

# West Ballard

Area: 019

## *Residential Revalue for 2015 Assessment Roll*



*Obtained from [www.destination360.com](http://www.destination360.com)*

Area 19 is located in northwest Seattle and contains the western portion of Ballard neighborhood. It is comprised primarily of single family residences built before 1950. 13% of the homes are townhouses. The townhouse trend has accelerated in recent years. Builders typically tear down old houses due to a lack of vacant land for new buildings. 27% of parcels are zoned LR1 or higher and allow townhouses or larger buildings. The remaining 73% of parcels are zoned single family residential. Local amenities are numerous dining, shopping, and live music opportunities; a movie theater, Nordic Heritage Museum, Golden Gardens Park, Ballard Locks/Botanical Garden, and Shilshole Marina. There is a maritime/commercial/industrial area stretching from the Ship Canal to Market Street. Apartments and condominiums are near the commercial districts.



### **King County Department of Assessments**

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

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

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

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

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



## **King County**

**Department of Assessments**

**Accounting Division**

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

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

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

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

***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

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

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

Sincerely,

Lloyd Hara  
Assessor

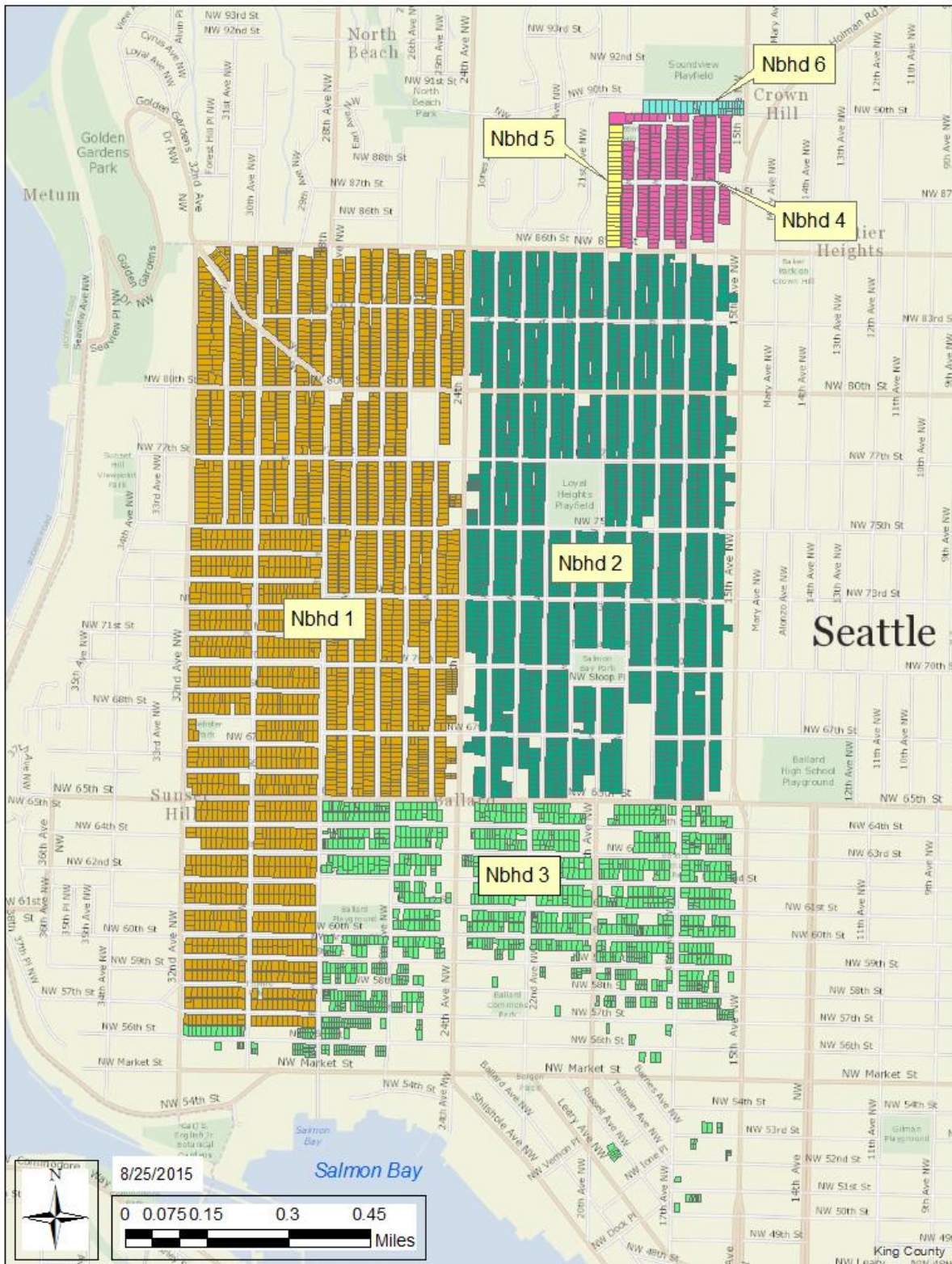
# Area 19 Map



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



# Neighborhood Map





## West Ballard Housing Profile



Grade 5/ Year Built 1928/ Total Living Area 420  
Account Number 287210-2391



Grade 6/ Year Built 1943/ Total Living Area 770  
Account Number 117500-0445



Grade 7/ Year Built 1942/ Total Living Area 1,660  
Account Number 444980-0695



Grade 8/ Year Built 1927/ Total Living Area 1,660  
Account Number 054600-0845



Grade 9/ Year Built 2013/ Total Living Area 1,920  
Account Number 276760-3640



Grade 10/ Year Built 2006/ Total Living Area 3,520  
Account Number 751850-7050

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

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

## Residential Building Grades

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

# Executive Summary

## West Ballard - Area 019

### Annual Update

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

**Previous Physical Inspection:** 2011

**Number of Improved Sales:** 924

**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>                          | \$175,200 | \$297,300    | \$472,500 |                 |       | 7.59% |
| <b>2015 Value</b>                          | \$197,100 | \$336,000    | \$533,100 | \$566,700       | 94.3% | 7.59% |
| <b>\$ Change</b>                           | +\$21,900 | +\$38,700    | +\$60,600 |                 |       |       |
| <b>% Change</b>                            | +12.5%    | +13.0%       | +12.8%    |                 |       |       |

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. No characteristic based variables were warranted, therefore there is no change to the COD. 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>                               | \$201,000 | \$262,400    | \$463,400 |
| <b>2015 Value</b>                               | \$226,200 | \$296,600    | \$522,800 |
| <b>\$ Change</b>                                | +\$25,200 | +\$34,200    | +\$59,400 |
| <b>% Change</b>                                 | +12.5%    | +13.0%       | +12.8%    |

**Number of one to three unit residences in the population:** 5,720

**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 area required a single standard area adjustment.

## Area 019 - Model Adjustments 1-3 Unit Residences

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

| Standard Area Adjustment | # Parcels Adjusted | % of Population |
|--------------------------|--------------------|-----------------|
| +12.92%                  | 5,720              | 100%            |

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.



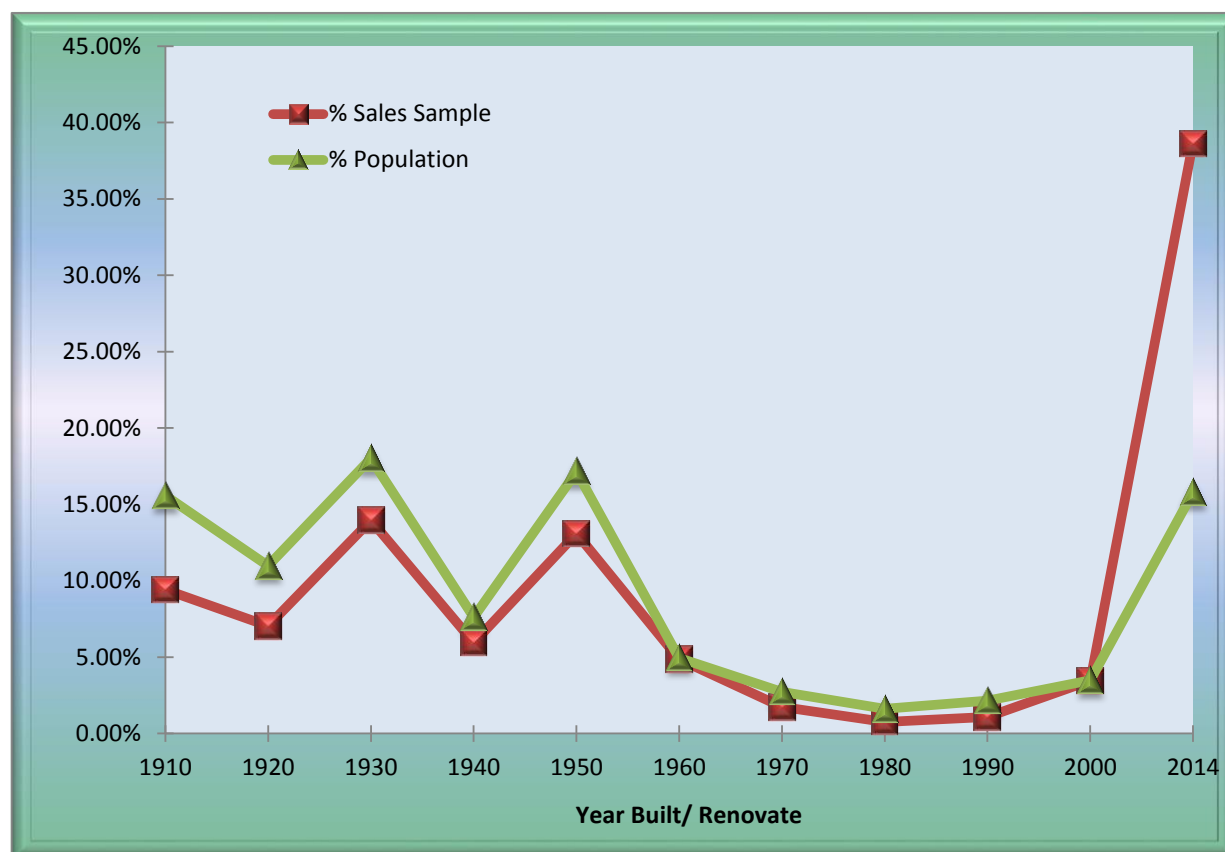
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

| Year Built/Ren | Frequency | % Sales Sample |
|----------------|-----------|----------------|
| 1910           | 87        | 9.42%          |
| 1920           | 65        | 7.03%          |
| 1930           | 129       | 13.96%         |
| 1940           | 55        | 5.95%          |
| 1950           | 121       | 13.10%         |
| 1960           | 45        | 4.87%          |
| 1970           | 16        | 1.73%          |
| 1980           | 7         | 0.76%          |
| 1990           | 10        | 1.08%          |
| 2000           | 32        | 3.46%          |
| 2014           | 357       | 38.64%         |
|                | 924       |                |

**Population**

| Year Built/Ren | Frequency | % Population |
|----------------|-----------|--------------|
| 1910           | 891       | 15.58%       |
| 1920           | 628       | 10.98%       |
| 1930           | 1,030     | 18.01%       |
| 1940           | 435       | 7.60%        |
| 1950           | 981       | 17.15%       |
| 1960           | 283       | 4.95%        |
| 1970           | 156       | 2.73%        |
| 1980           | 92        | 1.61%        |
| 1990           | 123       | 2.15%        |
| 2000           | 199       | 3.48%        |
| 2014           | 902       | 15.77%       |
|                | 5,720     |              |



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.

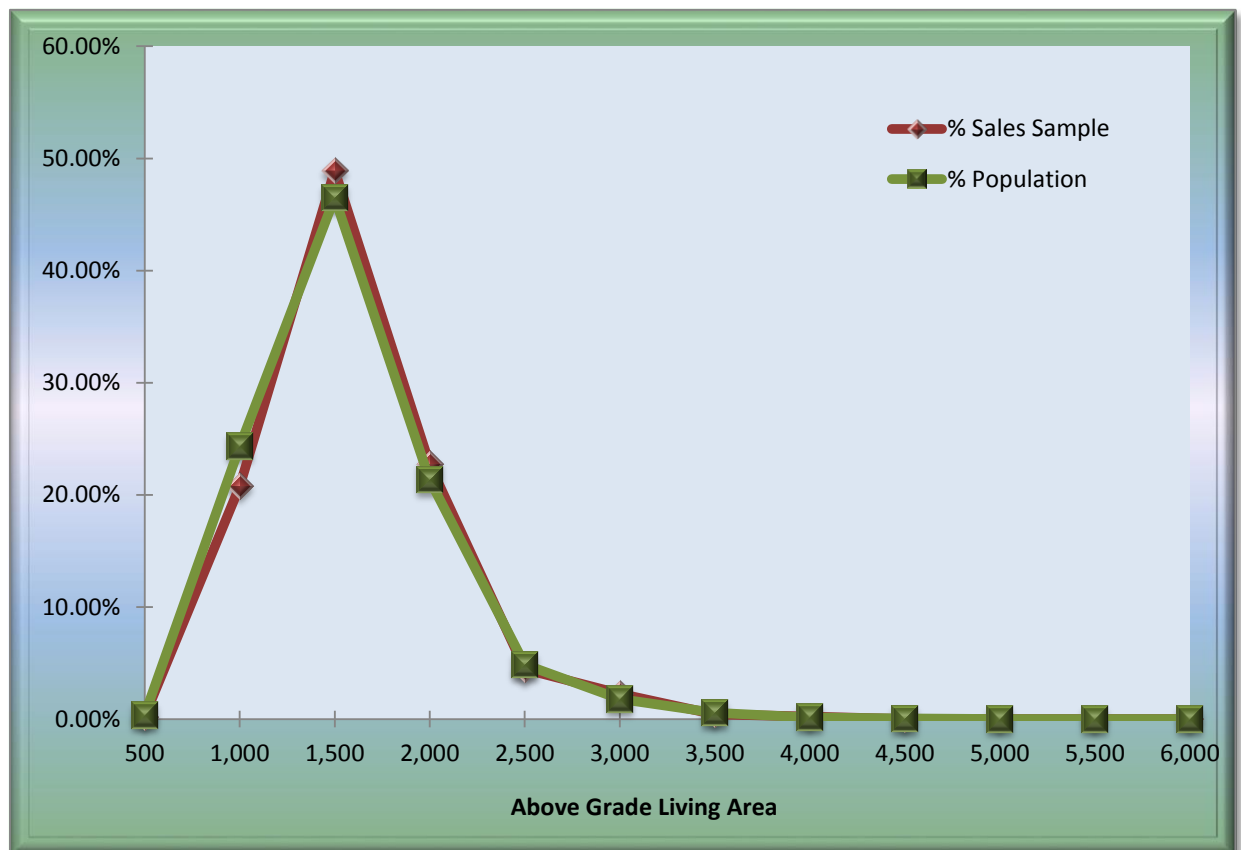
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

| AGLA  | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 500   | 2         | 0.22%          |
| 1,000 | 192       | 20.78%         |
| 1,500 | 452       | 48.92%         |
| 2,000 | 210       | 22.73%         |
| 2,500 | 41        | 4.44%          |
| 3,000 | 21        | 2.27%          |
| 3,500 | 4         | 0.43%          |
| 4,000 | 2         | 0.22%          |
| 4,500 | 0         | 0.00%          |
| 5,000 | 0         | 0.00%          |
| 5,500 | 0         | 0.00%          |
| 6,000 | 0         | 0.00%          |
| 924   |           |                |

**Population**

| AGLA  | Frequency | % Population |
|-------|-----------|--------------|
| 500   | 21        | 0.37%        |
| 1,000 | 1,392     | 24.34%       |
| 1,500 | 2,661     | 46.52%       |
| 2,000 | 1,221     | 21.35%       |
| 2,500 | 278       | 4.86%        |
| 3,000 | 102       | 1.78%        |
| 3,500 | 33        | 0.58%        |
| 4,000 | 9         | 0.16%        |
| 4,500 | 3         | 0.05%        |
| 5,000 | 0         | 0.00%        |
| 5,500 | 0         | 0.00%        |
| 6,000 | 0         | 0.00%        |
| 5,720 |           |              |



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.

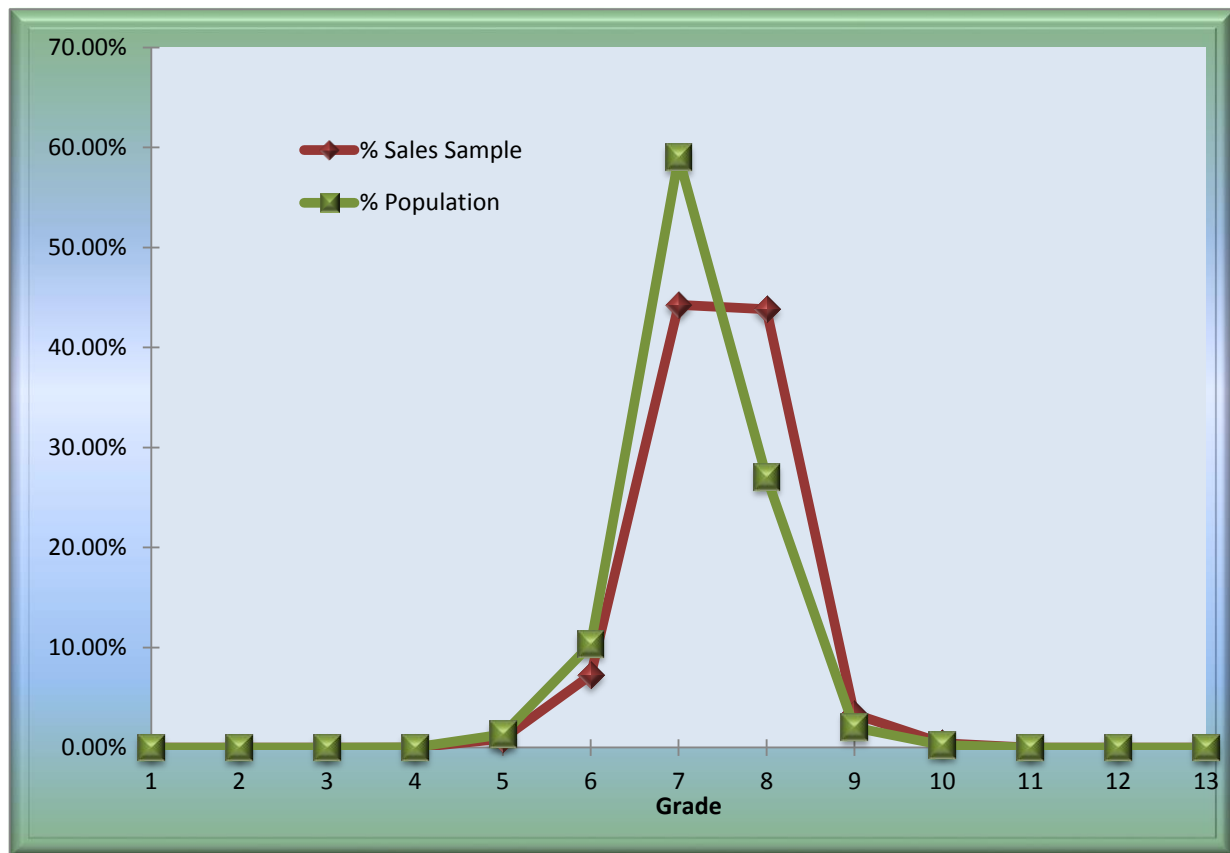
## Sales Sample Representation of Population Building Grade

**Sales Sample**

| Grade | Frequency | % Sales Sample |
|-------|-----------|----------------|
| 1     | 0         | 0.00%          |
| 2     | 0         | 0.00%          |
| 3     | 0         | 0.00%          |
| 4     | 0         | 0.00%          |
| 5     | 8         | 0.87%          |
| 6     | 67        | 7.25%          |
| 7     | 409       | 44.26%         |
| 8     | 405       | 43.83%         |
| 9     | 31        | 3.35%          |
| 10    | 4         | 0.43%          |
| 11    | 0         | 0.00%          |
| 12    | 0         | 0.00%          |
| 13    | 0         | 0.00%          |
| 924   |           |                |

**Population**

| Grade | Frequency | % Population |
|-------|-----------|--------------|
| 1     | 0         | 0.00%        |
| 2     | 0         | 0.00%        |
| 3     | 0         | 0.00%        |
| 4     | 1         | 0.02%        |
| 5     | 76        | 1.33%        |
| 6     | 591       | 10.33%       |
| 7     | 3,375     | 59.00%       |
| 8     | 1,547     | 27.05%       |
| 9     | 115       | 2.01%        |
| 10    | 15        | 0.26%        |
| 11    | 0         | 0.00%        |
| 12    | 0         | 0.00%        |
| 13    | 0         | 0.00%        |
| 5,720 |           |              |



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



## Area 019 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 1.126, resulting in an adjusted value of \$534,000 ( $\$475,000 \times 1.126 = \$534,850$ ) – truncated to the nearest \$1000.

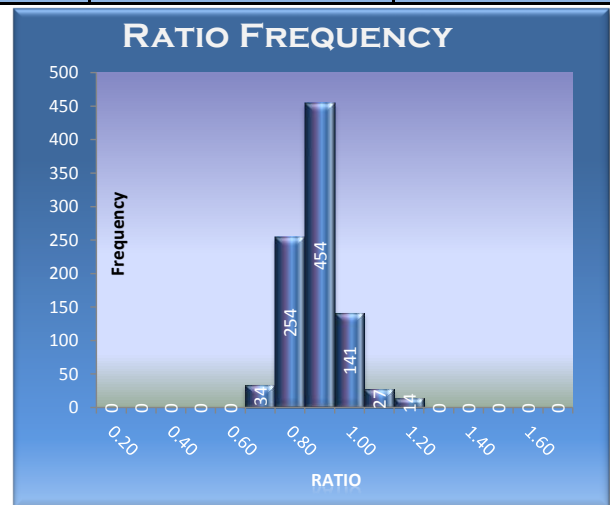
| SaleDate  | Adjustment (Factor) | Equivalent Percent |
|-----------|---------------------|--------------------|
| 1/1/2012  | 1.303               | 30.3%              |
| 2/1/2012  | 1.294               | 29.4%              |
| 3/1/2012  | 1.286               | 28.6%              |
| 4/1/2012  | 1.278               | 27.8%              |
| 5/1/2012  | 1.269               | 26.9%              |
| 6/1/2012  | 1.261               | 26.1%              |
| 7/1/2012  | 1.253               | 25.3%              |
| 8/1/2012  | 1.244               | 24.4%              |
| 9/1/2012  | 1.235               | 23.5%              |
| 10/1/2012 | 1.227               | 22.7%              |
| 11/1/2012 | 1.219               | 21.9%              |
| 12/1/2012 | 1.210               | 21.0%              |
| 1/1/2013  | 1.202               | 20.2%              |
| 2/1/2013  | 1.193               | 19.3%              |
| 3/1/2013  | 1.185               | 18.5%              |
| 4/1/2013  | 1.177               | 17.7%              |
| 5/1/2013  | 1.169               | 16.9%              |
| 6/1/2013  | 1.160               | 16.0%              |
| 7/1/2013  | 1.152               | 15.2%              |
| 8/1/2013  | 1.143               | 14.3%              |
| 9/1/2013  | 1.135               | 13.5%              |
| 10/1/2013 | 1.126               | 12.6%              |
| 11/1/2013 | 1.118               | 11.8%              |
| 12/1/2013 | 1.109               | 10.9%              |
| 1/1/2014  | 1.101               | 10.1%              |
| 2/1/2014  | 1.092               | 9.2%               |
| 3/1/2014  | 1.085               | 8.5%               |
| 4/1/2014  | 1.076               | 7.6%               |
| 5/1/2014  | 1.068               | 6.8%               |
| 6/1/2014  | 1.059               | 5.9%               |
| 7/1/2014  | 1.051               | 5.1%               |
| 8/1/2014  | 1.042               | 4.2%               |
| 9/1/2014  | 1.034               | 3.4%               |
| 10/1/2014 | 1.025               | 2.5%               |
| 11/1/2014 | 1.017               | 1.7%               |
| 12/1/2014 | 1.009               | 0.9%               |
| 1/1/2015  | 1.000               | 0.0%               |

The time adjustment formula for Area 019 is:  $(.841275449017004 - 0.000232479437520573 * \text{SaleDay}) / (0.8412754490)$   
SaleDay = SaleDate - 42005

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

|                                |                    |                               |                           |
|--------------------------------|--------------------|-------------------------------|---------------------------|
| <b>District: NW / Team: 2</b>  | <b>Appr. Date:</b> | <b>Date of Report:</b>        | <b>Sales Dates:</b>       |
| <b>Area Name: West Ballard</b> | <b>1/1/2014</b>    | <b>8/27/2015</b>              | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 019</b>        | <b>Appr ID:</b>    | <b>Property Type:</b>         | <b>Adjusted for time?</b> |
|                                | <b>DJOH</b>        | <b>1 to 3 Unit Residences</b> | <b>YES</b>                |

|   |                |
|---|----------------|
| <b>SAMPLE STATISTICS</b>                  |                |
| <b>Sample size (n)</b>                    | 924            |
| <b>Mean Assessed Value</b>                | \$472,500      |
| <b>Mean Adj. Sales Price</b>              | \$566,700      |
| <b>Standard Deviation AV</b>              | \$106,962      |
| <b>Standard Deviation SP</b>              | \$135,915      |
| <b>ASSESSMENT LEVEL</b>                   |                |
| <b>Arithmetic Mean Ratio</b>              | 0.841          |
| <b>Median Ratio</b>                       | 0.836          |
| <b>Weighted Mean Ratio</b>                | 0.834          |
| <b>UNIFORMITY</b>                         |                |
| <b>Lowest ratio</b>                       | 0.630          |
| <b>Highest ratio:</b>                     | 1.139          |
| <b>Coefficient of Dispersion</b>          | 7.59%          |
| <b>Standard Deviation</b>                 | 0.084          |
| <b>Coefficient of Variation</b>           | 10.03%         |
| <b>Price Related Differential (PRD)</b>   | 1.009          |
| <b>RELIABILITY</b>                        |                |
| <b>95% Confidence: Median</b>             |                |
| Lower limit                               | 0.829          |
| Upper limit                               | 0.842          |
| <b>95% Confidence: Mean</b>               |                |
| Lower limit                               | 0.836          |
| Upper limit                               | 0.847          |
| <b>SAMPLE SIZE EVALUATION</b>             |                |
| <b>N (population size)</b>                | 5,720          |
| <b>B (acceptable error - in decimal)</b>  | 0.05           |
| <b>S (estimated from this sample)</b>     | 0.084          |
| <b>Recommended minimum:</b>               | 11             |
| <b>Actual sample size:</b>                | 924            |
| <b>Conclusion:</b>                        | OK             |
| <b>NORMALITY</b>                          |                |
| <b>Binomial Test</b>                      |                |
| # ratios below mean:                      | 491            |
| # ratios above mean:                      | 433            |
| z:  | 1.908          |
| <b>Conclusion:</b>                        | <b>Normal*</b> |
| <b>*i.e. no evidence of non-normality</b> |                |



## COMMENTS:

1 to 3 Unit Residences throughout Area 019

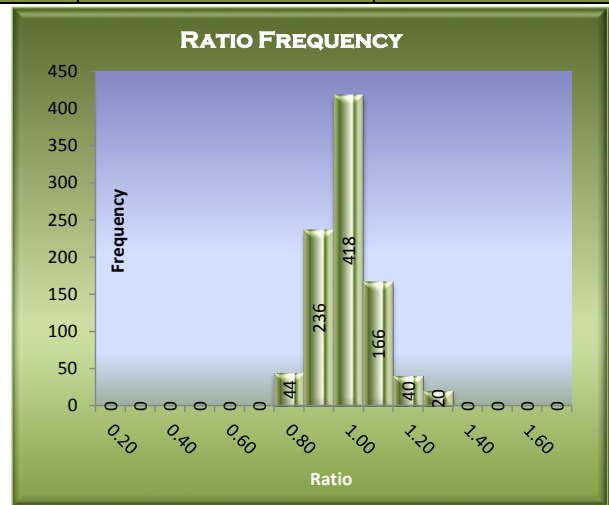
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



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

|                                |                    |                        |                           |
|--------------------------------|--------------------|------------------------|---------------------------|
| <b>District: NW / Team: 2</b>  | <b>Appr. Date:</b> | <b>Date of Report:</b> | <b>Sales Dates:</b>       |
| <b>Area Name: West Ballard</b> | <b>1/1/2015</b>    | <b>8/27/2015</b>       | <b>1/2012 - 12/2014</b>   |
| <b>Area Number: 019</b>        | <b>Appr. ID:</b>   | <b>Property Type:</b>  | <b>Adjusted for time?</b> |
|                                | <b>DJOH</b>        | <b>1 to 3 Unit</b>     | <b>YES</b>                |

|  |            |
|--|------------|
| <b>SAMPLE STATISTICS</b>                 |            |
| <b>Sample size (n)</b>                   | 924        |
| <b>Mean Assessed Value</b>               | \$533,100  |
| <b>Mean Sales Price</b>                  | \$566,700  |
| <b>Standard Deviation AV</b>             | \$120,785  |
| <b>Standard Deviation SP</b>             | \$135,915  |
| <b>ASSESSMENT LEVEL</b>                  |            |
| <b>Arithmetic Mean Ratio</b>             | 0.949      |
| <b>Median Ratio</b>                      | 0.943      |
| <b>Weighted Mean Ratio</b>               | 0.941      |
| <b>UNIFORMITY</b>                        |            |
| <b>Lowest ratio</b>                      | 0.711      |
| <b>Highest ratio:</b>                    | 1.286      |
| <b>Coefficient of Dispersion</b>         | 7.59%      |
| <b>Standard Deviation</b>                | 0.095      |
| <b>Coefficient of Variation</b>          | 10.03%     |
| <b>Price Related Differential (PRD)</b>  | 1.009      |
| <b>RELIABILITY</b>                       |            |
| <b>95% Confidence: Median</b>            |            |
| Lower limit                              | 0.935      |
| Upper limit                              | 0.949      |
| <b>95% Confidence: Mean</b>              |            |
| Lower limit                              | 0.943      |
| Upper limit                              | 0.955      |
| <b>SAMPLE SIZE EVALUATION</b>            |            |
| <b>N (population size)</b>               | 5,720      |
| <b>B (acceptable error - in decimal)</b> | 0.05       |
| <b>S (estimated from this sample)</b>    | 0.095      |
| <b>Recommended minimum:</b>              | 14         |
| <b>Actual sample size:</b>               | 924        |
| <b>Conclusion:</b>                       | OK         |
| <b>NORMALITY</b>                         |            |
| <b>Binomial Test</b>                     |            |
| <b># ratios below mean:</b>              | 492        |
| <b># ratios above mean:</b>              | 432        |
| <b>z:</b>                                | 1.974      |
| <b>Conclusion:</b>                       | Non-normal |



### COMMENTS:

1 to 3 Unit Residences throughout Area 019 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

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

**Date of Appraisal Report: August 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 land 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 2 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 +12.5% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.128, 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 area required a single standard area adjustment.

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 924 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.841275449)$$

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 no mobile homes in this area.

## Results

The resulting assessment level is 0.943. 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 +12.8%. 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) \* 1.128.
- 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) \* 1.128.
- 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 019 -- 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        | 1    | 117500 | 0185  | 03/12/14  | \$350,000  | \$379,000      | 1,010 | 5          | 1905           | Avg   | 4,850    | N    | N           | 3047 NW 59TH ST   |
| 1        | 3    | 276760 | 0171  | 05/19/14  | \$440,000  | \$468,000      | 1,010 | 5          | 1906           | VGood | 1,968    | N    | N           | 6411 22ND AVE NW  |
| 1        | 1    | 755080 | 1025  | 11/18/13  | \$430,000  | \$479,000      | 770   | 6          | 1914           | Good  | 2,461    | N    | N           | 6110 32ND AVE NW  |
| 1        | 1    | 117500 | 0440  | 04/29/14  | \$431,000  | \$460,000      | 770   | 6          | 1942           | Good  | 4,850    | N    | N           | 2823 NW 58TH ST   |
| 1        | 1    | 117500 | 0445  | 11/25/13  | \$400,000  | \$444,000      | 770   | 6          | 1943           | Good  | 4,850    | N    | N           | 2819 NW 58TH ST   |
| 1        | 1    | 755130 | 0065  | 06/09/14  | \$425,000  | \$449,000      | 910   | 6          | 1905           | Good  | 4,635    | N    | N           | 2801 NW 64TH ST   |
| 1        | 3    | 424290 | 0025  | 06/27/13  | \$359,888  | \$415,000      | 1,060 | 6          | 1900           | Good  | 2,287    | N    | N           | 2751 NW 65TH ST   |
| 1        | 3    | 276760 | 0246  | 04/05/13  | \$350,000  | \$412,000      | 1,110 | 6          | 1904           | Good  | 3,282    | N    | N           | 2113 NW 65TH ST   |
| 1        | 3    | 276760 | 3280  | 08/14/13  | \$460,000  | \$524,000      | 1,150 | 6          | 1903           | VGood | 3,800    | N    | N           | 1523 NW 61ST ST   |
| 1        | 1    | 755080 | 0710  | 06/28/13  | \$415,000  | \$478,000      | 1,220 | 6          | 1900           | Good  | 5,000    | N    | N           | 3042 NW 64TH ST   |
| 1        | 3    | 276760 | 0465  | 06/11/12  | \$395,000  | \$497,000      | 1,260 | 6          | 1900           | Good  | 5,000    | N    | N           | 1742 NW 64TH ST   |
| 1        | 3    | 276760 | 3865  | 06/13/13  | \$440,000  | \$509,000      | 1,290 | 6          | 1907           | Good  | 2,500    | N    | N           | 5912 26TH AVE NW  |
| 1        | 3    | 047700 | 0050  | 05/30/12  | \$335,000  | \$423,000      | 1,310 | 6          | 1900           | Avg   | 3,586    | N    | N           | 2657 NW 60TH ST   |
| 1        | 3    | 424290 | 0295  | 04/07/14  | \$452,200  | \$486,000      | 1,460 | 6          | 1901           | Good  | 2,249    | N    | N           | 2655 A NW 63RD ST |
| 1        | 3    | 276760 | 2910  | 04/19/12  | \$398,500  | \$507,000      | 1,460 | 6          | 1900           | Good  | 2,977    | N    | N           | 2213 NW 61ST ST   |
| 1        | 3    | 276760 | 1975  | 05/23/13  | \$420,000  | \$488,000      | 1,520 | 6          | 1901           | Good  | 2,792    | N    | N           | 1716 NW 62ND ST   |
| 1        | 3    | 276760 | 1190  | 03/26/13  | \$490,000  | \$577,000      | 1,540 | 6          | 1906           | Good  | 5,000    | N    | N           | 2051 NW 64TH ST   |
| 1        | 3    | 276760 | 1145  | 08/20/12  | \$409,000  | \$507,000      | 1,580 | 6          | 1900           | Good  | 5,000    | N    | N           | 1736 NW 63RD ST   |
| 1        | 1    | 117500 | 1135  | 09/29/14  | \$424,000  | \$435,000      | 620   | 7          | 1925           | VGood | 3,395    | N    | N           | 5807 28TH AVE NW  |
| 1        | 3    | 867340 | 0023  | 05/09/13  | \$255,000  | \$297,000      | 650   | 7          | 1998           | Avg   | 1,170    | N    | N           | 2621 A NW 57TH ST |
| 1        | 1    | 755080 | 0916  | 06/02/14  | \$395,000  | \$418,000      | 730   | 7          | 1911           | Avg   | 3,000    | N    | N           | 6215 30TH AVE NW  |
| 1        | 1    | 117500 | 1125  | 10/06/14  | \$550,000  | \$563,000      | 780   | 7          | 1922           | Good  | 3,420    | N    | N           | 5817 28TH AVE NW  |
| 1        | 1    | 755080 | 0015  | 07/14/14  | \$550,000  | \$576,000      | 810   | 7          | 1923           | Good  | 5,000    | N    | N           | 2847 NW 61ST ST   |
| 1        | 3    | 276760 | 1125  | 08/02/13  | \$560,000  | \$640,000      | 860   | 7          | 1920           | VGood | 5,000    | N    | N           | 1716 NW 63RD ST   |
| 1        | 1    | 117500 | 0110  | 12/02/14  | \$506,000  | \$510,000      | 960   | 7          | 1926           | Good  | 3,588    | N    | N           | 2855 NW 60TH ST   |
| 1        | 3    | 276760 | 2945  | 06/25/14  | \$500,000  | \$526,000      | 970   | 7          | 1940           | Avg   | 4,750    | N    | N           | 2222 NW 60TH ST   |
| 1        | 3    | 276760 | 1635  | 05/23/12  | \$457,000  | \$577,000      | 970   | 7          | 1915           | Good  | 5,000    | N    | N           | 2442 NW 62ND ST   |
| 1        | 3    | 276760 | 2020  | 05/15/12  | \$295,000  | \$373,000      | 980   | 7          | 1941           | Avg   | 4,500    | N    | N           | 1762 NW 62ND ST   |
| 1        | 3    | 276760 | 1340  | 10/12/12  | \$374,000  | \$458,000      | 990   | 7          | 1952           | Avg   | 3,021    | N    | N           | 2227 NW 64TH ST   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 3180  | 06/15/12  | \$403,000  | \$507,000      | 1,000 | 7          | 1924           | VGood | 2,320    | N    | N           | 1708 NW 60TH ST   |
| 1        | 1    | 755130 | 0060  | 07/16/14  | \$470,000  | \$492,000      | 1,010 | 7          | 1952           | Avg   | 5,000    | N    | N           | 2811 NW 64TH ST   |
| 1        | 3    | 276760 | 3245  | 04/01/13  | \$480,000  | \$565,000      | 1,010 | 7          | 1941           | Avg   | 3,230    | N    | N           | 1770 NW 60TH ST   |
| 1        | 3    | 276760 | 0375  | 04/03/13  | \$500,000  | \$588,000      | 1,020 | 7          | 1920           | Good  | 4,700    | N    | N           | 1821 NW 65TH ST   |
| 1        | 3    | 276760 | 0136  | 11/14/12  | \$353,000  | \$429,000      | 1,020 | 7          | 1922           | VGood | 2,703    | N    | N           | 2319 NW 65TH ST   |
| 1        | 3    | 276760 | 2141  | 12/22/14  | \$650,000  | \$652,000      | 1,080 | 7          | 1955           | Avg   | 4,290    | N    | N           | 1552 NW 62ND ST   |
| 1        | 3    | 276760 | 2141  | 09/05/14  | \$525,000  | \$542,000      | 1,080 | 7          | 1955           | Avg   | 4,290    | N    | N           | 1552 NW 62ND ST   |
| 1        | 1    | 117500 | 0530  | 08/13/13  | \$490,000  | \$559,000      | 1,120 | 7          | 1936           | Good  | 4,850    | N    | N           | 2853 NW 57TH ST   |
| 1        | 1    | 755080 | 0905  | 09/25/13  | \$415,000  | \$468,000      | 1,120 | 7          | 1946           | Avg   | 5,000    | N    | N           | 3017 NW 63RD ST   |
| 1        | 1    | 755080 | 0520  | 02/15/12  | \$476,000  | \$614,000      | 1,130 | 7          | 1945           | Avg   | 4,648    | N    | N           | 2855 NW 65TH ST   |
| 1        | 1    | 755080 | 1095  | 01/16/12  | \$439,000  | \$570,000      | 1,130 | 7          | 1945           | VGood | 5,000    | N    | N           | 3012 NW 61ST ST   |
| 1        | 1    | 755080 | 0521  | 04/22/13  | \$555,000  | \$650,000      | 1,140 | 7          | 1945           | Good  | 4,648    | N    | N           | 6412 30TH AVE NW  |
| 1        | 3    | 276760 | 2360  | 08/23/12  | \$494,550  | \$612,000      | 1,140 | 7          | 1912           | Good  | 4,650    | N    | N           | 1732 NW 61ST ST   |
| 1        | 1    | 755080 | 0095  | 05/20/13  | \$398,000  | \$463,000      | 1,150 | 7          | 1900           | Good  | 5,000    | N    | N           | 2822 NW 60TH ST   |
| 1        | 3    | 276760 | 0155  | 02/12/13  | \$469,950  | \$559,000      | 1,150 | 7          | 1900           | Good  | 4,150    | N    | N           | 2301 NW 65TH ST   |
| 1        | 1    | 117500 | 0330  | 06/13/13  | \$500,000  | \$578,000      | 1,160 | 7          | 1904           | VGood | 4,850    | N    | N           | 3009 NW 58TH ST   |
| 1        | 1    | 755080 | 0875  | 12/27/13  | \$570,000  | \$628,000      | 1,170 | 7          | 1910           | Good  | 5,000    | N    | N           | 3047 NW 63RD ST   |
| 1        | 1    | 755130 | 0045  | 07/01/14  | \$432,500  | \$454,000      | 1,170 | 7          | 1945           | Avg   | 5,000    | N    | N           | 2822 NW 64TH ST   |
| 1        | 3    | 047600 | 0112  | 07/20/13  | \$432,500  | \$496,000      | 1,200 | 7          | 2007           | Avg   | 1,362    | N    | N           | 2641 B NW 59TH ST |
| 1        | 1    | 117500 | 0690  | 11/05/12  | \$475,000  | \$578,000      | 1,220 | 7          | 1918           | Good  | 4,850    | N    | N           | 3031 NW 57TH ST   |
| 1        | 3    | 276760 | 1660  | 08/08/13  | \$419,000  | \$478,000      | 1,240 | 7          | 1912           | Good  | 3,248    | N    | N           | 2249 NW 63RD ST   |
| 1        | 3    | 276760 | 2310  | 04/11/13  | \$606,000  | \$712,000      | 1,250 | 7          | 1900           | VGood | 4,650    | N    | N           | 1715 NW 62ND ST   |
| 1        | 3    | 047600 | 0332  | 07/14/14  | \$440,000  | \$461,000      | 1,250 | 7          | 2001           | Avg   | 1,306    | N    | N           | 2608 B NW 57TH ST |
| 1        | 3    | 276760 | 2785  | 05/23/13  | \$495,000  | \$575,000      | 1,250 | 7          | 1903           | VGood | 2,739    | N    | N           | 2423 NW 61ST ST   |
| 1        | 3    | 047600 | 0333  | 08/27/14  | \$418,000  | \$433,000      | 1,250 | 7          | 2001           | Avg   | 1,306    | N    | N           | 2608 A NW 57TH ST |
| 1        | 1    | 117500 | 1056  | 06/04/12  | \$459,950  | \$580,000      | 1,260 | 7          | 1922           | Good  | 2,903    | N    | N           | 2841 NW 60TH ST   |
| 1        | 1    | 117500 | 0130  | 03/06/13  | \$515,000  | \$610,000      | 1,260 | 7          | 1922           | Good  | 3,741    | N    | N           | 2844 NW 59TH ST   |
| 1        | 3    | 276760 | 3490  | 02/18/14  | \$580,000  | \$631,000      | 1,270 | 7          | 1915           | Good  | 5,000    | N    | N           | 1757 NW 60TH ST   |
| 1        | 3    | 276760 | 0255  | 09/06/12  | \$367,500  | \$454,000      | 1,270 | 7          | 1904           | Good  | 3,314    | N    | N           | 2107 NW 65TH ST   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 424290 | 0121  | 10/01/12  | \$357,500  | \$439,000      | 1,270 | 7          | 1994           | Avg   | 2,216    | N    | N           | 2642 NW 64TH ST   |
| 1        | 1    | 117500 | 0059  | 10/10/14  | \$536,000  | \$548,000      | 1,280 | 7          | 1945           | Avg   | 3,764    | N    | N           | 3023 NW 60TH ST   |
| 1        | 1    | 755080 | 0970  | 07/08/13  | \$445,950  | \$513,000      | 1,290 | 7          | 1910           | Good  | 5,000    | N    | N           | 3032 NW 62ND ST   |
| 1        | 3    | 424290 | 0007  | 09/04/12  | \$407,000  | \$502,000      | 1,290 | 7          | 1996           | Avg   | 2,015    | N    | N           | 2765 NW 65TH ST   |
| 1        | 3    | 276760 | 1850  | 09/24/12  | \$423,000  | \$520,000      | 1,290 | 7          | 1945           | Avg   | 5,000    | N    | N           | 2018 NW 62ND ST   |
| 1        | 3    | 424290 | 0009  | 05/03/12  | \$395,000  | \$501,000      | 1,290 | 7          | 1996           | Avg   | 2,014    | N    | N           | 2761 NW 65TH ST   |
| 1        | 3    | 424290 | 0021  | 07/09/12  | \$360,200  | \$450,000      | 1,300 | 7          | 1995           | Avg   | 2,261    | N    | N           | 2757 NW 65TH ST   |
| 1        | 3    | 424290 | 0021  | 03/17/14  | \$394,950  | \$427,000      | 1,300 | 7          | 1995           | Avg   | 2,261    | N    | N           | 2757 NW 65TH ST   |
| 1        | 3    | 276760 | 0380  | 05/21/12  | \$384,000  | \$485,000      | 1,300 | 7          | 1925           | Good  | 4,700    | N    | N           | 1817 NW 65TH ST   |
| 1        | 3    | 047600 | 0334  | 03/27/13  | \$389,000  | \$458,000      | 1,320 | 7          | 2001           | Avg   | 1,194    | N    | N           | 2606 B NW 57TH ST |
| 1        | 3    | 047600 | 0335  | 12/17/14  | \$430,000  | \$432,000      | 1,320 | 7          | 2001           | Avg   | 1,194    | N    | N           | 2606 A NW 57TH ST |
| 1        | 3    | 117500 | 0947  | 05/22/13  | \$416,000  | \$484,000      | 1,330 | 7          | 2001           | Avg   | 1,354    | N    | N           | 2815 NW 56TH ST   |
| 1        | 3    | 117500 | 0948  | 04/11/14  | \$435,000  | \$467,000      | 1,330 | 7          | 2001           | Avg   | 1,351    | N    | N           | 2817 NW 56TH ST   |
| 1        | 3    | 276760 | 1295  | 11/20/13  | \$550,000  | \$612,000      | 1,330 | 7          | 1998           | Avg   | 3,750    | N    | N           | 6308 22ND AVE NW  |
| 1        | 1    | 755080 | 1170  | 12/11/14  | \$429,000  | \$431,000      | 1,350 | 7          | 1912           | Avg   | 3,333    | N    | N           | 3035 NW 61ST ST   |
| 1        | 3    | 276760 | 3755  | 04/04/13  | \$600,000  | \$706,000      | 1,350 | 7          | 1910           | Good  | 4,700    | N    | N           | 2247 NW 60TH ST   |
| 1        | 3    | 276760 | 2335  | 08/14/12  | \$475,000  | \$589,000      | 1,360 | 7          | 1906           | Good  | 2,873    | N    | N           | 1706 NW 61ST ST   |
| 1        | 3    | 276760 | 3785  | 10/16/14  | \$635,000  | \$649,000      | 1,360 | 7          | 1904           | VGood | 5,000    | N    | N           | 2217 NW 60TH ST   |
| 1        | 3    | 276760 | 2645  | 11/10/14  | \$507,000  | \$514,000      | 1,360 | 7          | 2011           | Avg   | 2,746    | N    | N           | 6116 26TH AVE NW  |
| 1        | 3    | 424290 | 0170  | 05/06/13  | \$415,000  | \$484,000      | 1,370 | 7          | 1993           | Avg   | 2,350    | N    | N           | 2649 NW 64TH ST   |
| 1        | 1    | 755080 | 0195  | 07/30/14  | \$535,000  | \$558,000      | 1,390 | 7          | 1945           | Avg   | 5,000    | N    | N           | 2803 NW 62ND ST   |
| 1        | 1    | 117500 | 0100  | 05/15/13  | \$325,000  | \$379,000      | 1,420 | 7          | 1906           | Good  | 3,582    | N    | N           | 2858 NW 59TH ST   |
| 1        | 1    | 755080 | 0480  | 07/12/13  | \$400,000  | \$459,000      | 1,420 | 7          | 1909           | Good  | 5,000    | N    | N           | 2822 NW 63RD ST   |
| 1        | 3    | 276760 | 0590  | 07/23/12  | \$395,000  | \$492,000      | 1,420 | 7          | 1904           | VGood | 2,251    | N    | N           | 1536 A NW 64TH ST |
| 1        | 1    | 755080 | 1225  | 06/27/14  | \$500,000  | \$526,000      | 1,440 | 7          | 1906           | Avg   | 7,100    | N    | N           | 3012 NW 60TH ST   |
| 1        | 1    | 755080 | 0945  | 10/07/14  | \$526,000  | \$539,000      | 1,450 | 7          | 1921           | Good  | 4,500    | N    | N           | 3008 NW 62ND ST   |
| 1        | 3    | 276760 | 1530  | 06/22/13  | \$426,000  | \$492,000      | 1,450 | 7          | 1901           | Good  | 4,500    | N    | N           | 2448 NW 63RD ST   |
| 1        | 3    | 276760 | 0320  | 05/08/13  | \$538,000  | \$628,000      | 1,480 | 7          | 1926           | VGood | 2,846    | N    | N           | 2030 NW 64TH ST   |
| 1        | 3    | 276760 | 1100  | 10/27/14  | \$513,000  | \$522,000      | 1,480 | 7          | 1951           | Avg   | 4,000    | N    | N           | 1707 NW 64TH ST   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 1    | 117500 | 0040  | 07/05/13  | \$497,000  | \$572,000      | 1,490 | 7          | 1922           | Good  | 3,755    | N    | N           | 3035 NW 60TH ST  |
| 1        | 1    | 117500 | 0715  | 04/18/12  | \$429,000  | \$546,000      | 1,500 | 7          | 1906           | Good  | 3,298    | N    | N           | 5613 30TH AVE NW |
| 1        | 3    | 424290 | 0045  | 01/23/12  | \$452,500  | \$587,000      | 1,510 | 7          | 1913           | Good  | 4,486    | N    | N           | 2707 NW 65TH ST  |
| 1        | 3    | 276760 | 2330  | 06/12/13  | \$450,000  | \$521,000      | 1,520 | 7          | 1904           | Good  | 2,410    | N    | N           | 1702 NW 61ST ST  |
| 1        | 3    | 424290 | 0270  | 07/10/13  | \$615,000  | \$707,000      | 1,520 | 7          | 1904           | VGood | 4,700    | N    | N           | 2650 NW 63RD ST  |
| 1        | 3    | 276760 | 3425  | 08/12/13  | \$466,000  | \$531,000      | 1,520 | 7          | 1926           | Good  | 3,772    | N    | N           | 1514 NW 59TH ST  |
| 1        | 1    | 755080 | 1206  | 09/04/14  | \$624,000  | \$645,000      | 1,540 | 7          | 1902           | VGood | 4,140    | N    | N           | 6017 30TH AVE NW |
| 1        | 1    | 755080 | 0380  | 09/03/13  | \$556,000  | \$631,000      | 1,540 | 7          | 1919           | Good  | 4,125    | N    | N           | 6316 30TH AVE NW |
| 1        | 1    | 117500 | 0280  | 11/07/14  | \$707,500  | \$718,000      | 1,550 | 7          | 1907           | VGood | 6,596    | N    | N           | 3054 NW 58TH ST  |
| 1        | 3    | 276760 | 5187  | 08/19/13  | \$403,000  | \$459,000      | 1,590 | 7          | 1999           | Avg   | 1,164    | N    | N           | 2446 NW 57TH ST  |
| 1        | 3    | 276760 | 5191  | 08/26/13  | \$395,000  | \$449,000      | 1,590 | 7          | 1999           | Avg   | 1,359    | N    | N           | 5704 26TH AVE NW |
| 1        | 3    | 047700 | 0024  | 02/07/12  | \$321,500  | \$416,000      | 1,600 | 7          | 1977           | Avg   | 2,072    | N    | N           | 2631 NW 60TH ST  |
| 1        | 3    | 276760 | 5188  | 02/22/12  | \$393,000  | \$506,000      | 1,630 | 7          | 1999           | Avg   | 1,164    | N    | N           | 2448 NW 57TH ST  |
| 1        | 3    | 424290 | 0215  | 06/18/14  | \$646,000  | \$681,000      | 1,650 | 7          | 1976           | Avg   | 4,461    | N    | N           | 6313 26TH AVE NW |
| 1        | 3    | 276760 | 2400  | 12/04/13  | \$585,000  | \$649,000      | 1,660 | 7          | 1920           | Good  | 3,162    | N    | N           | 1770 NW 61ST ST  |
| 1        | 3    | 276760 | 2285  | 06/28/12  | \$599,000  | \$751,000      | 1,700 | 7          | 1906           | Good  | 4,650    | N    | N           | 1743 NW 62ND ST  |
| 1        | 1    | 117500 | 0073  | 06/06/14  | \$500,000  | \$529,000      | 1,720 | 7          | 1904           | Good  | 4,011    | N    | N           | 3014 NW 59TH ST  |
| 1        | 3    | 276760 | 3175  | 11/06/13  | \$475,000  | \$530,000      | 1,720 | 7          | 1964           | Avg   | 4,750    | N    | N           | 6001 17TH AVE NW |
| 1        | 1    | 755130 | 0005  | 10/23/13  | \$575,000  | \$644,000      | 1,740 | 7          | 1922           | Good  | 4,354    | N    | N           | 2821 NW 65TH ST  |
| 1        | 3    | 424290 | 0250  | 09/12/13  | \$685,000  | \$775,000      | 1,750 | 7          | 1967           | Avg   | 4,700    | N    | N           | 2630 NW 63RD ST  |
| 1        | 3    | 276760 | 1030  | 08/05/13  | \$560,000  | \$640,000      | 1,750 | 7          | 1901           | Good  | 3,900    | N    | N           | 6302 17TH AVE NW |
| 1        | 3    | 117500 | 0765  | 10/01/13  | \$573,000  | \$645,000      | 1,750 | 7          | 1905           | Good  | 4,850    | N    | N           | 3044 NW 56TH ST  |
| 1        | 3    | 276760 | 2860  | 01/17/13  | \$430,000  | \$515,000      | 1,750 | 7          | 1959           | Avg   | 4,650    | N    | N           | 6000 26TH AVE NW |
| 1        | 1    | 117500 | 0210  | 09/07/12  | \$538,000  | \$664,000      | 1,900 | 7          | 1905           | Avg   | 4,850    | N    | N           | 3027 NW 59TH ST  |
| 1        | 3    | 276760 | 0575  | 03/30/14  | \$710,000  | \$764,000      | 1,900 | 7          | 1926           | Good  | 5,000    | N    | N           | 1522 NW 64TH ST  |
| 1        | 1    | 755080 | 0885  | 12/12/12  | \$555,000  | \$670,000      | 1,920 | 7          | 1924           | VGood | 5,000    | N    | N           | 3037 NW 63RD ST  |
| 1        | 1    | 755080 | 0665  | 11/28/12  | \$480,950  | \$582,000      | 2,000 | 7          | 1914           | Good  | 4,850    | N    | N           | 3003 NW 65TH ST  |
| 1        | 3    | 424290 | 0280  | 02/26/13  | \$528,000  | \$626,000      | 2,110 | 7          | 1910           | Avg   | 4,700    | N    | N           | 2656 NW 63RD ST  |
| 1        | 3    | 276760 | 1645  | 06/25/13  | \$675,000  | \$779,000      | 2,120 | 7          | 1903           | Good  | 5,000    | N    | N           | 2452 NW 62ND ST  |



## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 2380  | 10/29/14  | \$500,000  | \$509,000      | 2,500 | 7          | 1901           | Avg  | 4,650    | N    | N           | 1750 NW 61ST ST   |
| 1        | 3    | 276760 | 3341  | 10/22/13  | \$389,000  | \$436,000      | 880   | 8          | 2013           | Avg  | 830      | N    | N           | 1536 B NW 60TH ST |
| 1        | 3    | 276760 | 2245  | 03/06/12  | \$349,000  | \$448,000      | 900   | 8          | 2009           | Avg  | 1,350    | N    | N           | 1548 NW 61ST ST   |
| 1        | 3    | 047600 | 0017  | 10/03/14  | \$553,000  | \$567,000      | 940   | 8          | 2006           | Avg  | 1,512    | N    | N           | 2652 B NW 59TH ST |
| 1        | 3    | 047600 | 0016  | 11/12/13  | \$465,000  | \$518,000      | 940   | 8          | 2006           | Avg  | 958      | N    | N           | 2650 A NW 59TH ST |
| 1        | 3    | 276760 | 3800  | 09/12/13  | \$426,000  | \$482,000      | 950   | 8          | 2008           | Avg  | 1,259    | N    | N           | 2205 NW 60TH ST   |
| 1        | 3    | 276760 | 3797  | 04/30/12  | \$370,000  | \$470,000      | 960   | 8          | 2008           | Avg  | 1,495    | N    | N           | 2209 NW 60TH ST   |
| 1        | 3    | 276760 | 2238  | 03/12/12  | \$369,000  | \$474,000      | 970   | 8          | 2009           | Avg  | 2,051    | N    | N           | 1546 NW 61ST ST   |
| 1        | 3    | 276760 | 0404  | 11/27/12  | \$319,000  | \$386,000      | 980   | 8          | 2006           | Avg  | 1,151    | N    | N           | 1719 B NW 65TH ST |
| 1        | 3    | 276760 | 2344  | 10/22/13  | \$429,000  | \$481,000      | 980   | 8          | 2010           | Avg  | 1,422    | N    | N           | 1720 NW 61ST ST   |
| 1        | 3    | 276760 | 3963  | 01/11/13  | \$390,000  | \$468,000      | 1,070 | 8          | 2006           | Avg  | 1,275    | N    | N           | 2440 NW 59TH ST   |
| 1        | 3    | 867340 | 0061  | 06/20/13  | \$365,000  | \$421,000      | 1,070 | 8          | 2005           | Avg  | 877      | N    | N           | 5614 28TH AVE NW  |
| 1        | 3    | 867340 | 0061  | 11/19/14  | \$382,000  | \$387,000      | 1,070 | 8          | 2005           | Avg  | 877      | N    | N           | 5614 28TH AVE NW  |
| 1        | 3    | 867340 | 0059  | 10/16/12  | \$315,000  | \$385,000      | 1,070 | 8          | 2005           | Avg  | 1,190    | N    | N           | 5612 28TH AVE NW  |
| 1        | 3    | 867340 | 0183  | 02/03/14  | \$451,000  | \$492,000      | 1,080 | 8          | 2013           | Avg  | 985      | N    | N           | 2649 B NW 56TH ST |
| 1        | 3    | 276760 | 4613  | 05/16/13  | \$355,000  | \$413,000      | 1,090 | 8          | 2000           | Avg  | 1,189    | N    | N           | 1529 D NW 58TH ST |
| 1        | 3    | 276760 | 2973  | 03/30/12  | \$347,500  | \$444,000      | 1,100 | 8          | 2005           | Avg  | 1,187    | N    | N           | 2252 A NW 60TH ST |
| 1        | 3    | 276760 | 3614  | 03/14/14  | \$378,050  | \$409,000      | 1,100 | 8          | 2007           | Avg  | 1,198    | N    | N           | 1766 B NW 59TH ST |
| 1        | 3    | 276760 | 4551  | 08/22/14  | \$371,000  | \$385,000      | 1,110 | 8          | 2000           | Avg  | 1,189    | N    | N           | 1522 B NW 58TH ST |
| 1        | 3    | 276760 | 4069  | 04/11/13  | \$416,000  | \$488,000      | 1,130 | 8          | 2006           | Avg  | 1,173    | N    | N           | 2440 A NW 58TH ST |
| 1        | 3    | 276760 | 4247  | 07/11/14  | \$467,000  | \$489,000      | 1,140 | 8          | 2007           | Avg  | 1,181    | N    | N           | 2017 B NW 59TH ST |
| 1        | 3    | 276760 | 4254  | 06/03/14  | \$425,000  | \$450,000      | 1,140 | 8          | 2007           | Avg  | 1,182    | N    | N           | 2017 A NW 59TH ST |
| 1        | 3    | 276760 | 1653  | 02/21/14  | \$430,500  | \$468,000      | 1,150 | 8          | 2008           | Avg  | 1,059    | N    | N           | 2257 NW 63RD ST   |
| 1        | 3    | 276760 | 3342  | 10/04/13  | \$414,000  | \$466,000      | 1,150 | 8          | 2013           | Avg  | 829      | N    | N           | 1536 A NW 60TH ST |
| 1        | 3    | 276760 | 1648  | 05/09/13  | \$421,500  | \$492,000      | 1,150 | 8          | 2008           | Avg  | 1,239    | N    | N           | 2267 NW 63RD ST   |
| 1        | 3    | 276760 | 2787  | 08/07/13  | \$450,000  | \$514,000      | 1,160 | 8          | 2013           | Avg  | 1,050    | N    | N           | 2421 A NW 61ST ST |
| 1        | 3    | 117500 | 0949  | 04/03/14  | \$430,000  | \$462,000      | 1,160 | 8          | 2007           | Avg  | 859      | N    | N           | 5519 28TH AVE NW  |
| 1        | 3    | 276760 | 4559  | 03/15/12  | \$349,000  | \$448,000      | 1,160 | 8          | 2007           | Avg  | 1,312    | N    | N           | 1532 A NW 58TH ST |
| 1        | 3    | 276760 | 4558  | 07/21/14  | \$512,000  | \$535,000      | 1,170 | 8          | 2007           | Avg  | 1,313    | N    | N           | 1532 B NW 58TH ST |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 3505  | 05/07/14  | \$519,950  | \$554,000      | 1,170 | 8          | 2014           | Avg  | 1,249    | N    | N           | 1743 A NW 60TH ST  |
| 1        | 3    | 276760 | 3508  | 05/19/14  | \$519,950  | \$553,000      | 1,170 | 8          | 2014           | Avg  | 1,248    | N    | N           | 1743 B NW 60TH ST  |
| 1        | 3    | 276760 | 3607  | 06/24/13  | \$365,000  | \$421,000      | 1,170 | 8          | 2001           | Avg  | 1,274    | N    | N           | 1758 A NW 59TH ST  |
| 1        | 3    | 276760 | 3650  | 09/15/14  | \$519,950  | \$535,000      | 1,170 | 8          | 2014           | Avg  | 1,250    | N    | N           | 2031 B NW 60TH ST  |
| 1        | 3    | 276760 | 3608  | 10/02/14  | \$405,000  | \$415,000      | 1,170 | 8          | 2001           | Avg  | 1,274    | N    | N           | 1758 B NW 59TH ST  |
| 1        | 3    | 047600 | 0153  | 04/11/13  | \$396,500  | \$466,000      | 1,180 | 8          | 2006           | Avg  | 1,203    | N    | N           | 2646 A NW 58TH ST  |
| 1        | 3    | 276760 | 0986  | 04/07/14  | \$505,000  | \$543,000      | 1,180 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1512 NW 63RD ST    |
| 1        | 3    | 117500 | 0950  | 03/07/13  | \$420,000  | \$497,000      | 1,190 | 8          | 2007           | Avg  | 1,259    | N    | N           | 5517 28TH AVE NW   |
| 1        | 3    | 112503 | 9117  | 04/03/14  | \$435,000  | \$468,000      | 1,190 | 8          | 2007           | Avg  | 1,333    | N    | N           | 5511 A 28TH AVE NW |
| 1        | 3    | 276760 | 3827  | 09/03/13  | \$420,000  | \$476,000      | 1,200 | 8          | 2006           | Avg  | 1,252    | N    | N           | 2220 B NW 59TH ST  |
| 1        | 3    | 276760 | 3826  | 08/29/13  | \$410,000  | \$466,000      | 1,200 | 8          | 2006           | Avg  | 1,251    | N    | N           | 2220 A NW 59TH ST  |
| 1        | 3    | 276760 | 3552  | 03/10/12  | \$368,000  | \$472,000      | 1,200 | 8          | 2011           | Avg  | 1,274    | N    | N           | 5905 17TH AVE NW   |
| 1        | 3    | 276760 | 0589  | 07/20/12  | \$344,000  | \$429,000      | 1,200 | 8          | 2012           | Avg  | 1,171    | N    | N           | 1536 B NW 64TH ST  |
| 1        | 3    | 276760 | 2331  | 04/26/13  | \$613,000  | \$717,000      | 1,210 | 8          | 2013           | Avg  | 2,239    | N    | N           | 1704 NW 61ST ST    |
| 1        | 3    | 047600 | 0232  | 07/16/12  | \$389,000  | \$486,000      | 1,210 | 8          | 2007           | Avg  | 1,281    | N    | N           | 2633 B NW 58TH ST  |
| 1        | 3    | 047600 | 0233  | 02/12/14  | \$435,000  | \$474,000      | 1,210 | 8          | 2007           | Avg  | 1,281    | N    | N           | 2633 A NW 58TH ST  |
| 1        | 3    | 276760 | 4074  | 08/22/14  | \$437,500  | \$453,000      | 1,210 | 8          | 2007           | Avg  | 1,232    | N    | N           | 2444 B NW 58TH ST  |
| 1        | 3    | 276760 | 3649  | 07/30/14  | \$520,000  | \$542,000      | 1,210 | 8          | 2014           | Avg  | 1,250    | N    | N           | 2031 A NW 60TH ST  |
| 1        | 3    | 276760 | 1750  | 08/15/14  | \$500,000  | \$519,000      | 1,220 | 8          | 2014           | Avg  | 962      | N    | N           | 2240 B NW 62ND ST  |
| 1        | 3    | 117500 | 0600  | 06/28/13  | \$435,000  | \$501,000      | 1,230 | 8          | 2009           | Avg  | 1,299    | N    | N           | 2814 A NW 56TH ST  |
| 1        | 3    | 867340 | 0085  | 04/17/14  | \$426,000  | \$456,000      | 1,230 | 8          | 2001           | Avg  | 1,259    | N    | N           | 2646 A NW 56TH ST  |
| 1        | 3    | 276760 | 2786  | 07/10/13  | \$469,950  | \$540,000      | 1,240 | 8          | 2013           | Avg  | 859      | N    | N           | 2421 B NW 61ST ST  |
| 1        | 3    | 276760 | 3824  | 09/15/14  | \$459,000  | \$473,000      | 1,240 | 8          | 2006           | Avg  | 1,249    | N    | N           | 2222 B NW 59TH ST  |
| 1        | 3    | 276760 | 2990  | 11/15/13  | \$429,000  | \$478,000      | 1,240 | 8          | 2013           | Avg  | 816      | N    | N           | 2055 NW 61ST ST    |
| 1        | 3    | 276760 | 3825  | 11/12/13  | \$411,000  | \$458,000      | 1,240 | 8          | 2006           | Avg  | 1,367    | N    | N           | 2222 A NW 59TH ST  |
| 1        | 3    | 276760 | 0985  | 04/07/14  | \$516,071  | \$554,000      | 1,240 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1510 NW 63RD ST    |
| 1        | 3    | 276760 | 0985  | 12/04/14  | \$529,950  | \$534,000      | 1,240 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1510 NW 63RD ST    |
| 1        | 3    | 276760 | 0482  | 09/12/14  | \$565,000  | \$582,000      | 1,250 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1758 NW 64TH ST    |
| 1        | 3    | 276760 | 2345  | 04/11/14  | \$485,000  | \$521,000      | 1,250 | 8          | 2010           | Avg  | 1,890    | N    | N           | 1716 NW 61ST ST    |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 1005  | 12/19/12  | \$423,950  | \$511,000      | 1,250 | 8          | 2005           | Avg  | 1,768    | N    | N           | 1532 NW 63RD ST   |
| 1        | 3    | 276760 | 0483  | 11/14/14  | \$526,000  | \$533,000      | 1,250 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1760 NW 64TH ST   |
| 1        | 3    | 276760 | 4601  | 01/06/12  | \$371,000  | \$483,000      | 1,260 | 8          | 2006           | Avg  | 1,250    | N    | N           | 1537 A NW 58TH ST |
| 1        | 3    | 276760 | 4600  | 06/20/13  | \$411,000  | \$475,000      | 1,260 | 8          | 2006           | Avg  | 1,366    | N    | N           | 1539 A NW 58TH ST |
| 1        | 3    | 276760 | 4599  | 05/04/12  | \$371,000  | \$471,000      | 1,260 | 8          | 2006           | Avg  | 1,129    | N    | N           | 1539 NW 58TH ST   |
| 1        | 3    | 276760 | 4213  | 07/03/13  | \$408,000  | \$470,000      | 1,260 | 8          | 2006           | Avg  | 1,130    | N    | N           | 2045 A NW 59TH ST |
| 1        | 3    | 276760 | 4713  | 04/07/14  | \$423,000  | \$454,000      | 1,260 | 8          | 2002           | Avg  | 1,375    | N    | N           | 1757 D NW 58TH ST |
| 1        | 3    | 276760 | 4212  | 10/29/14  | \$452,000  | \$460,000      | 1,260 | 8          | 2006           | Avg  | 1,131    | N    | N           | 2045 B NW 59TH ST |
| 1        | 3    | 276760 | 4345  | 11/07/13  | \$417,000  | \$465,000      | 1,260 | 8          | 2007           | Avg  | 1,287    | N    | N           | 1749 B NW 59TH ST |
| 1        | 3    | 276760 | 4712  | 09/19/14  | \$437,500  | \$450,000      | 1,260 | 8          | 2002           | Avg  | 1,125    | N    | N           | 1757 C NW 58TH ST |
| 1        | 3    | 276760 | 4711  | 08/06/13  | \$391,500  | \$447,000      | 1,260 | 8          | 2002           | Avg  | 1,375    | N    | N           | 1757 B NW 58TH ST |
| 1        | 3    | 276760 | 1311  | 10/24/14  | \$445,000  | \$453,000      | 1,260 | 8          | 2007           | Avg  | 1,102    | N    | N           | 2253 B NW 64TH ST |
| 1        | 3    | 276760 | 4602  | 06/20/13  | \$365,000  | \$421,000      | 1,260 | 8          | 2006           | Avg  | 1,249    | N    | N           | 1537 B NW 58TH ST |
| 1        | 3    | 276760 | 4076  | 07/16/13  | \$461,500  | \$530,000      | 1,270 | 8          | 2007           | Avg  | 1,112    | N    | N           | 2446 B NW 58TH ST |
| 1        | 3    | 867340 | 0086  | 05/02/14  | \$445,700  | \$476,000      | 1,270 | 8          | 2001           | Avg  | 1,180    | N    | N           | 2646 B NW 56TH ST |
| 1        | 3    | 276760 | 3613  | 03/04/14  | \$440,900  | \$478,000      | 1,270 | 8          | 2007           | Avg  | 1,332    | N    | N           | 1768 A NW 59TH ST |
| 1        | 3    | 276760 | 2989  | 11/21/13  | \$420,000  | \$467,000      | 1,280 | 8          | 2013           | Avg  | 788      | N    | N           | 2057 NW 61ST ST   |
| 1        | 3    | 047600 | 0211  | 07/23/12  | \$405,000  | \$505,000      | 1,280 | 8          | 2005           | Avg  | 1,293    | N    | N           | 2613 B NW 58TH ST |
| 1        | 3    | 276760 | 2988  | 11/13/13  | \$425,000  | \$474,000      | 1,280 | 8          | 2013           | Avg  | 788      | N    | N           | 2059 NW 61ST ST   |
| 1        | 3    | 276760 | 4409  | 04/26/13  | \$390,000  | \$456,000      | 1,280 | 8          | 2008           | Avg  | 1,287    | N    | N           | 1712 B NE 58TH ST |
| 1        | 3    | 276760 | 3612  | 05/12/14  | \$500,000  | \$532,000      | 1,290 | 8          | 2007           | Avg  | 1,334    | N    | N           | 1768 B NW 59TH ST |
| 1        | 3    | 276760 | 3615  | 09/03/14  | \$481,000  | \$497,000      | 1,290 | 8          | 2007           | Avg  | 1,137    | N    | N           | 1766 A NW 59TH ST |
| 1        | 3    | 047600 | 0079  | 02/14/12  | \$383,000  | \$494,000      | 1,290 | 8          | 2007           | Avg  | 1,140    | N    | N           | 2613 A NW 59TH ST |
| 1        | 3    | 117500 | 0942  | 06/07/13  | \$395,000  | \$458,000      | 1,290 | 8          | 2004           | Avg  | 1,308    | N    | N           | 2821 B NW 56TH ST |
| 1        | 3    | 867340 | 0168  | 04/04/14  | \$417,500  | \$449,000      | 1,290 | 8          | 2001           | Avg  | 1,185    | N    | N           | 2631 A NW 56TH ST |
| 1        | 3    | 276770 | 1527  | 04/30/12  | \$315,000  | \$400,000      | 1,290 | 8          | 2006           | Avg  | 778      | N    | N           | 1506 NW 52ND ST   |
| 1        | 3    | 047600 | 0331  | 12/02/14  | \$505,500  | \$510,000      | 1,300 | 8          | 2005           | Avg  | 1,187    | N    | N           | 2612 A NW 57TH ST |
| 1        | 3    | 047600 | 0077  | 08/30/13  | \$435,000  | \$494,000      | 1,310 | 8          | 2003           | Avg  | 1,304    | N    | N           | 2609 B NW 59TH ST |
| 1        | 3    | 867340 | 0048  | 08/30/13  | \$421,000  | \$478,000      | 1,320 | 8          | 2001           | Avg  | 1,163    | N    | N           | 2641 B NW 57TH ST |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 4658  | 03/20/13  | \$424,700  | \$501,000      | 1,320 | 8          | 2004           | Avg  | 1,283    | N    | N           | 1518 B NW 57TH ST  |
| 1        | 3    | 867340 | 0049  | 03/13/12  | \$378,000  | \$485,000      | 1,320 | 8          | 2001           | Avg  | 1,163    | N    | N           | 2639 A NW 57TH ST  |
| 1        | 3    | 047600 | 0200  | 08/12/13  | \$410,000  | \$467,000      | 1,320 | 8          | 1998           | Avg  | 1,250    | N    | N           | 2603 A NW 58TH ST  |
| 1        | 3    | 276760 | 4655  | 10/14/13  | \$430,250  | \$483,000      | 1,320 | 8          | 2004           | Avg  | 1,186    | N    | N           | 1516 A NW 57TH ST  |
| 1        | 3    | 276760 | 3591  | 08/04/14  | \$475,000  | \$495,000      | 1,320 | 8          | 2006           | Avg  | 1,310    | N    | N           | 1738 A NW 59TH ST  |
| 1        | 3    | 867340 | 0037  | 01/27/14  | \$450,000  | \$492,000      | 1,320 | 8          | 2006           | Avg  | 1,131    | N    | N           | 2633 B NW 57TH ST  |
| 1        | 3    | 867340 | 0047  | 02/07/12  | \$345,000  | \$446,000      | 1,320 | 8          | 2001           | Avg  | 1,163    | N    | N           | 2641 A NW 57TH ST  |
| 1        | 3    | 276760 | 2647  | 08/26/13  | \$425,000  | \$483,000      | 1,320 | 8          | 2011           | Avg  | 1,084    | N    | N           | 6116 B 26TH AVE NW |
| 1        | 3    | 276760 | 3587  | 09/25/13  | \$397,950  | \$449,000      | 1,320 | 8          | 2006           | Avg  | 1,308    | N    | N           | 1740 B NW 59TH ST  |
| 1        | 3    | 867340 | 0044  | 06/05/14  | \$488,000  | \$516,000      | 1,330 | 8          | 2001           | Avg  | 1,188    | N    | N           | 2643 A NW 57TH ST  |
| 1        | 3    | 047600 | 0067  | 04/23/14  | \$461,000  | \$493,000      | 1,330 | 8          | 1999           | Avg  | 1,312    | N    | N           | 2601 NW BRYGGER PL |
| 1        | 3    | 276770 | 1475  | 11/14/13  | \$420,000  | \$468,000      | 1,340 | 8          | 2006           | Avg  | 1,321    | N    | N           | 1539 B NW 53RD ST  |
| 1        | 3    | 276760 | 0150  | 05/19/14  | \$477,000  | \$507,000      | 1,350 | 8          | 2005           | Avg  | 2,053    | N    | N           | 2311 NW 65TH ST    |
| 1        | 3    | 276760 | 3476  | 04/02/13  | \$469,950  | \$553,000      | 1,350 | 8          | 2013           | Avg  | 1,461    | N    | N           | 5912 A 20TH AVE NW |
| 1        | 3    | 276760 | 4606  | 07/18/14  | \$589,950  | \$617,000      | 1,350 | 8          | 2014           | Avg  | 1,361    | N    | N           | 1535 NW 58TH ST    |
| 1        | 3    | 867340 | 0169  | 12/18/12  | \$419,000  | \$505,000      | 1,350 | 8          | 2006           | Avg  | 1,188    | N    | N           | 2639 A NW 56TH ST  |
| 1        | 3    | 276760 | 2985  | 11/05/13  | \$440,000  | \$491,000      | 1,350 | 8          | 2013           | Avg  | 1,182    | N    | N           | 2061 NW 61ST ST    |
| 1        | 3    | 276760 | 4604  | 07/07/14  | \$530,000  | \$556,000      | 1,360 | 8          | 2014           | Avg  | 948      | N    | N           | 1531 B NW 58TH ST  |
| 1        | 3    | 117500 | 0596  | 05/02/12  | \$405,000  | \$514,000      | 1,360 | 8          | 2007           | Avg  | 1,227    | N    | N           | 2808 A NW 56TH ST  |
| 1        | 3    | 867340 | 0080  | 11/12/13  | \$458,000  | \$511,000      | 1,360 | 8          | 2002           | Avg  | 1,250    | N    | N           | 2652 NW 56TH ST    |
| 1        | 3    | 867340 | 0182  | 12/16/13  | \$480,000  | \$531,000      | 1,360 | 8          | 2013           | Avg  | 915      | N    | N           | 2649 A NW 56TH ST  |
| 1        | 3    | 867340 | 0072  | 12/06/12  | \$405,000  | \$490,000      | 1,360 | 8          | 2002           | Avg  | 1,250    | N    | N           | 2650 NW 56TH ST    |
| 1        | 3    | 117500 | 0595  | 09/26/12  | \$395,000  | \$485,000      | 1,360 | 8          | 2007           | Avg  | 1,275    | N    | N           | 2808 B NW 56TH ST  |
| 1        | 3    | 047600 | 0118  | 12/12/14  | \$479,950  | \$483,000      | 1,360 | 8          | 2008           | Avg  | 1,336    | N    | N           | 2649 B NW 59TH ST  |
| 1        | 3    | 276760 | 3753  | 08/29/14  | \$548,000  | \$567,000      | 1,370 | 8          | 2004           | Avg  | 1,878    | N    | N           | 2251 A NW 60TH ST  |
| 1        | 3    | 276760 | 4605  | 07/21/14  | \$589,950  | \$617,000      | 1,370 | 8          | 2014           | Avg  | 1,588    | N    | N           | 1533 NW 58TH ST    |
| 1        | 3    | 867340 | 0180  | 11/14/13  | \$490,000  | \$546,000      | 1,370 | 8          | 2013           | Avg  | 1,301    | N    | N           | 2647 B NW 56TH ST  |
| 1        | 3    | 867340 | 0181  | 12/10/13  | \$485,000  | \$537,000      | 1,370 | 8          | 2013           | Avg  | 1,301    | N    | N           | 2647 A NW 56TH ST  |
| 1        | 3    | 276760 | 3931  | 08/18/14  | \$469,000  | \$487,000      | 1,370 | 8          | 2004           | Avg  | 1,194    | N    | N           | 2412 A NW 59TH ST  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 867340 | 0056  | 09/24/12  | \$380,000  | \$467,000      | 1,370 | 8          | 2003           | Avg  | 1,193    | N    | N           | 2651 A NW 57TH ST |
| 1        | 3    | 047600 | 0324  | 10/16/14  | \$460,000  | \$470,000      | 1,370 | 8          | 2005           | Avg  | 1,194    | N    | N           | 2618 A NW 57TH ST |
| 1        | 3    | 276760 | 3751  | 08/27/13  | \$380,000  | \$432,000      | 1,370 | 8          | 2004           | Avg  | 899      | N    | N           | 2251 C NW 60TH ST |
| 1        | 3    | 276760 | 0588  | 06/18/12  | \$403,640  | \$507,000      | 1,380 | 8          | 2012           | Avg  | 1,578    | N    | N           | 1536 C NW 64TH ST |
| 1        | 3    | 047600 | 0081  | 03/21/12  | \$389,900  | \$499,000      | 1,380 | 8          | 2007           | Avg  | 1,311    | N    | N           | 2615 B NW 59TH ST |
| 1        | 3    | 867340 | 0157  | 04/14/14  | \$446,000  | \$478,000      | 1,380 | 8          | 2001           | Avg  | 1,215    | N    | N           | 2621 B NW 56TH ST |
| 1        | 3    | 867340 | 0141  | 10/15/14  | \$473,000  | \$483,000      | 1,380 | 8          | 2005           | Avg  | 1,081    | N    | N           | 2607 A NW 56TH ST |
| 1        | 3    | 867340 | 0138  | 11/25/13  | \$435,000  | \$483,000      | 1,380 | 8          | 2005           | Avg  | 1,080    | N    | N           | 5513 26TH AVE NW  |
| 1        | 3    | 276760 | 4749  | 03/12/12  | \$363,000  | \$466,000      | 1,380 | 8          | 2003           | Avg  | 1,275    | N    | N           | 1717 B NW 58TH ST |
| 1        | 3    | 867340 | 0135  | 09/10/13  | \$455,000  | \$515,000      | 1,390 | 8          | 2005           | Avg  | 1,222    | N    | N           | 5519 26TH AVE NW  |
| 1        | 3    | 276760 | 3988  | 10/28/13  | \$415,000  | \$464,000      | 1,390 | 8          | 2001           | Avg  | 1,033    | N    | N           | 2441 B NW 59TH ST |
| 1        | 3    | 276760 | 4603  | 07/01/14  | \$529,950  | \$557,000      | 1,410 | 8          | 2014           | Avg  | 1,104    | N    | N           | 1531 A NW 58TH ST |
| 1        | 3    | 276760 | 3580  | 06/19/12  | \$433,000  | \$544,000      | 1,410 | 8          | 2012           | Avg  | 1,330    | N    | N           | 1734 A NW 59TH ST |
| 1        | 3    | 276760 | 4650  | 11/12/13  | \$431,000  | \$480,000      | 1,410 | 8          | 2002           | Avg  | 1,237    | N    | N           | 1512 B NW 57TH ST |
| 1        | 3    | 276760 | 1976  | 05/24/13  | \$429,950  | \$500,000      | 1,410 | 8          | 2013           | Avg  | 1,103    | N    | N           | 1714 A NW 62ND ST |
| 1        | 3    | 047600 | 0300  | 10/02/13  | \$476,000  | \$536,000      | 1,420 | 8          | 2013           | Avg  | 923      | N    | N           | 2640 NW 57TH ST   |
| 1        | 3    | 276760 | 1752  | 07/07/14  | \$510,000  | \$535,000      | 1,420 | 8          | 2014           | Avg  | 1,237    | N    | N           | 2240 A NW 62ND ST |
| 1        | 3    | 276760 | 4617  | 08/21/14  | \$529,000  | \$548,000      | 1,420 | 8          | 2014           | Avg  | 1,056    | N    | N           | 1525 A NW 58TH ST |
| 1        | 3    | 276760 | 4616  | 09/24/14  | \$529,000  | \$543,000      | 1,420 | 8          | 2014           | Avg  | 1,055    | N    | N           | 1525 B NW 58TH ST |
| 1        | 3    | 047600 | 0301  | 10/29/13  | \$464,000  | \$519,000      | 1,420 | 8          | 2013           | Avg  | 1,128    | N    | N           | 2642 NW 57TH ST   |
| 1        | 3    | 276760 | 4215  | 07/10/12  | \$405,000  | \$506,000      | 1,430 | 8          | 2006           | Avg  | 1,367    | N    | N           | 2043 B NW 59TH ST |
| 1        | 3    | 276760 | 4425  | 06/19/13  | \$450,000  | \$520,000      | 1,430 | 8          | 2007           | Avg  | 1,276    | N    | N           | 1728 A NW 58TH ST |
| 1        | 3    | 276760 | 4214  | 06/06/12  | \$399,000  | \$503,000      | 1,430 | 8          | 2006           | Avg  | 1,368    | N    | N           | 2043 A NW 59TH ST |
| 1        | 3    | 276760 | 4724  | 10/15/14  | \$505,000  | \$516,000      | 1,430 | 8          | 2009           | Avg  | 1,201    | N    | N           | 1743 B NW 58TH ST |
| 1        | 3    | 276760 | 4431  | 07/10/12  | \$399,000  | \$499,000      | 1,430 | 8          | 2007           | Avg  | 1,229    | N    | N           | 1730 A NW 58TH ST |
| 1        | 3    | 276760 | 4731  | 12/20/13  | \$445,000  | \$491,000      | 1,430 | 8          | 2009           | Avg  | 1,200    | N    | N           | 1737 A NW 58TH ST |
| 1        | 3    | 276760 | 3507  | 05/13/14  | \$519,900  | \$553,000      | 1,430 | 8          | 2014           | Avg  | 1,249    | N    | N           | 1741 B NW 60TH ST |
| 1        | 3    | 276760 | 3652  | 09/12/14  | \$519,950  | \$536,000      | 1,430 | 8          | 2014           | Avg  | 1,250    | N    | N           | 2029 B NW 60TH ST |
| 1        | 3    | 276760 | 0988  | 05/30/14  | \$470,000  | \$498,000      | 1,430 | 8          | 2014           | Avg  | 1,250    | N    | N           | 1508 NW 63RD ST   |



## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 4707  | 01/22/14  | \$466,800  | \$511,000      | 1,440 | 8          | 2007           | Avg   | 1,249    | N    | N           | 1763 B NW 58TH ST |
| 1        | 3    | 276760 | 0956  | 03/11/14  | \$495,000  | \$535,000      | 1,440 | 8          | 2013           | Avg   | 1,124    | N    | N           | 1523 A NW 64TH ST |
| 1        | 3    | 276760 | 0957  | 03/11/14  | \$494,950  | \$535,000      | 1,440 | 8          | 2013           | Avg   | 1,124    | N    | N           | 1521 B NW 64TH ST |
| 1        | 1    | 755080 | 0275  | 07/05/12  | \$560,000  | \$701,000      | 1,450 | 8          | 1948           | VGood | 5,000    | N    | N           | 2843 NW 63RD ST   |
| 1        | 3    | 276760 | 3583  | 06/19/12  | \$424,950  | \$534,000      | 1,450 | 8          | 2012           | Avg   | 1,469    | N    | N           | 1732 A NW 59TH ST |
| 1        | 3    | 276760 | 3215  | 05/16/14  | \$490,000  | \$521,000      | 1,450 | 8          | 2003           | Avg   | 2,400    | N    | N           | 1740 NW 60TH ST   |
| 1        | 3    | 276760 | 3506  | 05/14/14  | \$519,950  | \$553,000      | 1,450 | 8          | 2014           | Avg   | 1,249    | N    | N           | 1741 A NW 60TH ST |
| 1        | 3    | 047600 | 0302  | 09/24/13  | \$485,000  | \$547,000      | 1,460 | 8          | 2013           | Avg   | 1,425    | N    | N           | 2640 B NW 57TH ST |
| 1        | 3    | 276770 | 1715  | 04/25/13  | \$411,000  | \$481,000      | 1,460 | 8          | 2001           | Avg   | 1,469    | N    | N           | 1543 NW 51ST ST   |
| 1        | 3    | 276770 | 1720  | 05/04/12  | \$370,000  | \$469,000      | 1,460 | 8          | 2001           | Avg   | 1,473    | N    | N           | 1533 NW 51ST ST   |
| 1        | 3    | 276770 | 1718  | 10/26/13  | \$410,000  | \$459,000      | 1,460 | 8          | 2001           | Avg   | 1,097    | N    | N           | 1537 NW 51ST ST   |
| 1        | 3    | 276760 | 4348  | 08/17/13  | \$450,500  | \$513,000      | 1,460 | 8          | 2007           | Avg   | 1,222    | N    | N           | 1751 A NW 59TH ST |
| 1        | 3    | 047600 | 0303  | 12/20/13  | \$462,500  | \$511,000      | 1,460 | 8          | 2013           | Avg   | 1,527    | N    | N           | 2640 A NW 57TH ST |
| 1        | 3    | 276760 | 0950  | 01/28/14  | \$499,950  | \$547,000      | 1,470 | 8          | 2013           | Avg   | 1,100    | N    | N           | 1523 B NW 64TH ST |
| 1        | 3    | 276760 | 0952  | 01/28/14  | \$519,950  | \$569,000      | 1,470 | 8          | 2013           | Avg   | 1,895    | N    | N           | 1513 NW 64TH ST   |
| 1        | 3    | 276760 | 0958  | 02/06/14  | \$489,950  | \$534,000      | 1,470 | 8          | 2013           | Avg   | 1,051    | N    | N           | 1521 A NW 64TH ST |
| 1        | 3    | 276760 | 0955  | 02/07/14  | \$519,950  | \$567,000      | 1,470 | 8          | 2013           | Avg   | 1,406    | N    | N           | 1519 NW 64TH ST   |
| 1        | 3    | 276760 | 1861  | 06/23/14  | \$560,000  | \$590,000      | 1,480 | 8          | 2014           | Avg   | 1,124    | N    | N           | 2030 NW 62ND ST   |
| 1        | 3    | 276760 | 2046  | 05/30/13  | \$519,950  | \$603,000      | 1,480 | 8          | 2013           | Avg   | 1,567    | N    | N           | 1539 A NW 63RD ST |
| 1        | 3    | 276760 | 3651  | 07/28/14  | \$519,950  | \$543,000      | 1,480 | 8          | 2014           | Avg   | 1,250    | N    | N           | 2029 A NW 60TH ST |
| 1        | 1    | 755080 | 1000  | 01/24/12  | \$464,000  | \$602,000      | 1,490 | 8          | 1911           | VGood | 3,250    | N    | N           | 6202 32ND AVE NW  |
| 1        | 3    | 276760 | 2054  | 03/01/14  | \$630,000  | \$683,000      | 1,490 | 8          | 2013           | Avg   | 1,999    | N    | N           | 1533 NW 63RD ST   |
| 1        | 3    | 276760 | 1977  | 05/13/13  | \$430,000  | \$501,000      | 1,490 | 8          | 2013           | Avg   | 1,102    | N    | N           | 1714 B NW 62ND ST |
| 1        | 3    | 276760 | 4615  | 08/11/14  | \$582,000  | \$605,000      | 1,490 | 8          | 2014           | Avg   | 1,890    | N    | N           | 1523 NW 58TH ST   |
| 1        | 3    | 276760 | 0480  | 08/25/14  | \$590,000  | \$611,000      | 1,500 | 8          | 2014           | Avg   | 1,250    | N    | N           | 1754 NW 64TH ST   |
| 1        | 3    | 276760 | 0481  | 09/05/14  | \$589,950  | \$609,000      | 1,500 | 8          | 2014           | Avg   | 1,249    | N    | N           | 1756 NW 64TH ST   |
| 1        | 3    | 867340 | 0193  | 09/20/12  | \$405,000  | \$498,000      | 1,500 | 8          | 2004           | Avg   | 1,527    | N    | N           | 5514 28TH AVE NW  |
| 1        | 3    | 276760 | 1375  | 08/21/14  | \$505,000  | \$524,000      | 1,500 | 8          | 2002           | Avg   | 2,500    | N    | N           | 2206 NW 63RD ST   |
| 1        | 3    | 276760 | 4068  | 03/05/13  | \$466,000  | \$552,000      | 1,510 | 8          | 2006           | Avg   | 1,126    | N    | N           | 2442 A NW 58TH ST |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 4067  | 08/20/14  | \$530,000  | \$550,000      | 1,510 | 8          | 2006           | Avg  | 1,125    | N    | N           | 2442 B NW 58TH ST  |
| 1        | 3    | 276760 | 2056  | 02/14/14  | \$597,850  | \$651,000      | 1,510 | 8          | 2013           | Avg  | 1,501    | N    | N           | 1531 A NW 63RD ST  |
| 1        | 3    | 276760 | 2048  | 04/04/13  | \$525,000  | \$617,000      | 1,510 | 8          | 2013           | Avg  | 1,683    | N    | N           | 1541 NW 63RD ST    |
| 1        | 3    | 276760 | 2047  | 04/14/13  | \$525,000  | \$616,000      | 1,510 | 8          | 2013           | Avg  | 1,633    | N    | N           | 1543 NW 63RD ST    |
| 1        | 3    | 276760 | 2055  | 03/26/14  | \$579,950  | \$625,000      | 1,510 | 8          | 2013           | Avg  | 1,500    | N    | N           | 1531 B NW 63RD ST  |
| 1        | 3    | 276760 | 2555  | 12/24/13  | \$537,500  | \$593,000      | 1,520 | 8          | 2013           | Avg  | 1,146    | N    | N           | 2227 B NW 62ND ST  |
| 1        | 3    | 276760 | 1862  | 06/23/14  | \$560,000  | \$590,000      | 1,520 | 8          | 2014           | Avg  | 1,375    | N    | N           | 2028 NW 62ND ST    |
| 1        | 3    | 276760 | 2557  | 12/31/13  | \$529,950  | \$584,000      | 1,520 | 8          | 2013           | Avg  | 1,401    | N    | N           | 2227 A NW 62ND ST  |
| 1        | 3    | 276760 | 2094  | 05/16/14  | \$565,000  | \$601,000      | 1,520 | 8          | 2013           | Avg  | 1,221    | N    | N           | 1508 NW 62ND ST    |
| 1        | 3    | 276760 | 4593  | 02/22/13  | \$378,300  | \$449,000      | 1,530 | 8          | 2006           | Avg  | 1,611    | N    | N           | 5712 17TH AVE NW   |
| 1        | 3    | 276760 | 4592  | 06/19/14  | \$607,500  | \$640,000      | 1,530 | 8          | 2006           | Avg  | 1,612    | N    | N           | 5714 17TH AVE NW   |
| 1        | 3    | 276760 | 4591  | 12/07/12  | \$438,500  | \$530,000      | 1,530 | 8          | 2006           | Avg  | 1,613    | N    | N           | 5716 17TH AVE NW   |
| 1        | 3    | 276760 | 4590  | 03/01/13  | \$450,000  | \$533,000      | 1,530 | 8          | 2006           | Avg  | 1,461    | N    | N           | 1547 NW 58TH ST    |
| 1        | 3    | 117500 | 0594  | 04/15/14  | \$507,000  | \$544,000      | 1,540 | 8          | 1998           | Avg  | 1,313    | N    | N           | 5603 28TH AVE NW   |
| 1        | 3    | 112503 | 9118  | 02/27/14  | \$502,845  | \$546,000      | 1,540 | 8          | 2007           | Avg  | 1,307    | N    | N           | 5515 B 28TH AVE NW |
| 1        | 3    | 112503 | 9114  | 05/29/13  | \$460,000  | \$534,000      | 1,540 | 8          | 2007           | Avg  | 1,861    | N    | N           | 5515 A 28TH AVE NW |
| 1        | 3    | 117500 | 0953  | 06/07/13  | \$459,000  | \$532,000      | 1,540 | 8          | 2007           | Avg  | 1,307    | N    | N           | 2805 NW 56TH ST    |
| 1        | 3    | 276760 | 3450  | 11/06/12  | \$458,000  | \$557,000      | 1,540 | 8          | 2006           | Avg  | 1,917    | N    | N           | 1540 NW 59TH ST    |
| 1        | 3    | 276760 | 3253  | 04/04/14  | \$555,000  | \$597,000      | 1,550 | 8          | 2003           | Avg  | 2,023    | N    | N           | 1555 NW 61ST ST    |
| 1        | 3    | 276760 | 1381  | 05/22/14  | \$599,000  | \$636,000      | 1,550 | 8          | 2013           | Avg  | 1,305    | N    | N           | 2210 B NW 63RD ST  |
| 1        | 3    | 276760 | 2095  | 02/26/14  | \$565,000  | \$613,000      | 1,550 | 8          | 2013           | Avg  | 1,155    | N    | N           | 1506 B NW 62ND ST  |
| 1        | 3    | 276760 | 1751  | 07/16/14  | \$554,950  | \$581,000      | 1,550 | 8          | 2014           | Avg  | 1,675    | N    | N           | 2242 B NW 62ND ST  |
| 1        | 3    | 276760 | 1382  | 05/22/14  | \$579,000  | \$615,000      | 1,550 | 8          | 2013           | Avg  | 1,305    | N    | N           | 2210 A NW 63RD ST  |
| 1        | 3    | 276760 | 2096  | 03/25/14  | \$548,000  | \$591,000      | 1,550 | 8          | 2013           | Avg  | 1,155    | N    | N           | 1506 A NW 62ND ST  |
| 1        | 3    | 276760 | 4646  | 01/07/14  | \$534,000  | \$587,000      | 1,550 | 8          | 2013           | Avg  | 1,155    | N    | N           | 1506 a NW 57TH ST  |
| 1        | 3    | 276760 | 4645  | 01/08/14  | \$529,100  | \$581,000      | 1,550 | 8          | 2013           | Avg  | 1,155    | N    | N           | 1506 b NW 57TH ST  |
| 1        | 3    | 276760 | 3252  | 11/07/13  | \$510,000  | \$569,000      | 1,550 | 8          | 2003           | Avg  | 1,780    | N    | N           | 1553 NW 61ST ST    |
| 1        | 3    | 276760 | 2745  | 08/30/12  | \$524,950  | \$649,000      | 1,560 | 8          | 2012           | Avg  | 1,900    | N    | N           | 2446 NW 61ST ST    |
| 1        | 3    | 424290 | 0222  | 10/22/14  | \$649,950  | \$663,000      | 1,570 | 8          | 2014           | Avg  | 1,520    | N    | N           | 6311 26TH AVE NW   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 424290 | 0221  | 09/12/14  | \$640,000  | \$660,000      | 1,570 | 8          | 2014           | Avg  | 1,410    | N    | N           | 6309 26TH AVE NW      |
| 1        | 3    | 276760 | 2746  | 08/30/12  | \$499,950  | \$618,000      | 1,570 | 8          | 2012           | Avg  | 1,550    | N    | N           | 2450 NW 61ST ST       |
| 1        | 3    | 276760 | 2747  | 08/29/12  | \$499,950  | \$618,000      | 1,570 | 8          | 2012           | Avg  | 1,550    | N    | N           | 2448 NW 61ST ST       |
| 1        | 3    | 276760 | 1460  | 01/28/13  | \$495,000  | \$591,000      | 1,570 | 8          | 2001           | Avg  | 2,569    | N    | N           | 2423 NW 64TH ST       |
| 1        | 3    | 276760 | 0572  | 08/21/12  | \$465,000  | \$576,000      | 1,590 | 8          | 2012           | Avg  | 2,349    | N    | N           | 1518 NW 64TH ST       |
| 1        | 3    | 276760 | 3581  | 07/02/12  | \$454,950  | \$570,000      | 1,590 | 8          | 2012           | Avg  | 1,045    | N    | N           | 1734 B NW 59TH ST     |
| 1        | 3    | 276760 | 3582  | 07/12/12  | \$449,950  | \$562,000      | 1,590 | 8          | 2012           | Avg  | 1,155    | N    | N           | 1732 B NW 59TH ST     |
| 1        | 3    | 276760 | 4647  | 02/26/14  | \$554,300  | \$602,000      | 1,590 | 8          | 2013           | Avg  | 1,469    | N    | N           | 1504 NW 57TH ST       |
| 1        | 3    | 276760 | 2097  | 05/15/14  | \$559,000  | \$595,000      | 1,590 | 8          | 2013           | Avg  | 1,469    | N    | N           | 1504 NW 62ND ST       |
| 1        | 3    | 276760 | 1907  | 04/11/13  | \$498,000  | \$585,000      | 1,600 | 8          | 2013           | Avg  | 1,376    | N    | N           | 1755 A NW 63RD ST     |
| 1        | 3    | 276760 | 1906  | 04/18/13  | \$490,000  | \$574,000      | 1,600 | 8          | 2013           | Avg  | 1,375    | N    | N           | 1755 B NW 63RD ST     |
| 1        | 3    | 047600 | 0271  | 03/22/13  | \$510,000  | \$602,000      | 1,610 | 8          | 2013           | Avg  | 1,330    | N    | N           | 5716 28TH AVE NW      |
| 1        | 3    | 047600 | 0272  | 03/21/13  | \$510,000  | \$602,000      | 1,610 | 8          | 2013           | Avg  | 1,690    | N    | N           | 5714 28TH AVE NW      |
| 1        | 3    | 047600 | 0270  | 02/26/13  | \$489,000  | \$580,000      | 1,610 | 8          | 2012           | Avg  | 970      | N    | N           | 5718 28TH AVE NW      |
| 1        | 3    | 276760 | 0570  | 07/16/12  | \$453,000  | \$566,000      | 1,620 | 8          | 2012           | Avg  | 1,466    | N    | N           | 1516 A NW 64TH ST     |
| 1        | 3    | 047600 | 0269  | 02/26/13  | \$477,000  | \$566,000      | 1,630 | 8          | 2013           | Avg  | 750      | N    | N           | 5720 28TH AVE NW      |
| 1        | 3    | 867340 | 0190  | 07/23/14  | \$557,000  | \$582,000      | 1,630 | 8          | 2004           | Avg  | 1,587    | N    | N           | 5518 28TH AVE NW      |
| 1        | 3    | 867340 | 0191  | 08/14/13  | \$500,000  | \$570,000      | 1,630 | 8          | 2004           | Avg  | 1,574    | N    | N           | 5516 28TH AVE NW      |
| 1        | 3    | 867340 | 0192  | 10/28/13  | \$499,450  | \$559,000      | 1,650 | 8          | 2004           | Avg  | 1,533    | N    | N           | 5512 28TH AVE NW      |
| 1        | 3    | 424290 | 0220  | 09/10/14  | \$695,000  | \$717,000      | 1,660 | 8          | 2014           | Avg  | 1,525    | N    | N           | 6307 26TH AVE NW      |
| 1        | 3    | 276760 | 1285  | 03/07/14  | \$606,000  | \$656,000      | 1,660 | 8          | 2007           | Avg  | 1,897    | N    | N           | 2038 NW 63RD ST       |
| 1        | 3    | 276760 | 0339  | 02/13/14  | \$639,950  | \$697,000      | 1,670 | 8          | 2013           | Avg  | 1,494    | N    | N           | 2050 NW 64TH ST       |
| 1        | 3    | 276760 | 0340  | 02/12/14  | \$621,500  | \$677,000      | 1,670 | 8          | 2013           | Avg  | 1,498    | N    | N           | 2048 NW 64TH ST       |
| 1        | 3    | 276760 | 0953  | 02/04/14  | \$528,000  | \$576,000      | 1,680 | 8          | 2013           | Avg  | 1,150    | N    | N           | 1515 NW 64TH ST       |
| 1        | 3    | 276760 | 0954  | 03/11/14  | \$522,000  | \$565,000      | 1,680 | 8          | 2013           | Avg  | 1,150    | N    | N           | 1517 NW 64TH ST       |
| 1        | 3    | 276770 | 3432  | 06/25/12  | \$485,000  | \$608,000      | 1,690 | 8          | 2007           | Avg  | 1,174    | N    | N           | 5235 A RUSSELL AVE NW |
| 1        | 3    | 276770 | 3436  | 05/01/12  | \$470,000  | \$597,000      | 1,690 | 8          | 2007           | Avg  | 1,343    | N    | N           | 5227 A RUSSELL AVE NW |
| 1        | 3    | 276760 | 2495  | 09/05/13  | \$668,800  | \$758,000      | 1,710 | 8          | 1961           | Avg  | 5,000    | N    | N           | 2028 NW 61ST ST       |
| 1        | 3    | 276760 | 4697  | 10/14/13  | \$520,000  | \$584,000      | 1,720 | 8          | 2004           | Avg  | 1,725    | N    | N           | 5714 20TH AVE NW      |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 3474  | 04/09/13  | \$529,000  | \$621,000      | 1,720 | 8          | 2013           | Avg   | 1,601    | N    | N           | 5914 20TH AVE NW      |
| 1        | 3    | 276760 | 0514  | 11/15/12  | \$449,000  | \$545,000      | 1,720 | 8          | 2006           | Avg   | 2,175    | N    | N           | 1537 NW 65TH ST       |
| 1        | 3    | 276760 | 0990  | 02/10/14  | \$598,500  | \$652,000      | 1,730 | 8          | 1955           | Avg   | 5,000    | N    | N           | 1514 NW 63RD ST       |
| 1        | 3    | 867340 | 0171  | 08/08/12  | \$442,300  | \$549,000      | 1,730 | 8          | 2006           | Avg   | 1,054    | N    | N           | 2637 B NW 56TH ST     |
| 1        | 3    | 276760 | 1287  | 03/18/13  | \$533,500  | \$630,000      | 1,740 | 8          | 2007           | Avg   | 1,668    | N    | N           | 2040 A NW 63RD ST     |
| 1        | 3    | 276760 | 1291  | 06/08/12  | \$489,000  | \$616,000      | 1,740 | 8          | 2007           | Avg   | 1,657    | N    | N           | 2042 B NW 63RD ST     |
| 1        | 3    | 867340 | 0070  | 08/12/13  | \$527,050  | \$601,000      | 1,750 | 8          | 2002           | Avg   | 1,705    | N    | N           | 5608 28TH AVE NW      |
| 1        | 3    | 047700 | 0019  | 06/20/14  | \$525,000  | \$553,000      | 1,750 | 8          | 2001           | Avg   | 1,879    | N    | N           | 2619 NW 60TH ST       |
| 1        | 3    | 047700 | 0019  | 03/24/12  | \$410,000  | \$525,000      | 1,750 | 8          | 2001           | Avg   | 1,879    | N    | N           | 2619 NW 60TH ST       |
| 1        | 3    | 276760 | 3351  | 10/13/14  | \$555,000  | \$567,000      | 1,750 | 8          | 2014           | Avg   | 1,258    | N    | N           | 1550 NW 60TH ST       |
| 1        | 3    | 047600 | 0220  | 04/26/12  | \$575,000  | \$731,000      | 1,760 | 8          | 1968           | Avg   | 5,000    | N    | N           | 2621 NW 58TH ST       |
| 1        | 3    | 276760 | 0338  | 01/17/14  | \$580,000  | \$636,000      | 1,760 | 8          | 2013           | Avg   | 1,997    | N    | N           | 2046 NW 64TH ST       |
| 1        | 3    | 276760 | 2506  | 05/30/12  | \$484,000  | \$611,000      | 1,770 | 8          | 2008           | Avg   | 2,474    | N    | N           | 2040 NW 61ST ST       |
| 1        | 3    | 276760 | 3210  | 12/10/14  | \$670,950  | \$675,000      | 1,790 | 8          | 2007           | Avg   | 2,375    | N    | N           | 1736 NW 60TH ST       |
| 1        | 3    | 276760 | 3340  | 05/10/13  | \$540,000  | \$630,000      | 1,790 | 8          | 1905           | VGood | 3,091    | N    | N           | 1538 NW 60TH ST       |
| 1        | 1    | 755130 | 0040  | 11/25/13  | \$715,000  | \$794,000      | 1,800 | 8          | 1913           | VGood | 5,000    | N    | N           | 2812 NW 64TH ST       |
| 1        | 3    | 276760 | 0220  | 03/12/13  | \$665,000  | \$786,000      | 1,800 | 8          | 1914           | Good  | 5,000    | N    | N           | 2244 NW 64TH ST       |
| 1        | 3    | 276760 | 0571  | 06/27/12  | \$458,000  | \$574,000      | 1,800 | 8          | 2012           | Avg   | 1,185    | N    | N           | 1516 B NW 64TH ST     |
| 1        | 3    | 276760 | 2450  | 07/20/12  | \$606,200  | \$756,000      | 1,810 | 8          | 1963           | Avg   | 5,000    | N    | N           | 2011 NW 62ND ST       |
| 1        | 3    | 276760 | 0440  | 12/26/14  | \$724,000  | \$725,000      | 1,810 | 8          | 1964           | Avg   | 4,999    | N    | N           | 1716 NW 64TH ST       |
| 1        | 3    | 047600 | 0005  | 10/30/13  | \$685,000  | \$766,000      | 1,830 | 8          | 2008           | Avg   | 3,500    | N    | N           | 5906 28TH AVE NW      |
| 1        | 3    | 276760 | 1445  | 12/09/14  | \$725,000  | \$730,000      | 1,840 | 8          | 1962           | Avg   | 5,000    | N    | N           | 2435 NW 64TH ST       |
| 1        | 3    | 047600 | 0273  | 02/26/13  | \$510,000  | \$605,000      | 1,840 | 8          | 2013           | Avg   | 2,263    | N    | N           | 5712 28TH AVE NW      |
| 1        | 3    | 424290 | 0284  | 07/14/14  | \$625,000  | \$655,000      | 1,850 | 8          | 2014           | Avg   | 1,565    | N    | N           | 2664 NW 63RD ST       |
| 1        | 3    | 424290 | 0286  | 08/05/14  | \$642,000  | \$668,000      | 1,910 | 8          | 2014           | Avg   | 1,628    | N    | N           | 2660 NW 63RD ST       |
| 1        | 3    | 424290 | 0285  | 08/05/14  | \$630,000  | \$656,000      | 1,910 | 8          | 2014           | Avg   | 1,502    | N    | N           | 2662 NW 63RD ST       |
| 1        | 3    | 276770 | 3439  | 07/10/12  | \$500,000  | \$625,000      | 1,930 | 8          | 2007           | Avg   | 1,110    | N    | N           | 5233 A RUSSELL AVE NW |
| 1        | 3    | 276760 | 1860  | 06/11/14  | \$685,000  | \$724,000      | 1,930 | 8          | 2014           | Avg   | 2,499    | N    | N           | 2026 NW 62ND ST       |
| 1        | 3    | 276760 | 4503  | 09/12/12  | \$483,500  | \$596,000      | 1,970 | 8          | 2005           | Avg   | 2,076    | N    | N           | 1521 NW 59TH ST       |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 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        | 3    | 276760 | 2987  | 06/19/13  | \$699,000   | \$807,000      | 1,970 | 8          | 2014           | Avg   | 2,271    | N    | N           | 2051 NW 61ST ST   |
| 1        | 3    | 276760 | 2168  | 01/17/12  | \$495,000   | \$643,000      | 1,980 | 8          | 2006           | Avg   | 2,375    | N    | N           | 1529 NW 62ND ST   |
| 1        | 3    | 276760 | 2835  | 11/14/14  | \$625,000   | \$633,000      | 1,990 | 8          | 2006           | Avg   | 2,324    | N    | N           | 2424 NW 60TH ST   |
| 1        | 3    | 276760 | 1905  | 03/13/13  | \$600,000   | \$709,000      | 1,990 | 8          | 2013           | Avg   | 2,247    | N    | N           | 1753 NW 63RD ST   |
| 1        | 3    | 276760 | 2170  | 10/08/13  | \$566,000   | \$636,000      | 2,060 | 8          | 2006           | Avg   | 2,375    | N    | N           | 1527 NW 62ND ST   |
| 1        | 3    | 276760 | 2558  | 12/30/13  | \$700,000   | \$771,000      | 2,070 | 8          | 2013           | Avg   | 1,953    | N    | N           | 2229 NW 62ND ST   |
| 1        | 3    | 276760 | 3065  | 08/27/14  | \$735,000   | \$761,000      | 2,090 | 8          | 2007           | Avg   | 5,000    | N    | N           | 2024 NW 60TH ST   |
| 1        | 3    | 276760 | 1336  | 05/09/12  | \$569,950   | \$722,000      | 2,110 | 8          | 2012           | Avg   | 2,500    | N    | N           | 2231 NW 64TH ST   |
| 1        | 3    | 276760 | 1380  | 04/04/14  | \$732,000   | \$787,000      | 2,130 | 8          | 2013           | Avg   | 2,388    | N    | N           | 2212 NW 63RD ST   |
| 1        | 3    | 276760 | 0401  | 10/29/14  | \$739,950   | \$753,000      | 2,140 | 8          | 2014           | Avg   | 2,132    | N    | N           | 1723 NW 65TH ST   |
| 1        | 3    | 424290 | 0185  | 07/06/12  | \$427,000   | \$534,000      | 2,150 | 8          | 2008           | Avg   | 4,700    | N    | N           | 2633 NW 64TH ST   |
| 1        | 3    | 424290 | 0024  | 04/29/13  | \$655,000   | \$766,000      | 2,190 | 8          | 2013           | Avg   | 2,257    | N    | N           | 2753 NW 65TH ST   |
| 1        | 3    | 276760 | 0400  | 11/18/14  | \$719,950   | \$729,000      | 2,190 | 8          | 2014           | Avg   | 2,416    | N    | N           | 1721 NW 65TH ST   |
| 1        | 1    | 117500 | 0525  | 09/14/12  | \$738,000   | \$909,000      | 2,220 | 8          | 2008           | Avg   | 4,850    | N    | N           | 2859 NW 57TH ST   |
| 1        | 3    | 276760 | 1662  | 07/23/13  | \$650,000   | \$745,000      | 2,300 | 8          | 2013           | Avg   | 1,751    | N    | N           | 2247 NW 63RD ST   |
| 1        | 3    | 276760 | 1341  | 12/07/12  | \$623,000   | \$753,000      | 2,520 | 8          | 2012           | Avg   | 1,977    | N    | N           | 2225 NW 64TH ST   |
| 1        | 3    | 276760 | 2465  | 05/10/12  | \$695,100   | \$881,000      | 2,530 | 8          | 1900           | Good  | 7,800    | N    | N           | 2000 NW 61ST ST   |
| 1        | 3    | 276760 | 0100  | 10/24/13  | \$801,000   | \$897,000      | 3,160 | 8          | 1988           | Avg   | 5,000    | N    | N           | 2442 NW 64TH ST   |
| 1        | 3    | 276760 | 1280  | 07/22/14  | \$848,750   | \$887,000      | 3,160 | 8          | 1989           | Avg   | 5,000    | N    | N           | 2034 NW 63RD ST   |
| 1        | 3    | 276760 | 0435  | 07/17/13  | \$580,000   | \$665,000      | 1,490 | 9          | 2013           | Avg   | 1,895    | N    | N           | 1714 NW 64TH ST   |
| 1        | 3    | 276760 | 0437  | 07/23/13  | \$529,950   | \$607,000      | 1,510 | 9          | 2013           | Avg   | 1,551    | N    | N           | 1710 NW 64TH ST   |
| 1        | 3    | 276760 | 0436  | 07/23/13  | \$529,950   | \$607,000      | 1,510 | 9          | 2013           | Avg   | 1,553    | N    | N           | 1712 NW 64TH ST   |
| 1        | 1    | 117500 | 1075  | 09/16/14  | \$957,000   | \$985,000      | 1,750 | 9          | 2008           | Avg   | 3,836    | N    | N           | 2830 NW 59TH ST   |
| 1        | 3    | 276760 | 3641  | 03/06/14  | \$649,800   | \$704,000      | 1,780 | 9          | 2013           | Avg   | 1,547    | N    | N           | 2041 B NW 60TH ST |
| 1        | 3    | 276760 | 3642  | 03/18/14  | \$650,000   | \$702,000      | 1,780 | 9          | 2013           | Avg   | 1,550    | N    | N           | 2041 A NW 60TH ST |
| 1        | 3    | 276760 | 2336  | 09/26/12  | \$607,500   | \$746,000      | 1,910 | 9          | 2012           | Avg   | 1,776    | N    | N           | 1708 NW 61ST ST   |
| 1        | 3    | 276760 | 3640  | 02/04/14  | \$700,000   | \$764,000      | 1,920 | 9          | 2013           | Avg   | 1,900    | N    | N           | 2039 NW 60TH ST   |
| 1        | 1    | 755080 | 0235  | 06/18/13  | \$1,079,000 | \$1,247,000    | 2,890 | 9          | 2013           | Avg   | 5,000    | N    | N           | 2836 NW 61ST ST   |
| 10       | 1    | 285610 | 1479  | 07/01/14  | \$276,000   | \$290,000      | 370   | 5          | 1923           | VGood | 1,801    | N    | N           | 2508 NW 67TH ST   |



## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 1    | 287210 | 2391  | 08/15/13  | \$256,000  | \$292,000      | 420  | 5          | 1928           | VGood | 875      | N    | N           | 2806 NW 70TH ST   |
| 10       | 1    | 285610 | 0185  | 07/21/14  | \$365,000  | \$382,000      | 680  | 5          | 1901           | Good  | 2,550    | N    | N           | 6526 25TH AVE NW  |
| 10       | 4    | 330070 | 1260  | 01/24/13  | \$260,000  | \$311,000      | 700  | 5          | 1918           | Good  | 4,000    | N    | N           | 8517 17TH AVE NW  |
| 10       | 1    | 285610 | 0280  | 05/14/12  | \$245,500  | \$311,000      | 940  | 5          | 1902           | Good  | 2,550    | N    | N           | 6509 25TH AVE NW  |
| 10       | 1    | 285610 | 0466  | 03/23/12  | \$296,500  | \$380,000      | 950  | 5          | 1901           | Avg   | 3,570    | N    | N           | 6512 26TH AVE NW  |
| 10       | 1    | 285610 | 0380  | 10/06/12  | \$279,000  | \$342,000      | 600  | 6          | 1926           | Good  | 2,400    | N    | N           | 2515 NW 67TH ST   |
| 10       | 1    | 813270 | 0185  | 12/06/12  | \$300,000  | \$363,000      | 620  | 6          | 1927           | Avg   | 4,455    | N    | N           | 8059 LOYAL WAY NW |
| 10       | 4    | 330070 | 1195  | 07/19/13  | \$385,000  | \$441,000      | 650  | 6          | 1929           | Good  | 4,000    | N    | N           | 8530 18TH AVE NW  |
| 10       | 1    | 444380 | 1075  | 08/13/12  | \$290,000  | \$360,000      | 680  | 6          | 1932           | Good  | 3,880    | N    | N           | 8013 26TH AVE NW  |
| 10       | 1    | 444980 | 0315  | 06/20/14  | \$412,000  | \$434,000      | 690  | 6          | 1925           | Avg   | 3,960    | N    | N           | 8330 27TH AVE NW  |
| 10       | 2    | 751850 | 4480  | 05/22/12  | \$357,000  | \$451,000      | 700  | 6          | 1950           | Avg   | 4,080    | N    | N           | 7330 21ST AVE NW  |
| 10       | 1    | 022503 | 9125  | 06/26/12  | \$369,000  | \$463,000      | 720  | 6          | 1941           | Good  | 4,000    | N    | N           | 2816 NW 75TH ST   |
| 10       | 2    | 751850 | 3065  | 06/23/14  | \$335,000  | \$353,000      | 720  | 6          | 1907           | Avg   | 5,100    | N    | N           | 7325 18TH AVE NW  |
| 10       | 4    | 330070 | 0680  | 04/13/12  | \$367,000  | \$468,000      | 740  | 6          | 1925           | Good  | 6,000    | N    | N           | 8749 16TH AVE NW  |
| 10       | 4    | 330070 | 1150  | 06/08/12  | \$296,000  | \$373,000      | 740  | 6          | 1940           | Avg   | 4,000    | N    | N           | 8555 16TH AVE NW  |
| 10       | 4    | 330070 | 1440  | 07/29/14  | \$409,000  | \$427,000      | 740  | 6          | 1925           | Good  | 4,000    | N    | N           | 8533 18TH AVE NW  |
| 10       | 2    | 751850 | 4924  | 12/11/12  | \$325,000  | \$392,000      | 750  | 6          | 1918           | Good  | 4,110    | N    | N           | 6732 21ST AVE NW  |
| 10       | 1    | 916510 | 0130  | 06/18/14  | \$450,000  | \$474,000      | 760  | 6          | 1928           | Good  | 4,080    | N    | N           | 7341 27TH AVE NW  |
| 10       | 2    | 751850 | 3805  | 10/15/12  | \$313,000  | \$383,000      | 760  | 6          | 1947           | Avg   | 4,284    | N    | N           | 6546 20TH AVE NW  |
| 10       | 4    | 330070 | 1200  | 01/23/12  | \$320,000  | \$415,000      | 760  | 6          | 1929           | Good  | 4,000    | N    | N           | 8528 18TH AVE NW  |
| 10       | 4    | 330070 | 0480  | 08/20/14  | \$330,000  | \$342,000      | 780  | 6          | 1937           | Avg   | 4,000    | N    | N           | 8719 17TH AVE NW  |
| 10       | 1    | 602150 | 3390  | 05/08/13  | \$380,000  | \$443,000      | 790  | 6          | 1944           | Good  | 3,900    | N    | N           | 2419 NW 80TH ST   |
| 10       | 1    | 287210 | 1990  | 06/25/12  | \$347,323  | \$436,000      | 800  | 6          | 1925           | Good  | 3,500    | N    | N           | 3040 NW 70TH ST   |
| 10       | 2    | 751850 | 4396  | 06/12/13  | \$406,000  | \$470,000      | 810  | 6          | 1928           | Good  | 2,800    | N    | N           | 1911 NW 75TH ST   |
| 10       | 1    | 444380 | 1680  | 09/18/12  | \$385,000  | \$474,000      | 820  | 6          | 1925           | Good  | 3,880    | N    | N           | 8033 25TH AVE NW  |
| 10       | 1    | 444380 | 1250  | 03/07/14  | \$420,000  | \$455,000      | 830  | 6          | 1918           | Good  | 3,880    | N    | N           | 7711 26TH AVE NW  |
| 10       | 2    | 751850 | 8450  | 08/15/13  | \$368,500  | \$420,000      | 830  | 6          | 1907           | Good  | 5,100    | N    | N           | 7328 24TH AVE NW  |
| 10       | 4    | 330070 | 0470  | 05/14/14  | \$394,475  | \$420,000      | 830  | 6          | 1955           | Avg   | 4,000    | N    | N           | 8715 17TH AVE NW  |
| 10       | 4    | 330070 | 1575  | 05/16/13  | \$335,000  | \$390,000      | 830  | 6          | 1947           | Good  | 4,000    | N    | N           | 8507 19TH AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 4    | 330070 | 0325  | 07/15/13  | \$378,300  | \$434,000      | 830   | 6          | 1936           | Good  | 4,000    | N    | N           | 8717 18TH AVE NW  |
| 10       | 4    | 330070 | 0470  | 02/13/14  | \$291,225  | \$317,000      | 830   | 6          | 1955           | Avg   | 4,000    | N    | N           | 8715 17TH AVE NW  |
| 10       | 2    | 054600 | 0645  | 06/24/13  | \$418,000  | \$482,000      | 850   | 6          | 1926           | VGood | 3,944    | N    | N           | 8001 17TH AVE NW  |
| 10       | 1    | 444380 | 1160  | 06/10/14  | \$420,000  | \$444,000      | 860   | 6          | 1916           | Good  | 3,880    | N    | N           | 7742 27TH AVE NW  |
| 10       | 2    | 751850 | 7455  | 06/03/13  | \$365,000  | \$423,000      | 870   | 6          | 1903           | Good  | 5,100    | N    | N           | 6551 23RD AVE NW  |
| 10       | 1    | 444380 | 1240  | 03/05/13  | \$400,000  | \$474,000      | 880   | 6          | 1924           | Good  | 3,880    | N    | N           | 7719 26TH AVE NW  |
| 10       | 2    | 751850 | 1620  | 01/24/12  | \$337,000  | \$437,000      | 880   | 6          | 1907           | Good  | 5,100    | N    | N           | 6723 16TH AVE NW  |
| 10       | 5    | 330070 | 0014  | 07/17/13  | \$353,000  | \$405,000      | 880   | 6          | 1947           | Avg   | 9,100    | N    | N           | 8748 20TH AVE NW  |
| 10       | 1    | 125420 | 1145  | 03/16/13  | \$380,000  | \$449,000      | 890   | 6          | 1908           | Good  | 5,200    | N    | N           | 7022 28TH AVE NW  |
| 10       | 4    | 330070 | 1170  | 06/20/14  | \$395,000  | \$416,000      | 900   | 6          | 1925           | Avg   | 4,000    | N    | N           | 8548 18TH AVE NW  |
| 10       | 1    | 369390 | 0545  | 10/29/13  | \$433,950  | \$485,000      | 930   | 6          | 1910           | Avg   | 5,000    | N    | N           | 2805 NW 70TH ST   |
| 10       | 2    | 751850 | 2030  | 11/17/14  | \$410,000  | \$415,000      | 950   | 6          | 1973           | Avg   | 5,100    | N    | N           | 6526 18TH AVE NW  |
| 10       | 1    | 444380 | 1150  | 06/15/12  | \$450,000  | \$566,000      | 990   | 6          | 1918           | VGood | 4,365    | N    | N           | 7738 27TH AVE NW  |
| 10       | 4    | 330070 | 1310  | 06/05/12  | \$314,750  | \$397,000      | 990   | 6          | 1953           | Avg   | 4,000    | N    | N           | 8555 17TH AVE NW  |
| 10       | 1    | 285610 | 2085  | 06/21/13  | \$407,500  | \$470,000      | 1,060 | 6          | 1910           | Good  | 5,100    | N    | N           | 6730 EARL AVE NW  |
| 10       | 2    | 751850 | 7530  | 01/09/14  | \$425,000  | \$467,000      | 1,060 | 6          | 1901           | Good  | 5,100    | N    | N           | 6729 23RD AVE NW  |
| 10       | 2    | 123200 | 0635  | 04/27/12  | \$295,000  | \$375,000      | 1,060 | 6          | 1915           | Good  | 4,800    | N    | N           | 7706 18TH AVE NW  |
| 10       | 1    | 285610 | 2280  | 05/14/14  | \$538,000  | \$572,000      | 1,100 | 6          | 1904           | Good  | 3,825    | N    | N           | 2763 NW 70TH ST   |
| 10       | 4    | 330070 | 1620  | 09/24/13  | \$400,000  | \$451,000      | 1,150 | 6          | 1925           | Good  | 4,000    | N    | N           | 8535 19TH AVE NW  |
| 10       | 1    | 369390 | 0135  | 09/20/14  | \$615,000  | \$633,000      | 1,210 | 6          | 1907           | VGood | 5,000    | N    | N           | 3023 NW 70TH ST   |
| 10       | 1    | 369390 | 0135  | 06/13/12  | \$465,000  | \$585,000      | 1,210 | 6          | 1907           | VGood | 5,000    | N    | N           | 3023 NW 70TH ST   |
| 10       | 4    | 330070 | 0740  | 05/08/13  | \$395,000  | \$461,000      | 1,250 | 6          | 1918           | Good  | 4,000    | N    | N           | 8726 16TH AVE NW  |
| 10       | 1    | 285610 | 1880  | 03/15/12  | \$415,000  | \$532,000      | 1,270 | 6          | 1905           | Good  | 5,100    | N    | N           | 6718 27TH AVE NW  |
| 10       | 4    | 330070 | 0895  | 05/01/13  | \$332,500  | \$389,000      | 1,270 | 6          | 1907           | Avg   | 3,500    | N    | N           | 8526 16TH AVE NW  |
| 10       | 1    | 285610 | 1515  | 09/18/12  | \$388,000  | \$478,000      | 1,300 | 6          | 1966           | Avg   | 5,100    | N    | N           | 6745 25TH AVE NW  |
| 10       | 2    | 751850 | 7550  | 05/09/12  | \$434,950  | \$551,000      | 1,490 | 6          | 1902           | VGood | 5,100    | N    | N           | 6708 JONES AVE NW |
| 10       | 1    | 916410 | 0180  | 05/29/12  | \$600,000  | \$757,000      | 1,510 | 6          | 1907           | VGood | 4,750    | N    | N           | 7326 26TH AVE NW  |
| 10       | 1    | 022503 | 9160  | 03/19/14  | \$495,000  | \$534,000      | 640   | 7          | 1948           | VGood | 5,018    | N    | N           | 7534 29TH AVE NW  |
| 10       | 4    | 330070 | 0650  | 05/21/13  | \$385,000  | \$448,000      | 660   | 7          | 2000           | Avg   | 4,000    | N    | N           | 8729 16TH AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 4    | 330070 | 0570  | 10/15/12  | \$337,500  | \$413,000      | 700  | 7          | 1924           | Good  | 4,000    | N    | N           | 8726 17TH AVE NW  |
| 10       | 1    | 444380 | 0535  | 02/21/14  | \$490,000  | \$533,000      | 710  | 7          | 1920           | Good  | 3,880    | N    | N           | 7532 EARL AVE NW  |
| 10       | 2    | 751850 | 3685  | 10/09/14  | \$402,000  | \$411,000      | 710  | 7          | 1905           | VGood | 5,100    | N    | N           | 6517 19TH AVE NW  |
| 10       | 1    | 444730 | 0075  | 12/17/13  | \$449,950  | \$497,000      | 720  | 7          | 1905           | VGood | 6,000    | N    | N           | 8370 31ST AVE NW  |
| 10       | 1    | 444380 | 0810  | 06/18/12  | \$390,500  | \$491,000      | 750  | 7          | 1944           | Good  | 3,880    | N    | N           | 8002 EARL AVE NW  |
| 10       | 1    | 444380 | 0810  | 08/19/14  | \$443,725  | \$460,000      | 750  | 7          | 1944           | Good  | 3,880    | N    | N           | 8002 EARL AVE NW  |
| 10       | 1    | 287210 | 1471  | 03/22/13  | \$385,000  | \$454,000      | 760  | 7          | 1926           | Good  | 5,050    | N    | N           | 7107 28TH AVE NW  |
| 10       | 1    | 444730 | 0165  | 12/23/14  | \$415,000  | \$416,000      | 760  | 7          | 1944           | Avg   | 4,000    | N    | N           | 8329 30TH AVE NW  |
| 10       | 1    | 444380 | 0855  | 03/19/12  | \$315,000  | \$404,000      | 770  | 7          | 1919           | Good  | 3,880    | N    | N           | 8038 EARL AVE NW  |
| 10       | 2    | 238910 | 0020  | 11/09/12  | \$360,000  | \$438,000      | 770  | 7          | 1931           | Avg   | 3,500    | N    | N           | 8030 17TH AVE NW  |
| 10       | 1    | 444380 | 0705  | 10/08/14  | \$465,000  | \$476,000      | 780  | 7          | 1942           | Avg   | 3,880    | N    | N           | 7740 EARL AVE NW  |
| 10       | 1    | 372780 | 0065  | 11/13/14  | \$425,000  | \$431,000      | 790  | 7          | 1941           | Good  | 5,024    | N    | N           | 2908 NW 75TH ST   |
| 10       | 2    | 123200 | 0960  | 07/08/13  | \$390,000  | \$448,000      | 790  | 7          | 1944           | Avg   | 4,800    | N    | N           | 7725 16TH AVE NW  |
| 10       | 1    | 285610 | 0125  | 10/01/14  | \$439,000  | \$450,000      | 800  | 7          | 1945           | Avg   | 5,100    | N    | N           | 6554 25TH AVE NW  |
| 10       | 2    | 758870 | 0203  | 04/30/14  | \$509,000  | \$544,000      | 810  | 7          | 1944           | Avg   | 4,455    | N    | N           | 8314 17TH AVE NW  |
| 10       | 2    | 123200 | 0725  | 02/22/13  | \$460,000  | \$546,000      | 810  | 7          | 1944           | VGood | 4,800    | N    | N           | 7737 17TH AVE NW  |
| 10       | 1    | 444380 | 0265  | 04/24/13  | \$433,000  | \$507,000      | 820  | 7          | 1921           | VGood | 2,070    | N    | N           | 7753 EARL AVE NW  |
| 10       | 1    | 813270 | 0130  | 04/09/12  | \$351,000  | \$448,000      | 820  | 7          | 1929           | Avg   | 4,880    | N    | N           | 8008 29TH AVE NW  |
| 10       | 2    | 751850 | 5851  | 06/16/14  | \$552,000  | \$582,000      | 820  | 7          | 1912           | Good  | 2,300    | N    | N           | 2112 NW 70TH ST   |
| 10       | 2    | 751850 | 5851  | 10/04/13  | \$475,000  | \$535,000      | 820  | 7          | 1912           | Good  | 2,300    | N    | N           | 2112 NW 70TH ST   |
| 10       | 2    | 751850 | 7645  | 05/03/12  | \$478,000  | \$607,000      | 820  | 7          | 1928           | Good  | 3,375    | N    | N           | 2315 NW 70TH ST   |
| 10       | 2    | 602150 | 3730  | 04/02/12  | \$426,500  | \$545,000      | 820  | 7          | 1944           | Good  | 4,000    | N    | N           | 7559 23RD AVE NW  |
| 10       | 2    | 123200 | 1665  | 01/15/14  | \$380,000  | \$417,000      | 820  | 7          | 1912           | Good  | 3,840    | N    | N           | 7535 17TH AVE NW  |
| 10       | 1    | 602150 | 3340  | 04/30/12  | \$345,000  | \$438,000      | 830  | 7          | 1944           | Good  | 5,000    | N    | N           | 7724 25TH AVE NW  |
| 10       | 1    | 602150 | 3355  | 06/25/13  | \$420,000  | \$484,000      | 830  | 7          | 1944           | Avg   | 5,000    | N    | N           | 7738 25TH AVE NW  |
| 10       | 1    | 444380 | 0300  | 08/13/13  | \$451,257  | \$514,000      | 830  | 7          | 1940           | Good  | 3,880    | N    | N           | 7727 EARL AVE NW  |
| 10       | 2    | 751850 | 8840  | 09/25/12  | \$460,000  | \$565,000      | 830  | 7          | 1927           | Avg   | 5,100    | N    | N           | 6711 JONES AVE NW |
| 10       | 2    | 751850 | 4291  | 12/15/14  | \$535,000  | \$538,000      | 830  | 7          | 1927           | Good  | 3,360    | N    | N           | 1912 NW 73RD ST   |
| 10       | 2    | 758870 | 0012  | 03/23/12  | \$329,900  | \$422,000      | 830  | 7          | 1924           | Avg   | 3,479    | N    | N           | 1610 NW 80TH ST   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 2    | 054600 | 0960  | 06/28/12  | \$424,500  | \$532,000      | 830  | 7          | 1930           | Good  | 4,046    | N    | N           | 8022 20TH AVE NW  |
| 10       | 2    | 123200 | 1405  | 06/19/13  | \$396,000  | \$457,000      | 830  | 7          | 1939           | Good  | 3,840    | N    | N           | 7526 17TH AVE NW  |
| 10       | 1    | 813270 | 0230  | 11/19/12  | \$425,000  | \$516,000      | 840  | 7          | 1942           | Good  | 5,000    | N    | N           | 8006 30TH AVE NW  |
| 10       | 1    | 444380 | 1340  | 10/06/14  | \$480,000  | \$492,000      | 840  | 7          | 1952           | Good  | 2,552    | N    | N           | 7556 27TH AVE NW  |
| 10       | 1    | 285610 | 0235  | 03/07/12  | \$298,900  | \$384,000      | 840  | 7          | 1950           | Avg   | 4,080    | N    | N           | 6527 25TH AVE NW  |
| 10       | 2    | 602150 | 4005  | 03/06/12  | \$427,000  | \$549,000      | 840  | 7          | 1926           | Good  | 4,000    | N    | N           | 7506 23RD AVE NW  |
| 10       | 2    | 751850 | 3055  | 01/02/14  | \$464,000  | \$511,000      | 840  | 7          | 1907           | Good  | 5,100    | N    | N           | 7319 18TH AVE NW  |
| 10       | 2    | 751850 | 6115  | 06/11/13  | \$454,222  | \$526,000      | 840  | 7          | 1909           | VGood | 5,100    | N    | N           | 7312 22ND AVE NW  |
| 10       | 2    | 123200 | 1480  | 07/10/14  | \$445,000  | \$467,000      | 840  | 7          | 1926           | Good  | 3,840    | N    | N           | 7525 16TH AVE NW  |
| 10       | 2    | 751850 | 3200  | 07/01/14  | \$459,500  | \$483,000      | 850  | 7          | 1929           | Avg   | 3,825    | N    | N           | 7031 18TH AVE NW  |
| 10       | 2    | 751850 | 1125  | 02/15/13  | \$360,000  | \$428,000      | 850  | 7          | 1968           | Avg   | 2,550    | N    | N           | 7313 16TH AVE NW  |
| 10       | 1    | 444380 | 0885  | 08/19/13  | \$460,000  | \$524,000      | 860  | 7          | 1913           | Good  | 3,880    | N    | N           | 8049 27TH AVE NW  |
| 10       | 1    | 916410 | 0040  | 10/26/14  | \$390,000  | \$397,000      | 860  | 7          | 1909           | Good  | 5,160    | N    | N           | 7332 25TH AVE NW  |
| 10       | 1    | 369390 | 1841  | 07/31/13  | \$350,000  | \$400,000      | 860  | 7          | 1919           | Good  | 5,000    | N    | N           | 6512 32ND AVE NW  |
| 10       | 2    | 751850 | 4130  | 06/26/14  | \$663,000  | \$698,000      | 860  | 7          | 1928           | VGood | 3,876    | N    | N           | 7028 20TH AVE NW  |
| 10       | 2    | 602150 | 3640  | 03/24/14  | \$505,000  | \$544,000      | 860  | 7          | 1941           | Avg   | 4,200    | N    | N           | 7503 JONES AVE NW |
| 10       | 2    | 751850 | 3335  | 05/19/14  | \$475,000  | \$505,000      | 860  | 7          | 1929           | Avg   | 3,825    | N    | N           | 7008 19TH AVE NW  |
| 10       | 2    | 751850 | 3290  | 10/11/12  | \$506,000  | \$620,000      | 860  | 7          | 1949           | VGood | 5,100    | N    | N           | 7017 18TH AVE NW  |
| 10       | 1    | 813270 | 0010  | 04/03/14  | \$480,000  | \$516,000      | 870  | 7          | 1944           | Avg   | 5,000    | N    | N           | 8057 28TH AVE NW  |
| 10       | 2    | 123200 | 0454  | 05/15/13  | \$366,000  | \$426,000      | 870  | 7          | 1965           | Avg   | 2,400    | N    | N           | 7723 18TH AVE NW  |
| 10       | 4    | 330070 | 1365  | 05/28/14  | \$510,250  | \$541,000      | 870  | 7          | 1951           | Avg   | 4,000    | N    | N           | 8520 19TH AVE NW  |
| 10       | 2    | 758870 | 0135  | 02/10/14  | \$405,400  | \$442,000      | 880  | 7          | 1942           | Avg   | 3,520    | N    | N           | 8057 16TH AVE NW  |
| 10       | 2    | 758870 | 0103  | 02/21/14  | \$480,000  | \$522,000      | 880  | 7          | 1942           | Good  | 4,501    | N    | N           | 8042 17TH AVE NW  |
| 10       | 2    | 751850 | 3095  | 02/10/12  | \$423,400  | \$547,000      | 880  | 7          | 1946           | VGood | 4,080    | N    | N           | 7310 19TH AVE NW  |
| 10       | 2    | 602150 | 3570  | 05/20/13  | \$387,000  | \$450,000      | 880  | 7          | 1940           | Avg   | 4,000    | N    | N           | 7555 JONES AVE NW |
| 10       | 2    | 602150 | 2295  | 12/05/12  | \$400,000  | \$484,000      | 880  | 7          | 1942           | Good  | 4,141    | N    | N           | 7747 20TH AVE NW  |
| 10       | 2    | 602150 | 3885  | 07/08/14  | \$427,550  | \$448,000      | 880  | 7          | 1940           | Avg   | 4,000    | N    | N           | 7554 JONES AVE NW |
| 10       | 2    | 758870 | 0136  | 02/10/12  | \$288,000  | \$372,000      | 880  | 7          | 1942           | Avg   | 4,249    | N    | N           | 8052 16TH AVE NW  |
| 10       | 1    | 372780 | 0025  | 10/29/13  | \$535,000  | \$598,000      | 890  | 7          | 1941           | Good  | 6,277    | N    | N           | 7539 29TH AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address    |
|----------|------|--------|-------|-----------|------------|----------------|------|------------|----------------|-------|----------|------|-------------|------------------|
| 10       | 1    | 285610 | 0906  | 07/12/13  | \$433,400  | \$498,000      | 890  | 7          | 1927           | Good  | 4,488    | N    | N           | 6530 EARL AVE NW |
| 10       | 1    | 813270 | 0150  | 05/03/14  | \$553,000  | \$590,000      | 900  | 7          | 1944           | Avg   | 5,000    | N    | N           | 8053 29TH AVE NW |
| 10       | 1    | 444380 | 0375  | 10/02/14  | \$400,000  | \$410,000      | 900  | 7          | 1910           | Avg   | 4,084    | N    | N           | 7530 28TH AVE NW |
| 10       | 1    | 444380 | 0990  | 07/11/13  | \$378,000  | \$434,000      | 900  | 7          | 1942           | Good  | 3,880    | N    | N           | 8032 27TH AVE NW |
| 10       | 1    | 444980 | 0550  | 05/29/12  | \$315,000  | \$397,000      | 900  | 7          | 1928           | Good  | 6,138    | N    | N           | 8333 25TH AVE NW |
| 10       | 2    | 751850 | 1390  | 06/17/14  | \$473,000  | \$499,000      | 900  | 7          | 1909           | Good  | 5,100    | N    | N           | 7029 16TH AVE NW |
| 10       | 1    | 369390 | 1490  | 09/12/12  | \$495,000  | \$610,000      | 910  | 7          | 1910           | Good  | 5,000    | N    | N           | 2835 NW 67TH ST  |
| 10       | 1    | 287210 | 0245  | 06/04/14  | \$465,000  | \$492,000      | 910  | 7          | 1948           | Avg   | 4,500    | N    | N           | 7410 30TH AVE NW |
| 10       | 1    | 444980 | 0515  | 09/19/13  | \$449,000  | \$507,000      | 910  | 7          | 1928           | Good  | 5,841    | N    | N           | 8317 25TH AVE NW |
| 10       | 2    | 751850 | 6855  | 05/29/13  | \$506,000  | \$587,000      | 910  | 7          | 1947           | VGood | 3,825    | N    | N           | 6743 22ND AVE NW |
| 10       | 2    | 602150 | 2310  | 12/18/14  | \$582,000  | \$584,000      | 910  | 7          | 1942           | Good  | 4,141    | N    | N           | 7735 20TH AVE NW |
| 10       | 1    | 444380 | 0785  | 05/31/12  | \$425,000  | \$536,000      | 920  | 7          | 1924           | Good  | 3,880    | N    | N           | 7719 27TH AVE NW |
| 10       | 1    | 444380 | 1310  | 04/23/12  | \$395,000  | \$502,000      | 920  | 7          | 1940           | Avg   | 5,820    | N    | N           | 7538 27TH AVE NW |
| 10       | 1    | 444380 | 0785  | 11/21/14  | \$481,000  | \$486,000      | 920  | 7          | 1924           | Good  | 3,880    | N    | N           | 7719 27TH AVE NW |
| 10       | 1    | 673170 | 0025  | 03/10/14  | \$513,800  | \$556,000      | 930  | 7          | 1944           | Avg   | 5,152    | N    | N           | 7707 30TH AVE NW |
| 10       | 1    | 369390 | 0115  | 11/14/12  | \$385,000  | \$468,000      | 930  | 7          | 1942           | Good  | 5,000    | N    | N           | 3036 NW 69TH ST  |
| 10       | 2    | 751850 | 7670  | 10/15/12  | \$495,000  | \$606,000      | 930  | 7          | 1926           | Good  | 3,825    | N    | N           | 6735 23RD AVE NW |
| 10       | 1    | 125420 | 0555  | 10/11/13  | \$475,000  | \$534,000      | 940  | 7          | 1912           | Avg   | 5,100    | N    | N           | 7029 26TH AVE NW |
| 10       | 1    | 916510 | 0330  | 12/12/14  | \$425,000  | \$427,000      | 940  | 7          | 1928           | Avg   | 4,040    | N    | N           | 7414 28TH AVE NW |
| 10       | 2    | 602150 | 2530  | 11/05/13  | \$455,000  | \$508,000      | 940  | 7          | 1940           | Avg   | 3,690    | N    | N           | 2106 NW 77TH ST  |
| 10       | 2    | 123200 | 1019  | 10/17/12  | \$421,300  | \$515,000      | 940  | 7          | 1949           | Good  | 3,600    | N    | N           | 7753 16TH AVE NW |
| 10       | 2    | 054600 | 0990  | 03/20/14  | \$415,000  | \$448,000      | 940  | 7          | 1940           | Avg   | 4,106    | N    | N           | 1916 NW 80TH ST  |
| 10       | 2    | 123200 | 1014  | 06/21/13  | \$430,000  | \$496,000      | 940  | 7          | 1949           | Good  | 3,600    | N    | N           | 7749 16TH AVE NW |
| 10       | 1    | 287210 | 0375  | 04/24/12  | \$518,675  | \$659,000      | 950  | 7          | 1942           | Good  | 5,000    | N    | N           | 2823 NW 75TH ST  |
| 10       | 2    | 751850 | 5345  | 12/29/14  | \$550,000  | \$550,000      | 950  | 7          | 1924           | Good  | 4,080    | N    | N           | 6519 21ST AVE NW |
| 10       | 2    | 123200 | 0705  | 10/25/12  | \$487,000  | \$594,000      | 950  | 7          | 1924           | Good  | 4,800    | N    | N           | 7727 17TH AVE NW |
| 10       | 2    | 123200 | 2015  | 06/05/14  | \$466,500  | \$494,000      | 950  | 7          | 1945           | Avg   | 3,840    | N    | N           | 7549 19TH AVE NW |
| 10       | 1    | 285610 | 1560  | 05/01/13  | \$488,000  | \$570,000      | 960  | 7          | 1990           | Avg   | 2,550    | N    | N           | 6754 26TH AVE NW |
| 10       | 1    | 867540 | 0065  | 12/28/12  | \$451,500  | \$543,000      | 960  | 7          | 1940           | Good  | 4,640    | N    | N           | 8027 30TH AVE NW |



## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address    |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|------------------|
| 10       | 1    | 444380 | 0070  | 05/13/13  | \$330,000  | \$385,000      | 960   | 7          | 1951           | Avg   | 3,430    | N    | N           | 8048 28TH AVE NW |
| 10       | 2    | 602150 | 0665  | 10/01/13  | \$330,000  | \$372,000      | 960   | 7          | 1927           | Good  | 4,000    | N    | N           | 2211 NW 85TH ST  |
| 10       | 2    | 123200 | 0985  | 03/27/13  | \$461,000  | \$543,000      | 960   | 7          | 1945           | Avg   | 4,320    | N    | N           | 7737 16TH AVE NW |
| 10       | 1    | 285610 | 0745  | 08/17/12  | \$526,000  | \$652,000      | 970   | 7          | 1912           | VGood | 5,100    | N    | N           | 6527 27TH AVE NW |
| 10       | 1    | 287210 | 0916  | 11/28/12  | \$369,000  | \$447,000      | 970   | 7          | 1927           | VGood | 5,000    | N    | N           | 7312 32ND AVE NW |
| 10       | 2    | 751850 | 5350  | 06/16/13  | \$485,000  | \$561,000      | 970   | 7          | 1924           | Good  | 4,080    | N    | N           | 6521 21ST AVE NW |
| 10       | 2    | 751850 | 3325  | 02/24/12  | \$430,000  | \$554,000      | 970   | 7          | 1909           | VGood | 2,139    | N    | N           | 7004 19TH AVE NW |
| 10       | 2    | 602150 | 2525  | 09/05/12  | \$350,000  | \$432,000      | 970   | 7          | 1940           | Avg   | 4,100    | N    | N           | 7709 21ST AVE NW |
| 10       | 2    | 123200 | 0275  | 12/05/12  | \$438,000  | \$530,000      | 980   | 7          | 1942           | Avg   | 4,800    | N    | N           | 7746 19TH AVE NW |
| 10       | 2    | 054600 | 0820  | 11/10/14  | \$415,000  | \$421,000      | 980   | 7          | 1947           | Avg   | 4,108    | N    | N           | 8002 19TH AVE NW |
| 10       | 1    | 916510 | 0265  | 10/03/13  | \$454,000  | \$511,000      | 990   | 7          | 1942           | Avg   | 3,880    | N    | N           | 7329 EARL AVE NW |
| 10       | 1    | 444380 | 1130  | 06/19/13  | \$442,000  | \$511,000      | 990   | 7          | 1916           | Good  | 5,820    | N    | N           | 7726 27TH AVE NW |
| 10       | 1    | 813270 | 0190  | 06/02/14  | \$430,000  | \$455,000      | 990   | 7          | 1947           | Avg   | 4,802    | N    | N           | 8025 29TH AVE NW |
| 10       | 1    | 287210 | 0976  | 01/25/12  | \$329,900  | \$428,000      | 990   | 7          | 1922           | Good  | 5,000    | N    | N           | 7208 32ND AVE NW |
| 10       | 2    | 751850 | 4610  | 05/07/12  | \$549,950  | \$697,000      | 990   | 7          | 1938           | VGood | 5,100    | N    | N           | 2004 NW 73RD ST  |
| 10       | 2    | 602150 | 0565  | 03/24/14  | \$552,500  | \$596,000      | 990   | 7          | 1940           | Good  | 4,600    | N    | N           | 8314 23RD AVE NW |
| 10       | 2    | 123200 | 1510  | 11/09/12  | \$415,000  | \$505,000      | 990   | 7          | 1922           | Good  | 3,840    | N    | N           | 7547 16TH AVE NW |
| 10       | 2    | 602150 | 0565  | 06/12/13  | \$486,500  | \$563,000      | 990   | 7          | 1940           | Good  | 4,600    | N    | N           | 8314 23RD AVE NW |
| 10       | 2    | 602150 | 2830  | 11/10/14  | \$400,000  | \$406,000      | 990   | 7          | 1941           | Avg   | 4,100    | N    | N           | 7716 23RD AVE NW |
| 10       | 1    | 120500 | 0040  | 09/13/12  | \$495,000  | \$610,000      | 1,000 | 7          | 1940           | Good  | 5,568    | N    | N           | 7544 31ST AVE NW |
| 10       | 1    | 444380 | 0400  | 04/09/13  | \$418,000  | \$491,000      | 1,000 | 7          | 1947           | Avg   | 4,080    | N    | N           | 7548 28TH AVE NW |
| 10       | 1    | 372780 | 0125  | 10/25/12  | \$361,450  | \$441,000      | 1,000 | 7          | 1940           | Avg   | 5,119    | N    | N           | 7558 30TH AVE NW |
| 10       | 2    | 602150 | 0245  | 09/10/14  | \$549,950  | \$567,000      | 1,000 | 7          | 1940           | Avg   | 4,000    | N    | N           | 8335 21ST AVE NW |
| 10       | 2    | 751850 | 5990  | 12/31/14  | \$600,000  | \$600,000      | 1,000 | 7          | 1950           | Good  | 4,080    | N    | N           | 7043 21ST AVE NW |
| 10       | 1    | 752250 | 0020  | 05/27/14  | \$730,001  | \$774,000      | 1,010 | 7          | 1951           | VGood | 4,750    | N    | N           | 7742 30TH AVE NW |
| 10       | 1    | 287210 | 1035  | 09/12/12  | \$549,500  | \$677,000      | 1,010 | 7          | 1923           | VGood | 5,000    | N    | N           | 3037 NW 73RD ST  |
| 10       | 1    | 916410 | 0100  | 05/28/13  | \$450,200  | \$523,000      | 1,010 | 7          | 1948           | Avg   | 4,750    | N    | N           | 7313 25TH AVE NW |
| 10       | 1    | 602150 | 3545  | 07/05/13  | \$537,700  | \$619,000      | 1,010 | 7          | 1940           | VGood | 4,000    | N    | N           | 7544 25TH AVE NW |
| 10       | 2    | 602150 | 2220  | 03/11/14  | \$515,000  | \$557,000      | 1,010 | 7          | 1942           | Avg   | 4,000    | N    | N           | 8016 21ST AVE NW |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 2    | 751850 | 7330  | 07/24/14  | \$535,610  | \$559,000      | 1,010 | 7          | 1901           | VGood | 5,100    | N    | N           | 6516 JONES AVE NW |
| 10       | 1    | 813270 | 0175  | 03/19/13  | \$487,000  | \$575,000      | 1,020 | 7          | 1920           | Good  | 5,000    | N    | N           | 8058 30TH AVE NW  |
| 10       | 1    | 287210 | 0605  | 07/03/13  | \$452,500  | \$521,000      | 1,020 | 7          | 1927           | Good  | 5,000    | N    | N           | 2833 NW 74TH ST   |
| 10       | 2    | 758870 | 0211  | 08/23/13  | \$511,000  | \$581,000      | 1,020 | 7          | 1927           | Avg   | 4,444    | N    | N           | 8318 17TH AVE NW  |
| 10       | 2    | 751850 | 7445  | 07/23/13  | \$510,000  | \$584,000      | 1,020 | 7          | 1950           | Avg   | 5,100    | N    | N           | 6543 23RD AVE NW  |
| 10       | 2    | 054600 | 0075  | 10/04/12  | \$449,000  | \$551,000      | 1,020 | 7          | 1942           | Good  | 4,212    | N    | N           | 1914 NW 83RD ST   |
| 10       | 2    | 602150 | 1385  | 11/14/12  | \$435,000  | \$529,000      | 1,020 | 7          | 1942           | Avg   | 4,268    | N    | N           | 8048 24TH AVE NW  |
| 10       | 2    | 602150 | 1975  | 06/11/12  | \$410,000  | \$516,000      | 1,030 | 7          | 1939           | Avg   | 4,000    | N    | N           | 8004 22ND AVE NW  |
| 10       | 2    | 123200 | 1640  | 08/09/13  | \$535,000  | \$610,000      | 1,030 | 7          | 1950           | Good  | 3,840    | N    | N           | 7515 17TH AVE NW  |
| 10       | 2    | 602150 | 1320  | 09/30/14  | \$450,000  | \$462,000      | 1,030 | 7          | 1942           | Avg   | 4,365    | N    | N           | 8020 24TH AVE NW  |
| 10       | 1    | 369390 | 0006  | 01/09/13  | \$325,000  | \$390,000      | 1,040 | 7          | 1925           | Good  | 5,000    | N    | N           | 6912 32ND AVE NW  |
| 10       | 1    | 285610 | 0290  | 05/01/13  | \$448,753  | \$524,000      | 1,040 | 7          | 1926           | Good  | 2,520    | N    | N           | 2502 NW 65TH ST   |
| 10       | 1    | 916510 | 0095  | 06/14/13  | \$513,000  | \$593,000      | 1,040 | 7          | 1952           | Avg   | 4,080    | N    | N           | 7315 27TH AVE NW  |
| 10       | 1    | 369390 | 0985  | 05/29/14  | \$436,500  | \$463,000      | 1,040 | 7          | 1951           | Avg   | 5,000    | N    | N           | 3036 NW 68TH ST   |
| 10       | 1    | 792760 | 0120  | 10/18/13  | \$373,000  | \$418,000      | 1,040 | 7          | 1925           | Avg   | 5,875    | N    | N           | 7728 32ND AVE NW  |
| 10       | 2    | 751850 | 1060  | 05/23/13  | \$395,000  | \$459,000      | 1,040 | 7          | 1928           | Fair  | 3,672    | N    | N           | 7347 16TH AVE NW  |
| 10       | 2    | 602150 | 4065  | 10/30/12  | \$480,000  | \$585,000      | 1,040 | 7          | 1942           | Good  | 4,000    | N    | N           | 7550 23RD AVE NW  |
| 10       | 2    | 602150 | 3830  | 06/20/14  | \$480,000  | \$506,000      | 1,040 | 7          | 1941           | Avg   | 5,500    | N    | N           | 7520 JONES AVE NW |
| 10       | 2    | 602150 | 0685  | 10/29/12  | \$430,000  | \$524,000      | 1,040 | 7          | 1926           | Good  | 4,000    | N    | N           | 2305 NW 85TH ST   |
| 10       | 2    | 751850 | 7400  | 11/07/12  | \$336,000  | \$409,000      | 1,040 | 7          | 1955           | Avg   | 4,080    | N    | N           | 6552 JONES AVE NW |
| 10       | 5    | 330070 | 0024  | 07/17/13  | \$385,000  | \$442,000      | 1,040 | 7          | 1947           | Good  | 6,650    | N    | N           | 8742 20TH AVE NW  |
| 10       | 1    | 444730 | 0140  | 03/27/12  | \$441,000  | \$564,000      | 1,050 | 7          | 1949           | Good  | 4,000    | N    | N           | 8315 30TH AVE NW  |
| 10       | 1    | 125420 | 0075  | 05/09/14  | \$460,000  | \$490,000      | 1,050 | 7          | 1926           | VGood | 5,500    | N    | N           | 7021 24TH AVE NW  |
| 10       | 1    | 444380 | 0385  | 08/18/14  | \$410,000  | \$425,000      | 1,050 | 7          | 1949           | Avg   | 4,080    | N    | N           | 7536 28TH AVE NW  |
| 10       | 2    | 602150 | 2470  | 11/06/14  | \$555,000  | \$564,000      | 1,050 | 7          | 1941           | Good  | 4,600    | N    | N           | 7733 21ST AVE NW  |
| 10       | 1    | 444380 | 1285  | 08/14/14  | \$466,950  | \$485,000      | 1,060 | 7          | 1963           | Avg   | 3,880    | N    | N           | 7518 27TH AVE NW  |
| 10       | 2    | 751850 | 7930  | 06/19/12  | \$442,000  | \$555,000      | 1,060 | 7          | 1950           | Avg   | 5,100    | N    | N           | 7047 23RD AVE NW  |
| 10       | 2    | 123200 | 1040  | 10/16/14  | \$435,000  | \$444,000      | 1,060 | 7          | 1939           | Avg   | 4,219    | N    | N           | 7756 16TH AVE NW  |
| 10       | 2    | 751850 | 5075  | 09/24/12  | \$498,500  | \$613,000      | 1,060 | 7          | 1927           | VGood | 3,978    | N    | N           | 6532 21ST AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 1    | 444380 | 0520  | 07/01/13  | \$455,000  | \$524,000      | 1,070 | 7          | 1941           | Good  | 3,880    | N    | N           | 7520 EARL AVE NW  |
| 10       | 2    | 751850 | 1580  | 05/07/13  | \$370,000  | \$432,000      | 1,070 | 7          | 1952           | Avg   | 4,030    | N    | N           | 6703 16TH AVE NW  |
| 10       | 1    | 752250 | 0005  | 08/15/14  | \$555,000  | \$576,000      | 1,080 | 7          | 1947           | Good  | 4,750    | N    | N           | 7732 30TH AVE NW  |
| 10       | 2    | 602150 | 0970  | 05/28/14  | \$345,000  | \$366,000      | 1,080 | 7          | 1940           | Avg   | 4,000    | N    | N           | 8351 JONES AVE NW |
| 10       | 2    | 602150 | 3155  | 05/30/13  | \$450,000  | \$522,000      | 1,080 | 7          | 1940           | Avg   | 4,200    | N    | N           | 7701 JONES AVE NW |
| 10       | 2    | 751850 | 8275  | 12/26/12  | \$465,000  | \$560,000      | 1,080 | 7          | 1954           | Avg   | 5,100    | N    | N           | 7333 JONES AVE NW |
| 10       | 2    | 602150 | 1275  | 11/02/12  | \$565,000  | \$688,000      | 1,080 | 7          | 1940           | VGood | 4,000    | N    | N           | 8009 JONES AVE NW |
| 10       | 2    | 602150 | 0310  | 01/28/13  | \$541,500  | \$647,000      | 1,080 | 7          | 1940           | VGood | 4,000    | N    | N           | 8312 22ND AVE NW  |
| 10       | 1    | 125420 | 0635  | 11/13/12  | \$485,000  | \$589,000      | 1,090 | 7          | 1958           | Avg   | 5,100    | N    | N           | 7014 27TH AVE NW  |
| 10       | 1    | 916510 | 0260  | 10/23/13  | \$440,000  | \$493,000      | 1,090 | 7          | 1956           | Avg   | 3,880    | N    | N           | 7325 EARL AVE NW  |
| 10       | 2    | 123200 | 1810  | 08/05/13  | \$500,000  | \$571,000      | 1,100 | 7          | 1928           | Good  | 3,840    | N    | N           | 7519 18TH AVE NW  |
| 10       | 2    | 751850 | 2765  | 07/24/12  | \$422,000  | \$526,000      | 1,100 | 7          | 1926           | Good  | 5,355    | N    | N           | 7336 18TH AVE NW  |
| 10       | 2    | 751850 | 3450  | 09/12/13  | \$556,000  | \$629,000      | 1,100 | 7          | 1919           | VGood | 5,100    | Y    | N           | 6737 18TH AVE NW  |
| 10       | 1    | 287210 | 0975  | 09/24/12  | \$449,900  | \$553,000      | 1,110 | 7          | 1922           | Good  | 5,000    | N    | N           | 7204 32ND AVE NW  |
| 10       | 1    | 444380 | 1765  | 10/22/13  | \$625,000  | \$700,000      | 1,120 | 7          | 2013           | Avg   | 3,880    | N    | N           | 8028 25TH AVE NW  |
| 10       | 2    | 602150 | 1780  | 08/18/14  | \$578,000  | \$600,000      | 1,120 | 7          | 1938           | Avg   | 4,500    | N    | N           | 8012 23RD AVE NW  |
| 10       | 2    | 751850 | 5910  | 11/19/14  | \$528,000  | \$534,000      | 1,120 | 7          | 1925           | Good  | 5,100    | N    | N           | 7032 22ND AVE NW  |
| 10       | 2    | 054600 | 0145  | 07/18/13  | \$495,000  | \$568,000      | 1,120 | 7          | 1945           | Good  | 4,046    | N    | N           | 8349 19TH AVE NW  |
| 10       | 1    | 125420 | 0835  | 08/13/14  | \$595,000  | \$618,000      | 1,130 | 7          | 1949           | Good  | 5,100    | N    | N           | 7009 27TH AVE NW  |
| 10       | 2    | 123200 | 1070  | 08/14/14  | \$485,000  | \$504,000      | 1,130 | 7          | 1916           | Good  | 3,800    | N    | N           | 7738 16TH AVE NW  |
| 10       | 2    | 054600 | 0500  | 12/10/13  | \$435,000  | \$482,000      | 1,130 | 7          | 1925           | Avg   | 4,005    | N    | N           | 8305 17TH AVE NW  |
| 10       | 2    | 123200 | 1070  | 11/08/12  | \$399,950  | \$487,000      | 1,130 | 7          | 1916           | Good  | 3,800    | N    | N           | 7738 16TH AVE NW  |
| 10       | 1    | 125420 | 0470  | 02/15/12  | \$487,000  | \$628,000      | 1,140 | 7          | 1924           | VGood | 5,100    | N    | N           | 7052 26TH AVE NW  |
| 10       | 2    | 751850 | 0985  | 09/03/14  | \$591,500  | \$611,000      | 1,140 | 7          | 1912           | Good  | 4,080    | N    | N           | 7340 17TH AVE NW  |
| 10       | 2    | 054600 | 0170  | 10/09/14  | \$490,000  | \$501,000      | 1,140 | 7          | 1942           | Good  | 4,005    | N    | N           | 8358 19TH AVE NW  |
| 10       | 1    | 125420 | 0410  | 01/08/14  | \$502,000  | \$552,000      | 1,150 | 7          | 1949           | Avg   | 5,100    | N    | N           | 7022 26TH AVE NW  |
| 10       | 1    | 602150 | 3525  | 10/26/13  | \$533,500  | \$597,000      | 1,150 | 7          | 1941           | VGood | 4,000    | N    | N           | 7530 25TH AVE NW  |
| 10       | 2    | 751850 | 1810  | 02/05/14  | \$517,500  | \$565,000      | 1,150 | 7          | 1906           | Good  | 3,570    | N    | N           | 6559 16TH AVE NW  |
| 10       | 2    | 751850 | 1730  | 08/23/13  | \$490,000  | \$557,000      | 1,150 | 7          | 1958           | Avg   | 5,508    | N    | N           | 6550 17TH AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 1    | 444380 | 0765  | 06/10/14  | \$700,000  | \$740,000      | 1,160 | 7          | 1954           | VGood | 3,880    | N    | N           | 7735 27TH AVE NW  |
| 10       | 1    | 287210 | 1520  | 10/09/12  | \$459,000  | \$562,000      | 1,160 | 7          | 1907           | Good  | 5,000    | N    | N           | 2814 NW 71ST ST   |
| 10       | 2    | 054600 | 0865  | 09/19/14  | \$556,000  | \$572,000      | 1,160 | 7          | 1929           | Good  | 4,005    | N    | N           | 8023 18TH AVE NW  |
| 10       | 2    | 751850 | 2221  | 05/03/12  | \$442,000  | \$561,000      | 1,160 | 7          | 1929           | Good  | 3,240    | N    | N           | 1716 NW 67TH ST   |
| 10       | 2    | 751850 | 4061  | 02/05/13  | \$447,000  | \$533,000      | 1,160 | 7          | 1930           | Good  | 4,386    | N    | N           | 7013 19TH AVE NW  |
| 10       | 2    | 602150 | 2810  | 12/31/12  | \$449,700  | \$541,000      | 1,160 | 7          | 1941           | Good  | 4,100    | N    | N           | 7700 23RD AVE NW  |
| 10       | 1    | 813270 | 0005  | 08/13/12  | \$545,000  | \$676,000      | 1,170 | 7          | 1944           | Good  | 4,960    | N    | N           | 8061 28TH AVE NW  |
| 10       | 1    | 444280 | 0140  | 09/23/13  | \$489,000  | \$552,000      | 1,170 | 7          | 1921           | VGood | 5,000    | N    | N           | 8346 29TH AVE NW  |
| 10       | 2    | 751850 | 7300  | 04/25/12  | \$518,000  | \$658,000      | 1,170 | 7          | 1950           | VGood | 7,650    | N    | N           | 6502 JONES AVE NW |
| 10       | 2    | 758870 | 0007  | 11/24/14  | \$457,000  | \$462,000      | 1,170 | 7          | 1924           | Good  | 3,348    | N    | N           | 1516 NW 80TH ST   |
| 10       | 2    | 054600 | 0875  | 05/23/14  | \$460,000  | \$488,000      | 1,170 | 7          | 1939           | Good  | 4,005    | N    | N           | 8031 18TH AVE NW  |
| 10       | 1    | 022503 | 9099  | 11/09/12  | \$565,000  | \$687,000      | 1,180 | 7          | 1940           | Good  | 5,418    | N    | N           | 7544 32ND AVE NW  |
| 10       | 2    | 751850 | 4785  | 12/31/14  | \$600,000  | \$600,000      | 1,180 | 7          | 1913           | Good  | 5,100    | N    | N           | 7040 21ST AVE NW  |
| 10       | 2    | 602150 | 0025  | 08/18/14  | \$631,750  | \$655,000      | 1,180 | 7          | 1940           | VGood | 4,063    | N    | N           | 8353 20TH AVE NW  |
| 10       | 1    | 285610 | 0690  | 09/19/12  | \$440,000  | \$541,000      | 1,190 | 7          | 1952           | Avg   | 5,100    | N    | N           | 6524 27TH AVE NW  |
| 10       | 1    | 444380 | 0055  | 04/24/12  | \$431,950  | \$549,000      | 1,190 | 7          | 1950           | Avg   | 5,095    | N    | N           | 8038 28TH AVE NW  |
| 10       | 2    | 751850 | 5160  | 09/25/14  | \$417,000  | \$428,000      | 1,190 | 7          | 1928           | Fair  | 5,100    | N    | N           | 6549 20TH AVE NW  |
| 10       | 2    | 751850 | 2905  | 06/12/13  | \$425,000  | \$492,000      | 1,190 | 7          | 1946           | Avg   | 4,905    | N    | N           | 7338 19TH AVE NW  |
| 10       | 2    | 054600 | 0725  | 08/16/13  | \$437,900  | \$499,000      | 1,190 | 7          | 1924           | Good  | 6,007    | N    | N           | 8057 17TH AVE NW  |
| 10       | 1    | 287210 | 0695  | 04/23/14  | \$628,000  | \$672,000      | 1,200 | 7          | 1939           | Good  | 5,000    | N    | N           | 2850 NW 73RD ST   |
| 10       | 2    | 602150 | 2750  | 07/15/14  | \$607,500  | \$636,000      | 1,200 | 7          | 1941           | Avg   | 4,700    | N    | N           | 7725 22ND AVE NW  |
| 10       | 2    | 751850 | 0630  | 11/18/13  | \$500,000  | \$557,000      | 1,200 | 7          | 1911           | Avg   | 5,200    | N    | N           | 7048 16TH AVE NW  |
| 10       | 2    | 602150 | 0500  | 01/03/13  | \$431,800  | \$519,000      | 1,200 | 7          | 1940           | Avg   | 4,500    | N    | N           | 8319 22ND AVE NW  |
| 10       | 1    | 125420 | 0615  | 07/16/14  | \$635,000  | \$665,000      | 1,210 | 7          | 1997           | Avg   | 2,978    | N    | N           | 2612 NW 70TH ST   |
| 10       | 2    | 602150 | 1005  | 10/30/13  | \$539,000  | \$603,000      | 1,210 | 7          | 1940           | Good  | 4,400    | N    | N           | 8327 JONES AVE NW |
| 10       | 2    | 123200 | 1730  | 03/13/14  | \$631,000  | \$682,000      | 1,210 | 7          | 2013           | Avg   | 3,840    | N    | N           | 7534 19TH AVE NW  |
| 10       | 1    | 444380 | 0690  | 09/25/12  | \$525,000  | \$645,000      | 1,220 | 7          | 1919           | VGood | 3,880    | N    | N           | 7728 EARL AVE NW  |
| 10       | 1    | 285610 | 1580  | 07/11/12  | \$430,000  | \$537,000      | 1,220 | 7          | 1951           | VGood | 5,100    | N    | N           | 6740 26TH AVE NW  |
| 10       | 1    | 022503 | 9147  | 10/17/14  | \$480,500  | \$491,000      | 1,220 | 7          | 1945           | Avg   | 5,312    | N    | N           | 8055 EARL AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 10       | 1    | 813270 | 0040  | 09/10/12  | \$480,000  | \$592,000      | 1,220 | 7          | 1943           | Good  | 7,500    | N    | N           | 8031 28TH AVE NW   |
| 10       | 2    | 602150 | 2015  | 03/03/12  | \$460,000  | \$591,000      | 1,220 | 7          | 1939           | Avg   | 4,500    | N    | N           | 8026 22ND AVE NW   |
| 10       | 2    | 054600 | 0920  | 09/23/14  | \$500,000  | \$514,000      | 1,220 | 7          | 1941           | Avg   | 4,046    | N    | N           | 8054 20TH AVE NW   |
| 10       | 2    | 602150 | 0465  | 09/09/13  | \$525,000  | \$594,000      | 1,220 | 7          | 1940           | Good  | 4,600    | N    | N           | 8333 22ND AVE NW   |
| 10       | 2    | 602150 | 0005  | 02/01/12  | \$340,000  | \$440,000      | 1,220 | 7          | 1928           | Good  | 4,000    | N    | N           | 2007 NW 85TH ST    |
| 10       | 2    | 602150 | 2885  | 12/18/13  | \$367,000  | \$405,000      | 1,230 | 7          | 1941           | Avg   | 5,000    | N    | N           | 7756 23RD AVE NW   |
| 10       | 2    | 602150 | 2885  | 04/21/14  | \$581,000  | \$622,000      | 1,230 | 7          | 1941           | Avg   | 5,000    | N    | N           | 7756 23RD AVE NW   |
| 10       | 2    | 602150 | 1390  | 05/22/12  | \$498,600  | \$630,000      | 1,230 | 7          | 1942           | Good  | 4,365    | N    | N           | 8052 24TH AVE NW   |
| 10       | 2    | 602150 | 3765  | 09/04/13  | \$473,000  | \$536,000      | 1,230 | 7          | 1941           | Avg   | 4,100    | N    | N           | 7531 23RD AVE NW   |
| 10       | 2    | 751850 | 8570  | 04/02/14  | \$488,950  | \$526,000      | 1,230 | 7          | 1945           | Avg   | 5,100    | N    | N           | 2353 NW 73RD ST    |
| 10       | 1    | 287210 | 1690  | 07/18/12  | \$565,000  | \$705,000      | 1,240 | 7          | 1915           | VGood | 5,000    | N    | N           | 3007 NW 72ND ST    |
| 10       | 1    | 369390 | 0245  | 07/07/14  | \$445,000  | \$467,000      | 1,240 | 7          | 1985           | Avg   | 2,500    | N    | N           | 2857 NW 70TH ST    |
| 10       | 1    | 285610 | 1640  | 04/22/14  | \$627,000  | \$671,000      | 1,240 | 7          | 1974           | VGood | 5,100    | N    | N           | 6712 26TH AVE NW   |
| 10       | 1    | 285610 | 1640  | 08/01/12  | \$535,000  | \$666,000      | 1,240 | 7          | 1974           | VGood | 5,100    | N    | N           | 6712 26TH AVE NW   |
| 10       | 2    | 758870 | 0204  | 07/16/14  | \$520,000  | \$544,000      | 1,240 | 7          | 1944           | Good  | 4,532    | N    | N           | 8315 16TH AVE NW   |
| 10       | 1    | 444980 | 0225  | 03/25/14  | \$538,500  | \$580,000      | 1,250 | 7          | 1946           | Avg   | 5,726    | N    | N           | 8301 27TH AVE NW   |
| 10       | 1    | 369390 | 0195  | 07/02/13  | \$489,000  | \$563,000      | 1,250 | 7          | 1927           | VGood | 5,000    | N    | N           | 3018 NW 69TH ST    |
| 10       | 1    | 285610 | 1250  | 11/05/13  | \$338,000  | \$377,000      | 1,250 | 7          | 2000           | Avg   | 1,163    | N    | N           | 6759 A 24TH AVE NW |
| 10       | 2    | 602150 | 1920  | 06/27/14  | \$672,500  | \$707,000      | 1,250 | 7          | 1939           | Good  | 5,300    | N    | N           | 8025 21ST AVE NW   |
| 10       | 2    | 751850 | 6825  | 08/27/12  | \$369,000  | \$456,000      | 1,250 | 7          | 1900           | Good  | 3,825    | N    | N           | 6756 23RD AVE NW   |
| 10       | 4    | 330070 | 1285  | 07/30/14  | \$452,000  | \$471,000      | 1,250 | 7          | 1955           | Avg   | 4,000    | N    | N           | 8533 17TH AVE NW   |
| 10       | 1    | 369390 | 1610  | 09/10/12  | \$485,000  | \$598,000      | 1,260 | 7          | 1945           | Good  | 5,000    | N    | N           | 3003 NW 67TH ST    |
| 10       | 2    | 751850 | 0885  | 05/19/14  | \$560,000  | \$595,000      | 1,260 | 7          | 1945           | Avg   | 4,690    | N    | N           | 7354 16TH AVE NW   |
| 10       | 2    | 751850 | 3780  | 06/29/12  | \$435,000  | \$545,000      | 1,260 | 7          | 1954           | Avg   | 5,100    | N    | N           | 6536 20TH AVE NW   |
| 10       | 2    | 751850 | 0875  | 07/02/13  | \$460,000  | \$530,000      | 1,260 | 7          | 1945           | Good  | 4,690    | N    | N           | 7350 16TH AVE NW   |
| 10       | 2    | 602150 | 2705  | 09/25/13  | \$450,000  | \$508,000      | 1,260 | 7          | 1941           | Avg   | 4,700    | N    | N           | 7743 22ND AVE NW   |
| 10       | 1    | 285610 | 1590  | 08/07/13  | \$620,000  | \$708,000      | 1,270 | 7          | 1923           | VGood | 5,100    | N    | N           | 6738 26TH AVE NW   |
| 10       | 2    | 602150 | 0320  | 08/14/12  | \$467,400  | \$580,000      | 1,270 | 7          | 1950           | Avg   | 4,600    | N    | N           | 8322 22ND AVE NW   |
| 10       | 2    | 751850 | 8105  | 04/12/13  | \$460,000  | \$540,000      | 1,270 | 7          | 1925           | Good  | 5,100    | N    | N           | 7344 JONES AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 10       | 2    | 751850 | 8305  | 06/20/13  | \$429,000  | \$495,000      | 1,270 | 7          | 1911           | VGood | 2,550    | N    | N           | 7349 JONES AVE NW  |
| 10       | 1    | 285610 | 1254  | 04/15/13  | \$343,500  | \$403,000      | 1,290 | 7          | 2000           | Avg   | 1,260    | N    | N           | 6759 C 24TH AVE NW |
| 10       | 1    | 916510 | 0165  | 04/20/13  | \$414,000  | \$485,000      | 1,290 | 7          | 1928           | Avg   | 4,080    | N    | N           | 7348 EARL AVE NW   |
| 10       | 1    | 444380 | 0110  | 07/25/14  | \$456,500  | \$477,000      | 1,290 | 7          | 1919           | Good  | 3,880    | N    | N           | 8039 EARL AVE NW   |
| 10       | 2    | 054600 | 0225  | 05/29/12  | \$445,000  | \$561,000      | 1,290 | 7          | 1940           | Avg   | 4,005    | N    | N           | 8310 19TH AVE NW   |
| 10       | 2    | 751850 | 2945  | 05/19/14  | \$524,950  | \$558,000      | 1,290 | 7          | 1974           | Avg   | 3,825    | N    | N           | 7360 19TH AVE NW   |
| 10       | 1    | 867540 | 0045  | 04/02/14  | \$565,000  | \$608,000      | 1,300 | 7          | 1940           | Avg   | 4,756    | N    | N           | 8035 30TH AVE NW   |
| 10       | 1    | 867540 | 0045  | 02/26/13  | \$435,000  | \$516,000      | 1,300 | 7          | 1940           | Avg   | 4,756    | N    | N           | 8035 30TH AVE NW   |
| 10       | 1    | 285610 | 1570  | 12/27/12  | \$380,000  | \$457,000      | 1,300 | 7          | 1985           | Avg   | 2,550    | N    | N           | 6744 26TH AVE NW   |
| 10       | 2    | 751850 | 1470  | 08/01/13  | \$546,500  | \$625,000      | 1,300 | 7          | 1910           | VGood | 5,100    | N    | N           | 6736 17TH AVE NW   |
| 10       | 1    | 444380 | 1200  | 02/19/13  | \$445,000  | \$529,000      | 1,330 | 7          | 1945           | Avg   | 5,820    | N    | N           | 7747 26TH AVE NW   |
| 10       | 1    | 916510 | 0025  | 12/17/12  | \$510,000  | \$615,000      | 1,340 | 7          | 1951           | VGood | 4,360    | N    | N           | 7316 27TH AVE NW   |
| 10       | 1    | 285610 | 0130  | 12/12/13  | \$526,000  | \$582,000      | 1,340 | 7          | 1958           | Avg   | 5,100    | N    | N           | 6550 25TH AVE NW   |
| 10       | 1    | 444380 | 1495  | 09/17/14  | \$470,000  | \$484,000      | 1,340 | 7          | 1924           | Good  | 4,268    | N    | N           | 7557 25TH AVE NW   |
| 10       | 2    | 751850 | 3490  | 07/31/14  | \$495,000  | \$516,000      | 1,340 | 7          | 1984           | Avg   | 2,550    | N    | N           | 6755 18TH AVE NW   |
| 10       | 2    | 238910 | 0060  | 12/11/13  | \$520,000  | \$575,000      | 1,350 | 7          | 1942           | Good  | 4,224    | N    | N           | 8028 16TH AVE NW   |
| 10       | 1    | 287210 | 0275  | 07/31/13  | \$474,950  | \$543,000      | 1,360 | 7          | 1937           | Good  | 5,000    | N    | N           | 2856 NW 74TH ST    |
| 10       | 2    | 751850 | 6475  | 08/06/12  | \$455,000  | \$565,000      | 1,360 | 7          | 1915           | Good  | 5,100    | N    | N           | 7302 23RD AVE NW   |
| 10       | 1    | 916510 | 0375  | 11/18/14  | \$510,000  | \$516,000      | 1,370 | 7          | 1959           | Good  | 3,838    | N    | N           | 7316 28TH AVE NW   |
| 10       | 2    | 054600 | 0245  | 07/16/14  | \$549,900  | \$576,000      | 1,380 | 7          | 1929           | Good  | 3,031    | N    | N           | 1808 NW 83RD ST    |
| 10       | 2    | 758870 | 0243  | 04/21/14  | \$555,000  | \$594,000      | 1,380 | 7          | 1924           | Good  | 4,514    | N    | N           | 8332 17TH AVE NW   |
| 10       | 1    | 285610 | 1310  | 10/10/12  | \$556,000  | \$681,000      | 1,400 | 7          | 1969           | Good  | 5,100    | N    | N           | 6756 25TH AVE NW   |
| 10       | 1    | 444380 | 1070  | 12/23/13  | \$607,000  | \$670,000      | 1,400 | 7          | 1950           | VGood | 3,880    | N    | N           | 8017 26TH AVE NW   |
| 10       | 1    | 444980 | 0595  | 09/22/14  | \$545,000  | \$560,000      | 1,400 | 7          | 1925           | Good  | 4,000    | N    | N           | 8344 25TH AVE NW   |
| 10       | 2    | 751850 | 1840  | 05/07/13  | \$605,000  | \$706,000      | 1,400 | 7          | 1925           | Good  | 3,825    | N    | N           | 6515 16TH AVE NW   |
| 10       | 1    | 285610 | 0100  | 12/11/13  | \$393,500  | \$435,000      | 1,410 | 7          | 2000           | Avg   | 1,268    | N    | N           | 6533 A 24TH AVE NW |
| 10       | 2    | 123200 | 0915  | 05/09/14  | \$481,450  | \$513,000      | 1,410 | 7          | 1940           | Avg   | 4,800    | N    | N           | 7701 16TH AVE NW   |
| 10       | 1    | 125420 | 0235  | 07/26/13  | \$580,000  | \$664,000      | 1,420 | 7          | 1911           | VGood | 5,100    | N    | N           | 7058 25TH AVE NW   |
| 10       | 1    | 369390 | 1720  | 07/01/14  | \$535,000  | \$562,000      | 1,420 | 7          | 1945           | Good  | 5,000    | N    | N           | 3037 NW 67TH ST    |





## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 2    | 751850 | 8315  | 08/26/13  | \$660,000  | \$750,000      | 1,420 | 7          | 1911           | VGood | 5,100    | N    | N           | 7353 JONES AVE NW |
| 10       | 1    | 444280 | 0040  | 06/24/14  | \$575,000  | \$605,000      | 1,440 | 7          | 1926           | Good  | 5,000    | N    | N           | 8335 28TH AVE NW  |
| 10       | 2    | 751850 | 3760  | 03/24/14  | \$570,000  | \$615,000      | 1,440 | 7          | 1915           | Good  | 5,100    | N    | N           | 6526 20TH AVE NW  |
| 10       | 2    | 751850 | 4535  | 02/10/12  | \$475,000  | \$614,000      | 1,440 | 7          | 1904           | Good  | 5,100    | N    | N           | 7360 21ST AVE NW  |
| 10       | 1    | 120500 | 0110  | 12/18/13  | \$577,500  | \$638,000      | 1,450 | 7          | 1941           | Good  | 5,568    | N    | N           | 7510 31ST AVE NW  |
| 10       | 2    | 602150 | 2955  | 05/30/12  | \$477,000  | \$602,000      | 1,460 | 7          | 1928           | Good  | 4,100    | N    | N           | 7713 23RD AVE NW  |
| 10       | 2    | 751850 | 3830  | 07/23/14  | \$551,000  | \$576,000      | 1,470 | 7          | 1946           | Avg   | 5,100    | N    | N           | 6533 19TH AVE NW  |
| 10       | 2    | 751850 | 6785  | 08/09/12  | \$620,000  | \$770,000      | 1,480 | 7          | 1901           | VGood | 4,590    | N    | N           | 6738 23RD AVE NW  |
| 10       | 2    | 602150 | 0840  | 06/07/13  | \$549,000  | \$636,000      | 1,490 | 7          | 1940           | VGood | 4,900    | N    | N           | 8314 JONES AVE NW |
| 10       | 2    | 602150 | 0840  | 07/03/14  | \$588,000  | \$618,000      | 1,490 | 7          | 1940           | VGood | 4,900    | N    | N           | 8314 JONES AVE NW |
| 10       | 2    | 751850 | 4775  | 11/12/14  | \$549,000  | \$557,000      | 1,500 | 7          | 1929           | Avg   | 3,978    | N    | N           | 7036 21ST AVE NW  |
| 10       | 2    | 751850 | 2390  | 08/20/12  | \$554,200  | \$687,000      | 1,520 | 7          | 1928           | Good  | 3,876    | N    | N           | 6755 17TH AVE NW  |
| 10       | 2    | 751850 | 1350  | 06/06/12  | \$510,000  | \$642,000      | 1,520 | 7          | 1909           | VGood | 5,100    | N    | N           | 7007 16TH AVE NW  |
| 10       | 2    | 751850 | 7610  | 09/18/12  | \$367,000  | \$452,000      | 1,520 | 7          | 1911           | Good  | 4,080    | N    | N           | 6740 JONES AVE NW |
| 10       | 2    | 123200 | 0840  | 05/21/12  | \$500,000  | \$632,000      | 1,530 | 7          | 1911           | VGood | 4,800    | N    | N           | 7736 17TH AVE NW  |
| 10       | 1    | 916410 | 0125  | 08/07/14  | \$533,000  | \$555,000      | 1,550 | 7          | 1919           | Avg   | 4,750    | N    | N           | 7337 25TH AVE NW  |
| 10       | 1    | 022503 | 9069  | 10/10/14  | \$696,950  | \$713,000      | 1,550 | 7          | 1920           | Good  | 5,376    | N    | N           | 7753 30TH AVE NW  |
| 10       | 1    | 287210 | 0615  | 07/22/13  | \$644,950  | \$739,000      | 1,550 | 7          | 1924           | VGood | 5,000    | N    | N           | 2832 NW 73RD ST   |
| 10       | 2    | 602150 | 1675  | 11/21/12  | \$597,500  | \$725,000      | 1,550 | 7          | 1937           | Good  | 7,000    | N    | N           | 8039 22ND AVE NW  |
| 10       | 2    | 602150 | 0205  | 09/18/13  | \$400,500  | \$453,000      | 1,550 | 7          | 1927           | Good  | 4,000    | N    | N           | 2107 NW 85TH ST   |
| 10       | 2    | 123200 | 1280  | 03/20/13  | \$340,000  | \$401,000      | 1,560 | 7          | 1996           | Avg   | 2,476    | N    | N           | 7500 16TH AVE NW  |
| 10       | 2    | 751850 | 8375  | 02/14/14  | \$681,900  | \$742,000      | 1,580 | 7          | 1914           | Good  | 3,825    | N    | N           | 7319 JONES AVE NW |
| 10       | 1    | 285610 | 1105  | 05/27/14  | \$488,000  | \$518,000      | 1,590 | 7          | 1985           | Avg   | 2,550    | N    | N           | 6620 28TH AVE NW  |
| 10       | 2    | 751850 | 8210  | 03/07/14  | \$484,000  | \$524,000      | 1,590 | 7          | 1913           | Good  | 5,610    | N    | N           | 7332 24TH AVE NW  |
| 10       | 1    | 369390 | 1105  | 10/20/14  | \$630,000  | \$643,000      | 1,610 | 7          | 1946           | VGood | 5,000    | N    | N           | 3056 NW 67TH ST   |
| 10       | 1    | 285610 | 2095  | 01/22/13  | \$550,000  | \$658,000      | 1,630 | 7          | 1913           | Good  | 5,100    | N    | N           | 6728 EARL AVE NW  |
| 10       | 2    | 751850 | 0105  | 04/16/14  | \$546,000  | \$585,000      | 1,650 | 7          | 1916           | Good  | 6,120    | N    | N           | 6526 16TH AVE NW  |
| 10       | 1    | 285610 | 0651  | 05/06/13  | \$535,000  | \$624,000      | 1,660 | 7          | 1927           | Avg   | 3,825    | N    | N           | 6544 27TH AVE NW  |
| 10       | 1    | 285610 | 1325  | 11/08/13  | \$475,000  | \$530,000      | 1,670 | 7          | 1985           | Avg   | 3,060    | N    | N           | 6748 25TH AVE NW  |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 10       | 2    | 123200 | 0130  | 02/12/14  | \$550,000  | \$599,000      | 1,670 | 7          | 1944           | Good  | 4,800    | N    | N           | 7707 19TH AVE NW   |
| 10       | 2    | 751850 | 2490  | 12/29/14  | \$515,000  | \$515,000      | 1,690 | 7          | 1907           | VGood | 5,100    | N    | N           | 7016 18TH AVE NW   |
| 10       | 1    | 752250 | 0135  | 11/04/13  | \$410,000  | \$458,000      | 1,720 | 7          | 1923           | Avg   | 4,640    | N    | N           | 8007 30TH AVE NW   |
| 10       | 2    | 602150 | 2250  | 08/25/14  | \$597,000  | \$618,000      | 1,720 | 7          | 1927           | Good  | 4,000    | N    | N           | 8040 21ST AVE NW   |
| 10       | 2    | 054600 | 0580  | 09/04/12  | \$590,000  | \$728,000      | 1,730 | 7          | 1928           | Good  | 4,005    | N    | N           | 8050 18TH AVE NW   |
| 10       | 1    | 287210 | 0155  | 04/08/14  | \$625,000  | \$671,000      | 1,760 | 7          | 1928           | Good  | 5,000    | N    | N           | 3026 NW 74TH ST    |
| 10       | 1    | 022503 | 9115  | 07/02/13  | \$656,000  | \$755,000      | 1,870 | 7          | 1923           | VGood | 6,450    | N    | N           | 7522 32ND AVE NW   |
| 10       | 2    | 751850 | 2210  | 05/30/14  | \$645,500  | \$684,000      | 1,890 | 7          | 1909           | Good  | 5,202    | N    | N           | 6727 17TH AVE NW   |
| 10       | 1    | 916410 | 0255  | 08/01/14  | \$500,000  | \$521,000      | 1,990 | 7          | 1904           | Good  | 4,250    | N    | N           | 7349 26TH AVE NW   |
| 10       | 2    | 123200 | 1800  | 07/22/13  | \$548,500  | \$629,000      | 2,070 | 7          | 1911           | VGood | 6,048    | N    | N           | 7515 18TH AVE NW   |
| 10       | 1    | 792760 | 0140  | 11/14/14  | \$594,000  | \$602,000      | 2,080 | 7          | 1921           | Good  | 5,875    | N    | N           | 7710 32ND AVE NW   |
| 10       | 2    | 751850 | 6595  | 08/26/14  | \$660,000  | \$683,000      | 2,080 | 7          | 1926           | Good  | 5,100    | N    | N           | 7033 22ND AVE NW   |
| 10       | 2    | 751850 | 4815  | 05/21/12  | \$570,000  | \$720,000      | 2,110 | 7          | 1965           | Good  | 5,100    | N    | N           | 7023 20TH AVE NW   |
| 10       | 1    | 285610 | 1540  | 12/11/14  | \$676,000  | \$680,000      | 2,240 | 7          | 1995           | Avg   | 3,825    | N    | N           | 6731 25TH AVE NW   |
| 10       | 2    | 751850 | 4980  | 05/01/12  | \$400,000  | \$508,000      | 2,280 | 7          | 1994           | Avg   | 5,100    | N    | N           | 6727 20TH AVE NW   |
| 10       | 1    | 125420 | 1039  | 03/12/12  | \$533,000  | \$684,000      | 2,310 | 7          | 1912           | Avg   | 5,500    | N    | N           | 7100 28TH AVE NW   |
| 10       | 1    | 369390 | 0155  | 03/27/14  | \$555,100  | \$598,000      | 2,330 | 7          | 1920           | Good  | 5,000    | N    | N           | 3026 NW 69TH ST    |
| 10       | 1    | 022503 | 9175  | 05/13/14  | \$525,000  | \$559,000      | 2,450 | 7          | 1994           | Avg   | 4,591    | N    | N           | 7349 24TH AVE NW   |
| 10       | 2    | 238910 | 0035  | 01/16/14  | \$364,750  | \$400,000      | 840   | 8          | 1929           | Avg   | 3,659    | N    | N           | 8021 16TH AVE NW   |
| 10       | 1    | 125420 | 1106  | 08/29/14  | \$524,500  | \$543,000      | 900   | 8          | 1946           | Good  | 3,172    | N    | N           | 7002 28TH AVE NW   |
| 10       | 1    | 125420 | 1106  | 09/12/12  | \$431,600  | \$532,000      | 900   | 8          | 1946           | Good  | 3,172    | N    | N           | 7002 28TH AVE NW   |
| 10       | 2    | 054600 | 0880  | 02/27/14  | \$549,500  | \$596,000      | 900   | 8          | 1931           | Good  | 4,005    | N    | N           | 8033 18TH AVE NW   |
| 10       | 2    | 751850 | 4170  | 11/16/12  | \$499,000  | \$606,000      | 910   | 8          | 1930           | Good  | 3,774    | N    | N           | 7017 19TH AVE NW   |
| 10       | 2    | 751850 | 5970  | 03/06/12  | \$464,500  | \$597,000      | 920   | 8          | 1931           | Good  | 4,080    | N    | N           | 7031 21ST AVE NW   |
| 10       | 2    | 751850 | 4205  | 10/17/13  | \$450,000  | \$505,000      | 960   | 8          | 1930           | VGood | 3,774    | N    | N           | 7033 19TH AVE NW   |
| 10       | 2    | 602150 | 3706  | 10/14/14  | \$329,900  | \$337,000      | 980   | 8          | 2008           | Avg   | 1,021    | N    | N           | 7544 A 24TH AVE NW |
| 10       | 2    | 602150 | 3705  | 10/15/14  | \$329,000  | \$336,000      | 980   | 8          | 2008           | Avg   | 1,020    | N    | N           | 7544 B 24TH AVE NW |
| 10       | 2    | 602150 | 3702  | 08/14/12  | \$280,000  | \$347,000      | 980   | 8          | 2008           | Avg   | 1,005    | N    | N           | 7540 B 24TH AVE NW |
| 10       | 2    | 602150 | 3708  | 11/22/14  | \$334,900  | \$339,000      | 980   | 8          | 2008           | Avg   | 1,013    | N    | N           | 7542 B 24TH AVE NW |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 10       | 2    | 602150 | 3699  | 09/12/12  | \$290,000  | \$357,000      | 980   | 8          | 2008           | Avg   | 1,023    | N    | N           | 7538 B 24TH AVE NW |
| 10       | 2    | 751850 | 4735  | 04/02/14  | \$545,000  | \$586,000      | 1,030 | 8          | 1929           | Good  | 4,080    | N    | N           | 7016 21ST AVE NW   |
| 10       | 1    | 369390 | 1035  | 06/03/13  | \$499,950  | \$580,000      | 1,040 | 8          | 1951           | Good  | 5,000    | N    | N           | 3055 NW 69TH ST    |
| 10       | 2    | 751850 | 3220  | 10/28/14  | \$520,000  | \$529,000      | 1,040 | 8          | 1928           | Avg   | 3,825    | N    | N           | 7043 18TH AVE NW   |
| 10       | 1    | 752250 | 0085  | 10/24/12  | \$550,000  | \$671,000      | 1,080 | 8          | 1949           | Good  | 5,428    | N    | N           | 8000 31ST AVE NW   |
| 10       | 1    | 916510 | 0230  | 12/22/14  | \$575,000  | \$577,000      | 1,080 | 8          | 1951           | Avg   | 3,880    | N    | N           | 7301 EARL AVE NW   |
| 10       | 2    | 751850 | 7980  | 10/02/14  | \$525,000  | \$538,000      | 1,080 | 8          | 1918           | Good  | 5,100    | N    | N           | 7313 23RD AVE NW   |
| 10       | 1    | 287210 | 0445  | 06/24/14  | \$615,000  | \$647,000      | 1,090 | 8          | 1949           | Avg   | 5,000    | N    | N           | 7411 28TH AVE NW   |
| 10       | 1    | 444730 | 0065  | 12/26/13  | \$400,000  | \$441,000      | 1,110 | 8          | 1953           | Avg   | 5,000    | N    | N           | 8376 31ST AVE NW   |
| 10       | 1    | 444380 | 0030  | 12/01/14  | \$575,000  | \$580,000      | 1,140 | 8          | 1957           | Avg   | 4,076    | N    | N           | 8020 28TH AVE NW   |
| 10       | 1    | 285610 | 1227  | 03/18/13  | \$444,950  | \$525,000      | 1,150 | 8          | 2012           | Avg   | 1,193    | N    | N           | 6711 A 24TH AVE NW |
| 10       | 1    | 792760 | 0085  | 02/21/12  | \$529,000  | \$682,000      | 1,150 | 8          | 1948           | Good  | 5,922    | N    | N           | 3106 NW 77TH ST    |
| 10       | 2    | 751850 | 1075  | 03/10/14  | \$365,000  | \$395,000      | 1,170 | 8          | 1928           | Avg   | 3,672    | N    | N           | 7353 16TH AVE NW   |
| 10       | 1    | 602150 | 3540  | 02/03/12  | \$549,950  | \$711,000      | 1,190 | 8          | 1956           | Good  | 4,000    | N    | N           | 7542 25TH AVE NW   |
| 10       | 1    | 022503 | 9171  | 02/07/12  | \$580,000  | \$750,000      | 1,190 | 8          | 1975           | VGood | 6,450    | N    | N           | 3118 NW 75TH ST    |
| 10       | 2    | 751850 | 1822  | 10/17/14  | \$469,000  | \$479,000      | 1,190 | 8          | 2008           | Avg   | 1,290    | N    | N           | 1608 A NW 65TH ST  |
| 10       | 2    | 751850 | 1820  | 10/16/13  | \$390,000  | \$438,000      | 1,190 | 8          | 2008           | Avg   | 1,360    | N    | N           | 1608 C NW 65TH ST  |
| 10       | 2    | 751850 | 1821  | 02/10/14  | \$400,000  | \$436,000      | 1,190 | 8          | 2008           | Avg   | 1,017    | N    | N           | 1608 B NW 65TH ST  |
| 10       | 1    | 285610 | 1175  | 02/06/12  | \$386,500  | \$500,000      | 1,210 | 8          | 1956           | Avg   | 5,100    | N    | N           | 6506 28TH AVE NW   |
| 10       | 4    | 330070 | 0255  | 04/10/12  | \$458,000  | \$584,000      | 1,220 | 8          | 1962           | VGood | 5,000    | N    | N           | 8736 19TH AVE NW   |
| 10       | 1    | 369390 | 2020  | 08/26/13  | \$450,000  | \$511,000      | 1,250 | 8          | 1908           | Avg   | 5,000    | N    | N           | 3010 NW 65TH ST    |
| 10       | 1    | 285610 | 1224  | 03/12/13  | \$429,950  | \$508,000      | 1,250 | 8          | 2012           | Avg   | 1,030    | N    | N           | 6711 B 24TH AVE NW |
| 10       | 2    | 054600 | 0240  | 02/11/13  | \$450,000  | \$536,000      | 1,250 | 8          | 1929           | Avg   | 4,220    | N    | N           | 1804 NW 83RD ST    |
| 10       | 1    | 444980 | 0681  | 06/23/14  | \$450,000  | \$474,000      | 1,260 | 8          | 1942           | Good  | 4,333    | N    | N           | 8309 24TH AVE NW   |
| 10       | 1    | 022503 | 9087  | 11/01/12  | \$670,000  | \$816,000      | 1,280 | 8          | 2008           | Avg   | 7,522    | N    | N           | 7525 28TH AVE NW   |
| 10       | 2    | 602150 | 1535  | 07/25/14  | \$430,000  | \$449,000      | 1,290 | 8          | 1939           | Avg   | 5,000    | N    | N           | 8001 23RD AVE NW   |
| 10       | 1    | 444380 | 0555  | 07/16/14  | \$667,000  | \$698,000      | 1,300 | 8          | 1963           | Avg   | 3,880    | N    | N           | 7548 EARL AVE NW   |
| 10       | 1    | 285610 | 1225  | 02/22/13  | \$499,950  | \$594,000      | 1,300 | 8          | 2012           | Avg   | 1,601    | N    | N           | 6713 24TH AVE NW   |
| 10       | 1    | 444380 | 0530  | 02/28/14  | \$525,000  | \$570,000      | 1,300 | 8          | 1955           | Avg   | 3,880    | N    | N           | 7528 EARL AVE NW   |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address       |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|---------------------|
| 10       | 1    | 444730 | 0180  | 05/01/14  | \$623,000  | \$665,000      | 1,320 | 8          | 1956           | Avg   | 4,000    | N    | N           | 8341 30TH AVE NW    |
| 10       | 1    | 444980 | 0375  | 12/04/13  | \$471,000  | \$522,000      | 1,320 | 8          | 1949           | Avg   | 3,960    | N    | N           | 8309 26TH AVE NW    |
| 10       | 2    | 602150 | 3654  | 01/27/14  | \$375,000  | \$410,000      | 1,330 | 8          | 2004           | Avg   | 1,088    | N    | N           | 7510 C 24TH AVE NW  |
| 10       | 2    | 602150 | 3655  | 07/16/14  | \$375,000  | \$393,000      | 1,330 | 8          | 2004           | Avg   | 816      | N    | N           | 7510 B 24TH AVE NW  |
| 10       | 2    | 602150 | 3656  | 09/02/14  | \$375,000  | \$388,000      | 1,330 | 8          | 2004           | Avg   | 1,064    | N    | N           | 7510 A 24TH AVE NW  |
| 10       | 1    | 285610 | 1290  | 09/24/14  | \$425,000  | \$437,000      | 1,340 | 8          | 2008           | Avg   | 1,263    | N    | N           | 6737 B 24TH AVE NW  |
| 10       | 1    | 444280 | 0008  | 09/26/14  | \$369,000  | \$379,000      | 1,340 | 8          | 1997           | Avg   | 1,480    | N    | N           | 8363 28TH AVE NW    |
| 10       | 1    | 867540 | 0160  | 02/27/14  | \$640,000  | \$694,000      | 1,350 | 8          | 1955           | Avg   | 8,040    | N    | N           | 8052 32ND AVE NW    |
| 10       | 2    | 602150 | 1420  | 08/25/14  | \$571,000  | \$591,000      | 1,350 | 8          | 1930           | Avg   | 4,000    | N    | N           | 8055 23RD AVE NW    |
| 10       | 2    | 751850 | 8625  | 11/22/13  | \$438,000  | \$487,000      | 1,390 | 8          | 1930           | Avg   | 3,825    | N    | N           | 7023 JONES AVE NW   |
| 10       | 2    | 602150 | 2430  | 07/22/13  | \$599,000  | \$686,000      | 1,420 | 8          | 1950           | VGood | 5,700    | N    | N           | 7757 21ST AVE NW    |
| 10       | 1    | 602150 | 3451  | 08/22/14  | \$443,600  | \$460,000      | 1,430 | 8          | 2003           | Avg   | 1,056    | N    | N           | 7529 B 24TH AVE NW  |
| 10       | 2    | 758870 | 0342  | 03/07/14  | \$449,950  | \$487,000      | 1,430 | 8          | 2014           | Avg   | 1,042    | N    | N           | 8360 17TH AVE NW    |
| 10       | 2    | 758870 | 0344  | 02/27/14  | \$429,950  | \$467,000      | 1,430 | 8          | 2014           | Avg   | 685      | N    | N           | 8356 17TH AVE NW    |
| 10       | 1    | 444730 | 0023  | 03/24/14  | \$450,000  | \$485,000      | 1,450 | 8          | 2007           | Avg   | 794      | N    | N           | 8374 B LOYAL WAY NW |
| 10       | 2    | 758870 | 0348  | 12/31/13  | \$425,000  | \$468,000      | 1,460 | 8          | 2014           | Avg   | 1,981    | N    | N           | 8354 17TH AVE NW    |
| 10       | 1    | 287210 | 0485  | 12/06/13  | \$622,500  | \$690,000      | 1,480 | 8          | 1946           | Good  | 7,500    | N    | N           | 7317 28TH AVE NW    |
| 10       | 1    | 444380 | 1596  | 02/20/13  | \$541,000  | \$643,000      | 1,510 | 8          | 1967           | Avg   | 3,880    | N    | N           | 8012 26TH AVE NW    |
| 10       | 1    | 285610 | 1152  | 01/17/13  | \$615,000  | \$736,000      | 1,510 | 8          | 2012           | Avg   | 2,550    | N    | N           | 6516 28TH AVE NW    |
| 10       | 1    | 285610 | 1152  | 05/19/14  | \$690,000  | \$733,000      | 1,510 | 8          | 2012           | Avg   | 2,550    | N    | N           | 6516 28TH AVE NW    |
| 10       | 1    | 285610 | 1267  | 06/19/12  | \$359,900  | \$452,000      | 1,510 | 8          | 2009           | Avg   | 1,161    | N    | N           | 6745 B 24TH AVE NW  |
| 10       | 1    | 120500 | 0200  | 05/15/13  | \$755,000  | \$879,000      | 1,520 | 8          | 1931           | VGood | 6,750    | N    | N           | 7533 31ST AVE NW    |
| 10       | 1    | 285610 | 1281  | 07/12/13  | \$439,000  | \$504,000      | 1,520 | 8          | 2007           | Avg   | 1,387    | N    | N           | 6741 B 24TH AVE NW  |
| 10       | 2    | 602150 | 2265  | 07/26/13  | \$565,000  | \$647,000      | 1,530 | 8          | 1953           | Avg   | 4,000    | N    | N           | 8052 21ST AVE NW    |
| 10       | 2    | 758870 | 0343  | 02/26/14  | \$430,000  | \$467,000      | 1,540 | 8          | 2014           | Avg   | 685      | N    | N           | 8358 17TH AVE NW    |
| 10       | 5    | 330070 | 1480  | 08/29/13  | \$750,000  | \$852,000      | 1,550 | 8          | 1954           | Good  | 7,994    | Y    | N           | 8560 20TH AVE NW    |
| 10       | 1    | 444330 | 0095  | 05/14/13  | \$800,000  | \$932,000      | 1,560 | 8          | 1917           | VGood | 5,360    | N    | N           | 8336 32ND AVE NW    |
| 10       | 1    | 444730 | 0022  | 06/01/13  | \$449,000  | \$521,000      | 1,570 | 8          | 2007           | Avg   | 1,030    | N    | N           | 8374 C LOYAL WAY NW |
| 10       | 2    | 602150 | 1850  | 02/16/13  | \$670,000  | \$797,000      | 1,580 | 8          | 1930           | Good  | 4,000    | N    | N           | 8048 23RD AVE NW    |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address      |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|--------------------|
| 10       | 1    | 752250 | 0030  | 04/04/14  | \$717,000  | \$771,000      | 1,590 | 8          | 1952           | Avg   | 5,510    | N    | N           | 2917 NW 80TH ST    |
| 10       | 1    | 372780 | 0030  | 05/17/12  | \$592,000  | \$749,000      | 1,590 | 8          | 2005           | Avg   | 6,277    | N    | N           | 7533 29TH AVE NW   |
| 10       | 1    | 444280 | 0011  | 10/08/12  | \$389,900  | \$478,000      | 1,600 | 8          | 2005           | Avg   | 1,321    | N    | N           | 8359 B 28TH AVE NW |
| 10       | 1    | 444280 | 0012  | 12/18/14  | \$465,000  | \$467,000      | 1,600 | 8          | 2005           | Avg   | 1,311    | N    | N           | 8359 A 28TH AVE NW |
| 10       | 2    | 602150 | 1060  | 03/07/14  | \$740,000  | \$801,000      | 1,600 | 8          | 1931           | Good  | 4,000    | N    | N           | 8301 JONES AVE NW  |
| 10       | 2    | 602150 | 1635  | 09/16/13  | \$782,000  | \$884,000      | 1,610 | 8          | 1929           | VGood | 4,000    | N    | N           | 8056 JONES AVE NW  |
| 10       | 2    | 602150 | 1635  | 11/02/14  | \$825,000  | \$839,000      | 1,610 | 8          | 1929           | VGood | 4,000    | N    | N           | 8056 JONES AVE NW  |
| 10       | 2    | 054600 | 0220  | 03/27/12  | \$445,000  | \$569,000      | 1,610 | 8          | 1928           | Avg   | 4,005    | N    | N           | 8314 19TH AVE NW   |
| 10       | 2    | 751850 | 6955  | 05/01/13  | \$619,990  | \$725,000      | 1,630 | 8          | 2005           | Avg   | 2,500    | N    | N           | 2216 NW 67TH ST    |
| 10       | 2    | 602150 | 1430  | 08/16/13  | \$550,000  | \$626,000      | 1,630 | 8          | 1930           | Avg   | 4,500    | N    | N           | 8049 23RD AVE NW   |
| 10       | 1    | 444380 | 1725  | 08/29/13  | \$615,825  | \$699,000      | 1,660 | 8          | 1952           | Good  | 3,880    | N    | N           | 2414 NW 80TH ST    |
| 10       | 1    | 444380 | 1490  | 02/25/13  | \$575,000  | \$682,000      | 1,660 | 8          | 1995           | Avg   | 4,268    | N    | N           | 7560 26TH AVE NW   |
| 10       | 1    | 369390 | 2060  | 01/23/13  | \$560,000  | \$670,000      | 1,690 | 8          | 1920           | VGood | 5,000    | N    | N           | 3002 NW 65TH ST    |
| 10       | 2    | 054600 | 1055  | 11/15/12  | \$490,000  | \$595,000      | 1,700 | 8          | 1953           | Avg   | 5,070    | N    | N           | 8049 19TH AVE NW   |
| 10       | 1    | 369390 | 0715  | 03/28/14  | \$587,000  | \$632,000      | 1,740 | 8          | 2002           | Avg   | 2,500    | N    | N           | 2839 NW 69TH ST    |
| 10       | 2    | 054600 | 0910  | 12/03/14  | \$620,000  | \$625,000      | 1,740 | 8          | 1930           | Good  | 4,005    | N    | N           | 1803 NW 83RD ST    |
| 10       | 1    | 022503 | 9082  | 05/14/14  | \$620,000  | \$660,000      | 1,760 | 8          | 1929           | VGood | 3,832    | N    | N           | 7558 32ND AVE NW   |
| 10       | 2    | 751850 | 6000  | 08/02/13  | \$722,000  | \$825,000      | 1,760 | 8          | 1931           | VGood | 4,080    | N    | N           | 7047 21ST AVE NW   |
| 10       | 6    | 638250 | 0020  | 08/05/14  | \$690,000  | \$718,000      | 1,760 | 8          | 1954           | Avg   | 7,800    | N    | N           | 1573 NW 90TH ST    |
| 10       | 2    | 054600 | 1070  | 02/14/14  | \$675,000  | \$735,000      | 1,770 | 8          | 1931           | Avg   | 4,388    | N    | N           | 8061 19TH AVE NW   |
| 10       | 1    | 125420 | 1165  | 02/10/12  | \$547,500  | \$707,000      | 1,780 | 8          | 1912           | Good  | 5,250    | N    | N           | 7106 28TH AVE NW   |
| 10       | 1    | 444980 | 0345  | 10/08/14  | \$584,000  | \$598,000      | 1,790 | 8          | 1992           | Avg   | 3,962    | N    | N           | 8310 27TH AVE NW   |
| 10       | 4    | 330070 | 1252  | 07/12/12  | \$409,000  | \$511,000      | 1,790 | 8          | 2008           | Avg   | 1,977    | N    | N           | 8507 17TH AVE NW   |
| 10       | 2    | 751850 | 8615  | 12/03/12  | \$549,000  | \$664,000      | 1,830 | 8          | 1990           | Avg   | 5,100    | N    | N           | 7019 JONES AVE NW  |
| 10       | 6    | 638250 | 0082  | 07/02/14  | \$618,850  | \$650,000      | 1,830 | 8          | 2014           | Avg   | 1,806    | N    | N           | 1511 NW 90TH ST    |
| 10       | 6    | 638250 | 0081  | 07/07/14  | \$604,950  | \$635,000      | 1,830 | 8          | 2014           | Avg   | 1,804    | N    | N           | 1509 NW 90TH ST    |
| 10       | 6    | 638250 | 0080  | 06/25/14  | \$599,950  | \$631,000      | 1,830 | 8          | 2014           | Avg   | 1,804    | N    | N           | 1507 NW 90TH ST    |
| 10       | 6    | 638250 | 0077  | 08/13/14  | \$593,000  | \$616,000      | 1,830 | 8          | 2014           | Avg   | 1,813    | N    | N           | 1501 NW 90TH ST    |
| 10       | 6    | 638250 | 0079  | 07/09/14  | \$599,950  | \$629,000      | 1,830 | 8          | 2014           | Avg   | 1,804    | N    | N           | 1505 NW 90TH ST    |

## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|------------|----------------|-------|------------|----------------|-------|----------|------|-------------|-------------------|
| 10       | 6    | 638250 | 0078  | 07/25/14  | \$599,950  | \$626,000      | 1,830 | 8          | 2014           | Avg   | 1,804    | N    | N           | 1503 NW 90TH ST   |
| 10       | 2    | 751850 | 6016  | 12/19/12  | \$621,500  | \$749,000      | 1,850 | 8          | 1930           | VGood | 3,480    | N    | N           | 7055 21ST AVE NW  |
| 10       | 1    | 369390 | 1540  | 08/16/12  | \$550,000  | \$682,000      | 1,860 | 8          | 1906           | VGood | 5,000    | N    | N           | 2842 NW 66TH ST   |
| 10       | 2    | 751850 | 5240  | 03/10/12  | \$720,000  | \$924,000      | 1,870 | 8          | 2008           | Avg   | 5,100    | N    | N           | 6525 20TH AVE NW  |
| 10       | 1    | 916410 | 0225  | 06/07/13  | \$506,500  | \$587,000      | 1,880 | 8          | 1910           | VGood | 4,250    | N    | N           | 7323 26TH AVE NW  |
| 10       | 1    | 444380 | 0560  | 05/13/13  | \$505,000  | \$588,000      | 1,890 | 8          | 1983           | Avg   | 3,880    | N    | N           | 7554 EARL AVE NW  |
| 10       | 1    | 287210 | 0775  | 08/16/13  | \$953,000  | \$1,085,000    | 1,920 | 8          | 2013           | Avg   | 5,000    | N    | N           | 3010 NW 73RD ST   |
| 10       | 1    | 285610 | 0515  | 08/05/14  | \$925,000  | \$963,000      | 1,940 | 8          | 2010           | Avg   | 5,100    | N    | N           | 6527 26TH AVE NW  |
| 10       | 1    | 444730 | 0008  | 09/23/14  | \$530,000  | \$545,000      | 1,950 | 8          | 2002           | Avg   | 1,963    | N    | N           | 8383 31ST AVE NW  |
| 10       | 2    | 602150 | 0985  | 11/04/13  | \$643,000  | \$718,000      | 1,950 | 8          | 1931           | Good  | 4,000    | N    | N           | 8341 JONES AVE NW |
| 10       | 1    | 285610 | 0260  | 12/02/14  | \$732,000  | \$738,000      | 1,960 | 8          | 2010           | Avg   | 3,060    | N    | N           | 6517 25TH AVE NW  |
| 10       | 1    | 444730 | 0010  | 06/26/12  | \$437,000  | \$548,000      | 1,960 | 8          | 2002           | Avg   | 1,788    | N    | N           | 8379 31ST AVE NW  |
| 10       | 2    | 751850 | 4240  | 03/12/14  | \$899,000  | \$972,000      | 1,990 | 8          | 2013           | Avg   | 4,080    | N    | N           | 7309 19TH AVE NW  |
| 10       | 2    | 751850 | 1875  | 10/02/12  | \$665,000  | \$816,000      | 2,080 | 8          | 1916           | Good  | 3,860    | N    | N           | 6504 17TH AVE NW  |
| 10       | 4    | 330070 | 0690  | 12/28/12  | \$644,950  | \$776,000      | 2,090 | 8          | 2012           | Avg   | 4,000    | N    | N           | 8751 16TH AVE NW  |
| 10       | 1    | 444980 | 0635  | 05/15/13  | \$780,000  | \$908,000      | 2,140 | 8          | 1925           | VGood | 7,500    | N    | N           | 8316 25TH AVE NW  |
| 10       | 1    | 369390 | 1435  | 02/24/12  | \$565,000  | \$728,000      | 2,150 | 8          | 2011           | Avg   | 2,500    | N    | N           | 2820 NW 66TH ST   |
| 10       | 2    | 751850 | 6910  | 05/06/13  | \$710,000  | \$829,000      | 2,160 | 8          | 2004           | Avg   | 2,550    | N    | N           | 6711 22ND AVE NW  |
| 10       | 1    | 022503 | 9177  | 12/08/14  | \$726,500  | \$731,000      | 2,180 | 8          | 1999           | Avg   | 3,893    | N    | N           | 8062 25TH AVE NW  |
| 10       | 2    | 602150 | 0290  | 08/09/13  | \$770,000  | \$879,000      | 2,200 | 8          | 1930           | Good  | 4,000    | N    | N           | 8301 21ST AVE NW  |
| 10       | 2    | 751850 | 7795  | 07/16/13  | \$654,000  | \$751,000      | 2,230 | 8          | 2000           | Good  | 2,550    | N    | N           | 7010 JONES AVE NW |
| 10       | 1    | 369390 | 0275  | 04/30/14  | \$927,000  | \$990,000      | 2,300 | 8          | 1999           | Avg   | 5,000    | N    | N           | 2858 NW 69TH ST   |
| 10       | 1    | 444380 | 1465  | 06/27/12  | \$576,000  | \$722,000      | 2,340 | 8          | 2001           | Avg   | 3,880    | N    | N           | 7536 26TH AVE NW  |
| 10       | 1    | 285610 | 0250  | 11/06/14  | \$735,000  | \$746,000      | 2,470 | 8          | 2004           | Avg   | 2,550    | N    | N           | 6519 25TH AVE NW  |
| 10       | 2    | 751850 | 7135  | 05/08/13  | \$795,000  | \$927,000      | 2,520 | 8          | 1922           | VGood | 7,344    | N    | N           | 2204 NW 65TH ST   |
| 10       | 2    | 751850 | 6430  | 11/06/12  | \$785,000  | \$956,000      | 2,540 | 8          | 1926           | VGood | 5,100    | N    | N           | 7311 22ND AVE NW  |
| 10       | 1    | 444380 | 1395  | 12/21/12  | \$565,000  | \$681,000      | 2,630 | 8          | 1994           | Avg   | 3,880    | N    | N           | 7519 26TH AVE NW  |
| 10       | 4    | 330070 | 1615  | 09/30/14  | \$655,000  | \$672,000      | 2,630 | 8          | 2002           | Avg   | 4,000    | N    | N           | 8531 19TH AVE NW  |
| 10       | 1    | 285610 | 2270  | 03/14/14  | \$880,000  | \$951,000      | 1,750 | 9          | 2014           | Avg   | 5,100    | N    | N           | 6733 EARL AVE NW  |



## Improved Sales Used in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | AGLA  | Bldg Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|------|--------|-------|-----------|-------------|----------------|-------|------------|----------------|------|----------|------|-------------|-------------------|
| 10       | 1    | 369390 | 0125  | 09/27/12  | \$750,000   | \$921,000      | 2,170 | 9          | 2006           | Avg  | 5,000    | N    | N           | 3027 NW 70TH ST   |
| 10       | 1    | 444380 | 0455  | 05/23/12  | \$785,000   | \$992,000      | 2,280 | 9          | 2012           | Avg  | 3,880    | N    | N           | 7529 EARL AVE NW  |
| 10       | 1    | 867540 | 0080  | 01/07/14  | \$1,010,000 | \$1,110,000    | 2,410 | 9          | 2013           | Avg  | 5,865    | N    | N           | 8011 31ST AVE NW  |
| 10       | 1    | 752250 | 0106  | 07/09/12  | \$760,000   | \$950,000      | 2,410 | 9          | 2007           | Avg  | 4,367    | N    | N           | 8016 31ST AVE NW  |
| 10       | 1    | 444730 | 0137  | 06/04/14  | \$989,000   | \$1,047,000    | 2,440 | 9          | 2003           | Avg  | 4,000    | N    | N           | 8309 30TH AVE NW  |
| 10       | 1    | 285610 | 2105  | 06/10/14  | \$1,059,500 | \$1,120,000    | 2,480 | 9          | 2014           | Avg  | 3,825    | N    | N           | 6724 EARL AVE NW  |
| 10       | 2    | 751850 | 0970  | 01/04/13  | \$850,000   | \$1,021,000    | 2,490 | 9          | 2012           | Avg  | 4,590    | N    | N           | 7334 17TH AVE NW  |
| 10       | 1    | 630940 | 0065  | 04/15/14  | \$1,050,000 | \$1,126,000    | 2,560 | 9          | 2008           | Avg  | 5,000    | N    | N           | 7722 29TH AVE NW  |
| 10       | 1    | 444330 | 0079  | 09/26/13  | \$730,000   | \$823,000      | 2,560 | 9          | 2006           | Avg  | 5,163    | N    | N           | 8328 32ND AVE NW  |
| 10       | 1    | 125420 | 0195  | 09/21/12  | \$810,000   | \$996,000      | 2,630 | 9          | 2012           | Avg  | 5,100    | N    | N           | 7036 25TH AVE NW  |
| 10       | 2    | 758870 | 0080  | 08/14/13  | \$736,200   | \$839,000      | 2,640 | 9          | 2002           | Avg  | 4,501    | N    | N           | 8040 17TH AVE NW  |
| 10       | 1    | 287210 | 0265  | 08/21/13  | \$849,000   | \$966,000      | 2,660 | 9          | 2013           | Avg  | 5,000    | N    | N           | 2852 NW 74TH ST   |
| 10       | 1    | 369390 | 1005  | 03/06/14  | \$926,000   | \$1,003,000    | 2,770 | 9          | 2013           | Avg  | 5,000    | N    | N           | 3043 NW 69TH ST   |
| 10       | 1    | 752250 | 0105  | 05/06/13  | \$849,000   | \$991,000      | 2,800 | 9          | 2007           | Avg  | 4,721    | N    | N           | 8018 31ST AVE NW  |
| 10       | 1    | 287210 | 0345  | 05/30/14  | \$919,204   | \$974,000      | 2,860 | 9          | 2014           | Avg  | 5,000    | N    | N           | 2832 NW 74TH ST   |
| 10       | 1    | 813270 | 0165  | 07/20/12  | \$829,000   | \$1,034,000    | 2,890 | 9          | 2012           | Avg  | 6,500    | N    | N           | 8052 LOYAL WAY NW |
| 10       | 1    | 022503 | 9176  | 09/30/13  | \$798,000   | \$899,000      | 2,900 | 9          | 2003           | Avg  | 6,840    | N    | N           | 7739 28TH AVE NW  |
| 10       | 2    | 751850 | 3910  | 08/29/13  | \$949,950   | \$1,079,000    | 3,160 | 9          | 2013           | Avg  | 3,824    | N    | N           | 6713 19TH AVE NW  |
| 10       | 2    | 751850 | 3912  | 09/17/13  | \$920,000   | \$1,040,000    | 3,160 | 9          | 2013           | Avg  | 3,824    | N    | N           | 6715 19TH AVE NW  |
| 10       | 2    | 751850 | 3180  | 03/06/13  | \$849,000   | \$1,005,000    | 3,800 | 9          | 2013           | Avg  | 5,100    | N    | N           | 7054 19TH AVE NW  |
| 10       | 1    | 285610 | 0680  | 06/28/13  | \$938,850   | \$1,082,000    | 3,870 | 9          | 2013           | Avg  | 5,100    | N    | N           | 6532 27TH AVE NW  |
| 10       | 2    | 751850 | 6715  | 05/06/14  | \$979,000   | \$1,044,000    | 2,690 | 10         | 2014           | Avg  | 4,047    | N    | N           | 7000 23RD AVE NW  |
| 10       | 2    | 751850 | 6716  | 08/27/14  | \$969,950   | \$1,004,000    | 2,830 | 10         | 2014           | Avg  | 3,750    | N    | N           | 7002 23RD AVE NW  |
| 10       | 2    | 751850 | 6717  | 09/17/14  | \$959,000   | \$987,000      | 2,830 | 10         | 2014           | Avg  | 3,750    | N    | N           | 7008 23RD AVE NW  |
| 10       | 2    | 751850 | 6718  | 08/14/14  | \$940,000   | \$976,000      | 2,850 | 10         | 2014           | Avg  | 3,752    | N    | N           | 7010 23RD AVE NW  |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                                |
|----------|------|--------|-------|-----------|------------|---|
| 1        | 3    | 047600 | 0079  | 02/01/12  | \$383,000  | RELOCATION - SALE TO SERVICE            |
| 1        | 3    | 047600 | 0300  | 10/29/12  | \$565,000  | TEAR DOWN                               |
| 1        | 3    | 047600 | 0300  | 07/17/12  | \$460,000  | TEAR DOWN                               |
| 1        | 3    | 047700 | 0025  | 06/27/12  | \$157,000  | QUIT CLAIM DEED                         |
| 1        | 3    | 112503 | 9116  | 09/19/12  | \$171,505  | QUIT CLAIM DEED                         |
| 1        | 1    | 117500 | 0030  | 03/19/12  | \$425,000  | OBSOLESCENCE > 0                        |
| 1        | 1    | 117500 | 0035  | 10/05/12  | \$615,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1        | 1    | 117500 | 0280  | 04/29/12  | \$400,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1        | 3    | 117500 | 0829  | 01/17/14  | \$525,000  | TEAR DOWN                               |
| 1        | 1    | 117500 | 1120  | 12/16/13  | \$641,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 1    | 117500 | 1160  | 12/26/13  | \$214,000  | QUIT CLAIM DEED                         |
| 1        | 3    | 276760 | 0085  | 03/10/14  | \$572,300  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0215  | 07/03/14  | \$510,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 0220  | 09/05/13  | \$20,000   | EASEMENT OR RIGHT-OF-WAY                |
| 1        | 3    | 276760 | 0245  | 10/08/14  | \$395,000  | MORE THAN ONE HOUSE                     |
| 1        | 3    | 276760 | 0340  | 01/23/13  | \$350,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0345  | 08/04/14  | \$545,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 0400  | 05/17/13  | \$373,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 0435  | 08/24/12  | \$98,667   | QUIT CLAIM DEED                         |
| 1        | 3    | 276760 | 0480  | 01/24/13  | \$380,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0505  | 10/08/13  | \$375,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 0565  | 07/23/13  | \$62,038   | QUIT CLAIM DEED                         |
| 1        | 3    | 276760 | 0920  | 10/27/14  | \$465,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0921  | 06/23/14  | \$405,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0950  | 07/05/12  | \$420,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0955  | 06/23/12  | \$450,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0985  | 12/26/12  | \$435,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 0987  | 05/13/14  | \$480,000  | APPEAL / NEW VALUE                      |
| 1        | 3    | 276760 | 1020  | 05/16/14  | \$555,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1025  | 01/22/13  | \$450,000  | SEGREGATION AND/OR MERGER               |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                                |
|----------|------|--------|-------|-----------|------------|---|
| 1        | 3    | 276760 | 1027  | 10/16/14  | \$445,950  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 1028  | 10/28/14  | \$464,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 1090  | 04/23/14  | \$450,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1200  | 01/06/14  | \$450,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1340  | 02/27/12  | \$325,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1        | 3    | 276760 | 1380  | 01/07/13  | \$347,500  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1385  | 09/26/13  | \$487,500  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1550  | 09/23/13  | \$465,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1570  | 04/25/13  | \$120,941  | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 1        | 3    | 276760 | 1610  | 07/17/13  | \$485,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1660  | 10/30/12  | \$445,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1        | 3    | 276760 | 1750  | 09/23/13  | \$515,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1753  | 07/16/14  | \$569,950  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 1815  | 03/06/14  | \$527,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1860  | 11/28/12  | \$387,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1870  | 09/03/13  | \$450,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1890  | 12/04/13  | \$600,000  | MORE THAN ONE HOUSE                     |
| 1        | 3    | 276760 | 1895  | 09/09/14  | \$719,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 1895  | 08/26/13  | \$423,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 1897  | 09/30/14  | \$750,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 1905  | 08/16/12  | \$440,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 1975  | 05/09/12  | \$425,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 1        | 3    | 276760 | 2045  | 03/20/12  | \$485,000  | SEGREGATION AND/OR MERGER               |
| 1        | 3    | 276760 | 2055  | 11/20/12  | \$395,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 2075  | 10/01/14  | \$624,950  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 2075  | 06/11/13  | \$340,000  | TEAR DOWN                               |
| 1        | 3    | 276760 | 2076  | 10/03/14  | \$554,950  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 2077  | 10/02/14  | \$537,500  | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 1        | 3    | 276760 | 2095  | 05/30/12  | \$414,158  | FORCED SALE                             |
| 1        | 3    | 276760 | 2095  | 08/20/12  | \$435,000  | SEGREGATION AND/OR MERGER               |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|------|--------|-------|-----------|------------|---|
| 1        | 3    | 276760 | 2100  | 04/18/13  | \$410,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 2130  | 10/29/14  | \$600,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 2205  | 01/06/14  | \$480,000  | APPEAL / NEW VALUE                          |
| 1        | 3    | 276760 | 2330  | 08/28/12  | \$415,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 2385  | 02/27/14  | \$522,500  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 2390  | 02/27/14  | \$522,500  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 2430  | 06/13/13  | \$410,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 3    | 276760 | 2431  | 12/16/13  | \$380,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE     |
| 1        | 3    | 276760 | 2490  | 07/24/14  | \$551,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 2535  | 02/24/12  | \$648,850  | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 1        | 3    | 276760 | 2555  | 09/21/12  | \$335,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 2780  | 08/28/13  | \$485,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 3    | 276760 | 2785  | 01/30/13  | \$15,138   | QUIT CLAIM DEED                             |
| 1        | 3    | 276760 | 2785  | 01/20/13  | \$15,138   | QUIT CLAIM DEED                             |
| 1        | 3    | 276760 | 2785  | 03/30/12  | \$425,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 3    | 276760 | 2835  | 09/14/14  | \$625,000  | RELOCATION - SALE TO SERVICE                |
| 1        | 3    | 276760 | 2985  | 09/06/12  | \$400,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3030  | 01/11/13  | \$760,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE     |
| 1        | 3    | 276760 | 3060  | 04/08/14  | \$500,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3065  | 07/14/14  | \$747,482  | FORCED SALE                                 |
| 1        | 3    | 276760 | 3125  | 04/01/14  | \$540,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 3201  | 10/07/13  | \$475,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 3201  | 10/07/13  | \$1,650    | TEAR DOWN                                   |
| 1        | 3    | 276760 | 3340  | 05/24/12  | \$450,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 3    | 276760 | 3476  | 02/08/12  | \$225,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3505  | 08/07/13  | \$460,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3510  | 05/08/14  | \$577,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 3510  | 10/18/12  | \$451,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 3640  | 09/27/12  | \$380,000  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3680  | 02/05/14  | \$532,500  | SALE DATA DOES NOT MATCH ASSESSED VALUE     |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|------|--------|-------|-----------|------------|---|
| 1        | 3    | 276760 | 3700  | 04/10/14  | \$549,550  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3775  | 07/27/12  | \$388,500  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 276760 | 3797  | 04/30/12  | \$370,000  | RELOCATION - SALE TO SERVICE                |
| 1        | 3    | 276760 | 3981  | 07/14/12  | \$135,933  | QUIT CLAIM DEED                             |
| 1        | 3    | 276760 | 4080  | 07/12/12  | \$113,000  | MORE THAN ONE HOUSE                         |
| 1        | 3    | 276760 | 4248  | 03/01/12  | \$200,000  | DIAGNOSTIC OUTLIER; ANOMALY DETECTION       |
| 1        | 3    | 276760 | 4335  | 10/09/13  | \$592,500  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 4615  | 08/16/13  | \$399,000  | TEAR DOWN                                   |
| 1        | 3    | 276760 | 4645  | 09/11/12  | \$457,500  | SEGREGATION AND/OR MERGER                   |
| 1        | 3    | 424290 | 0025  | 08/25/12  | \$410,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 1        | 3    | 424290 | 0055  | 03/21/14  | \$425,000  | TEAR DOWN                                   |
| 1        | 3    | 424290 | 0065  | 04/25/14  | \$425,000  | MORE THAN ONE HOUSE                         |
| 1        | 3    | 424290 | 0135  | 05/09/14  | \$700,000  | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION |
| 1        | 3    | 424290 | 0154  | 09/06/13  | \$450,000  | TEAR DOWN                                   |
| 1        | 3    | 424290 | 0156  | 07/25/14  | \$565,000  | TEAR DOWN                                   |
| 1        | 3    | 424290 | 0164  | 11/25/14  | \$530,000  | MORE THAN ONE HOUSE                         |
| 1        | 3    | 424290 | 0165  | 11/24/14  | \$569,950  | MORE THAN ONE HOUSE                         |
| 1        | 3    | 424290 | 0165  | 12/26/12  | \$360,000  | MORE THAN ONE HOUSE                         |
| 1        | 3    | 424290 | 0220  | 05/20/13  | \$410,000  | TEAR DOWN                                   |
| 1        | 3    | 424290 | 0260  | 11/08/13  | \$203,275  | PARTIAL INTEREST (1/3, 1/2, ETC.)           |
| 1        | 3    | 424290 | 0285  | 09/11/13  | \$450,000  | TEAR DOWN                                   |
| 1        | 3    | 424290 | 0330  | 10/09/13  | \$680,000  | TEAR DOWN                                   |
| 1        | 1    | 755080 | 0235  | 05/17/12  | \$325,000  | TEAR DOWN                                   |
| 1        | 1    | 755080 | 0235  | 02/01/12  | \$296,000  | TEAR DOWN                                   |
| 1        | 1    | 755080 | 1200  | 03/10/14  | \$228,177  | QUIT CLAIM DEED                             |
| 1        | 3    | 867340 | 0169  | 12/18/12  | \$419,000  | RELOCATION - SALE TO SERVICE                |
| 10       | 1    | 022503 | 9049  | 09/08/14  | \$590,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE     |
| 10       | 1    | 022503 | 9049  | 07/15/13  | \$550,000  | SALE DATA DOES NOT MATCH ASSESSED VALUE     |
| 10       | 1    | 022503 | 9049  | 11/29/12  | \$272,000  | NO MARKET EXPOSURE                          |
| 10       | 1    | 022503 | 9068  | 05/01/14  | \$355,000  | TEAR DOWN                                   |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 10       | 1    | 022503 | 9082  | 06/24/13  | \$262,019   | QUIT CLAIM DEED                                  |
| 10       | 1    | 022503 | 9121  | 11/11/13  | \$139,526   | QUIT CLAIM DEED                                  |
| 10       | 1    | 022503 | 9145  | 06/19/14  | \$285,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 1    | 022503 | 9157  | 07/24/13  | \$565,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 054600 | 0655  | 07/30/12  | \$298,000   | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 2    | 054600 | 0675  | 12/13/13  | \$353,500   | APPEAL / NEW VALUE                               |
| 10       | 2    | 054600 | 0785  | 03/25/14  | \$23,000    | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 2    | 054600 | 0930  | 06/30/14  | \$669,500   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 054600 | 1060  | 10/10/14  | \$535,000   | AUCTION SALE                                     |
| 10       | 2    | 123200 | 0515  | 06/24/13  | \$543,500   | BANKRUPTCY - RECEIVER OR TRUSTEE                 |
| 10       | 2    | 123200 | 0810  | 09/12/14  | \$340,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 2    | 123200 | 1156  | 03/04/13  | \$235,000   | BANKRUPTCY - RECEIVER OR TRUSTEE                 |
| 10       | 2    | 123200 | 1156  | 12/29/14  | \$415,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 123200 | 1345  | 10/18/13  | \$270,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 1    | 125420 | 0015  | 12/16/14  | \$405,000   | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION      |
| 10       | 1    | 125420 | 0015  | 12/30/13  | \$473,314   | FORCED SALE                                      |
| 10       | 1    | 125420 | 0195  | 03/23/12  | \$230,000   | TEAR DOWN  |
| 10       | 1    | 125420 | 0205  | 05/28/14  | \$415,000   | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 1    | 125420 | 0565  | 01/25/12  | \$431,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 125420 | 0895  | 03/26/13  | \$96,500    | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 1    | 285610 | 0350  | 03/29/13  | \$184,300   | QUIT CLAIM DEED                                  |
| 10       | 1    | 285610 | 0381  | 07/11/14  | \$580,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 285610 | 0615  | 12/09/13  | \$259,000   | APPEAL / NEW VALUE                               |
| 10       | 1    | 285610 | 0680  | 10/11/12  | \$287,000   | TEAR DOWN  |
| 10       | 1    | 285610 | 0935  | 09/23/14  | \$1,079,000 | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 285610 | 0935  | 08/02/13  | \$416,000   | TEAR DOWN  |
| 10       | 1    | 285610 | 1281  | 03/26/12  | \$196,061   | QUIT CLAIM DEED                                  |
| 10       | 1    | 285610 | 1845  | 07/24/14  | \$335,000   | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION      |
| 10       | 1    | 285610 | 2020  | 12/19/13  | \$686,000   | MORE THAN ONE HOUSE                              |
| 10       | 1    | 285610 | 2060  | 11/01/12  | \$652,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |



## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 10       | 1    | 285610 | 2105  | 09/24/13  | \$325,000   | TEAR DOWN  |
| 10       | 1    | 285610 | 2270  | 09/24/13  | \$429,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 287210 | 0006  | 10/09/12  | \$190,000   | NO MARKET EXPOSURE                               |
| 10       | 1    | 287210 | 0265  | 09/13/12  | \$290,000   | TEAR DOWN  |
| 10       | 1    | 287210 | 0345  | 08/27/13  | \$367,500   | TEAR DOWN  |
| 10       | 1    | 287210 | 0425  | 06/10/13  | \$465,000   | APPEAL / NEW VALUE                               |
| 10       | 1    | 287210 | 0775  | 08/31/12  | \$409,600   | BANKRUPTCY - RECEIVER OR TRUSTEE                 |
| 10       | 1    | 287210 | 0775  | 08/31/12  | \$409,600   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 287210 | 0855  | 01/03/13  | \$680,000   | APPEAL / NEW VALUE                               |
| 10       | 1    | 287210 | 0855  | 06/06/12  | \$285,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 287210 | 1291  | 10/15/12  | \$454,659   | FORCED SALE                                      |
| 10       | 1    | 287210 | 1350  | 06/03/14  | \$164,529   | QUIT CLAIM DEED                                  |
| 10       | 1    | 287210 | 1416  | 10/06/14  | \$229,132   | QUIT CLAIM DEED                                  |
| 10       | 1    | 287210 | 1530  | 01/03/12  | \$282,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 1    | 287210 | 1890  | 01/18/12  | \$167,500   | PARTIAL INTEREST (1/3, 1/2, ETC.)                |
| 10       | 1    | 287210 | 2110  | 09/13/13  | \$425,000   | SEGREGATION AND/OR MERGER                        |
| 10       | 1    | 287210 | 2230  | 12/26/13  | \$493,500   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 287210 | 2320  | 07/08/13  | \$520,000   | MORE THAN ONE HOUSE                              |
| 10       | 4    | 330070 | 0860  | 11/12/12  | \$166,000   | TEAR DOWN  |
| 10       | 4    | 330070 | 0880  | 04/23/12  | \$560,000   | APPEAL / NEW VALUE                               |
| 10       | 4    | 330070 | 1170  | 04/04/12  | \$250,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 4    | 330070 | 1170  | 09/17/13  | \$362,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 4    | 330070 | 1185  | 09/25/14  | \$500,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 369390 | 0155  | 09/05/14  | \$950,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 369390 | 0225  | 12/18/13  | \$177,678   | QUIT CLAIM DEED                                  |
| 10       | 1    | 369390 | 0885  | 02/19/14  | \$390,014   | GROUP HOME                                       |
| 10       | 1    | 369390 | 0885  | 12/02/14  | \$1,020,000 | GROUP HOME                                       |
| 10       | 1    | 369390 | 0885  | 06/27/13  | \$440,000   | FORCED SALE                                      |
| 10       | 1    | 369390 | 0920  | 06/26/14  | \$712,450   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 369390 | 1005  | 02/12/13  | \$230,000   | TEAR DOWN  |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 10       | 1    | 369390 | 1160  | 07/01/13  | \$634,100   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 369390 | 1440  | 05/16/14  | \$636,500   | MORE THAN ONE HOUSE                              |
| 10       | 1    | 369390 | 1740  | 01/15/13  | \$348,500   | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 1    | 369390 | 2380  | 12/03/14  | \$1,060,000 | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 1    | 369390 | 2380  | 06/06/13  | \$497,000   | SEGREGATION AND/OR MERGER                        |
| 10       | 1    | 369390 | 2415  | 12/21/12  | \$370,000   | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 1    | 369390 | 2480  | 01/09/12  | \$400,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 1    | 444280 | 0160  | 03/18/13  | \$425,000   | UNFINISHED AREA                                  |
| 10       | 1    | 444280 | 0190  | 05/28/13  | \$375,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 1    | 444380 | 0130  | 10/24/14  | \$320,000   | DIAGNOSTIC OUTLIER; ANOMALY DETECTION            |
| 10       | 1    | 444380 | 0850  | 03/20/14  | \$371,000   | TEAR DOWN  |
| 10       | 1    | 444380 | 1065  | 10/01/13  | \$365,000   | TEAR DOWN  |
| 10       | 1    | 444380 | 1086  | 09/30/13  | \$297,500   | PARTIAL INTEREST (1/3, 1/2, ETC.)                |
| 10       | 1    | 444380 | 1340  | 04/25/14  | \$492,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 444380 | 1620  | 10/23/13  | \$337,000   | APPEAL / NEW VALUE                               |
| 10       | 1    | 444380 | 1665  | 05/10/12  | \$600,000   | QUESTIONABLE PER APPRAISAL                       |
| 10       | 1    | 444380 | 1765  | 04/01/13  | \$370,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 1    | 444730 | 0125  | 07/31/13  | \$267,500   | DOR RATIO  |
| 10       | 1    | 444980 | 0370  | 10/28/13  | \$841,000   | APPEAL / NEW VALUE                               |
| 10       | 1    | 444980 | 0420  | 02/17/12  | \$295,000   | SEGREGATION AND/OR MERGER                        |
| 10       | 1    | 444980 | 0540  | 04/30/13  | \$375,000   | FORCED SALE                                      |
| 10       | 2    | 602150 | 0120  | 07/13/12  | \$455,000   | SEGREGATION AND/OR MERGER                        |
| 10       | 2    | 602150 | 0121  | 11/20/14  | \$749,950   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 602150 | 0205  | 09/05/12  | \$42,810    | FORCED SALE                                      |
| 10       | 2    | 602150 | 0310  | 08/23/12  | \$350,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 2    | 602150 | 0740  | 05/14/12  | \$330,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 2    | 602150 | 1535  | 12/23/14  | \$700,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 602150 | 1980  | 07/18/13  | \$400,000   | PARTIAL INTEREST (1/3, 1/2, ETC.)                |
| 10       | 2    | 602150 | 2815  | 09/10/12  | \$87,611    | QUIT CLAIM DEED                                  |
| 10       | 2    | 602150 | 3070  | 06/26/13  | \$242,000   | QUIT CLAIM DEED                                  |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|------|--------|-------|-----------|-------------|--|
| 10       | 1    | 602150 | 3459  | 02/13/13  | \$280,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 2    | 602150 | 3570  | 09/18/14  | \$525,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 602150 | 3698  | 05/29/14  | \$305,000   | DIAGNOSTIC OUTLIER; ANOMALY DETECTION            |
| 10       | 2    | 602150 | 3840  | 07/09/13  | \$364,700   | AUCTION SALE                                     |
| 10       | 2    | 602150 | 3840  | 06/10/14  | \$749,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 6    | 638250 | 0045  | 08/06/12  | \$490,000   | DOR RATIO  |
| 10       | 6    | 638250 | 0076  | 09/10/14  | \$566,950   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 6    | 638250 | 0083  | 09/24/14  | \$574,950   | PERCENT COMPLETE < 100%                          |
| 10       | 6    | 638250 | 0084  | 10/13/14  | \$577,450   | PERCENT COMPLETE < 100%                          |
| 10       | 6    | 638250 | 0085  | 09/23/14  | \$578,950   | PERCENT COMPLETE < 100%                          |
| 10       | 6    | 638250 | 0086  | 10/20/14  | \$595,000   | PERCENT COMPLETE < 100%                          |
| 10       | 6    | 638250 | 0087  | 09/24/14  | \$614,950   | PERCENT COMPLETE < 100%                          |
| 10       | 1    | 745700 | 0005  | 09/26/14  | \$1,220,000 | DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION      |
| 10       | 1    | 745700 | 0060  | 10/30/13  | \$140,000   | QUIT CLAIM DEED                                  |
| 10       | 2    | 751850 | 0970  | 05/23/12  | \$275,000   | TEAR DOWN  |
| 10       | 2    | 751850 | 1060  | 02/26/13  | \$301,246   | FORCED SALE                                      |
| 10       | 2    | 751850 | 1985  | 08/01/13  | \$425,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 751850 | 2510  | 04/26/12  | \$800,000   | APPEAL / NEW VALUE                               |
| 10       | 2    | 751850 | 2520  | 04/17/13  | \$454,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE          |
| 10       | 2    | 751850 | 2890  | 09/24/14  | \$405,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 751850 | 3180  | 05/24/12  | \$240,000   | TEAR DOWN  |
| 10       | 2    | 751850 | 3910  | 04/18/12  | \$380,000   | TEAR DOWN  |
| 10       | 2    | 751850 | 3955  | 06/10/13  | \$600,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE          |
| 10       | 2    | 751850 | 4200  | 07/26/13  | \$259,335   | QUIT CLAIM DEED                                  |
| 10       | 2    | 751850 | 4240  | 10/25/12  | \$278,000   | TEAR DOWN  |
| 10       | 2    | 751850 | 5070  | 06/25/14  | \$402,000   | DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM |
| 10       | 2    | 751850 | 6016  | 11/15/12  | \$528,000   | FORCED SALE                                      |
| 10       | 2    | 751850 | 6715  | 11/19/12  | \$900,000   | TEAR DOWN  |
| 10       | 2    | 751850 | 6765  | 09/12/13  | \$190,000   | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 10       | 2    | 751850 | 6940  | 12/19/14  | \$540,000   | RELATED PARTY, FRIEND, OR NEIGHBOR               |

## Improved Sales Removed in This Annual Update Analysis

### Area 019 -- 1 to 3 Unit Residences

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price  | Comments                                |
|----------|------|--------|-------|-----------|-------------|---|
| 10       | 2    | 751850 | 7066  | 01/27/14  | \$65,000    | PARTIAL INTEREST (1/3, 1/2, ETC.)       |
| 10       | 2    | 751850 | 7510  | 12/09/13  | \$575,000   | SEGREGATION AND/OR MERGER               |
| 10       | 2    | 751850 | 7805  | 07/22/13  | \$537,000   | TEAR DOWN                               |
| 10       | 2    | 751850 | 8360  | 11/27/12  | \$420,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 10       | 2    | 751850 | 8360  | 07/24/12  | \$212,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 10       | 2    | 751850 | 8580  | 05/09/12  | \$310,000   | OBSOLESCENCE > 0                        |
| 10       | 2    | 751850 | 8929  | 05/21/14  | \$670,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 10       | 1    | 752250 | 0020  | 07/05/13  | \$371,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 10       | 1    | 752250 | 0055  | 01/04/13  | \$350,000   | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 10       | 1    | 752250 | 0135  | 08/29/12  | \$280,000   | PARTIAL INTEREST (1/3, 1/2, ETC.)       |
| 10       | 2    | 758870 | 0348  | 01/29/13  | \$360,000   | TEAR DOWN                               |
| 10       | 1    | 813270 | 0085  | 12/11/14  | \$1,100,000 | DOR RATIO                               |
| 10       | 1    | 813270 | 0085  | 03/12/14  | \$371,000   | TEAR DOWN                               |
| 10       | 1    | 813270 | 0195  | 03/22/12  | \$409,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE |
| 10       | 1    | 867540 | 0038  | 11/26/13  | \$210,716   | QUIT CLAIM DEED                         |
| 10       | 1    | 867540 | 0080  | 03/15/13  | \$296,937   | TEAR DOWN                               |
| 10       | 1    | 916410 | 0035  | 10/08/14  | \$427,500   | AUCTION SALE                            |
| 10       | 1    | 916510 | 0155  | 04/25/12  | \$547,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 10       | 1    | 916510 | 0260  | 05/13/14  | \$717,000   | SALE DATA DOES NOT MATCH ASSESSED VALUE |

## Vacant Sales Used in this Annual Update Analysis

### Area 019

| Sub Area | Nghb | Major  | Minor | Sale Date | Sale Price | Lot Size | View | Waterfront |
|----------|------|--------|-------|-----------|------------|----------|------|------------|
| 1        | 3    | 276760 | 3351  | 01/07/14  | \$110,000  | 1,258    | N    | N          |
| 10       | 2    | 602150 | 0121  | 02/07/14  | \$217,000  | 3,751    | N    | N          |

## Vacant Sales Removed in this Annual Update Analysis Area 019

| Sub<br>Area | Nghb | Major  | Minor | Sale Date | Sale Price | Comments                   |
|-------------|------|--------|-------|-----------|------------|----------------------------|
| 1           | 3    | 276760 | 3681  | 12/22/14  | \$677,261  | SEGREGATION AND/OR MERGER; |
| 10          | 1    | 285610 | 1225  | 03/09/12  | \$185,000  | SEGREGATION AND/OR MERGER; |



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Land and total Valuation
- New Construction Evaluation



8-27-15

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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**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor