	930430	0280	12/06/13	\$261,250	GOV'T TO NON-GOV'T; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	931030	0160	04/28/14	\$260,000	NO MARKET EXPOSURE; TEAR DOWN
7	0	931030	0235	06/23/14	\$127,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	931030	0320	06/26/13	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	937230	0041	09/13/13	\$315,457	FORCED SALE; EXEMPT FROM EXCISE TAX
7	0	937230	0055	11/22/13	\$151,000	DOR RATIO
7	0	951110	0010	11/14/13	\$175,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	0	951110	0063	04/16/14	\$459,452	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

## Vacant Sales Used in this Annual Update Analysis Area 001

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	728030	0300	11/28/12	\$270,000	7,234	N	N
1	0	728030	0335	10/11/12	\$258,000	8,420	Y	N
1	0	728030	0365	04/24/12	\$485,000	10,140	Y	N
1	0	728490	0410	10/06/14	\$335,000	8,051	Y	N
1	0	728490	0460	03/12/13	\$300,000	7,200	N	N
2	0	012603	9226	12/26/12	\$425,000	26,172	N	N
2	0	012603	9246	03/26/13	\$310,000	14,606	N	N
4	0	132603	9089	08/13/14	\$850,000	94,034	N	N
4	0	330470	0198	12/26/13	\$1,500,000	162,914	N	N
5	0	012603	9690	05/17/12	\$170,000	7,221	N	N
5	0	012603	9692	05/17/12	\$148,000	7,203	N	N
5	0	264490	0011	11/07/13	\$175,000	10,500	N	N
5	0	264490	0140	09/13/13	\$140,000	8,165	N	N
6	0	358590	0465	01/11/13	\$720,000	20,000	Y	N
6	0	358590	0926	11/27/12	\$410,000	15,204	N	N
7	0	329370	0220	11/26/14	\$140,000	7,218	N	N
7	0	914110	0050	08/21/12	\$895,000	8,549	N	N
7	0	914110	0123	12/14/12	\$120,000	8,437	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 001

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	022603	9333	03/05/14	\$250,000	NO MARKET EXPOSURE
1	0	727870	0365	01/27/14	\$180,000	NO MARKET EXPOSURE
1	0	728030	0365	04/19/12	\$485,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE TO SERVICE
2	0	012603	9226	03/26/14	\$194,748	QUIT CLAIM DEED; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
2	0	645390	0035	07/14/14	\$225,000	NO MARKET EXPOSURE
6	0	358530	0372	06/25/14	\$48,000	NO MARKET EXPOSURE

**Mobile Home Sales Removed in this Annual Update Analysis**  
**Area 001**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	522030	0040	07/22/13	\$250,000	NO MARKET EXPOSURE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

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



08/17/2015

---

Appraiser II

Date



## King County

**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
**Assessor**

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor