

Bothell/East Kenmore

Area: 038

Residential Revalue for 2015 Assessment Roll



Obtained from <http://celebratebig.com/pacific-northwest/sammamish-river-trail/index.htm>

Area 38 is located in the north eastern area of King County and includes portions of the incorporated municipalities of Kenmore, Bothell and Woodinville. It is homogeneous and suburban in nature and has excellent freeway access to Interstate 405 and State Highway 522. There is a small number of waterfront parcels located on the North and South sides of the Sammamish River all within the municipality of Bothell. Major recreational attributes in the area include Wallace Swamp Creek Park, The Park at Bothell Landing, Sammamish River Park, the Burke-Gilman/Sammamish River Trails, Wayne Golf Course, West Hill Park, William Penn Park and various other community parks. Area 38 is located within the highly sought after Northshore School district. In addition, The University of Washington, Bothell Campus and Cascadia Community College are located at the crossroads of Interstate 405 and State Route 522 in Bothell. This area also benefits from the Bothell Central Business District now officially re-named Bothell Landing, This area has been going through a major revitalization and redevelopment project that started in 2010.



King County

Department of Assessments

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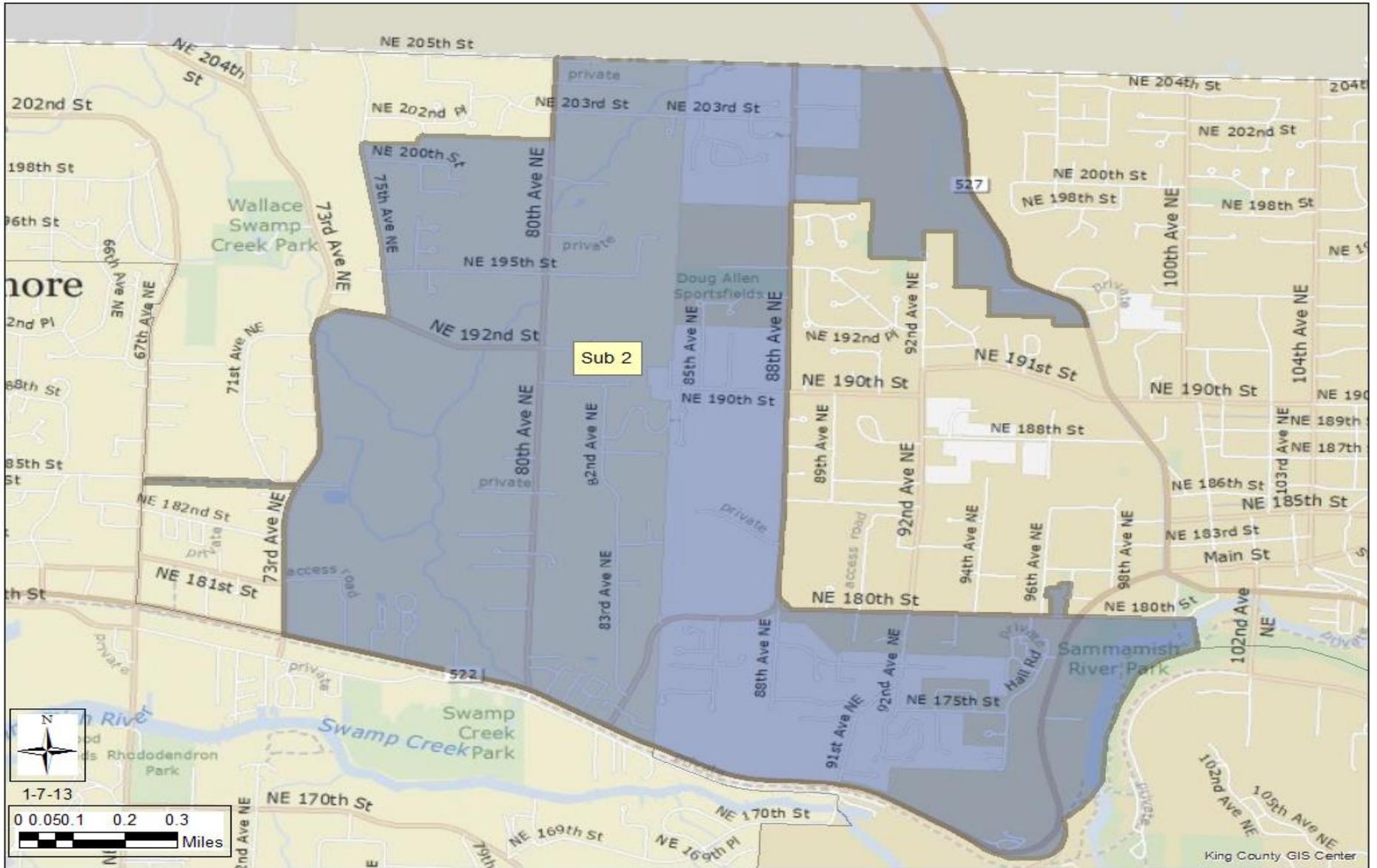
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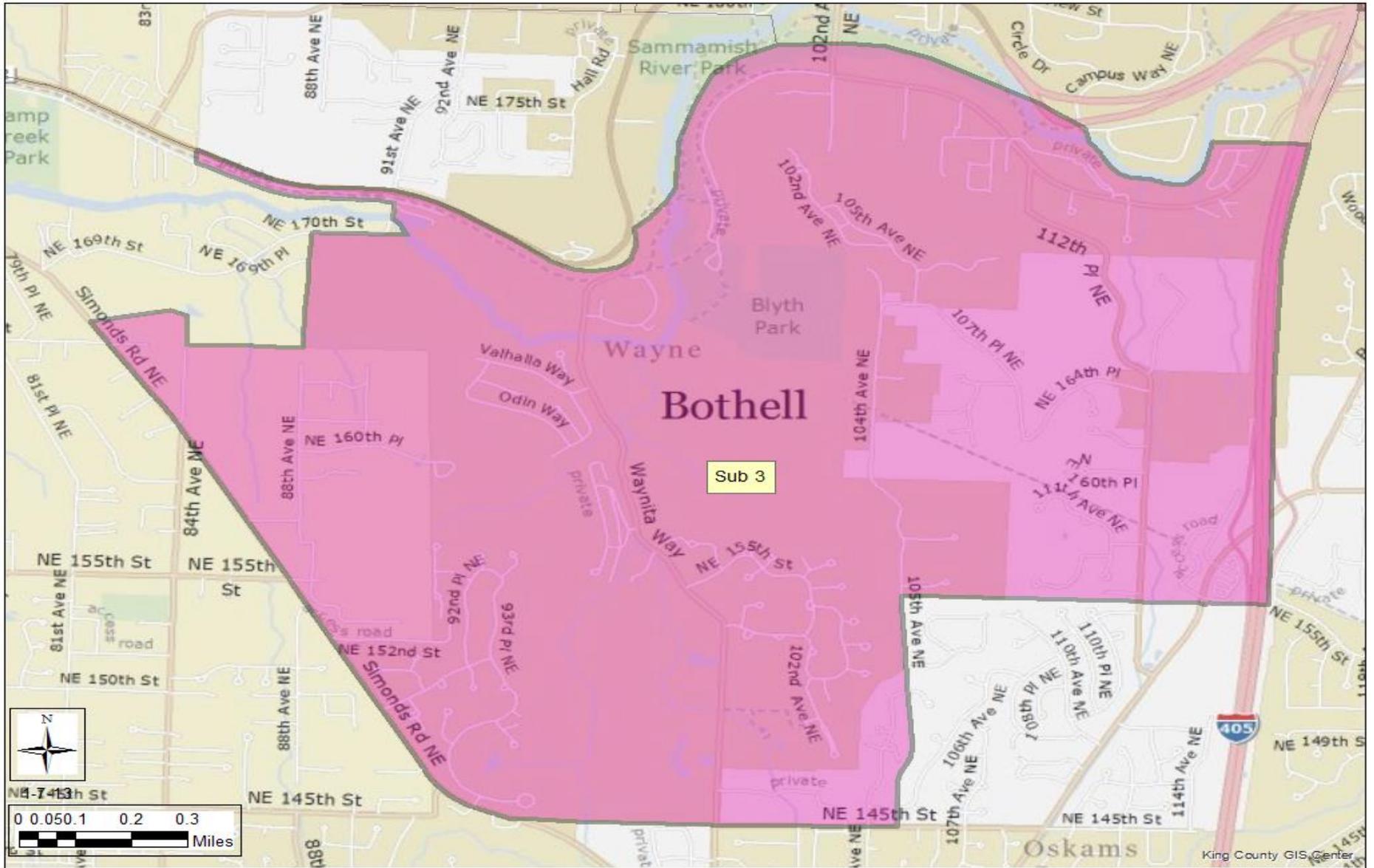
Email: assessor.info@kingcounty.gov

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

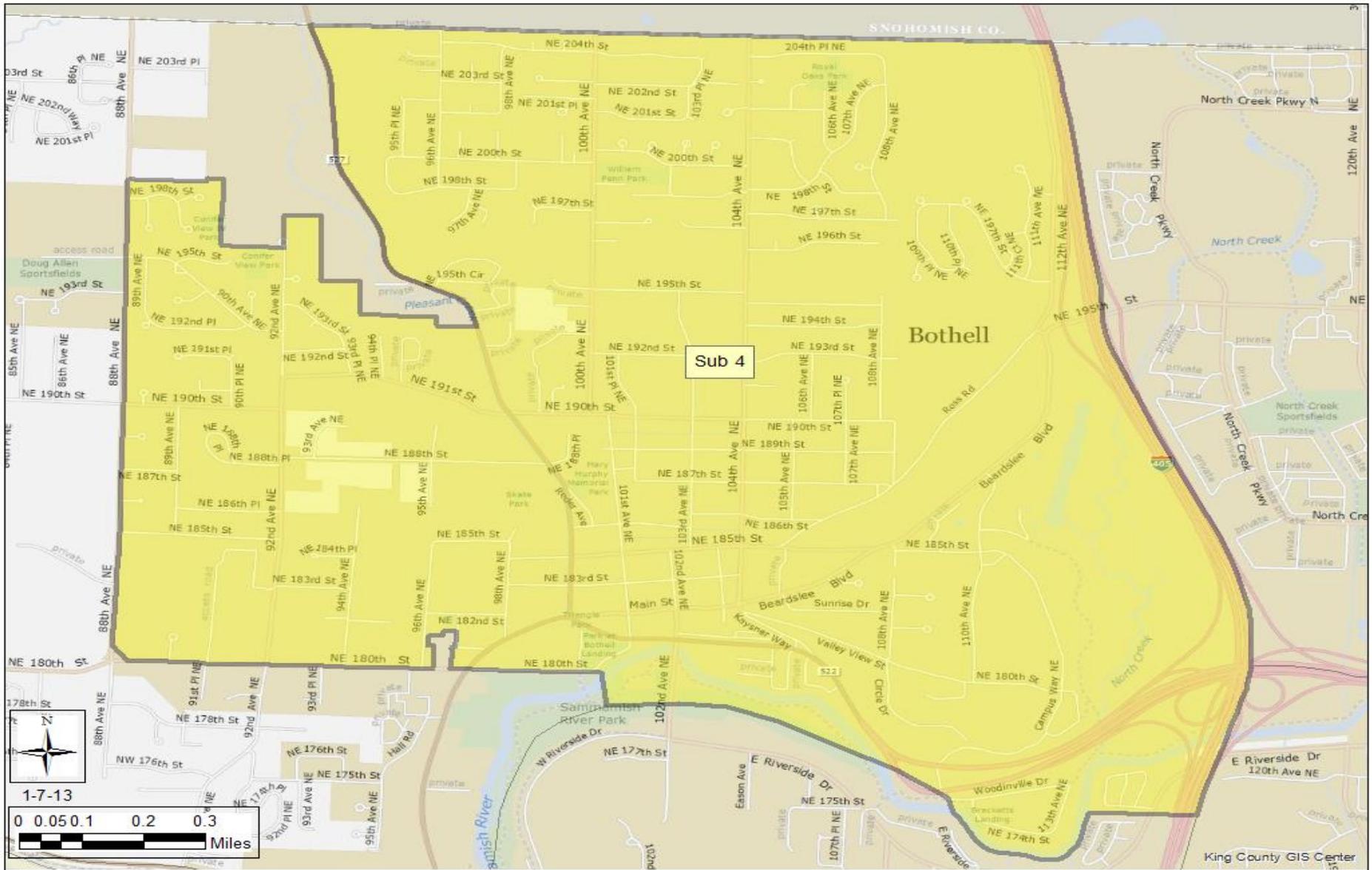
Sub Area Map



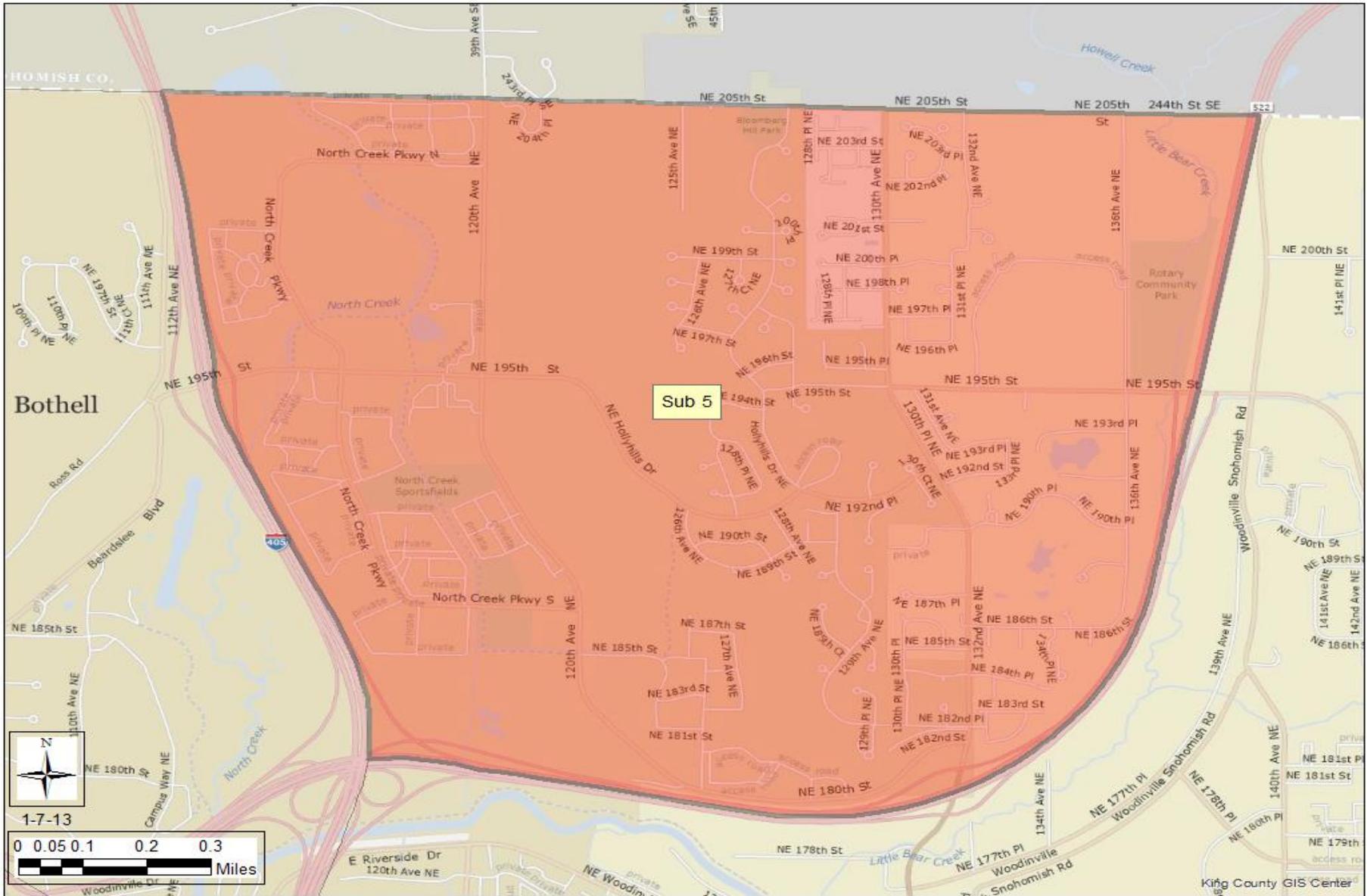
Sub Area Map



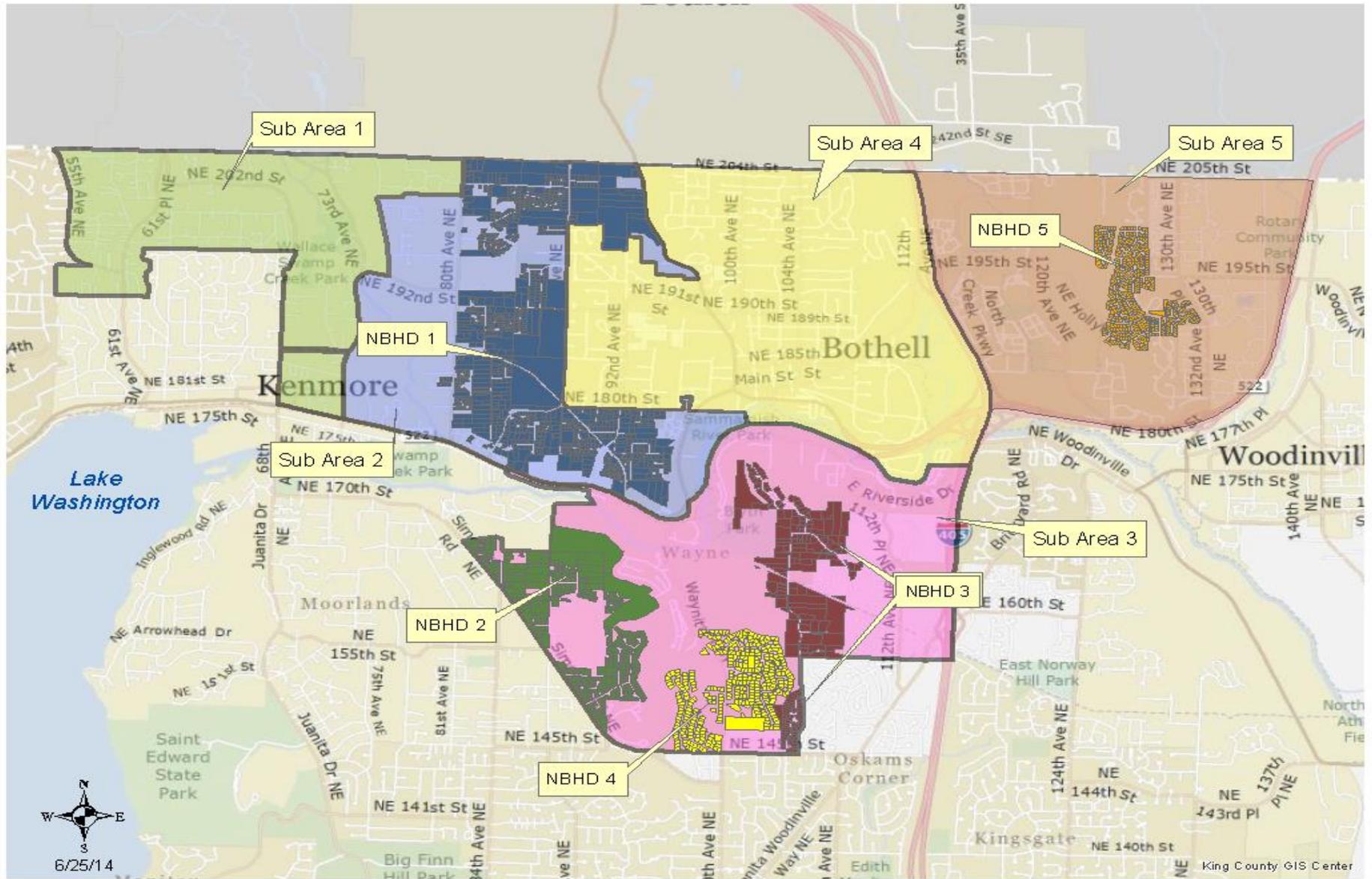
Sub Area Map



Sub Area Map



Area 038 Neighborhood Map



Area 038 Housing Profile



Grade 5/ Year Built 1932/ Total Living Area 530
Account Number 011410-0421



Grade 6/ Year Built 1938/ Total Living Area 1,080
Account Number 012604-9177



Grade 7/ Year Built 1960/ Total Living Area 1,320
Account Number 926940-0010



Grade 8/ Year Built 2006/ Total Living Area 2,420
Account Number 108865-0010



Grade 9/ Year Built 2006/ Total Living Area 3,100
Account Number 143753-0110



Grade 10/ Year Built 2007/ Total Living Area 3,200
Account Number 072605-9118

Area 038 Housing Profile



Grade 11/ Year Built 2003/ Total Living Area 4,280
Account Number 929510-0110

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Executive Summary

Bothell/East Kenmore - Area 038

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 829
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
2014 Value	\$170,000	\$285,800	\$455,800			6.41%
2015 Value	\$193,300	\$325,000	\$518,300	\$547,500	94.3%	5.93%
\$ Change	+\$23,300	+\$39,200	+\$62,500			
% Change	+13.7%	+13.7%	+13.7%			

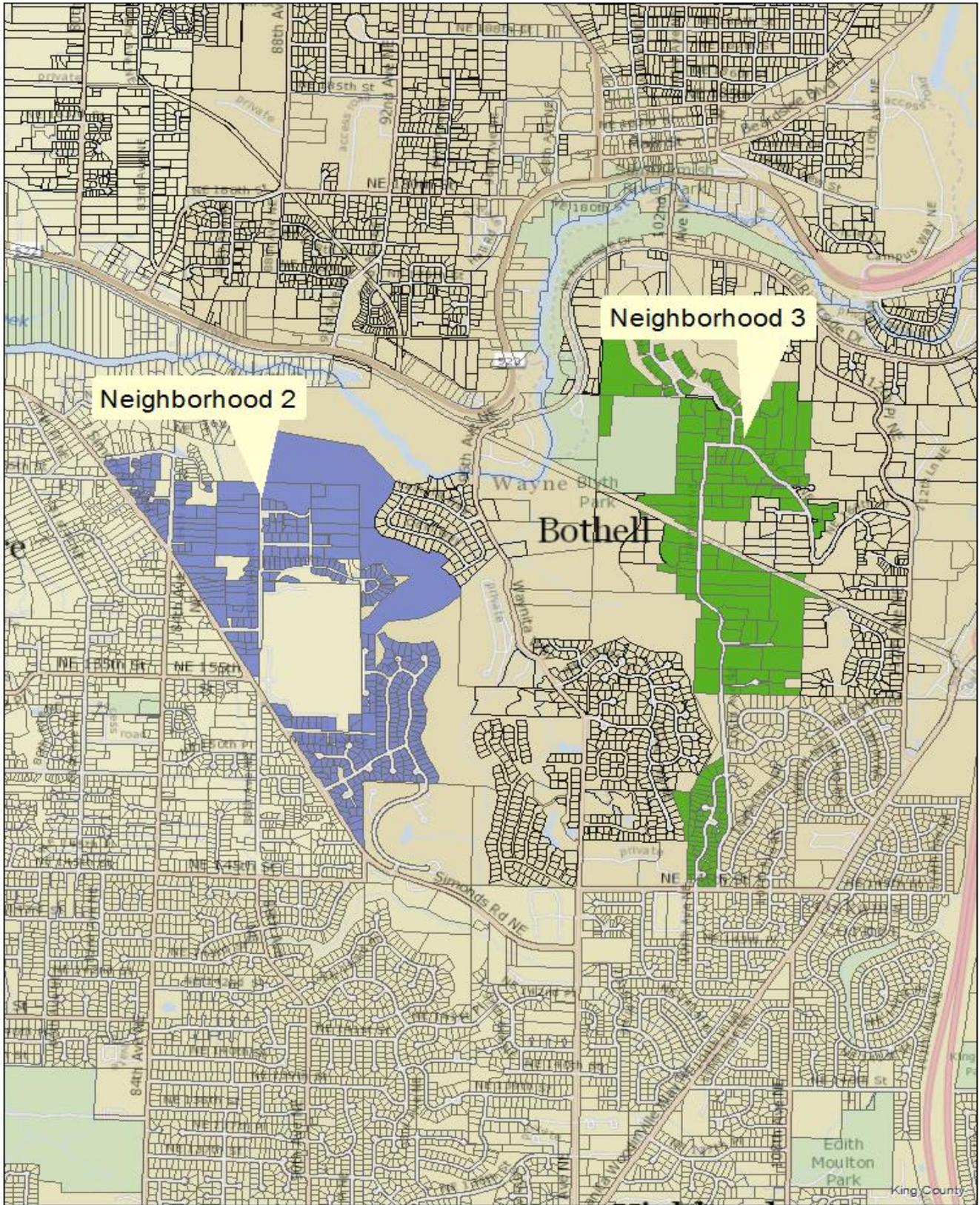
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 5.93% is an improvement from the previous COD of 6.41%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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
2014 Value	\$173,800	\$239,200	\$413,000
2015 Value	\$197,700	\$274,400	\$472,100
\$ Change	+\$23,900	+\$35,200	+\$59,100
% Change	+13.8%	+14.7%	+14.3%

Number of one to three unit residences in the population: 6,526

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 2 and Neighborhood 3 and Sub Areas 4 and 5, were generally at a lower assessment level than the rest of the population. This resulted in more of an upward adjustment. Parcels in Sub Area 2, not including neighborhood 1 were generally at a higher assessment level than the rest of the population. This resulted in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

Neighborhood 038 Map



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Area 038 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.96%	2,818	43%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Neighborhood 2	+15.87%	48	348	14%
Neighborhood 3	+20.77%	34	169	20%
Sub Area 2 W/O Neighborhood 1	+6.01%	99	376	26%
Sub Area 4	+17.66%	164	1820	9%
Sub Area 5	+17.89%	146	995	15%

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

Generally, Neighborhood 2, Neighborhood 3, Sub Area 4 and Sub Area 5 parcels were at a lower assessment level than the rest of the population, which resulted in more of an upward adjustment. Parcels in Sub area 2 not including Neighborhood 1 were at a higher assessment level than the rest of the population, which resulted in less of an upward adjustment. This model corrects for these strata differences.

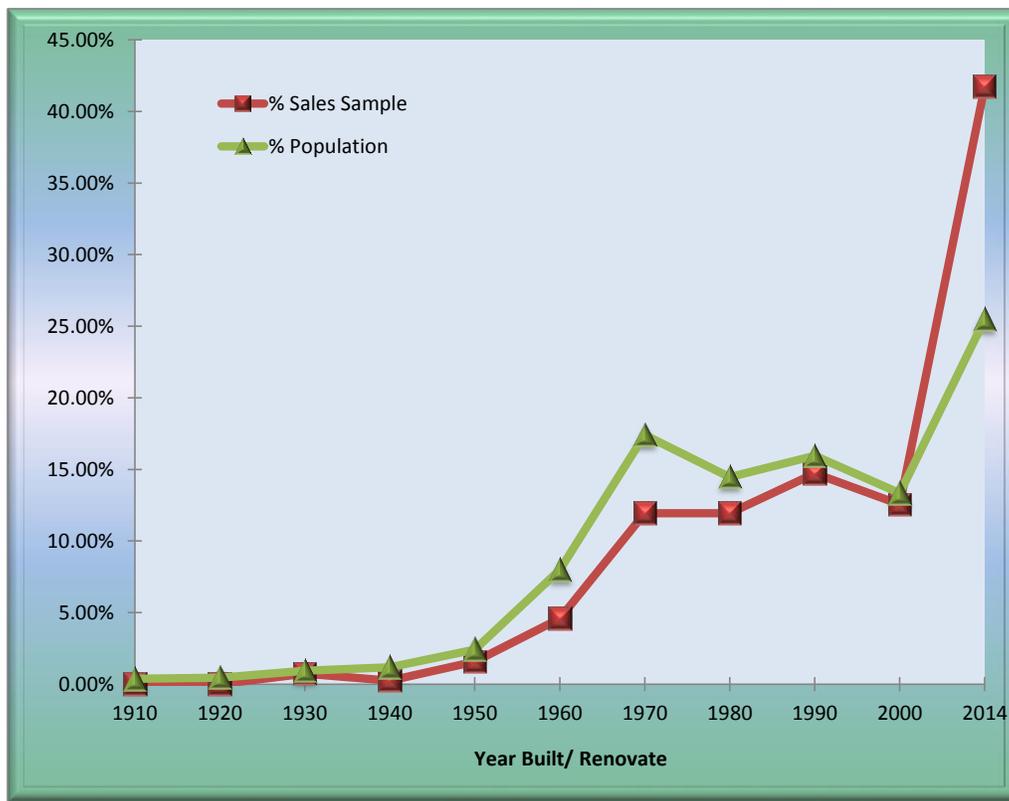
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	6	0.72%
1940	2	0.24%
1950	13	1.57%
1960	38	4.58%
1970	99	11.94%
1980	99	11.94%
1990	122	14.72%
2000	104	12.55%
2014	346	41.74%
829		

Population

Year Built/Ren	Frequency	% Population
1910	24	0.37%
1920	30	0.46%
1930	61	0.93%
1940	77	1.18%
1950	158	2.42%
1960	521	7.98%
1970	1,136	17.41%
1980	944	14.47%
1990	1,041	15.95%
2000	871	13.35%
2014	1,663	25.48%
6,526		



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

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

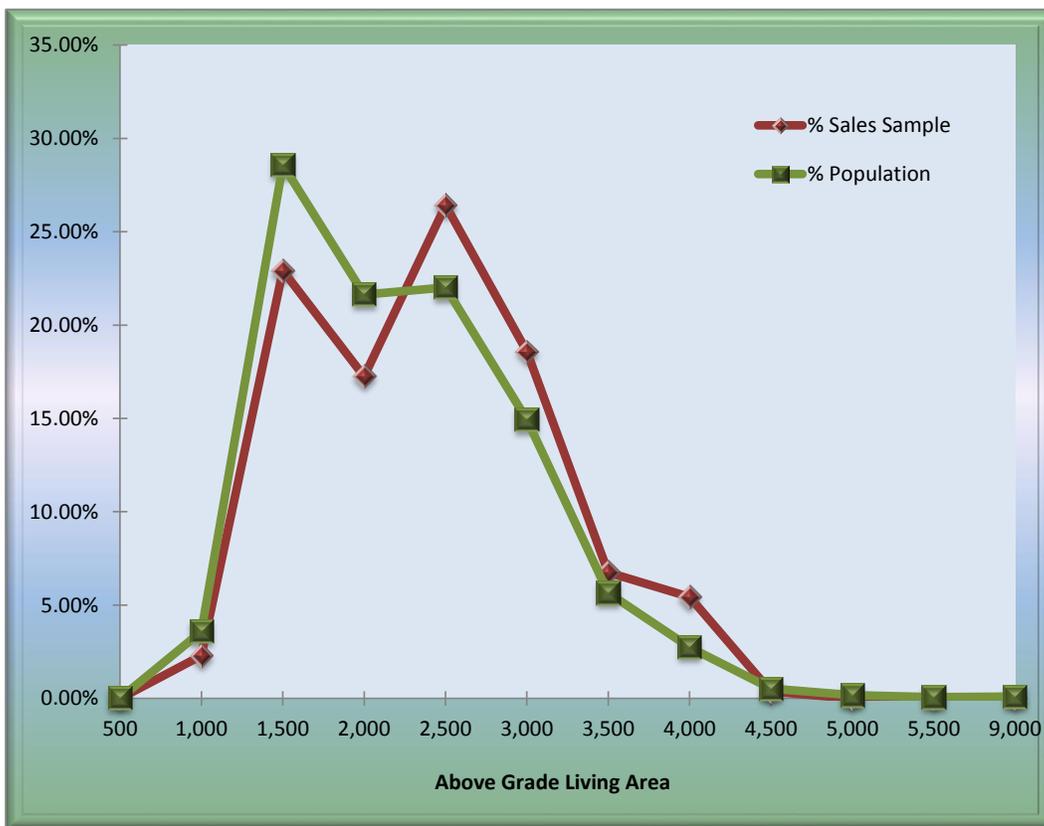
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	19	2.29%
1,500	190	22.92%
2,000	143	17.25%
2,500	219	26.42%
3,000	154	18.58%
3,500	56	6.76%
4,000	45	5.43%
4,500	3	0.36%
5,000	0	0.00%
5,500	0	0.00%
9,000	0	0.00%
	829	

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	234	3.59%
1,500	1,865	28.58%
2,000	1,412	21.64%
2,500	1,437	22.02%
3,000	974	14.92%
3,500	369	5.65%
4,000	179	2.74%
4,500	34	0.52%
5,000	11	0.17%
5,500	4	0.06%
9,000	6	0.09%
	6,526	



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

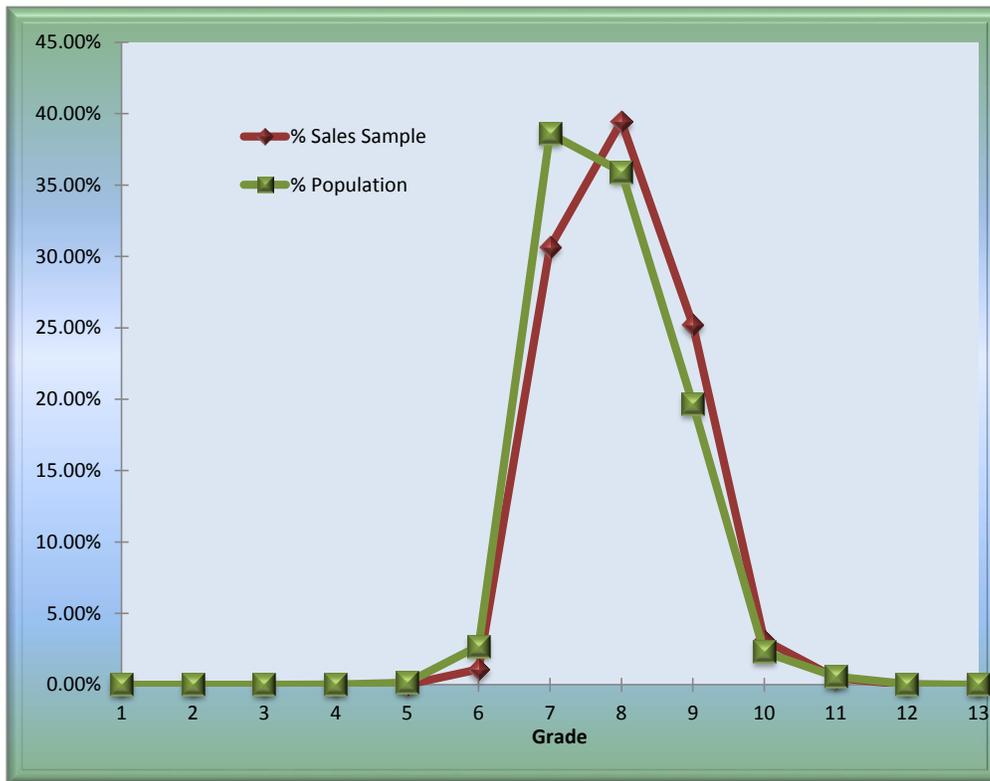
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	1.09%
7	254	30.64%
8	327	39.45%
9	209	25.21%
10	26	3.14%
11	4	0.48%
12	0	0.00%
13	0	0.00%
829		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	10	0.15%
6	177	2.71%
7	2,519	38.60%
8	2,345	35.93%
9	1,283	19.66%
10	150	2.30%
11	37	0.57%
12	4	0.06%
13	0	0.00%
6,526		



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

Area 038 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 1.157, resulting in an adjusted value of \$549,000 ($\$475,000 * 1.157 = \$549,575$) – truncated to the nearest \$1000.

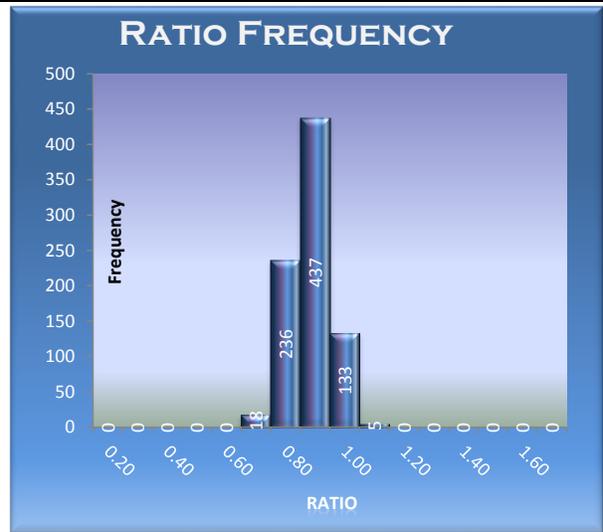
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.376	37.6%
2/1/2012	1.366	36.6%
3/1/2012	1.356	35.6%
4/1/2012	1.345	34.5%
5/1/2012	1.335	33.5%
6/1/2012	1.324	32.4%
7/1/2012	1.314	31.4%
8/1/2012	1.303	30.3%
9/1/2012	1.293	29.3%
10/1/2012	1.282	28.2%
11/1/2012	1.272	27.2%
12/1/2012	1.261	26.1%
1/1/2013	1.251	25.1%
2/1/2013	1.240	24.0%
3/1/2013	1.230	23.0%
4/1/2013	1.220	22.0%
5/1/2013	1.209	20.9%
6/1/2013	1.199	19.9%
7/1/2013	1.189	18.9%
8/1/2013	1.178	17.8%
9/1/2013	1.167	16.7%
10/1/2013	1.157	15.7%
11/1/2013	1.146	14.6%
12/1/2013	1.136	13.6%
1/1/2014	1.125	12.5%
2/1/2014	1.115	11.5%
3/1/2014	1.105	10.5%
4/1/2014	1.094	9.4%
5/1/2014	1.084	8.4%
6/1/2014	1.073	7.3%
7/1/2014	1.063	6.3%
8/1/2014	1.053	5.3%
9/1/2014	1.042	4.2%
10/1/2014	1.032	3.2%
11/1/2014	1.021	2.1%
12/1/2014	1.011	1.1%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 038 is: $(0.848530573892566 - 0.0286650817786965 * 0.05790108 - 0.0618801251331316 * 0.04101327 - 0.000286481301421421 * \text{SaleDay} + 0.047614646309333 * 0.119421 - 0.0411144793422597 * 0.1978287 - 0.0427026673950086 * 0.1761158) / (0.848530573892566 - 0.0286650817786965 * 0.05790108 - 0.0618801251331316 * 0.04101327 + 0.047614646309333 * 0.119421 - 0.0411144793422597 * 0.1978287 - 0.0427026673950086 * 0.1761158)$
SaleDay = SaleDate - 42005

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Bothell/East Kenmore	1/1/2014	5/26/2015	1/2012 - 12/2014
Area Number: 038	Appr ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
<i>Sample size (n)</i>	829
<i>Mean Assessed Value</i>	\$455,800
<i>Mean Adj. Sales Price</i>	\$547,500
<i>Standard Deviation AV</i>	\$134,293
<i>Standard Deviation SP</i>	\$159,687
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.834
<i>Median Ratio</i>	0.832
<i>Weighted Mean Ratio</i>	0.833
UNIFORMITY	
<i>Lowest ratio</i>	0.668
<i>Highest ratio:</i>	1.039
<i>Coefficient of Dispersion</i>	6.41%
<i>Standard Deviation</i>	0.066
<i>Coefficient of Variation</i>	7.93%
<i>Price Related Differential (PRD)</i>	1.002
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.826
<i>Upper limit</i>	0.839
95% Confidence: Mean	
<i>Lower limit</i>	0.830
<i>Upper limit</i>	0.839
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6,526
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.066
Recommended minimum:	7
<i>Actual sample size:</i>	829
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	418
<i># ratios above mean:</i>	411
<i>z:</i>	0.243
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

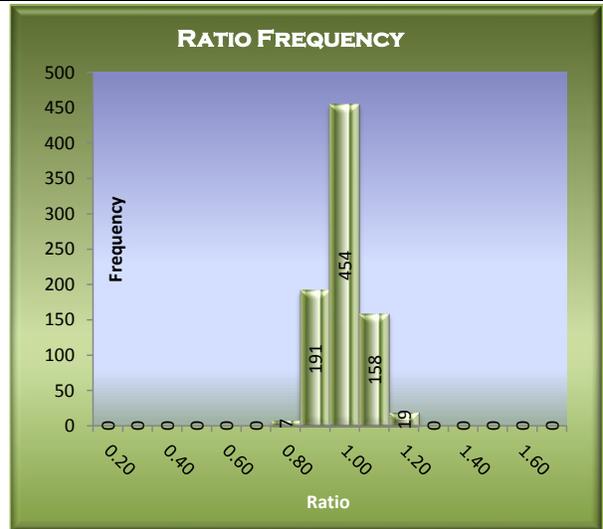
1 to 3 Unit Residences throughout Area 038

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Bothell/East Kenmore	1/1/2015	5/26/2015	1/2012 - 12/2014
Area Number: 038	Appr. ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	829
Mean Assessed Value	\$518,300
Mean Sales Price	\$547,500
Standard Deviation AV	\$151,902
Standard Deviation SP	\$159,687
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.943
Weighted Mean Ratio	0.947
UNIFORMITY	
Lowest ratio	0.770
Highest ratio:	1.162
Coefficient of Dispersion	5.93%
Standard Deviation	0.070
Coefficient of Variation	7.37%
Price Related Differential (PRD)	1.002
RELIABILITY	
95% Confidence: Median	
Lower limit	0.938
Upper limit	0.950
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.954
SAMPLE SIZE EVALUATION	
N (population size)	6,526
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.070
Recommended minimum:	8
Actual sample size:	829
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	432
# ratios above mean:	397
z:	1.216
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 038 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: May 26, 2015

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 25 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 +13.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.140, with the result truncated to the next \$1,000.

The formula for the Holly Hills Manufactured Home Community (Major number's 339540-339547) is:

2015 Land Value = 2014 Land Value * 1.05 with the result truncated to the next \$1,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance,



Neighborhood 2 and Neighborhood 3 and Sub Areas 4 and 5, were generally at a lower assessment level than the rest of the population. This resulted in more of an upward adjustment. Parcels in Sub Area 2, not including neighborhood 1 were generally at a higher assessment level than the rest of the population. This resulted in less of an upward adjustment. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 829 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:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (0.848530573892566 - 0.0286650817786965 * \\ & \text{Nghb2} - 0.0618801251331316 * \text{Nghb3} + 0.047614646309333 * \text{Sub2WONghb1} - \\ & 0.0411144793422597 * \text{Sub4} - 0.0427026673950086 * \text{Sub5}) \end{aligned}$$

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 51 sales of mobile homes within Area 038. Analysis of the mobile homes sales indicated a value increase of 5%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.05 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 94.3%. 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 +14.3%. 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) * 1.137.

- 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) * 1.137.
- 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 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	011410	0354	12/12/14	\$249,000	\$251,000	1,090	6	1950	Good	10,296	N	N	6203 NE 202ND ST
1	0	402770	1275	07/18/14	\$230,000	\$243,000	1,240	6	1948	Avg	6,195	N	N	5813 NE 193RD ST
1	0	402770	1095	05/01/13	\$317,000	\$383,000	740	7	1959	VGood	8,411	N	N	6033 NE 201ST LN
1	0	255816	0160	10/08/13	\$274,950	\$317,000	770	7	1971	Good	7,286	N	N	6109 NE 204TH ST
1	0	177645	0130	08/09/13	\$310,000	\$364,000	860	7	1981	Avg	8,945	N	N	20428 73RD CT NE
1	0	255816	0040	04/01/13	\$299,000	\$365,000	910	7	1971	Good	7,150	N	N	6121 NE 203RD ST
1	0	382410	0256	12/18/13	\$255,000	\$288,000	960	7	1964	Avg	12,043	N	N	19622 65TH AVE NE
1	0	402770	1037	08/13/12	\$210,000	\$273,000	960	7	1968	Avg	11,312	N	N	6125 NE 200TH ST
1	0	394960	0090	12/01/14	\$335,000	\$339,000	980	7	1966	Good	9,903	N	N	7541 NE 202ND PL
1	0	011410	0246	04/15/13	\$233,000	\$283,000	1,000	7	1960	Good	7,557	N	N	19013 73RD AVE NE
1	0	257050	0040	03/20/12	\$289,950	\$391,000	1,020	7	1961	Good	9,490	N	N	20330 79TH AVE NE
1	0	257050	0230	05/29/14	\$400,000	\$430,000	1,020	7	1962	Good	9,747	N	N	20202 78TH PL NE
1	0	257050	0270	04/18/13	\$330,000	\$401,000	1,020	7	1962	VGood	9,370	N	N	20231 78TH PL NE
1	0	382480	0040	01/11/13	\$272,000	\$339,000	1,030	7	1962	Good	9,987	N	N	19712 64TH AVE NE
1	0	382410	0235	07/24/14	\$425,000	\$448,000	1,060	7	1960	Good	15,920	N	N	6238 NE 196TH ST
1	0	012604	9086	07/17/13	\$185,000	\$219,000	1,100	7	1948	Avg	10,000	N	N	20425 80TH AVE NE
1	0	257050	0300	03/28/13	\$345,000	\$421,000	1,110	7	1963	Good	10,988	N	N	7711 NE 203RD ST
1	0	402770	0792	04/16/14	\$327,000	\$356,000	1,120	7	1968	Avg	9,007	N	N	5803 NE 195TH ST
1	0	617990	0100	10/10/13	\$353,000	\$407,000	1,130	7	1981	Good	11,029	N	N	5820 NE 198TH PL
1	0	812370	0020	04/17/13	\$310,000	\$376,000	1,140	7	1960	Good	9,800	N	N	5540 NE 195TH ST
1	0	257060	0270	06/14/13	\$355,000	\$424,000	1,150	7	1966	VGood	10,467	N	N	20225 76TH PL NE
1	0	381950	0020	07/16/14	\$335,000	\$354,000	1,150	7	1961	Avg	7,600	N	N	5834 NE 197TH ST
1	0	402770	0931	01/07/13	\$329,950	\$412,000	1,150	7	1980	Good	7,395	N	N	5620 NE 202ND ST
1	0	402770	0884	10/24/14	\$410,000	\$420,000	1,160	7	1975	Avg	12,150	N	N	19608 55TH AVE NE
1	0	402770	0837	06/13/13	\$312,000	\$373,000	1,180	7	1963	Good	10,500	N	N	5509 NE 195TH ST
1	0	382480	0020	03/25/13	\$255,000	\$312,000	1,210	7	1962	Avg	9,987	N	N	19711 64TH AVE NE
1	0	402770	1284	06/05/14	\$385,000	\$413,000	1,210	7	1978	Avg	11,500	N	N	19216 58TH AVE NE
1	0	382010	0284	08/27/14	\$355,000	\$370,000	1,230	7	1981	Avg	9,600	N	N	19707 67TH AVE NE
1	0	255800	0070	06/18/13	\$348,000	\$415,000	1,240	7	1964	Good	10,650	N	N	6045 NE 204TH ST
1	0	255815	0110	05/28/13	\$324,000	\$389,000	1,240	7	1968	Good	7,200	N	N	6110 NE 202ND ST
1	0	255810	0010	05/13/13	\$359,950	\$434,000	1,260	7	1967	Good	7,500	N	N	6048 NE 203RD ST

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	255810	0120	05/31/12	\$289,000	\$383,000	1,260	7	1967	Avg	10,000	N	N	20201 60TH PL NE
1	0	381950	0030	04/28/14	\$406,500	\$441,000	1,260	7	1976	Avg	7,600	N	N	5818 NE 197TH ST
1	0	255816	0200	05/02/12	\$279,950	\$374,000	1,270	7	1973	Good	11,225	N	N	6131 NE 204TH ST
1	0	511600	0250	07/07/14	\$320,000	\$340,000	1,270	7	1950	Avg	11,646	N	N	5608 NE 204TH ST
1	0	382410	0015	07/02/12	\$260,000	\$342,000	1,280	7	1954	VGood	7,802	N	N	6226 NE 198TH ST
1	0	382410	0124	03/30/12	\$251,000	\$338,000	1,300	7	1967	Good	10,850	N	N	6237 NE 198TH ST
1	0	402770	0797	03/21/14	\$341,000	\$374,000	1,300	7	1984	Avg	7,200	N	N	19521 61ST AVE NE
1	0	866310	0180	07/20/12	\$327,500	\$428,000	1,310	7	1991	Good	10,768	N	N	6243 NE 204TH PL
1	0	255815	0120	06/26/13	\$342,000	\$407,000	1,320	7	1968	VGood	7,790	N	N	6102 NE 202ND ST
1	0	012604	9194	03/12/12	\$394,950	\$534,000	1,330	7	1976	VGood	10,125	N	N	18903 71ST AVE NE
1	0	255816	0220	12/10/14	\$385,000	\$388,000	1,330	7	1969	Avg	11,375	N	N	6134 NE 204TH ST
1	0	382410	0135	02/05/13	\$350,000	\$434,000	1,340	7	1966	VGood	8,728	N	N	19702 63RD LN NE
1	0	012604	9131	10/29/13	\$390,000	\$447,000	1,360	7	1960	Good	11,152	N	N	7605 NE 205TH ST
1	0	382410	0310	01/18/12	\$260,000	\$356,000	1,360	7	1974	Avg	9,600	N	N	6307 NE 196TH ST
1	0	866310	0050	05/19/14	\$446,000	\$481,000	1,370	7	1978	VGood	12,687	N	N	20402 63RD AVE NE
1	0	012604	9191	09/16/13	\$355,000	\$413,000	1,380	7	1976	Good	9,991	N	N	18919 71ST AVE NE
1	0	617990	0070	03/02/13	\$336,000	\$413,000	1,380	7	1981	Good	11,011	N	N	5836 NE 198TH PL
1	0	382410	0140	03/27/13	\$255,000	\$311,000	1,420	7	1960	Avg	17,500	N	N	6327 NE 198TH ST
1	0	012604	9217	06/04/14	\$400,000	\$429,000	1,530	7	1986	Avg	10,731	N	N	7122 NE 188TH CT
1	0	382410	0291	09/16/14	\$452,250	\$469,000	1,560	7	1979	Good	10,000	N	N	6218 NE 195TH ST
1	0	382410	0291	11/27/12	\$369,500	\$467,000	1,560	7	1979	Good	10,000	N	N	6218 NE 195TH ST
1	0	402770	1297	11/18/14	\$370,000	\$376,000	1,570	7	1962	Good	18,590	N	N	5619 NE 193RD ST
1	0	257060	0100	02/01/13	\$340,000	\$422,000	1,590	7	1964	VGood	10,326	N	N	7649 NE 202ND PL
1	0	382410	0187	03/08/13	\$307,000	\$377,000	1,630	7	1973	Avg	9,950	N	N	19621 65TH AVE NE
1	0	257050	0090	10/07/14	\$385,000	\$396,000	1,750	7	1961	Good	9,780	N	N	20303 79TH AVE NE
1	0	029372	0080	08/01/13	\$355,000	\$418,000	1,750	7	2003	Avg	3,653	N	N	7543 NE 204TH PL
1	0	402770	0838	02/13/14	\$444,000	\$493,000	1,800	7	1960	VGood	12,000	N	N	5523 NE 195TH ST
1	0	402770	0711	11/01/13	\$290,000	\$332,000	1,810	7	1947	Fair	45,110	N	N	20123 60TH AVE NE
1	0	382410	0211	06/26/14	\$370,000	\$394,000	1,850	7	1961	Good	14,500	N	N	6336 NE 196TH ST
1	0	025360	0150	08/26/14	\$380,000	\$397,000	1,860	7	2000	Avg	3,504	N	N	7556 NE 203RD ST
1	0	025360	0160	05/30/14	\$384,950	\$413,000	1,860	7	2000	Avg	3,690	N	N	7552 NE 203RD ST

Improved Sales Used in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	382410	0091	06/04/12	\$389,000	\$515,000	1,970	7	1978	Good	9,800	N	N	6516 NE 198TH ST
1	0	394960	0120	11/20/13	\$300,000	\$342,000	1,970	7	1966	Avg	10,875	N	N	7515 NE 202ND PL
1	0	029372	0180	12/30/14	\$415,000	\$415,000	1,980	7	2003	Avg	4,274	N	N	7538 NE 204TH PL
1	0	011410	0243	01/28/14	\$355,000	\$396,000	2,020	7	1965	Good	12,870	N	N	19037 73RD AVE NE
1	0	255816	0060	04/18/13	\$389,200	\$472,000	2,080	7	1970	VGood	7,790	N	N	6131 NE 203RD ST
1	0	382410	0134	08/17/12	\$310,000	\$402,000	2,080	7	1967	Good	8,820	N	N	19710 63RD LN NE
1	0	029372	0090	07/09/13	\$426,585	\$506,000	2,170	7	2003	Good	3,653	N	N	7547 NE 204TH PL
1	0	029372	0140	06/05/14	\$449,950	\$482,000	2,170	7	2003	Avg	4,912	N	N	7554 NE 204TH PL
1	0	382410	0131	07/16/13	\$338,950	\$401,000	2,260	7	1966	Good	8,820	N	N	6303 NE 198TH ST
1	0	255816	0180	04/07/14	\$410,500	\$448,000	2,270	7	1971	VGood	7,286	N	N	6121 NE 204TH ST
1	0	382010	0215	11/20/13	\$368,000	\$419,000	1,200	8	1959	Good	10,000	N	N	19531 67TH AVE NE
1	0	402770	1202	10/26/14	\$399,950	\$409,000	1,230	8	1978	Avg	13,860	N	N	6156 NE 196TH ST
1	0	402770	1074	10/23/12	\$355,000	\$453,000	1,250	8	1977	Good	9,663	N	N	6055 NE 200TH ST
1	0	511600	0170	12/10/13	\$330,000	\$374,000	1,300	8	1983	Avg	10,484	N	N	5710 NE 204TH PL
1	0	381960	0050	03/29/12	\$350,000	\$471,000	1,310	8	1978	Good	8,150	N	N	19605 61ST AVE NE
1	0	402770	1182	07/22/14	\$339,950	\$359,000	1,320	8	1959	Avg	11,457	N	N	20012 61ST PL NE
1	0	011410	0155	06/27/14	\$355,000	\$378,000	1,330	8	1985	Avg	10,838	N	N	19225 75TH AVE NE
1	0	402770	0812	05/29/14	\$452,000	\$486,000	1,340	8	1968	Good	10,002	N	N	19308 58TH PL NE
1	0	011410	0086	10/22/12	\$399,000	\$509,000	1,430	8	1979	Good	18,000	N	N	7326 NE 202ND PL
1	0	382410	0246	10/21/14	\$460,000	\$471,000	1,500	8	1979	Avg	9,676	N	N	19615 62ND CT NE
1	0	012604	9050	12/30/13	\$314,950	\$355,000	1,510	8	1979	Avg	11,570	N	N	6833 NE 191ST ST
1	0	402770	1326	07/09/14	\$470,000	\$498,000	1,530	8	1979	Avg	17,199	N	N	5504 NE 190TH ST
1	0	382410	0166	11/22/14	\$385,000	\$390,000	1,540	8	1977	Avg	10,358	N	N	19710 64TH PL NE
1	0	382410	0257	08/15/12	\$405,000	\$526,000	1,650	8	1964	Good	11,806	N	N	19646 65TH AVE NE
1	0	011410	0012	03/21/14	\$569,999	\$626,000	1,670	8	2013	Avg	10,833	N	N	7516 NE 203RD ST
1	0	382410	0290	09/03/13	\$498,000	\$581,000	1,700	8	2002	Good	13,458	N	N	6219 NE 196TH ST
1	0	402770	1291	08/20/14	\$550,000	\$575,000	1,760	8	1974	Good	13,113	N	N	19021 57TH PL NE
1	0	402770	1193	05/27/14	\$436,000	\$469,000	1,890	8	1960	Avg	11,000	N	N	6130 NE 197TH ST
1	0	278070	0020	09/10/14	\$375,000	\$390,000	1,900	8	1978	Avg	9,428	N	N	7204 NE 185TH ST
1	0	549810	0020	11/19/13	\$418,500	\$477,000	1,910	8	2010	Avg	4,463	N	N	20326 62ND WAY NE
1	0	278070	0050	11/06/14	\$432,000	\$440,000	1,920	8	2000	Avg	9,812	N	N	18527 73RD AVE NE

Improved Sales Used in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	402770	0846	07/22/14	\$531,500	\$561,000	1,940	8	2014	Avg	7,551	N	N	5513 NE 194TH ST
1	0	012604	9231	05/16/14	\$445,000	\$480,000	1,970	8	2010	Avg	24,318	N	N	18819 71ST AVE NE
1	0	402770	0785	02/11/13	\$450,000	\$556,000	1,970	8	2003	Avg	14,851	N	N	19523 61ST AVE NE
1	0	402770	0844	09/16/14	\$509,950	\$529,000	1,970	8	2007	Avg	9,153	N	N	5514 NE 194TH ST
1	0	402770	0844	04/19/13	\$430,000	\$522,000	1,970	8	2007	Avg	9,153	N	N	5514 NE 194TH ST
1	0	549810	0130	06/20/13	\$441,000	\$526,000	2,020	8	2010	Avg	4,838	N	N	20305 62ND WAY NE
1	0	402770	1185	04/26/13	\$435,400	\$527,000	2,100	8	2006	Avg	8,431	N	N	19722 61ST PL NE
1	0	313730	0070	07/01/13	\$449,000	\$534,000	2,280	8	2003	Avg	5,196	N	N	7546 NE 201ST PL
1	0	401950	0030	10/29/14	\$450,000	\$460,000	2,280	8	2010	Avg	4,557	N	N	5922 NE 199TH ST
1	0	402770	0726	09/08/14	\$470,101	\$489,000	2,320	8	1986	Avg	7,800	N	N	5937 NE 200TH CT
1	0	011410	0355	02/28/13	\$465,000	\$572,000	2,380	8	2001	Avg	21,722	N	N	6231 NE 202ND ST
1	0	414010	0200	08/08/14	\$499,000	\$524,000	2,410	8	1978	Avg	9,600	N	N	19032 61ST PL NE
1	0	382410	0301	01/25/12	\$510,000	\$698,000	2,410	8	2010	Avg	5,057	N	N	6235 NE 196TH ST
1	0	338440	0120	11/27/13	\$463,000	\$527,000	2,430	8	2010	Avg	4,509	N	N	5607 NE 198TH PL
1	0	011410	0165	03/20/13	\$452,500	\$554,000	2,630	8	1961	VGood	14,775	N	N	6819 NE 204TH ST
1	0	011410	0242	03/21/13	\$379,900	\$465,000	2,760	8	1995	Avg	10,015	N	N	19207 73RD AVE NE
1	0	011410	0304	06/14/12	\$445,000	\$587,000	2,800	8	2003	Avg	21,370	N	N	7022 NE 204TH ST
1	0	011410	0304	12/03/14	\$515,000	\$520,000	2,800	8	2003	Avg	21,370	N	N	7022 NE 204TH ST
1	0	382410	0352	05/07/12	\$427,500	\$570,000	2,870	8	2011	Avg	7,002	Y	N	6439 NE 196TH ST
1	0	011410	0358	04/23/14	\$535,000	\$581,000	2,340	9	1999	Avg	13,470	N	N	6209 NE 202ND ST
1	0	086920	0010	08/20/13	\$475,000	\$556,000	2,410	9	2006	Avg	5,832	N	N	6735 NE 201ST PL
1	0	086920	0060	08/23/13	\$585,000	\$685,000	2,440	9	2007	Avg	5,331	N	N	6730 NE 201ST PL
1	0	011410	0090	09/20/13	\$500,000	\$580,000	2,680	9	2007	Avg	7,727	N	N	7431 NE 203RD LN
1	0	011410	0364	04/18/12	\$575,000	\$770,000	3,660	10	2007	Avg	8,759	N	N	6530 NE 202ND ST
2	0	011410	0763	07/28/14	\$230,000	\$242,000	1,040	6	1941	Avg	15,000	N	N	18705 80TH AVE NE
2	1	011410	1540	08/21/14	\$415,000	\$434,000	1,760	6	1949	Avg	19,210	N	N	17516 83RD PL NE
2	1	012604	9208	12/13/13	\$325,900	\$369,000	1,000	7	2002	Avg	12,375	N	N	18711 82ND AVE NE
2	1	096800	0020	08/22/14	\$295,000	\$308,000	1,060	7	1962	Avg	10,864	N	N	8812 NE 203RD PL
2	1	809660	0100	12/15/14	\$455,000	\$458,000	1,060	7	1968	VGood	9,442	N	N	19057 86TH AVE NE
2	1	809660	0100	03/15/14	\$459,000	\$505,000	1,060	7	1968	VGood	9,442	N	N	19057 86TH AVE NE
2	0	381975	0150	12/21/12	\$315,000	\$395,000	1,090	7	1987	Avg	9,600	N	N	19504 76TH AVE NE



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Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	076500	0060	08/27/14	\$342,000	\$357,000	1,120	7	1959	Avg	11,200	N	N	17823 93RD PL NE
2	1	011410	1426	06/17/14	\$375,000	\$400,000	1,160	7	1976	Good	22,470	N	N	18110 83RD AVE NE
2	1	809650	0100	11/25/13	\$280,000	\$319,000	1,170	7	1967	Avg	9,719	N	N	19072 85TH AVE NE
2	1	076500	0040	10/04/13	\$271,313	\$314,000	1,180	7	1959	Avg	14,500	N	N	17833 93RD PL NE
2	1	011410	1161	08/29/14	\$480,000	\$501,000	1,220	7	1949	Good	67,269	N	N	18015 83RD AVE NE
2	0	660140	0010	09/07/12	\$262,800	\$339,000	1,220	7	1968	Good	8,977	N	N	7918 NE 183RD ST
2	1	011410	1440	12/03/12	\$355,000	\$448,000	1,230	7	1965	Good	11,499	N	N	18012 83RD AVE NE
2	1	952260	0050	03/11/13	\$415,000	\$509,000	1,280	7	1973	VGood	8,500	N	N	9340 NE 176TH ST
2	1	011410	1506	12/04/12	\$265,000	\$334,000	1,300	7	1997	Avg	5,088	N	N	17718 83RD PL NE
2	1	607500	0050	07/16/14	\$323,000	\$342,000	1,310	7	1967	Good	9,690	N	N	17640 86TH AVE NE
2	1	011410	1360	07/25/12	\$325,000	\$424,000	1,330	7	1978	Avg	73,180	N	N	18402 80TH AVE NE
2	1	072605	9078	06/24/13	\$337,000	\$401,000	1,350	7	1975	Good	9,412	N	N	9235 NE 175TH ST
2	0	660140	0030	02/12/13	\$245,000	\$303,000	1,420	7	1972	Avg	10,458	N	N	7902 NE 183RD ST
2	1	011410	1516	05/28/14	\$310,000	\$333,000	1,430	7	1927	Good	19,901	N	N	17616 83RD PL NE
2	0	381975	0020	02/25/14	\$385,000	\$426,000	1,440	7	1987	VGood	9,600	N	N	7608 NE 197TH CT
2	1	098285	0020	09/03/14	\$382,000	\$398,000	1,450	7	2009	Avg	4,667	N	N	8008 NE 183RD ST
2	1	098285	0060	06/03/14	\$400,000	\$429,000	1,450	7	2009	Avg	4,706	N	N	8018 NE 183RD ST
2	1	096800	0120	11/12/14	\$395,000	\$402,000	1,470	7	1962	Good	10,125	N	N	8835 NE 203RD PL
2	1	098285	0010	05/30/14	\$365,250	\$392,000	1,490	7	2009	Avg	4,522	N	N	8006 NE 183RD ST
2	1	012604	9169	08/28/14	\$450,000	\$469,000	1,540	7	1967	Avg	61,419	N	N	8400 NE 190TH ST
2	1	809660	0040	05/15/12	\$229,900	\$306,000	1,620	7	1968	Avg	9,600	N	N	19032 86TH AVE NE
2	1	115690	0010	03/24/12	\$300,000	\$404,000	1,710	7	2009	Avg	4,553	N	N	8140 NE 187TH PL
2	1	098285	0080	06/13/14	\$415,500	\$444,000	1,750	7	2009	Avg	4,779	N	N	8019 NE 183RD ST
2	1	012604	9100	11/04/14	\$398,000	\$406,000	1,830	7	1954	Avg	27,468	N	N	20318 80TH AVE NE
2	1	072605	9485	11/17/14	\$496,000	\$504,000	2,180	7	2010	Avg	4,533	N	N	9440 NE 173RD PL
2	0	602050	0070	07/11/13	\$410,500	\$486,000	2,320	7	2000	Avg	4,365	N	N	19419 77TH PL NE
2	1	926926	0160	02/13/12	\$351,500	\$479,000	2,460	7	2000	Avg	3,855	N	N	9209 NE 173RD PL
2	1	926926	0250	07/11/12	\$357,950	\$469,000	2,460	7	2000	Avg	5,090	N	N	9230 NE 173RD PL
2	1	926926	0300	07/05/13	\$397,500	\$472,000	2,460	7	2000	Avg	4,013	N	N	9214 NE 173RD PL
2	1	926926	0340	01/21/14	\$420,000	\$470,000	2,460	7	2000	Avg	4,473	N	N	17351 92ND PL NE
2	1	926926	0420	11/10/14	\$436,000	\$444,000	2,640	7	2000	Avg	3,899	N	N	17366 92ND PL NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	926926	0490	10/10/13	\$418,000	\$482,000	2,640	7	2001	Avg	3,939	N	N	9244 NE 174TH PL
2	1	926926	0010	07/13/12	\$400,000	\$524,000	2,680	7	1999	Avg	5,425	N	N	17427 92ND AVE NE
2	1	926926	0100	12/16/14	\$475,000	\$478,000	2,680	7	1999	Avg	4,673	N	N	17361 92ND AVE NE
2	0	011410	0745	05/06/14	\$475,000	\$514,000	3,470	7	1924	Avg	117,612	N	N	19015 80TH AVE NE
2	1	513000	0090	09/09/14	\$374,950	\$390,000	1,290	8	1964	Avg	11,562	Y	N	18325 83RD PL NE
2	0	011410	0809	03/26/14	\$425,000	\$466,000	1,350	8	2005	Avg	17,833	N	N	7916 NE 179TH LN
2	1	072605	9207	05/02/12	\$399,000	\$532,000	1,500	8	1962	Good	112,384	N	N	17425 91ST AVE NE
2	1	809380	0200	11/18/14	\$360,400	\$366,000	1,630	8	1987	Avg	11,592	N	N	8412 NE 178TH ST
2	0	957806	0820	02/15/12	\$334,995	\$456,000	1,670	8	2012	Avg	4,670	N	N	7746 NE 201ST PL
2	1	809380	0080	02/06/13	\$345,000	\$427,000	1,690	8	1986	Avg	6,017	Y	N	17838 85TH PL NE
2	0	011410	1055	12/23/14	\$383,000	\$384,000	1,720	8	1993	Avg	10,031	N	N	19425 76TH CT NE
2	1	513000	0180	10/01/13	\$351,500	\$407,000	1,810	8	1964	Good	10,364	N	N	8305 NE 183RD ST
2	0	957806	0770	08/29/12	\$369,995	\$479,000	1,850	8	2012	Avg	4,504	N	N	7714 NE 201ST PL
2	0	957806	0790	08/06/12	\$369,995	\$482,000	1,850	8	2012	Avg	4,504	N	N	7726 NE 201ST PL
2	1	370950	0060	06/20/14	\$458,000	\$489,000	1,870	8	2003	Avg	5,013	N	N	8921 NE 176TH ST
2	1	370950	0180	05/27/14	\$445,830	\$479,000	1,870	8	2003	Avg	5,449	N	N	9036 NE 176TH ST
2	1	072605	9061	12/27/13	\$420,000	\$473,000	1,890	8	1958	Avg	26,187	N	N	17823 88TH AVE NE
2	0	011410	1058	01/30/13	\$328,050	\$407,000	1,910	8	1993	Avg	10,756	N	N	19428 76TH CT NE
2	1	012604	9117	07/09/12	\$470,000	\$616,000	2,000	8	2011	Avg	31,500	N	N	18522 82ND AVE NE
2	1	370950	0140	06/23/14	\$459,950	\$490,000	2,000	8	2003	Avg	6,107	N	N	9014 NE 176TH ST
2	0	957806	0660	05/13/14	\$502,000	\$542,000	2,040	8	2012	Avg	5,616	N	N	7613 NE 201ST PL
2	0	957806	0660	05/21/12	\$395,470	\$525,000	2,040	8	2012	Avg	5,616	N	N	7613 NE 201ST PL
2	0	957806	0730	06/18/12	\$389,995	\$514,000	2,040	8	2012	Avg	4,503	N	N	7624 NE 201ST PL
2	0	957806	0760	06/19/12	\$393,995	\$519,000	2,040	8	2012	Avg	4,504	N	N	7708 NE 201ST PL
2	0	957806	0500	02/15/12	\$382,000	\$520,000	2,050	8	2011	Avg	4,723	N	N	7728 NE 200TH ST
2	0	957801	0150	10/08/12	\$392,967	\$503,000	2,050	8	2012	Avg	4,557	N	N	19718 77TH AVE NE
2	0	957801	0230	01/08/13	\$424,033	\$529,000	2,050	8	2012	Avg	4,625	N	N	7617 NE 198TH PL
2	1	029373	0030	04/28/13	\$466,750	\$565,000	2,100	8	1998	Avg	10,078	N	N	9423 NE 175TH ST
2	0	957806	0200	01/06/14	\$460,000	\$517,000	2,100	8	2009	Avg	4,588	N	N	7806 NE 199TH ST
2	1	072605	9288	11/01/12	\$361,000	\$459,000	2,120	8	1956	Good	20,499	N	N	8639 NE 180TH ST
2	1	942790	0110	08/17/12	\$380,100	\$493,000	2,130	8	2003	Avg	5,911	N	N	18020 81ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	926588	0100	11/20/13	\$479,950	\$547,000	2,130	8	2013	Avg	5,150	N	N	7621 NE 193RD PL
2	1	012604	9051	10/21/13	\$440,000	\$506,000	2,140	8	2004	Avg	5,741	Y	N	18904 82ND AVE NE
2	1	072605	9363	10/04/13	\$379,000	\$438,000	2,180	8	1964	Avg	17,200	N	N	17516 92ND AVE NE
2	1	856495	0300	09/19/14	\$450,000	\$466,000	2,180	8	2004	Avg	4,226	N	N	8505 NE 201ST ST
2	1	856495	0550	12/06/13	\$435,000	\$493,000	2,180	8	2004	Avg	4,045	N	N	8500 NE 202ND WAY
2	1	108865	0060	04/21/14	\$478,000	\$520,000	2,180	8	2006	Avg	4,507	N	N	19825 82ND PL NE
2	1	108865	0170	10/23/14	\$469,000	\$480,000	2,180	8	2006	Avg	5,880	N	N	19916 83RD PL NE
2	1	108865	0220	08/15/13	\$440,000	\$516,000	2,180	8	2006	Avg	4,497	N	N	19834 83RD PL NE
2	0	957806	0090	03/01/13	\$418,550	\$515,000	2,220	8	2012	Avg	4,562	N	N	7725 NE 200TH ST
2	0	957801	0250	03/04/13	\$411,718	\$506,000	2,220	8	2013	Avg	5,256	N	N	7611 NE 198TH PL
2	0	957801	0280	05/11/13	\$433,354	\$523,000	2,220	8	2013	Avg	4,584	N	N	7636 NE 195TH ST
2	0	957801	0330	06/20/13	\$516,390	\$616,000	2,220	8	2013	Avg	4,613	N	N	7639 NE 196TH ST
2	0	957801	0360	02/11/13	\$494,080	\$611,000	2,220	8	2013	Avg	4,553	N	N	7636 NE 196TH ST
2	0	957801	0400	05/14/13	\$418,272	\$504,000	2,220	8	2013	Avg	4,593	N	N	7708 NE 195TH ST
2	0	926588	0180	08/27/13	\$434,950	\$508,000	2,220	8	2012	Avg	4,566	N	N	7732 NE 193RD PL
2	1	952260	0120	10/22/14	\$449,000	\$460,000	2,230	8	1968	Good	8,440	N	N	17523 93RD AVE NE
2	0	957801	0240	12/24/12	\$418,661	\$525,000	2,250	8	2012	Avg	5,159	N	N	7613 NE 198TH PL
2	0	957801	0180	12/24/12	\$424,185	\$532,000	2,260	8	2012	Avg	5,141	N	N	7702 NE 198TH PL
2	0	957801	0260	03/04/13	\$438,021	\$538,000	2,260	8	2013	Avg	4,863	N	N	7609 NE 198TH PL
2	0	957806	0320	08/16/12	\$410,285	\$533,000	2,270	8	2012	Avg	4,515	N	N	7717 NE 199TH ST
2	0	957806	0350	07/18/12	\$408,080	\$534,000	2,270	8	2012	Avg	6,110	N	N	19823 77TH AVE NE
2	0	957806	0380	04/20/12	\$414,172	\$554,000	2,270	8	2012	Avg	4,545	N	N	19907 77TH AVE NE
2	0	957806	0710	04/18/12	\$399,995	\$536,000	2,270	8	2012	Avg	4,674	N	N	7616 NE 201ST PL
2	0	957806	0740	05/12/12	\$399,995	\$532,000	2,270	8	2012	Avg	4,503	N	N	7628 NE 201ST PL
2	0	957806	0800	02/02/12	\$399,995	\$546,000	2,270	8	2012	Avg	4,504	N	N	7732 NE 201ST PL
2	0	957806	0300	08/01/12	\$405,062	\$528,000	2,275	8	2012	Avg	4,534	N	N	7729 NE 199TH ST
2	1	856495	0370	07/29/13	\$470,000	\$554,000	2,280	8	2004	Avg	7,516	N	N	8603 NE 201ST PL
2	0	957806	0370	08/01/12	\$410,569	\$535,000	2,290	8	2012	Avg	5,105	N	N	19901 77TH AVE NE
2	0	957806	0720	05/01/12	\$404,995	\$541,000	2,290	8	2012	Avg	4,503	N	N	7620 NE 201ST PL
2	0	957806	0750	08/03/12	\$407,995	\$531,000	2,290	8	2012	Avg	4,504	N	N	7702 NE 201ST PL
2	0	957806	0780	08/06/12	\$404,995	\$527,000	2,290	8	2012	Avg	4,504	N	N	7720 NE 201ST PL

Improved Sales Used in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	957806	0810	02/16/12	\$404,995	\$551,000	2,290	8	2012	Avg	4,504	N	N	7738 NE 201ST PL
2	0	957801	0050	08/29/12	\$426,955	\$552,000	2,290	8	2012	Avg	5,225	N	N	19818 77TH AVE NE
2	1	029373	0060	11/05/13	\$513,000	\$587,000	2,300	8	1998	Avg	9,950	N	N	9412 NE 174TH PL
2	1	856495	0360	08/01/13	\$498,500	\$587,000	2,300	8	2004	Avg	4,945	N	N	8541 NE 201ST PL
2	0	957801	0310	06/20/13	\$510,015	\$608,000	2,300	8	2013	Avg	5,813	N	N	7649 NE 196TH ST
2	0	957801	0340	07/11/13	\$536,455	\$636,000	2,300	8	2013	Avg	5,571	N	N	7633 NE 196TH ST
2	0	957806	0470	05/08/14	\$494,000	\$534,000	2,310	8	2011	Avg	4,729	N	N	7710 NE 200TH ST
2	0	957801	0350	02/11/13	\$494,995	\$612,000	2,330	8	2013	Avg	5,792	N	N	7634 NE 196TH ST
2	0	957801	0030	10/02/12	\$439,598	\$564,000	2,340	8	2012	Avg	5,150	N	N	19813 77TH AVE NE
2	0	957801	0080	09/07/12	\$424,995	\$548,000	2,340	8	2012	Avg	5,106	N	N	19802 77TH AVE NE
2	0	957801	0110	10/30/12	\$436,485	\$555,000	2,340	8	2012	Avg	5,675	N	N	19810 77TH PL NE
2	0	957801	0170	10/11/12	\$426,970	\$546,000	2,340	8	2012	Avg	5,704	N	N	19706 77TH PL NE
2	0	957801	0200	09/10/12	\$431,805	\$557,000	2,340	8	2012	Avg	4,554	N	N	7633 NE 198TH PL
2	0	957801	0220	12/03/12	\$416,995	\$526,000	2,340	8	2012	Avg	4,527	N	N	7625 NE 198TH PL
2	0	957801	0300	04/02/13	\$439,724	\$536,000	2,340	8	2013	Avg	4,678	N	N	7648 NE 195TH ST
2	0	957801	0390	03/01/13	\$431,931	\$531,000	2,340	8	2013	Avg	4,522	N	N	7709 NE 196TH ST
2	0	957806	0080	02/01/13	\$447,995	\$556,000	2,360	8	2010	Avg	4,562	N	N	7731 NE 200TH ST
2	0	957806	0540	06/14/14	\$525,000	\$561,000	2,360	8	2008	Avg	4,924	N	N	7745 NE 201ST PL
2	1	393850	0020	06/27/13	\$415,000	\$494,000	2,380	8	1999	Avg	5,060	N	N	18925 81ST AVE NE
2	0	957806	0140	06/07/12	\$431,586	\$571,000	2,380	8	2012	Avg	4,588	N	N	7712 NE 199TH ST
2	0	957806	0280	05/09/12	\$409,995	\$546,000	2,380	8	2012	Avg	4,701	N	N	7741 NE 199TH ST
2	0	957806	0310	07/12/12	\$414,995	\$544,000	2,380	8	2012	Avg	4,534	N	N	7723 NE 199TH ST
2	0	957806	0340	07/16/12	\$420,650	\$550,000	2,380	8	2012	Avg	4,573	N	N	7705 NE 199TH ST
2	0	957806	0700	01/07/14	\$475,000	\$534,000	2,380	8	2012	Avg	4,593	N	N	7612 NE 201ST PL
2	0	957806	0700	04/26/12	\$409,995	\$548,000	2,380	8	2012	Avg	4,593	N	N	7612 NE 201ST PL
2	1	108865	0030	05/22/13	\$465,000	\$559,000	2,420	8	2006	Avg	4,507	N	N	19813 82ND PL NE
2	1	108865	0390	11/14/12	\$378,000	\$479,000	2,420	8	2004	Avg	5,509	N	N	19726 82ND PL NE
2	0	957801	0270	05/17/13	\$439,713	\$529,000	2,430	8	2013	Avg	4,558	N	N	7632 NE 195TH ST
2	1	856495	0210	10/14/13	\$500,000	\$576,000	2,450	8	2003	Avg	4,774	N	N	8524 NE 201ST PL
2	1	856495	0390	09/19/14	\$525,000	\$544,000	2,450	8	2003	Avg	5,280	N	N	8615 NE 201ST PL
2	0	381840	0050	05/29/12	\$358,100	\$475,000	2,450	8	2004	Avg	4,668	N	N	7805 NE 198TH ST

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	108865	0350	04/10/14	\$502,500	\$548,000	2,450	8	2005	Avg	5,829	N	N	19721 82ND LN NE
2	0	381840	0060	10/31/14	\$495,000	\$506,000	2,460	8	2004	Avg	4,862	N	N	19736 78TH AVE NE
2	0	381840	0120	08/28/13	\$450,000	\$526,000	2,460	8	2004	Avg	4,950	N	N	19733 78TH AVE NE
2	0	957806	0290	05/14/12	\$427,495	\$569,000	2,480	8	2012	Avg	4,534	N	N	7735 NE 199TH ST
2	0	957806	0330	08/08/12	\$441,182	\$574,000	2,480	8	2012	Avg	4,529	N	N	7711 NE 199TH ST
2	0	957806	0570	06/15/12	\$439,995	\$580,000	2,480	8	2012	Avg	4,535	N	N	7727 NE 201ST PL
2	0	957806	0690	03/02/12	\$419,950	\$569,000	2,480	8	2011	Avg	4,792	N	N	7608 NE 201ST PL
2	0	957801	0020	10/02/12	\$430,580	\$552,000	2,480	8	2012	Avg	4,634	N	N	19807 77TH AVE NE
2	1	012604	9240	12/31/12	\$409,000	\$512,000	2,550	8	2011	Avg	4,506	N	N	20224 81ST PL NE
2	0	957801	0120	10/08/12	\$479,906	\$614,000	2,590	8	2012	Avg	5,672	N	N	19804 77TH AVE NE
2	0	957801	0380	04/20/13	\$467,809	\$568,000	2,590	8	2013	Avg	4,504	N	N	7711 NE 196TH ST
2	0	957806	0230	06/18/14	\$535,000	\$571,000	2,610	8	2008	Avg	4,595	N	N	7818 NE 199TH ST
2	0	957806	0360	06/08/12	\$451,283	\$596,000	2,650	8	2012	Avg	5,220	N	N	19827 77TH AVE NE
2	0	957806	0390	03/11/12	\$474,167	\$641,000	2,650	8	2012	Avg	4,585	N	N	19911 77TH AVE NE
2	0	957806	0440	04/04/14	\$540,000	\$590,000	2,650	8	2011	Avg	4,735	N	N	7626 NE 200TH ST
2	0	957801	0040	09/12/12	\$465,179	\$600,000	2,650	8	2012	Avg	5,151	N	N	19819 77TH AVE NE
2	0	957801	0060	09/10/12	\$460,688	\$594,000	2,650	8	2012	Avg	5,225	N	N	19814 77TH AVE NE
2	0	957801	0320	06/22/13	\$538,401	\$642,000	2,650	8	2013	Avg	5,982	N	N	7641 NE 196TH ST
2	0	957801	0010	03/09/13	\$489,995	\$602,000	2,660	8	2012	Avg	5,115	N	N	19803 77TH AVE NE
2	0	957801	0070	10/08/12	\$470,315	\$602,000	2,660	8	2012	Avg	4,703	N	N	19808 77TH AVE NE
2	0	957801	0210	04/17/13	\$475,421	\$577,000	2,660	8	2013	Avg	4,561	N	N	7629 NE 198TH PL
2	0	957801	0290	03/11/13	\$495,758	\$608,000	2,660	8	2013	Avg	4,582	N	N	7640 NE 195TH ST
2	1	955890	0010	10/06/14	\$549,950	\$566,000	2,680	8	2001	Avg	5,860	N	N	8800 NE 176TH ST
2	1	108865	0270	02/21/13	\$455,000	\$561,000	2,710	8	2005	Avg	5,596	N	N	19726 83RD PL NE
2	1	370950	0110	06/26/12	\$435,000	\$572,000	2,770	8	1995	Avg	9,913	N	N	8920 NE 176TH ST
2	1	856495	0040	04/29/13	\$436,500	\$528,000	2,810	8	2003	Avg	4,101	N	N	20129 84TH PL NE
2	1	856495	0280	10/09/14	\$533,000	\$548,000	2,810	8	2004	Avg	4,607	N	N	20113 85TH AVE NE
2	1	856495	0540	03/27/13	\$450,000	\$550,000	2,810	8	2004	Avg	4,800	N	N	8506 NE 202ND WAY
2	1	856495	0330	02/12/13	\$449,000	\$555,000	2,830	8	2004	Avg	4,800	N	N	8523 NE 201ST ST
2	1	108865	0490	07/02/12	\$452,000	\$594,000	2,844	8	2005	Avg	5,039	N	N	8238 NE 198TH ST
2	0	926588	0010	01/27/14	\$567,500	\$634,000	2,870	8	2013	Avg	8,847	N	N	7921 NE 193RD PL



Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	381840	0110	08/26/14	\$520,000	\$543,000	2,900	8	2004	Avg	4,950	N	N	19725 78TH AVE NE
2	0	381840	0080	04/29/13	\$405,000	\$490,000	2,970	8	2004	Avg	4,895	N	N	19724 78TH AVE NE
2	0	381840	0090	01/17/13	\$395,000	\$492,000	2,970	8	2004	Avg	4,895	N	N	19720 78TH AVE NE
2	1	926927	0130	11/25/13	\$590,000	\$671,000	3,350	8	1994	VGood	9,999	N	N	8539 NE 176TH ST
2	0	419180	0080	05/03/13	\$465,000	\$562,000	2,460	9	2005	Avg	4,778	N	N	7924 NE 184TH ST
2	1	770201	0080	10/21/13	\$481,000	\$553,000	2,500	9	2001	Avg	4,874	N	N	7923 NE 182ND PL
2	0	326125	0080	09/25/12	\$438,000	\$563,000	2,500	9	2006	Avg	4,669	N	N	7816 NE 197TH PL
2	0	419180	0050	12/18/13	\$500,000	\$565,000	2,580	9	2005	Avg	4,960	N	N	7909 NE 184TH ST
2	0	770208	0110	02/16/12	\$435,500	\$593,000	2,620	9	2007	Avg	6,389	N	N	7717 NE 196TH ST
2	0	770208	0110	10/16/14	\$535,000	\$549,000	2,620	9	2007	Avg	6,389	N	N	7717 NE 196TH ST
2	1	920255	0140	03/10/14	\$555,000	\$612,000	2,650	9	2000	Avg	8,125	N	N	20313 86TH PL NE
2	1	418830	0160	12/07/12	\$550,000	\$693,000	2,710	9	2012	Avg	7,415	N	N	20230 86TH PL NE
2	1	929550	0110	02/17/14	\$590,000	\$654,000	2,720	9	1999	Avg	10,470	N	N	19213 85TH AVE NE
2	1	012604	9249	08/16/13	\$475,000	\$557,000	2,730	9	2006	Avg	5,883	N	N	19020 81ST AVE NE
2	0	419180	0060	11/26/13	\$490,000	\$557,000	2,760	9	2005	Avg	4,827	N	N	7912 NE 184TH ST
2	1	929550	0120	09/26/13	\$555,000	\$643,000	2,790	9	2000	Avg	7,200	N	N	19209 85TH AVE NE
2	1	418830	0090	06/20/12	\$565,000	\$744,000	2,810	9	2012	Avg	4,674	N	N	20229 86TH PL NE
2	1	418830	0090	08/20/13	\$604,000	\$707,000	2,810	9	2012	Avg	4,674	N	N	20229 86TH PL NE
2	1	062605	9127	11/17/14	\$614,000	\$623,000	2,830	9	2010	Avg	5,831	N	N	20200 86TH PL NE
2	1	062605	9127	04/06/12	\$549,000	\$738,000	2,830	9	2010	Avg	5,831	N	N	20200 86TH PL NE
2	1	770201	0030	05/20/14	\$551,000	\$594,000	2,830	9	2001	Avg	5,802	N	N	7928 NE 182ND PL
2	1	062605	9367	01/03/12	\$539,000	\$741,000	2,840	9	2010	Avg	5,228	N	N	20206 86TH PL NE
2	1	418830	0190	12/10/12	\$569,000	\$716,000	2,850	9	2012	Avg	6,957	N	N	20278 86TH PL NE
2	1	418830	0180	01/25/12	\$579,000	\$792,000	2,870	9	2012	Avg	7,288	N	N	20244 86TH PL NE
2	1	418830	0180	11/12/14	\$650,000	\$661,000	2,870	9	2012	Avg	7,288	N	N	20244 86TH PL NE
2	1	868210	0050	06/19/13	\$555,000	\$662,000	2,880	9	2012	Avg	5,228	N	N	8646 NE 177TH PL
2	1	418830	0100	10/02/12	\$565,000	\$724,000	2,890	9	2012	Avg	4,556	N	N	20223 86TH PL NE
2	1	868210	0040	07/02/13	\$574,926	\$683,000	2,940	9	2012	Avg	4,289	N	N	8638 NE 177TH PL
2	1	868210	0060	05/28/13	\$572,022	\$687,000	2,940	9	2012	Avg	4,946	N	N	8654 NE 177TH PL
2	1	868210	0010	05/10/13	\$550,000	\$663,000	2,970	9	2012	Avg	5,140	N	N	17718 86TH AVE NE
2	0	770208	0150	12/01/14	\$515,000	\$520,000	2,980	9	2007	Avg	4,502	N	N	7904 N 195TH ST



Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	062605	9366	03/02/12	\$559,000	\$758,000	3,000	9	2010	Avg	7,375	N	N	20212 86TH PL NE
2	1	868210	0020	07/02/13	\$562,656	\$669,000	3,010	9	2013	Avg	5,320	N	N	17726 86TH AVE NE
2	0	770208	0160	02/16/12	\$420,000	\$571,000	3,040	9	2007	Avg	4,518	N	N	7906 NE 195TH ST
2	1	418830	0130	10/26/12	\$562,000	\$716,000	3,120	9	2012	Avg	5,694	N	N	20205 86TH PL NE
2	1	920255	0080	06/24/13	\$453,000	\$539,000	3,170	9	2001	Avg	9,561	N	N	20347 86TH PL NE
2	1	012604	9238	09/18/13	\$531,000	\$617,000	3,330	9	2008	Avg	4,524	N	N	20219 81ST PL NE
2	1	418830	0150	08/14/12	\$609,000	\$791,000	3,340	9	2012	Avg	6,064	N	N	20224 86TH PL NE
2	1	868210	0080	05/14/13	\$629,000	\$758,000	2,330	10	2012	Avg	5,133	N	N	8622 NE 177TH PL
2	1	501200	0080	11/26/12	\$600,000	\$758,000	2,960	10	2012	Avg	7,680	Y	N	18931 84TH PL NE
2	1	501200	0100	06/17/13	\$699,950	\$835,000	2,990	10	2012	Avg	6,682	Y	N	18919 84TH PL NE
2	1	501200	0150	10/26/12	\$675,950	\$861,000	3,040	10	2012	Avg	9,959	N	N	18942 84TH PL NE
2	1	072605	9481	02/13/13	\$696,450	\$861,000	3,070	10	2007	Avg	12,379	N	N	17518 86TH AVE NE
2	1	501200	0060	04/22/13	\$842,622	\$1,022,000	3,210	10	2012	Avg	6,827	Y	N	18943 84TH PL NE
2	1	929510	0010	07/16/12	\$612,000	\$801,000	3,260	10	2004	Avg	14,706	Y	N	8219 NE 187TH ST
2	1	501200	0170	02/28/12	\$675,000	\$916,000	3,430	10	2009	Avg	9,147	N	N	18954 84TH PL NE
2	1	501200	0110	02/12/13	\$734,976	\$909,000	3,560	10	2012	Avg	9,416	N	N	18918 84TH PL NE
2	1	929510	0100	04/23/14	\$640,000	\$696,000	3,700	10	2003	Avg	6,360	Y	N	8329 NE 187TH WAY
2	1	929510	0180	05/03/13	\$662,500	\$801,000	3,740	10	2004	Avg	5,582	Y	N	8320 NE 187TH ST
2	1	501200	0140	01/07/13	\$795,000	\$993,000	3,870	10	2012	Avg	9,971	N	N	18936 84TH PL NE
2	1	929510	0140	10/29/12	\$720,000	\$916,000	4,090	10	2004	Avg	6,982	Y	N	8332 NE 187TH ST
3	2	563150	0875	12/27/13	\$306,000	\$345,000	1,020	7	1959	Good	13,318	N	N	16416 SIMONDS RD NE
3	2	357860	0046	04/25/14	\$320,000	\$348,000	1,060	7	1955	Good	25,080	N	N	15910 SIMONDS RD NE
3	2	357870	0073	11/10/14	\$362,000	\$368,000	1,120	7	1989	Avg	9,730	N	N	9010 NE 151ST ST
3	3	620420	0590	10/29/14	\$410,000	\$419,000	1,180	7	1985	VGood	5,763	N	N	14521 104TH AVE NE
3	3	620420	0050	07/18/13	\$424,000	\$501,000	1,240	7	1985	VGood	8,237	N	N	14522 104TH AVE NE
3	3	620420	0570	05/13/13	\$395,000	\$476,000	1,260	7	1988	Good	6,565	N	N	14603 104TH AVE NE
3	2	188700	0090	10/21/13	\$387,000	\$445,000	1,290	7	1969	Good	14,100	N	N	8817 NE 161ST PL
3	0	096110	0077	01/15/14	\$312,700	\$350,000	1,300	7	1987	Avg	9,721	N	N	17315 108TH AVE NE
3	2	357860	0178	03/13/13	\$439,500	\$539,000	1,310	7	2013	Avg	10,800	N	N	8629 NE 157TH ST
3	3	620420	0550	06/17/13	\$429,950	\$513,000	1,340	7	1986	VGood	10,570	N	N	14617 104TH AVE NE
3	0	096110	0087	03/20/14	\$392,000	\$431,000	1,380	7	1986	Good	11,251	N	N	10615 NE 175TH ST



Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	188700	0100	08/14/14	\$485,000	\$508,000	1,380	7	1972	Avg	14,100	N	N	8807 NE 161ST PL
3	3	620420	0540	06/19/13	\$369,500	\$441,000	1,440	7	1987	Good	6,282	N	N	14623 104TH AVE NE
3	3	620420	0010	12/11/12	\$355,000	\$447,000	1,460	7	1986	Good	7,518	N	N	14502 104TH AVE NE
3	3	620420	0560	07/23/14	\$425,000	\$449,000	1,540	7	1988	Avg	8,011	N	N	14611 104TH AVE NE
3	0	096110	0052	11/19/13	\$480,000	\$547,000	1,570	7	1957	Good	19,873	Y	Y	11128 E RIVERSIDE DR
3	0	082605	9152	11/17/14	\$435,000	\$442,000	1,670	7	1930	Good	65,340	N	N	17509 102ND AVE NE
3	3	620420	0450	07/25/12	\$386,500	\$505,000	1,760	7	1988	Good	8,456	N	N	14815 104TH AVE NE
3	3	620420	0320	09/25/12	\$370,000	\$475,000	1,890	7	1984	Good	14,442	N	N	15015 104TH AVE NE
3	3	620420	0180	06/12/12	\$372,777	\$492,000	1,920	7	1989	Good	8,223	N	N	14808 104TH AVE NE
3	3	620420	0180	07/09/14	\$443,000	\$470,000	1,920	7	1989	Good	8,223	N	N	14808 104TH AVE NE
3	3	620420	0190	03/29/12	\$355,000	\$478,000	1,970	7	1992	Avg	6,195	N	N	14816 104TH AVE NE
3	0	082605	9342	03/11/14	\$450,000	\$496,000	2,070	7	1992	Avg	6,617	N	N	10624 NE 175TH ST
3	3	620420	0140	05/22/12	\$393,000	\$522,000	2,110	7	1988	VGood	6,364	N	N	14710 104TH AVE NE
3	3	620420	0430	12/10/14	\$507,500	\$511,000	1,380	8	1986	Avg	7,439	Y	N	14901 104TH AVE NE
3	3	620400	0040	06/10/14	\$608,000	\$651,000	1,400	8	1983	Good	9,714	N	N	16805 105TH AVE NE
3	0	885400	0360	10/24/12	\$382,000	\$487,000	1,540	8	1978	Avg	10,151	Y	N	16211 VALHALLA DR
3	3	620420	0170	07/09/14	\$525,000	\$557,000	1,640	8	1985	Avg	6,308	N	N	14812 104TH AVE NE
3	0	569050	0050	08/12/14	\$535,000	\$561,000	1,670	8	1987	Good	45,340	N	N	16232 107TH AVE NE
3	3	620420	0340	11/10/14	\$521,000	\$530,000	1,730	8	1988	Avg	18,250	N	N	15003 104TH AVE NE
3	0	885400	0370	06/20/14	\$436,500	\$466,000	1,790	8	1977	Avg	12,429	N	N	16314 VALHALLA DR
3	0	569050	0035	03/20/13	\$515,000	\$630,000	1,810	8	1987	Good	49,222	N	N	16202 107TH AVE NE
3	2	176280	0020	06/25/13	\$446,000	\$531,000	1,810	8	2004	Good	2,470	Y	N	8321 NE 163RD PL
3	0	885410	0250	10/19/12	\$385,000	\$491,000	1,820	8	1984	Good	11,848	N	N	16121 VALHALLA DR
3	0	885410	0290	07/12/12	\$352,000	\$461,000	1,860	8	1985	Good	12,292	N	N	9419 ODIN WAY
3	0	103610	0100	07/02/14	\$435,000	\$462,000	1,900	8	1993	Avg	7,984	N	N	15772 111TH AVE NE
3	2	176280	0070	06/12/12	\$320,000	\$423,000	1,910	8	2002	Avg	3,047	N	N	8233 NE 163RD PL
3	0	103610	0030	05/23/12	\$389,800	\$517,000	1,940	8	1993	Good	8,475	N	N	11106 NE 157TH PL
3	0	182605	9042	09/23/14	\$402,000	\$416,000	1,970	8	1990	Good	12,205	N	N	15415 100TH AVE NE
3	0	103610	0130	08/08/14	\$442,000	\$464,000	1,980	8	1994	Avg	39,932	N	N	15930 111TH AVE NE
3	0	885400	0300	12/16/13	\$454,000	\$513,000	1,990	8	1966	Good	12,000	N	N	9433 VALHALLA WAY
3	2	664102	0160	05/06/14	\$513,000	\$555,000	2,000	8	1996	Avg	5,684	N	N	9035 NE 160TH PL

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	664102	0100	11/06/12	\$419,000	\$532,000	2,020	8	1996	Good	7,066	N	N	9010 NE 160TH PL
3	0	620405	0040	07/11/14	\$489,900	\$519,000	2,090	8	2006	Avg	4,196	N	N	11172 NE 162ND ST
3	0	620405	0160	06/08/14	\$540,000	\$578,000	2,090	8	2007	Avg	4,369	N	N	11171 NE 162ND ST
3	0	885410	0220	12/05/14	\$585,000	\$590,000	2,240	8	1990	Avg	12,700	N	N	16130 VALHALLA DR
3	2	664102	0130	02/07/12	\$385,000	\$525,000	2,240	8	1996	Good	8,120	N	N	9030 NE 160TH PL
3	2	357860	0045	12/16/14	\$490,000	\$493,000	2,242	8	1995	Avg	37,451	N	N	16020 SIMONDS RD NE
3	0	417860	0010	06/01/12	\$460,000	\$609,000	2,250	8	1994	Good	19,163	N	N	11156 NE 160TH PL
3	3	082605	9264	03/27/12	\$650,000	\$875,000	2,280	8	1994	Good	83,185	N	N	16611 107TH PL NE
3	2	020050	0110	05/26/12	\$450,000	\$597,000	2,350	8	1988	Good	8,832	N	N	15002 91ST PL NE
3	0	885400	0070	11/29/12	\$494,000	\$623,000	2,400	8	1969	Good	11,557	Y	N	9406 VALHALLA WAY
3	2	664102	0200	07/30/13	\$525,000	\$619,000	2,420	8	1996	Good	6,168	N	N	9009 NE 160TH PL
3	2	357860	0195	07/18/12	\$586,500	\$767,000	2,580	8	1993	Good	24,394	N	N	15917 88TH AVE NE
3	4	108881	0190	04/10/13	\$508,800	\$619,000	2,620	8	1996	Good	11,524	N	N	9802 NE 155TH ST
3	0	620410	0060	01/03/13	\$388,500	\$486,000	2,620	8	1987	Avg	8,653	N	N	15612 111TH AVE NE
3	3	172605	9023	08/29/13	\$805,000	\$940,000	2,640	8	1996	Good	179,680	N	N	15912 104TH AVE NE
3	0	620405	0140	07/20/12	\$413,500	\$541,000	2,640	8	2006	Avg	6,557	N	N	11163 NE 162ND ST
3	0	620405	0080	05/28/14	\$555,000	\$597,000	2,650	8	2006	Avg	4,270	N	N	11131 NE 162ND ST
3	2	357860	0197	08/05/14	\$650,000	\$683,000	2,680	8	2014	Avg	4,955	N	N	16013 88TH AVE NE
3	0	734050	0140	10/10/13	\$427,928	\$494,000	2,760	8	2000	Avg	6,534	N	N	10603 NE 173RD PL
3	2	664102	0050	06/18/14	\$630,000	\$673,000	2,807	8	1996	Avg	9,430	N	N	8828 NE 160TH PL
3	2	357860	0201	07/31/14	\$650,000	\$684,000	2,860	8	2004	Avg	5,576	N	N	16023 88TH AVE NE
3	3	082605	9323	02/22/13	\$529,300	\$653,000	2,880	8	1999	Avg	32,371	N	N	16700 107TH PL NE
3	2	357860	0050	09/28/12	\$536,000	\$688,000	3,280	8	2012	Avg	28,188	N	N	15746 SIMONDS RD NE
3	2	020050	0120	11/01/13	\$455,000	\$522,000	1,500	9	1988	Avg	9,094	N	N	15008 91ST PL NE
3	4	108970	0140	11/07/14	\$565,000	\$576,000	1,620	9	1995	Avg	8,512	N	N	14815 102ND AVE NE
3	2	020052	0180	06/19/13	\$415,000	\$495,000	1,800	9	1991	Good	8,040	N	N	8909 NE 151ST PL
3	0	885410	0120	11/12/13	\$620,000	\$708,000	1,840	9	1985	Good	15,108	Y	N	9300 ODIN WAY
3	2	020050	0250	10/04/12	\$460,000	\$589,000	1,930	9	1989	Good	6,346	N	N	15001 92ND PL NE
3	0	885410	0080	10/29/12	\$600,000	\$764,000	1,940	9	2012	Avg	12,993	Y	N	9340 ODIN WAY
3	4	108880	0680	08/21/13	\$470,000	\$550,000	1,970	9	1995	Avg	18,590	N	N	10311 NE 156TH PL
3	2	133275	0060	06/06/14	\$659,950	\$707,000	2,090	9	2013	Avg	6,880	N	N	16506 85TH PL NE

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Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	2	133275	0050	06/10/14	\$659,950	\$706,000	2,100	9	2013	Avg	5,874	N	N	16508 85TH PL NE
3	2	020050	0700	06/12/14	\$531,000	\$568,000	2,120	9	1988	Avg	9,736	N	N	15102 91ST PL NE
3	2	020050	0030	04/26/12	\$385,000	\$515,000	2,220	9	1989	Avg	9,691	N	N	15001 91ST PL NE
3	2	020051	0150	02/14/13	\$435,000	\$537,000	2,230	9	1989	Avg	6,782	N	N	15601 93RD CT NE
3	4	108880	1190	08/10/12	\$585,000	\$761,000	2,230	9	1995	Avg	10,325	N	N	15211 103RD AVE NE
3	3	172605	9092	03/21/13	\$825,000	\$1,009,000	2,250	9	1990	Good	162,914	N	N	15706 105TH AVE NE
3	2	020052	0070	09/08/13	\$530,000	\$617,000	2,270	9	1991	Good	7,237	N	N	15123 91ST PL NE
3	4	108880	0060	11/05/14	\$575,000	\$586,000	2,270	9	1990	Avg	9,600	N	N	10021 NE 153RD ST
3	4	108970	0010	10/08/14	\$540,000	\$556,000	2,329	9	1995	Avg	9,436	N	N	14932 102ND AVE NE
3	2	020050	0670	03/07/13	\$410,800	\$505,000	2,340	9	1989	Avg	8,111	N	N	9132 NE 151ST ST
3	4	108880	0200	12/04/12	\$532,000	\$670,000	2,400	9	1990	Avg	9,971	N	N	15021 102ND AVE NE
3	4	108880	0660	02/22/12	\$535,000	\$727,000	2,400	9	1997	Avg	9,610	N	N	10203 NE 156TH PL
3	0	320490	0040	02/22/13	\$528,275	\$651,000	2,400	9	2001	Good	10,973	N	N	17127 109TH PL NE
3	4	108880	0050	07/19/12	\$502,500	\$657,000	2,430	9	1994	Avg	9,600	N	N	10017 NE 153RD ST
3	2	020051	0020	07/15/13	\$530,000	\$627,000	2,470	9	1989	Good	9,825	Y	N	15408 93RD PL NE
3	2	020050	0560	06/11/13	\$460,000	\$550,000	2,510	9	1989	Avg	11,092	Y	N	15314 93RD PL NE
3	3	689999	0080	03/25/14	\$685,000	\$751,000	2,540	9	1989	Good	14,558	Y	N	17210 105TH AVE NE
3	3	689999	0080	03/02/12	\$532,500	\$722,000	2,540	9	1989	Good	14,558	Y	N	17210 105TH AVE NE
3	4	108880	0470	10/28/14	\$547,500	\$560,000	2,550	9	1990	Avg	10,355	N	N	15204 103RD AVE NE
3	2	020051	0530	08/27/13	\$530,000	\$620,000	2,560	9	1989	Good	7,696	N	N	15322 92ND PL NE
3	2	020051	0060	12/31/14	\$605,000	\$605,000	2,570	9	1989	Avg	9,487	Y	N	15516 93RD CT NE
3	2	020052	0120	07/01/14	\$570,000	\$606,000	2,590	9	1991	Avg	8,483	N	N	9006 NE 151ST PL
3	2	020050	0610	06/11/14	\$571,000	\$611,000	2,600	9	1988	Avg	7,465	N	N	15201 93RD PL NE
3	4	108880	0130	07/12/12	\$575,000	\$753,000	2,600	9	1990	Avg	9,600	N	N	15209 102ND AVE NE
3	2	020050	0680	07/15/14	\$557,500	\$590,000	2,620	9	1988	Avg	11,056	N	N	9126 NE 151ST ST
3	2	020051	0380	06/26/12	\$504,500	\$664,000	2,630	9	1989	Good	9,041	N	N	15303 92ND PL NE
3	3	172605	9079	12/18/12	\$799,950	\$1,004,000	2,640	9	1967	VGood	38,745	Y	N	16322 104TH AVE NE
3	2	020050	0490	04/29/13	\$530,000	\$641,000	2,660	9	1989	Avg	8,873	Y	N	15108 93RD PL NE
3	2	020052	0080	08/01/14	\$595,000	\$626,000	2,660	9	1991	Avg	10,637	N	N	15121 91ST PL NE
3	2	020050	0450	07/12/13	\$460,000	\$545,000	2,690	9	1988	Avg	9,870	Y	N	15032 93RD PL NE
3	4	108880	0850	05/02/14	\$612,500	\$664,000	2,730	9	1991	Avg	12,261	N	N	15526 101ST PL NE

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Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	108880	0880	01/07/14	\$565,000	\$635,000	2,730	9	1991	Avg	9,600	N	N	15523 101ST PL NE
3	4	108881	0150	09/19/13	\$717,800	\$833,000	2,730	9	1990	Good	9,619	N	N	15611 100TH PL NE
3	4	108881	0220	06/27/12	\$510,000	\$671,000	2,750	9	1993	Good	9,600	N	N	9907 NE 155TH ST
3	0	443400	0080	06/20/12	\$435,000	\$573,000	2,810	9	1999	Avg	9,636	N	N	17125 111TH AVE NE
3	4	108881	0160	12/24/14	\$650,000	\$652,000	2,820	9	1990	Avg	10,120	N	N	15605 100TH PL NE
3	2	020052	0200	05/08/13	\$560,550	\$677,000	2,860	9	1991	Good	8,717	N	N	8921 NE 151ST PL
3	0	320490	0090	05/17/12	\$447,000	\$594,000	2,870	9	2000	Avg	9,816	N	N	17216 109TH PL NE
3	4	074550	0230	08/19/12	\$699,000	\$907,000	2,880	9	2009	Avg	10,230	N	N	15203 98TH CT NE
3	0	734050	0280	07/05/12	\$510,000	\$669,000	2,940	9	2000	Avg	7,070	N	N	10622 NE 173RD PL
3	4	108880	0530	06/17/13	\$610,000	\$728,000	2,950	9	1992	Avg	11,446	N	N	10330 NE 153RD PL
3	2	664103	0030	03/03/14	\$600,000	\$663,000	2,950	9	2001	Avg	10,551	N	N	9118 NE 160TH PL
3	0	082605	9346	04/29/14	\$509,000	\$552,000	3,040	9	1999	Avg	49,222	N	N	17515 102ND AVE NE
3	4	108880	0770	04/15/13	\$698,950	\$849,000	3,040	9	1991	Avg	10,171	N	N	10212 NE 156TH PL
3	4	108880	0870	07/08/13	\$659,950	\$783,000	3,040	9	1991	Avg	11,067	N	N	15525 101ST PL NE
3	4	108880	0540	04/30/12	\$575,000	\$768,000	3,080	9	1992	Avg	11,001	N	N	10328 NE 153RD PL
3	4	074552	0020	01/09/12	\$714,950	\$982,000	3,080	9	2012	Avg	10,596	N	N	14902 97TH AVE NE
3	4	074552	0090	02/26/12	\$727,795	\$988,000	3,080	9	2012	Avg	9,970	Y	N	14608 97TH AVE NE
3	4	074552	0110	04/09/12	\$714,950	\$960,000	3,080	9	2012	Avg	10,629	Y	N	14520 97TH AVE NE
3	4	108880	0840	03/25/12	\$579,950	\$781,000	3,100	9	1991	Avg	11,359	N	N	15524 101ST PL NE
3	4	108880	0320	07/08/13	\$614,950	\$729,000	3,230	9	1996	Avg	11,148	N	N	10409 NE 151ST PL
3	4	074552	0100	02/16/12	\$753,000	\$1,024,000	3,240	9	2012	Avg	10,541	N	N	14526 97TH AVE NE
3	4	074552	0140	05/02/12	\$679,950	\$907,000	3,240	9	2012	Avg	12,265	N	N	14607 97TH AVE NE
3	2	857380	0050	05/13/13	\$620,000	\$747,000	3,260	9	2005	Avg	10,565	N	N	9021 NE 152ND PL
3	4	074551	0020	09/27/13	\$690,000	\$799,000	3,270	9	2011	Avg	9,613	N	N	14816 99TH PL NE
3	4	345800	0240	12/04/12	\$620,000	\$781,000	3,280	9	2012	Avg	9,146	N	N	15108 101ST PL NE
3	2	020050	0510	06/14/12	\$573,000	\$756,000	3,330	9	1989	Good	10,913	Y	N	15202 93RD PL NE
3	2	563050	0007	05/13/13	\$600,000	\$723,000	3,350	9	2012	Avg	11,961	N	N	14802 SIMONDS RD NE
3	4	074552	0200	02/01/12	\$669,950	\$915,000	3,370	9	2011	Avg	9,680	N	N	14811 97TH AVE NE
3	4	345800	0210	12/27/12	\$658,990	\$825,000	3,400	9	2012	Avg	9,797	N	N	15117 101ST PL NE
3	4	345800	0310	05/20/13	\$693,935	\$835,000	3,400	9	2012	Avg	9,729	N	N	10031 NE 151ST ST
3	3	082605	9175	02/13/13	\$655,000	\$810,000	3,410	9	2013	Avg	16,296	N	N	16522 107TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	074551	0010	03/28/12	\$623,450	\$839,000	3,410	9	2011	Avg	9,692	N	N	14900 99TH PL NE
3	4	074551	0060	03/15/12	\$624,950	\$844,000	3,410	9	2011	Avg	9,915	N	N	14712 99TH PL NE
3	4	345800	0190	03/27/13	\$714,001	\$872,000	3,410	9	2013	Avg	9,679	N	N	10012 NE 151ST ST
3	4	345800	0300	06/22/13	\$775,990	\$925,000	3,410	9	2013	Avg	9,904	N	N	15105 101ST PL NE
3	4	108880	0510	03/25/13	\$495,500	\$606,000	3,450	9	1995	Avg	9,958	N	N	10320 NE 153RD PL
3	4	108880	0740	04/01/14	\$685,000	\$750,000	3,465	9	1995	Avg	9,617	N	N	10204 NE 156TH PL
3	4	345800	0090	10/30/13	\$803,967	\$922,000	3,540	9	2013	Avg	9,817	N	N	15022 101ST AVE NE
3	4	345800	0130	08/09/13	\$789,990	\$928,000	3,540	9	2013	Avg	10,506	N	N	15118 101ST AVE NE
3	4	345800	0160	07/25/13	\$780,138	\$921,000	3,540	9	2013	Avg	10,046	N	N	10030 NE 151ST ST
3	4	345800	0180	04/25/13	\$716,726	\$868,000	3,540	9	2013	Avg	9,883	N	N	10018 NE 151ST ST
3	4	345800	0220	01/17/13	\$724,990	\$903,000	3,540	9	2013	Avg	9,950	N	N	15111 101ST PL NE
3	4	074553	0260	12/23/14	\$899,950	\$903,000	3,550	9	2013	Avg	10,848	N	N	14519 98TH AVE NE
3	4	074553	0280	03/12/13	\$730,950	\$897,000	3,550	9	2013	Avg	10,201	N	N	14609 99TH AVE NE
3	4	074553	0400	01/25/13	\$759,950	\$944,000	3,560	9	2013	Avg	9,600	N	N	14610 98TH AVE NE
3	4	074553	0080	07/09/13	\$697,950	\$828,000	3,580	9	2013	Avg	9,561	N	N	14502 97TH AVE NE
3	4	074553	0140	02/20/14	\$774,950	\$859,000	3,580	9	2013	Avg	9,909	Y	N	14511 97TH AVE NE
3	4	074553	0410	02/05/13	\$754,155	\$934,000	3,580	9	2013	Avg	9,771	N	N	14530 98TH AVE NE
3	4	074553	0430	06/25/13	\$835,950	\$995,000	3,580	9	2013	Avg	10,927	N	N	14518 98TH AVE NE
3	4	345800	0120	09/04/13	\$829,987	\$968,000	3,600	9	2013	Avg	9,954	N	N	15112 101ST AVE NE
3	4	345800	0150	07/30/13	\$827,211	\$975,000	3,600	9	2013	Avg	9,766	N	N	10036 NE 151ST ST
3	4	345800	0170	07/09/13	\$766,081	\$908,000	3,600	9	2013	Avg	9,938	N	N	10024 NE 151ST ST
3	4	345800	0200	01/29/13	\$680,252	\$844,000	3,600	9	2012	Avg	10,022	N	N	10006 NE 151ST DR
3	4	345800	0260	01/17/14	\$860,000	\$963,000	3,600	9	2012	Avg	9,529	N	N	15020 101ST PL NE
3	4	345800	0320	05/01/13	\$704,990	\$853,000	3,600	9	2013	Avg	9,676	N	N	10025 NE 151ST DR
3	4	074552	0130	04/30/12	\$689,950	\$921,000	3,620	9	2012	Avg	12,271	N	N	14527 97TH AVE NE
3	4	074552	0160	01/30/12	\$689,950	\$943,000	3,620	9	2012	Avg	9,604	N	N	14619 97TH AVE NE
3	4	074553	0090	04/09/14	\$815,000	\$890,000	3,620	9	2013	Avg	9,975	Y	N	9704 NE 145TH CT
3	4	074552	0050	02/24/12	\$739,050	\$1,003,000	3,640	9	2012	Avg	10,679	Y	N	14716 97TH AVE NE
3	4	074553	0340	08/13/14	\$916,840	\$961,000	3,650	9	2014	Avg	9,791	N	N	14809 98TH AVE NE
3	4	074552	0170	04/23/12	\$694,950	\$930,000	3,660	9	2012	Avg	9,633	N	N	14705 97TH AVE NE
3	2	698050	0030	12/11/14	\$650,000	\$655,000	3,700	9	2007	Avg	4,500	N	N	16308 SIMONDS RD NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	4	345800	0230	12/23/12	\$659,990	\$827,000	3,740	9	2012	Avg	9,709	N	N	15107 101ST PL NE
3	2	609860	0010	08/06/12	\$655,000	\$852,000	3,790	9	2007	Avg	6,951	N	N	16204 88TH AVE NE
3	4	074553	0270	03/12/13	\$752,228	\$923,000	3,790	9	2013	Avg	10,232	N	N	14525 98TH AVE NE
3	4	074553	0290	02/01/13	\$720,950	\$894,000	3,790	9	2013	Avg	9,600	N	N	14615 98TH AVE NE
3	4	074550	0010	12/08/14	\$730,000	\$736,000	3,800	9	2008	Avg	9,606	N	N	14906 99TH PL NE
3	4	074552	0180	04/18/12	\$699,950	\$937,000	3,800	9	2012	Avg	9,623	N	N	14711 97TH AVE NE
3	4	074552	0120	03/27/12	\$699,950	\$943,000	3,820	9	2012	Avg	10,490	N	N	14521 97TH AVE NE
3	4	074552	0150	01/27/12	\$700,000	\$957,000	3,820	9	2012	Avg	10,135	N	N	14613 97TH AVE NE
3	4	074552	0220	03/12/12	\$699,950	\$946,000	3,820	9	2012	Avg	11,329	N	N	14909 97TH AVE NE
3	0	885400	0010	08/12/14	\$540,000	\$566,000	1,740	10	1978	Avg	10,059	Y	N	9226 VALHALLA WAY
3	2	563450	0373	03/25/13	\$514,450	\$629,000	1,830	10	2007	Avg	6,051	N	N	16504 SIMONDS RD NE
3	3	689999	0200	07/02/14	\$720,000	\$765,000	2,180	10	1990	Good	12,327	Y	N	17401 102ND AVE NE
3	3	689999	0200	03/25/13	\$676,000	\$826,000	2,180	10	1990	Good	12,327	Y	N	17401 102ND AVE NE
3	3	689999	0230	07/01/14	\$600,000	\$638,000	2,510	10	1990	Avg	14,878	Y	N	17221 102ND AVE NE
3	0	755690	0040	08/19/13	\$630,000	\$738,000	2,870	10	1989	Good	19,868	N	N	16306 110TH AVE NE
3	3	569050	0095	08/26/14	\$735,000	\$767,000	2,960	10	1989	Avg	39,370	N	N	16048 104TH AVE NE
3	3	689999	0100	12/24/12	\$725,000	\$909,000	2,970	10	1987	Good	13,594	Y	N	17300 102ND AVE NE
3	0	755690	0050	06/05/12	\$639,000	\$845,000	3,220	10	1989	Good	35,438	N	N	16314 110TH AVE NE
3	0	569050	0010	12/12/13	\$700,000	\$793,000	3,237	10	1988	Avg	42,900	Y	N	16301 107TH AVE NE
3	3	172605	9134	10/10/14	\$1,075,000	\$1,106,000	2,830	11	2001	Avg	56,628	N	N	10618 NE 155TH PL
3	3	172605	9125	04/24/14	\$900,000	\$978,000	3,110	11	2001	Avg	66,646	N	N	10608 NE 157TH ST
3	3	569050	0140	01/10/13	\$946,500	\$1,181,000	3,870	11	1999	Avg	21,020	Y	N	16205 104TH AVE NE
3	3	172605	9062	03/03/14	\$1,090,000	\$1,204,000	4,250	11	2004	Avg	114,375	N	N	16010 104TH AVE NE
4	0	091000	0104	08/06/14	\$245,500	\$258,000	790	6	1950	Avg	7,500	N	N	18715 107TH AVE NE
4	0	956780	0475	10/09/13	\$225,000	\$260,000	970	6	1946	Good	6,783	N	N	18919 103RD AVE NE
4	0	052605	9103	10/13/14	\$325,000	\$334,000	990	6	1953	Good	15,120	N	N	19118 101ST PL NE
4	0	052605	9072	06/06/12	\$313,000	\$414,000	1,200	6	1931	VGood	13,240	N	N	19711 104TH AVE NE
4	0	237420	0005	06/16/14	\$375,000	\$401,000	2,400	6	1945	Avg	6,000	N	N	18226 98TH AVE NE
4	0	525500	0040	12/23/13	\$330,000	\$372,000	940	7	1959	Avg	8,800	N	N	19006 107TH PL NE
4	0	152480	0010	10/01/13	\$285,000	\$330,000	960	7	1957	Avg	10,800	N	N	9715 NE 200TH ST
4	0	956880	0100	11/19/12	\$265,000	\$335,000	1,000	7	1938	Good	9,000	N	N	18641 103RD AVE NE



Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	062605	9155	12/10/14	\$315,000	\$317,000	1,010	7	1977	Good	12,000	N	N	19525 100TH AVE NE
4	0	377530	0010	02/27/12	\$209,000	\$284,000	1,010	7	1965	Avg	10,007	N	N	20005 95TH PL NE
4	0	572000	0020	12/31/12	\$237,000	\$296,000	1,010	7	1960	Avg	8,508	N	N	8811 NE 190TH ST
4	0	213800	0080	04/14/14	\$305,000	\$332,000	1,030	7	1965	Avg	10,700	N	N	9232 NE 184TH PL
4	0	572000	0090	08/23/13	\$379,000	\$444,000	1,050	7	1961	VGood	8,408	N	N	18815 89TH AVE NE
4	0	213800	0140	09/26/12	\$280,500	\$360,000	1,070	7	1962	Avg	8,120	N	N	18434 92ND AVE NE
4	0	525530	0070	09/19/12	\$275,000	\$354,000	1,080	7	1961	Avg	8,741	N	N	10515 NE 194TH ST
4	0	213800	0160	05/30/12	\$328,000	\$435,000	1,090	7	1962	VGood	8,120	N	N	18422 92ND AVE NE
4	0	377530	0080	06/18/13	\$355,000	\$424,000	1,090	7	1964	Good	24,900	N	N	20101 95TH PL NE
4	0	551860	0010	07/19/12	\$250,000	\$327,000	1,110	7	1960	Avg	12,519	N	N	19031 104TH AVE NE
4	0	572000	0370	04/01/14	\$332,000	\$363,000	1,110	7	1959	Good	9,298	N	N	8837 NE 187TH ST
4	0	956880	0135	10/16/14	\$299,900	\$308,000	1,110	7	1949	Fair	8,055	N	N	18613 103RD AVE NE
4	0	062605	9315	05/24/13	\$279,000	\$335,000	1,120	7	1985	Avg	11,168	N	N	9708 NE 200TH ST
4	0	224800	0080	05/21/14	\$385,500	\$415,000	1,120	7	1961	Avg	7,947	N	N	9215 NE 183RD ST
4	0	323522	0100	12/19/12	\$307,000	\$385,000	1,130	7	1976	Avg	13,914	N	N	10134 NE 204TH ST
4	0	323522	0170	08/13/13	\$350,000	\$411,000	1,130	7	1976	Good	10,013	N	N	10107 NE 204TH ST
4	0	052605	9257	10/30/13	\$302,500	\$347,000	1,160	7	1970	Avg	12,980	N	N	20407 104TH AVE NE
4	0	379800	0175	11/08/13	\$346,000	\$396,000	1,160	7	1962	Good	8,284	N	N	10418 NE 185TH ST
4	0	102980	0180	08/26/13	\$280,000	\$327,000	1,190	7	1982	Avg	7,657	N	N	11220 NE 174TH ST
4	0	224800	0040	04/26/12	\$356,000	\$476,000	1,200	7	1959	VGood	7,943	N	N	9210 NE 183RD ST
4	0	323522	0090	02/23/13	\$309,950	\$382,000	1,200	7	1976	Avg	13,547	N	N	10126 NE 204TH ST
4	0	377530	0110	10/10/13	\$320,000	\$369,000	1,200	7	1965	Good	9,600	N	N	9518 NE 201ST ST
4	0	949200	0160	06/25/13	\$292,500	\$348,000	1,200	7	1964	Good	8,789	N	N	9232 NE 192ND ST
4	0	072605	9344	12/11/12	\$330,000	\$415,000	1,220	7	1961	Good	8,659	N	N	18129 94TH AVE NE
4	0	377530	0030	12/31/14	\$333,500	\$334,000	1,220	7	1965	Avg	9,732	N	N	20021 95TH PL NE
4	0	052605	9069	05/31/13	\$321,003	\$385,000	1,230	7	1978	Avg	69,260	N	N	20218 103RD PL NE
4	0	949210	0020	02/09/12	\$227,000	\$309,000	1,230	7	1967	Avg	8,000	N	N	19228 92ND AVE NE
4	0	525510	0060	07/06/12	\$348,500	\$457,000	1,250	7	1961	Good	9,000	N	N	19307 108TH AVE NE
4	0	052605	9259	08/19/14	\$335,500	\$351,000	1,260	7	1970	Avg	8,487	N	N	19032 104TH AVE NE
4	0	144400	0080	09/07/12	\$350,000	\$452,000	1,260	7	1978	Good	11,574	N	N	9651 NE 201ST ST
4	0	280680	0090	11/04/14	\$390,000	\$398,000	1,270	7	1978	Avg	8,036	N	N	9826 NE 204TH PL

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Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	605770	0120	09/17/14	\$340,000	\$352,000	1,270	7	1967	Avg	8,422	N	N	10725 SUNRISE DR
4	0	949320	0010	06/23/14	\$347,000	\$370,000	1,270	7	1955	Avg	8,400	N	N	10618 SUNRISE DR
4	0	146000	0080	07/31/14	\$370,000	\$390,000	1,280	7	1987	Avg	7,620	N	N	20030 99TH CT NE
4	0	091000	0068	01/21/14	\$460,000	\$514,000	1,290	7	1985	VGood	7,872	N	N	18924 107TH AVE NE
4	0	572000	0350	10/26/12	\$234,000	\$298,000	1,290	7	1959	Good	8,403	N	N	18607 89TH AVE NE
4	0	379800	0130	07/25/14	\$468,000	\$494,000	1,330	7	1958	Good	8,580	N	N	18616 105TH AVE NE
4	0	144400	0060	01/30/13	\$350,000	\$434,000	1,360	7	1978	Good	8,165	N	N	9639 NE 201ST ST
4	0	809730	0010	03/21/14	\$319,950	\$351,000	1,370	7	1961	Avg	8,444	N	N	10004 NE 200TH ST
4	0	052605	9179	05/29/12	\$308,000	\$408,000	1,380	7	1993	Good	6,671	N	N	19021 104TH AVE NE
4	0	144400	0110	03/27/13	\$390,000	\$476,000	1,380	7	1978	Good	8,616	N	N	20130 98TH AVE NE
4	0	280680	0180	04/02/13	\$364,000	\$444,000	1,390	7	1977	Good	7,382	N	N	9630 NE 204TH PL
4	0	525540	0160	08/26/13	\$369,950	\$433,000	1,390	7	1978	Good	8,500	N	N	20007 102ND PL NE
4	0	551880	0010	07/03/14	\$515,000	\$547,000	1,390	7	1977	VGood	9,629	N	N	10723 NE 189TH ST
4	0	572000	0490	01/04/13	\$250,500	\$313,000	1,390	7	1959	Avg	10,260	N	N	8811 NE 186TH PL
4	0	144400	0090	07/05/13	\$305,000	\$362,000	1,400	7	1978	Avg	8,718	N	N	20118 98TH AVE NE
4	0	152480	0005	08/12/14	\$325,000	\$341,000	1,400	7	1974	Good	10,800	N	N	19819 98TH AVE NE
4	0	052605	9111	07/11/13	\$404,000	\$479,000	1,410	7	1953	Good	13,509	N	N	19103 103RD AVE NE
4	0	052605	9122	12/05/14	\$495,200	\$500,000	1,410	7	1955	Avg	22,120	N	N	18824 ROSS RD
4	0	280680	0340	01/08/13	\$325,000	\$406,000	1,410	7	1977	Good	7,200	N	N	9907 NE 204TH PL
4	0	377530	0020	03/22/13	\$312,500	\$382,000	1,410	7	1965	Good	10,126	N	N	20011 95TH PL NE
4	0	062605	9317	11/20/14	\$375,000	\$380,000	1,430	7	1981	Avg	10,574	N	N	19043 92ND AVE NE
4	0	280680	0120	06/10/14	\$400,000	\$428,000	1,440	7	1978	Avg	7,563	N	N	9814 NE 204TH PL
4	0	144400	0070	09/15/13	\$359,000	\$417,000	1,500	7	1978	Avg	8,498	N	N	9645 NE 201ST ST
4	0	213800	0120	06/26/14	\$435,000	\$463,000	1,510	7	1962	Avg	8,751	N	N	9320 NE 184TH PL
4	0	949210	0050	07/11/13	\$335,000	\$397,000	1,550	7	1965	Good	9,306	N	N	9223 NE 193RD ST
4	0	525530	0120	09/16/13	\$362,000	\$421,000	1,570	7	1963	Avg	8,325	N	N	10505 NE 195TH ST
4	0	525500	0370	10/04/13	\$380,000	\$439,000	1,620	7	1959	Good	9,000	N	N	19116 108TH AVE NE
4	0	605760	0050	03/20/14	\$313,000	\$344,000	1,630	7	1956	Good	7,200	N	N	10603 SUNRISE DR
4	0	152480	0020	04/24/12	\$325,000	\$435,000	1,660	7	1968	Good	11,039	N	N	9701 NE 200TH ST
4	0	193980	0010	06/30/13	\$315,000	\$374,000	1,670	7	1924	Fair	12,513	N	N	18824 BOTHELL WAY NE
4	0	255750	0170	12/05/13	\$457,000	\$519,000	1,670	7	1965	Good	34,512	N	N	19801 95TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	512890	0160	12/23/13	\$376,000	\$424,000	1,670	7	1985	Good	10,269	N	N	9937 NE 202ND ST
4	0	052605	9258	06/11/12	\$245,000	\$324,000	1,680	7	1970	Avg	10,325	N	N	20401 104TH AVE NE
4	0	956780	0476	09/16/13	\$378,000	\$439,000	1,730	7	1990	Good	6,784	N	N	18927 103RD AVE NE
4	0	525570	0120	02/09/12	\$281,350	\$383,000	1,800	7	1969	Avg	8,350	N	N	20047 107TH AVE NE
4	0	949210	0130	11/04/13	\$330,000	\$378,000	1,860	7	1955	Good	10,463	N	N	9236 NE 193RD ST
4	0	052605	9199	10/22/14	\$398,000	\$408,000	1,890	7	1950	Good	16,001	N	N	19028 104TH AVE NE
4	0	525500	0210	02/15/13	\$349,000	\$431,000	1,950	7	1963	Good	8,400	N	N	19104 106TH AVE NE
4	0	072605	9048	09/26/14	\$490,500	\$507,000	1,970	7	1998	Avg	21,883	N	N	9424 NE 181ST LN
4	0	525500	0110	10/07/14	\$460,000	\$474,000	1,970	7	1959	Avg	8,400	N	N	19111 108TH AVE NE
4	0	525530	0140	12/19/12	\$340,000	\$427,000	1,970	7	1961	Good	8,325	N	N	10512 NE 194TH ST
4	0	323522	0230	07/25/13	\$364,950	\$431,000	2,000	7	1976	Avg	10,600	N	N	10005 NE 204TH ST
4	0	949210	0170	01/06/14	\$305,000	\$343,000	2,010	7	1964	Good	9,793	N	N	9216 NE 193RD ST
4	0	525520	0220	12/05/14	\$405,000	\$409,000	2,020	7	1965	Avg	8,531	N	N	10604 NE 195TH ST
4	0	052605	9158	10/16/13	\$362,400	\$417,000	2,060	7	1956	Avg	29,782	N	N	19111 ROSS RD
4	0	072605	9395	09/23/14	\$516,250	\$534,000	2,390	7	1925	Good	8,660	N	N	18011 94TH AVE NE
4	0	934380	0030	09/16/13	\$450,000	\$523,000	2,480	7	1978	Good	13,051	N	N	10412 NE 190TH ST
4	0	082605	9318	07/11/12	\$364,900	\$478,000	880	8	1978	VGood	18,293	N	N	10911 VALLEY VIEW RD
4	0	525680	0070	04/17/13	\$385,500	\$468,000	1,180	8	1982	Good	8,400	N	N	10420 NE 200TH ST
4	0	769780	0040	08/26/14	\$470,000	\$491,000	1,220	8	1979	Good	9,820	N	N	10435 NE 204TH PL
4	0	525571	0110	10/23/12	\$345,000	\$440,000	1,230	8	1976	Good	8,940	N	N	20015 108TH AVE NE
4	0	525700	0100	06/04/12	\$400,000	\$529,000	1,230	8	1978	VGood	9,000	N	N	10516 NE 196TH ST
4	0	812531	0090	06/11/13	\$405,000	\$484,000	1,240	8	1975	Good	9,866	N	N	8901 NE 191ST PL
4	0	173731	0090	04/29/14	\$501,000	\$543,000	1,280	8	1977	Good	9,809	N	N	19233 90TH PL NE
4	0	072605	9319	09/13/13	\$375,000	\$436,000	1,360	8	1960	Avg	14,025	Y	N	9418 NE 181ST LN
4	0	956780	0250	10/08/13	\$360,000	\$416,000	1,390	8	1928	Avg	13,068	N	N	10116 NE 187TH ST
4	0	525573	0140	06/18/13	\$355,000	\$424,000	1,400	8	1975	Avg	11,396	N	N	10445 NE 201ST ST
4	0	525573	0070	05/31/13	\$399,900	\$480,000	1,420	8	1975	Good	9,500	N	N	20137 105TH AVE NE
4	0	173732	0080	05/20/13	\$434,950	\$523,000	1,460	8	1976	Good	8,580	N	N	19302 89TH AVE NE
4	0	173732	0120	05/02/14	\$470,000	\$509,000	1,460	8	1976	Avg	9,655	N	N	19334 89TH AVE NE
4	0	173732	0380	04/12/12	\$339,950	\$456,000	1,460	8	1976	Good	8,744	N	N	8910 NE 195TH ST
4	0	525540	0130	05/31/13	\$385,000	\$462,000	1,480	8	1978	Good	10,750	N	N	20037 102ND CT NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	173732	0060	06/10/14	\$366,000	\$392,000	1,520	8	1976	Avg	8,625	N	N	19223 89TH AVE NE
4	0	072605	9141	10/07/13	\$420,000	\$485,000	1,530	8	1994	Good	26,936	N	N	18012 94TH AVE NE
4	0	255750	0160	06/25/13	\$527,500	\$628,000	1,550	8	1977	VGood	27,260	N	N	19807 95TH AVE NE
4	0	525569	0090	09/13/12	\$359,950	\$464,000	1,580	8	1977	Avg	9,000	N	N	20225 107TH AVE NE
4	0	525570	0160	08/05/14	\$485,000	\$510,000	1,590	8	1971	Good	8,384	N	N	20048 106TH AVE NE
4	0	102980	0200	03/20/14	\$405,000	\$445,000	1,630	8	1984	Avg	7,906	N	N	11204 NE 174TH ST
4	0	525571	0010	12/15/14	\$435,000	\$438,000	1,630	8	1976	Avg	13,700	N	N	19812 108TH AVE NE
4	0	062605	9299	08/20/13	\$457,000	\$535,000	1,640	8	1973	Good	23,522	N	N	18824 93RD AVE NE
4	0	525550	0310	04/17/14	\$488,043	\$531,000	1,640	8	1966	Good	8,828	N	N	10414 NE 197TH ST
4	0	782000	0038	11/14/14	\$454,000	\$461,000	1,700	8	1992	Avg	10,000	N	N	19012 101ST PL NE
4	0	052605	9276	05/14/13	\$435,000	\$524,000	1,710	8	1978	Avg	18,420	N	N	18914 ROSS RD
4	0	525560	0250	08/10/12	\$355,000	\$462,000	1,720	8	1967	Avg	10,700	N	N	19808 105TH PL NE
4	0	173732	0300	04/24/14	\$521,400	\$567,000	1,740	8	1977	Good	9,640	N	N	9046 NE 195TH ST
4	0	525550	0230	04/01/14	\$392,000	\$429,000	1,760	8	1966	Avg	9,300	N	N	10604 NE 197TH ST
4	0	525700	0150	05/01/14	\$486,500	\$527,000	1,780	8	1968	Good	9,000	N	N	10424 NE 196TH ST
4	0	769780	0170	11/20/12	\$299,000	\$378,000	1,800	8	1979	Avg	9,314	N	N	10618 NE 204TH PL
4	0	206190	0040	05/25/12	\$375,000	\$497,000	1,940	8	1988	Avg	9,305	N	N	10226 NE 197TH ST
4	0	173730	0110	08/26/14	\$434,000	\$453,000	2,010	8	1973	Avg	8,171	N	N	19224 91ST AVE NE
4	0	173732	0410	06/26/13	\$315,000	\$375,000	2,100	8	1976	Avg	8,666	N	N	8802 NE 195TH ST
4	0	062605	9169	02/21/13	\$433,000	\$534,000	2,180	8	1994	Good	8,402	N	N	9818 NE 200TH ST
4	0	525540	0010	07/12/12	\$353,000	\$462,000	2,240	8	1978	Good	8,347	Y	N	10324 NE 200TH ST
4	0	525569	0160	10/09/14	\$439,000	\$452,000	2,240	8	1978	Avg	8,300	N	N	20209 108TH AVE NE
4	0	152480	0060	04/09/14	\$539,950	\$589,000	2,270	8	1999	Avg	10,800	N	N	9726 NE 198TH ST
4	0	102980	0030	09/25/12	\$494,000	\$634,000	2,300	8	1983	Avg	14,301	Y	Y	11113 NE 174TH ST
4	0	062605	9335	09/04/14	\$527,000	\$549,000	2,330	8	1987	Avg	19,436	N	N	9311 NE 191ST ST
4	0	525569	0080	07/03/12	\$410,000	\$538,000	2,340	8	1977	Good	8,900	N	N	20235 108TH AVE NE
4	0	525550	0210	09/21/12	\$378,000	\$486,000	2,350	8	1966	Good	8,560	N	N	10620 NE 197TH ST
4	0	062605	9368	12/27/13	\$522,000	\$588,000	2,400	8	2012	Avg	10,335	N	N	19607 97TH AVE NE
4	0	173732	0070	02/04/13	\$398,300	\$493,000	2,420	8	1976	Avg	8,690	N	N	19222 89TH AVE NE
4	0	072605	9396	07/11/13	\$450,000	\$533,000	2,520	8	1997	Good	12,942	N	N	9316 NE 180TH ST
4	0	072605	9432	08/27/12	\$500,000	\$647,000	2,520	8	2003	Avg	19,650	N	N	18019 94TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	052605	9309	12/10/12	\$482,500	\$607,000	2,542	8	2003	Avg	9,601	N	N	18906 ROSS RD
4	0	956780	0430	08/14/13	\$550,000	\$645,000	2,590	8	2013	Avg	7,194	N	N	10110 NE 189TH ST
4	0	062605	9327	09/23/13	\$507,000	\$588,000	2,640	8	1985	Good	16,934	N	N	20015 97TH AVE NE
4	0	525571	0150	02/20/14	\$450,000	\$499,000	2,760	8	1976	Avg	9,197	N	N	10705 NE 200TH PL
4	0	062605	9334	09/06/12	\$535,000	\$691,000	3,190	8	2012	Avg	88,426	N	N	9433 NE 191ST ST
4	0	173730	0130	12/22/14	\$610,000	\$612,000	3,210	8	1970	Avg	12,033	N	N	19234 91ST AVE NE
4	0	173750	0070	07/25/12	\$490,000	\$640,000	2,180	9	1998	Avg	10,529	N	N	19606 92ND AVE NE
4	0	339505	0060	07/22/14	\$628,000	\$663,000	2,190	9	1987	Avg	11,894	N	N	10321 NE 201ST PL
4	0	670580	0020	09/17/13	\$462,370	\$537,000	2,190	9	1989	Avg	11,016	N	N	9936 NE 197TH ST
4	0	670580	0040	05/16/14	\$551,000	\$595,000	2,260	9	1990	Avg	9,604	N	N	9824 NE 197TH ST
4	0	062605	9354	04/23/12	\$505,000	\$675,000	2,330	9	2002	Avg	10,164	N	N	20207 96TH AVE NE
4	0	072605	9434	04/06/14	\$605,000	\$661,000	2,380	9	1976	Good	43,451	N	N	18024 94TH AVE NE
4	0	173733	0090	12/02/13	\$529,000	\$601,000	2,380	9	1993	Good	9,178	N	N	19640 88TH PL NE
4	0	613761	0180	12/09/12	\$439,200	\$553,000	2,470	9	1992	Avg	8,756	N	N	19621 109TH PL NE
4	0	052605	9310	01/30/13	\$489,000	\$607,000	2,550	9	2004	Avg	14,273	N	N	19105 103RD AVE NE
4	0	173733	0310	05/16/13	\$473,000	\$570,000	2,620	9	1993	Avg	8,730	N	N	8824 NE 198TH ST
4	0	173733	0190	08/05/13	\$530,000	\$624,000	2,650	9	1991	Good	8,184	N	N	19615 89TH PL NE
4	0	613761	0060	12/09/13	\$540,000	\$612,000	2,650	9	1989	Avg	10,133	Y	N	11004 NE 197TH ST
4	0	613761	0150	04/05/12	\$493,900	\$664,000	2,730	9	1996	Good	7,697	Y	N	19633 109TH PL NE
4	0	173733	0330	02/07/13	\$499,900	\$619,000	2,750	9	1993	Avg	8,123	N	N	8812 NE 198TH ST
4	0	173733	0130	07/29/13	\$540,000	\$637,000	2,910	9	1991	Good	9,206	N	N	8825 NE 198TH ST
4	0	173733	0340	11/25/12	\$486,250	\$614,000	2,920	9	1993	Avg	10,498	N	N	8806 NE 198TH ST
4	0	613761	0040	02/10/12	\$416,000	\$567,000	2,950	9	1989	Avg	8,851	N	N	11014 NE 197TH ST
4	0	613761	0370	07/26/12	\$496,640	\$648,000	2,950	9	1989	Good	8,771	Y	N	19626 110TH PL NE
4	0	062605	9359	08/27/13	\$608,750	\$712,000	3,060	9	2004	Avg	9,607	N	N	20407 96TH AVE NE
4	0	956780	0375	10/12/12	\$539,000	\$689,000	3,200	9	2007	Avg	6,622	N	N	10317 NE 190TH ST
4	0	670580	0110	08/28/14	\$575,000	\$600,000	3,310	9	1990	Avg	10,110	N	N	19628 98TH AVE NE
4	0	613761	0570	02/18/14	\$600,000	\$665,000	3,510	9	1991	Avg	10,520	N	N	11015 NE 197TH ST
4	0	339505	0050	11/14/14	\$630,000	\$640,000	3,800	9	1983	Avg	13,995	Y	N	10318 NE 201ST PL
4	0	613761	0340	01/04/12	\$489,000	\$673,000	3,960	9	1993	Avg	8,497	Y	N	19614 110TH PL NE
4	0	635890	0070	12/22/14	\$810,000	\$813,000	4,140	9	2007	Avg	46,173	N	N	9520 NE 188TH ST

Improved Sales Used in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	0	785998	0020	08/02/13	\$695,000	\$818,000	3,510	10	2006	Avg	8,446	N	N	10306 NE 194TH ST
5	0	062210	0108	07/01/13	\$270,000	\$321,000	940	7	1969	Good	20,833	N	N	13300 NE 186TH ST
5	0	923845	0270	02/12/13	\$321,500	\$397,000	970	7	1969	Avg	9,516	N	N	19406 131ST AVE NE
5	0	923845	0430	06/24/14	\$275,000	\$293,000	990	7	1968	Avg	9,798	N	N	13101 NE 193RD PL
5	0	923845	0210	06/23/14	\$326,000	\$347,000	1,030	7	1969	Avg	9,834	N	N	19308 131ST AVE NE
5	0	062210	0127	02/25/14	\$380,000	\$420,000	1,050	7	1981	Avg	15,570	N	N	13203 NE 190TH PL
5	0	923845	0330	11/10/14	\$330,000	\$336,000	1,070	7	1969	Avg	10,563	N	N	19433 131ST AVE NE
5	0	445070	0010	07/08/14	\$375,000	\$398,000	1,130	7	1976	Avg	9,673	N	N	13226 NE 186TH ST
5	0	445070	0030	08/22/14	\$354,950	\$371,000	1,130	7	1976	Avg	9,689	N	N	13210 NE 186TH ST
5	0	062210	0092	07/16/14	\$440,000	\$466,000	1,150	7	1979	Avg	19,747	N	N	19415 133RD CT NE
5	0	914430	0010	04/22/14	\$322,000	\$350,000	1,150	7	1969	Avg	9,621	N	N	18563 132ND PL NE
5	0	802968	0010	01/14/14	\$300,000	\$336,000	1,180	7	1999	Avg	2,976	N	N	18461 134TH PL NE
5	0	923845	0400	11/20/12	\$293,000	\$371,000	1,210	7	1968	Avg	9,600	N	N	19309 131ST AVE NE
5	0	923845	0230	07/15/13	\$315,000	\$373,000	1,240	7	1969	Avg	10,207	N	N	13111 NE 194TH ST
5	0	680460	0220	04/18/14	\$449,500	\$489,000	1,280	7	1986	Avg	9,353	N	N	18329 129TH PL NE
5	0	923845	0150	05/12/14	\$368,000	\$398,000	1,280	7	1968	Avg	9,898	N	N	13232 NE 193RD PL
5	0	273863	0140	10/16/12	\$339,000	\$433,000	1,310	7	1968	Avg	15,281	N	N	20103 136TH AVE NE
5	0	807837	0010	05/29/12	\$361,375	\$479,000	1,320	7	1975	Good	12,042	N	N	13422 NE 186TH ST
5	0	062210	0133	06/25/14	\$350,000	\$373,000	1,380	7	1985	Avg	15,000	N	N	18825 136TH AVE NE
5	0	565101	0320	07/22/14	\$335,000	\$354,000	1,380	7	1988	Avg	5,840	N	N	12704 NE 200TH PL
5	0	565101	0160	06/26/13	\$331,000	\$394,000	1,390	7	1988	Avg	5,868	N	N	12816 NE 200TH PL
5	0	802968	0100	04/22/14	\$325,950	\$354,000	1,410	7	1999	Avg	8,613	N	N	18430 134TH PL NE
5	0	062210	0130	09/17/14	\$365,000	\$378,000	1,440	7	1985	Avg	15,000	N	N	18913 136TH AVE NE
5	0	142720	0080	09/14/12	\$337,000	\$434,000	1,520	7	1995	Avg	6,512	N	N	12907 NE 203RD CT
5	0	666241	0120	12/03/13	\$380,000	\$431,000	1,550	7	1977	Avg	9,600	N	N	19536 129TH CT NE
5	0	666240	0105	10/30/14	\$375,000	\$383,000	1,580	7	2004	Avg	5,725	N	N	13255 NE 184TH PL
5	0	802965	0010	09/17/13	\$365,000	\$424,000	1,600	7	1999	Avg	2,930	N	N	18591 134TH PL NE
5	0	062210	0101	03/17/14	\$335,000	\$368,000	1,610	7	1972	Avg	21,300	N	N	13503 NE 186TH ST
5	0	565100	0140	06/04/13	\$385,000	\$461,000	1,650	7	1987	Good	4,838	N	N	20228 HOLLYHILLS DR NE
5	0	565101	0230	09/19/12	\$300,000	\$386,000	1,650	7	1989	Avg	4,045	N	N	12727 NE 200TH PL
5	0	565101	0300	08/21/14	\$370,000	\$387,000	1,650	7	1988	Avg	4,859	N	N	12701 NE 200TH PL

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Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	802965	0040	05/19/14	\$373,000	\$402,000	1,670	7	1999	Avg	3,565	N	N	18561 134TH PL NE
5	0	565101	0040	11/18/13	\$345,000	\$393,000	1,700	7	1988	Avg	5,451	N	N	12812 NE 201ST PL
5	0	565100	0240	07/15/13	\$370,000	\$438,000	1,790	7	1987	Avg	4,000	N	N	20101 HOLLYHILLS DR NE
5	0	565100	0250	11/19/12	\$348,650	\$441,000	1,830	7	1987	Avg	4,200	N	N	20105 HOLLYHILLS DR NE
5	0	565101	0240	10/16/12	\$322,500	\$412,000	1,890	7	1988	Avg	3,600	N	N	12723 NE 200TH PL
5	0	666241	0200	01/10/14	\$465,000	\$522,000	1,920	7	1977	VGood	10,550	N	N	12911 NE 195TH PL
5	0	565101	0340	03/24/14	\$399,900	\$439,000	2,020	7	1988	Avg	4,065	N	N	12712 NE 200TH PL
5	0	951710	0256	02/04/14	\$435,200	\$485,000	2,160	7	2001	Avg	11,002	N	N	13406 NE 148TH PL
5	0	032605	9009	02/28/13	\$379,000	\$466,000	2,870	7	2001	Avg	109,502	N	N	13645 NE 205TH ST
5	0	680460	0540	11/19/12	\$380,000	\$481,000	1,180	8	1980	Good	9,451	N	N	18741 129TH CT NE
5	0	680460	0520	09/09/13	\$352,000	\$410,000	1,280	8	1981	Avg	10,095	N	N	18734 129TH CT NE
5	0	666241	0020	02/17/12	\$315,000	\$428,000	1,340	8	1977	Avg	10,123	N	N	19532 129TH PL NE
5	0	680460	0260	06/03/14	\$420,000	\$451,000	1,380	8	1981	Avg	9,600	N	N	18223 129TH PL NE
5	0	680460	0290	10/14/14	\$420,000	\$431,000	1,440	8	1980	Avg	9,662	N	N	18308 129TH AVE NE
5	0	424940	0300	05/29/13	\$330,500	\$397,000	1,480	8	1998	Avg	4,342	N	N	13212 NE 201ST CT
5	0	680460	0490	03/04/13	\$401,750	\$494,000	1,500	8	1980	Avg	9,656	N	N	18710 129TH CT NE
5	0	953200	0500	08/01/14	\$415,000	\$437,000	1,610	8	2010	Avg	3,600	N	N	19722 128TH PL NE
5	0	680460	0900	05/28/13	\$430,000	\$516,000	1,840	8	1983	Good	9,699	N	N	12829 NE 185TH CT
5	0	424940	0130	11/22/13	\$405,000	\$461,000	1,850	8	1998	Avg	6,170	N	N	13011 NE 200TH PL
5	0	271750	0120	12/11/12	\$390,000	\$491,000	1,910	8	1993	Avg	9,319	N	N	13006 NE 198TH PL
5	0	680460	0610	10/04/12	\$320,000	\$410,000	1,950	8	1983	Avg	9,651	N	N	18800 129TH AVE NE
5	0	273860	0220	08/04/14	\$451,000	\$474,000	2,050	8	2005	Avg	4,876	N	N	13624 NE 202ND ST
5	0	953200	0560	12/04/12	\$409,950	\$517,000	2,050	8	2013	Avg	3,600	N	N	19729 129TH AVE NE
5	0	814150	0020	04/14/12	\$385,000	\$516,000	2,060	8	1988	Good	39,909	N	N	13538 NE 188TH PL
5	0	953200	0430	06/18/12	\$378,807	\$499,000	2,080	8	2012	Avg	3,325	N	N	12942 NE 198TH PL
5	0	953200	0120	02/23/12	\$377,950	\$513,000	2,090	8	2012	Avg	3,364	N	N	12909 NE 197TH PL
5	0	953200	0460	05/01/13	\$435,000	\$526,000	2,090	8	2011	Avg	3,376	N	N	12877 NE 198TH PL
5	0	953200	0530	04/30/12	\$370,777	\$495,000	2,090	8	2012	Avg	3,365	N	N	12876 NE 197TH PL
5	0	680460	0990	11/24/14	\$475,000	\$481,000	2,160	8	1981	Avg	19,283	N	N	18309 129TH AVE NE
5	0	273860	0130	11/07/13	\$499,000	\$571,000	2,170	8	2004	Avg	3,298	N	N	20116 137TH AVE NE
5	0	952731	0110	08/26/14	\$445,000	\$465,000	2,180	8	2004	Avg	3,703	N	N	20419 128TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	952730	0200	08/25/14	\$465,000	\$486,000	2,190	8	2004	Avg	3,267	N	N	12939 NE 203RD ST
5	0	273860	0140	05/02/14	\$499,950	\$542,000	2,190	8	2004	Avg	3,345	N	N	20120 137TH AVE NE
5	0	953200	0040	11/05/13	\$478,500	\$548,000	2,190	8	2011	Avg	4,075	N	N	12919 NE 198TH PL
5	0	952731	0010	10/18/12	\$402,500	\$514,000	2,200	8	2004	Avg	3,816	N	N	12955 NE 204TH PL
5	0	952731	0200	09/12/12	\$400,000	\$516,000	2,200	8	2005	Avg	3,800	N	N	12938 NE 204TH PL
5	0	273861	0110	11/26/12	\$400,000	\$505,000	2,200	8	2003	Avg	3,352	N	N	13630 NE 203RD ST
5	0	953200	0030	05/01/12	\$400,000	\$534,000	2,200	8	2008	Avg	4,100	N	N	12925 NE 198TH PL
5	0	953200	0130	04/12/12	\$397,865	\$534,000	2,210	8	2012	Avg	3,365	N	N	12903 NE 197TH PL
5	0	953200	0440	07/06/12	\$382,441	\$502,000	2,210	8	2012	Avg	3,919	N	N	12948 NE 198TH PL
5	0	953200	0470	07/10/12	\$385,158	\$505,000	2,210	8	2012	Avg	3,376	N	N	12871 NE 198TH PL
5	0	953200	0510	07/20/12	\$446,948	\$584,000	2,210	8	2012	Avg	3,656	N	N	12864 NE 197TH PL
5	0	953200	0520	04/12/12	\$395,475	\$530,000	2,210	8	2012	Avg	3,353	N	N	12870 NE 197TH PL
5	0	273860	0060	10/09/12	\$442,000	\$566,000	2,240	8	2004	Avg	4,057	N	N	20135 137TH AVE NE
5	0	273860	0080	08/15/14	\$495,000	\$519,000	2,240	8	2003	Avg	2,811	N	N	20127 137TH AVE NE
5	0	142890	0080	10/15/12	\$419,950	\$536,000	2,250	8	2012	Avg	6,364	N	N	19709 130TH AVE NE
5	0	020770	0010	08/17/12	\$392,000	\$509,000	2,260	8	2007	Avg	4,087	N	N	12929 NE 200TH PL
5	0	020770	0100	10/29/12	\$380,000	\$484,000	2,260	8	2007	Avg	5,752	N	N	12852 NE 200TH PL
5	0	182236	0010	02/06/12	\$380,000	\$518,000	2,270	8	2003	Avg	5,569	N	N	13205 NE 202ND CT
5	0	247540	0110	03/21/13	\$459,500	\$562,000	2,280	8	2001	Avg	10,258	N	N	18115 129TH PL NE
5	0	247540	0150	09/18/12	\$390,000	\$502,000	2,280	8	2002	Avg	6,067	N	N	18121 129TH PL NE
5	0	273860	0110	12/03/13	\$595,000	\$675,000	2,290	8	2003	Avg	4,105	N	N	20108 137TH AVE NE
5	0	273861	0080	08/09/12	\$425,000	\$553,000	2,320	8	2004	Avg	4,561	N	N	13670 NE 203RD ST
5	0	680460	0720	08/01/14	\$495,000	\$521,000	2,350	8	1980	Avg	10,072	N	N	18617 129TH AVE NE
5	0	803050	0010	05/28/14	\$490,000	\$527,000	2,360	8	2003	Avg	4,367	N	N	12977 NE 201ST WAY
5	0	803050	0020	07/02/12	\$415,000	\$545,000	2,360	8	2003	Avg	4,000	N	N	12971 NE 201ST WAY
5	0	042605	9055	10/03/14	\$620,000	\$639,000	2,410	8	2001	Avg	35,236	N	N	18933 131ST AVE NE
5	0	020770	0170	03/06/12	\$450,000	\$609,000	2,430	8	2007	Avg	5,549	N	N	12904 NE 200TH PL
5	0	952731	0020	09/05/13	\$416,000	\$485,000	2,440	8	2004	Avg	3,634	N	N	12947 NE 204TH PL
5	0	952730	0030	12/02/13	\$450,000	\$511,000	2,450	8	2004	Avg	4,129	N	N	12954 NE 203RD ST
5	0	952730	0080	02/17/12	\$357,200	\$486,000	2,450	8	2004	Avg	3,742	N	N	12918 NE 203RD ST
5	0	020770	0130	10/29/13	\$502,000	\$576,000	2,450	8	2007	Avg	4,245	N	N	12870 NE 200TH PL

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	953200	0020	03/25/14	\$550,000	\$603,000	2,490	8	2009	Avg	4,100	N	N	12935 NE 195TH PL
5	0	953200	0070	12/01/14	\$536,000	\$542,000	2,520	8	2009	Avg	4,831	N	N	19730 129TH AVE NE
5	0	953200	0550	01/15/13	\$470,000	\$586,000	2,520	8	2011	Avg	3,600	N	N	19723 129TH AVE NE
5	0	247540	0120	10/01/14	\$450,000	\$464,000	2,530	8	2001	Avg	8,116	N	N	12911 NE 182ND PL
5	0	680460	0550	07/08/14	\$439,000	\$466,000	2,570	8	1980	Avg	9,503	N	N	18731 129TH CT NE
5	0	814150	0050	09/19/12	\$515,000	\$662,000	2,570	8	1987	Good	50,965	N	N	13516 NE 188TH PL
5	0	182236	0030	10/04/13	\$542,000	\$626,000	2,570	8	2003	Avg	6,001	N	N	13235 NE 202ND CT
5	0	247540	0100	10/25/12	\$520,000	\$662,000	2,630	8	2002	Avg	8,264	N	N	18109 129TH PL NE
5	0	142890	0033	11/19/14	\$576,925	\$585,000	2,630	8	2004	Avg	6,100	N	N	12964 NE 201ST ST
5	0	142890	0124	12/03/12	\$484,000	\$610,000	2,710	8	2012	Avg	6,764	N	N	19703 130TH AVE NE
5	0	182236	0080	12/11/14	\$565,000	\$569,000	2,730	8	2003	Avg	6,856	N	N	13210 NE 202ND CT
5	0	952731	0240	08/01/14	\$540,000	\$568,000	2,760	8	2005	Avg	7,321	N	N	12962 NE 204TH PL
5	0	142890	0125	07/25/12	\$495,000	\$646,000	2,850	8	2012	Avg	5,944	N	N	12927 NE 129TH PL
5	0	142890	0126	07/26/12	\$484,950	\$633,000	2,850	8	2012	Avg	5,664	N	N	12926 NE 197TH PL
5	0	785996	0210	08/25/13	\$569,950	\$667,000	3,000	8	2005	Avg	6,060	N	N	13072 NE 186TH ST
5	0	953200	0080	08/09/12	\$480,000	\$624,000	3,060	8	2010	Avg	5,096	N	N	12914 NE 197TH PL
5	0	020770	0050	10/15/14	\$588,000	\$604,000	3,110	8	2007	Avg	4,464	N	N	12961 NE 200TH PL
5	0	144630	0050	05/29/14	\$590,300	\$634,000	1,790	9	1989	Good	8,115	N	N	13031 NE 202ND PL
5	0	020035	0070	06/02/14	\$559,900	\$601,000	1,860	9	2004	Avg	5,569	N	N	18960 131ST PL NE
5	0	020035	0070	07/16/12	\$465,000	\$609,000	1,860	9	2004	Avg	5,569	N	N	18960 131ST PL NE
5	0	883535	0240	05/20/14	\$530,000	\$571,000	1,990	9	1992	Avg	8,249	N	N	13002 NE 197TH PL
5	0	062210	0073	12/18/13	\$604,750	\$683,000	2,140	9	1980	Good	61,182	N	N	13423 NE 193RD PL
5	0	273864	0430	08/20/12	\$429,000	\$556,000	2,200	9	2007	Avg	3,408	N	N	20456 134TH AVE NE
5	0	273864	0360	03/23/12	\$475,000	\$640,000	2,420	9	2007	Avg	3,600	N	N	20228 134TH AVE NE
5	0	144630	0170	08/07/13	\$500,000	\$588,000	2,450	9	1990	Avg	8,672	N	N	20313 131ST CT NE
5	0	273865	0020	08/20/13	\$529,000	\$620,000	2,450	9	2008	Avg	4,160	N	N	13580 NE 202ND ST
5	0	144630	0030	01/06/12	\$454,000	\$624,000	2,460	9	1990	Avg	7,275	N	N	13019 NE 202ND PL
5	0	883535	0230	08/25/14	\$530,000	\$553,000	2,480	9	1992	Avg	7,480	N	N	13008 NE 197TH PL
5	0	883535	0010	08/21/12	\$380,000	\$493,000	2,490	9	1991	Avg	7,248	N	N	19621 130TH PL NE
5	0	144630	0020	05/31/14	\$587,000	\$630,000	2,550	9	1992	Avg	6,256	N	N	13013 NE 202ND PL
5	0	883535	0260	07/27/12	\$457,500	\$597,000	2,570	9	1991	Avg	6,624	N	N	13021 NE 197TH PL

Improved Sales Used in This Annual Update Analysis

Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	0	957815	0090	10/29/12	\$508,000	\$646,000	2,590	9	1999	Avg	6,792	N	N	13185 NE 186TH PL
5	0	957815	0030	02/01/13	\$481,500	\$597,000	2,610	9	1999	Avg	5,078	N	N	13125 NE 186TH PL
5	0	144630	0310	07/23/13	\$513,950	\$607,000	2,650	9	1989	Avg	7,258	N	N	20223 131ST PL NE
5	0	144630	0390	06/26/12	\$503,200	\$662,000	2,670	9	1989	Good	13,235	N	N	20231 130TH CT NE
5	0	144630	0390	04/04/12	\$487,500	\$655,000	2,670	9	1989	Good	13,235	N	N	20231 130TH CT NE
5	0	273865	0070	07/10/13	\$572,000	\$678,000	2,740	9	2007	Avg	5,449	N	N	13565 SE 202ND ST
5	0	273864	0090	08/22/13	\$540,000	\$632,000	2,760	9	2006	Avg	3,600	N	N	20457 134TH AVE NE
5	0	273864	0130	06/20/13	\$578,000	\$689,000	2,760	9	2007	Avg	3,600	N	N	20341 134TH AVE NE
5	0	273864	0170	07/26/13	\$564,950	\$667,000	2,760	9	2007	Avg	3,600	N	N	20233 134TH AVE NE
5	0	042605	9071	10/07/13	\$540,000	\$624,000	2,790	9	2005	Avg	6,001	N	N	18613 132ND AVE NE
5	0	273864	0370	05/29/13	\$535,000	\$642,000	2,820	9	2006	Avg	3,600	N	N	20232 134TH AVE NE
5	0	730860	0070	12/10/14	\$709,995	\$715,000	2,860	9	2014	Avg	11,880	N	N	20319 126TH AVE NE
5	0	883535	0150	07/11/12	\$410,000	\$537,000	2,970	9	1992	Avg	7,000	N	N	19624 131ST PL NE
5	0	273864	0080	08/27/13	\$555,000	\$649,000	3,000	9	2006	Avg	3,600	N	N	20461 134TH AVE NE
5	0	273864	0210	02/02/12	\$485,000	\$662,000	3,000	9	2008	Avg	3,600	N	N	20117 134TH AVE NE
5	0	730860	0340	09/02/14	\$769,995	\$802,000	3,270	9	2013	Avg	9,794	N	N	20408 126TH AVE NE
5	0	730860	0230	06/16/14	\$740,000	\$791,000	3,380	9	2014	Avg	9,803	N	N	20206 126TH AVE NE
5	0	730860	0250	05/28/14	\$739,995	\$795,000	3,380	9	2014	Avg	9,781	N	N	20218 126TH AVE NE
5	0	730860	0300	06/03/14	\$749,995	\$805,000	3,430	9	2014	Avg	9,724	N	N	20326 126TH AVE NE
5	0	730860	0270	03/10/14	\$782,995	\$863,000	3,460	9	2014	Avg	9,758	N	N	20306 126TH AVE NE
5	0	273864	0470	07/16/14	\$623,300	\$659,000	3,500	9	2007	Avg	4,524	N	N	13423 NE 199TH PL
5	0	143753	0020	04/03/12	\$575,000	\$773,000	3,600	9	2005	Avg	8,471	N	N	19415 132ND PL NE
5	0	062210	0074	11/10/14	\$720,000	\$733,000	1,640	10	1980	Avg	76,531	N	N	13403 NE 193RD PL

Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	011410	0115	10/29/13	\$259,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	011410	0130	04/25/14	\$366,000	NO MARKET EXPOSURE
1	0	011410	0221	10/14/14	\$511,001	IMP. COUNT > 1; AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	011410	0225	05/15/12	\$97,000	DOR RATIO; QUESTIONABLE PER APPRAISAL
1	0	011410	0243	09/13/13	\$256,903	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	011410	0246	11/20/12	\$262,032	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	011410	0294	10/31/14	\$419,228	AUCTION SALE; EXEMPT FROM EXCISE TAX
1	0	011410	0297	09/22/14	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	011410	0297	09/23/13	\$390,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	011410	0329	04/16/12	\$55,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; PARTIAL INT (1/3, 1/2, ETC.); QUIT CLAIM DEED
1	0	011410	0379	12/12/12	\$157,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	011410	0515	09/21/12	\$155,200	DOR RATIO
1	0	012604	9167	06/19/14	\$380,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
1	0	029372	0250	06/07/12	\$239,000	NON-REPRESENTATIVE SALE
1	0	177645	0020	04/10/12	\$295,000	GOV'T TO NON-GOV'T; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	177645	0260	07/16/14	\$451,500	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	177645	0260	07/16/14	\$449,000	RELOCATION - SALE TO SERVICE
1	0	255810	0120	03/21/13	\$307,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	255816	0060	08/28/12	\$182,755	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	257060	0100	07/17/12	\$163,000	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	257060	0280	06/04/14	\$125,623	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	313730	0010	08/03/12	\$290,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	338440	0120	11/27/13	\$463,000	RELOCATION - SALE TO SERVICE
1	0	381950	0020	12/17/13	\$387,718	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	381950	0065	10/28/14	\$290,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	382410	0030	12/27/12	\$250,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	382410	0082	08/22/14	\$35,544	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	382410	0135	06/20/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	382410	0140	10/17/12	\$361,264	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	402770	0797	08/07/14	\$433,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	402770	0838	07/10/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	402770	0865	10/29/13	\$232,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	402770	0884	10/24/14	\$410,000	RELOCATION - SALE TO SERVICE
1	0	402770	0920	11/24/14	\$212,722	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	402770	0956	03/27/14	\$250,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	402770	1037	02/07/12	\$334,964	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	402770	1061	04/17/12	\$97,084	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
1	0	402770	1220	08/28/14	\$259,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
1	0	866300	0120	01/25/13	\$296,700	QUIT CLAIM DEED
1	0	866310	0050	03/05/13	\$475,227	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	866310	0050	03/12/13	\$135,720	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	866310	0050	03/21/13	\$410,263	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	866310	0050	12/27/13	\$260,000	IMP. CHAR CHANGED SINCE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	0	011410	0751	09/12/12	\$225,000	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	011410	0751	04/09/13	\$237,399	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	011410	0758	10/22/14	\$420,000	PREVIOUS IMP. VALUE <= 25K
2	0	011410	1015	11/13/14	\$543,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	011410	1040	04/28/13	\$180,000	DOR RATIO; NO MARKET EXPOSURE
2	1	011410	1541	02/10/14	\$240,212	DOR RATIO; QUIT CLAIM DEED
2	1	012604	9079	08/21/14	\$123,135	DOR RATIO; NO MARKET EXPOSURE
2	1	012604	9079	11/10/14	\$267,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	012604	9154	04/06/12	\$225,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	012604	9154	01/10/12	\$229,500	FORCED SALE; EXEMPT FROM EXCISE TAX
2	1	012604	9189	06/24/13	\$281,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	1	012604	9189	03/26/14	\$229,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2	1	012604	9226	06/12/12	\$700,000	OBS.; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; QCD
2	1	012604	9235	02/03/12	\$285,500	NON-REPRESENTATIVE SALE
2	1	012604	9241	08/22/13	\$459,241	FORCED SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	029373	0060	10/29/13	\$513,000	RELOCATION - SALE TO SERVICE
2	1	062605	9080	11/28/12	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
2	1	062605	9098	11/12/14	\$25,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY; ESTATE ADM, GUARDIAN, OR EXECUTOR
2	1	072605	9119	10/06/14	\$615,000	PREVIOUS IMP. VALUE <= 25K
2	1	072605	9148	05/21/12	\$275,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	1	072605	9177	10/09/13	\$257,700	SHORT SALE; QUESTIONABLE PER APPRAISAL
2	1	072605	9275	07/11/12	\$332,770	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; SEGREGATION AND/OR MERGER
2	1	072605	9282	10/02/14	\$665,000	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
2	1	072605	9294	08/28/13	\$140,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	072605	9483	11/21/14	\$660,000	PERCENT COMPLETE
2	1	076500	0040	04/17/13	\$213,532	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	1	096800	0010	09/25/12	\$235,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	1	096800	0020	12/24/13	\$297,784	CORRECTION DEED; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	1	096800	0020	09/05/13	\$297,784	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	1	108865	0170	09/14/14	\$469,000	RELOCATION - SALE TO SERVICE
2	1	108865	0340	07/19/12	\$320,000	NON-REPRESENTATIVE SALE
2	1	108865	0390	11/13/12	\$378,000	RELOCATION - SALE TO SERVICE
2	0	326110	0030	08/19/14	\$250,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	381840	0090	11/20/12	\$361,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	381975	0020	12/26/13	\$270,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	381975	0050	04/23/14	\$390,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	418830	0140	01/30/12	\$592,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2	1	439850	0085	01/24/12	\$200,000	NON-REPRESENTATIVE SALE
2	1	544000	0060	05/22/12	\$785,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	660140	0030	07/19/12	\$258,932	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	1	770201	0060	01/09/12	\$330,500	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
2	1	809660	0100	06/27/13	\$212,500	DOR RATIO
2	1	856495	0330	03/28/12	\$315,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	1	856495	0590	04/20/12	\$316,000	NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	920255	0140	10/18/13	\$680,276	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	926588	0020	09/27/13	\$459,950	PERCENT COMPLETE
2	0	926588	0030	11/20/13	\$579,950	PERCENT COMPLETE
2	0	926588	0040	05/09/14	\$557,000	PERCENT COMPLETE
2	0	926588	0050	10/25/13	\$586,756	PERCENT COMPLETE
2	0	926588	0060	09/20/13	\$539,950	PERCENT COMPLETE
2	0	926588	0070	09/11/13	\$579,950	PERCENT COMPLETE
2	0	926588	0080	11/26/13	\$549,950	PERCENT COMPLETE
2	0	926588	0090	11/27/13	\$559,950	PERCENT COMPLETE
2	0	926588	0110	01/13/14	\$549,950	PERCENT COMPLETE
2	0	926588	0120	10/31/13	\$479,950	PERCENT COMPLETE
2	0	926588	0130	02/10/14	\$549,950	PERCENT COMPLETE
2	0	926588	0140	09/19/13	\$519,999	PERCENT COMPLETE
2	0	926588	0150	09/09/13	\$505,000	PERCENT COMPLETE
2	0	926588	0160	09/09/13	\$495,000	PERCENT COMPLETE
2	0	926588	0170	09/04/13	\$436,950	PERCENT COMPLETE
2	0	926588	0170	08/26/14	\$550,000	PERCENT COMPLETE
2	1	926926	0040	07/30/13	\$320,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	929510	0170	06/02/14	\$582,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	1	929550	0210	03/01/13	\$445,000	NO MARKET EXPOSURE
2	1	942790	0110	07/26/12	\$380,100	RELOCATION - SALE TO SERVICE
2	1	955890	0170	05/31/12	\$365,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	2	020050	0480	10/11/12	\$412,300	NON-REPRESENTATIVE SALE
3	2	020051	0020	04/24/13	\$376,000	QUIT CLAIM DEED
3	4	074553	0010	09/24/14	\$855,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	4	074553	0020	06/23/14	\$910,556	PERCENT COMPLETE
3	4	074553	0030	08/15/14	\$815,950	PERCENT COMPLETE
3	4	074553	0040	09/11/14	\$845,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	4	074553	0050	02/20/14	\$796,950	PERCENT COMPLETE



**Improved Sales Removed in This Annual Update Analysis
Area 038 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	074553	0060	05/16/14	\$795,950	PERCENT COMPLETE
3	4	074553	0070	07/16/13	\$704,950	PERCENT COMPLETE
3	4	074553	0100	10/10/13	\$761,950	PERCENT COMPLETE
3	4	074553	0110	01/24/14	\$711,950	PERCENT COMPLETE
3	4	074553	0120	05/08/14	\$815,000	PERCENT COMPLETE
3	4	074553	0130	04/29/14	\$809,950	PERCENT COMPLETE
3	4	074553	0150	01/08/14	\$785,950	PERCENT COMPLETE
3	4	074553	0160	10/11/13	\$808,148	PERCENT COMPLETE
3	4	074553	0170	09/17/13	\$759,950	PERCENT COMPLETE
3	4	074553	0180	08/27/13	\$810,950	PERCENT COMPLETE
3	4	074553	0190	02/12/14	\$855,759	PERCENT COMPLETE
3	4	074553	0200	09/24/14	\$922,532	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	4	074553	0210	10/10/14	\$875,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	4	074553	0240	12/26/14	\$865,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	4	074553	0250	06/23/14	\$775,950	PERCENT COMPLETE
3	4	074553	0300	12/17/13	\$730,950	PERCENT COMPLETE
3	4	074553	0310	09/24/14	\$917,983	PERCENT COMPLETE
3	4	074553	0320	07/02/14	\$867,302	PERCENT COMPLETE
3	4	074553	0330	06/23/14	\$824,950	PERCENT COMPLETE
3	4	074553	0350	08/15/14	\$932,989	PERCENT COMPLETE
3	4	074553	0360	02/20/14	\$839,950	PERCENT COMPLETE
3	4	074553	0370	04/03/14	\$817,950	PERCENT COMPLETE
3	4	074553	0380	12/13/13	\$817,416	PERCENT COMPLETE
3	4	074553	0390	08/08/13	\$745,950	PERCENT COMPLETE
3	4	074553	0440	05/01/14	\$814,950	PERCENT COMPLETE
3	4	074553	0450	11/18/13	\$740,950	PERCENT COMPLETE
3	4	074553	0460	01/08/14	\$780,950	PERCENT COMPLETE
3	4	074553	0470	11/18/13	\$740,950	PERCENT COMPLETE
3	4	074553	0480	11/18/13	\$709,950	PERCENT COMPLETE



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	082605	9041	05/29/13	\$280,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; TEAR DOWN
3	0	082605	9053	06/19/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	096110	0077	05/29/13	\$311,941	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	0	096110	0105	09/24/12	\$267,000	PREVIOUS IMP. VALUE <= 25K
3	4	108880	0290	02/11/14	\$554,750	CORRECTION DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	4	108880	0290	10/02/13	\$551,140	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	4	108880	0290	02/11/14	\$554,750	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE
3	4	108880	0360	06/01/12	\$420,199	OBSOLESCENCE
3	4	108880	0660	02/17/12	\$535,000	RELOCATION - SALE TO SERVICE
3	4	108880	0770	06/06/14	\$275,440	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	4	108881	0070	12/10/13	\$507,269	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	4	108881	0070	04/03/14	\$384,825	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
3	4	108881	0240	04/18/12	\$555,840	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	3	172605	9023	10/16/12	\$20,000	DOR RATIO; QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
3	0	172605	9053	09/16/14	\$270,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
3	3	172605	9136	10/29/12	\$1,100,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	2	182605	9005	02/19/12	\$750,000	SEGREGATION AND/OR MERGER
3	0	182605	9042	09/18/13	\$257,250	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	0	320490	0040	12/26/12	\$300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
3	4	345800	0010	03/27/14	\$815,000	PERCENT COMPLETE
3	4	345800	0020	01/28/14	\$703,990	PERCENT COMPLETE
3	4	345800	0040	01/16/14	\$835,000	PERCENT COMPLETE
3	4	345800	0050	02/28/14	\$772,641	PERCENT COMPLETE
3	4	345800	0070	02/28/14	\$769,990	PERCENT COMPLETE
3	4	345800	0100	12/17/13	\$769,990	PERCENT COMPLETE
3	4	345800	0110	11/05/13	\$784,990	PERCENT COMPLETE
3	4	345800	0140	08/05/13	\$759,990	PERCENT COMPLETE
3	4	345800	0250	02/28/14	\$769,990	PERCENT COMPLETE
3	4	345800	0270	11/25/13	\$812,906	PERCENT COMPLETE



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	345800	0280	11/20/13	\$769,990	PERCENT COMPLETE
3	4	345800	0290	01/13/14	\$760,000	PERCENT COMPLETE
3	2	357860	0178	08/13/12	\$257,500	DOR RATIO
3	2	357860	0178	01/23/12	\$283,500	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	417860	0080	04/10/13	\$737,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	417860	0100	07/21/14	\$650,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	2	563050	0005	11/20/14	\$262,500	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	2	563450	0370	07/25/14	\$457,500	BUILDER OR DEVELOPER SALES;
3	2	563450	0392	09/28/12	\$420,000	OBSOLESCENCE
3	0	620405	0070	11/13/13	\$520,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	620405	0070	04/04/14	\$300,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	3	620420	0050	04/09/12	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	734050	0140	04/16/13	\$435,489	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	734050	0280	06/27/12	\$510,000	RELOCATION - SALE TO SERVICE
3	0	885410	0060	02/12/14	\$473,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	0	885410	0130	09/11/14	\$600,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	034850	0010	09/07/12	\$165,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	052605	9111	02/12/13	\$219,500	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; CORPORATE AFFILIATES
4	0	052605	9111	12/20/13	\$415,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	052605	9113	01/24/12	\$500,000	OBS; PREV IMP. VALUE <= 25K; NO MARKET EXP; SEG AND/OR MERGER; CORP AFFILIATES
4	0	052605	9113	04/23/13	\$1,210,000	OBS; PREV IMP. VALUE <= 25K; NO MARKET EXP; SEG AND/OR MERGER; CORP AFFILIATES
4	0	052605	9171	12/19/13	\$345,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND OR NEIGHBOR
4	0	052605	9183	05/01/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	052605	9183	08/01/14	\$405,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	052605	9216	02/23/12	\$198,404	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	052605	9224	09/23/14	\$260,000	OBSOLESCENCE
4	0	052605	9230	09/18/12	\$200,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	052605	9285	02/28/14	\$221,250	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	052605	9296	12/05/12	\$305,667	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE; EXEMPT FROM EXCISE TAX



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	062605	9002	01/18/12	\$490,000	DOR RATIO; IMP. COUNT > 1; OBS; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	0	062605	9084	09/27/13	\$485,000	IMP. COUNT > 1
4	0	062605	9132	04/22/13	\$215,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	062605	9154	09/12/12	\$169,915	DOR RATIO; OBS; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	062605	9169	02/15/13	\$433,000	RELOCATION - SALE TO SERVICE
4	0	062605	9178	10/21/13	\$560,000	NO MARKET EXPOSURE
4	0	062605	9191	05/07/14	\$238,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	062605	9193	03/29/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
4	0	062605	9210	11/29/12	\$251,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE; CORPORATE AFFILIATES
4	0	062605	9275	06/20/12	\$210,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	062605	9276	05/30/14	\$458,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	072605	9047	06/06/14	\$165,000	OBSOLESCENCE
4	0	072605	9047	12/16/14	\$310,000	OBSOLESCENCE; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	072605	9159	05/20/13	\$229,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	072605	9260	08/16/12	\$220,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	072605	9326	06/05/12	\$80,000	DOR RATIO; PREV IMP. VALUE <= 25K; NO MARKET EXP; RELATED PARTY, FRIEND, OR NGHBR
4	0	072605	9357	05/29/14	\$506,404	MULTI-PARCEL SALE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	082605	9319	05/30/12	\$685,000	IMP. COUNT > 1; QUESTIONABLE PER APPRAISAL
4	0	082605	9320	06/25/13	\$450,000	DOR RATIO; NO MARKET EXPOSURE
4	0	091000	0068	08/27/13	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	0	102980	0140	09/26/12	\$325,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	102980	0180	04/04/13	\$432,554	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	102980	0180	12/19/12	\$570,773	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
4	0	102980	0230	11/10/14	\$510,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	173730	0390	06/21/13	\$320,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXP; ESTATE ADM, GUARDIAN OR EXECUTOR
4	0	173730	0450	01/15/14	\$313,300	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	173732	0340	06/12/14	\$430,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	173732	0410	11/30/12	\$425,702	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	173733	0240	09/24/12	\$246,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR



**Improved Sales Removed in This Annual Update Analysis
Area 038 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	206180	0050	07/10/12	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	206190	0100	08/12/14	\$127,450	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QCD; RELATED PARTY, FRIEND, OR NGHBR
4	0	255750	0030	01/16/14	\$187,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	280680	0340	08/09/12	\$198,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	339505	0070	11/02/12	\$380,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
4	0	377530	0020	09/14/12	\$176,001	DOR RATIO; FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	379800	0110	08/04/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	379800	0165	10/17/14	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	525510	0080	06/18/14	\$405,000	AFFORDABLE HOUSING SALES
4	0	525540	0160	06/18/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	0	525570	0130	03/20/12	\$374,850	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	525571	0110	03/27/12	\$249,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	525680	0080	02/12/14	\$310,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	525700	0100	02/03/12	\$235,000	DOR RATIO
4	0	551880	0010	03/03/13	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	0	551960	0060	10/02/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	572000	0030	11/13/12	\$240,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	572000	0030	01/23/12	\$360,889	FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	572000	0030	09/18/12	\$321,790	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	572000	0280	03/22/13	\$235,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	572000	0310	06/25/14	\$317,120	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	572000	0320	02/23/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	572000	0370	03/26/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	572000	0490	05/24/12	\$381,793	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	0	605760	0095	04/13/12	\$152,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	613761	0540	08/27/14	\$490,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
4	0	613761	0620	08/08/14	\$500,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
4	0	613761	0620	11/21/13	\$280,000	DOR RATIO; NO MARKET EXPOSURE
4	0	635890	0060	12/15/14	\$86,736	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR



**Improved Sales Removed in This Annual Update Analysis
Area 038 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	635890	0120	01/11/12	\$408,000	IMP. COUNT > 1
4	0	635990	0111	11/01/13	\$266,712	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	635990	0143	07/21/12	\$410,000	OBSOLESCENCE
4	0	744650	0020	07/13/12	\$444,925	OBSOLESCENCE
4	0	744650	0030	01/03/12	\$474,000	OBSOLESCENCE
4	0	744650	0060	01/23/12	\$425,000	OBSOLESCENCE
4	0	769780	0030	05/12/14	\$49,394	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	809730	0010	03/04/14	\$319,950	RELOCATION - SALE TO SERVICE
4	0	812530	0090	08/08/14	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	0	928682	0040	03/08/12	\$275,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	956780	0040	07/02/13	\$255,000	PREVIOUS IMP. VALUE <= 25K
4	0	956780	0195	05/30/13	\$200,000	PERCENT NET CONDITION; NO MARKET EXPOSURE
4	0	956780	0400	06/19/13	\$244,000	OBSOLESCENCE; NO MARKET EXPOSURE
4	0	956780	0446	07/16/13	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	956880	0005	06/29/12	\$212,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXP; RELATED PARTY, FRIEND, OR NGHBR
4	0	956880	0135	05/14/13	\$326,961	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	956880	0155	02/22/13	\$180,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	020770	0010	06/29/12	\$392,000	RELOCATION - SALE TO SERVICE
5	0	032605	9034	11/11/14	\$333,038	DOR RATIO; NO MARKET EXPOSURE
5	0	032605	9049	12/10/14	\$710,000	IMP. COUNT > 1; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
5	0	032605	9066	10/07/13	\$610,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	032605	9066	02/20/13	\$591,868	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	0	042605	9047	04/20/12	\$450,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	062210	0041	02/19/13	\$260,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	062210	0093	09/04/12	\$308,199	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	062210	0094	10/30/14	\$141,345	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	062210	0108	07/30/12	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	062210	0112	03/05/14	\$440,046	UNFINISHED AREA
5	0	144630	0050	05/09/14	\$590,300	RELOCATION - SALE TO SERVICE



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	144630	0410	05/30/13	\$530,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	273860	0230	07/18/14	\$385,273	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
5	0	273861	0120	09/10/13	\$357,100	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	0	273863	0140	10/12/12	\$339,000	RELOCATION - SALE TO SERVICE
5	0	424940	0200	06/11/12	\$247,217	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; QUIT CLAIM DEED
5	0	680460	0290	09/04/14	\$420,000	RELOCATION - SALE TO SERVICE
5	0	680460	0540	05/14/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	730860	0010	06/16/14	\$749,995	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0020	02/11/14	\$623,851	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	730860	0030	06/16/14	\$764,952	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0040	07/23/14	\$769,995	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0050	09/09/14	\$738,515	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0060	08/22/14	\$689,995	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0090	08/04/14	\$767,667	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0100	08/22/14	\$765,034	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	730860	0110	10/20/14	\$724,995	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	730860	0130	10/21/14	\$779,995	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	730860	0140	08/04/14	\$788,934	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
5	0	730860	0220	07/29/14	\$719,995	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0240	06/03/14	\$736,502	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0260	02/04/14	\$597,098	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	730860	0280	01/07/14	\$637,950	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
5	0	730860	0290	02/04/14	\$636,034	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
5	0	730860	0310	04/22/14	\$757,986	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0320	07/24/14	\$759,995	ACTIVE PERMIT BEFORE SALE >25K
5	0	730860	0330	03/04/14	\$641,413	ACTIVE PERMIT BEFORE SALE >25K
5	0	785996	0010	04/28/13	\$542,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	802965	0080	10/22/13	\$338,200	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	0	807837	0010	05/29/12	\$361,375	RELOCATION - SALE TO SERVICE



Improved Sales Removed in This Annual Update Analysis Area 038 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	914430	0060	05/23/12	\$225,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	952731	0020	12/09/12	\$440,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
5	0	953200	0100	03/06/12	\$388,068	ACTIVE PERMIT BEFORE SALE >25K
5	0	953200	0510	03/07/12	\$560,000	QUIT CLAIM DEED
5	0	957815	0030	11/14/12	\$434,159	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	011410	0012	05/28/13	\$175,000	10,833	N	N
1	0	011410	0020	07/18/14	\$183,000	15,010	N	N
1	0	382410	0365	07/30/13	\$120,000	7,980	N	N
1	0	402770	0846	07/26/13	\$175,000	7,551	N	N
2	0	011410	1132	10/22/14	\$245,000	21,617	N	N
2	1	012604	9036	11/16/13	\$310,000	305,791	N	N
2	1	062605	9011	03/12/14	\$350,000	210,830	N	N
2	0	162200	0050	11/25/14	\$150,000	6,327	N	N
2	1	868210	0040	09/06/12	\$170,000	4,289	N	N
3	0	096110	0075	01/25/12	\$229,950	23,234	N	N
3	2	133275	0010	05/14/13	\$230,000	13,016	N	N
3	2	133275	0020	08/27/13	\$230,000	14,016	N	N
3	2	182605	9004	05/08/13	\$153,950	957,600	N	N
3	2	182605	9071	01/22/14	\$205,000	189,050	N	N
3	2	182605	9071	10/04/12	\$150,000	189,050	N	N
3	2	357860	0035	01/29/14	\$467,500	74,923	N	N
3	2	357860	0050	03/19/12	\$130,000	28,188	N	N
3	2	357860	0190	04/28/14	\$500,000	66,211	N	N
3	3	620420	0200	07/03/14	\$185,000	7,112	N	N
4	0	062605	9060	06/18/13	\$231,000	8,528	N	N
4	0	062605	9368	09/11/12	\$165,000	10,335	N	N
4	0	072605	9302	11/07/12	\$172,450	7,386	N	N
4	0	082605	9078	11/13/14	\$1,950,000	9,000	N	N
4	0	956780	0430	01/22/13	\$137,000	7,194	N	N
4	0	956780	0446	04/03/12	\$118,000	8,936	N	N

Vacant Sales Removed in this Annual Update Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	382010	0286	02/28/12	\$80,000	NO MARKET EXPOSURE
2	0	011410	0720	07/05/13	\$75,000	NO MARKET EXPOSURE
2	0	011410	0749	12/31/13	\$315,000	CORPORATE AFFILIATES
2	0	012604	9031	09/19/12	\$538,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES;
2	1	012604	9042	02/10/14	\$425,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN
2	1	062605	9071	05/14/12	\$200,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	1	868210	0040	09/04/12	\$81,000	CORPORATE AFFILIATES
2	1	868210	0070	11/20/12	\$81,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
2	1	868210	0090	09/04/12	\$81,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
3	2	072605	9023	11/12/12	\$275,000	NO MARKET EXPOSURE
3	0	096110	0130	12/17/12	\$170,000	NO MARKET EXPOSURE; CONTRACT OR CASH SALE
3	0	172605	9117	04/12/14	\$11,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
3	2	182605	9074	06/29/12	\$135,000	AUCTION SALE
3	2	357860	0031	05/29/14	\$170,000	NO MARKET EXPOSURE
3	2	357860	0050	07/09/12	\$13,170	QUIT CLAIM DEED
4	0	052605	9017	12/26/13	\$250,000	GOV'T TO GOV'T; NO MARKET EXPOSURE
4	0	052605	9215	07/02/12	\$10,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	062605	9334	03/19/12	\$130,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
4	0	173731	0050	09/26/14	\$265,000	NO MARKET EXPOSURE
5	0	062210	0060	06/17/13	\$32,500	QUESTIONABLE PER SALES IDENTIFICATION
5	0	730860	0120	10/21/14	\$724,847	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	730860	0160	11/19/14	\$749,995	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	730860	0170	12/10/14	\$714,995	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	730860	0200	12/10/14	\$758,873	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0030	12/22/14	\$639,900	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0050	12/08/14	\$635,555	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0060	12/04/14	\$627,680	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0080	11/26/14	\$565,365	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0090	12/01/14	\$593,825	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE

Vacant Sales Removed in this Annual Update Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	952090	0130	12/09/14	\$580,630	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0140	12/29/14	\$648,975	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0190	12/03/14	\$579,030	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0200	12/01/14	\$664,840	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0210	12/31/14	\$614,285	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	952090	0230	12/17/14	\$642,860	NEW IMP; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	953200	0560	05/18/12	\$150,000	QUIT CLAIM DEED

Mobile Home Sales Used in this Annual Update Analysis Area 038

Sub Area	Ng hb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
3	2	182605	9098	08/29/13	\$285,000	1,990	Good	1993	Good	10,018	N	8816 NE 163RD ST
5	5	339540	0610	12/04/13	\$106,000	1,040	Fair	1969	Avg	3,830	N	12915 NE 192ND PL
5	5	339546	0390	09/16/13	\$150,000	1,056	Avg	1985	Good	4,900	N	12516 NE 197TH CT
5	5	339540	0150	10/21/13	\$169,950	1,070	Avg	1990	Avg	3,831	N	19224 129TH CT NE
5	5	339545	0170	02/11/14	\$101,000	1,080	Avg	1982	Fair	4,984	N	12822 NE 198TH CT
5	5	339540	0690	12/04/12	\$195,000	1,080	Avg	1996	Good	4,411	N	19155 130TH AVE NE
5	5	339540	0980	08/27/13	\$120,000	1,130	Fair	1971	Avg	3,988	N	19158 130TH CT NE
5	5	339543	0270	10/09/14	\$172,450	1,150	Avg	1980	Avg	4,222	N	19268 127TH AVE NE
5	5	339545	0400	07/10/14	\$187,000	1,150	Avg	1983	Avg	4,791	N	19809 127TH CT NE
5	5	339545	0320	12/24/13	\$175,000	1,150	Avg	1983	Good	4,946	N	12718 NE 199TH ST
5	5	339545	0510	11/07/13	\$205,000	1,150	Avg	1980	Good	4,548	N	12723 HOLLYHILLS DR NE
5	5	339543	0620	03/19/13	\$150,000	1,150	Avg	1977	Avg	4,740	N	19641 HOLLYHILLS DR NE
5	5	339545	0830	09/10/14	\$190,500	1,190	Avg	1981	Avg	4,847	N	19621 129TH AVE NE
5	5	339546	0080	09/02/14	\$212,500	1,190	Avg	1990	Avg	5,225	N	19800 126TH AVE NE
5	5	339540	0170	10/17/13	\$145,000	1,190	Avg	2005	Good	3,132	N	19232 129TH CT NE
5	5	339540	0600	06/10/13	\$225,000	1,190	Good	2007	Good	5,701	N	19004 129TH AVE NE
5	5	339542	0310	10/05/12	\$109,000	1,270	Fair	1974	Avg	4,590	N	19230 128TH PL NE
5	5	339540	0560	11/30/12	\$125,000	1,290	Avg	1973	Avg	3,600	N	18910 129TH AVE NE
5	5	339546	0510	11/22/13	\$186,000	1,300	Avg	1990	Avg	9,364	N	19601 126TH AVE NE
5	5	339546	0410	08/08/13	\$163,333	1,300	Avg	1989	Avg	4,634	N	12504 NE 197TH ST
5	5	339541	0120	07/08/14	\$113,000	1,340	Fair	1971	Avg	5,249	N	12815 HOLLYHILLS DR NE
5	5	339547	0170	06/12/13	\$196,750	1,340	Avg	1987	Vgood	7,888	N	18800 127TH PL NE
5	5	339547	0170	01/17/13	\$161,000	1,340	Avg	1987	Vgood	7,888	N	18800 127TH PL NE
5	5	339546	0070	04/03/13	\$162,000	1,344	Avg	1989	Avg	5,225	N	19732 126TH AVE NE
5	5	339546	0060	08/19/13	\$200,000	1,350	Avg	1989	Avg	5,225	N	19726 126TH AVE NE
5	5	339540	0670	10/23/13	\$140,000	1,370	Fair	1970	Avg	4,660	N	19163 130TH AVE NE
5	5	339547	0140	04/28/14	\$230,000	1,400	Avg	2006	Good	5,319	N	18812 127TH PL NE
5	5	339545	0590	09/09/14	\$211,000	1,440	Avg	1981	Avg	5,135	N	19715 HOLLYHILLS DR NE
5	5	339543	0840	04/21/14	\$164,000	1,440	Avg	1977	Avg	5,964	N	19348 HOLLYHILLS DR NE

Mobile Home Sales Used in this Annual Update Analysis Area 038

Sub Area	Nggh	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
5	5	339543	0770	03/12/14	\$205,000	1,440	Avg	1978	Vgood	5,770	N	19514 HOLLYHILLS DR NE
5	5	339543	0330	04/24/13	\$165,000	1,440	Avg	1978	Avg	6,353	N	19309 127TH AVE NE
5	5	339544	0030	10/13/12	\$134,950	1,440	Avg	1978	Good	4,541	N	19605 129TH AVE NE
5	5	339543	0550	05/08/12	\$159,950	1,440	Avg	1979	Avg	4,675	N	19525 HOLLYHILLS DR NE
5	5	339541	0370	07/03/13	\$129,000	1,450	Avg	1972	Avg	6,885	N	12702 NE 190TH ST
5	5	339543	0490	08/05/13	\$186,000	1,460	Avg	1978	Avg	4,802	N	12640 NE 194TH ST
5	5	339540	0770	07/25/12	\$100,000	1,500	Avg	2003	Exc	4,892	N	19152 130TH AVE NE
5	5	339541	0380	10/23/12	\$160,000	1,510	Avg	2002	Avg	5,052	N	12706 NE 190TH ST
5	5	339545	0580	03/08/12	\$134,100	1,510	Avg	1986	Avg	4,675	N	19719 HOLLYHILLS DR NE
5	5	339540	0140	05/13/14	\$219,950	1,530	Avg	1998	Good	3,579	N	19218 129TH CT NE
5	5	339543	0750	03/14/13	\$138,800	1,540	Avg	1978	Avg	5,300	N	12733 NE 196TH ST
5	5	339546	0120	03/06/13	\$205,000	1,560	Good	1989	Good	4,439	Y	12611 NE 199TH ST
5	5	339542	0020	03/14/12	\$137,000	1,560	Avg	1974	Avg	6,893	N	12616 NE 193RD CT
5	5	339545	0100	01/24/14	\$99,000	1,570	Avg	1982	Fair	4,623	N	12700 HOLLYHILLS DR NE
5	5	339545	0670	08/27/13	\$200,000	1,690	Good	1989	Avg	6,094	N	12628 NE 197TH ST
5	5	339540	0240	11/18/14	\$225,000	1,730	Avg	2003	Avg	4,023	N	19215 129TH CT NE
5	5	339546	0110	12/10/14	\$239,000	1,780	Avg	1989	Avg	5,482	N	12605 NE 199TH ST
5	5	339546	0320	01/17/13	\$170,000	1,780	Avg	1989	Avg	7,890	N	12500 NE 198TH ST
5	5	339543	0400	03/26/14	\$183,000	1,790	Avg	1976	Avg	6,010	N	19403 127TH PL NE
5	5	339547	0200	06/11/14	\$250,000	1,850	Avg	2014	Exc	7,199	N	18807 127TH PL NE
5	5	339542	0040	07/16/13	\$140,000	1,850	Avg	1975	Avg	8,024	N	12603 NE 193RD CT
5	5	339545	0220	08/30/12	\$160,000	1,850	Avg	1981	Vgood	6,392	N	12805 NE 199TH ST

Mobile Home Sales Removed in this Annual Update Analysis Area 038

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	5	339540	0100	11/08/12	\$90,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
5	5	339540	0190	10/30/12	\$35,000	MOBILE HOME; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	5	339540	0240	06/10/14	\$164,700	MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339540	0290	08/21/12	\$89,080	MOBILE HOME; NON-REPRESENTATIVE SALE
5	5	339540	0410	10/10/14	\$196,000	NO MARKET EXPOSURE
5	5	339540	0560	01/30/14	\$108,155	MOBILE HOME; NO MARKET EXPOSURE
5	5	339540	0800	04/09/12	\$75,000	MOBILE HOME; NON-REPRESENTATIVE SALE
5	5	339541	0160	04/20/12	\$88,000	MOBILE HOME; NON-REPRESENTATIVE SALE
5	5	339543	0260	02/22/12	\$110,000	MOBILE HOME; NON-REPRESENTATIVE SALE
5	5	339543	0460	04/18/14	\$176,000	MOBILE HOME; NO MARKET EXPOSURE
5	5	339544	0020	09/11/13	\$111,046	GOV'T TO NON-GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339544	0020	09/13/12	\$181,278	FORCED SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339545	0090	02/21/13	\$83,500	MOBILE HOME; SHORT SALE
5	5	339545	0100	08/06/13	\$150,000	GOV'T TO GOV'T; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339545	0170	10/17/13	\$136,500	MOBILE HOME; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	5	339545	0310	11/09/12	\$95,000	MOBILE HOME; SHORT SALE
5	5	339545	0400	01/13/14	\$115,000	MOBILE HOME; EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
5	5	339545	0470	03/24/14	\$88,000	GOV'T TO NON-GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339545	0470	10/25/13	\$182,261	MOBILE HOME; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	5	339545	0530	01/22/13	\$111,700	GOV'T TO NON-GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339545	0530	06/25/12	\$208,080	FORCED SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339545	0570	03/07/12	\$76,100	GOV'T TO GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339545	0720	04/04/12	\$80,000	GOV'T TO NON-GOV'T; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339546	0410	04/10/13	\$235,596	GOV'T TO GOV'T; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339546	0460	12/08/14	\$123,500	AUCTION SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339546	0540	05/30/14	\$118,200	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; FINANCIAL INSTITUTION RESALE
5	5	339547	0170	09/17/12	\$107,579	FORCED SALE; MOBILE HOME; EXEMPT FROM EXCISE TAX
5	5	339547	0200	01/08/14	\$93,100	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME
5	5	339547	0200	06/14/13	\$162,520	FORCED SALE; GOV'T TO GOV'T; MOBILE HOME

**Mobile Home Sales Removed in this Annual Update Analysis
Area 038**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	5	339547	0200	04/25/13	\$162,500	FORCED SALE; EXEMPT FROM EXCISE TAX
5	5	339547	0280	07/18/12	\$97,000	NON-REPRESENTATIVE SALE

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
- Appeals Response Preparation / Review
- Appeal Hearing Attendance



05/26/2015

Appraiser II

Date