

# Lake Forest Park/ West Kenmore

Area: 004

## *Residential Revalue for 2015 Assessment Roll*



Obtained from [http://photos4.meetupstatic.com/photos/event/1/e/1/6/600\\_328087702.jpeg](http://photos4.meetupstatic.com/photos/event/1/e/1/6/600_328087702.jpeg)

Area 4 is located northeast of Seattle and east of the city of Shoreline. It includes the city of Lake Forest Park and the western portion of the city of Kenmore. Two freeways; I-5 and I-405 provide access to nearby suburbs and Seattle or Bellevue. Retail centers are within the area or adjacent to the area. The Lake Forest Park Towne Center is at the intersection of Bothell Way and Ballinger Way. Ballinger Village is just north of the area. Other retail areas are located along Bothell Way in Kenmore. Almost all parcels are improved with detached single family residences. The majority of homes in the area are grades 7 or 8's; most of the homes were built during the 50's through the 70's. Some of the area is affected by steep topography, wetlands and traffic. Some properties have views of Lake Washington, the Cascade Mountain Range and/or the surrounding territory. A public park provides access to Lake Washington.



**King County**

**Department of Assessments**

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

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**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.

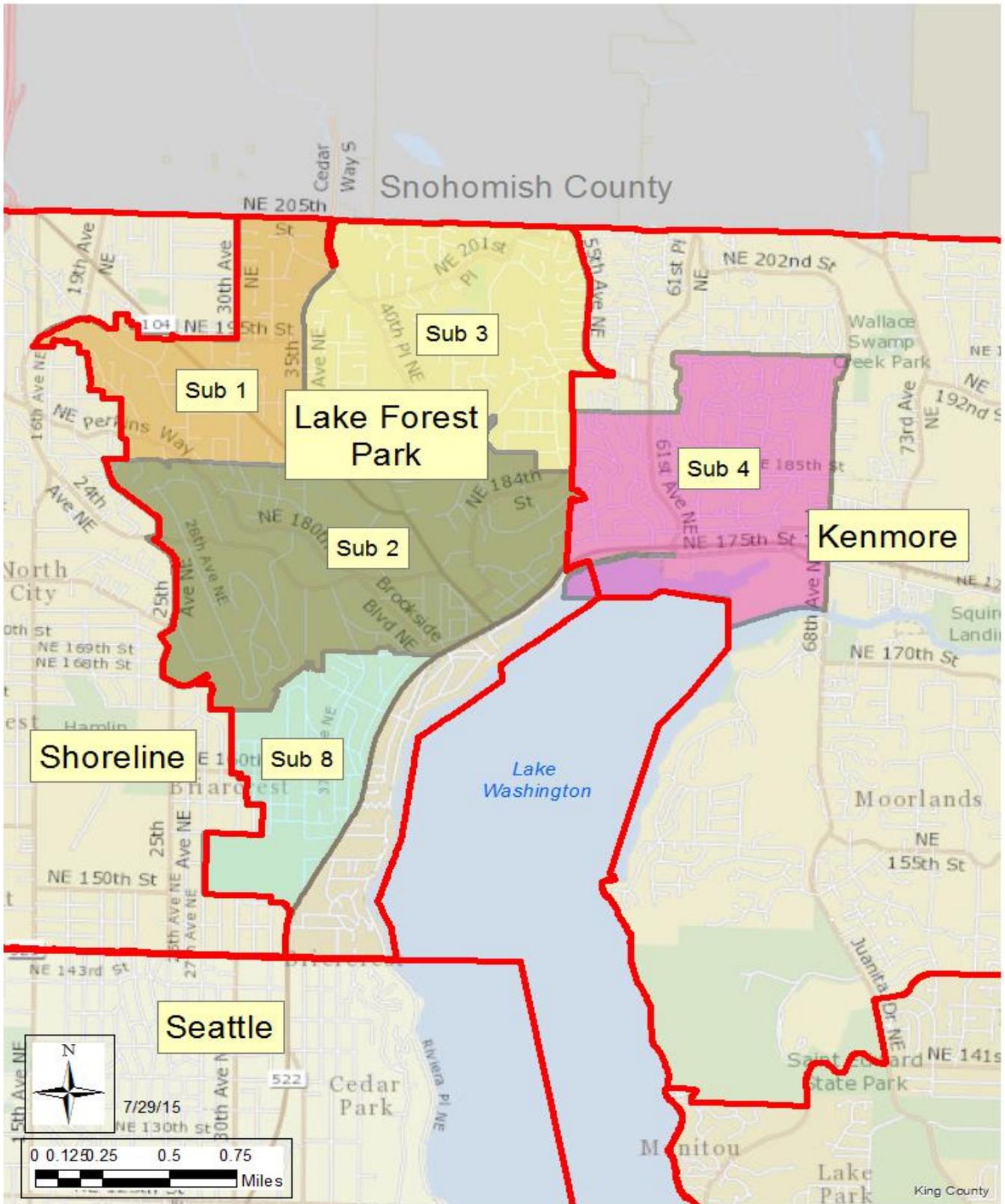
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

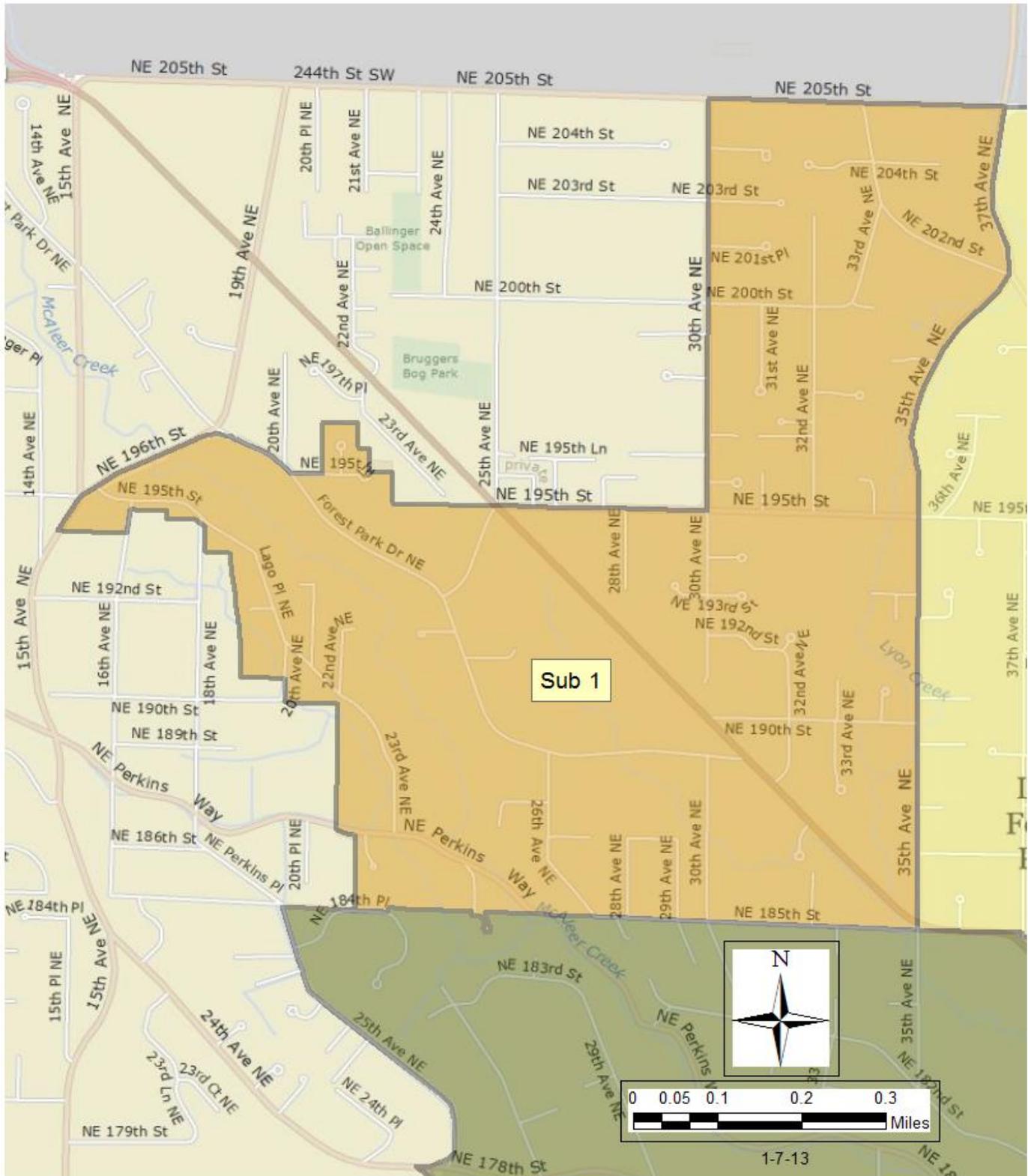
# Area 004 Map



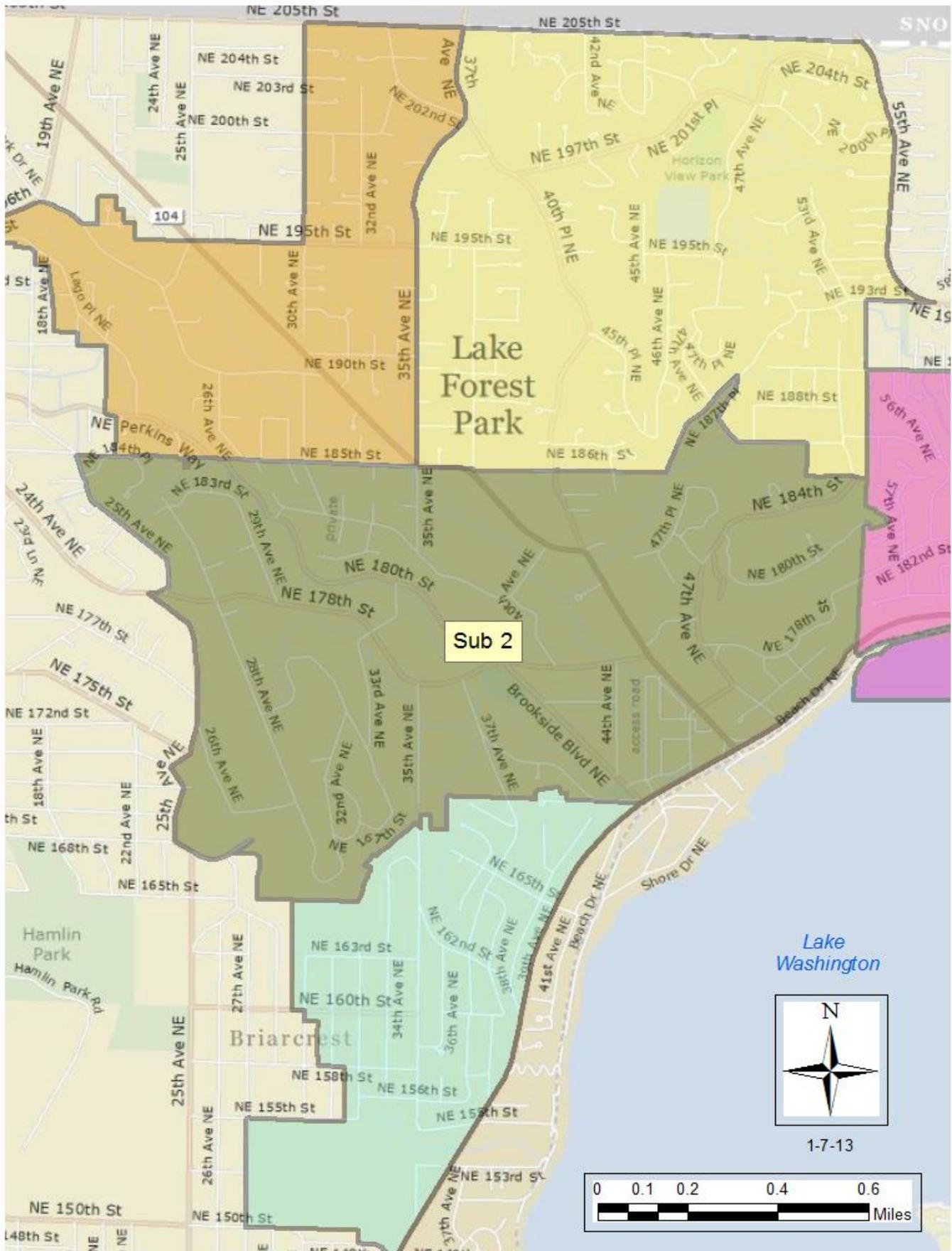
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# Sub Area 1 Map

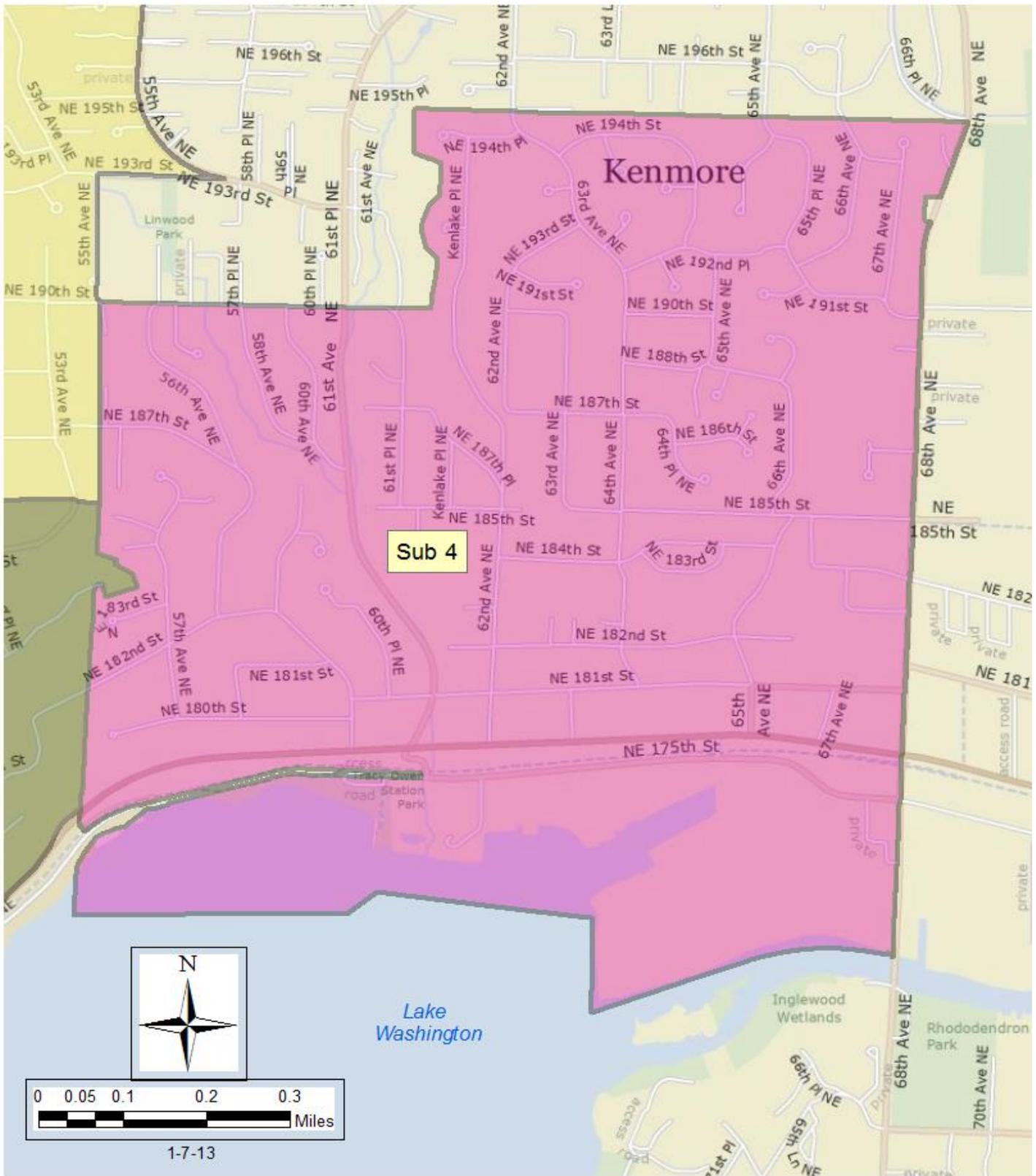


# Sub Area 2 Map

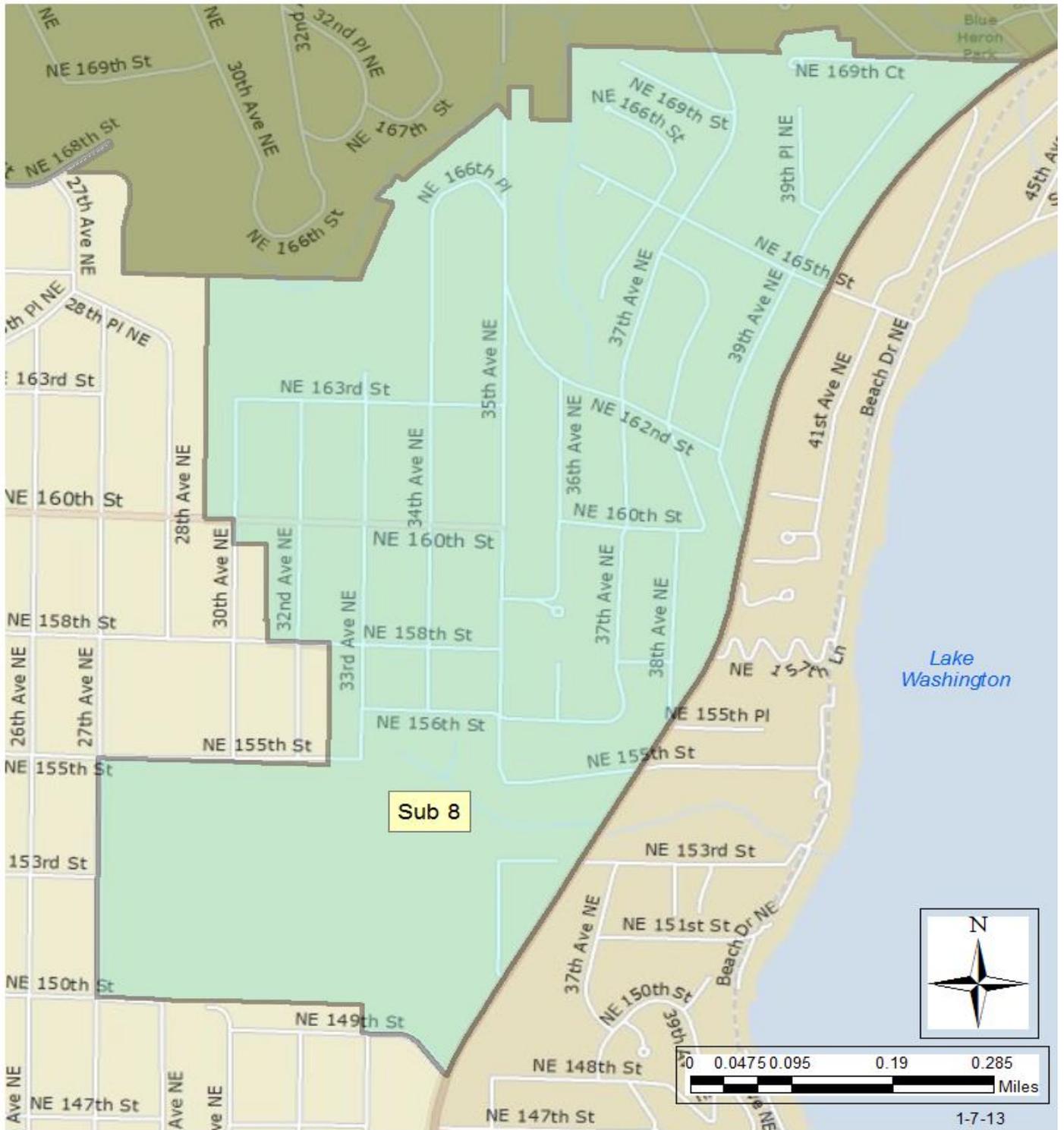




# Sub Area 4 Map



# Sub Area 8 Map



## Area 004 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 660  
Account Number 402770-0561



Grade 6/ Year Built 1947/ Total Living Area 1110  
Account Number 402290-1310



Grade 7/ Year Built 1975/ Total Living Area 2190  
Account Number 112604-9146



Grade 8/ Year Built 1977/ Total Living Area 3220  
Account Number 883351-0010



Grade 9/ Year Built 1990/ Total Living Area 3340  
Account Number 689182-0050



Grade 10/ Year Built 2007/ Total Living Area 5000  
Account Number 401930-0067

## Area 004 Housing Profile



Grade 11/ Year Built 2001/ Total Living Area 5,630  
Account Number 617870-0110

# 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

## Lake Forest Park/ West Kenmore - Area 004

### Annual Update

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

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 444  
**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>                          | \$155,900 | \$285,900    | \$441,800 |                 |       | 8.08% |
| <b>2015 Value</b>                          | \$166,900 | \$306,400    | \$473,300 | \$502,200       | 93.8% | 7.85% |
| <b>\$ Change</b>                           | +\$11,000 | +\$20,500    | +\$31,500 |                 |       |       |
| <b>% Change</b>                            | +7.1%     | +7.2%        | +7.1%     |                 |       |       |

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 7.85% is an improvement from the previous COD of 8.08%. 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>                               | \$160,000 | \$269,600    | \$429,600 |
| <b>2015 Value</b>                               | \$171,200 | \$288,600    | \$459,800 |
| <b>\$ Change</b>                                | +\$11,200 | +\$19,000    | +\$30,200 |
| <b>% Change</b>                                 | +7.0%     | +7.0%        | +7.0%     |

**Number of one to three unit residences in the population:** 4,826

**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 neighborhood based and one characteristic-based variable were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 928898 was generally at a higher assessment level than the rest of the population. This resulted in a downward adjustment. Parcels in Very Good Condition were generally at a lower assessment level than the rest of the population. This resulted in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

## Area 004 - Model Adjustments 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +6.88%                   | 4,599              | 95%             |

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 |
|----------------|---------|---------|----------|-------|
| Major928898    | -4.32%  | 12      | 12       | 100%  |
| Vgood          | +12.81% | 40      | 216      | 19%   |

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

Generally, Major 928898 (Westbrook Heights) parcels were at a higher assessment level than the rest of the population which resulted in a downward adjustment. Parcels in Very Good condition were at a lower assessment level than the rest of the population, which resulted in more of an upward adjustment. This model corrects for these strata differences.



## Area 004 - Summary of Plat Variables

| Plat Number | Plat Name         | # Sales | # Pop | % Pop | QSTR      | Sub | Range of Building Grades | Range of Year Built |
|-------------|-------------------|---------|-------|-------|-----------|-----|--------------------------|---------------------|
| 928898      | Westbrook Heights | 12      | 12    | 100%  | NW-2-26-4 | 3   | 8                        | 2012                |

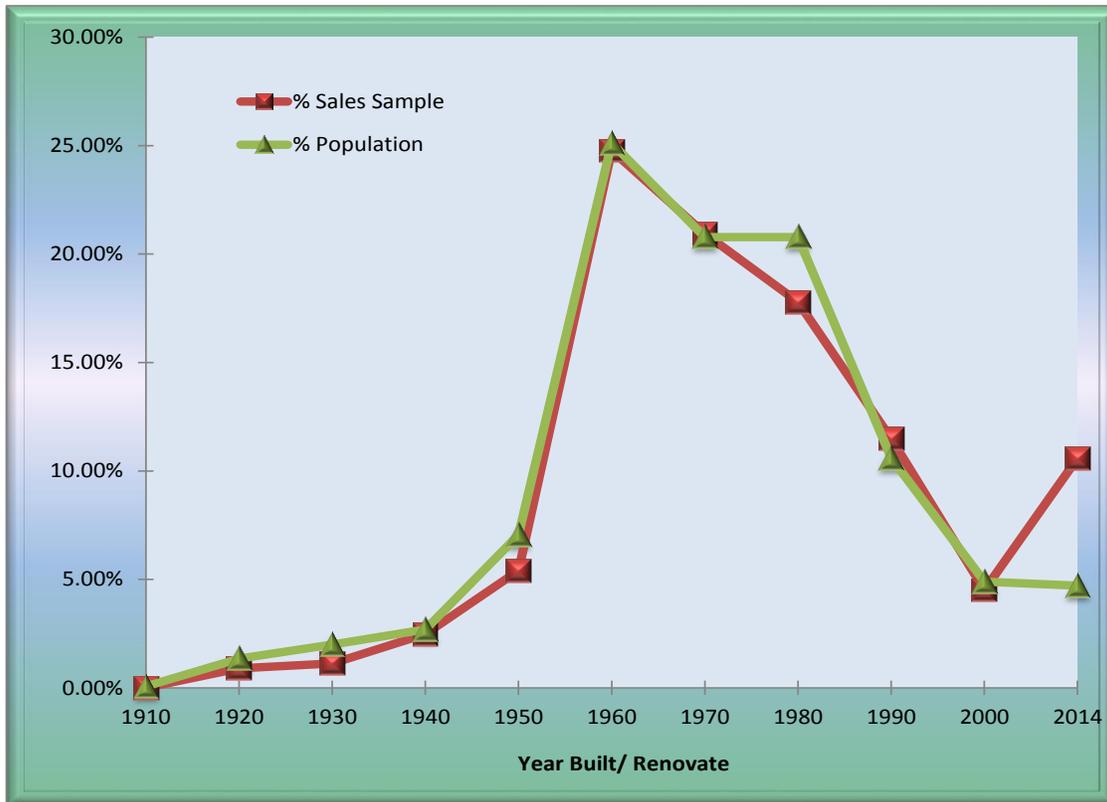
## Sample Representation of Population Year Built or Renovated

### Sales Sample

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 0         | 0.00%          |
| 1920           | 4         | 0.90%          |
| 1930           | 5         | 1.13%          |
| 1940           | 11        | 2.48%          |
| 1950           | 24        | 5.41%          |
| 1960           | 110       | 24.77%         |
| 1970           | 93        | 20.95%         |
| 1980           | 79        | 17.79%         |
| 1990           | 51        | 11.49%         |
| 2000           | 20        | 4.50%          |
| 2014           | 47        | 10.59%         |
| 444            |           |                |

### Population

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 3         | 0.06%        |
| 1920           | 65        | 1.35%        |
| 1930           | 96        | 1.99%        |
| 1940           | 130       | 2.69%        |
| 1950           | 340       | 7.05%        |
| 1960           | 1,212     | 25.11%       |
| 1970           | 1,003     | 20.78%       |
| 1980           | 1,003     | 20.78%       |
| 1990           | 511       | 10.59%       |
| 2000           | 236       | 4.89%        |
| 2014           | 227       | 4.70%        |
| 4,826          |           |              |



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.

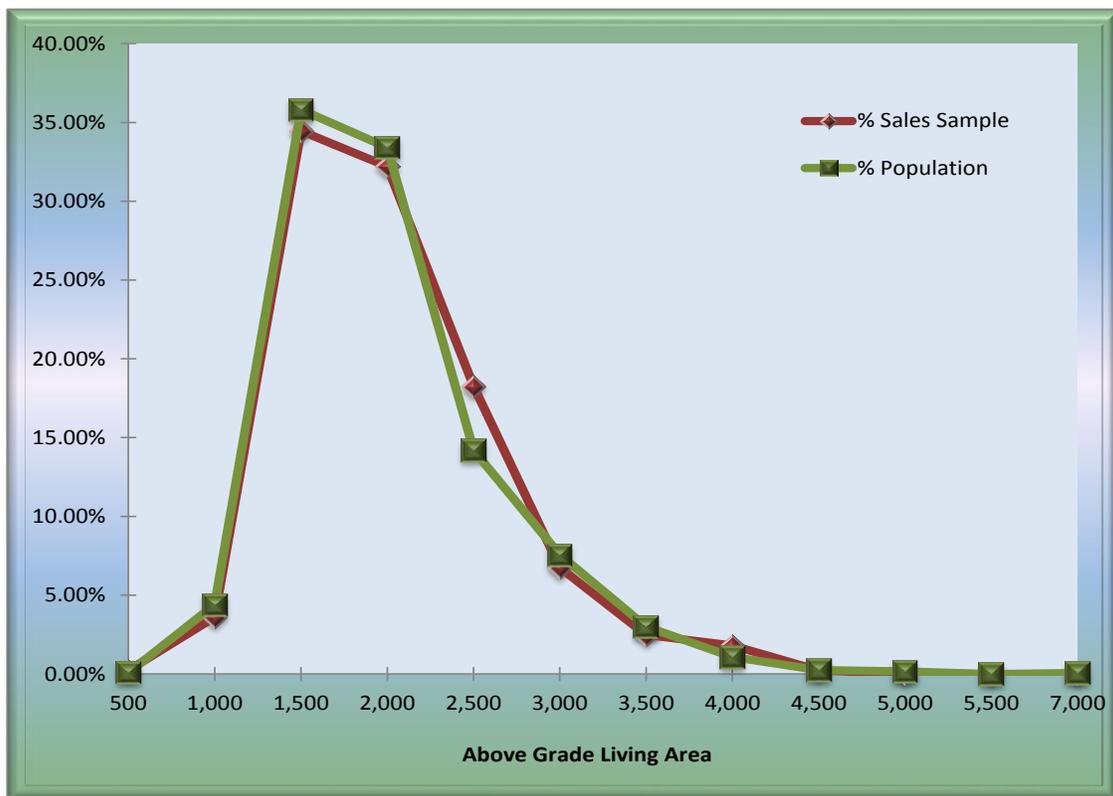
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

| AGLA  | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500   | 1         | 0.23%          |
| 1,000 | 16        | 3.60%          |
| 1,500 | 153       | 34.46%         |
| 2,000 | 143       | 32.21%         |
| 2,500 | 81        | 18.24%         |
| 3,000 | 30        | 6.76%          |
| 3,500 | 11        | 2.48%          |
| 4,000 | 8         | 1.80%          |
| 4,500 | 1         | 0.23%          |
| 5,000 | 0         | 0.00%          |
| 5,500 | 0         | 0.00%          |
| 7,000 | 0         | 0.00%          |
| 444   |           |                |

### Population

| AGLA  | Frequency | % Population |
|-------|-----------|--------------|
| 500   | 4         | 0.08%        |
| 1,000 | 212       | 4.39%        |
| 1,500 | 1,728     | 35.81%       |
| 2,000 | 1,612     | 33.40%       |
| 2,500 | 685       | 14.19%       |
| 3,000 | 365       | 7.56%        |
| 3,500 | 145       | 3.00%        |
| 4,000 | 52        | 1.08%        |
| 4,500 | 12        | 0.25%        |
| 5,000 | 8         | 0.17%        |
| 5,500 | 0         | 0.00%        |
| 7,000 | 3         | 0.06%        |
| 4,826 |           |              |



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.

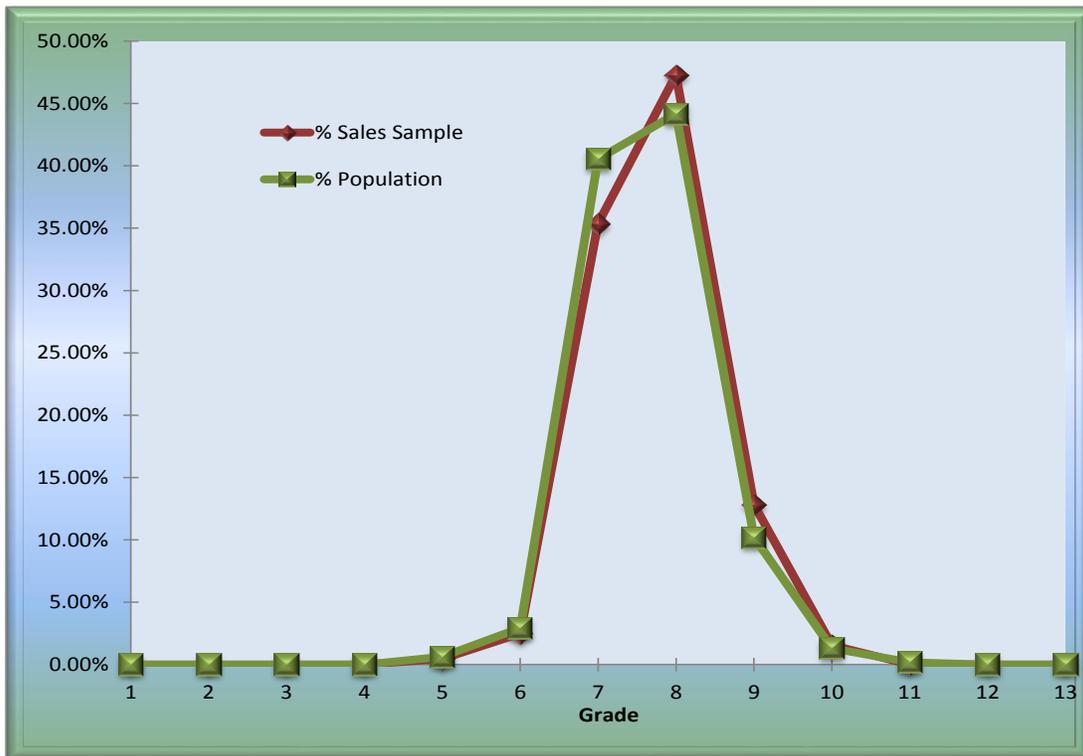
## Sales Sample Representation of Population Building Grade

**Sales Sample**

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1     | 0         | 0.00%          |
| 2     | 0         | 0.00%          |
| 3     | 0         | 0.00%          |
| 4     | 0         | 0.00%          |
| 5     | 2         | 0.45%          |
| 6     | 11        | 2.48%          |
| 7     | 157       | 35.36%         |
| 8     | 210       | 47.30%         |
| 9     | 57        | 12.84%         |
| 10    | 7         | 1.58%          |
| 11    | 0         | 0.00%          |
| 12    | 0         | 0.00%          |
| 13    | 0         | 0.00%          |
| 444   |           |                |

**Population**

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1     | 0         | 0.00%        |
| 2     | 0         | 0.00%        |
| 3     | 0         | 0.00%        |
| 4     | 0         | 0.00%        |
| 5     | 30        | 0.62%        |
| 6     | 142       | 2.94%        |
| 7     | 1,957     | 40.55%       |
| 8     | 2,132     | 44.18%       |
| 9     | 493       | 10.22%       |
| 10    | 63        | 1.31%        |
| 11    | 9         | 0.19%        |
| 12    | 0         | 0.00%        |
| 13    | 0         | 0.00%        |
| 4,826 |           |              |



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

## Area 004 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.

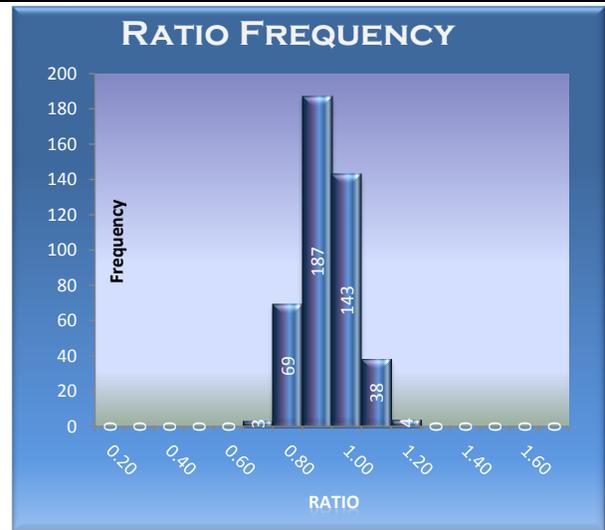
| SaleDate  | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2012  | 1.247               | 24.7%              |
| 2/1/2012  | 1.240               | 24.0%              |
| 3/1/2012  | 1.234               | 23.4%              |
| 4/1/2012  | 1.227               | 22.7%              |
| 5/1/2012  | 1.220               | 22.0%              |
| 6/1/2012  | 1.213               | 21.3%              |
| 7/1/2012  | 1.206               | 20.6%              |
| 8/1/2012  | 1.199               | 19.9%              |
| 9/1/2012  | 1.192               | 19.2%              |
| 10/1/2012 | 1.186               | 18.6%              |
| 11/1/2012 | 1.179               | 17.9%              |
| 12/1/2012 | 1.172               | 17.2%              |
| 1/1/2013  | 1.165               | 16.5%              |
| 2/1/2013  | 1.158               | 15.8%              |
| 3/1/2013  | 1.151               | 15.1%              |
| 4/1/2013  | 1.144               | 14.4%              |
| 5/1/2013  | 1.138               | 13.8%              |
| 6/1/2013  | 1.131               | 13.1%              |
| 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  | 1.042               | 4.2%               |
| 8/1/2014  | 1.035               | 3.5%               |
| 9/1/2014  | 1.028               | 2.8%               |
| 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 004 is:  $(.888813159971646 + 0.104060244294785 * .02027027 - 0.000200112667308597 * \text{SaleDay} - 0.0467089818617392 * .09009009) / (.888813159971646 + 0.104060244294785 * .02027027 - 0.0467089818617392 * .09009009)$   
SaleDay = SaleDate - 42005

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

|  |                    |                               |                           |
|--|--------------------|-------------------------------|---------------------------|
| <b>District: NW / Team: 1</b>                    | <b>Appr. Date:</b> | <b>Date of Report:</b>        | <b>Sales Dates:</b>       |
| <b>Area Name: Lake Forest Park/ West Kenmore</b> | <b>1/1/2014</b>    | <b>7/27/2015</b>              | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 004</b>                          | <b>Appr ID:</b>    | <b>Property Type:</b>         | <b>Adjusted for time?</b> |
|  | <b>CCOV</b>        | <b>1 to 3 Unit Residences</b> | <b>YES</b>                |

|   |                |
|---|----------------|
| <b>SAMPLE STATISTICS</b>                  |                |
| <i>Sample size (n)</i>                    | 444            |
| <i>Mean Assessed Value</i>                | \$441,800      |
| <i>Mean Adj. Sales Price</i>              | \$502,200      |
| <i>Standard Deviation AV</i>              | \$113,452      |
| <i>Standard Deviation SP</i>              | \$133,825      |
| <b>ASSESSMENT LEVEL</b>                   |                |
| <i>Arithmetic Mean Ratio</i>              | 0.887          |
| <i>Median Ratio</i>                       | 0.877          |
| <i>Weighted Mean Ratio</i>                | 0.880          |
| <b>UNIFORMITY</b>                         |                |
| <i>Lowest ratio</i>                       | 0.661          |
| <i>Highest ratio:</i>                     | 1.164          |
| <i>Coefficient of Dispersion</i>          | 8.08%          |
| <i>Standard Deviation</i>                 | 0.086          |
| <i>Coefficient of Variation</i>           | 9.73%          |
| <i>Price Related Differential (PRD)</i>   | 1.008          |
| <b>RELIABILITY</b>                        |                |
| <b>95% Confidence: Median</b>             |                |
| <i>Lower limit</i>                        | 0.864          |
| <i>Upper limit</i>                        | 0.889          |
| <b>95% Confidence: Mean</b>               |                |
| <i>Lower limit</i>                        | 0.879          |
| <i>Upper limit</i>                        | 0.895          |
| <b>SAMPLE SIZE EVALUATION</b>             |                |
| <i>N (population size)</i>                | 4,827          |
| <i>B (acceptable error - in decimal)</i>  | 0.05           |
| <i>S (estimated from this sample)</i>     | 0.086          |
| <b>Recommended minimum:</b>               | 12             |
| <i>Actual sample size:</i>                | 444            |
| <b>Conclusion:</b>                        | OK             |
| <b>NORMALITY</b>                          |                |
| <b>Binomial Test</b>                      |                |
| <i># ratios below mean:</i>               | 239            |
| <i># ratios above mean:</i>               | 205            |
| <i>z:</i>                                 | 1.614          |
| <b>Conclusion:</b>                        | <b>Normal*</b> |
| <i>*i.e. no evidence of non-normality</i> |                |



**COMMENTS:**

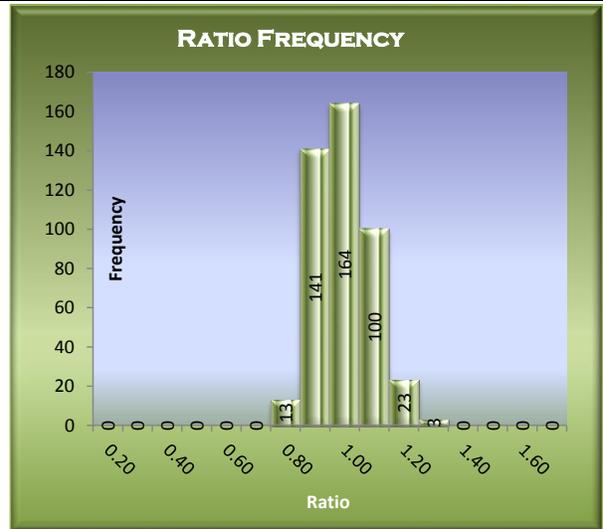
1 to 3 Unit Residences throughout Area 004

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>Appr. Date:</b> | <b>Date of Report:</b>        | <b>Sales Dates:</b>       |
| <b>Area Name: Lake Forest Park/ West Kenmore</b> | <b>1/1/2015</b>    | <b>7/27/2015</b>              | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 004</b>                          | <b>Appr. ID:</b>   | <b>Property Type:</b>         | <b>Adjusted for time?</b> |
|  | <b>CCOV</b>        | <b>1 to 3 Unit Residences</b> | <b>YES</b>                |

|  |                   |
|--|-------------------|
| <b>SAMPLE STATISTICS</b>                 |                   |
| <b>Sample size (n)</b>                   | 444               |
| <b>Mean Assessed Value</b>               | \$473,300         |
| <b>Mean Sales Price</b>                  | \$502,200         |
| <b>Standard Deviation AV</b>             | \$123,407         |
| <b>Standard Deviation SP</b>             | \$133,825         |
| <b>ASSESSMENT LEVEL</b>                  |                   |
| <b>Arithmetic Mean Ratio</b>             | 0.949             |
| <b>Median Ratio</b>                      | 0.938             |
| <b>Weighted Mean Ratio</b>               | 0.942             |
| <b>UNIFORMITY</b>                        |                   |
| <b>Lowest ratio</b>                      | 0.726             |
| <b>Highest ratio:</b>                    | 1.292             |
| <b>Coefficient of Dispersion</b>         | 7.85%             |
| <b>Standard Deviation</b>                | 0.091             |
| <b>Coefficient of Variation</b>          | 9.58%             |
| <b>Price Related Differential (PRD)</b>  | 1.007             |
| <b>RELIABILITY</b>                       |                   |
| <b>95% Confidence: Median</b>            |                   |
| Lower limit                              | 0.928             |
| Upper limit                              | 0.949             |
| <b>95% Confidence: Mean</b>              |                   |
| Lower limit                              | 0.941             |
| Upper limit                              | 0.957             |
| <b>SAMPLE SIZE EVALUATION</b>            |                   |
| <b>N (population size)</b>               | 4,827             |
| <b>B (acceptable error - in decimal)</b> | 0.05              |
| <b>S (estimated from this sample)</b>    | 0.091             |
| <b>Recommended minimum:</b>              | 13                |
| <b>Actual sample size:</b>               | 444               |
| <b>Conclusion:</b>                       | OK                |
| <b>NORMALITY</b>                         |                   |
| <b>Binomial Test</b>                     |                   |
| <b># ratios below mean:</b>              | 243               |
| <b># ratios above mean:</b>              | 201               |
| <b>z:</b>                                | 1.993             |
| <b>Conclusion:</b>                       | <b>Non-normal</b> |



**COMMENTS:**

1 to 3 Unit Residences throughout Area 004 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: July 27, 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 19 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 +7.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.073, 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 neighborhood based and one characteristic-based variable were needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Major 928898 was generally at a higher assessment level than the rest of the population. This resulted in a downward adjustment. Parcels in Very Good Condition were generally at a

lower assessment level than the rest of the population. This 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 444 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.888813159971646 + 0.104060244294785 * \text{Major928898} - 0.0467089818617392 * V_{\text{Good}})$$

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 2 sales of mobile homes within Area 004. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the area’s sales sample as reflected on the Executive Summary page of +7.1%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.071$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Results

The resulting assessment level is 93.8%. 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 +7.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.071.
- 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) \* 1.071.

- 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 004 -- 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    | 402290 | 1310  | 09/06/13  | \$320,000  | \$355,000      | 1,110 | 6          | 1947           | Good | 12,530   | N    | N           | 19811 32ND AVE NE       |
| 1        | 0    | 866590 | 0026  | 11/14/12  | \$299,000  | \$351,000      | 860   | 7          | 1982           | Avg  | 5,046    | N    | N           | 19315 BALLINGER WAY NE  |
| 1        | 0    | 319790 | 0060  | 11/30/12  | \$260,000  | \$305,000      | 890   | 7          | 1953           | Avg  | 7,273    | N    | N           | 18534 29TH AVE NE       |
| 1        | 0    | 866590 | 0328  | 04/24/14  | \$260,000  | \$275,000      | 950   | 7          | 1954           | Avg  | 9,077    | N    | N           | 19209 FOREST PARK DR NE |
| 1        | 0    | 115550 | 0070  | 02/20/14  | \$307,500  | \$329,000      | 990   | 7          | 1969           | Avg  | 11,505   | N    | N           | 3038 NE 204TH ST        |
| 1        | 0    | 615290 | 0129  | 06/04/13  | \$390,000  | \$441,000      | 1,010 | 7          | 1959           | Good | 12,424   | N    | N           | 19019 32ND AVE NE       |
| 1        | 0    | 615290 | 0273  | 09/09/14  | \$301,000  | \$309,000      | 1,030 | 7          | 1967           | Good | 8,414    | N    | N           | 18901 BALLINGER WAY NE  |
| 1        | 0    | 397170 | 1502  | 12/12/13  | \$280,000  | \$304,000      | 1,060 | 7          | 1962           | Avg  | 10,986   | N    | N           | 19257 16TH AVE NE       |
| 1        | 0    | 402290 | 1340  | 10/29/13  | \$290,000  | \$318,000      | 1,070 | 7          | 1976           | Avg  | 7,704    | N    | N           | 19604 30TH AVE NE       |
| 1        | 0    | 866590 | 0057  | 01/22/13  | \$259,900  | \$301,000      | 1,070 | 7          | 1953           | Avg  | 9,712    | N    | N           | 18705 30TH AVE NE       |
| 1        | 0    | 866590 | 0320  | 10/30/13  | \$325,000  | \$356,000      | 1,110 | 7          | 1965           | Avg  | 10,507   | N    | N           | 19044 21ST AVE NE       |
| 1        | 0    | 615290 | 0332  | 08/01/14  | \$415,000  | \$429,000      | 1,160 | 7          | 1989           | Good | 16,008   | N    | N           | 18719 BALLINGER WAY NE  |
| 1        | 0    | 402290 | 0837  | 06/13/14  | \$350,000  | \$366,000      | 1,230 | 7          | 1976           | Avg  | 9,545    | N    | N           | 3031 NE 205TH ST        |
| 1        | 0    | 741710 | 0150  | 04/03/13  | \$240,000  | \$275,000      | 1,240 | 7          | 1951           | Avg  | 19,275   | N    | N           | 1622 NE 195TH ST        |
| 1        | 0    | 942550 | 0036  | 02/14/13  | \$359,500  | \$415,000      | 1,240 | 7          | 1978           | Avg  | 6,642    | N    | N           | 19103 30TH AVE NE       |
| 1        | 0    | 402290 | 0512  | 09/10/13  | \$389,900  | \$432,000      | 1,280 | 7          | 1975           | Avg  | 9,292    | N    | N           | 3322 NE 204TH ST        |
| 1        | 0    | 615290 | 0402  | 06/19/14  | \$410,000  | \$428,000      | 1,320 | 7          | 1962           | Good | 9,324    | N    | N           | 18528 32ND PL NE        |
| 1        | 0    | 615290 | 0124  | 01/10/12  | \$228,000  | \$284,000      | 1,350 | 7          | 1949           | Good | 12,150   | N    | N           | 3008 NE 190TH ST        |
| 1        | 0    | 615290 | 0124  | 04/18/14  | \$315,000  | \$333,000      | 1,350 | 7          | 1949           | Good | 12,150   | N    | N           | 3008 NE 190TH ST        |
| 1        | 0    | 115562 | 0070  | 03/19/13  | \$365,000  | \$419,000      | 1,380 | 7          | 1973           | Good | 7,515    | N    | N           | 19514 34TH AVE NE       |
| 1        | 0    | 402290 | 0569  | 10/17/14  | \$405,000  | \$412,000      | 1,390 | 7          | 1978           | Avg  | 10,454   | N    | N           | 3410 NE 202ND ST        |
| 1        | 0    | 402290 | 0698  | 07/13/13  | \$245,000  | \$275,000      | 1,400 | 7          | 1968           | Avg  | 11,668   | N    | N           | 20033 32ND AVE NE       |
| 1        | 0    | 402290 | 0571  | 05/29/12  | \$283,500  | \$344,000      | 1,480 | 7          | 1962           | Avg  | 11,750   | N    | N           | 20231 37TH AVE NE       |
| 1        | 0    | 402290 | 1391  | 03/26/13  | \$279,000  | \$320,000      | 1,480 | 7          | 1970           | Good | 6,140    | N    | N           | 19505 32ND AVE NE       |
| 1        | 0    | 402290 | 1390  | 11/20/12  | \$333,900  | \$392,000      | 1,490 | 7          | 1949           | Avg  | 14,380   | N    | N           | 3102 NE 195TH ST        |
| 1        | 0    | 319790 | 0030  | 07/19/12  | \$300,000  | \$361,000      | 1,530 | 7          | 1952           | Good | 7,936    | N    | N           | 18543 29TH AVE NE       |
| 1        | 0    | 866590 | 0019  | 03/16/12  | \$299,950  | \$369,000      | 1,700 | 7          | 1980           | Good | 10,023   | N    | N           | 19219 BALLINGER WAY NE  |
| 1        | 0    | 664890 | 0005  | 10/08/14  | \$399,950  | \$408,000      | 1,720 | 7          | 1954           | Good | 8,910    | N    | N           | 19857 31ST AVE NE       |
| 1        | 0    | 402290 | 0652  | 11/18/14  | \$565,000  | \$571,000      | 1,800 | 7          | 1965           | Good | 20,790   | N    | N           | 3048 NE 203RD ST        |
| 1        | 0    | 866520 | 0020  | 06/23/14  | \$389,800  | \$407,000      | 1,880 | 7          | 1959           | Avg  | 12,821   | N    | N           | 2320 NE 191ST ST        |
| 1        | 0    | 866590 | 0324  | 05/03/12  | \$370,000  | \$451,000      | 1,920 | 7          | 1950           | Good | 27,754   | N    | N           | 19243 FOREST PARK DR NE |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 866590 | 0150  | 10/23/13  | \$500,000  | \$549,000      | 2,090 | 7          | 1953           | Good  | 27,026   | N    | N           | 2331 NE PERKINS WAY    |
| 1        | 0    | 664890 | 0020  | 08/07/13  | \$400,000  | \$446,000      | 2,220 | 7          | 1969           | Good  | 8,640    | N    | N           | 19839 31ST AVE NE      |
| 1        | 0    | 866590 | 0336  | 07/17/14  | \$360,000  | \$374,000      | 1,260 | 8          | 1958           | Avg   | 15,540   | N    | N           | 19006 22ND AVE NE      |
| 1        | 0    | 615290 | 0360  | 04/18/13  | \$400,000  | \$456,000      | 1,300 | 8          | 1937           | Avg   | 43,995   | N    | N           | 3110 NE 185TH ST       |
| 1        | 0    | 401850 | 0070  | 10/18/13  | \$491,000  | \$540,000      | 1,390 | 8          | 1978           | Avg   | 11,160   | N    | N           | 3017 NE 201ST PL       |
| 1        | 0    | 267230 | 0060  | 08/09/12  | \$425,000  | \$509,000      | 1,470 | 8          | 1979           | Avg   | 7,140    | N    | N           | 19315 30TH AVE NE      |
| 1        | 0    | 115564 | 0070  | 12/05/13  | \$415,000  | \$452,000      | 1,490 | 8          | 1981           | Good  | 7,189    | N    | N           | 3238 NE 198TH PL       |
| 1        | 0    | 397170 | 1795  | 07/03/12  | \$330,000  | \$398,000      | 1,500 | 8          | 1967           | Avg   | 7,982    | N    | N           | 19218 LAGO PL NE       |
| 1        | 0    | 928675 | 0100  | 06/10/14  | \$375,500  | \$393,000      | 1,530 | 8          | 1975           | Avg   | 7,200    | N    | N           | 3011 NE 194TH ST       |
| 1        | 0    | 397170 | 1800  | 07/18/13  | \$415,000  | \$465,000      | 1,570 | 8          | 1979           | Avg   | 16,256   | N    | N           | 19204 LAGO PL NE       |
| 1        | 0    | 255730 | 0050  | 08/17/12  | \$400,000  | \$478,000      | 1,600 | 8          | 1982           | Avg   | 9,942    | N    | N           | 2546 NE 191ST ST       |
| 1        | 0    | 115564 | 0080  | 04/18/13  | \$389,000  | \$444,000      | 1,660 | 8          | 1980           | Avg   | 7,167    | N    | N           | 3234 NE 198TH PL       |
| 1        | 0    | 115564 | 0050  | 08/26/14  | \$430,000  | \$442,000      | 1,710 | 8          | 1983           | Avg   | 7,724    | N    | N           | 3231 NE 198TH PL       |
| 1        | 0    | 267230 | 0070  | 04/24/13  | \$347,000  | \$395,000      | 1,760 | 8          | 1979           | Avg   | 8,681    | N    | N           | 2926 NE 193RD ST       |
| 1        | 0    | 202700 | 0090  | 11/06/13  | \$468,000  | \$512,000      | 1,820 | 8          | 1968           | VGood | 8,478    | N    | N           | 3216 NE 200TH ST       |
| 1        | 0    | 866590 | 0203  | 10/28/13  | \$454,440  | \$499,000      | 1,990 | 8          | 1993           | Avg   | 6,612    | N    | N           | 2630 NE 184TH PL       |
| 1        | 0    | 159230 | 0020  | 06/19/12  | \$340,000  | \$411,000      | 2,140 | 8          | 1975           | Avg   | 13,383   | N    | N           | 18714 25TH AVE NE      |
| 1        | 0    | 615290 | 0001  | 02/27/12  | \$359,000  | \$443,000      | 2,140 | 8          | 1986           | Avg   | 9,133    | N    | N           | 18815 33RD AVE NE      |
| 1        | 0    | 402290 | 0699  | 06/13/12  | \$340,000  | \$412,000      | 2,210 | 8          | 1973           | Avg   | 11,673   | N    | N           | 20113 32ND AVE NE      |
| 1        | 0    | 856297 | 0080  | 03/28/14  | \$467,000  | \$496,000      | 2,450 | 8          | 1978           | Avg   | 7,599    | N    | N           | 19009 34TH AVE NE      |
| 1        | 0    | 402290 | 1316  | 10/31/14  | \$475,000  | \$482,000      | 2,480 | 8          | 2001           | Avg   | 6,031    | N    | N           | 19724 30TH AVE NE      |
| 1        | 0    | 615290 | 0238  | 08/08/13  | \$553,000  | \$617,000      | 2,640 | 8          | 1978           | Avg   | 37,750   | N    | N           | 3233 NE 195TH ST       |
| 1        | 0    | 402290 | 0541  | 08/24/12  | \$518,000  | \$619,000      | 2,820 | 8          | 1983           | Good  | 13,853   | N    | N           | 20216 33RD AVE NE      |
| 1        | 0    | 866590 | 0168  | 11/05/14  | \$635,000  | \$643,000      | 4,100 | 8          | 1935           | Good  | 36,360   | N    | N           | 18549 26TH AVE NE      |
| 1        | 0    | 259176 | 0030  | 04/23/13  | \$539,000  | \$614,000      | 2,110 | 9          | 1999           | Avg   | 4,081    | N    | N           | 18630 22ND PL NE       |
| 1        | 0    | 259176 | 0070  | 06/03/14  | \$503,000  | \$527,000      | 2,190 | 9          | 1999           | Avg   | 4,882    | N    | N           | 18649 22ND PL NE       |
| 1        | 0    | 604200 | 0090  | 10/02/14  | \$525,000  | \$536,000      | 2,520 | 9          | 1994           | Avg   | 7,731    | N    | N           | 3010 NE 195TH CT       |
| 1        | 0    | 615290 | 0330  | 06/10/13  | \$815,000  | \$920,000      | 2,550 | 9          | 1919           | VGood | 149,354  | N    | N           | 18725 BALLINGER WAY NE |
| 1        | 0    | 856297 | 0050  | 06/20/12  | \$440,000  | \$532,000      | 2,820 | 9          | 1999           | Avg   | 8,305    | N    | N           | 19022 34TH AVE NE      |
| 1        | 0    | 402290 | 1610  | 08/02/12  | \$636,000  | \$763,000      | 3,180 | 9          | 1942           | Good  | 61,433   | N    | N           | 19553 35TH AVE NE      |
| 1        | 0    | 866590 | 0036  | 09/03/13  | \$759,990  | \$843,000      | 3,430 | 9          | 2013           | Avg   | 39,660   | N    | N           | 19224 25TH AVE NE      |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 866590 | 0125  | 04/02/14  | \$730,000  | \$775,000      | 3,470 | 9          | 2007           | Avg   | 15,150   | N    | N           | 18520 26TH AVE NE      |
| 1        | 0    | 866590 | 0034  | 02/11/14  | \$750,000  | \$805,000      | 3,610 | 9          | 2013           | Avg   | 42,255   | N    | N           | 19218 25TH AVE NE      |
| 1        | 0    | 866590 | 0037  | 02/25/14  | \$739,990  | \$792,000      | 3,610 | 9          | 2013           | Avg   | 33,372   | N    | N           | 19226 25TH AVE NE      |
| 1        | 0    | 866590 | 0030  | 09/25/13  | \$749,990  | \$828,000      | 3,630 | 9          | 2013           | Avg   | 37,006   | N    | N           | 19220 25TH AVE NE      |
| 2        | 0    | 115410 | 0205  | 10/13/14  | \$305,000  | \$311,000      | 900   | 5          | 1987           | Avg   | 7,500    | N    | N           | 4066 NE 174TH ST       |
| 2        | 0    | 401930 | 0300  | 07/10/13  | \$242,500  | \$272,000      | 940   | 5          | 1942           | Good  | 27,984   | N    | N           | 18448 40TH PL NE       |
| 2        | 0    | 402410 | 1940  | 10/14/13  | \$245,000  | \$270,000      | 480   | 6          | 1931           | Good  | 8,357    | N    | N           | 18303 28TH AVE NE      |
| 2        | 0    | 401990 | 0100  | 12/14/12  | \$303,000  | \$354,000      | 740   | 6          | 1942           | Good  | 12,417   | N    | N           | 18409 47TH PL NE       |
| 2        | 0    | 115410 | 0165  | 05/16/13  | \$310,500  | \$352,000      | 940   | 6          | 1949           | Good  | 7,500    | N    | N           | 4026 NE 174TH ST       |
| 2        | 0    | 402410 | 1745  | 09/11/12  | \$297,550  | \$354,000      | 990   | 6          | 1942           | VGood | 13,423   | N    | N           | 18002 25TH AVE NE      |
| 2        | 0    | 401930 | 0750  | 06/25/12  | \$317,500  | \$383,000      | 1,090 | 6          | 1918           | Avg   | 27,501   | N    | N           | 3570 NE 180TH ST       |
| 2        | 0    | 401990 | 0110  | 04/19/13  | \$275,000  | \$314,000      | 1,330 | 6          | 1990           | Avg   | 10,458   | N    | N           | 18407 47TH PL NE       |
| 2        | 0    | 402050 | 0010  | 03/12/13  | \$330,000  | \$379,000      | 1,720 | 6          | 1959           | VGood | 6,842    | N    | N           | 4412 NE 178TH ST       |
| 2        | 0    | 558990 | 0400  | 12/05/14  | \$338,000  | \$340,000      | 1,790 | 6          | 1951           | Good  | 17,925   | N    | N           | 2510 NE 168TH ST       |
| 2        | 0    | 402410 | 1715  | 09/05/14  | \$306,000  | \$314,000      | 910   | 7          | 1955           | Avg   | 8,658    | N    | N           | 17804 25TH AVE NE      |
| 2        | 0    | 401930 | 1395  | 01/11/13  | \$334,000  | \$388,000      | 930   | 7          | 1952           | Good  | 13,151   | N    | N           | 17514 47TH AVE NE      |
| 2        | 0    | 402350 | 0861  | 02/03/14  | \$402,000  | \$432,000      | 1,000 | 7          | 1993           | Avg   | 8,699    | N    | N           | 2806 NE 179TH CT       |
| 2        | 0    | 402410 | 1726  | 03/21/12  | \$274,000  | \$337,000      | 1,000 | 7          | 1961           | Avg   | 14,477   | N    | N           | 17820 25TH AVE NE      |
| 2        | 0    | 402410 | 1670  | 12/04/14  | \$290,000  | \$292,000      | 1,040 | 7          | 1955           | Good  | 9,997    | N    | N           | 2548 NE 178TH ST       |
| 2        | 0    | 402410 | 1675  | 10/23/13  | \$280,000  | \$307,000      | 1,040 | 7          | 1955           | Good  | 7,350    | N    | N           | 2542 NE 178TH ST       |
| 2        | 0    | 402410 | 2005  | 05/20/12  | \$285,000  | \$346,000      | 1,060 | 7          | 1987           | Avg   | 7,400    | N    | N           | 17849 28TH AVE NE      |
| 2        | 0    | 401930 | 0305  | 11/18/13  | \$375,000  | \$410,000      | 1,090 | 7          | 1945           | VGood | 24,715   | N    | N           | 18430 40TH PL NE       |
| 2        | 0    | 553830 | 0225  | 05/13/14  | \$405,000  | \$426,000      | 1,090 | 7          | 1956           | Avg   | 13,529   | N    | N           | 16722 32ND PL NE       |
| 2        | 0    | 401930 | 0210  | 03/14/12  | \$375,000  | \$462,000      | 1,100 | 7          | 1961           | Good  | 15,800   | N    | N           | 18403 51ST PL NE       |
| 2        | 0    | 401930 | 0393  | 10/23/12  | \$299,950  | \$354,000      | 1,100 | 7          | 1959           | Avg   | 12,000   | N    | N           | 18434 BALLINGER WAY NE |
| 2        | 0    | 402350 | 0189  | 12/02/13  | \$255,000  | \$278,000      | 1,100 | 7          | 1950           | Avg   | 8,848    | N    | N           | 18209 30TH AVE NE      |
| 2        | 0    | 401930 | 0302  | 10/18/12  | \$312,500  | \$369,000      | 1,110 | 7          | 1950           | Good  | 16,586   | N    | N           | 18438 40TH PL NE       |
| 2        | 0    | 402350 | 0990  | 06/17/14  | \$260,000  | \$272,000      | 1,150 | 7          | 1948           | Fair  | 20,700   | N    | N           | 2943 NE 178TH ST       |
| 2        | 0    | 402350 | 0118  | 07/23/14  | \$411,000  | \$426,000      | 1,190 | 7          | 1959           | Good  | 9,844    | N    | N           | 3007 NE 185TH ST       |
| 2        | 0    | 664250 | 0030  | 10/19/12  | \$244,900  | \$289,000      | 1,190 | 7          | 1967           | Avg   | 10,656   | N    | N           | 18222 25TH AVE NE      |
| 2        | 0    | 401930 | 0030  | 10/13/14  | \$357,000  | \$363,000      | 1,250 | 7          | 1972           | Avg   | 17,493   | N    | N           | 5031 NE 184TH ST       |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 401930 | 0910  | 06/27/14  | \$390,100  | \$407,000      | 1,290 | 7          | 1952           | Good  | 8,480    | N    | N           | 4036 NE 178TH ST       |
| 2        | 0    | 401930 | 0487  | 10/24/12  | \$299,000  | \$353,000      | 1,310 | 7          | 1989           | Avg   | 21,387   | N    | N           | 18423 BALLINGER WAY NE |
| 2        | 0    | 401930 | 1445  | 07/18/13  | \$589,950  | \$661,000      | 1,360 | 7          | 2006           | Avg   | 14,475   | Y    | N           | 17525 BOTHELL WAY NE   |
| 2        | 0    | 401930 | 0715  | 12/17/13  | \$425,000  | \$461,000      | 1,400 | 7          | 1996           | Avg   | 25,370   | N    | N           | 17833 40TH AVE NE      |
| 2        | 0    | 402050 | 0015  | 03/26/14  | \$316,000  | \$336,000      | 1,400 | 7          | 1947           | Good  | 8,023    | N    | N           | 4418 NE 178TH ST       |
| 2        | 0    | 402350 | 0062  | 05/07/13  | \$375,000  | \$426,000      | 1,460 | 7          | 1962           | Good  | 13,500   | N    | N           | 3404 NE 184TH ST       |
| 2        | 0    | 402350 | 0435  | 06/17/13  | \$379,950  | \$428,000      | 1,490 | 7          | 1984           | Avg   | 34,267   | N    | N           | 3359 NE 182ND ST       |
| 2        | 0    | 401930 | 1465  | 05/31/12  | \$595,500  | \$723,000      | 1,510 | 7          | 1959           | Good  | 21,410   | Y    | N           | 17837 BOTHELL WAY NE   |
| 2        | 0    | 401930 | 1500  | 08/28/14  | \$507,000  | \$521,000      | 1,510 | 7          | 1958           | Good  | 11,585   | N    | N           | 17579 47TH AVE NE      |
| 2        | 0    | 402350 | 0193  | 03/21/12  | \$270,000  | \$332,000      | 1,530 | 7          | 1962           | Avg   | 10,150   | N    | N           | 18225 30TH AVE NE      |
| 2        | 0    | 402350 | 0980  | 03/20/14  | \$339,000  | \$361,000      | 1,540 | 7          | 1940           | Good  | 26,950   | N    | N           | 3045 NE 178TH ST       |
| 2        | 0    | 402890 | 0060  | 08/02/12  | \$360,000  | \$432,000      | 1,550 | 7          | 1960           | Good  | 12,800   | N    | N           | 3221 NE 181ST ST       |
| 2        | 0    | 401990 | 0035  | 08/01/13  | \$420,000  | \$469,000      | 1,560 | 7          | 1975           | Avg   | 13,687   | N    | N           | 18469 47TH PL NE       |
| 2        | 0    | 553830 | 0120  | 10/15/14  | \$420,000  | \$427,000      | 1,570 | 7          | 1962           | Avg   | 10,500   | Y    | N           | 16732 32ND AVE NE      |
| 2        | 0    | 401930 | 0491  | 05/22/13  | \$495,000  | \$561,000      | 1,640 | 7          | 1958           | Good  | 23,760   | N    | N           | 18431 BALLINGER WAY NE |
| 2        | 0    | 401930 | 0680  | 12/31/14  | \$449,000  | \$449,000      | 1,660 | 7          | 1952           | Good  | 9,697    | N    | N           | 17803 40TH AVE NE      |
| 2        | 0    | 401930 | 1386  | 09/09/14  | \$425,000  | \$436,000      | 1,680 | 7          | 1955           | Good  | 13,709   | N    | N           | 17520 47TH AVE NE      |
| 2        | 0    | 092604 | 9025  | 10/22/12  | \$405,000  | \$478,000      | 1,720 | 7          | 1980           | Good  | 12,000   | N    | N           | 2651 NE 169TH ST       |
| 2        | 0    | 401990 | 0119  | 04/03/12  | \$339,000  | \$416,000      | 1,760 | 7          | 1978           | Avg   | 8,550    | N    | N           | 4942 NE 184TH ST       |
| 2        | 0    | 402350 | 1026  | 05/17/13  | \$330,000  | \$374,000      | 1,790 | 7          | 1915           | Avg   | 21,736   | N    | N           | 2847 NE 178TH ST       |
| 2        | 0    | 402350 | 0842  | 05/14/13  | \$342,500  | \$389,000      | 1,840 | 7          | 1981           | Avg   | 13,383   | N    | N           | 2828 NE 178TH ST       |
| 2        | 0    | 115410 | 0563  | 03/26/14  | \$310,000  | \$330,000      | 1,900 | 7          | 1954           | Avg   | 8,644    | N    | N           | 17083 HAMLIN RD NE     |
| 2        | 0    | 401930 | 0150  | 06/06/13  | \$551,500  | \$623,000      | 1,960 | 7          | 1924           | VGood | 38,677   | N    | N           | 5130 NE 180TH ST       |
| 2        | 0    | 401930 | 1520  | 03/15/13  | \$425,000  | \$488,000      | 2,030 | 7          | 1939           | Good  | 14,237   | N    | N           | 4625 NE 178TH ST       |
| 2        | 0    | 402410 | 1975  | 05/30/12  | \$319,000  | \$387,000      | 2,040 | 7          | 1974           | Avg   | 7,129    | N    | N           | 18025 28TH AVE NE      |
| 2        | 0    | 402350 | 0986  | 07/01/13  | \$399,500  | \$449,000      | 2,100 | 7          | 1951           | VGood | 20,700   | N    | N           | 3029 NE 178TH ST       |
| 2        | 0    | 115410 | 0425  | 10/15/13  | \$450,000  | \$495,000      | 2,200 | 7          | 1935           | Good  | 14,000   | N    | N           | 17028 HAMLIN RD NE     |
| 2        | 0    | 402410 | 1780  | 03/25/13  | \$459,000  | \$526,000      | 2,280 | 7          | 1938           | Good  | 16,425   | N    | N           | 18044 25TH AVE NE      |
| 2        | 0    | 402110 | 0070  | 06/11/13  | \$632,500  | \$714,000      | 2,740 | 7          | 1922           | VGood | 27,340   | N    | N           | 18325 47TH PL NE       |
| 2        | 0    | 401930 | 1300  | 12/23/14  | \$472,000  | \$473,000      | 1,200 | 8          | 1961           | Avg   | 21,890   | Y    | N           | 5315 NE 178TH ST       |
| 2        | 0    | 402410 | 0496  | 07/16/14  | \$360,000  | \$374,000      | 1,220 | 8          | 1978           | Avg   | 12,282   | N    | N           | 2630 NE 169TH ST       |

## Improved Sales Used in This Annual Update Analysis Area 004 -- 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    | 092604 | 9022  | 04/30/14  | \$475,000  | \$501,000      | 1,270 | 8          | 1963           | Good  | 14,299   | N    | N           | 2621 NE 169TH ST        |
| 2        | 0    | 553830 | 0280  | 08/19/13  | \$483,000  | \$538,000      | 1,280 | 8          | 1973           | Good  | 18,077   | N    | N           | 17023 33RD AVE NE       |
| 2        | 0    | 514600 | 0080  | 06/25/13  | \$415,000  | \$467,000      | 1,320 | 8          | 1963           | Avg   | 12,977   | N    | N           | 2603 NE 169TH ST        |
| 2        | 0    | 401930 | 1205  | 12/02/14  | \$410,000  | \$413,000      | 1,420 | 8          | 1954           | Good  | 8,187    | N    | N           | 17804 47TH AVE NE       |
| 2        | 0    | 401930 | 1105  | 03/25/14  | \$626,330  | \$666,000      | 1,430 | 8          | 1954           | Avg   | 26,708   | Y    | N           | 5323 NE 180TH ST        |
| 2        | 0    | 115410 | 0555  | 07/30/12  | \$455,000  | \$546,000      | 1,500 | 8          | 1963           | Good  | 12,626   | N    | N           | 3753 NE 170TH PL        |
| 2        | 0    | 260020 | 0260  | 09/26/12  | \$350,000  | \$415,000      | 1,510 | 8          | 1987           | Avg   | 8,274    | N    | N           | 2518 NE 184TH PL        |
| 2        | 0    | 402890 | 0050  | 10/01/13  | \$474,000  | \$523,000      | 1,550 | 8          | 1960           | Good  | 12,840   | N    | N           | 3205 NE 181ST ST        |
| 2        | 0    | 402230 | 0035  | 10/09/14  | \$424,000  | \$432,000      | 1,580 | 8          | 1955           | Good  | 13,912   | N    | N           | 17445 47TH AVE NE       |
| 2        | 0    | 402350 | 0079  | 11/18/13  | \$660,000  | \$721,000      | 1,580 | 8          | 1963           | VGood | 11,135   | N    | N           | 3306 NE 182ND ST        |
| 2        | 0    | 402350 | 0210  | 08/26/13  | \$388,800  | \$432,000      | 1,610 | 8          | 1977           | Good  | 8,875    | N    | N           | 18247 30TH AVE NE       |
| 2        | 0    | 402890 | 0048  | 08/21/14  | \$450,000  | \$464,000      | 1,610 | 8          | 1966           | Good  | 13,789   | N    | N           | 3020 NE 180TH ST        |
| 2        | 0    | 402890 | 0070  | 04/22/13  | \$410,000  | \$467,000      | 1,610 | 8          | 1957           | Good  | 22,666   | N    | N           | 3311 NE 181ST ST        |
| 2        | 0    | 402350 | 0293  | 07/16/12  | \$451,600  | \$543,000      | 1,710 | 8          | 1990           | Avg   | 17,882   | N    | N           | 3325 NE 181ST ST        |
| 2        | 0    | 115410 | 0110  | 03/26/13  | \$377,500  | \$433,000      | 1,760 | 8          | 1954           | Good  | 22,248   | N    | N           | 4045 NE 178TH ST        |
| 2        | 0    | 401930 | 0051  | 11/25/14  | \$455,000  | \$459,000      | 1,760 | 8          | 1959           | VGood | 11,371   | N    | N           | 5211 NE 184TH ST        |
| 2        | 0    | 260020 | 0240  | 03/18/13  | \$405,000  | \$465,000      | 1,800 | 8          | 1986           | Avg   | 12,100   | N    | N           | 2700 NE 184TH PL        |
| 2        | 0    | 402350 | 0227  | 10/15/12  | \$440,000  | \$520,000      | 1,850 | 8          | 1983           | Avg   | 19,895   | N    | N           | 2617 NE 185TH ST        |
| 2        | 0    | 401930 | 0775  | 04/07/14  | \$575,000  | \$610,000      | 1,920 | 8          | 1964           | Good  | 26,754   | N    | N           | 3523 NE 182ND ST        |
| 2        | 0    | 401930 | 1130  | 04/27/12  | \$450,250  | \$550,000      | 1,930 | 8          | 1947           | Good  | 18,000   | Y    | N           | 5300 NE 178TH ST        |
| 2        | 0    | 401930 | 1055  | 02/01/12  | \$385,000  | \$478,000      | 1,940 | 8          | 1930           | Good  | 15,000   | N    | N           | 17836 BALLINGER WAY NE  |
| 2        | 0    | 402350 | 0954  | 07/26/12  | \$410,500  | \$493,000      | 1,940 | 8          | 1993           | Avg   | 6,834    | N    | N           | 2638 NE 184TH PL        |
| 2        | 0    | 402170 | 0025  | 06/10/14  | \$569,000  | \$595,000      | 2,060 | 8          | 1952           | VGood | 10,583   | N    | N           | 5011 NE 180TH ST        |
| 2        | 0    | 402290 | 6430  | 06/30/14  | \$560,000  | \$583,000      | 2,070 | 8          | 2013           | Avg   | 15,002   | N    | N           | 5103 NE 187TH ST        |
| 2        | 0    | 401930 | 0690  | 05/23/13  | \$324,000  | \$367,000      | 2,100 | 8          | 1953           | Avg   | 10,115   | N    | N           | 3818 NE 178TH ST        |
| 2        | 0    | 402110 | 0045  | 07/15/14  | \$550,000  | \$571,000      | 2,110 | 8          | 1934           | Good  | 17,950   | N    | N           | 18225 47TH PL NE        |
| 2        | 0    | 115410 | 0380  | 12/11/12  | \$410,500  | \$480,000      | 2,120 | 8          | 1941           | Good  | 19,800   | N    | N           | 17069 BROOKSIDE BLVD NE |
| 2        | 0    | 402350 | 0610  | 12/16/13  | \$490,000  | \$532,000      | 2,210 | 8          | 1925           | VGood | 17,160   | N    | N           | 2960 NE 178TH ST        |
| 2        | 0    | 401930 | 1160  | 06/27/14  | \$755,000  | \$787,000      | 2,310 | 8          | 1950           | Good  | 24,300   | Y    | N           | 5115 NE 180TH ST        |
| 2        | 0    | 401930 | 0740  | 05/23/13  | \$499,000  | \$565,000      | 2,360 | 8          | 1997           | Avg   | 20,311   | N    | N           | 3700 NE 180TH ST        |
| 2        | 0    | 115410 | 0515  | 09/26/14  | \$470,000  | \$480,000      | 2,370 | 8          | 1938           | Avg   | 54,707   | N    | N           | 17450 37TH AVE NE       |



## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 260020 | 0060  | 04/22/14  | \$480,000  | \$508,000      | 2,370 | 8          | 1986           | Avg   | 11,068   | N    | N           | 2607 NE 184TH PL  |
| 2        | 0    | 402290 | 6431  | 02/20/14  | \$642,500  | \$688,000      | 2,820 | 8          | 2013           | Avg   | 22,631   | N    | N           | 5105 187TH AVE NE |
| 2        | 0    | 402410 | 0345  | 08/13/13  | \$492,000  | \$548,000      | 2,890 | 8          | 2002           | Avg   | 9,431    | N    | N           | 2543 NE 178TH ST  |
| 2        | 0    | 401930 | 0885  | 10/18/13  | \$490,000  | \$539,000      | 2,930 | 8          | 1945           | Good  | 47,480   | N    | N           | 17832 40TH AVE NE |
| 2        | 0    | 402410 | 0636  | 07/18/13  | \$525,000  | \$588,000      | 3,600 | 8          | 2008           | Avg   | 18,000   | N    | N           | 17058 28TH AVE NE |
| 2        | 0    | 558930 | 0740  | 07/25/13  | \$570,000  | \$638,000      | 1,760 | 9          | 1948           | VGood | 13,195   | N    | N           | 17014 25TH AVE NE |
| 2        | 0    | 401930 | 1375  | 06/18/12  | \$400,000  | \$484,000      | 1,840 | 9          | 1929           | Good  | 17,841   | N    | N           | 4755 NE 178TH ST  |
| 2        | 0    | 553830 | 0165  | 10/02/13  | \$410,000  | \$452,000      | 1,850 | 9          | 1997           | Avg   | 6,225    | N    | N           | 16903 32ND PL NE  |
| 2        | 0    | 259730 | 0020  | 11/13/14  | \$725,000  | \$733,000      | 1,890 | 9          | 1978           | Good  | 20,000   | Y    | N           | 18015 53RD AVE NE |
| 2        | 0    | 401930 | 1145  | 04/28/13  | \$766,235  | \$872,000      | 2,060 | 9          | 2012           | Avg   | 20,000   | Y    | N           | 5215 NE 180TH ST  |
| 2        | 0    | 402350 | 0530  | 07/08/13  | \$480,000  | \$539,000      | 2,070 | 9          | 1984           | Avg   | 14,040   | N    | N           | 18208 29TH AVE NE |
| 2        | 0    | 115410 | 0600  | 05/10/13  | \$595,000  | \$676,000      | 2,300 | 9          | 1999           | Avg   | 36,764   | N    | N           | 17059 37TH AVE NE |
| 2        | 0    | 115410 | 0541  | 04/12/12  | \$565,000  | \$692,000      | 2,390 | 9          | 2005           | Avg   | 13,132   | N    | N           | 17008 37TH AVE NE |
| 2        | 0    | 401930 | 1380  | 10/22/12  | \$732,601  | \$865,000      | 2,840 | 9          | 2012           | Avg   | 16,013   | N    | N           | 4749 NE 178TH ST  |
| 2        | 0    | 553830 | 0180  | 02/11/13  | \$717,500  | \$829,000      | 2,870 | 9          | 2012           | Avg   | 13,566   | N    | N           | 17122 32ND AVE NE |
| 2        | 0    | 402350 | 0220  | 06/06/13  | \$530,000  | \$599,000      | 3,040 | 9          | 1963           | Good  | 12,251   | N    | N           | 2811 NE 185TH ST  |
| 2        | 0    | 401930 | 1198  | 09/18/13  | \$650,000  | \$719,000      | 2,050 | 10         | 1958           | Good  | 14,560   | N    | N           | 5021 NE 180TH ST  |
| 2        | 0    | 401930 | 1270  | 09/11/12  | \$900,000  | \$1,071,000    | 2,090 | 10         | 1968           | VGood | 51,200   | Y    | N           | 5030 NE 178TH ST  |
| 2        | 0    | 401930 | 0270  | 05/31/13  | \$869,000  | \$983,000      | 3,540 | 10         | 2008           | Avg   | 20,000   | N    | N           | 18464 40TH PL NE  |
| 2        | 0    | 401930 | 0900  | 04/22/14  | \$949,000  | \$1,003,000    | 3,870 | 10         | 2014           | Avg   | 23,810   | N    | N           | 4004 NE 178TH ST  |
| 3        | 0    | 032604 | 9115  | 11/06/13  | \$362,000  | \$396,000      | 900   | 6          | 1918           | VGood | 9,100    | N    | N           | 3710 NE 189TH PL  |
| 3        | 0    | 402770 | 0455  | 12/05/13  | \$298,300  | \$325,000      | 1,020 | 6          | 1934           | Good  | 10,207   | N    | N           | 19615 55TH AVE NE |
| 3        | 0    | 032604 | 9111  | 06/26/14  | \$285,000  | \$297,000      | 1,010 | 7          | 1975           | Avg   | 7,200    | N    | N           | 18716 35TH AVE NE |
| 3        | 0    | 885770 | 0050  | 05/02/13  | \$333,600  | \$379,000      | 1,010 | 7          | 1965           | Avg   | 10,000   | N    | N           | 3749 NE 194TH ST  |
| 3        | 0    | 932095 | 0050  | 05/08/13  | \$300,000  | \$341,000      | 1,030 | 7          | 1971           | Avg   | 7,430    | N    | N           | 20219 54TH PL NE  |
| 3        | 0    | 379060 | 0080  | 10/21/13  | \$370,000  | \$406,000      | 1,060 | 7          | 1976           | Avg   | 9,960    | N    | N           | 19749 40TH CT NE  |
| 3        | 0    | 402770 | 0535  | 04/15/13  | \$290,000  | \$331,000      | 1,090 | 7          | 1951           | Avg   | 18,769   | N    | N           | 19334 53RD AVE NE |
| 3        | 0    | 402290 | 0197  | 08/08/14  | \$399,000  | \$412,000      | 1,140 | 7          | 1978           | Avg   | 16,300   | N    | N           | 19720 42ND AVE NE |
| 3        | 0    | 928910 | 0130  | 09/20/12  | \$420,000  | \$499,000      | 1,160 | 7          | 1963           | VGood | 10,870   | N    | N           | 4033 NE 196TH ST  |
| 3        | 0    | 259320 | 0010  | 09/09/13  | \$369,000  | \$409,000      | 1,200 | 7          | 1961           | Good  | 8,310    | N    | N           | 3705 NE 192ND ST  |
| 3        | 0    | 259320 | 0150  | 09/05/13  | \$325,000  | \$360,000      | 1,200 | 7          | 1962           | Avg   | 8,563    | N    | N           | 3720 NE 192ND ST  |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 402290 | 2991  | 09/26/12  | \$335,000  | \$398,000      | 1,200 | 7          | 1959           | Avg   | 9,960    | N    | N           | 19514 40TH PL NE  |
| 3        | 0    | 402770 | 0544  | 06/13/13  | \$315,000  | \$355,000      | 1,200 | 7          | 1967           | VGood | 8,114    | N    | N           | 19326 53RD AVE NE |
| 3        | 0    | 267810 | 0045  | 06/19/14  | \$320,000  | \$334,000      | 1,210 | 7          | 1953           | Good  | 7,000    | N    | N           | 18502 36TH PL NE  |
| 3        | 0    | 342510 | 0015  | 05/11/12  | \$283,500  | \$345,000      | 1,210 | 7          | 1957           | Avg   | 18,893   | Y    | N           | 19620 53RD AVE NE |
| 3        | 0    | 346100 | 0130  | 05/23/12  | \$382,000  | \$464,000      | 1,270 | 7          | 1961           | Avg   | 10,987   | N    | N           | 19131 47TH PL NE  |
| 3        | 0    | 346100 | 0150  | 09/27/13  | \$320,000  | \$353,000      | 1,270 | 7          | 1961           | Avg   | 11,341   | N    | N           | 19050 47TH PL NE  |
| 3        | 0    | 346100 | 0190  | 07/12/13  | \$412,000  | \$462,000      | 1,270 | 7          | 1963           | Avg   | 12,918   | N    | N           | 4908 NE 193RD ST  |
| 3        | 0    | 402770 | 0320  | 11/12/12  | \$375,000  | \$441,000      | 1,270 | 7          | 2002           | Avg   | 6,600    | N    | N           | 5425 NE 204TH ST  |
| 3        | 0    | 402940 | 0140  | 12/10/14  | \$409,950  | \$412,000      | 1,270 | 7          | 1961           | Avg   | 10,300   | N    | N           | 3509 NE 197TH ST  |
| 3        | 0    | 928910 | 0080  | 03/22/13  | \$500,000  | \$573,000      | 1,270 | 7          | 1962           | VGood | 10,400   | N    | N           | 4040 NE 196TH ST  |
| 3        | 0    | 402770 | 0321  | 10/28/14  | \$420,000  | \$426,000      | 1,290 | 7          | 1959           | Avg   | 11,242   | N    | N           | 20328 54TH LN NE  |
| 3        | 0    | 402770 | 0496  | 11/14/13  | \$375,000  | \$410,000      | 1,320 | 7          | 1962           | Good  | 10,300   | N    | N           | 19531 55TH AVE NE |
| 3        | 0    | 032604 | 9118  | 02/13/12  | \$290,000  | \$359,000      | 1,340 | 7          | 1980           | Avg   | 10,797   | N    | N           | 3527 NE 190TH PL  |
| 3        | 0    | 386240 | 0030  | 05/23/13  | \$448,000  | \$507,000      | 1,340 | 7          | 1964           | Avg   | 14,268   | N    | N           | 5002 NE 188TH ST  |
| 3        | 0    | 019260 | 0110  | 08/22/13  | \$405,000  | \$450,000      | 1,350 | 7          | 1976           | Avg   | 8,000    | N    | N           | 20120 47TH AVE NE |
| 3        | 0    | 570870 | 0020  | 11/06/12  | \$310,000  | \$365,000      | 1,350 | 7          | 1966           | Avg   | 9,671    | N    | N           | 20404 55TH PL NE  |
| 3        | 0    | 570870 | 0050  | 01/28/14  | \$300,000  | \$323,000      | 1,350 | 7          | 1965           | Avg   | 9,621    | N    | N           | 20417 55TH PL NE  |
| 3        | 0    | 402940 | 0100  | 09/10/14  | \$425,000  | \$436,000      | 1,380 | 7          | 1962           | Avg   | 30,804   | N    | N           | 3524 NE 197TH ST  |
| 3        | 0    | 402770 | 0640  | 12/26/13  | \$425,000  | \$461,000      | 1,420 | 7          | 1972           | Avg   | 21,100   | N    | N           | 19524 53RD AVE NE |
| 3        | 0    | 402770 | 0527  | 11/05/13  | \$390,000  | \$427,000      | 1,460 | 7          | 1961           | Avg   | 12,962   | N    | N           | 19336 53RD AVE NE |
| 3        | 0    | 402770 | 0514  | 02/24/12  | \$307,100  | \$379,000      | 1,520 | 7          | 1968           | Good  | 8,510    | N    | N           | 5414 NE 195TH ST  |
| 3        | 0    | 402290 | 6222  | 11/26/14  | \$469,000  | \$473,000      | 1,660 | 7          | 1976           | Avg   | 10,659   | N    | N           | 5126 NE 187TH ST  |
| 3        | 0    | 402290 | 6284  | 09/24/12  | \$366,500  | \$435,000      | 1,680 | 7          | 1959           | Avg   | 9,400    | N    | N           | 18717 53RD AVE NE |
| 3        | 0    | 402770 | 0466  | 12/19/14  | \$340,500  | \$341,000      | 1,770 | 7          | 1957           | Avg   | 12,458   | N    | N           | 19605 55TH AVE NE |
| 3        | 0    | 402770 | 0632  | 06/09/14  | \$475,000  | \$497,000      | 1,980 | 7          | 1952           | VGood | 11,443   | N    | N           | 19547 53RD AVE NE |
| 3        | 0    | 928900 | 0030  | 03/18/13  | \$385,000  | \$442,000      | 1,160 | 8          | 1960           | Avg   | 9,700    | N    | N           | 19551 38TH AVE NE |
| 3        | 0    | 032604 | 9117  | 03/12/14  | \$379,000  | \$404,000      | 1,170 | 8          | 1980           | Good  | 11,000   | N    | N           | 3519 NE 190TH PL  |
| 3        | 0    | 386240 | 0050  | 05/06/14  | \$465,000  | \$490,000      | 1,180 | 8          | 1967           | Good  | 11,088   | N    | N           | 18747 49TH PL NE  |
| 3        | 0    | 401711 | 0330  | 08/22/12  | \$370,500  | \$443,000      | 1,210 | 8          | 1977           | Good  | 7,200    | N    | N           | 20319 46TH PL NE  |
| 3        | 0    | 928900 | 0010  | 05/10/12  | \$316,500  | \$385,000      | 1,210 | 8          | 1961           | Avg   | 10,900   | N    | N           | 19559 38TH AVE NE |
| 3        | 0    | 402290 | 3070  | 09/24/12  | \$394,000  | \$468,000      | 1,230 | 8          | 1961           | Good  | 46,609   | N    | N           | 19216 40TH PL NE  |



## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 402770 | 0262  | 11/21/13  | \$382,295  | \$417,000      | 1,240 | 8          | 1965           | Avg   | 16,400   | N    | N           | 5103 NE 201ST PL  |
| 3        | 0    | 440080 | 0061  | 07/25/14  | \$419,000  | \$434,000      | 1,280 | 8          | 1969           | Good  | 10,447   | N    | N           | 4621 NE 192ND ST  |
| 3        | 0    | 402770 | 0013  | 11/28/12  | \$345,000  | \$404,000      | 1,300 | 8          | 1979           | Good  | 18,318   | N    | N           | 4523 NE 201ST PL  |
| 3        | 0    | 402290 | 5670  | 04/11/12  | \$425,001  | \$520,000      | 1,310 | 8          | 1962           | VGood | 9,277    | N    | N           | 4734 NE 192ND PL  |
| 3        | 0    | 570870 | 0090  | 08/28/13  | \$342,000  | \$380,000      | 1,310 | 8          | 1967           | Avg   | 10,100   | N    | N           | 20406 54TH PL NE  |
| 3        | 0    | 345900 | 0180  | 08/15/12  | \$330,000  | \$395,000      | 1,320 | 8          | 1965           | Avg   | 10,700   | Y    | N           | 20147 53RD AVE NE |
| 3        | 0    | 345900 | 0190  | 12/18/13  | \$450,000  | \$488,000      | 1,320 | 8          | 1965           | Avg   | 11,400   | Y    | N           | 20143 53RD AVE NE |
| 3        | 0    | 073201 | 0050  | 10/15/12  | \$459,950  | \$544,000      | 1,340 | 8          | 1983           | Avg   | 17,673   | N    | N           | 4403 NE 187TH PL  |
| 3        | 0    | 401711 | 0150  | 09/01/13  | \$485,000  | \$538,000      | 1,360 | 8          | 1977           | Good  | 9,725    | N    | N           | 4623 NE 203RD CT  |
| 3        | 0    | 402770 | 1360  | 07/24/13  | \$435,000  | \$487,000      | 1,370 | 8          | 1967           | Avg   | 11,990   | N    | N           | 5008 NE 190TH ST  |
| 3        | 0    | 561100 | 0120  | 09/24/13  | \$390,000  | \$431,000      | 1,400 | 8          | 1978           | Avg   | 8,750    | N    | N           | 19727 41ST AVE NE |
| 3        | 0    | 401711 | 0270  | 01/15/13  | \$429,500  | \$499,000      | 1,430 | 8          | 1977           | Good  | 7,508    | N    | N           | 20312 46TH PL NE  |
| 3        | 0    | 259740 | 0010  | 07/08/13  | \$435,000  | \$488,000      | 1,440 | 8          | 1977           | Good  | 12,680   | N    | N           | 20119 44TH AVE NE |
| 3        | 0    | 379060 | 0020  | 04/05/12  | \$387,500  | \$475,000      | 1,450 | 8          | 1972           | Avg   | 9,600    | N    | N           | 19736 40TH CT NE  |
| 3        | 0    | 402290 | 7770  | 10/14/14  | \$550,000  | \$560,000      | 1,460 | 8          | 1958           | Avg   | 14,782   | Y    | N           | 18730 53RD AVE NE |
| 3        | 0    | 401711 | 0020  | 06/30/14  | \$445,800  | \$464,000      | 1,470 | 8          | 1977           | Avg   | 39,446   | N    | N           | 20143 47TH AVE NE |
| 3        | 0    | 345900 | 0130  | 07/15/13  | \$555,000  | \$622,000      | 1,480 | 8          | 1966           | VGood | 9,968    | Y    | N           | 20128 53RD AVE NE |
| 3        | 0    | 345910 | 0300  | 06/17/14  | \$405,000  | \$423,000      | 1,480 | 8          | 1968           | Avg   | 7,400    | N    | N           | 5475 NE 200TH PL  |
| 3        | 0    | 401711 | 0360  | 03/08/13  | \$420,000  | \$483,000      | 1,480 | 8          | 1977           | Avg   | 11,774   | N    | N           | 4612 NE 203RD CT  |
| 3        | 0    | 402770 | 0593  | 03/22/12  | \$365,500  | \$449,000      | 1,490 | 8          | 1983           | Good  | 13,461   | N    | N           | 5225 NE 193RD PL  |
| 3        | 0    | 402290 | 2050  | 10/08/13  | \$445,000  | \$490,000      | 1,500 | 8          | 1964           | Avg   | 10,800   | N    | N           | 19532 38TH AVE NE |
| 3        | 0    | 402770 | 0513  | 10/30/13  | \$423,950  | \$465,000      | 1,520 | 8          | 1968           | Good  | 8,023    | N    | N           | 5422 NE 195TH ST  |
| 3        | 0    | 771810 | 0085  | 03/20/14  | \$441,000  | \$470,000      | 1,520 | 8          | 1964           | Avg   | 9,300    | N    | N           | 18703 37TH AVE NE |
| 3        | 0    | 402290 | 2000  | 09/04/12  | \$395,000  | \$471,000      | 1,530 | 8          | 1969           | Avg   | 11,800   | N    | N           | 19607 40TH PL NE  |
| 3        | 0    | 885770 | 0040  | 06/25/13  | \$390,000  | \$439,000      | 1,550 | 8          | 1967           | Avg   | 8,672    | N    | N           | 3745 NE 194TH ST  |
| 3        | 0    | 402770 | 0008  | 08/04/13  | \$365,000  | \$407,000      | 1,560 | 8          | 1978           | Avg   | 10,413   | N    | N           | 4531 NE 201ST PL  |
| 3        | 0    | 073200 | 0050  | 06/11/13  | \$480,000  | \$542,000      | 1,580 | 8          | 1967           | Avg   | 10,150   | N    | N           | 18613 41ST PL NE  |
| 3        | 0    | 402770 | 0594  | 12/22/14  | \$520,000  | \$521,000      | 1,580 | 8          | 1983           | Avg   | 36,665   | Y    | N           | 5220 NE 193RD PL  |
| 3        | 0    | 771700 | 0050  | 02/27/12  | \$310,000  | \$383,000      | 1,580 | 8          | 1961           | Avg   | 9,300    | N    | N           | 3808 NE 190TH PL  |
| 3        | 0    | 402290 | 2718  | 03/20/12  | \$439,950  | \$541,000      | 1,590 | 8          | 2012           | Avg   | 9,600    | N    | N           | 19612 40TH PL NE  |
| 3        | 0    | 402290 | 5473  | 12/05/14  | \$565,000  | \$568,000      | 1,590 | 8          | 2012           | Avg   | 12,480   | N    | N           | 18900 40TH PL NE  |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 402290 | 5473  | 02/23/12  | \$450,000  | \$556,000      | 1,590 | 8          | 2012           | Avg   | 12,480   | N    | N           | 18900 40TH PL NE  |
| 3        | 0    | 440070 | 0530  | 05/28/13  | \$477,000  | \$540,000      | 1,610 | 8          | 1964           | Good  | 9,851    | N    | N           | 18704 46TH AVE NE |
| 3        | 0    | 345900 | 0050  | 06/10/14  | \$470,000  | \$492,000      | 1,620 | 8          | 1965           | Avg   | 14,800   | N    | N           | 5315 NE 201ST PL  |
| 3        | 0    | 345970 | 0180  | 09/13/13  | \$465,000  | \$515,000      | 1,630 | 8          | 1978           | Avg   | 13,490   | N    | N           | 4023 NE 204TH ST  |
| 3        | 0    | 402290 | 0289  | 07/25/13  | \$400,000  | \$447,000      | 1,640 | 8          | 1981           | Avg   | 8,021    | N    | N           | 19700 40TH PL NE  |
| 3        | 0    | 932340 | 0020  | 06/11/12  | \$422,000  | \$511,000      | 1,670 | 8          | 1974           | Avg   | 11,183   | N    | N           | 4014 NE 185TH ST  |
| 3        | 0    | 402290 | 0150  | 12/09/14  | \$600,000  | \$603,000      | 1,680 | 8          | 1968           | Good  | 10,850   | Y    | N           | 20215 42ND AVE NE |
| 3        | 0    | 259200 | 0010  | 06/25/13  | \$585,000  | \$658,000      | 1,690 | 8          | 1973           | Good  | 22,162   | N    | N           | 4308 NE 186TH ST  |
| 3        | 0    | 259740 | 0130  | 07/12/13  | \$462,000  | \$518,000      | 1,690 | 8          | 1976           | Avg   | 9,600    | N    | N           | 20314 42ND AVE NE |
| 3        | 0    | 867000 | 0060  | 08/27/14  | \$535,000  | \$550,000      | 1,700 | 8          | 1968           | Avg   | 12,138   | N    | N           | 3607 NE 189TH PL  |
| 3        | 0    | 380000 | 0170  | 07/09/13  | \$469,000  | \$526,000      | 1,710 | 8          | 1974           | Avg   | 9,707    | Y    | N           | 4755 NE 203RD ST  |
| 3        | 0    | 440090 | 0030  | 06/02/14  | \$440,000  | \$461,000      | 1,720 | 8          | 1967           | Avg   | 11,034   | N    | N           | 19311 47TH AVE NE |
| 3        | 0    | 771810 | 0055  | 08/21/13  | \$334,000  | \$372,000      | 1,760 | 8          | 1963           | Avg   | 8,160    | N    | N           | 3506 NE 187TH ST  |
| 3        | 0    | 276371 | 0060  | 08/08/14  | \$459,950  | \$475,000      | 1,780 | 8          | 1974           | Avg   | 9,747    | N    | N           | 19369 49TH PL NE  |
| 3        | 0    | 212200 | 0025  | 06/27/13  | \$417,000  | \$469,000      | 1,810 | 8          | 1990           | Avg   | 10,894   | N    | N           | 19701 40TH PL NE  |
| 3        | 0    | 402290 | 2082  | 08/14/13  | \$460,000  | \$512,000      | 1,820 | 8          | 1963           | Avg   | 12,000   | N    | N           | 19526 38TH AVE NE |
| 3        | 0    | 402770 | 0322  | 11/19/12  | \$419,000  | \$492,000      | 1,830 | 8          | 1977           | Avg   | 16,235   | Y    | N           | 20304 54TH LN NE  |
| 3        | 0    | 019260 | 0070  | 10/21/13  | \$458,000  | \$503,000      | 1,840 | 8          | 1977           | Avg   | 9,175    | Y    | N           | 20111 51ST AVE NE |
| 3        | 0    | 345910 | 0200  | 02/12/13  | \$499,950  | \$578,000      | 1,850 | 8          | 1968           | Good  | 8,349    | Y    | N           | 5429 NE 200TH PL  |
| 3        | 0    | 345970 | 0020  | 03/26/13  | \$482,000  | \$552,000      | 1,860 | 8          | 1978           | Good  | 8,050    | N    | N           | 4044 NE 204TH ST  |
| 3        | 0    | 771700 | 0010  | 02/27/14  | \$419,500  | \$449,000      | 1,860 | 8          | 1962           | Avg   | 15,400   | N    | N           | 18924 37TH AVE NE |
| 3        | 0    | 867000 | 0020  | 09/16/13  | \$392,000  | \$434,000      | 1,860 | 8          | 1966           | Avg   | 9,600    | N    | N           | 18915 37TH AVE NE |
| 3        | 0    | 928898 | 0110  | 02/27/12  | \$419,990  | \$518,000      | 1,910 | 8          | 2012           | Avg   | 7,213    | N    | N           | 5419 NE 197TH PL  |
| 3        | 0    | 259740 | 0330  | 11/26/12  | \$565,000  | \$663,000      | 1,930 | 8          | 1977           | VGood | 10,000   | N    | N           | 20138 44TH AVE NE |
| 3        | 0    | 346100 | 0059  | 05/23/13  | \$475,000  | \$538,000      | 1,930 | 8          | 1979           | Avg   | 13,222   | N    | N           | 4716 NE 187TH PL  |
| 3        | 0    | 259740 | 0080  | 05/23/12  | \$595,000  | \$723,000      | 1,980 | 8          | 1976           | VGood | 10,400   | N    | N           | 20214 42ND AVE NE |
| 3        | 0    | 402770 | 1253  | 08/13/14  | \$470,000  | \$485,000      | 1,990 | 8          | 1998           | Avg   | 30,083   | N    | N           | 19211 53RD CT NE  |
| 3        | 0    | 402290 | 3395  | 05/08/12  | \$349,000  | \$425,000      | 2,000 | 8          | 1965           | Avg   | 12,020   | N    | N           | 19329 47TH AVE NE |
| 3        | 0    | 392880 | 0053  | 06/04/14  | \$356,000  | \$373,000      | 2,060 | 8          | 1989           | Avg   | 11,900   | N    | N           | 5002 NE 197TH ST  |
| 3        | 0    | 932340 | 0030  | 05/16/12  | \$544,950  | \$663,000      | 2,090 | 8          | 1974           | Good  | 17,179   | N    | N           | 4024 NE 185TH ST  |
| 3        | 0    | 259747 | 0020  | 04/19/12  | \$422,000  | \$516,000      | 2,120 | 8          | 1985           | Avg   | 9,870    | N    | N           | 5235 NE 193RD PL  |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 402290 | 2505  | 07/31/14  | \$470,000  | \$486,000      | 2,220 | 8          | 1987           | Avg   | 9,800    | N    | N           | 3945 NE 186TH ST  |
| 3        | 0    | 928898 | 0010  | 06/11/12  | \$415,990  | \$504,000      | 2,300 | 8          | 2012           | Avg   | 5,872    | N    | N           | 5426 NE 197TH PL  |
| 3        | 0    | 928898 | 0020  | 05/24/12  | \$419,990  | \$510,000      | 2,300 | 8          | 2012           | Avg   | 5,584    | N    | N           | 5420 NE 197TH PL  |
| 3        | 0    | 928898 | 0030  | 06/14/12  | \$424,990  | \$514,000      | 2,300 | 8          | 2012           | Avg   | 6,416    | N    | N           | 5416 NE 197TH PL  |
| 3        | 0    | 928898 | 0090  | 05/03/12  | \$434,990  | \$531,000      | 2,300 | 8          | 2012           | Avg   | 7,184    | N    | N           | 5409 NE 197TH PL  |
| 3        | 0    | 928898 | 0040  | 06/22/12  | \$429,990  | \$520,000      | 2,320 | 8          | 2012           | Avg   | 7,408    | N    | N           | 5412 NE 197TH PL  |
| 3        | 0    | 928898 | 0050  | 03/26/12  | \$434,990  | \$534,000      | 2,320 | 8          | 2012           | Avg   | 8,000    | N    | N           | 5408 NE 197TH PL  |
| 3        | 0    | 066200 | 0005  | 09/20/13  | \$495,500  | \$548,000      | 2,410 | 8          | 1967           | Good  | 15,515   | N    | N           | 5030 NE 197TH ST  |
| 3        | 0    | 402290 | 2523  | 02/21/14  | \$594,990  | \$637,000      | 2,420 | 8          | 2002           | Avg   | 9,739    | N    | N           | 18521 40TH PL NE  |
| 3        | 0    | 032604 | 9103  | 09/22/14  | \$470,000  | \$481,000      | 2,470 | 8          | 2002           | Avg   | 8,536    | N    | N           | 3505 NE 195TH ST  |
| 3        | 0    | 402770 | 0242  | 05/23/13  | \$615,000  | \$697,000      | 2,500 | 8          | 1966           | VGood | 19,932   | Y    | N           | 19852 47TH AVE NE |
| 3        | 0    | 402770 | 0456  | 06/19/14  | \$510,000  | \$533,000      | 2,610 | 8          | 1998           | Avg   | 8,031    | N    | N           | 5408 NE 197TH ST  |
| 3        | 0    | 928898 | 0100  | 04/24/12  | \$457,990  | \$559,000      | 2,690 | 8          | 2012           | Avg   | 7,215    | N    | N           | 5413 NE 197TH PL  |
| 3        | 0    | 928898 | 0120  | 04/24/12  | \$449,990  | \$550,000      | 2,690 | 8          | 2012           | Avg   | 7,213    | N    | N           | 5425 NE 197TH PL  |
| 3        | 0    | 345970 | 0050  | 03/06/13  | \$498,880  | \$574,000      | 2,750 | 8          | 1978           | Avg   | 9,750    | N    | N           | 4038 NE 204TH ST  |
| 3        | 0    | 276360 | 0060  | 03/26/13  | \$495,000  | \$567,000      | 3,480 | 8          | 1971           | VGood | 11,884   | N    | N           | 5102 NE 193RD ST  |
| 3        | 0    | 402770 | 0009  | 05/15/14  | \$575,000  | \$605,000      | 1,600 | 9          | 1979           | Avg   | 17,810   | N    | N           | 4517 NE 201ST PL  |
| 3        | 0    | 032604 | 9079  | 03/05/14  | \$500,000  | \$534,000      | 1,900 | 9          | 1961           | Good  | 9,284    | N    | N           | 3817 NE 189TH PL  |
| 3        | 0    | 812860 | 0030  | 08/22/12  | \$529,000  | \$632,000      | 2,030 | 9          | 1987           | Avg   | 17,903   | Y    | N           | 19536 44TH AVE NE |
| 3        | 0    | 402290 | 0194  | 11/11/13  | \$493,000  | \$539,000      | 2,260 | 9          | 1987           | Avg   | 9,600    | Y    | N           | 20211 42ND AVE NE |
| 3        | 0    | 342510 | 0036  | 04/26/13  | \$575,000  | \$655,000      | 2,290 | 9          | 1989           | Avg   | 9,900    | Y    | N           | 19731 53RD AVE NE |
| 3        | 0    | 402290 | 7832  | 12/11/12  | \$540,000  | \$632,000      | 2,290 | 9          | 1998           | Avg   | 10,250   | Y    | N           | 18516 53RD AVE NE |
| 3        | 0    | 032604 | 9099  | 06/25/12  | \$680,000  | \$821,000      | 2,420 | 9          | 1960           | VGood | 37,477   | N    | N           | 3838 NE 189TH PL  |
| 3        | 0    | 402290 | 2565  | 12/17/12  | \$404,000  | \$472,000      | 2,460 | 9          | 1970           | Avg   | 19,990   | N    | N           | 19600 44TH PL NE  |
| 3        | 0    | 868166 | 0060  | 09/29/14  | \$503,000  | \$514,000      | 2,470 | 9          | 2005           | Avg   | 5,044    | N    | N           | 5408 NE 198TH PL  |
| 3        | 0    | 073201 | 0070  | 09/09/13  | \$675,000  | \$748,000      | 2,490 | 9          | 2005           | Avg   | 19,164   | N    | N           | 4417 NE 187TH PL  |
| 3        | 0    | 402290 | 4994  | 11/14/13  | \$625,000  | \$683,000      | 2,500 | 9          | 1998           | Good  | 8,915    | N    | N           | 4416 NE 189TH PL  |
| 3        | 0    | 402770 | 0025  | 07/29/13  | \$550,000  | \$615,000      | 2,620 | 9          | 1984           | Avg   | 18,495   | N    | N           | 4555 NE 201ST PL  |
| 3        | 0    | 032604 | 9060  | 09/09/14  | \$660,000  | \$677,000      | 2,650 | 9          | 2005           | Avg   | 11,250   | N    | N           | 18711 37TH AVE NE |
| 3        | 0    | 402290 | 2990  | 06/27/12  | \$610,000  | \$736,000      | 2,680 | 9          | 2010           | Avg   | 10,700   | N    | N           | 4034 NE 195TH ST  |
| 3        | 0    | 342510 | 0037  | 07/17/13  | \$650,000  | \$728,000      | 3,300 | 9          | 1991           | Avg   | 19,846   | Y    | N           | 19749 53RD AVE NE |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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    | 402770 | 0459  | 04/22/14  | \$880,000  | \$930,000      | 3,270 | 10         | 2000           | Avg   | 21,998   | Y    | N           | 5402 NE 197TH ST    |
| 4        | 0    | 381710 | 0045  | 07/24/13  | \$264,600  | \$296,000      | 910   | 7          | 1955           | Good  | 9,960    | N    | N           | 6117 NE 188TH PL    |
| 4        | 0    | 381630 | 0095  | 05/14/14  | \$310,000  | \$326,000      | 1,050 | 7          | 1953           | Avg   | 9,876    | N    | N           | 18527 KENLAKE PL NE |
| 4        | 0    | 670820 | 0040  | 05/07/14  | \$409,500  | \$432,000      | 1,320 | 7          | 1968           | Avg   | 13,000   | N    | N           | 19155 66TH PL NE    |
| 4        | 0    | 112604 | 9105  | 05/27/14  | \$330,000  | \$346,000      | 1,360 | 7          | 1955           | Avg   | 13,372   | N    | N           | 18423 61ST PL NE    |
| 4        | 0    | 670810 | 0060  | 03/26/12  | \$412,500  | \$507,000      | 1,370 | 7          | 1978           | Good  | 12,352   | N    | N           | 19108 67TH AVE NE   |
| 4        | 0    | 381550 | 0165  | 09/11/14  | \$396,000  | \$406,000      | 1,420 | 7          | 1960           | Avg   | 12,253   | N    | N           | 18252 66TH AVE NE   |
| 4        | 0    | 617870 | 0056  | 05/17/13  | \$425,000  | \$482,000      | 1,420 | 7          | 1955           | Avg   | 17,940   | Y    | N           | 6224 NE 184TH ST    |
| 4        | 0    | 670820 | 0120  | 05/14/12  | \$395,000  | \$481,000      | 1,460 | 7          | 1977           | Good  | 13,785   | N    | N           | 6624 NE 194TH ST    |
| 4        | 0    | 883290 | 0705  | 01/14/14  | \$455,000  | \$491,000      | 1,470 | 7          | 1970           | VGood | 11,021   | N    | N           | 18154 60TH AVE NE   |
| 4        | 0    | 414050 | 0135  | 07/10/13  | \$325,000  | \$365,000      | 1,480 | 7          | 1958           | Good  | 9,450    | N    | N           | 18748 58TH AVE NE   |
| 4        | 0    | 112604 | 9103  | 08/29/14  | \$415,000  | \$427,000      | 1,490 | 7          | 1955           | Avg   | 9,003    | N    | N           | 6193 NE 185TH ST    |
| 4        | 0    | 381630 | 0065  | 07/16/14  | \$375,000  | \$389,000      | 1,520 | 7          | 1953           | Avg   | 10,798   | N    | N           | 18528 61ST PL NE    |
| 4        | 0    | 414090 | 0340  | 02/24/14  | \$362,500  | \$388,000      | 1,540 | 7          | 1967           | VGood | 9,552    | N    | N           | 5711 NE 190TH ST    |
| 4        | 0    | 883290 | 0405  | 06/13/13  | \$435,000  | \$491,000      | 1,540 | 7          | 1958           | Good  | 10,733   | N    | N           | 18203 60TH AVE NE   |
| 4        | 0    | 883350 | 0060  | 02/07/13  | \$433,000  | \$501,000      | 1,560 | 7          | 1976           | Avg   | 12,031   | Y    | N           | 6519 NE 192ND PL    |
| 4        | 0    | 794630 | 0311  | 10/30/12  | \$341,500  | \$403,000      | 1,570 | 7          | 2004           | Avg   | 2,556    | N    | N           | 6253 NE 181ST ST    |
| 4        | 0    | 381670 | 0150  | 11/14/14  | \$430,000  | \$435,000      | 1,600 | 7          | 1981           | Avg   | 12,480   | N    | N           | 18838 61ST PL NE    |
| 4        | 0    | 381870 | 0175  | 04/25/12  | \$265,000  | \$324,000      | 1,600 | 7          | 1957           | Avg   | 34,040   | N    | N           | 18515 61ST PL NE    |
| 4        | 0    | 414050 | 0180  | 06/04/14  | \$545,000  | \$571,000      | 1,660 | 7          | 1958           | VGood | 17,240   | N    | N           | 18709 58TH AVE NE   |
| 4        | 0    | 414050 | 0180  | 04/29/12  | \$484,500  | \$591,000      | 1,660 | 7          | 1958           | VGood | 17,240   | N    | N           | 18709 58TH AVE NE   |
| 4        | 0    | 381630 | 0075  | 07/30/12  | \$306,000  | \$367,000      | 1,670 | 7          | 1954           | Good  | 8,294    | N    | N           | 6160 NE 185TH ST    |
| 4        | 0    | 670820 | 0230  | 12/31/13  | \$330,500  | \$358,000      | 1,680 | 7          | 1967           | Avg   | 10,375   | N    | N           | 19121 67TH AVE NE   |
| 4        | 0    | 381710 | 0015  | 11/26/12  | \$410,000  | \$481,000      | 1,800 | 7          | 1955           | VGood | 9,290    | N    | N           | 6132 NE 188TH PL    |
| 4        | 0    | 670820 | 0320  | 09/29/14  | \$599,000  | \$612,000      | 1,840 | 7          | 1962           | Good  | 11,000   | Y    | N           | 19146 66TH PL NE    |
| 4        | 0    | 883290 | 0645  | 08/02/13  | \$395,000  | \$441,000      | 1,840 | 7          | 1957           | Avg   | 12,720   | Y    | N           | 5853 NE 181ST ST    |
| 4        | 0    | 414050 | 0150  | 06/01/12  | \$340,000  | \$412,000      | 1,950 | 7          | 1958           | Avg   | 10,235   | N    | N           | 18761 58TH AVE NE   |
| 4        | 0    | 381870 | 0190  | 12/15/14  | \$387,846  | \$389,000      | 2,040 | 7          | 1954           | Good  | 15,205   | N    | N           | 6109 NE 187TH ST    |
| 4        | 0    | 381870 | 0151  | 10/15/13  | \$347,000  | \$382,000      | 2,130 | 7          | 1983           | Avg   | 9,660    | N    | N           | 18541 61ST PL NE    |
| 4        | 0    | 381870 | 0185  | 09/25/14  | \$400,000  | \$409,000      | 2,150 | 7          | 1952           | Good  | 11,026   | N    | N           | 18531 61ST PL NE    |
| 4        | 0    | 414090 | 0110  | 07/02/12  | \$430,000  | \$519,000      | 2,780 | 7          | 1966           | Avg   | 11,900   | N    | N           | 5545 NE 187TH ST    |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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       |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 4        | 0    | 617870 | 0011  | 08/06/14  | \$430,000  | \$444,000      | 1,290 | 8          | 1963           | Avg   | 10,000   | Y    | N           | 18240 62ND AVE NE   |
| 4        | 0    | 381550 | 0150  | 04/17/14  | \$484,000  | \$512,000      | 1,350 | 8          | 1981           | Avg   | 9,440    | Y    | N           | 6454 NE 182ND ST    |
| 4        | 0    | 381550 | 0160  | 12/27/13  | \$365,000  | \$395,000      | 1,390 | 8          | 1960           | Avg   | 18,653   | N    | N           | 18400 66TH AVE NE   |
| 4        | 0    | 381550 | 0045  | 10/03/14  | \$399,000  | \$407,000      | 1,420 | 8          | 1958           | Avg   | 12,473   | N    | N           | 6418 NE 184TH ST    |
| 4        | 0    | 414009 | 0240  | 11/05/14  | \$520,000  | \$527,000      | 1,440 | 8          | 1977           | VGood | 9,263    | N    | N           | 6149 NE 194TH PL    |
| 4        | 0    | 039700 | 0220  | 06/07/13  | \$469,000  | \$530,000      | 1,450 | 8          | 1976           | Avg   | 14,100   | Y    | N           | 18515 64TH PL NE    |
| 4        | 0    | 617893 | 0400  | 03/14/14  | \$479,000  | \$511,000      | 1,450 | 8          | 1981           | Good  | 8,260    | N    | N           | 18603 66TH AVE NE   |
| 4        | 0    | 381550 | 0035  | 05/20/14  | \$385,000  | \$405,000      | 1,490 | 8          | 1959           | Good  | 9,630    | N    | N           | 6438 NE 184TH ST    |
| 4        | 0    | 883290 | 0780  | 10/13/14  | \$480,000  | \$489,000      | 1,560 | 8          | 1959           | Avg   | 21,562   | Y    | N           | 18114 60TH PL NE    |
| 4        | 0    | 883351 | 0110  | 02/21/14  | \$365,000  | \$391,000      | 1,580 | 8          | 1977           | Avg   | 7,968    | N    | N           | 19422 65TH PL NE    |
| 4        | 0    | 883290 | 0755  | 06/12/13  | \$515,000  | \$581,000      | 1,600 | 8          | 1958           | Avg   | 13,112   | Y    | N           | 18127 60TH PL NE    |
| 4        | 0    | 883351 | 0190  | 10/31/14  | \$490,000  | \$497,000      | 1,610 | 8          | 1976           | Good  | 9,627    | Y    | N           | 19319 65TH AVE NE   |
| 4        | 0    | 617893 | 0160  | 06/12/12  | \$470,000  | \$569,000      | 1,660 | 8          | 1985           | Avg   | 10,121   | N    | N           | 18822 66TH AVE NE   |
| 4        | 0    | 414009 | 0230  | 07/30/12  | \$385,000  | \$462,000      | 1,680 | 8          | 1977           | Avg   | 10,938   | N    | N           | 6145 NE 194TH PL    |
| 4        | 0    | 618170 | 0645  | 02/05/13  | \$385,000  | \$445,000      | 1,680 | 8          | 1957           | Avg   | 9,001    | Y    | N           | 6268 NE 182ND ST    |
| 4        | 0    | 617870 | 0195  | 06/07/13  | \$750,000  | \$847,000      | 1,840 | 8          | 1956           | VGood | 20,400   | Y    | N           | 18507 64TH AVE NE   |
| 4        | 0    | 617893 | 0340  | 06/30/14  | \$480,000  | \$500,000      | 1,890 | 8          | 1981           | Avg   | 9,664    | N    | N           | 6535 NE 188TH ST    |
| 4        | 0    | 381670 | 0095  | 02/14/13  | \$430,000  | \$497,000      | 1,950 | 8          | 1959           | Avg   | 13,810   | Y    | N           | 18711 KENLAKE PL NE |
| 4        | 0    | 039710 | 0100  | 06/12/12  | \$417,000  | \$505,000      | 2,070 | 8          | 1976           | Avg   | 10,272   | N    | N           | 6416 NE 188TH ST    |
| 4        | 0    | 883290 | 0550  | 09/12/14  | \$650,000  | \$666,000      | 2,130 | 8          | 1957           | Avg   | 11,575   | Y    | N           | 5815 NE 182ND ST    |
| 4        | 0    | 617870 | 0025  | 11/18/13  | \$507,450  | \$554,000      | 2,150 | 8          | 1950           | Good  | 10,399   | N    | N           | 6261 NE 184TH ST    |
| 4        | 0    | 414009 | 0110  | 09/12/14  | \$512,500  | \$525,000      | 2,200 | 8          | 1975           | Good  | 6,900    | N    | N           | 19216 KENLAKE PL NE |
| 4        | 0    | 112604 | 9176  | 10/01/13  | \$529,000  | \$584,000      | 2,200 | 8          | 2007           | Avg   | 15,367   | N    | N           | 18425 62ND AVE NE   |
| 4        | 0    | 039700 | 0140  | 05/22/13  | \$478,000  | \$542,000      | 2,240 | 8          | 1971           | Good  | 10,200   | Y    | N           | 6450 NE 186TH ST    |
| 4        | 0    | 883290 | 0120  | 12/22/14  | \$600,000  | \$601,000      | 2,300 | 8          | 1955           | Avg   | 12,682   | Y    | N           | 5666 NE 180TH ST    |
| 4        | 0    | 617870 | 0115  | 04/16/12  | \$445,000  | \$544,000      | 2,350 | 8          | 1985           | Avg   | 24,750   | N    | N           | 18738 62ND AVE NE   |
| 4        | 0    | 381870 | 0123  | 08/13/14  | \$390,000  | \$402,000      | 2,360 | 8          | 2003           | Avg   | 5,737    | N    | N           | 18520 61ST PL NE    |
| 4        | 0    | 689180 | 0180  | 03/27/12  | \$480,000  | \$589,000      | 2,560 | 8          | 1989           | Avg   | 9,886    | N    | N           | 19330 63RD AVE NE   |
| 4        | 0    | 381630 | 0020  | 12/22/12  | \$475,000  | \$554,000      | 2,780 | 8          | 1954           | Avg   | 15,172   | N    | N           | 6170 NE 185TH ST    |
| 4        | 0    | 689182 | 0060  | 06/19/13  | \$495,000  | \$558,000      | 3,040 | 8          | 1990           | Avg   | 8,953    | N    | N           | 6223 NE 191ST ST    |
| 4        | 0    | 689182 | 0180  | 08/10/12  | \$459,900  | \$551,000      | 3,060 | 8          | 1983           | Avg   | 9,841    | N    | N           | 6228 NE 193RD ST    |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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       |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 4        | 0    | 617893 | 0140  | 04/24/14  | \$505,000  | \$534,000      | 1,300 | 9          | 1983           | Avg   | 9,054    | N    | N           | 18810 66TH AVE NE   |
| 4        | 0    | 883351 | 0230  | 06/04/14  | \$603,500  | \$632,000      | 2,150 | 9          | 1977           | Avg   | 9,734    | Y    | N           | 19304 65TH AVE NE   |
| 4        | 0    | 618170 | 0196  | 03/21/14  | \$572,500  | \$609,000      | 2,200 | 9          | 2007           | Avg   | 7,803    | Y    | N           | 6267 NE 182ND ST    |
| 4        | 0    | 689180 | 0220  | 07/01/13  | \$483,000  | \$543,000      | 2,410 | 9          | 1985           | Avg   | 9,617    | N    | N           | 19331 63RD PL NE    |
| 4        | 0    | 039710 | 0220  | 05/22/12  | \$468,950  | \$570,000      | 2,480 | 9          | 1964           | Good  | 10,330   | N    | N           | 18535 64TH PL NE    |
| 4        | 0    | 381670 | 0060  | 09/27/12  | \$477,990  | \$567,000      | 2,630 | 9          | 2002           | Avg   | 13,520   | N    | N           | 18779 KENLAKE PL NE |
| 4        | 0    | 689180 | 0360  | 09/18/14  | \$609,000  | \$623,000      | 2,630 | 9          | 1989           | Avg   | 10,131   | N    | N           | 19408 63RD AVE NE   |
| 4        | 0    | 689182 | 0020  | 11/05/14  | \$620,000  | \$628,000      | 2,660 | 9          | 1985           | Avg   | 10,493   | N    | N           | 19012 62ND AVE NE   |
| 4        | 0    | 689182 | 0010  | 08/20/13  | \$650,000  | \$723,000      | 2,810 | 9          | 1990           | Avg   | 9,703    | N    | N           | 19006 62ND AVE NE   |
| 4        | 0    | 617870 | 0064  | 09/24/13  | \$750,000  | \$829,000      | 2,860 | 9          | 1977           | VGood | 24,750   | Y    | N           | 18505 63RD AVE NE   |
| 4        | 0    | 689182 | 0050  | 04/30/14  | \$725,000  | \$765,000      | 3,340 | 9          | 1990           | Avg   | 9,622    | N    | N           | 6219 NE 191ST ST    |
| 4        | 0    | 689180 | 0380  | 08/14/13  | \$708,000  | \$789,000      | 4,000 | 9          | 1990           | Avg   | 13,222   | N    | N           | 19424 63RD AVE NE   |
| 4        | 0    | 617870 | 0050  | 07/11/12  | \$648,000  | \$780,000      | 2,030 | 10         | 1964           | Good  | 18,545   | Y    | N           | 6303 NE 185TH ST    |
| 8        | 0    | 553830 | 0460  | 12/10/14  | \$465,000  | \$467,000      | 1,030 | 7          | 1955           | Avg   | 9,000    | Y    | N           | 16520 34TH AVE NE   |
| 8        | 0    | 152604 | 9013  | 09/28/13  | \$390,000  | \$430,000      | 1,130 | 7          | 1954           | Avg   | 9,220    | N    | N           | 16249 36TH AVE NE   |
| 8        | 0    | 797990 | 0342  | 10/10/13  | \$365,000  | \$402,000      | 1,130 | 7          | 1952           | Good  | 7,964    | N    | N           | 3303 NE 163RD ST    |
| 8        | 0    | 109610 | 0010  | 10/28/14  | \$320,000  | \$325,000      | 1,210 | 7          | 1952           | Avg   | 7,040    | N    | N           | 16009 30TH AVE NE   |
| 8        | 0    | 774250 | 0045  | 06/26/13  | \$389,000  | \$438,000      | 1,310 | 7          | 1953           | Avg   | 12,360   | N    | N           | 3537 NE 166TH ST    |
| 8        | 0    | 797990 | 0581  | 11/18/13  | \$404,000  | \$441,000      | 1,340 | 7          | 1954           | Good  | 8,654    | N    | N           | 15829 33RD AVE NE   |
| 8        | 0    | 674470 | 0343  | 07/19/13  | \$440,000  | \$493,000      | 1,390 | 7          | 1952           | VGood | 15,435   | Y    | N           | 15612 38TH AVE NE   |
| 8        | 0    | 774250 | 0015  | 07/19/13  | \$446,870  | \$500,000      | 1,400 | 7          | 1954           | Avg   | 9,109    | N    | N           | 3558 NE 166TH ST    |
| 8        | 0    | 802670 | 0070  | 06/24/13  | \$450,000  | \$506,000      | 1,450 | 7          | 1953           | Avg   | 7,525    | Y    | N           | 15622 36TH AVE NE   |
| 8        | 0    | 797990 | 0215  | 06/11/14  | \$381,000  | \$399,000      | 1,460 | 7          | 1954           | Avg   | 11,407   | N    | N           | 16049 33RD AVE NE   |
| 8        | 0    | 797990 | 0210  | 08/08/14  | \$418,900  | \$433,000      | 1,470 | 7          | 1954           | Avg   | 11,112   | N    | N           | 16055 33RD AVE NE   |
| 8        | 0    | 797990 | 0126  | 06/26/14  | \$450,000  | \$469,000      | 1,530 | 7          | 1952           | Avg   | 23,660   | N    | N           | 3202 NE 163RD ST    |
| 8        | 0    | 802670 | 0125  | 08/23/13  | \$399,000  | \$444,000      | 1,560 | 7          | 1954           | Avg   | 10,081   | N    | N           | 3716 NE 157TH ST    |
| 8        | 0    | 797990 | 0901  | 10/29/13  | \$390,000  | \$428,000      | 1,610 | 7          | 1953           | Avg   | 8,500    | N    | N           | 15521 35TH AVE NE   |
| 8        | 0    | 774010 | 0075  | 11/28/12  | \$400,000  | \$469,000      | 1,780 | 7          | 1947           | Avg   | 9,600    | Y    | N           | 16294 39TH AVE NE   |
| 8        | 0    | 774450 | 0020  | 08/26/14  | \$431,000  | \$443,000      | 970   | 8          | 1959           | Avg   | 12,530   | N    | N           | 3535 NE 165TH ST    |
| 8        | 0    | 775270 | 0140  | 05/29/13  | \$452,000  | \$511,000      | 1,070 | 8          | 1961           | Avg   | 10,793   | N    | N           | 15847 37TH AVE NE   |
| 8        | 0    | 774050 | 0070  | 07/10/14  | \$475,000  | \$494,000      | 1,180 | 8          | 1951           | Avg   | 9,659    | N    | N           | 16710 39TH AVE NE   |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8        | 0    | 774150 | 0015  | 07/27/12  | \$495,000  | \$594,000      | 1,260 | 8          | 1953           | Good  | 11,346   | N    | N           | 16730 37TH AVE NE |
| 8        | 0    | 774010 | 0435  | 05/10/12  | \$372,500  | \$454,000      | 1,270 | 8          | 1950           | Avg   | 11,846   | N    | N           | 16215 37TH AVE NE |
| 8        | 0    | 774350 | 0050  | 03/25/13  | \$415,000  | \$476,000      | 1,320 | 8          | 1959           | Avg   | 8,030    | N    | N           | 3555 NE 165TH ST  |
| 8        | 0    | 797990 | 0006  | 06/25/14  | \$450,000  | \$469,000      | 1,330 | 8          | 1954           | Avg   | 11,740   | N    | N           | 16359 35TH AVE NE |
| 8        | 0    | 097360 | 0020  | 10/02/14  | \$482,975  | \$493,000      | 1,370 | 8          | 1976           | Avg   | 8,801    | N    | N           | 16051 36TH AVE NE |
| 8        | 0    | 553830 | 0515  | 03/26/12  | \$549,000  | \$674,000      | 1,390 | 8          | 1966           | VGood | 9,000    | N    | N           | 16509 35TH AVE NE |
| 8        | 0    | 802670 | 0030  | 07/24/13  | \$470,000  | \$526,000      | 1,400 | 8          | 1954           | Avg   | 7,742    | Y    | N           | 15602 35TH AVE NE |
| 8        | 0    | 774010 | 0211  | 07/24/12  | \$493,000  | \$592,000      | 1,530 | 8          | 1959           | Good  | 6,400    | Y    | N           | 3729 NE 165TH ST  |
| 8        | 0    | 775270 | 0100  | 03/26/13  | \$477,000  | \$547,000      | 1,530 | 8          | 1962           | Good  | 9,916    | Y    | N           | 15866 36TH AVE NE |
| 8        | 0    | 102604 | 9096  | 09/04/13  | \$480,000  | \$532,000      | 1,570 | 8          | 1981           | Avg   | 7,213    | N    | N           | 16749 39TH AVE NE |
| 8        | 0    | 152604 | 9024  | 10/17/13  | \$550,000  | \$605,000      | 1,570 | 8          | 1963           | Good  | 11,500   | Y    | N           | 16314 35TH AVE NE |
| 8        | 0    | 553830 | 0385  | 05/02/13  | \$475,000  | \$540,000      | 1,600 | 8          | 1953           | Avg   | 29,234   | N    | N           | 16501 34TH AVE NE |
| 8        | 0    | 797990 | 0045  | 03/05/14  | \$595,000  | \$636,000      | 1,600 | 8          | 2001           | Avg   | 6,000    | Y    | N           | 3404 NE 163RD ST  |
| 8        | 0    | 774050 | 0090  | 03/12/12  | \$375,000  | \$462,000      | 1,650 | 8          | 1952           | Good  | 10,605   | N    | N           | 16744 39TH AVE NE |
| 8        | 0    | 774150 | 0050  | 05/24/12  | \$489,000  | \$594,000      | 1,700 | 8          | 1953           | Avg   | 18,543   | N    | N           | 16534 37TH AVE NE |
| 8        | 0    | 797990 | 0005  | 02/25/14  | \$642,000  | \$687,000      | 1,710 | 8          | 1960           | Good  | 11,650   | Y    | N           | 16358 34TH AVE NE |
| 8        | 0    | 797990 | 0420  | 02/25/13  | \$465,000  | \$536,000      | 1,710 | 8          | 1956           | Good  | 9,739    | N    | N           | 15857 35TH AVE NE |
| 8        | 0    | 102604 | 9082  | 11/25/14  | \$500,000  | \$504,000      | 1,800 | 8          | 1978           | Good  | 27,631   | N    | N           | 16504 35TH AVE NE |
| 8        | 0    | 774590 | 0010  | 03/15/13  | \$580,000  | \$666,000      | 1,820 | 8          | 1972           | VGood | 10,060   | N    | N           | 3646 NE 169TH ST  |
| 8        | 0    | 774590 | 0090  | 09/26/13  | \$577,500  | \$638,000      | 1,870 | 8          | 1972           | Avg   | 9,546    | N    | N           | 3641 NE 169TH ST  |
| 8        | 0    | 152604 | 9019  | 08/10/12  | \$620,000  | \$742,000      | 1,890 | 8          | 1963           | Good  | 10,500   | Y    | N           | 16308 35TH AVE NE |
| 8        | 0    | 774010 | 0305  | 02/21/13  | \$605,000  | \$698,000      | 1,960 | 8          | 2005           | Avg   | 18,575   | Y    | N           | 16002 38TH AVE NE |
| 8        | 0    | 774350 | 0060  | 07/26/13  | \$405,000  | \$453,000      | 2,000 | 8          | 1954           | Good  | 7,270    | N    | N           | 3561 NE 165TH ST  |
| 8        | 0    | 774590 | 0100  | 10/22/12  | \$595,000  | \$703,000      | 2,010 | 8          | 1972           | VGood | 10,206   | N    | N           | 3651 NE 169TH ST  |
| 8        | 0    | 797990 | 0050  | 05/08/12  | \$602,000  | \$734,000      | 2,060 | 8          | 2002           | Avg   | 12,002   | Y    | N           | 16310 34TH AVE NE |
| 8        | 0    | 102604 | 9069  | 06/24/13  | \$520,000  | \$585,000      | 2,070 | 8          | 1958           | Good  | 13,800   | N    | N           | 3574 NE 166TH ST  |
| 8        | 0    | 774010 | 0225  | 09/04/12  | \$492,000  | \$586,000      | 2,100 | 8          | 1957           | VGood | 6,750    | N    | N           | 16232 37TH AVE NE |
| 8        | 0    | 802670 | 0040  | 07/14/14  | \$580,000  | \$602,000      | 2,240 | 8          | 1954           | Avg   | 7,700    | Y    | N           | 15611 36TH AVE NE |
| 8        | 0    | 797990 | 0905  | 02/04/13  | \$440,000  | \$509,000      | 2,330 | 8          | 1953           | Avg   | 16,150   | N    | N           | 15515 35TH AVE NE |
| 8        | 0    | 774500 | 0090  | 05/09/14  | \$565,000  | \$595,000      | 2,470 | 8          | 1984           | Avg   | 7,447    | N    | N           | 4209 NE 169TH CT  |
| 8        | 0    | 797990 | 0095  | 05/20/13  | \$434,400  | \$492,000      | 2,570 | 8          | 1957           | Avg   | 13,500   | N    | N           | 16305 34TH AVE NE |

## Improved Sales Used in This Annual Update Analysis

### Area 004 -- 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     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 8        | 0    | 797990 | 0430  | 12/03/14  | \$670,000  | \$674,000      | 3,340 | 8          | 1992           | Avg   | 13,805   | N    | N           | 15839 35TH AVE NE |
| 8        | 0    | 370100 | 0060  | 12/16/14  | \$880,000  | \$883,000      | 1,930 | 9          | 1970           | Avg   | 9,000    | Y    | N           | 3523 NE 158TH PL  |
| 8        | 0    | 774010 | 0320  | 06/07/13  | \$650,000  | \$734,000      | 2,250 | 9          | 1939           | Good  | 9,500    | Y    | N           | 16034 38TH AVE NE |
| 8        | 0    | 774200 | 0090  | 04/22/14  | \$580,000  | \$613,000      | 2,290 | 9          | 1990           | Avg   | 11,532   | N    | N           | 16010 36TH AVE NE |
| 8        | 0    | 102604 | 9102  | 07/30/12  | \$575,000  | \$690,000      | 2,390 | 9          | 1999           | Avg   | 9,551    | N    | N           | 16545 37TH AVE NE |
| 8        | 0    | 797990 | 0395  | 04/05/13  | \$595,000  | \$680,000      | 2,610 | 9          | 1950           | VGood | 13,053   | N    | N           | 16022 34TH AVE NE |
| 8        | 0    | 797990 | 0895  | 09/30/13  | \$653,000  | \$720,000      | 2,660 | 9          | 2005           | Avg   | 7,414    | N    | N           | 3411 NE 158TH ST  |
| 8        | 0    | 775290 | 0005  | 03/13/12  | \$650,000  | \$800,000      | 2,980 | 9          | 2012           | Avg   | 7,477    | N    | N           | 15856 37TH AVE NE |
| 8        | 0    | 774010 | 0045  | 03/14/13  | \$555,000  | \$637,000      | 3,550 | 9          | 2007           | Avg   | 9,265    | Y    | N           | 16244 39TH AVE NE |
| 8        | 0    | 925790 | 0030  | 06/27/13  | \$700,000  | \$787,000      | 2,240 | 10         | 2000           | Avg   | 12,397   | N    | N           | 3416 NE 166TH PL  |

## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments  |
|----------|------|--------|-------|-----------|------------|---|
| 1        | 0    | 115560 | 0050  | 04/02/12  | \$263,000  | GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX          |
| 1        | 0    | 115562 | 0190  | 06/03/14  | \$430,000  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 138830 | 0035  | 07/16/13  | \$400,000  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 159230 | 0010  | 09/26/14  | \$600,000  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 397170 | 1502  | 01/23/13  | \$408,277  | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 1        | 0    | 397170 | 1855  | 10/22/14  | \$353,100  | QUIT CLAIM DEED   |
| 1        | 0    | 397170 | 1870  | 04/08/13  | \$164,900  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 401850 | 0080  | 10/13/14  | \$448,502  | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX                      |
| 1        | 0    | 402290 | 0494  | 03/27/12  | \$207,516  | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 1        | 0    | 402290 | 0494  | 03/27/12  | \$180,222  | FORCED SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS |
| 1        | 0    | 402290 | 0494  | 12/07/12  | \$195,000  | GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX          |
| 1        | 0    | 402290 | 0510  | 03/22/12  | \$258,000  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 402290 | 0571  | 05/03/12  | \$283,500  | RELOCATION - SALE TO SERVICE  |
| 1        | 0    | 402290 | 1340  | 01/15/13  | \$199,030  | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 1        | 0    | 402290 | 1390  | 07/09/12  | \$286,565  | FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS       |
| 1        | 0    | 402290 | 1393  | 08/16/12  | \$203,000  | SHORT SALE; NON-REPRESENTATIVE SALE   |
| 1        | 0    | 402290 | 1450  | 07/13/12  | \$120,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER            |
| 1        | 0    | 402290 | 1450  | 02/18/13  | \$418,750  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 418190 | 0010  | 02/05/13  | \$171,000  | SALE DOES NOT MATCH DATA  |
| 1        | 0    | 418190 | 0049  | 05/02/12  | \$240,000  | SALE DOES NOT MATCH DATA; FINANCIAL INSTITUTION RESALE                        |
| 1        | 0    | 615290 | 0124  | 01/10/12  | \$228,000  | QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX   |
| 1        | 0    | 615290 | 0127  | 11/12/14  | \$200,000  | SALE DOES NOT MATCH DATA; TEAR DOWN SALE                                      |
| 1        | 0    | 615290 | 0130  | 10/23/12  | \$339,900  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR         |
| 1        | 0    | 615290 | 0271  | 06/17/14  | \$256,000  | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX                      |
| 1        | 0    | 615290 | 0308  | 04/19/13  | \$252,600  | OBSOLESCENCE  |
| 1        | 0    | 615290 | 0449  | 12/26/12  | \$437,000  | IMP. COUNT > 1  |
| 1        | 0    | 741710 | 0130  | 11/07/13  | \$270,955  | GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX  |
| 1        | 0    | 741710 | 0131  | 04/10/14  | \$310,000  | BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE                |
| 1        | 0    | 741710 | 0133  | 11/13/14  | \$310,000  | SALE DOES NOT MATCH DATA  |



## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|------|--------|-------|-----------|------------|--|
| 1        | 0    | 741710 | 0150  | 12/11/12  | \$217,883  | FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX                    |
| 1        | 0    | 741710 | 0151  | 12/09/14  | \$428,288  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 1        | 0    | 856297 | 0040  | 05/16/14  | \$655,000  | SALE DOES NOT MATCH DATA   |
| 1        | 0    | 866590 | 0205  | 01/30/14  | \$600,000  | SALE DOES NOT MATCH DATA   |
| 1        | 0    | 866590 | 0240  | 08/02/12  | \$225,000  | SHORT SALE; NON-REPRESENTATIVE SALE                                    |
| 1        | 0    | 866590 | 0390  | 09/25/14  | \$549,000  | SALE DOES NOT MATCH DATA   |
| 1        | 0    | 928675 | 0150  | 01/11/12  | \$280,000  | SHORT SALE; SALE DOES NOT MATCH DATA                                   |
| 1        | 0    | 942550 | 0065  | 07/26/12  | \$199,000  | NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE                            |
| 1        | 0    | 942550 | 0100  | 04/18/14  | \$205,000  | NON-REPRESENTATIVE SALE  |
| 1        | 0    | 942550 | 0105  | 11/18/13  | \$230,000  | FINANCIAL INSTITUTION RESALE; IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 2        | 0    | 115410 | 0110  | 11/29/12  | \$235,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                            |
| 2        | 0    | 115410 | 0120  | 06/03/14  | \$236,000  | NO MARKET EXPOSURE   |
| 2        | 0    | 115410 | 0275  | 12/21/12  | \$220,000  | NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 2        | 0    | 115410 | 0285  | 07/16/12  | \$180,000  | NO MARKET EXPOSURE   |
| 2        | 0    | 115410 | 0320  | 12/18/12  | \$219,500  | NO MARKET EXPOSURE   |
| 2        | 0    | 401930 | 0155  | 08/21/14  | \$911,100  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0205  | 09/05/14  | \$268,000  | QUESTIONABLE PER APPRAISAL; SALE DATA DOES NOT MATCH                   |
| 2        | 0    | 401930 | 0295  | 08/22/14  | \$360,000  | TEAR DOWN; IMP. COUNT > 1  |
| 2        | 0    | 401930 | 0295  | 06/12/14  | \$300,000  | TEAR DOWN; IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 2        | 0    | 401930 | 0335  | 01/09/14  | \$815,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0356  | 06/26/12  | \$99,000   | SHORT SALE; NON-REPRESENTATIVE SALE                                    |
| 2        | 0    | 401930 | 0356  | 11/15/12  | \$270,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0465  | 06/25/13  | \$567,000  | NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 2        | 0    | 401930 | 0475  | 07/25/12  | \$719,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0480  | 07/03/13  | \$349,266  | FORCED SALE; EXEMPT FROM EXCISE TAX                                    |
| 2        | 0    | 401930 | 0480  | 11/11/14  | \$502,700  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0505  | 09/23/13  | \$626,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 0660  | 08/21/13  | \$220,000  | NO MARKET EXPOSURE   |
| 2        | 0    | 401930 | 0675  | 01/29/14  | \$262,000  | FINANCIAL INSTITUTION RESALE; QUESTIONABLE PER APPRAISAL               |



## Improved Sales Removed in This Annual Update Analysis

### Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|------|--------|-------|-----------|------------|--|
| 2        | 0    | 401930 | 0675  | 07/08/13  | \$368,973  | FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS  |
| 2        | 0    | 401930 | 0690  | 02/29/12  | \$237,000  | FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX                         |
| 2        | 0    | 401930 | 0740  | 05/23/13  | \$499,000  | RELOCATION - SALE TO SERVICE   |
| 2        | 0    | 401930 | 0750  | 05/31/12  | \$12,000   | SEGREGATION AND/OR MERGER  |
| 2        | 0    | 401930 | 0760  | 03/27/12  | \$225,000  | NO MARKET EXPOSURE   |
| 2        | 0    | 401930 | 0900  | 10/29/12  | \$443,249  | FORCED SALE; TEAR DOWN; EXEMPT FROM EXCISE TAX                               |
| 2        | 0    | 401930 | 0906  | 07/24/14  | \$685,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 1095  | 01/03/13  | \$469,000  | SALE DOES NOT MATCH DATA; BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 2        | 0    | 401930 | 1150  | 06/20/12  | \$503,500  | IMP. COUNT > 1   |
| 2        | 0    | 401930 | 1280  | 08/23/13  | \$579,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 401930 | 1385  | 08/25/14  | \$985,000  | IMP. COUNT > 1   |
| 2        | 0    | 401930 | 1450  | 08/20/14  | \$550,000  | CORPORATE AFFILIATES; IMP. CHARACTERISTICS CHANGE SINCE SALE                 |
| 2        | 0    | 401930 | 1450  | 07/09/14  | \$493,500  | FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX                         |
| 2        | 0    | 401990 | 0045  | 03/28/12  | \$177,500  | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 2        | 0    | 401990 | 0075  | 02/27/14  | \$194,675  | AUCTION SALE; EXEMPT FROM EXCISE TAX   |
| 2        | 0    | 401990 | 0150  | 03/28/13  | \$375,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 402290 | 6531  | 08/06/14  | \$540,000  | SALE DATA DOES NOT MATCH   |
| 2        | 0    | 402350 | 0005  | 06/10/14  | \$155,000  | PERCENT COMPLETE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX   |
| 2        | 0    | 402350 | 0275  | 06/17/13  | \$505,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; STATEMENT TO DOR                |
| 2        | 0    | 402350 | 0585  | 09/20/12  | \$185,000  | SALE DOES NOT MATCH DATA; SHORT SALE   |
| 2        | 0    | 402350 | 0675  | 07/17/13  | \$290,000  | SALE DATA DOES NOT MATCH   |
| 2        | 0    | 402350 | 0750  | 06/07/13  | \$355,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE                                      |
| 2        | 0    | 402350 | 0750  | 04/03/14  | \$700,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 402350 | 0822  | 06/10/14  | \$210,000  | RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR                         |
| 2        | 0    | 402350 | 1000  | 04/23/13  | \$319,308  | FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX |
| 2        | 0    | 402350 | 1000  | 06/13/13  | \$210,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE        |
| 2        | 0    | 402350 | 1000  | 10/17/13  | \$399,900  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 402350 | 1210  | 04/23/12  | \$241,000  | SALE DOES NOT MATCH DATA   |
| 2        | 0    | 402410 | 0331  | 07/15/13  | \$249,500  | SHORT SALE; NON-REPRESENTATIVE SALE  |

## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments  |
|----------|------|--------|-------|-----------|------------|---|
| 2        | 0    | 402410 | 0795  | 06/12/13  | \$225,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE           |
| 2        | 0    | 402410 | 0795  | 03/19/14  | \$683,300  | SALE DATA DOES NOT MATCH  |
| 2        | 0    | 402410 | 1990  | 10/17/14  | \$320,546  | AUCTION SALE; EXEMPT FROM EXCISE TAX                                  |
| 2        | 0    | 402410 | 2010  | 04/18/14  | \$455,000  | SALE DOES NOT MATCH DATA  |
| 2        | 0    | 514600 | 0070  | 04/04/14  | \$336,500  | IMP. CHARACTERISTICS CHANGE SINCE SALE                                |
| 2        | 0    | 514600 | 0070  | 12/04/14  | \$456,150  | SALE DOES NOT MATCH DATA  |
| 2        | 0    | 553830 | 0135  | 04/04/13  | \$260,000  | IMP. CHARACTERISTICS CHANGE SINCE SALE                                |
| 2        | 0    | 553830 | 0135  | 01/28/14  | \$449,000  | SALE DOES NOT MATCH DATA  |
| 2        | 0    | 553830 | 0155  | 12/18/12  | \$210,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                                    |
| 2        | 0    | 553830 | 0305  | 09/10/12  | \$300,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE                               |
| 2        | 0    | 553830 | 0305  | 06/24/13  | \$399,000  | SALE DOES NOT MATCH DATA  |
| 2        | 0    | 553830 | 0335  | 01/28/14  | \$225,000  | NON-REPRESENTATIVE SALE   |
| 2        | 0    | 558990 | 0361  | 03/02/12  | \$275,000  | NO MARKET EXPOSURE  |
| 2        | 0    | 664250 | 0060  | 01/04/13  | \$203,000  | UNFINISHED AREA   |
| 2        | 0    | 883290 | 0265  | 03/09/12  | \$402,000  | FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR; NO MARKET EXPOSURE    |
| 2        | 0    | 928990 | 0065  | 09/11/14  | \$440,000  | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 019260 | 0100  | 06/26/14  | \$440,000  | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 032604 | 9058  | 06/26/12  | \$369,000  | IMP. CHARACTERISTICS CHANGE SINCE SALE                                |
| 3        | 0    | 032604 | 9079  | 03/24/13  | \$417,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE                               |
| 3        | 0    | 032604 | 9112  | 07/16/12  | \$265,000  | SHORT SALE; OBSOLESCENCE  |
| 3        | 0    | 032604 | 9123  | 05/26/12  | \$260,000  | SHORT SALE; NON-REPRESENTATIVE SALE                                   |
| 3        | 0    | 034650 | 0035  | 08/05/13  | \$452,500  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 0    | 066200 | 0005  | 12/28/12  | \$370,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE           |
| 3        | 0    | 066200 | 0035  | 10/29/14  | \$374,000  | BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX              |
| 3        | 0    | 073201 | 0100  | 07/31/13  | \$535,000  | NO MARKET EXPOSURE  |
| 3        | 0    | 115563 | 0080  | 05/10/13  | \$271,000  | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 115563 | 0080  | 10/16/12  | \$402,157  | FORCED SALE; EXEMPT FROM EXCISE TAX                                   |
| 3        | 0    | 115563 | 0080  | 01/08/14  | \$430,000  | SALE DATA DOES NOT MATCH  |
| 3        | 0    | 259320 | 0150  | 04/30/13  | \$507,568  | FORCED SALE   |



## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|------|--------|-------|-----------|------------|--|
| 3        | 0    | 259700 | 0110  | 05/09/13  | \$600,000  | IMP. CHARACTERISTICS CHANGE SINCE SALE                                   |
| 3        | 0    | 259740 | 0010  | 07/08/13  | \$435,000  | RELOCATION - SALE TO SERVICE   |
| 3        | 0    | 259740 | 0250  | 04/23/14  | \$595,000  | SALE DATA DOES NOT MATCH; MULTI PARCEL SALE                              |
| 3        | 0    | 345970 | 0340  | 10/30/14  | \$537,250  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 346100 | 0030  | 05/30/14  | \$375,000  | NON-PROFIT ORGANIZATION  |
| 3        | 0    | 346100 | 0051  | 01/05/12  | \$171,000  | NON-REPRESENTATIVE SALE  |
| 3        | 0    | 380000 | 0160  | 07/09/14  | \$590,000  | SALE DATA DOES NOT MATCH   |
| 3        | 0    | 392880 | 0053  | 10/30/14  | \$401,500  | FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX |
| 3        | 0    | 402290 | 0125  | 08/10/12  | \$450,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE                                  |
| 3        | 0    | 402290 | 0125  | 09/02/14  | \$605,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402290 | 0480  | 12/10/12  | \$455,000  | SHORT SALE; NON-REPRESENTATIVE SALE                                      |
| 3        | 0    | 402290 | 1701  | 09/25/13  | \$297,000  | SHORT SALE; NON-REPRESENTATIVE SALE                                      |
| 3        | 0    | 402290 | 2260  | 06/26/14  | \$460,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402290 | 2465  | 06/28/13  | \$400,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                                       |
| 3        | 0    | 402290 | 3080  | 01/30/12  | \$221,000  | FINANCIAL INSTITUTION RESALE; SHORT SALE                                 |
| 3        | 0    | 402290 | 4635  | 07/10/13  | \$353,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402290 | 4971  | 10/23/14  | \$304,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402290 | 5012  | 04/29/14  | \$538,000  | RELOCATION - SALE TO SERVICE   |
| 3        | 0    | 402290 | 5012  | 05/14/14  | \$538,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402290 | 5172  | 09/26/14  | \$585,000  | SALE DATA DOES NOT MATCH   |
| 3        | 0    | 402770 | 0007  | 12/02/14  | \$353,000  | ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR                               |
| 3        | 0    | 402770 | 0064  | 08/13/13  | \$220,000  | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 3        | 0    | 402770 | 0396  | 04/10/12  | \$375,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE                                  |
| 3        | 0    | 402770 | 0396  | 08/28/14  | \$505,000  | SALE DOES NOT MATCH DATA   |
| 3        | 0    | 402770 | 0525  | 08/22/12  | \$250,000  | NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR                   |
| 3        | 0    | 402770 | 0529  | 08/28/12  | \$280,000  | SHORT SALE; NON-REPRESENTATIVE SALE                                      |
| 3        | 0    | 402770 | 0632  | 08/23/13  | \$254,500  | NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER                            |
| 3        | 0    | 440080 | 0080  | 09/06/12  | \$300,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                                       |
| 3        | 0    | 561100 | 0090  | 08/05/14  | \$525,000  | SALE DOES NOT MATCH DATA   |



## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments  |
|----------|------|--------|-------|-----------|-------------|---|
| 3        | 0    | 662060 | 0110  | 04/03/13  | \$470,000   | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR           |
| 3        | 0    | 812860 | 0020  | 02/06/14  | \$565,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 3        | 0    | 812860 | 0060  | 11/18/13  | \$373,800   | FINANCIAL INSTITUTION RESALE; CORPORATE AFFILIATES                              |
| 3        | 0    | 812860 | 0060  | 10/02/12  | \$691,800   | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 3        | 0    | 812860 | 0060  | 06/24/14  | \$600,000   | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 812860 | 0090  | 07/18/12  | \$690,000   | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 867000 | 0070  | 01/28/13  | \$300,000   | RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 3        | 0    | 928898 | 0060  | 08/15/12  | \$464,990   | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 928898 | 0070  | 07/10/12  | \$459,990   | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 928898 | 0080  | 05/23/12  | \$454,990   | SALE DOES NOT MATCH DATA  |
| 3        | 0    | 928910 | 0090  | 09/16/14  | \$511,000   | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR           |
| 3        | 0    | 928910 | 0170  | 10/31/14  | \$569,950   | SALE DOES NOT MATCH DATA  |
| 4        | 0    | 091250 | 0100  | 02/07/13  | \$322,000   | NO MARKET EXPOSURE  |
| 4        | 0    | 112604 | 9053  | 11/13/14  | \$770,000   | SALE DOES NOT MATCH DATA  |
| 4        | 0    | 112604 | 9095  | 09/28/12  | \$400,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 4        | 0    | 112604 | 9095  | 09/26/14  | \$450,000   | SALE DATA DOES NOT MATCH  |
| 4        | 0    | 381670 | 0060  | 02/27/12  | \$284,900   | FINANCIAL INSTITUTION RESALE; FORCED SALE                                       |
| 4        | 0    | 381870 | 0016  | 07/08/14  | \$300,000   | NO MARKET EXPOSURE  |
| 4        | 0    | 381870 | 0016  | 10/07/14  | \$434,000   | SALE DATA DOES NOT MATCH  |
| 4        | 0    | 414009 | 0080  | 07/26/12  | \$303,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE           |
| 4        | 0    | 414009 | 0110  | 06/17/13  | \$485,000   | IMP. CHARACTERISTICS CHANGE SINCE SALE  |
| 4        | 0    | 414050 | 0050  | 09/08/14  | \$362,000   | SALE DOES NOT MATCH DATA  |
| 4        | 0    | 414050 | 0055  | 06/26/14  | \$560,000   | SALE DOES NOT MATCH DATA  |
| 4        | 0    | 414090 | 0050  | 05/01/14  | \$408,585   | FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX                            |
| 4        | 0    | 414090 | 0140  | 05/27/14  | \$438,000   | SALE DOES NOT MATCH DATA  |
| 4        | 0    | 617870 | 0025  | 09/18/13  | \$362,833   | FINANCIAL INSTITUTION RESALE; CORPORATE AFFILIATES                              |
| 4        | 0    | 617870 | 0025  | 07/08/13  | \$556,124   | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 4        | 0    | 617870 | 0064  | 04/30/13  | \$1,114,694 | FORCED SALE; EXEMPT FROM EXCISE TAX   |
| 4        | 0    | 617870 | 0068  | 04/08/13  | \$325,950   | SALE DOES NOT MATCH DATA  |



## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|------|--------|-------|-----------|------------|--|
| 4        | 0    | 617870 | 0068  | 10/05/12  | \$305,000  | SALE DOES NOT MATCH DATA   |
| 4        | 0    | 617870 | 0081  | 03/26/12  | \$870,000  | SALE DOES NOT MATCH DATA   |
| 4        | 0    | 617870 | 0140  | 10/03/12  | \$471,000  | NO MARKET EXPOSURE   |
| 4        | 0    | 617893 | 0480  | 09/16/14  | \$550,000  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 4        | 0    | 618170 | 0310  | 05/23/13  | \$185,000  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 4        | 0    | 618170 | 0390  | 02/28/14  | \$215,500  | OBSOLESCENCE; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 4        | 0    | 618170 | 0595  | 10/23/13  | \$260,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SALE DOES NOT MATCH DATA          |
| 4        | 0    | 618170 | 0595  | 10/07/14  | \$585,000  | SALE DATA DOES NOT MATCH   |
| 4        | 0    | 618170 | 0620  | 08/21/12  | \$279,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 4        | 0    | 618170 | 0640  | 07/25/13  | \$320,000  | OBSOLESCENCE   |
| 4        | 0    | 618170 | 0640  | 03/27/14  | \$740,000  | OBSOLESCENCE; SALE DATA DOES NOT MATCH   |
| 4        | 0    | 670820 | 0280  | 08/23/12  | \$407,500  | SALE DATA DOES NOT MATCH   |
| 4        | 0    | 689180 | 0220  | 01/16/13  | \$458,253  | FORCED SALE; EXEMPT FROM EXCISE TAX  |
| 4        | 0    | 689180 | 0490  | 11/21/13  | \$483,000  | RELOCATION - SALE TO SERVICE   |
| 4        | 0    | 689180 | 0490  | 11/21/13  | \$483,000  | SALE DOES NOT MATCH DATA   |
| 4        | 0    | 689182 | 0080  | 03/26/12  | \$413,000  | NON-REPRESENTATIVE SALE  |
| 4        | 0    | 689182 | 0180  | 03/14/12  | \$447,000  | GOV'T TO GOV'T; SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS |
| 4        | 0    | 883140 | 0010  | 07/25/14  | \$70,297   | QUIT CLAIM DEED  |
| 4        | 0    | 883140 | 0061  | 05/29/12  | \$293,100  | SHORT SALE; SALE DOES NOT MATCH DATA   |
| 4        | 0    | 883190 | 0020  | 02/15/12  | \$306,400  | RELATED PARTY, FRIEND, OR NEIGHBOR   |
| 4        | 0    | 883290 | 0030  | 06/19/13  | \$477,000  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 4        | 0    | 883290 | 0055  | 06/28/12  | \$390,000  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 4        | 0    | 883290 | 0290  | 02/07/12  | \$430,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 4        | 0    | 883290 | 0480  | 05/08/13  | \$420,000  | NO MARKET EXPOSURE   |
| 4        | 0    | 883290 | 0640  | 11/05/12  | \$455,950  | SALE DOES NOT MATCH DATA   |
| 4        | 0    | 883290 | 0655  | 12/12/14  | \$525,000  | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR          |
| 4        | 0    | 883350 | 0260  | 02/28/13  | \$473,940  | FORCED SALE; EXEMPT FROM EXCISE TAX  |
| 4        | 0    | 883351 | 0090  | 01/30/13  | \$315,000  | SHORT SALE; SALE DOES NOT MATCH DATA   |
| 4        | 0    | 883351 | 0280  | 07/21/14  | \$400,000  | NO MARKET EXPOSURE   |



## Improved Sales Removed in This Annual Update Analysis Area 004 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments  |
|----------|------|--------|-------|-----------|-------------|---|
| 8        | 0    | 097360 | 0050  | 02/26/14  | \$550,000   | SALE DOES NOT MATCH DATA; RELOCATION - SALE BY SERVICE                |
| 8        | 0    | 097360 | 0050  | 02/28/14  | \$550,000   | SALE DOES NOT MATCH DATA; RELOCATION - SALE TO SERVICE                |
| 8        | 0    | 097360 | 0070  | 03/23/13  | \$466,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 102604 | 9036  | 09/10/14  | \$275,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 109610 | 0010  | 10/28/14  | \$320,000   | RELOCATION - SALE TO SERVICE  |
| 8        | 0    | 109610 | 0015  | 12/03/13  | \$111,200   | PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 8        | 0    | 109610 | 0030  | 04/06/12  | \$185,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 553830 | 0390  | 05/04/12  | \$240,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE                   |
| 8        | 0    | 553830 | 0456  | 08/21/13  | \$476,000   | SALE DOES NOT MATCH DATA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 8        | 0    | 674470 | 0121  | 07/25/12  | \$373,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE                               |
| 8        | 0    | 674470 | 0126  | 07/25/13  | \$300,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 674470 | 0343  | 12/09/14  | \$480,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 774010 | 0025  | 08/29/12  | \$344,448   | FORCED SALE; EXEMPT FROM EXCISE TAX                                   |
| 8        | 0    | 774010 | 0045  | 06/21/12  | \$1,022,719 | FORCED SALE; EXEMPT FROM EXCISE TAX                                   |
| 8        | 0    | 774010 | 0110  | 06/16/12  | \$490,000   | NO MARKET EXPOSURE  |
| 8        | 0    | 774010 | 0150  | 07/31/12  | \$380,990   | BANKRUPTCY - RECEIVER OR TRUSTEE                                      |
| 8        | 0    | 774010 | 0260  | 08/25/14  | \$900,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 774010 | 0265  | 09/13/13  | \$660,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 774010 | 0365  | 06/06/13  | \$815,000   | OBSOLESCENCE  |
| 8        | 0    | 774250 | 0025  | 03/21/14  | \$305,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 774350 | 0030  | 06/20/12  | \$384,950   | IMP. CHARACTERISTICS CHANGE SINCE SALE                                |
| 8        | 0    | 774350 | 0030  | 04/08/14  | \$490,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 774450 | 0016  | 12/05/12  | \$256,000   | NO MARKET EXPOSURE  |
| 8        | 0    | 775270 | 0110  | 06/18/14  | \$554,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 797990 | 0086  | 10/03/12  | \$425,000   | RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER         |
| 8        | 0    | 797990 | 0265  | 05/24/13  | \$286,900   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SHORT SALE               |
| 8        | 0    | 797990 | 0526  | 11/25/13  | \$258,500   | IMP. CHARACTERISTICS CHANGE SINCE SALE                                |
| 8        | 0    | 797990 | 0526  | 04/15/14  | \$390,000   | SALE DOES NOT MATCH DATA  |
| 8        | 0    | 797990 | 0551  | 01/30/12  | \$155,800   | IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE |



**Improved Sales Removed in This Annual Update Analysis**  
**Area 004 -- 1 to 3 Unit Residences**

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                 |
|----------|------|--------|-------|-----------|------------|--------------------------|
| 8        | 0    | 797990 | 0551  | 08/09/12  | \$325,000  | NO MARKET EXPOSURE       |
| 8        | 0    | 797990 | 0565  | 08/19/13  | \$347,000  | SALE DOES NOT MATCH DATA |
| 8        | 0    | 925790 | 0040  | 08/30/13  | \$400,000  | NO MARKET EXPOSURE       |

## Vacant Sales Used in this Annual Update Analysis Area 004

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 1        | 0    | 866590 | 0380  | 10/17/14  | \$49,000   | 27,543   | N    | N          |
| 1        | 0    | 866590 | 0179  | 10/29/13  | \$99,950   | 22,535   | N    | N          |
| 2        | 0    | 092604 | 9015  | 07/11/14  | \$55,000   | 3,899    | N    | N          |
| 2        | 0    | 115410 | 0412  | 06/13/14  | \$250,000  | 18,596   | N    | N          |
| 2        | 0    | 401930 | 1388  | 08/25/14  | \$250,000  | 13,400   | N    | N          |
| 2        | 0    | 401930 | 1310  | 02/28/14  | \$40,000   | 26,902   | Y    | N          |
| 2        | 0    | 401930 | 1260  | 05/24/13  | \$302,500  | 22,470   | Y    | N          |
| 2        | 0    | 401930 | 1575  | 11/12/12  | \$200,000  | 14,012   | N    | N          |
| 2        | 0    | 401930 | 1145  | 08/23/12  | \$85,000   | 20,000   | Y    | N          |
| 2        | 0    | 401930 | 1380  | 06/11/12  | \$95,000   | 16,013   | N    | N          |
| 2        | 0    | 402110 | 0040  | 08/28/14  | \$171,000  | 15,465   | N    | N          |
| 2        | 0    | 402290 | 6431  | 12/18/12  | \$175,000  | 22,631   | N    | N          |
| 2        | 0    | 402350 | 1290  | 05/07/14  | \$50,000   | 50,094   | N    | N          |
| 2        | 0    | 402350 | 1080  | 04/08/14  | \$210,000  | 35,153   | N    | N          |
| 3        | 0    | 402290 | 2570  | 10/31/14  | \$75,000   | 14,500   | N    | N          |
| 3        | 0    | 402290 | 5390  | 09/16/14  | \$150,000  | 24,011   | N    | N          |
| 4        | 0    | 112604 | 9053  | 11/01/13  | \$100,000  | 26,300   | N    | N          |
| 4        | 0    | 112604 | 9087  | 07/29/13  | \$325,000  | 12,286   | Y    | N          |
| 4        | 0    | 381870 | 0180  | 09/14/12  | \$50,000   | 22,795   | N    | N          |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 004**

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments           |
|----------|------|--------|-------|-----------|------------|--------------------|
| 4        | 0    | 402770 | 0021  | 06/05/13  | \$85,000   | NO MARKET EXPOSURE |

## Mobile Home Sales Used in this Annual Update Analysis Area 004

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Living Area | Class     | Year Built | Cond      | Lot Size | View | Situs Address    |
|----------|------|--------|-------|-----------|------------|-------------|-----------|------------|-----------|----------|------|------------------|
| 2        | 0    | 402350 | 0730  | 7/22/2014 | \$275,000  | 1,510       | Vgood     | 1998       | Vgood     | 13,000   | N    | 2918 NE 178TH ST |
| 3        | 0    | 402770 | 0327  | 6/19/2012 | \$260,000  | 1,915       | Excellent | 1996       | Excellent | 8,530    | N    | 20330 54TH LN NE |

# 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, Assessor's 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



07-29-2015

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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**

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