

Wedgwood / Bryant

Area: 045

Residential Revalue for 2015 Assessment Roll



“Wedgwood Rock” Obtained from http://www.geocaching.com/geocache/GC1B1JN_wedgwood-erratic

Area 45 is located in northeast Seattle north of the University of Washington. This area has easy access to major freeways I-5 and 520. The area’s overall population is heterogeneous and urban in nature. It includes a range of grades from 5 to 11 with a predominance of grade 7 homes. Homes were built between 1900 to present, most of which were built between 1924 to 1955. This area is influenced by it’s proximity to the University of Washington, Northgate Mall, University Village shopping mall as well as several small parks.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

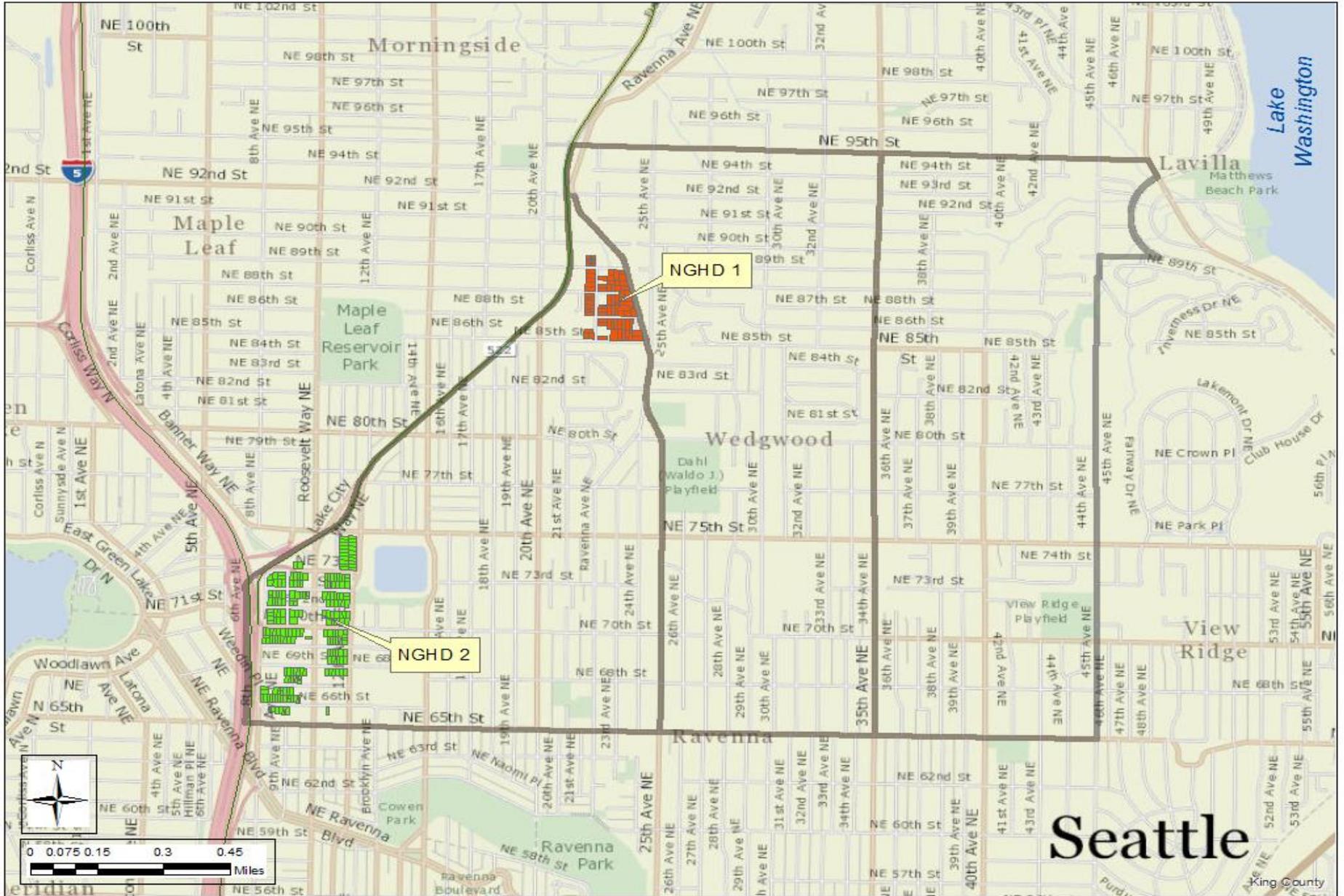
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara
Assessor

Area 045 Map



Wedgwood/Bryant Housing Profile



Grade 5/ Year Built 1927/ Total Living Area 1090
Account Number 717730-0745



Grade 6/ Year Built 1928 Total Living Area 940
Account Number 684470-1375



Grade 7/ Year Built 1949/ Total Living Area 1640
Account Number 568300-0098



Grade 8/ Year Built 1928 Total Living Area 2070
Account Number 723760-0020



Grade 9/ Year Built 2003/ Total Living Area 2780
Account Number 329080-0196



Grade 10/ Year Built 2007 Total Living Area 3130
Account Number 565260-1468

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

Wedgwood/Bryant - Area 045

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2014
Number of Improved Sales: 705
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	\$259,200	\$245,000	\$504,200			7.75%
2015 Value	\$287,300	\$270,600	\$557,900	\$592,500	94.5%	7.60%
\$ Change	+\$28,100	+\$25,600	+\$53,700			
% Change	+10.8%	+10.4%	+10.7%			

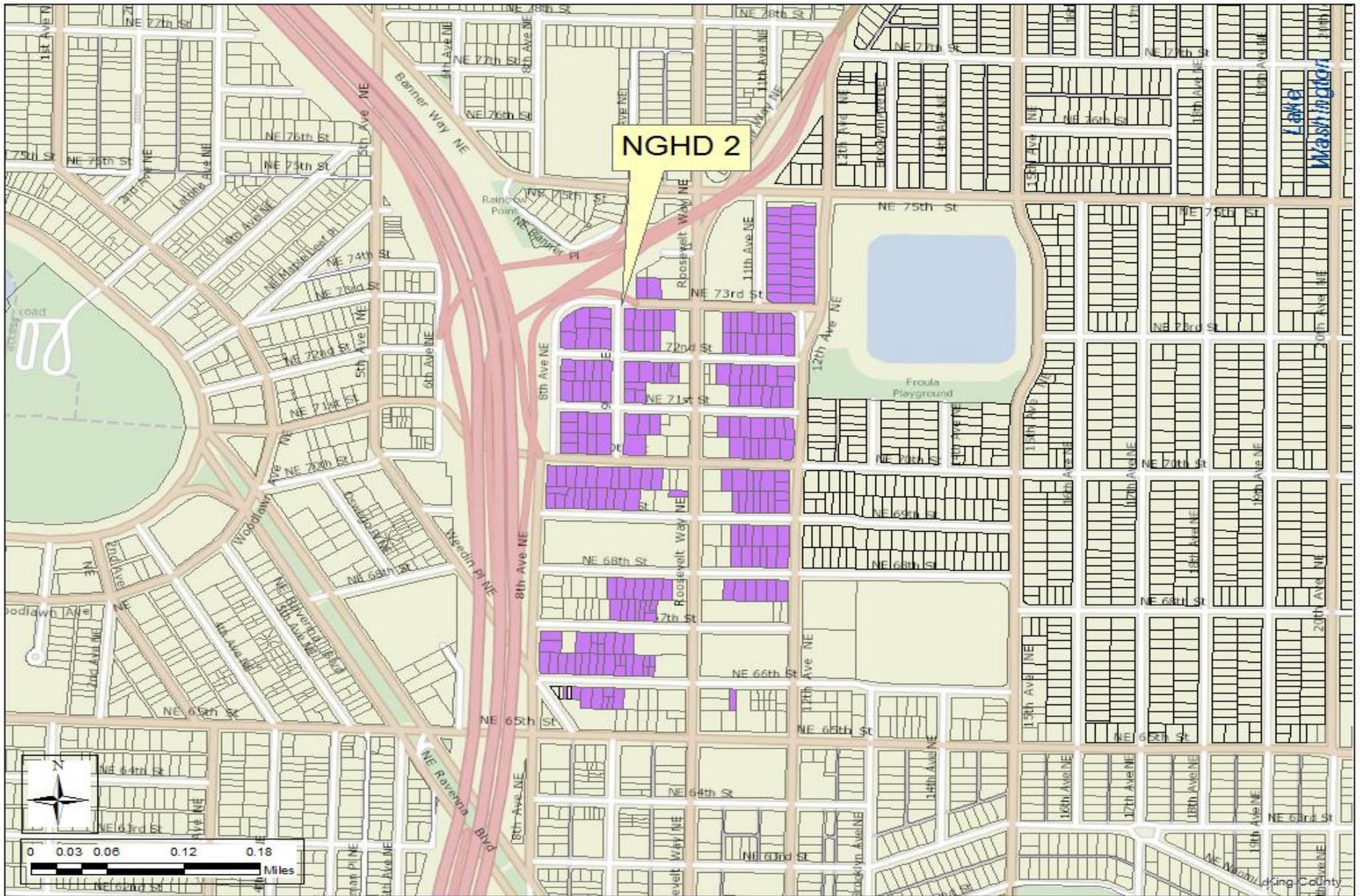
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.60% is an improvement from the previous COD of 7.75%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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	\$276,700	\$218,400	\$495,100
2015 Value	\$306,700	\$240,300	\$547,000
\$ Change	+\$30,000	+\$21,900	+\$51,900
% Change	+10.8%	+10.0%	+10.5%

Number of one to three unit residences in the population: 6,428

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two 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 was at a lower average ratio compared to the population, which resulted in more of an upward adjustment. Sub Area 5 was at a higher average ratio compared to the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences, thus improving equalization

Area 045 - Neighborhood Map



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

Area 045 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.26%	4,145	64%

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	+18.92%	27	196	14%
Sub Area 5	+8.57%	198	2087	9%

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

Generally, parcels in Sub Area 5 were at a higher assessment level than the rest of the population and parcels in Neighborhood2 were at a lower assessment level than the population. This model corrects for these strata differences.

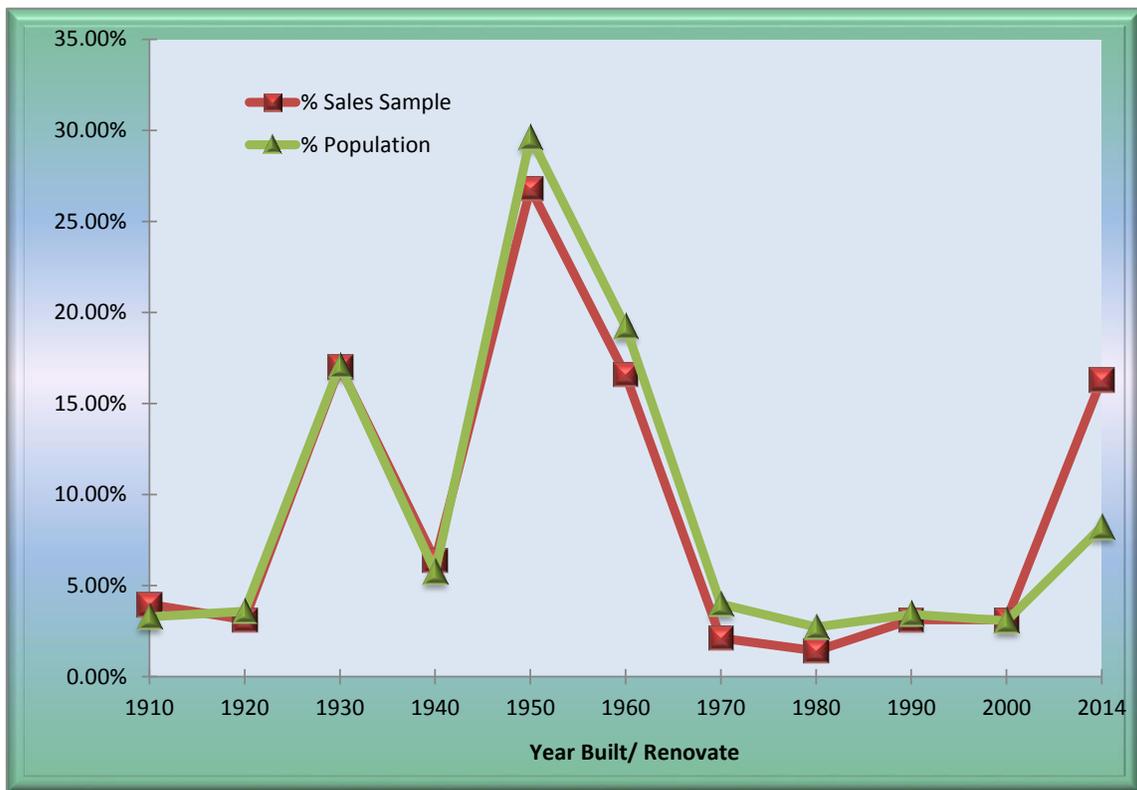
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	28	3.97%
1920	22	3.12%
1930	120	17.02%
1940	45	6.38%
1950	189	26.81%
1960	117	16.60%
1970	15	2.13%
1980	10	1.42%
1990	22	3.12%
2000	22	3.12%
2014	115	16.31%
705		

Population

Year Built/Ren	Frequency	% Population
1910	211	3.28%
1920	231	3.59%
1930	1,098	17.08%
1940	370	5.76%
1950	1,904	29.62%
1960	1,237	19.24%
1970	256	3.98%
1980	175	2.72%
1990	221	3.44%
2000	197	3.06%
2014	528	8.21%
6,428		



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.

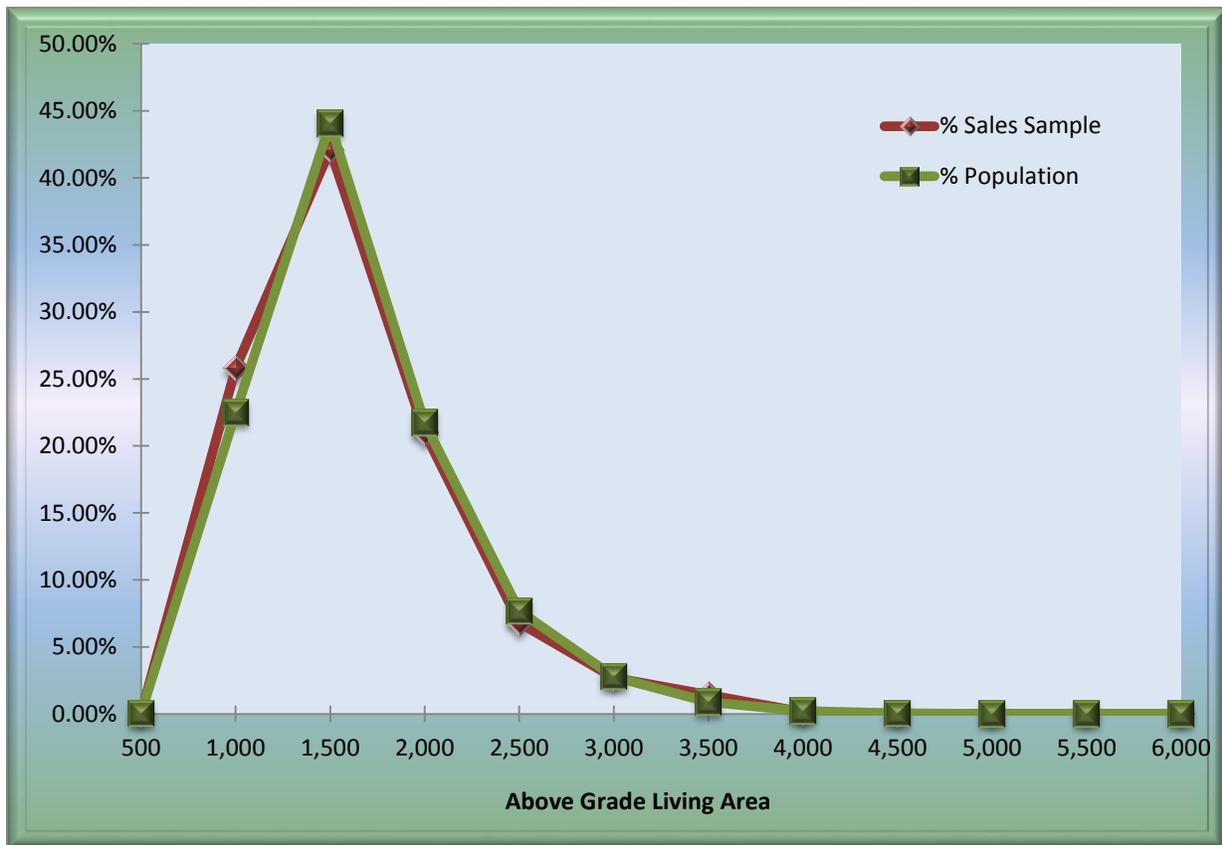
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	182	25.82%
1,500	297	42.13%
2,000	148	20.99%
2,500	48	6.81%
3,000	19	2.70%
3,500	10	1.42%
4,000	1	0.14%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
705		

Population

AGLA	Frequency	% Population
500	2	0.03%
1,000	1,447	22.51%
1,500	2,833	44.07%
2,000	1,398	21.75%
2,500	494	7.69%
3,000	179	2.78%
3,500	57	0.89%
4,000	14	0.22%
4,500	3	0.05%
5,000	1	0.02%
5,500	0	0.00%
6,000	0	0.00%
6,428		



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

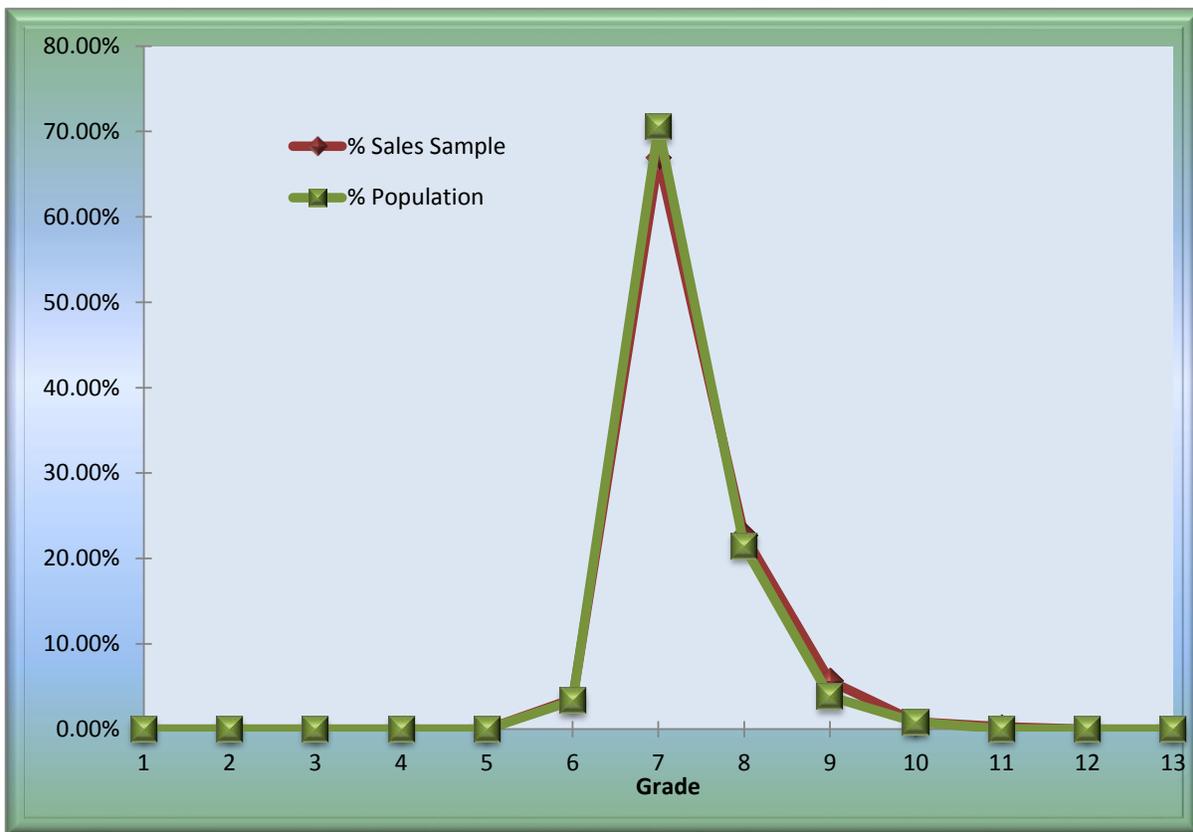
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	25	3.55%
7	472	66.95%
8	160	22.70%
9	40	5.67%
10	6	0.85%
11	2	0.28%
12	0	0.00%
13	0	0.00%
705		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	215	3.34%
7	4,534	70.54%
8	1,378	21.44%
9	246	3.83%
10	52	0.81%
11	3	0.05%
12	0	0.00%
13	0	0.00%
6,428		



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

Area 045 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 1.109, resulting in an adjusted value of \$526,000 ($\$475,000 * 1.109 = \$526,775$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.261	26.1%
2/1/2012	1.253	25.3%
3/1/2012	1.246	24.6%
4/1/2012	1.239	23.9%
5/1/2012	1.232	23.2%
6/1/2012	1.225	22.5%
7/1/2012	1.217	21.7%
8/1/2012	1.210	21.0%
9/1/2012	1.203	20.3%
10/1/2012	1.196	19.6%
11/1/2012	1.188	18.8%
12/1/2012	1.181	18.1%
1/1/2013	1.174	17.4%
2/1/2013	1.166	16.6%
3/1/2013	1.160	16.0%
4/1/2013	1.152	15.2%
5/1/2013	1.145	14.5%
6/1/2013	1.138	13.8%
7/1/2013	1.131	13.1%
8/1/2013	1.123	12.3%
9/1/2013	1.116	11.6%
10/1/2013	1.109	10.9%
11/1/2013	1.101	10.1%
12/1/2013	1.094	9.4%
1/1/2014	1.087	8.7%
2/1/2014	1.079	7.9%
3/1/2014	1.073	7.3%
4/1/2014	1.065	6.5%
5/1/2014	1.058	5.8%
6/1/2014	1.051	5.1%
7/1/2014	1.044	4.4%
8/1/2014	1.036	3.6%
9/1/2014	1.029	2.9%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 045 is: $(0.853847605902428 - 0.0550115359047964 * 0.03829787 - 0.000204048593752556 * \text{SaleDay} + 0.021189739001379 * 0.2808511) / (0.853847605902428 - 0.0550115359047964 * 0.03829787 + 0.021189739001379 * 0.2808511)$

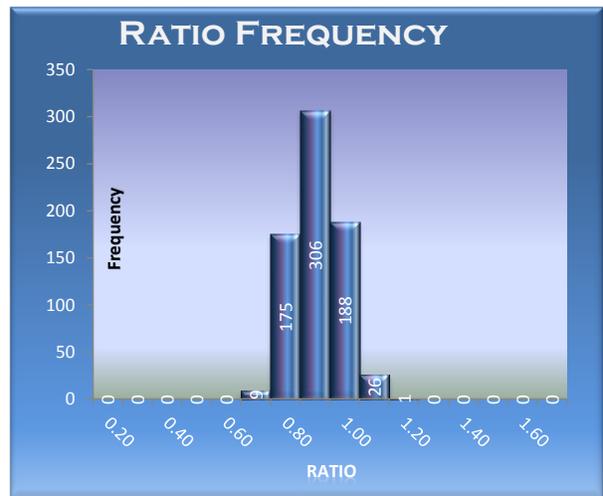
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 3	Appr. Date: 1/1/2014	Date of Report: 3/3/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Wedgwood / Bryant	Appr ID: CLEW	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 045			

SAMPLE STATISTICS	
Sample size (n)	705
Mean Assessed Value	\$504,200
Mean Adj. Sales Price	\$592,500
Standard Deviation AV	\$141,930
Standard Deviation SP	\$174,304
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.858
Median Ratio	0.852
Weighted Mean Ratio	0.851
UNIFORMITY	
Lowest ratio	0.643
Highest ratio:	1.103
Coefficient of Dispersion	7.75%
Standard Deviation	0.080
Coefficient of Variation	9.36%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.843
Upper limit	0.861
95% Confidence: Mean	
Lower limit	0.852
Upper limit	0.864
SAMPLE SIZE EVALUATION	
N (population size)	6,428
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.080
Recommended minimum:	10
Actual sample size:	705
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	367
# ratios above mean:	338
z:	1.092
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

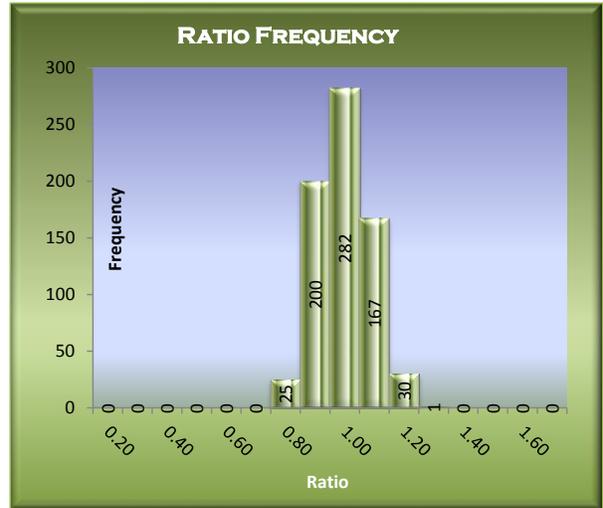
1 to 3 Unit Residences throughout Area 045

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: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Wedgwood / Bryant	1/1/2015	3/3/2015	1/2012 - 12/2014
Area Number: 045	Appr. ID:	Property Type:	Adjusted for time?
	CLEW	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	705
Mean Assessed Value	\$557,900
Mean Sales Price	\$592,500
Standard Deviation AV	\$156,270
Standard Deviation SP	\$174,304
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.945
Weighted Mean Ratio	0.942
UNIFORMITY	
Lowest ratio	0.715
Highest ratio:	1.227
Coefficient of Dispersion	7.60%
Standard Deviation	0.087
Coefficient of Variation	9.22%
Price Related Differential (PRD)	1.008
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.955
95% Confidence: Mean	
Lower limit	0.943
Upper limit	0.956
SAMPLE SIZE EVALUATION	
N (population size)	6,428
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.087
Recommended minimum:	12
Actual sample size:	705
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	367
# ratios above mean:	338
z:	1.092
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 045 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: March 3, 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 23 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 +10.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.110, 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 two neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Neighborhood 2 was at a lower average ratio compared to the population, which resulted in more of an upward adjustment. Sub Area 5 was at a higher average ratio compared to the population, which resulted in less of an upward adjustment. The remaining improved properties in the population will receive an

upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences, thus improving equalization

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 705 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.853847605902428 - 0.0550115359047964 * \text{Nghb2} + 0.021189739001379 * \text{Sub5})$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 94.5%. 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 +10.5%. 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) * 1.107.
- 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) * 1.107.
- 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 045 -- 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	642410	0012	10/26/12	\$294,000	\$350,000	580	6	1948	Good	5,100	N	N	7733 25TH AVE NE
4	0	288770	3510	12/19/12	\$292,000	\$344,000	650	6	1925	Avg	2,850	N	N	7745 20TH AVE NE
4	2	952810	2160	05/28/13	\$360,000	\$410,000	660	6	1910	Avg	4,635	N	N	915 NE 70TH ST
4	0	288770	1251	10/07/14	\$392,800	\$401,000	740	6	1924	VGood	4,275	N	N	8045 19TH AVE NE
4	0	288770	0875	07/23/14	\$344,000	\$357,000	770	6	1932	Good	3,325	N	N	8237 20TH AVE NE
4	0	288770	2090	02/28/13	\$275,000	\$319,000	790	6	1907	Good	2,850	N	N	7756 16TH AVE NE
4	2	913810	0220	11/05/12	\$370,000	\$439,000	810	6	1911	VGood	3,000	N	N	913 NE 73RD ST
4	0	792010	0006	11/18/12	\$230,500	\$273,000	870	6	1929	Avg	3,100	N	N	6857 25TH AVE NE
4	0	275520	0040	07/12/14	\$492,000	\$512,000	890	6	1922	Good	6,272	N	N	2102 NE 68TH ST
4	0	954720	2830	08/14/12	\$229,500	\$277,000	990	6	1947	Avg	3,060	N	N	7024 15TH AVE NE
4	0	681460	0220	10/28/13	\$415,000	\$457,000	1,390	6	1907	Avg	2,952	N	N	7004 BROOKLYN AVE NE
4	0	203850	0180	07/17/12	\$345,000	\$419,000	760	7	1927	Good	5,640	N	N	6522 20TH AVE NE
4	0	288770	1595	09/17/12	\$422,500	\$507,000	770	7	1925	Avg	2,850	N	N	8007 17TH AVE NE
4	0	288770	1970	08/08/14	\$425,000	\$440,000	770	7	1926	Good	2,700	N	N	7706 15TH AVE NE
4	0	954720	4065	11/05/12	\$428,500	\$509,000	770	7	1948	VGood	3,060	N	N	7037 20TH AVE NE
4	0	717530	0035	04/18/13	\$391,000	\$449,000	780	7	1926	VGood	2,250	N	N	7049 B RAVENNA AVE NE
4	0	717730	0425	06/17/14	\$330,000	\$346,000	790	7	1953	Avg	6,205	N	N	7544 23RD AVE NE
4	0	717730	0505	04/08/14	\$533,000	\$567,000	800	7	2008	Avg	4,635	N	N	7503 24TH AVE NE
4	0	297980	0315	07/09/12	\$345,000	\$419,000	830	7	1928	Good	2,500	N	N	7731 14TH AVE NE
4	0	954720	1790	02/19/14	\$360,000	\$387,000	830	7	1919	Avg	3,060	N	N	6856 18TH AVE NE
4	2	671670	0325	07/14/14	\$385,000	\$401,000	830	7	1924	Avg	3,000	N	N	1009 NE 73RD ST
4	0	318810	0205	08/30/12	\$355,000	\$427,000	840	7	1942	Avg	6,490	N	N	2140 NE 81ST PL
4	0	288770	0945	06/12/13	\$448,125	\$509,000	850	7	1929	VGood	2,850	N	N	8018 19TH AVE NE
4	0	288770	1420	11/24/14	\$489,000	\$493,000	850	7	1927	Good	2,850	N	N	8025 18TH AVE NE
4	0	052504	9085	09/18/14	\$575,000	\$589,000	860	7	1906	VGood	4,050	N	N	1310 NE 68TH ST
4	0	717730	0445	01/09/13	\$400,000	\$469,000	860	7	1950	Good	6,196	N	N	7532 23RD AVE NE
4	0	288770	0705	08/23/13	\$375,000	\$419,000	870	7	1921	Avg	5,700	N	N	8215 19TH AVE NE
4	0	717530	0045	11/12/14	\$402,300	\$407,000	870	7	1926	Avg	4,050	N	N	7051 RAVENNA AVE NE
4	0	318660	0025	04/23/13	\$412,000	\$473,000	880	7	1942	Avg	5,500	N	N	8043 RAVENNA AVE NE
4	0	318760	0040	08/13/12	\$435,000	\$525,000	880	7	1949	Good	4,512	N	N	7705 22ND AVE NE
4	0	753730	0005	12/18/12	\$378,000	\$445,000	880	7	1924	Good	3,522	N	N	7527 BROOKLYN AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	288770	1310	03/10/14	\$490,000	\$525,000	890	7	1927	Good	3,800	N	N	8038 17TH AVE NE
4	0	288770	0696	04/27/12	\$449,950	\$555,000	900	7	1938	VGood	4,275	N	N	8205 19TH AVE NE
4	0	717370	0586	05/08/12	\$468,000	\$576,000	900	7	1948	Good	6,000	N	N	7047 21ST AVE NE
4	0	717370	0869	06/14/12	\$383,000	\$468,000	900	7	1956	Avg	6,180	N	N	7041 23RD AVE NE
4	2	365870	0390	07/26/13	\$545,800	\$614,000	900	7	1912	VGood	3,060	N	N	1019 NE 69TH ST
4	0	109300	0080	03/25/14	\$573,000	\$611,000	910	7	1947	VGood	4,480	N	N	2217 NE 70TH ST
4	0	109300	0200	12/27/12	\$456,000	\$536,000	910	7	1948	Good	4,532	N	N	6846 24TH AVE NE
4	0	109300	0240	08/31/13	\$500,000	\$558,000	910	7	1948	Good	4,532	N	N	6828 24TH AVE NE
4	0	318810	0065	05/27/14	\$405,000	\$426,000	910	7	1942	Avg	6,490	N	N	8221 21ST AVE NE
4	2	952810	2060	07/30/14	\$516,000	\$535,000	910	7	1925	Good	3,090	N	N	818 NE 69TH ST
4	0	288770	1425	06/25/13	\$415,000	\$470,000	920	7	1927	Good	2,850	N	N	8027 18TH AVE NE
4	0	288770	2070	10/22/14	\$490,000	\$498,000	920	7	1941	Good	4,305	N	N	7753 16TH AVE NE
4	2	913710	1206	02/12/14	\$620,000	\$668,000	920	7	1909	VGood	4,500	Y	N	816 NE 72ND ST
4	0	682010	0080	11/20/12	\$310,000	\$367,000	930	7	1949	Good	5,922	N	N	1706 NE 75TH ST
4	0	318810	0430	06/23/14	\$425,000	\$444,000	940	7	1942	Good	6,735	N	N	2228 NE 83RD ST
4	0	717370	0593	05/20/13	\$581,000	\$663,000	940	7	1948	VGood	4,950	N	N	2065 NE 73RD ST
4	2	913810	0236	06/28/12	\$460,000	\$560,000	940	7	1907	Good	4,000	N	N	903 NE 73RD ST
4	0	716920	0090	07/12/12	\$434,000	\$527,000	960	7	1925	Good	4,080	N	N	6525 23RD AVE NE
4	0	954720	3315	04/26/12	\$415,000	\$512,000	960	7	1908	Avg	4,590	N	N	1710 NE 70TH ST
4	0	288770	1965	03/04/13	\$382,500	\$443,000	970	7	1929	Avg	2,700	N	N	7710 15TH AVE NE
4	0	716820	0140	07/29/13	\$440,000	\$495,000	970	7	1940	Avg	5,504	N	N	2122 NE 73RD ST
4	0	716820	0140	08/13/12	\$384,000	\$464,000	970	7	1940	Avg	5,504	N	N	2122 NE 73RD ST
4	0	717780	0090	09/16/13	\$493,000	\$548,000	970	7	1985	Avg	2,880	N	N	7323 23RD AVE NE
4	0	954720	5225	08/14/14	\$540,000	\$558,000	980	7	1918	VGood	6,120	N	N	7331 17TH AVE NE
4	2	913810	0285	03/13/14	\$353,500	\$378,000	980	7	1911	Avg	3,000	N	N	912 NE 72ND ST
4	0	318660	0150	01/25/14	\$425,000	\$459,000	990	7	1947	Avg	5,313	N	N	8002 20TH AVE NE
4	1	509895	0040	02/26/13	\$279,900	\$325,000	992	7	2011	Avg	1,117	N	N	2130 NE 89TH ST
4	1	509895	0040	04/13/12	\$219,900	\$272,000	992	7	2011	Avg	1,117	N	N	2130 NE 89TH ST
4	1	509895	0050	04/24/12	\$225,000	\$278,000	992	7	2011	Avg	768	N	N	2132 NE 89TH ST
4	0	343550	0020	07/23/12	\$610,000	\$739,000	1,000	7	1941	VGood	7,200	N	N	7340 20TH AVE NE
4	0	682010	0010	06/16/14	\$415,000	\$435,000	1,000	7	1923	Good	2,970	N	N	1506 NE 75TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	717370	0524	09/24/14	\$410,000	\$420,000	1,000	7	1950	Avg	4,000	N	N	7505 RAVENNA AVE NE
4	0	954720	2700	08/22/13	\$425,000	\$475,000	1,000	7	1921	Avg	4,590	N	N	6839 16TH AVE NE
4	2	365870	0395	08/01/13	\$465,000	\$522,000	1,000	7	1911	Good	3,060	N	N	1017 NE 69TH ST
4	1	509895	0020	03/23/12	\$225,000	\$279,000	1,006	7	2011	Avg	768	N	N	2126 NE 89TH ST
4	1	509895	0030	03/14/12	\$227,000	\$282,000	1,006	7	2011	Avg	1,117	N	N	2128 NE 89TH ST
4	0	275520	0090	07/14/14	\$576,000	\$599,000	1,010	7	1909	Good	5,395	N	N	6815 21ST AVE NE
4	2	913710	1326	04/22/14	\$420,000	\$445,000	1,010	7	1921	Good	2,400	Y	N	7112 8TH AVE NE
4	1	509895	0010	03/01/12	\$227,000	\$283,000	1,018	7	2011	Avg	1,034	N	N	2124 NE 89TH ST
4	1	509895	0060	03/27/12	\$219,000	\$272,000	1,018	7	2011	Avg	1,046	N	N	2134 NE 89TH ST
4	0	717370	0591	08/11/14	\$735,000	\$760,000	1,020	7	1948	VGood	6,000	N	N	7051 21ST AVE NE
4	0	721440	0095	10/27/14	\$667,500	\$678,000	1,020	7	1949	Good	4,841	N	N	6803 24TH AVE NE
4	0	721440	0100	06/11/14	\$550,000	\$577,000	1,020	7	1948	Avg	4,841	N	N	6807 24TH AVE NE
4	0	753730	0020	01/22/13	\$385,000	\$450,000	1,020	7	1922	Good	4,440	N	N	7517 BROOKLYN AVE NE
4	0	288770	1940	12/05/14	\$485,000	\$488,000	1,030	7	1929	Avg	2,700	N	N	7724 15TH AVE NE
4	0	314260	0130	06/17/14	\$667,500	\$699,000	1,030	7	1927	VGood	3,800	N	N	7534 18TH AVE NE
4	0	318660	0430	09/18/13	\$475,000	\$528,000	1,030	7	1938	Good	3,808	N	N	2003 NE 80TH ST
4	0	318810	0445	01/09/13	\$365,000	\$428,000	1,030	7	1942	VGood	7,716	N	N	8240 23RD AVE NE
4	0	716920	0155	11/06/13	\$520,000	\$572,000	1,030	7	1930	VGood	4,080	N	N	6526 23RD AVE NE
4	0	954720	2890	07/09/14	\$366,950	\$382,000	1,040	7	1975	Avg	4,880	N	N	7049 16TH AVE NE
4	0	314260	0120	08/26/14	\$627,000	\$646,000	1,050	7	1927	Good	3,800	N	N	7538 18TH AVE NE
4	0	365870	0690	02/09/12	\$390,000	\$488,000	1,060	7	1910	Good	3,060	N	N	1212 NE 69TH ST
4	0	717370	0871	03/15/12	\$550,000	\$684,000	1,060	7	1948	Good	5,150	N	N	7031 24TH AVE NE
4	0	954720	1850	07/23/14	\$420,000	\$436,000	1,060	7	1977	Avg	4,182	N	N	6837 19TH AVE NE
4	0	954720	4675	10/24/14	\$538,000	\$547,000	1,060	7	1992	Avg	3,060	Y	N	7327 19TH AVE NE
4	0	954720	4675	03/01/13	\$480,000	\$557,000	1,060	7	1992	Avg	3,060	Y	N	7327 19TH AVE NE
4	0	109300	0095	05/15/13	\$539,950	\$617,000	1,070	7	1943	Avg	6,180	N	N	6848 23RD AVE NE
4	0	288770	1985	03/13/13	\$399,000	\$462,000	1,070	7	1914	VGood	2,873	N	N	7703 16TH AVE NE
4	0	318660	0405	09/22/12	\$435,000	\$521,000	1,080	7	1937	Avg	5,116	N	N	7748 20TH AVE NE
4	0	682010	0300	04/27/12	\$390,000	\$481,000	1,080	7	1925	Avg	5,702	N	N	1607 NE 77TH ST
4	0	717730	0090	05/20/14	\$395,000	\$416,000	1,080	7	1920	Good	2,940	N	N	2208 NE 75TH ST
4	0	716820	0015	03/25/13	\$474,000	\$547,000	1,090	7	1928	Good	5,891	N	N	7310 20TH AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	717530	0165	08/06/13	\$385,000	\$432,000	1,090	7	1954	Avg	5,000	N	N	7060 20TH AVE NE
4	0	921540	0095	09/25/12	\$311,500	\$373,000	1,093	7	1953	Avg	4,794	N	N	7015 25TH AVE NE
4	0	318660	0703	12/06/13	\$520,000	\$568,000	1,100	7	1973	Good	6,180	N	N	7700 24TH AVE NE
4	0	954720	2585	10/22/13	\$390,000	\$430,000	1,100	7	1924	Good	4,590	N	N	6826 15TH AVE NE
4	1	509895	0080	05/07/12	\$243,000	\$299,000	1,128	7	2011	Avg	1,921	N	N	2112 NE 89TH ST
4	1	509895	0120	03/14/12	\$247,500	\$308,000	1,128	7	2011	Avg	1,974	N	N	2120 NE 89TH ST
4	0	288770	0805	10/22/14	\$458,950	\$467,000	1,130	7	1946	Avg	4,370	N	N	8206 19TH AVE NE
4	0	954720	5600	12/19/12	\$480,000	\$565,000	1,130	7	1926	Good	3,264	N	N	7353 16TH AVE NE
4	0	954720	5170	04/24/14	\$439,950	\$466,000	1,150	7	1925	Good	3,230	N	N	1615 NE 75TH ST
4	0	275470	0015	10/15/13	\$485,000	\$536,000	1,160	7	1921	Good	3,888	N	N	7023 RAVENNA AVE NE
4	0	288770	0545	10/21/13	\$455,450	\$503,000	1,160	7	1953	VGood	5,723	N	N	1706 NE 82ND ST
4	0	318760	0080	08/19/13	\$405,000	\$453,000	1,160	7	1937	Good	5,467	N	N	7750 22ND AVE NE
4	0	954720	2950	10/30/14	\$564,000	\$572,000	1,170	7	1925	Good	4,590	N	N	7033 16TH AVE NE
4	1	510140	0655	12/19/13	\$420,000	\$458,000	1,170	7	1987	Avg	5,744	N	N	8627 RAVENNA AVE NE
4	1	510140	0655	08/18/12	\$325,000	\$392,000	1,170	7	1987	Avg	5,744	N	N	8627 RAVENNA AVE NE
4	0	052504	9174	12/04/12	\$303,000	\$358,000	1,180	7	2008	Avg	1,231	N	N	7552A 12TH AVE NE
4	0	954720	0600	03/04/14	\$760,000	\$815,000	1,200	7	1910	VGood	4,182	N	N	6526 17TH AVE NE
4	0	052504	9173	10/10/12	\$301,500	\$360,000	1,200	7	2008	Avg	998	N	N	7552B b 12TH AVE NE
4	0	954720	2340	08/07/13	\$560,000	\$628,000	1,210	7	1919	VGood	4,590	N	N	6848 16TH AVE NE
4	0	682010	0035	11/12/14	\$493,000	\$499,000	1,220	7	1925	Good	3,801	N	N	1522 NE 75TH ST
4	0	954720	4400	09/04/13	\$415,000	\$463,000	1,220	7	1927	VGood	3,060	N	N	7323 20TH AVE NE
4	0	052504	9170	02/03/12	\$309,950	\$388,000	1,240	7	2008	Avg	1,103	N	N	7554C c 12TH AVE NE
4	1	510140	2105	03/25/14	\$439,000	\$468,000	1,240	7	1927	VGood	3,348	N	N	8827 RAVENNA AVE NE
4	0	318810	0400	06/03/14	\$530,000	\$557,000	1,250	7	1942	VGood	6,041	N	N	2130 NE 83RD ST
4	0	954720	2775	06/05/13	\$480,000	\$546,000	1,250	7	1910	Good	3,060	N	N	1512 NE 70TH ST
4	0	954720	5380	07/28/14	\$630,000	\$654,000	1,250	7	2005	Avg	4,025	Y	N	7318 15TH AVE NE
4	0	318810	0280	09/09/13	\$470,000	\$524,000	1,260	7	1942	VGood	6,110	N	N	2113 NE 81ST PL
4	0	508140	0025	05/17/12	\$327,000	\$402,000	1,260	7	1966	Avg	4,080	N	N	7719 25TH AVE NE
4	0	717730	0015	04/16/13	\$405,000	\$465,000	1,260	7	1940	Good	6,120	N	N	7550 RAVENNA AVE NE
4	0	717370	0587	05/28/13	\$428,945	\$488,000	1,280	7	1914	Avg	5,000	N	N	7043 21ST AVE NE
4	0	954720	2525	04/16/14	\$380,000	\$404,000	1,290	7	1920	Fair	3,060	N	N	1510 NE 68TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	052504	9171	10/11/13	\$340,000	\$376,000	1,320	7	2008	Avg	1,218	N	N	7554A 12TH AVE NE
4	1	509895	0090	05/10/12	\$275,000	\$338,000	1,321	7	2011	Avg	1,636	N	N	2116 NE 89TH ST
4	1	509895	0100	04/29/12	\$279,000	\$344,000	1,321	7	2011	Avg	1,635	N	N	2118 NE 89TH ST
4	0	717370	0669	10/02/13	\$449,000	\$498,000	1,330	7	1947	Avg	5,100	N	N	6554 23RD AVE NE
4	0	681460	0015	12/24/13	\$427,000	\$465,000	1,340	7	1901	Good	6,960	N	N	7027 15TH AVE NE
4	0	954720	2730	07/25/13	\$575,000	\$647,000	1,340	7	1925	Good	4,590	N	N	6823 16TH AVE NE
4	0	365870	0645	03/11/14	\$637,500	\$682,000	1,350	7	1924	VGood	4,590	N	N	1207 NE 70TH ST
4	0	682010	0180	10/24/13	\$435,000	\$480,000	1,350	7	1923	Avg	4,160	N	N	7604 15TH AVE NE
4	0	717730	0620	07/11/12	\$430,000	\$522,000	1,350	7	1987	Avg	3,090	N	N	7542 24TH AVE NE
4	0	717730	0625	01/31/13	\$465,000	\$542,000	1,350	7	1987	Good	3,090	N	N	7540 24TH AVE NE
4	0	288770	0871	06/20/13	\$485,000	\$550,000	1,390	7	1948	Good	4,275	N	N	8233 20TH AVE NE
4	0	954720	4385	09/26/13	\$435,000	\$483,000	1,390	7	1927	Avg	4,590	N	N	7329 20TH AVE NE
4	1	509895	0070	03/13/12	\$265,000	\$330,000	1,391	7	2011	Avg	1,049	N	N	2114 NE 89TH ST
4	0	275470	0110	12/06/13	\$485,000	\$530,000	1,400	7	1967	Avg	5,170	N	N	7019 21ST AVE NE
4	0	815660	0010	03/16/13	\$400,000	\$462,000	1,400	7	1910	Avg	6,120	N	N	6823 25TH AVE NE
4	1	509895	0110	05/28/12	\$266,000	\$326,000	1,404	7	2011	Avg	1,062	N	N	2122 NE 89TH ST
4	0	365870	0750	08/27/12	\$502,000	\$604,000	1,410	7	1902	VGood	3,570	N	N	1201 NE 69TH ST
4	0	954720	4360	04/13/13	\$525,000	\$603,000	1,410	7	1940	Good	5,100	N	N	7337 20TH AVE NE
4	1	510140	0761	02/01/14	\$325,000	\$351,000	1,410	7	2007	Avg	1,428	N	N	8609 23RD AVE NE
4	0	000900	0025	12/03/14	\$496,000	\$499,000	1,420	7	1973	Good	4,635	N	N	7016 RAVENNA AVE NE
4	0	288770	3336	10/31/12	\$428,000	\$509,000	1,420	7	1928	Good	2,562	N	N	1807 NE 80TH ST
4	0	954720	5130	03/17/14	\$560,000	\$599,000	1,420	7	1927	Good	4,080	N	N	7348 16TH AVE NE
4	0	954720	5620	11/20/12	\$472,500	\$559,000	1,420	7	1927	Good	3,400	N	N	7343 16TH AVE NE
4	0	954720	1150	02/07/12	\$499,000	\$625,000	1,430	7	1910	VGood	3,060	N	N	6530 19TH AVE NE
4	0	954720	5110	09/21/12	\$613,000	\$734,000	1,430	7	1927	VGood	4,080	N	N	7340 16TH AVE NE
4	0	954720	1155	10/16/14	\$567,500	\$578,000	1,440	7	1910	Good	3,060	N	N	6534 19TH AVE NE
4	0	954720	2740	08/08/12	\$616,000	\$744,000	1,460	7	1926	Good	4,590	N	N	6817 16TH AVE NE
4	0	723760	0130	02/21/14	\$585,000	\$629,000	1,470	7	1927	Good	3,588	N	N	7715 19TH AVE NE
4	0	954720	5610	09/29/14	\$719,000	\$735,000	1,470	7	1926	VGood	3,400	N	N	7349 16TH AVE NE
4	0	723760	0060	02/21/13	\$537,500	\$624,000	1,500	7	1928	Good	3,588	N	N	7722 19TH AVE NE
4	0	343550	0005	12/06/12	\$501,000	\$591,000	1,510	7	1942	Good	7,200	N	N	7356 20TH AVE NE



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4	0	318760	0100	05/13/14	\$570,000	\$602,000	1,530	7	1937	Good	5,401	N	N	7736 22ND AVE NE
4	0	288770	0995	05/08/14	\$530,000	\$560,000	1,540	7	1930	Good	2,850	N	N	8011 20TH AVE NE
4	1	510140	0647	11/28/12	\$320,000	\$378,000	1,550	7	1965	Avg	6,380	N	N	2313 NE 88TH ST
4	2	365870	0510	07/24/14	\$620,000	\$644,000	1,550	7	1928	VGood	3,060	N	N	1019 NE 70TH ST
4	0	000900	0175	05/23/12	\$525,000	\$644,000	1,560	7	1921	Good	5,150	N	N	7016 23RD AVE NE
4	0	314260	0175	08/21/13	\$535,000	\$598,000	1,560	7	1928	Good	3,515	N	N	7541 19TH AVE NE
4	0	318660	0450	10/12/12	\$598,750	\$714,000	1,560	7	1937	VGood	5,083	N	N	7742 21ST AVE NE
4	0	723760	0065	10/01/12	\$535,000	\$640,000	1,570	7	1928	VGood	3,588	N	N	7718 19TH AVE NE
4	0	954720	4850	12/17/12	\$473,000	\$557,000	1,570	7	1926	Good	3,060	N	N	7356 17TH AVE NE
4	0	318660	0065	06/26/12	\$540,000	\$658,000	1,600	7	1941	Avg	7,064	N	N	8010 23RD AVE NE
4	0	716920	0185	04/16/12	\$505,000	\$624,000	1,600	7	1954	VGood	6,761	N	N	6543 24TH AVE NE
4	0	723760	0055	08/10/12	\$625,000	\$755,000	1,600	7	1929	VGood	3,660	N	N	7726 19TH AVE NE
4	0	726620	0065	02/16/12	\$512,000	\$640,000	1,600	7	1926	Good	3,800	N	N	7508 18TH AVE NE
4	0	318810	0007	10/22/14	\$380,000	\$386,000	1,610	7	2002	Avg	1,778	N	N	2009 NE 85TH ST
4	0	954720	4045	04/23/14	\$690,000	\$732,000	1,630	7	1928	Good	4,080	N	N	7047 20TH AVE NE
4	0	954720	4045	05/21/13	\$600,000	\$684,000	1,630	7	1928	Good	4,080	N	N	7047 20TH AVE NE
4	0	954720	2150	04/03/13	\$525,000	\$605,000	1,650	7	1909	Avg	4,080	N	N	6821 18TH AVE NE
4	0	954720	2245	06/27/14	\$735,000	\$768,000	1,650	7	1916	VGood	3,672	N	N	6808 16TH AVE NE
4	0	318810	0140	03/28/12	\$585,000	\$725,000	1,660	7	1942	VGood	6,413	N	N	8123 21ST AVE NE
4	0	318660	0690	06/04/13	\$575,000	\$654,000	1,670	7	1942	VGood	6,180	N	N	7726 24TH AVE NE
4	1	510140	0745	09/04/12	\$344,950	\$415,000	1,670	7	2012	Avg	2,486	N	N	8623 23RD AVE NE
4	1	510140	0746	08/28/12	\$340,000	\$409,000	1,670	7	2012	Avg	1,628	N	N	8621 23RD AVE NE
4	1	510140	0747	08/31/12	\$325,000	\$391,000	1,670	7	2012	Avg	1,323	N	N	8619 23RD AVE NE
4	0	954720	1000	04/05/12	\$652,000	\$807,000	1,680	7	1923	VGood	4,590	N	N	6529 19TH AVE NE
4	0	288770	3265	12/12/12	\$551,500	\$650,000	1,710	7	1926	VGood	3,587	N	N	7708 17TH AVE NE
4	0	954720	4370	08/15/13	\$616,000	\$690,000	1,740	7	1940	VGood	6,630	N	N	7331 20TH AVE NE
4	0	528220	0015	05/27/14	\$525,000	\$552,000	1,750	7	1926	Good	3,800	N	N	7550 14TH AVE NE
4	0	954720	2380	09/02/14	\$707,900	\$728,000	1,750	7	1929	Good	5,355	N	N	1607 NE 70TH ST
4	0	954720	5150	12/03/13	\$635,000	\$695,000	1,752	7	1925	VGood	3,060	N	N	7356 16TH AVE NE
4	0	288770	0876	04/18/12	\$378,000	\$467,000	1,770	7	1985	Avg	3,325	N	N	8241 20TH AVE NE
4	0	954720	0790	09/17/14	\$518,000	\$531,000	1,830	7	1909	Good	4,500	N	N	1806 NE 65TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	717780	0045	11/15/13	\$825,000	\$906,000	1,870	7	1925	VGood	5,700	N	N	7300 RAVENNA AVE NE
4	0	682010	0070	12/27/13	\$529,000	\$576,000	1,940	7	1926	Good	5,040	N	N	1620 NE 75TH ST
4	0	716920	0075	10/23/12	\$542,000	\$645,000	1,950	7	1910	Good	6,120	N	N	6537 23RD AVE NE
4	0	954720	0460	08/20/14	\$640,000	\$660,000	1,960	7	1915	Avg	4,080	N	N	6533 17TH AVE NE
4	0	954720	0990	03/14/12	\$675,000	\$839,000	2,020	7	1921	VGood	4,080	N	N	6533 19TH AVE NE
4	0	954720	3465	08/07/13	\$785,000	\$881,000	2,020	7	1925	Good	5,100	N	N	7055 18TH AVE NE
4	0	275470	0120	07/28/13	\$660,000	\$742,000	2,030	7	1921	Good	5,120	N	N	7017 21ST AVE NE
4	2	365870	0380	05/06/13	\$622,500	\$712,000	2,040	7	1910	Good	4,080	N	N	1023 NE 69TH ST
4	0	753730	0110	08/16/13	\$566,000	\$634,000	2,050	7	1906	Avg	3,800	N	N	7515 14TH AVE NE
4	0	318660	0605	04/15/12	\$605,000	\$748,000	2,140	7	1993	Good	8,613	N	N	7710 RAVENNA AVE NE
4	0	525730	0065	03/04/13	\$669,999	\$776,000	2,160	7	1926	VGood	4,973	N	N	7717 15TH AVE NE
4	2	952810	2125	07/31/12	\$485,000	\$587,000	2,320	7	1901	Good	6,180	N	N	836 NE 69TH ST
4	0	717530	0175	03/11/13	\$550,000	\$636,000	860	8	2013	Avg	5,000	N	N	7062 20TH AVE NE
4	0	954720	5260	08/15/14	\$733,000	\$757,000	950	8	2014	VGood	3,060	N	N	7311 17TH AVE NE
4	0	717370	0670	04/26/12	\$560,000	\$691,000	1,010	8	1947	VGood	4,860	N	N	6555 24TH AVE NE
4	0	682010	0285	02/02/12	\$560,000	\$702,000	1,100	8	1955	Good	7,602	N	N	1617 NE 77TH ST
4	2	952810	2854	12/17/12	\$327,500	\$386,000	1,200	8	2007	Avg	1,484	N	N	825 B NE 67TH ST
4	2	952810	2851	01/22/14	\$426,000	\$461,000	1,200	8	2007	Avg	1,484	N	N	823 B NE 67TH ST
4	0	716920	0195	05/08/12	\$515,000	\$634,000	1,230	8	1958	Good	4,080	N	N	6537 24TH AVE NE
4	0	288770	1415	10/05/12	\$485,000	\$579,000	1,250	8	1929	Good	2,850	N	N	8023 18TH AVE NE
4	0	716950	0130	12/19/14	\$495,000	\$497,000	1,260	8	2005	Avg	1,623	N	N	6517 A 25TH AVE NE
4	2	952810	2772	07/08/14	\$438,000	\$456,000	1,270	8	2000	Avg	1,372	N	N	846 NE 67TH ST
4	2	952810	3047	02/28/12	\$359,950	\$449,000	1,270	8	2008	Avg	1,346	N	N	827 A NE 66TH ST
4	2	952810	2850	04/21/14	\$450,000	\$477,000	1,280	8	2007	Avg	1,602	N	N	823 a NE 67TH ST
4	2	952810	2850	09/01/12	\$355,000	\$427,000	1,280	8	2007	Avg	1,602	N	N	823 a NE 67TH ST
4	0	717370	0667	02/04/13	\$569,000	\$663,000	1,300	8	1956	Avg	4,040	N	N	6551 23RD AVE NE
4	0	954720	0210	05/03/13	\$675,000	\$773,000	1,320	8	1909	VGood	4,080	N	N	6529 16TH AVE NE
4	0	954720	0210	05/21/12	\$635,000	\$779,000	1,320	8	1909	VGood	4,080	N	N	6529 16TH AVE NE
4	0	288770	1620	01/30/12	\$545,000	\$683,000	1,330	8	2011	Avg	4,301	N	N	8023 17TH AVE NE
4	0	716950	0020	12/05/14	\$510,000	\$513,000	1,340	8	2005	Avg	1,101	N	N	6533 B 25TH AVE NE
4	0	716950	0110	09/19/12	\$409,000	\$490,000	1,340	8	2005	Avg	1,099	N	N	6521 C 25TH AVE NE



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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	716950	0200	09/03/14	\$522,500	\$537,000	1,340	8	2005	Avg	1,210	N	N	6516 A 24TH AVE NE
4	0	716950	0220	03/06/14	\$480,000	\$514,000	1,340	8	2005	Avg	1,716	N	N	6514 A 24TH AVE NE
4	0	288770	0826	05/29/14	\$510,000	\$536,000	1,370	8	1929	Avg	3,800	N	N	8205 20TH AVE NE
4	0	275520	0110	06/02/14	\$820,000	\$862,000	1,390	8	1960	Good	6,272	N	N	6801 21ST AVE NE
4	0	954720	4700	06/27/12	\$550,000	\$670,000	1,430	8	1929	Good	4,080	Y	N	7315 19TH AVE NE
4	0	717220	0096	11/01/13	\$580,000	\$639,000	1,440	8	1931	Good	3,600	N	N	2017 NE 77TH ST
4	0	717780	0005	10/16/13	\$450,000	\$497,000	1,450	8	1976	Avg	2,945	N	N	7332 RAVENNA AVE NE
4	0	716920	0221	10/23/14	\$497,000	\$505,000	1,450	8	2000	Avg	1,387	N	N	6519 B 24TH AVE NE
4	0	717370	0518	07/21/14	\$690,000	\$717,000	1,500	8	1959	Avg	9,520	N	N	7513 21ST AVE NE
4	0	954720	3740	03/22/12	\$427,500	\$531,000	1,503	8	1929	Avg	4,080	N	N	7057 19TH AVE NE
4	0	726620	0075	12/11/12	\$450,000	\$530,000	1,510	8	1929	Good	3,393	N	N	1816 NE 75TH ST
4	0	954720	5180	06/13/14	\$696,000	\$729,000	1,510	8	2002	Avg	3,060	N	N	7349 17TH AVE NE
4	0	954720	1310	10/18/13	\$569,000	\$629,000	1,530	8	1930	Avg	4,590	N	N	6511 20TH AVE NE
4	2	671670	0220	03/04/14	\$545,000	\$584,000	1,530	8	1932	Avg	4,000	N	N	1012 NE 71ST ST
4	2	952810	2110	09/17/14	\$517,000	\$530,000	1,540	8	1930	Avg	4,635	N	N	901 NE 70TH ST
4	2	952810	2996	12/07/14	\$549,000	\$552,000	1,540	8	2014	Avg	1,044	N	N	807 NE 66TH ST
4	0	288770	3185	03/12/13	\$500,000	\$579,000	1,550	8	1932	Good	2,946	N	N	1707 NE 80TH ST
4	0	681460	0355	06/19/14	\$618,250	\$647,000	1,550	8	1931	Good	3,360	N	N	7018 12TH AVE NE
4	0	318660	0160	11/13/12	\$500,000	\$593,000	1,570	8	1931	Avg	3,900	N	N	2010 NE 80TH ST
4	0	318660	0275	02/03/12	\$427,500	\$536,000	1,580	8	1930	Avg	5,116	N	N	7723 21ST AVE NE
4	0	952810	2993	12/29/14	\$495,000	\$495,000	1,580	8	2014	Avg	1,228	N	N	6520 A WEEDIN PL NE
4	0	682010	0135	01/24/13	\$544,500	\$636,000	1,590	8	1931	Good	5,040	N	N	1523 NE 76TH ST
4	0	954720	4350	05/19/14	\$690,000	\$727,000	1,610	8	1940	VGood	5,100	N	N	7341 20TH AVE NE
4	0	954720	4350	04/13/12	\$580,000	\$717,000	1,610	8	1940	VGood	5,100	N	N	7341 20TH AVE NE
4	2	952810	2771	09/04/14	\$499,000	\$513,000	1,610	8	2000	Avg	1,728	N	N	844 NE 67TH ST
4	0	288770	3186	10/23/14	\$574,800	\$584,000	1,630	8	1932	Good	2,946	N	N	1701 NE 80TH ST
4	2	671670	0370	05/01/12	\$568,000	\$700,000	1,630	8	1912	VGood	4,500	N	N	1018 NE 72ND ST
4	0	288770	1195	03/15/12	\$650,000	\$808,000	1,640	8	2009	Avg	2,850	N	N	8011 19TH AVE NE
4	0	954720	4560	05/15/13	\$660,000	\$754,000	1,650	8	1929	Good	6,120	N	N	7348 18TH AVE NE
4	0	717370	0659	04/04/13	\$503,000	\$579,000	1,670	8	2010	Avg	1,670	N	N	6544 23RD AVE NE
4	0	052504	9077	04/17/13	\$580,000	\$666,000	1,680	8	1930	Avg	9,017	N	N	7524 12TH AVE NE



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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	954720	1185	06/06/12	\$617,000	\$755,000	1,690	8	1929	Good	4,590	N	N	6550 19TH AVE NE
4	0	753730	0115	02/10/12	\$570,000	\$713,000	1,720	8	1929	VGood	3,800	N	N	7517 14TH AVE NE
4	0	753730	0003	09/24/14	\$663,000	\$679,000	1,740	8	2013	Avg	1,760	N	N	7531 BROOKLYN AVE NE
4	0	288770	3310	01/02/13	\$669,950	\$786,000	1,750	8	1936	VGood	4,275	N	N	7747 18TH AVE NE
4	0	952810	2997	12/10/14	\$539,000	\$542,000	1,755	8	2014	Avg	1,106	N	N	6520 D WEEDIN PL NE
4	2	671670	0292	09/12/13	\$650,000	\$724,000	1,830	8	2010	Avg	3,000	N	N	1101 NE 73RD ST
4	0	288770	0820	12/24/12	\$615,000	\$723,000	1,850	8	1930	VGood	3,990	N	N	8201 20TH AVE NE
4	0	288770	1345	10/07/13	\$599,000	\$663,000	1,860	8	2013	Avg	4,305	N	N	8016 17TH AVE NE
4	0	288770	1541	03/21/13	\$599,000	\$692,000	1,900	8	1931	VGood	4,275	N	N	8020 16TH AVE NE
4	2	913710	1121	09/04/13	\$595,000	\$664,000	1,960	8	1911	Good	5,200	Y	N	802 NE 72ND ST
4	0	954720	3610	11/07/12	\$760,000	\$902,000	1,980	8	1925	VGood	5,168	N	N	7002 18TH AVE NE
4	0	288770	3066	05/28/14	\$815,000	\$857,000	2,000	8	2001	Avg	3,800	N	N	7708 16TH AVE NE
4	0	954720	0735	07/06/12	\$830,000	\$1,009,000	2,150	8	1919	VGood	6,120	N	N	6523 18TH AVE NE
4	0	318810	0300	11/11/14	\$848,000	\$858,000	2,260	8	2012	Avg	6,003	N	N	2137 NE 81ST PL
4	0	954720	4740	12/07/12	\$800,000	\$944,000	2,280	8	1920	Good	6,120	N	N	1702 NE 73RD ST
4	0	324750	0180	12/18/13	\$826,000	\$900,000	2,510	8	2007	Avg	3,840	N	N	6842 21ST AVE NE
4	0	681460	0150	09/05/14	\$863,000	\$887,000	1,400	9	2006	Avg	5,400	N	N	7029 14TH AVE NE
4	0	954720	4655	07/16/13	\$775,000	\$873,000	1,680	9	1994	Avg	3,060	N	N	7341 19TH AVE NE
4	0	954720	3090	07/22/13	\$670,000	\$754,000	1,720	9	1985	Avg	5,100	N	N	7030 16TH AVE NE
4	0	954720	1745	08/21/13	\$800,000	\$895,000	1,810	9	2013	Avg	6,120	N	N	6838 18TH AVE NE
4	0	288770	1980	06/13/12	\$625,000	\$764,000	1,880	9	2012	Avg	2,726	N	N	1516 NE 77TH ST
4	0	954720	1300	07/31/13	\$699,500	\$786,000	1,930	9	1930	VGood	4,590	N	N	6515 20TH AVE NE
4	0	682010	0341	12/30/13	\$765,000	\$832,000	2,080	9	2013	Avg	4,405	N	N	7620 15TH AVE NE
4	2	671670	0368	01/11/13	\$705,000	\$826,000	2,124	9	2012	Avg	3,000	N	N	1016 NE 72ND ST
4	0	288770	1340	11/18/13	\$769,000	\$844,000	2,250	9	2013	Avg	2,870	N	N	8018 17TH AVE NE
4	0	954720	2425	09/05/13	\$839,000	\$935,000	2,270	9	1999	Avg	3,060	N	N	6843 17TH AVE NE
4	0	954720	2420	09/04/13	\$873,500	\$974,000	2,380	9	2007	Avg	3,060	N	N	6847 17TH AVE NE
4	0	275470	0035	11/25/14	\$925,000	\$933,000	2,520	9	2008	Avg	4,216	N	N	7015 RAVENNA AVE NE
4	0	954720	1495	01/23/13	\$854,950	\$999,000	2,720	9	2012	Avg	4,080	N	N	6838 19TH AVE NE
4	0	000900	0050	11/08/12	\$899,000	\$1,067,000	2,800	9	2012	Avg	3,811	N	N	7008 RAVENNA AVE NE
4	0	275520	0115	12/13/12	\$965,000	\$1,137,000	2,800	9	2007	Avg	6,394	N	N	6804 20TH AVE NE



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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	343550	0090	05/12/14	\$1,099,950	\$1,161,000	3,020	9	2014	Avg	6,528	N	N	7330 21ST AVE NE
4	0	954720	3805	10/30/13	\$928,000	\$1,022,000	3,040	9	2006	Avg	6,120	N	N	7031 19TH AVE NE
4	0	716820	0105	04/10/14	\$1,099,950	\$1,170,000	3,160	9	2014	Avg	6,784	N	N	7322 21ST AVE NE
4	0	324750	0065	10/05/12	\$914,000	\$1,092,000	3,210	9	2007	Avg	5,120	N	N	6831 21ST AVE NE
5	0	565260	0400	11/19/13	\$330,000	\$362,000	640	6	1940	Good	5,560	N	N	3007 NE 95TH ST
5	0	510140	4256	07/09/13	\$275,000	\$310,000	660	6	1949	Avg	3,520	N	N	2326 NE 92ND ST
5	0	329080	0100	10/12/13	\$367,500	\$406,000	740	6	1922	Avg	4,120	N	N	7310 33RD AVE NE
5	0	549970	0058	10/21/13	\$393,000	\$434,000	780	6	1947	Avg	2,691	N	N	7039 33RD AVE NE
5	0	536320	0266	06/23/14	\$420,000	\$439,000	880	6	1937	Avg	5,029	N	N	3039 NE 90TH ST
5	0	676920	0050	01/15/14	\$317,720	\$344,000	940	6	1942	Avg	6,000	N	N	2615 NE 82ND ST
5	0	510140	2479	11/09/12	\$318,500	\$378,000	1,000	6	1911	Avg	5,389	N	N	9112 23RD AVE NE
5	0	565260	0782	03/24/12	\$426,000	\$529,000	1,020	6	2011	Avg	8,353	N	N	2701 NE 91ST ST
5	0	565260	0556	10/28/14	\$397,380	\$404,000	1,030	6	1958	Avg	5,072	N	N	9217 32ND AVE NE
5	0	510140	2482	07/24/14	\$520,000	\$540,000	1,860	6	1949	Good	6,380	N	N	2315 NE 92ND ST
5	0	797720	1880	02/12/14	\$380,000	\$409,000	670	7	2012	Avg	5,100	N	N	7531 35TH AVE NE
5	0	565260	0165	10/03/12	\$365,000	\$436,000	750	7	1993	Avg	2,600	N	N	9112 32ND AVE NE
5	0	792010	0035	04/30/14	\$385,000	\$408,000	750	7	1949	Fair	5,100	N	N	2515 NE 70TH ST
5	0	510140	2435	06/03/14	\$312,000	\$328,000	770	7	1954	Poor	5,338	N	N	9004 RAVENNA AVE NE
5	0	921290	0645	10/14/12	\$464,000	\$553,000	780	7	1942	VGood	6,000	N	N	3141 NE 82ND ST
5	0	510140	2488	06/24/14	\$438,000	\$458,000	790	7	1948	Avg	6,380	N	N	2312 NE 91ST ST
5	0	797720	1570	06/11/12	\$287,500	\$351,000	800	7	1952	Avg	4,560	N	N	7748 33RD AVE NE
5	0	921290	0105	06/22/12	\$365,000	\$445,000	810	7	1942	Avg	6,000	N	N	8010 30TH AVE NE
5	0	921290	0870	02/01/13	\$415,000	\$484,000	820	7	1941	Avg	6,000	N	N	3304 NE 80TH ST
5	0	921290	0900	02/22/12	\$259,975	\$325,000	820	7	1941	Avg	6,801	N	N	3416 NE 80TH ST
5	0	329080	0215	07/30/14	\$535,000	\$555,000	830	7	2014	Avg	4,120	N	N	7306 34TH AVE NE
5	0	864150	0267	08/06/13	\$275,000	\$309,000	830	7	2005	Avg	1,305	N	N	9125 23RD AVE NE
5	0	717020	0100	04/12/12	\$502,000	\$621,000	840	7	1929	VGood	3,800	N	N	7025 34TH AVE NE
5	0	864150	0280	05/22/14	\$270,000	\$284,000	840	7	2005	Avg	867	N	N	9163 23RD AVE NE
5	0	565260	0366	04/23/14	\$407,000	\$431,000	850	7	1952	Good	6,084	N	N	3203 NE 95TH ST
5	0	921440	0120	06/02/14	\$455,000	\$478,000	850	7	1947	Avg	5,720	N	N	7270 27TH AVE NE
5	0	043900	0495	10/19/12	\$305,000	\$363,000	860	7	1951	Avg	6,000	N	N	2723 NE 87TH ST

Improved Sales Used in This Annual Update Analysis Area 045 -- 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	254570	0020	10/16/14	\$458,500	\$467,000	860	7	1941	Avg	6,828	N	N	2717 NE 90TH ST
5	0	921290	0260	05/27/14	\$468,000	\$492,000	860	7	1942	Good	6,000	N	N	3165 NE 85TH ST
5	0	921290	0950	08/15/13	\$463,000	\$519,000	860	7	1941	Good	6,900	N	N	8110 34TH AVE NE
5	0	332750	0070	02/12/14	\$544,000	\$586,000	880	7	1947	Avg	8,280	Y	N	2571 NE 83RD ST
5	0	921290	0115	05/17/12	\$475,000	\$583,000	880	7	1942	Good	6,000	N	N	8409 31ST AVE NE
5	0	921290	0695	12/17/12	\$494,000	\$582,000	890	7	1942	Avg	6,000	N	N	3122 NE 81ST ST
5	0	536320	0179	08/14/13	\$406,000	\$455,000	900	7	1947	Avg	7,798	N	N	3011 NE 87TH ST
5	0	549970	0050	10/29/14	\$350,000	\$355,000	900	7	1950	Fair	4,320	N	N	7047 33RD AVE NE
5	0	921290	0185	12/27/13	\$520,000	\$566,000	900	7	1942	VGood	6,000	N	N	8101 31ST AVE NE
5	0	921440	0125	07/01/14	\$590,000	\$616,000	910	7	1947	Good	6,413	N	N	7264 27TH AVE NE
5	0	921440	0300	06/04/13	\$466,000	\$530,000	910	7	1947	Avg	6,240	N	N	7210 28TH AVE NE
5	0	565260	1330	06/04/14	\$489,000	\$514,000	920	7	1930	Avg	9,072	N	N	9110 25TH AVE NE
5	0	921490	0050	08/28/13	\$522,500	\$584,000	920	7	1947	Good	5,033	N	N	7211 29TH AVE NE
5	0	797720	0265	08/27/12	\$570,000	\$686,000	930	7	1942	VGood	4,590	Y	N	7536 30TH AVE NE
5	0	797720	1065	11/04/14	\$350,000	\$355,000	930	7	1950	Fair	4,590	N	N	7534 32ND AVE NE
5	0	741020	0357	11/20/13	\$350,000	\$384,000	930	7	1996	Avg	1,144	N	N	6525 C 35TH AVE NE
5	0	741020	0358	05/03/13	\$380,000	\$435,000	930	7	1996	Avg	1,561	N	N	6527 C 35TH AVE NE
5	0	253830	0035	03/12/14	\$587,000	\$628,000	960	7	1949	VGood	5,362	N	N	6529 27TH AVE NE
5	0	510140	2486	06/19/13	\$451,200	\$511,000	960	7	1950	Good	6,235	N	N	2318 NE 91ST ST
5	0	565260	1431	08/13/13	\$451,000	\$505,000	960	7	1928	Avg	7,930	N	N	2507 NE 91ST ST
5	0	797720	1707	05/23/14	\$526,000	\$554,000	960	7	1992	Avg	3,420	N	N	7717 35TH AVE NE
5	0	536320	0269	09/01/12	\$375,000	\$451,000	980	7	1942	Avg	6,281	N	N	3012 NE 89TH ST
5	0	042504	9049	06/12/12	\$387,600	\$474,000	990	7	2006	Avg	6,342	N	N	2610 NE 65TH ST
5	0	332750	0060	11/13/12	\$451,000	\$535,000	1,000	7	1947	Good	8,280	Y	N	2581 NE 83RD ST
5	0	042504	9114	04/30/14	\$687,000	\$727,000	1,010	7	1947	Good	6,386	N	N	2515 NE 68TH ST
5	0	893810	0130	03/06/13	\$500,000	\$579,000	1,010	7	1937	VGood	4,559	N	N	6852 27TH AVE NE
5	0	921440	0150	02/28/13	\$419,500	\$487,000	1,010	7	1952	Avg	5,778	N	N	7234 27TH AVE NE
5	0	676920	0070	08/15/13	\$550,000	\$616,000	1,020	7	1953	Avg	6,426	N	N	2633 NE 82ND ST
5	0	769710	0030	09/29/14	\$546,800	\$559,000	1,020	7	1946	Avg	5,910	N	N	3026 NE 85TH ST
5	0	797720	1395	07/16/13	\$625,000	\$704,000	1,020	7	1950	VGood	5,100	N	N	7559 34TH AVE NE
5	0	797720	0505	09/20/13	\$400,000	\$445,000	1,030	7	1939	Good	6,120	N	N	7542 31ST AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	921540	0185	11/30/12	\$430,000	\$508,000	1,040	7	1954	Avg	5,100	N	N	7024 25TH AVE NE
5	0	921440	0090	06/19/13	\$495,000	\$561,000	1,060	7	1947	VGood	6,156	N	N	7025 27TH AVE NE
5	0	254570	0140	09/10/12	\$463,000	\$556,000	1,070	7	1941	Avg	6,343	N	N	2739 NE 89TH ST
5	0	717020	0140	06/05/12	\$595,000	\$728,000	1,070	7	1947	VGood	5,795	N	N	7002 34TH AVE NE
5	0	565260	1105	11/16/12	\$348,000	\$412,000	1,090	7	1928	Good	4,349	N	N	2507 NE 95TH ST
5	0	565260	1195	05/21/13	\$348,000	\$397,000	1,090	7	1961	Avg	8,589	N	N	2519 NE 95TH ST
5	0	740970	0270	11/19/12	\$498,000	\$590,000	1,090	7	1926	Avg	4,500	N	N	6822 30TH AVE NE
5	0	741020	0040	02/22/12	\$423,333	\$528,000	1,100	7	1942	Avg	5,376	N	N	6831 35TH AVE NE
5	0	510140	4270	11/12/12	\$363,300	\$431,000	1,110	7	1931	Avg	8,525	N	N	9213 25TH AVE NE
5	0	536320	0076	10/09/13	\$415,000	\$459,000	1,120	7	1951	Avg	6,120	N	N	3222 NE 87TH ST
5	0	565260	0680	03/16/12	\$449,000	\$558,000	1,120	7	1929	VGood	6,240	N	N	3032 NE 91ST ST
5	0	565260	1145	03/25/14	\$425,000	\$454,000	1,120	7	1955	Avg	7,464	N	N	2524 NE 94TH ST
5	0	508140	0480	06/04/13	\$469,000	\$533,000	1,140	7	1954	Good	5,100	N	N	7526 26TH AVE NE
5	0	565260	1166	12/12/12	\$433,625	\$511,000	1,150	7	1955	Avg	6,120	N	N	9417 27TH AVE NE
5	0	042504	9125	09/14/13	\$590,000	\$657,000	1,160	7	1947	Good	5,500	Y	N	6534 28TH AVE NE
5	0	127930	0045	07/31/13	\$750,000	\$843,000	1,160	7	1946	VGood	6,000	N	N	6515 28TH AVE NE
5	0	740970	0460	05/01/12	\$610,000	\$751,000	1,160	7	1927	VGood	6,000	N	N	6549 31ST AVE NE
5	0	565260	0010	06/05/14	\$522,000	\$548,000	1,170	7	1956	Avg	5,390	N	N	3249 NE 91ST ST
5	0	921290	0820	08/28/14	\$393,820	\$406,000	1,170	7	1941	Avg	8,251	N	N	3407 NE 81ST ST
5	0	043800	0070	03/27/13	\$690,000	\$796,000	1,180	7	1954	VGood	5,720	N	N	8033 28TH AVE NE
5	0	508140	0450	02/06/12	\$355,000	\$445,000	1,180	7	1950	Good	5,100	N	N	7519 26TH AVE NE
5	0	797720	0740	07/02/12	\$350,000	\$426,000	1,180	7	1950	Avg	5,100	N	N	7739 32ND AVE NE
5	0	676920	0045	08/30/13	\$442,000	\$493,000	1,200	7	1927	Avg	6,000	N	N	2609 NE 82ND ST
5	0	797720	1590	07/09/12	\$415,150	\$505,000	1,200	7	1952	Avg	6,120	N	N	7755 34TH AVE NE
5	0	921540	0150	03/13/13	\$366,000	\$423,000	1,200	7	1970	Avg	5,100	N	N	7068 25TH AVE NE
5	0	921490	0145	08/06/13	\$450,000	\$505,000	1,220	7	1952	Avg	6,240	N	N	7008 29TH AVE NE
5	0	329080	0220	09/26/14	\$425,000	\$435,000	1,230	7	1910	Avg	4,635	N	N	7302 34TH AVE NE
5	0	536320	0143	11/21/14	\$415,000	\$419,000	1,230	7	1956	Avg	4,080	N	N	3222 NE 85TH ST
5	0	565260	0069	09/17/14	\$440,000	\$451,000	1,230	7	1946	Avg	6,010	N	N	9125 35TH AVE NE
5	0	717020	0080	06/17/14	\$435,000	\$455,000	1,230	7	1928	Avg	3,800	N	N	7009 34TH AVE NE
5	0	254570	0115	04/25/12	\$395,000	\$487,000	1,240	7	1940	Avg	9,515	N	N	2715 NE 89TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	792010	0130	03/22/12	\$483,500	\$600,000	1,250	7	1924	Good	5,100	N	N	6836 26TH AVE NE
5	0	042504	9163	09/26/13	\$610,000	\$677,000	1,260	7	1955	Avg	7,335	N	N	7527 28TH AVE NE
5	0	043900	0035	04/03/14	\$485,000	\$516,000	1,260	7	1958	Avg	5,963	N	N	8720 25TH AVE NE
5	0	151380	0040	08/04/14	\$660,000	\$684,000	1,260	7	1933	VGood	7,773	Y	N	2547 NE 85TH ST
5	0	676920	0040	12/18/14	\$520,000	\$522,000	1,280	7	1950	Avg	6,609	N	N	2603 NE 82ND ST
5	0	676920	0040	07/29/13	\$412,000	\$463,000	1,280	7	1950	Avg	6,609	N	N	2603 NE 82ND ST
5	0	921290	0380	03/21/13	\$580,000	\$670,000	1,280	7	1942	VGood	6,000	N	N	3133 NE 84TH ST
5	0	536320	0112	08/12/13	\$450,000	\$504,000	1,310	7	1945	Good	6,120	N	N	3210 NE 86TH ST
5	0	565260	0605	08/07/14	\$630,000	\$652,000	1,310	7	1956	Avg	6,783	N	N	3015 NE 92ND ST
5	0	921290	0765	02/12/14	\$501,000	\$539,000	1,320	7	1942	Avg	6,000	N	N	3131 NE 81ST ST
5	0	043900	0437	03/21/13	\$650,000	\$751,000	1,330	7	1956	VGood	6,831	N	N	8618 29TH AVE NE
5	0	740970	0655	07/02/12	\$445,000	\$542,000	1,330	7	1928	Avg	4,000	N	N	6515 32ND AVE NE
5	0	565260	0829	05/22/12	\$400,000	\$491,000	1,340	7	1952	Avg	7,412	N	N	9000 27TH AVE NE
5	0	565260	0450	03/17/14	\$540,000	\$577,000	1,350	7	1940	VGood	6,781	N	N	9407 32ND AVE NE
5	0	369290	0285	07/27/12	\$599,950	\$727,000	1,360	7	1939	VGood	5,700	N	N	6822 29TH AVE NE
5	0	864150	0270	08/22/13	\$323,000	\$361,000	1,377	7	2002	Avg	1,550	N	N	9101 B 23RD AVE NE
5	0	740970	0110	09/03/13	\$526,300	\$587,000	1,380	7	1929	Avg	5,000	N	N	6834 31ST AVE NE
5	0	740970	0330	10/26/12	\$493,000	\$586,000	1,380	7	1925	Avg	4,640	Y	N	6835 30TH AVE NE
5	0	043800	0130	03/29/12	\$636,000	\$789,000	1,410	7	1958	VGood	6,860	N	N	8032 28TH AVE NE
5	0	797720	1070	03/07/14	\$490,000	\$525,000	1,410	7	1950	Avg	4,692	N	N	7530 32ND AVE NE
5	0	921290	0095	01/05/12	\$410,000	\$517,000	1,410	7	1942	Avg	6,000	N	N	8020 30TH AVE NE
5	0	510140	4351	07/02/14	\$550,000	\$574,000	1,430	7	1987	Avg	5,005	N	N	9417 25TH AVE NE
5	0	740970	0555	03/04/13	\$477,750	\$554,000	1,440	7	1924	Good	4,500	N	N	6522 30TH AVE NE
5	0	815660	0155	06/11/14	\$735,000	\$771,000	1,450	7	1909	VGood	5,100	N	N	6815 26TH AVE NE
5	0	536320	0267	11/27/13	\$550,000	\$602,000	1,460	7	1950	VGood	6,034	N	N	8917 32ND AVE NE
5	0	864150	0253	09/10/13	\$344,000	\$383,000	1,502	7	2005	Avg	1,477	N	N	9111 A 23RD AVE NE
5	0	815660	0085	04/24/13	\$368,000	\$422,000	1,520	7	1988	Avg	2,550	N	N	6816 25TH AVE NE
5	0	565260	1245	10/01/12	\$386,000	\$461,000	1,530	7	1949	Avg	11,806	N	N	2548 NE 92ND ST
5	0	254570	0210	05/07/12	\$480,000	\$591,000	1,560	7	1939	Good	9,564	N	N	2703 NE 88TH ST
5	0	741020	0095	08/16/12	\$725,000	\$875,000	1,580	7	1942	VGood	6,016	N	N	6848 34TH AVE NE
5	0	797720	1845	05/14/14	\$525,000	\$554,000	1,600	7	1924	Avg	6,120	N	N	7557 35TH AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	741020	0165	09/10/12	\$500,000	\$600,000	1,610	7	1941	Avg	6,400	N	N	6819 34TH AVE NE
5	0	510140	4253	04/30/14	\$550,000	\$582,000	1,620	7	1986	Avg	6,326	N	N	2333 NE 94TH ST
5	0	536320	0242	05/20/12	\$420,000	\$516,000	1,630	7	1935	Good	5,000	N	N	3015 NE 89TH ST
5	0	740970	0215	06/06/14	\$550,000	\$577,000	1,640	7	1926	Avg	5,000	N	N	6807 31ST AVE NE
5	0	921290	0635	07/10/13	\$592,506	\$669,000	1,640	7	1942	Avg	6,000	N	N	3127 NE 82ND ST
5	0	565260	0065	10/10/14	\$760,000	\$775,000	1,670	7	1922	VGood	10,637	N	N	3243 NE 91ST ST
5	0	740970	0740	05/20/13	\$565,000	\$644,000	1,680	7	1926	Avg	4,000	N	N	6512 31ST AVE NE
5	0	536320	0085	05/29/13	\$389,500	\$443,000	1,700	7	1936	Avg	5,200	N	N	3237 NE 88TH ST
5	0	510140	2428	11/12/14	\$790,000	\$799,000	1,760	7	1949	Good	12,760	N	N	2323 NE 91ST ST
5	0	151380	0181	05/13/13	\$593,300	\$678,000	1,810	7	1986	Avg	6,137	N	N	2521 NE 83RD ST
5	0	797720	1340	10/02/12	\$605,000	\$723,000	1,850	7	1947	VGood	5,100	N	N	7541 34TH AVE NE
5	0	369290	0255	05/23/12	\$648,000	\$795,000	1,870	7	1910	VGood	5,000	N	N	6823 29TH AVE NE
5	0	536320	0180	05/15/14	\$640,000	\$675,000	1,890	7	1947	Good	7,798	N	N	3001 NE 87TH ST
5	0	565260	0235	08/14/13	\$666,750	\$747,000	1,897	7	1928	VGood	10,578	N	N	3242 NE 92ND ST
5	0	741020	0225	06/20/13	\$700,000	\$793,000	1,920	7	1939	VGood	6,144	N	N	6830 32ND AVE NE
5	0	797720	0031	03/29/12	\$650,000	\$806,000	1,960	7	1947	VGood	6,120	N	N	3015 NE 80TH ST
5	0	797720	0020	03/10/14	\$646,000	\$692,000	2,050	7	1957	Avg	6,120	N	N	7748 30TH AVE NE
5	0	797720	1290	07/02/13	\$780,000	\$882,000	2,120	7	1948	VGood	5,100	N	N	7525 34TH AVE NE
5	0	921290	0180	06/25/14	\$760,000	\$794,000	2,230	7	1942	VGood	6,000	N	N	8107 31ST AVE NE
5	0	042504	9046	01/17/12	\$660,000	\$830,000	2,430	7	1946	VGood	5,214	N	N	6543 26TH AVE NE
5	0	565260	1140	10/14/14	\$640,000	\$652,000	2,430	7	1915	Good	7,379	N	N	2534 NE 94TH ST
5	0	127930	0150	11/01/13	\$419,000	\$461,000	1,000	8	1950	Avg	5,700	N	N	6502 29TH AVE NE
5	0	042504	9173	04/19/12	\$302,000	\$373,000	1,070	8	2003	Avg	1,845	N	N	2512 A NE 65TH ST
5	0	042504	9181	09/12/14	\$350,000	\$359,000	1,070	8	2003	Avg	937	N	N	2512 B NE 65TH ST
5	0	741020	0426	02/02/12	\$357,500	\$448,000	1,090	8	2001	Avg	1,184	N	N	6534 C 34TH AVE NE
5	0	741020	0351	03/18/13	\$430,000	\$497,000	1,090	8	2005	Avg	1,117	N	N	6531 A 35TH AVE NE
5	0	741020	0255	09/29/14	\$580,000	\$593,000	1,120	8	1939	Avg	5,230	N	N	3211 NE 70TH ST
5	0	921540	0225	06/06/13	\$515,000	\$585,000	1,250	8	1960	Avg	6,000	N	N	7209 26TH AVE NE
5	0	510140	2140	04/16/13	\$560,000	\$643,000	1,260	8	1957	Good	4,968	N	N	8711 25TH AVE NE
5	0	740970	0035	02/19/13	\$529,000	\$615,000	1,270	8	1950	Good	4,000	N	N	6833 32ND AVE NE
5	0	127930	0140	09/20/12	\$480,000	\$575,000	1,310	8	1950	Avg	5,700	N	N	6512 29TH AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 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	921540	0275	07/23/13	\$659,200	\$742,000	1,320	8	1961	Good	6,400	N	N	7005 26TH AVE NE
5	0	921540	0355	11/21/12	\$525,000	\$621,000	1,320	8	1962	Avg	6,944	N	N	7028 26TH AVE NE
5	0	151380	0080	08/25/14	\$598,000	\$616,000	1,330	8	1985	Avg	9,825	N	N	2539 NE 83RD ST
5	0	151380	0045	07/16/14	\$657,000	\$683,000	1,340	8	1957	Avg	5,796	Y	N	2552 NE 83RD ST
5	0	043800	0006	03/18/14	\$448,888	\$480,000	1,350	8	1958	Fair	6,126	Y	N	2701 NE 82ND ST
5	0	043800	0015	09/16/14	\$555,000	\$569,000	1,350	8	1957	Avg	5,946	Y	N	8040 27TH AVE NE
5	0	797720	0545	07/16/13	\$455,500	\$513,000	1,370	8	1951	Avg	5,100	N	N	7541 32ND AVE NE
5	0	043920	0050	05/15/13	\$747,000	\$853,000	1,400	8	1959	Good	6,720	N	N	7757 29TH AVE NE
5	0	043900	0155	01/08/14	\$690,000	\$749,000	1,410	8	1959	VGood	6,861	Y	N	8625 26TH AVE NE
5	0	043800	0025	05/13/14	\$628,000	\$663,000	1,430	8	1958	Avg	6,000	N	N	8028 27TH AVE NE
5	0	921540	0280	11/15/13	\$522,000	\$573,000	1,460	8	1967	Avg	6,608	N	N	2601 NE 75TH ST
5	0	043900	0070	07/19/13	\$625,000	\$704,000	1,540	8	1958	VGood	6,783	N	N	8608 25TH AVE NE
5	0	797720	1765	04/15/13	\$677,000	\$778,000	1,550	8	1912	VGood	4,594	N	N	7704 34TH AVE NE
5	0	741020	0431	08/06/14	\$430,000	\$445,000	1,550	8	2006	Avg	1,444	N	N	6528 A 34TH AVE NE
5	0	864150	0195	10/09/12	\$418,500	\$500,000	1,559	8	2005	Avg	2,520	N	N	9135 B 23RD AVE NE
5	0	043920	0045	07/19/13	\$795,000	\$895,000	1,580	8	1959	VGood	6,900	N	N	7753 29TH AVE NE
5	0	127930	0100	09/25/13	\$637,500	\$708,000	1,610	8	1952	Good	6,000	N	N	6511 29TH AVE NE
5	0	227900	0085	02/01/13	\$561,000	\$654,000	1,700	8	1948	Avg	8,025	N	N	7010 31ST AVE NE
5	0	740970	0355	12/03/12	\$710,000	\$838,000	1,770	8	2007	Avg	6,429	N	N	6811 30TH AVE NE
5	0	549970	0045	10/30/14	\$679,000	\$689,000	1,780	8	1986	Good	4,320	N	N	7049 33RD AVE NE
5	0	740970	0085	11/15/12	\$830,000	\$983,000	1,860	8	1928	VGood	4,000	N	N	6852 31ST AVE NE
5	0	604940	0105	08/21/12	\$500,000	\$603,000	1,890	8	1925	Avg	7,695	N	N	2808 NE 82ND ST
5	0	740970	0440	01/25/13	\$610,000	\$712,000	1,890	8	1938	Avg	6,960	N	N	6501 30TH AVE NE
5	0	797720	0370	01/24/14	\$579,900	\$627,000	1,940	8	1962	Good	6,120	Y	N	7502 30TH AVE NE
5	0	042504	9146	07/15/14	\$975,000	\$1,014,000	1,950	8	1950	VGood	7,410	N	N	6546 29TH AVE NE
5	0	227900	0090	04/22/13	\$735,000	\$843,000	2,060	8	1948	Good	8,560	N	N	7018 31ST AVE NE
5	0	893810	0128	02/03/14	\$807,000	\$871,000	2,090	8	2013	Avg	3,758	N	N	6854 27TH AVE NE
5	0	510140	2187	12/05/12	\$705,000	\$832,000	2,120	8	2011	Avg	6,001	N	N	2381 NE 90TH ST
5	0	510140	4249	10/25/13	\$630,000	\$695,000	2,150	8	2003	Avg	5,171	N	N	2323 NE 94TH ST
5	0	893810	0125	02/04/14	\$819,000	\$883,000	2,160	8	2013	Avg	3,750	N	N	6856 27TH AVE NE
5	0	369290	0025	02/14/14	\$714,500	\$769,000	2,190	8	2008	Avg	2,500	N	N	6816 27TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 045 -- 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	740970	0455	11/05/13	\$915,000	\$1,007,000	2,330	8	1924	VGood	5,100	N	N	6555 31ST AVE NE
5	0	565260	0005	03/28/14	\$680,000	\$725,000	2,380	8	2013	Avg	5,470	N	N	9025 35TH AVE NE
5	0	329080	0210	12/30/14	\$982,500	\$983,000	3,260	8	2014	Avg	4,120	Y	N	7308 34TH AVE NE
5	0	604940	0037	06/26/13	\$760,000	\$860,000	3,390	8	1998	Avg	6,400	Y	N	8217 30TH AVE NE
5	0	042504	9129	02/19/14	\$800,000	\$860,000	1,810	9	1965	Good	8,544	Y	N	2814 NE 77TH ST
5	0	565260	1453	08/03/12	\$610,000	\$738,000	2,280	9	1999	Avg	6,158	N	N	9001 27TH AVE NE
5	0	565260	1455	06/23/14	\$775,000	\$810,000	2,300	9	1999	Avg	6,158	N	N	9009 27TH AVE NE
5	0	151380	0036	05/16/14	\$799,000	\$843,000	2,370	9	2005	Avg	5,000	N	N	2549 NE 85TH ST
5	0	510140	2516	03/04/14	\$890,000	\$954,000	2,680	9	2006	Avg	4,736	N	N	9109 25TH AVE NE
5	0	510140	2515	04/22/14	\$835,500	\$886,000	2,680	9	2006	Avg	4,734	N	N	9113 25TH AVE NE
5	0	369290	0105	01/29/13	\$805,000	\$939,000	2,700	9	2003	Avg	4,500	N	N	6819 28TH AVE NE
5	0	329080	0075	07/06/12	\$800,000	\$973,000	2,830	9	1951	VGood	5,150	N	N	7330 33RD AVE NE
5	0	565260	0625	11/01/12	\$744,500	\$885,000	2,880	9	1998	Avg	9,901	N	N	3039 NE 92ND ST
5	0	510140	4266	11/27/12	\$822,000	\$972,000	3,320	9	2005	Avg	6,380	N	N	2347 NE 94TH ST
5	0	329080	0155	01/07/14	\$862,000	\$936,000	2,440	10	2013	Avg	4,120	N	N	7311 34TH AVE NE
5	0	369290	0185	05/31/13	\$1,236,500	\$1,407,000	2,310	11	2007	Avg	5,000	Y	N	2800 NE 68TH ST
6	0	684470	1375	02/21/12	\$323,000	\$403,000	640	6	1928	Good	4,590	N	N	3516 NE 88TH ST
6	0	684470	0045	11/14/13	\$410,000	\$450,000	930	6	2013	Avg	7,650	N	N	3527 NE 95TH ST
6	0	639200	3514	10/01/13	\$419,950	\$466,000	1,260	6	1930	VGood	5,000	N	N	7511 44TH AVE NE
6	0	521020	0385	08/19/13	\$370,000	\$414,000	1,270	6	1926	Poor	10,086	N	N	4247 NE 92ND ST
6	0	797420	0929	12/18/13	\$400,000	\$436,000	680	7	1926	Avg	5,396	N	N	3516 NE 65TH ST
6	0	858540	0020	04/17/14	\$420,000	\$446,000	760	7	1930	Avg	4,590	N	N	6842 35TH AVE NE
6	0	639200	3490	07/23/14	\$433,500	\$450,000	780	7	1937	Good	6,000	N	N	7525 44TH AVE NE
6	0	639200	0514	06/13/12	\$302,000	\$369,000	790	7	1950	Avg	5,000	N	N	7555 37TH AVE NE
6	0	684470	0325	04/03/13	\$388,000	\$447,000	790	7	1943	Avg	6,120	N	N	3540 NE 93RD ST
6	0	893510	0100	07/01/14	\$476,000	\$497,000	800	7	1945	Avg	6,885	N	N	6515 43RD AVE NE
6	0	044200	0160	09/16/13	\$497,500	\$553,000	810	7	1948	VGood	5,664	N	N	8251 42ND AVE NE
6	0	684470	1305	04/22/14	\$480,000	\$509,000	820	7	1928	Good	5,100	N	N	3532 NE 88TH ST
6	0	436120	0110	08/01/13	\$433,000	\$486,000	840	7	1949	Avg	4,944	N	N	6824 37TH AVE NE
6	0	044400	0130	04/30/12	\$350,000	\$431,000	850	7	1951	Avg	6,120	N	N	4053 NE 87TH ST
6	0	639200	0850	08/19/13	\$310,000	\$347,000	850	7	1951	Avg	4,500	N	N	7744 37TH AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	684470	0810	09/01/14	\$438,924	\$452,000	850	7	1949	Avg	4,590	N	N	3509 NE 91ST ST
6	0	893510	0040	05/23/12	\$431,825	\$530,000	850	7	1945	Good	6,500	N	N	6515 42ND AVE NE
6	0	271060	0045	06/16/14	\$460,000	\$482,000	860	7	1949	Good	4,708	N	N	6503 39TH AVE NE
6	0	271060	0080	08/25/14	\$525,000	\$541,000	860	7	1949	Good	6,099	N	N	6522 38TH AVE NE
6	0	044100	0155	08/27/12	\$465,000	\$560,000	870	7	1947	Good	5,512	N	N	8039 37TH AVE NE
6	0	044300	0090	06/21/13	\$525,000	\$595,000	870	7	1949	Avg	12,798	N	N	8224 43RD AVE NE
6	0	342604	9130	10/28/13	\$455,000	\$502,000	870	7	1954	Good	5,481	N	N	4506 NE 94TH ST
6	0	342604	9152	09/11/12	\$341,000	\$409,000	870	7	1954	Avg	5,799	N	N	4516 NE 94TH ST
6	0	543030	0150	02/11/13	\$450,250	\$524,000	870	7	2008	Avg	7,874	N	N	7301 39TH AVE NE
6	0	684470	1930	06/05/13	\$489,500	\$556,000	870	7	1946	Avg	6,120	N	N	3554 NE 85TH ST
6	0	717630	0005	03/10/14	\$385,000	\$412,000	870	7	1948	Avg	4,500	N	N	4009 NE 75TH ST
6	0	271060	0125	05/13/13	\$430,000	\$491,000	880	7	1949	Good	5,883	N	N	6523 38TH AVE NE
6	0	568350	0085	09/26/14	\$415,000	\$425,000	880	7	1951	Avg	4,558	N	N	7030 38TH AVE NE
6	0	639200	1510	12/11/12	\$483,000	\$569,000	880	7	1950	Avg	6,000	N	N	7715 39TH AVE NE
6	0	924490	0240	04/16/14	\$485,000	\$515,000	880	7	1946	Avg	5,300	N	N	8040 40TH AVE NE
6	0	639200	1830	11/15/12	\$399,950	\$474,000	890	7	1950	VGood	6,000	N	N	7702 39TH AVE NE
6	0	044100	0110	10/01/13	\$505,000	\$560,000	900	7	1947	Good	5,406	N	N	8038 36TH AVE NE
6	0	044100	0115	12/09/14	\$470,000	\$473,000	900	7	1947	Avg	5,512	N	N	8034 36TH AVE NE
6	0	044100	0115	04/10/14	\$430,000	\$457,000	900	7	1947	Avg	5,512	N	N	8034 36TH AVE NE
6	0	044100	0220	08/06/12	\$459,950	\$556,000	900	7	1947	Good	6,148	N	N	8018 37TH AVE NE
6	0	044200	0010	12/20/12	\$430,000	\$506,000	900	7	1947	Good	5,664	N	N	8250 40TH AVE NE
6	0	044200	0030	11/22/13	\$515,500	\$565,000	900	7	1947	VGood	5,664	N	N	8226 40TH AVE NE
6	0	382070	0065	03/19/14	\$510,000	\$545,000	900	7	1953	Avg	5,243	N	N	6538 38TH AVE NE
6	0	639200	0127	07/25/12	\$324,000	\$393,000	900	7	1946	Avg	5,000	N	N	7706 35TH AVE NE
6	0	639200	0185	01/06/14	\$375,000	\$407,000	900	7	1946	Avg	5,000	N	N	7707 36TH AVE NE
6	0	639200	0625	07/12/14	\$451,000	\$470,000	900	7	2004	Avg	6,000	N	N	7718 36TH AVE NE
6	0	924490	0222	05/20/13	\$492,277	\$561,000	900	7	1946	VGood	5,300	N	N	8030 40TH AVE NE
6	0	924490	0224	03/19/13	\$488,000	\$564,000	900	7	1946	VGood	5,300	N	N	8018 40TH AVE NE
6	0	044100	0085	06/21/13	\$396,823	\$450,000	910	7	1947	Avg	5,406	N	N	8019 36TH AVE NE
6	0	044100	0180	04/10/13	\$560,000	\$644,000	910	7	1947	VGood	5,880	N	N	8013 37TH AVE NE
6	0	044200	0015	06/12/14	\$445,000	\$466,000	910	7	1947	Good	5,664	N	N	8244 40TH AVE NE



Improved Sales Used in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	543030	0115	01/27/14	\$385,000	\$416,000	910	7	1954	Avg	5,969	N	N	7343 39TH AVE NE
6	0	568300	0059	03/19/13	\$542,500	\$627,000	910	7	1950	VGood	5,628	N	N	6529 44TH AVE NE
6	0	601550	0070	10/08/13	\$470,500	\$521,000	910	7	1947	Avg	6,000	N	N	8216 38TH AVE NE
6	0	684470	1860	08/12/14	\$585,100	\$605,000	910	7	1946	Good	6,120	N	N	3545 NE 86TH ST
6	0	639200	1950	09/08/14	\$435,000	\$447,000	930	7	1985	Avg	3,000	N	N	7500 39TH AVE NE
6	0	684470	2760	07/29/13	\$307,000	\$345,000	930	7	1943	Avg	6,120	N	N	3815 NE 89TH ST
6	0	639200	3810	05/23/14	\$530,000	\$558,000	944	7	1951	Good	5,000	N	N	7532 44TH AVE NE
6	0	221550	0080	05/28/14	\$580,000	\$610,000	970	7	1945	VGood	6,000	N	N	8026 38TH AVE NE
6	0	221550	0080	03/06/12	\$476,000	\$593,000	970	7	1945	VGood	6,000	N	N	8026 38TH AVE NE
6	0	684470	1670	05/14/13	\$405,000	\$463,000	970	7	1941	Good	5,061	N	N	3551 NE 87TH ST
6	0	797420	0524	04/21/14	\$350,000	\$371,000	970	7	1951	Avg	4,275	N	N	7020 36TH AVE NE
6	0	797420	0525	12/26/13	\$457,000	\$497,000	970	7	1951	Avg	4,275	N	N	7024 36TH AVE NE
6	0	797420	0552	01/17/12	\$425,000	\$534,000	970	7	1952	Avg	5,040	N	N	7023 40TH AVE NE
6	0	639200	0870	09/19/12	\$464,000	\$556,000	980	7	1990	Good	3,000	N	N	7759 38TH AVE NE
6	0	639200	1670	06/11/14	\$588,000	\$617,000	980	7	1950	Avg	5,000	N	N	7734 39TH AVE NE
6	0	521020	0184	06/06/14	\$452,000	\$474,000	990	7	1946	Good	5,400	N	N	9411 44TH PL NE
6	0	543030	0197	07/10/13	\$500,000	\$564,000	990	7	1960	VGood	4,920	N	N	3801 NE 75TH ST
6	0	639200	1580	04/18/13	\$460,560	\$529,000	990	7	1950	Avg	6,000	N	N	7733 39TH AVE NE
6	0	684470	1205	07/20/12	\$412,500	\$500,000	990	7	1926	Good	5,100	N	N	3511 NE 89TH ST
6	0	639200	0195	08/02/12	\$486,000	\$588,000	1,000	7	1946	VGood	5,000	N	N	7703 36TH AVE NE
6	0	639200	0524	10/30/12	\$389,000	\$462,000	1,000	7	1951	Good	5,000	N	N	7541 37TH AVE NE
6	0	639200	3775	03/27/14	\$650,000	\$693,000	1,000	7	1947	VGood	6,000	N	N	7548 44TH AVE NE
6	0	858540	0115	01/31/12	\$325,000	\$407,000	1,010	7	1950	Avg	5,184	N	N	6831 37TH AVE NE
6	0	797420	0765	09/02/14	\$485,000	\$499,000	1,020	7	1941	Avg	6,120	N	N	6835 40TH AVE NE
6	0	521020	0191	04/02/14	\$471,000	\$502,000	1,030	7	1946	VGood	5,400	N	N	9416 42ND AVE NE
6	0	543030	0171	07/03/14	\$430,000	\$449,000	1,030	7	1958	Avg	5,080	N	N	7322 38TH AVE NE
6	0	043400	0040	05/27/14	\$535,000	\$563,000	1,040	7	1951	Avg	5,527	N	N	4017 NE 68TH ST
6	0	044300	0045	07/03/13	\$436,000	\$493,000	1,040	7	1949	Avg	5,664	N	N	8209 43RD AVE NE
6	0	221550	0205	05/05/14	\$600,000	\$634,000	1,040	7	1945	Good	6,360	N	N	8039 40TH AVE NE
6	0	684470	2630	11/08/14	\$450,000	\$456,000	1,040	7	1941	Avg	6,120	N	N	3826 NE 88TH ST
6	0	043000	0240	03/07/12	\$420,000	\$523,000	1,050	7	1953	Avg	5,618	N	N	4216 NE 70TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	797420	0502	09/23/13	\$540,000	\$600,000	1,050	7	1936	Avg	4,370	N	N	3602 NE 70TH ST
6	0	684470	0395	08/15/12	\$411,000	\$496,000	1,060	7	1943	Good	6,120	N	N	3520 NE 93RD ST
6	0	684470	2340	05/18/12	\$376,000	\$462,000	1,070	7	1949	Avg	6,120	N	N	3805 NE 87TH ST
6	0	797420	0510	08/14/14	\$415,000	\$429,000	1,070	7	1937	Avg	4,500	N	N	7025 36TH AVE NE
6	0	038100	0105	11/05/13	\$550,000	\$605,000	1,080	7	1952	Avg	7,446	N	N	6847 43RD AVE NE
6	0	639200	1880	10/03/13	\$395,000	\$438,000	1,090	7	1951	Avg	6,000	N	N	7515 40TH AVE NE
6	0	044400	0315	08/06/12	\$399,000	\$482,000	1,130	7	1949	Avg	7,451	N	N	4220 NE 85TH ST
6	0	684470	3160	06/13/13	\$525,000	\$596,000	1,130	7	1955	Good	5,100	N	N	3817 NE 91ST ST
6	0	684470	3500	04/07/14	\$460,000	\$489,000	1,130	7	1947	Avg	5,200	N	N	3837 NE 93RD ST
6	0	382070	0005	08/28/14	\$485,000	\$500,000	1,140	7	1954	Avg	4,998	N	N	6545 40TH AVE NE
6	0	639200	1660	12/09/14	\$384,000	\$386,000	1,140	7	1906	Avg	7,000	N	N	7744 39TH AVE NE
6	0	639200	1890	03/06/13	\$377,500	\$437,000	1,140	7	1950	Avg	6,000	N	N	7509 40TH AVE NE
6	0	684470	1570	01/16/12	\$299,900	\$377,000	1,140	7	1941	Avg	5,100	N	N	3524 NE 87TH ST
6	0	684470	3920	10/21/13	\$499,950	\$552,000	1,140	7	1948	Avg	6,120	N	N	3849 NE 95TH ST
6	0	639200	1640	03/20/13	\$473,500	\$547,000	1,150	7	1950	Good	6,000	N	N	7754 39TH AVE NE
6	0	684470	1830	02/13/14	\$428,000	\$461,000	1,150	7	1946	Avg	6,120	N	N	3527 NE 86TH ST
6	0	684470	3020	04/30/13	\$439,000	\$503,000	1,150	7	1960	Avg	6,120	N	N	3820 NE 90TH ST
6	0	507140	0570	10/14/13	\$404,000	\$447,000	1,160	7	1950	Avg	6,000	N	N	4239 NE 88TH ST
6	0	043000	0175	12/15/14	\$550,000	\$552,000	1,170	7	1953	Avg	5,618	N	N	7019 42ND AVE NE
6	0	043000	0200	05/20/14	\$436,380	\$460,000	1,170	7	1953	Avg	5,618	N	N	7038 42ND AVE NE
6	0	511640	0010	08/01/13	\$424,900	\$477,000	1,170	7	1947	Avg	9,600	N	N	9310 42ND AVE NE
6	0	044100	0140	06/13/14	\$668,500	\$701,000	1,180	7	1947	VGood	5,152	N	N	3611 NE 82ND ST
6	0	639200	1810	09/04/14	\$507,000	\$521,000	1,180	7	1950	Avg	6,000	N	N	7714 39TH AVE NE
6	0	742070	0070	07/03/12	\$400,000	\$487,000	1,180	7	1944	Good	6,270	N	N	6808 42ND AVE NE
6	0	043000	0215	02/07/14	\$525,000	\$566,000	1,190	7	1953	Avg	5,618	N	N	7022 42ND AVE NE
6	0	568350	0070	01/24/13	\$365,000	\$426,000	1,190	7	1951	Avg	4,770	N	N	7016 38TH AVE NE
6	0	639200	2635	06/12/14	\$594,000	\$623,000	1,200	7	1937	Good	5,200	N	N	7539 42ND AVE NE
6	0	797420	0944	05/02/12	\$501,000	\$617,000	1,200	7	1949	Avg	5,080	N	N	6512 36TH AVE NE
6	0	043000	0115	03/08/13	\$475,000	\$550,000	1,210	7	1953	Avg	5,724	N	N	4011 NE 72ND ST
6	0	436120	0050	03/28/13	\$515,000	\$594,000	1,210	7	1947	VGood	3,948	N	N	6821 36TH AVE NE
6	0	568350	0055	04/24/13	\$445,000	\$510,000	1,220	7	1951	Avg	5,029	N	N	7002 38TH AVE NE



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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	639200	0439	09/12/12	\$464,000	\$557,000	1,220	7	1951	VGood	5,000	N	N	7510 36TH AVE NE
6	0	543030	0140	08/06/13	\$500,000	\$561,000	1,240	7	1947	Good	7,620	N	N	7315 39TH AVE NE
6	0	684470	3030	09/13/13	\$396,000	\$441,000	1,240	7	1986	Good	3,060	N	N	3824 NE 90TH ST
6	0	742070	0010	12/12/12	\$415,000	\$489,000	1,240	7	1927	Good	8,100	N	N	6820 40TH AVE NE
6	0	797420	0777	11/18/14	\$531,000	\$537,000	1,260	7	1926	Good	6,660	N	N	3807 NE 70TH ST
6	0	684470	0670	02/05/14	\$500,000	\$539,000	1,270	7	1946	Avg	8,160	N	N	3541 NE 92ND ST
6	0	684470	3825	11/07/12	\$550,000	\$653,000	1,270	7	1970	Good	5,202	N	N	3824 NE 94TH ST
6	0	797420	0937	05/13/14	\$465,000	\$491,000	1,270	7	1950	Avg	5,112	N	N	3610 NE 65TH ST
6	0	043000	0185	05/02/13	\$640,000	\$733,000	1,280	7	1954	Good	5,618	N	N	7029 42ND AVE NE
6	0	684470	1415	12/05/13	\$483,000	\$528,000	1,280	7	1997	Avg	7,650	N	N	3519 NE 88TH ST
6	0	221550	0220	09/23/14	\$525,000	\$537,000	1,290	7	1945	Avg	6,360	N	N	8021 40TH AVE NE
6	0	043500	0005	06/13/13	\$699,130	\$793,000	1,300	7	1950	VGood	6,035	N	N	6558 43RD AVE NE
6	0	684470	3305	07/09/12	\$450,000	\$547,000	1,300	7	1953	Avg	6,300	N	N	3835 NE 92ND ST
6	0	342604	9105	05/25/12	\$374,900	\$460,000	1,330	7	1952	Avg	5,746	N	N	4522 NE 93RD ST
6	0	684470	0895	06/11/13	\$525,400	\$597,000	1,330	7	1950	Good	6,120	N	N	3555 91ST AVE NE
6	0	044100	0130	03/22/12	\$460,000	\$571,000	1,340	7	1947	Avg	5,565	N	N	8018 36TH AVE NE
6	0	044600	0020	09/13/14	\$439,500	\$451,000	1,360	7	1950	Avg	5,500	N	N	8037 41ST AVE NE
6	0	639200	1005	06/20/14	\$511,500	\$535,000	1,360	7	1917	Avg	6,000	N	N	7714 37TH AVE NE
6	0	507140	0485	08/07/14	\$637,000	\$659,000	1,380	7	1958	Good	6,000	N	N	4049 NE 88TH ST
6	0	639200	0475	11/15/12	\$455,975	\$540,000	1,390	7	1950	Good	6,000	N	N	7521 37TH AVE NE
6	0	044400	0265	04/29/13	\$458,000	\$525,000	1,410	7	1949	Avg	8,063	N	N	4059 NE 86TH ST
6	0	044400	0115	07/01/13	\$432,000	\$488,000	1,420	7	1950	Good	6,120	N	N	4033 NE 87TH ST
6	0	684470	1250	01/05/12	\$342,000	\$431,000	1,420	7	1986	Avg	3,060	N	N	3537 NE 89TH ST
6	0	521020	0131	06/30/14	\$491,950	\$514,000	1,440	7	1958	Avg	10,733	N	N	4401 NE 95TH ST
6	0	543030	0160	11/20/13	\$666,500	\$731,000	1,440	7	1913	VGood	7,620	N	N	7308 38TH AVE NE
6	0	684470	0525	07/11/12	\$525,000	\$638,000	1,440	7	1948	Good	7,651	N	N	3542 NE 92ND ST
6	0	684470	0805	03/26/13	\$360,000	\$415,000	1,450	7	1949	Avg	4,590	N	N	3501 91ST AVE NE
6	0	797420	0928	11/19/13	\$505,000	\$554,000	1,450	7	1940	Good	5,080	N	N	6509 36TH AVE NE
6	0	684470	0385	07/27/12	\$404,000	\$489,000	1,460	7	1943	Avg	6,120	N	N	3516 NE 93RD ST
6	0	684470	0990	11/22/13	\$490,000	\$537,000	1,470	7	1929	Good	5,712	N	N	3526 NE 90TH ST
6	0	684470	2290	05/27/14	\$400,000	\$421,000	1,470	7	1940	Fair	6,120	N	N	3833 NE 87TH ST

Improved Sales Used in This Annual Update Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	221550	0020	03/03/14	\$548,000	\$588,000	1,480	7	1945	Avg	6,300	N	N	8035 38TH AVE NE
6	0	639200	1935	10/31/12	\$435,000	\$517,000	1,480	7	1985	Avg	3,000	N	N	7510 39TH AVE NE
6	0	797420	0785	06/12/12	\$530,000	\$648,000	1,590	7	1951	Good	3,985	N	N	6846 38TH AVE NE
6	0	924490	0246	03/03/14	\$515,500	\$553,000	1,590	7	1951	Avg	5,300	N	N	8032 41ST AVE NE
6	0	342604	9153	11/10/14	\$438,200	\$444,000	1,600	7	1954	Avg	5,643	N	N	4512 NE 94TH ST
6	0	271060	0025	11/03/14	\$697,000	\$707,000	1,640	7	1947	VGood	5,304	N	N	6523 40TH AVE NE
6	0	684470	1730	06/11/13	\$417,000	\$473,000	1,640	7	1987	Avg	3,060	N	N	3552 NE 86TH ST
6	0	390810	0010	05/01/12	\$431,000	\$531,000	1,650	7	1951	Good	6,000	N	N	3720 NE 74TH PL
6	0	043000	0035	07/05/14	\$671,000	\$700,000	1,750	7	1953	Avg	5,700	N	N	4210 NE 72ND ST
6	0	601550	0230	03/09/12	\$514,000	\$640,000	1,770	7	1946	Avg	6,000	N	N	8221 40TH AVE NE
6	0	684470	0775	01/10/12	\$439,000	\$553,000	1,770	7	1953	Avg	6,120	N	N	3514 NE 91ST ST
6	0	044600	0010	11/19/14	\$508,500	\$514,000	1,800	7	1950	Good	6,750	N	N	8002 40TH AVE NE
6	0	342604	9102	08/14/12	\$600,000	\$724,000	1,800	7	1951	VGood	5,871	N	N	9306 45TH AVE NE
6	0	639200	3660	06/13/13	\$725,000	\$823,000	1,800	7	1927	VGood	6,505	N	N	7519 45TH AVE NE
6	0	221550	0230	08/25/14	\$615,750	\$635,000	1,840	7	1945	Avg	6,360	N	N	8009 40TH AVE NE
6	0	044600	0036	08/22/12	\$580,000	\$699,000	1,890	7	1950	VGood	5,900	N	N	8021 41ST AVE NE
6	0	639200	0720	06/18/13	\$630,000	\$714,000	2,110	7	1987	Avg	3,000	N	N	7701 37TH AVE NE
6	0	924490	0248	07/09/14	\$737,500	\$768,000	2,320	7	1974	Avg	10,900	N	N	8035 42ND AVE NE
6	0	543030	0120	04/22/14	\$533,500	\$566,000	2,880	7	1973	Fair	7,620	N	N	7339 39TH AVE NE
6	0	044100	0145	04/04/12	\$535,000	\$663,000	900	8	1947	VGood	5,141	N	N	8051 37TH AVE NE
6	0	043150	0155	10/24/14	\$640,000	\$651,000	1,120	8	1956	Avg	6,565	N	N	4203 NE 74TH ST
6	0	038100	0225	10/24/12	\$650,000	\$774,000	1,160	8	1952	Good	6,237	N	N	6803 44TH AVE NE
6	0	038100	0060	03/19/13	\$503,100	\$581,000	1,190	8	1953	VGood	5,415	N	N	6854 42ND AVE NE
6	0	639200	3665	03/29/12	\$465,000	\$577,000	1,200	8	1958	Avg	7,150	N	N	7513 45TH AVE NE
6	0	043000	0030	04/14/14	\$520,000	\$552,000	1,210	8	1953	Avg	5,700	N	N	4204 NE 72ND ST
6	0	278040	0065	07/30/13	\$660,000	\$742,000	1,230	8	1972	VGood	6,832	N	N	7045 40TH AVE NE
6	0	043100	0060	02/21/13	\$575,000	\$668,000	1,260	8	1954	Avg	5,100	N	N	6559 36TH AVE NE
6	0	038100	0195	02/28/12	\$512,750	\$639,000	1,270	8	1952	Avg	5,841	N	N	6833 44TH AVE NE
6	0	043000	0195	09/17/12	\$390,000	\$468,000	1,280	8	1953	Avg	5,724	N	N	4205 NE 72ND ST
6	0	043100	0120	05/31/13	\$575,000	\$654,000	1,280	8	1955	Avg	5,620	N	N	6552 37TH AVE NE
6	0	038100	0240	08/06/14	\$650,500	\$673,000	1,290	8	1953	Avg	5,940	N	N	6844 44TH AVE NE



Improved Sales Used in This Annual Update Analysis

Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	684470	3410	09/24/14	\$587,500	\$601,000	1,310	8	1951	Avg	6,120	N	N	3814 NE 92ND ST
6	0	521020	0288	12/27/13	\$530,000	\$577,000	1,380	8	1959	Avg	6,000	N	N	9230 41ST AVE NE
6	0	521020	0485	11/13/12	\$545,000	\$646,000	1,410	8	1969	Avg	10,801	N	N	4503 NE 93RD ST
6	0	038100	0235	07/03/12	\$520,000	\$633,000	1,440	8	1953	Avg	5,940	N	N	6850 44TH AVE NE
6	0	038100	0075	09/09/13	\$590,000	\$657,000	1,450	8	1954	Avg	5,723	N	N	4221 NE 70TH ST
6	0	043150	0021	12/05/13	\$499,000	\$546,000	1,450	8	1958	Avg	7,130	N	N	4227 NE 75TH ST
6	0	043150	0050	07/19/13	\$550,000	\$619,000	1,480	8	1958	Avg	7,015	N	N	4313 NE 75TH ST
6	0	038100	0050	08/10/12	\$565,000	\$682,000	1,500	8	1955	Avg	7,095	N	N	6837 42ND AVE NE
6	0	639200	2595	03/31/14	\$588,749	\$627,000	1,500	8	1982	Avg	6,000	N	N	7501 42ND AVE NE
6	0	038100	0110	11/07/14	\$599,950	\$608,000	1,510	8	1952	Avg	7,810	N	N	6843 43RD AVE NE
6	0	043150	0030	10/03/13	\$559,000	\$620,000	1,520	8	1959	Avg	7,015	N	N	4233 NE 75TH ST
6	0	684470	0280	04/21/14	\$635,500	\$674,000	1,550	8	1958	Avg	6,120	N	N	3545 NE 94TH ST
6	0	684470	1190	04/11/14	\$560,000	\$595,000	1,560	8	1995	Avg	5,300	N	N	8816 35TH AVE NE
6	0	797420	0822	05/30/14	\$750,000	\$789,000	1,560	8	1976	Avg	4,674	N	N	6820 39TH AVE NE
6	0	038100	0265	02/13/14	\$510,000	\$549,000	1,610	8	1953	Good	5,940	N	N	4415 NE 70TH ST
6	0	038100	0365	03/18/13	\$648,500	\$749,000	1,620	8	1953	Good	7,134	N	N	4422 NE 68TH ST
6	0	521020	0146	07/08/13	\$812,000	\$917,000	1,620	8	1958	Avg	16,050	N	N	9223 45TH AVE NE
6	0	278040	0035	05/05/14	\$665,000	\$703,000	1,660	8	1963	Avg	5,900	N	N	7052 39TH AVE NE
6	0	885300	0075	03/19/14	\$650,000	\$695,000	1,660	8	1950	Avg	9,280	N	N	8015 45TH AVE NE
6	0	521020	0282	05/06/13	\$600,000	\$686,000	1,670	8	1955	Good	6,076	N	N	9214 41ST AVE NE
6	0	924490	0013	09/06/12	\$789,500	\$949,000	1,760	8	1953	VGood	14,187	N	N	8061 45TH AVE NE
6	0	507140	1000	08/29/14	\$779,000	\$802,000	1,800	8	1966	Avg	12,000	Y	N	8915 45TH AVE NE
6	0	639200	3875	08/16/13	\$690,000	\$773,000	1,800	8	1939	Avg	11,154	N	N	7717 45TH AVE NE
6	0	797420	0820	08/21/14	\$865,000	\$892,000	1,830	8	1977	VGood	6,730	N	N	6825 40TH AVE NE
6	0	507140	0104	06/26/14	\$690,000	\$721,000	1,860	8	1993	Avg	7,598	N	N	8901 42ND AVE NE
6	0	893510	0055	06/28/13	\$760,000	\$860,000	1,870	8	1945	VGood	6,885	N	N	6528 42ND AVE NE
6	0	278040	0005	03/27/14	\$627,000	\$669,000	1,900	8	1956	Avg	5,900	N	N	3819 NE 73RD ST
6	0	507140	0580	12/16/13	\$753,000	\$821,000	1,970	8	2013	Avg	6,000	N	N	4245 NE 88TH ST
6	0	684470	0510	12/03/14	\$700,000	\$705,000	2,020	8	2005	Avg	4,297	N	N	3536 NE 92ND ST
6	0	924490	0020	01/29/13	\$715,000	\$834,000	2,060	8	1954	Avg	16,920	N	N	8241 45TH AVE NE
6	0	342604	9145	03/05/13	\$668,000	\$774,000	2,170	8	2012	Avg	7,757	N	N	4550 NE 94TH ST



Improved Sales Used in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	0	639200	0725	08/05/13	\$677,000	\$760,000	2,180	8	2002	Avg	6,000	N	N	7753 37TH AVE NE
6	0	924490	0225	04/24/13	\$628,500	\$721,000	2,180	8	1996	Avg	5,824	N	N	8017 42ND AVE NE
6	0	684470	3610	03/11/14	\$745,000	\$797,000	2,190	8	2014	Avg	3,060	N	N	3816 NE 93RD ST
6	0	684470	2580	10/27/12	\$725,000	\$862,000	2,548	8	2002	Avg	5,100	N	N	3825 NE 88TH ST
6	0	684470	3600	03/13/14	\$835,000	\$893,000	2,850	8	2014	Avg	4,081	N	N	3812 NE 93RD ST
6	0	684470	3605	04/23/14	\$802,000	\$850,000	2,850	8	2014	Avg	4,081	N	N	3814 NE 93RD ST
6	0	521020	0410	11/14/14	\$840,000	\$850,000	1,680	9	1959	Avg	20,824	N	N	4201 NE 92ND ST
6	0	924490	0012	04/18/13	\$679,000	\$780,000	2,110	9	1953	Avg	24,000	N	N	8219 45TH AVE NE
6	0	797420	0786	10/09/12	\$715,000	\$853,000	2,140	9	2012	Avg	3,683	N	N	6848 38TH AVE NE
6	0	436120	0070	06/20/13	\$880,400	\$998,000	2,310	9	2000	Avg	4,896	N	N	6816 36TH AVE NE
6	0	521020	0403	06/24/13	\$717,500	\$812,000	2,380	9	1994	Avg	8,481	N	N	4229 NE 92ND ST
6	0	797420	0948	05/20/14	\$953,007	\$1,004,000	2,480	9	2008	Avg	5,086	N	N	6509 37TH AVE NE
6	0	684470	0575	10/10/14	\$799,000	\$815,000	2,550	9	2007	Avg	4,794	N	N	3512 NE 92ND ST
6	0	639200	3430	12/06/13	\$980,000	\$1,071,000	2,770	9	2006	Avg	6,000	N	N	7557 44TH AVE NE
6	0	797420	0516	07/02/12	\$800,000	\$974,000	2,930	9	2012	Avg	5,985	N	N	7007 37TH AVE NE
6	0	271060	0120	01/16/13	\$1,008,200	\$1,180,000	3,170	9	2012	Avg	5,883	N	N	6517 38TH AVE NE
6	0	543030	0085	03/03/14	\$1,210,000	\$1,298,000	3,900	9	2014	Avg	7,620	N	N	7338 39TH AVE NE
6	0	684470	3240	07/02/14	\$1,075,000	\$1,122,000	1,680	10	1970	Avg	10,302	N	N	9105 40TH AVE NE
6	0	044400	0225	12/14/12	\$940,000	\$1,107,000	2,330	10	2006	Avg	8,160	N	N	4013 NE 86TH ST
6	0	797420	0452	06/25/14	\$975,000	\$1,019,000	2,620	10	2009	Avg	5,477	N	N	3655 NE 73RD ST
6	0	797420	0456	12/01/14	\$910,000	\$917,000	2,640	10	2009	Avg	5,096	N	N	3639 NE 73RD ST
6	0	639200	2550	10/22/14	\$970,000	\$986,000	3,400	10	1983	Avg	10,000	N	N	7550 41ST AVE NE
6	0	436120	0095	03/07/14	\$1,375,000	\$1,473,000	3,470	11	2013	Avg	7,242	N	N	6811 37TH AVE NE

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	275470	0170	08/04/14	\$443,500	ACTIVE PERMIT BEFORE SALE >25K
4	0	275520	0060	08/06/14	\$575,000	IMP. COUNT > 1
4	0	275520	0070	11/21/14	\$1,225,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	288770	0970	03/27/14	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	0	288770	1205	03/10/13	\$234,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
4	0	288770	1415	02/23/12	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	288770	1905	08/29/13	\$35,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	288770	1910	10/03/14	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	288770	3420	04/08/13	\$535,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	297980	0025	03/16/12	\$244,900	GOV'T TO GOV'T; IMP. CHAR CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	0	297980	0070	08/03/12	\$485,000	SHORT SALE; NON-REPRESENTATIVE SALE
4	0	297980	0205	09/04/12	\$311,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	0	297980	0245	09/30/13	\$566,303	OBSOLESCENCE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	318660	0070	09/13/12	\$82,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
4	0	318660	0345	11/27/13	\$230,000	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
4	0	318810	0105	11/07/14	\$650,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
4	0	318810	0105	05/15/14	\$366,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	0	318810	0390	10/17/12	\$303,000	PREVIOUS IMP. VALUE <= 25K
4	0	318810	0445	08/20/12	\$265,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	318810	0460	01/29/12	\$344,750	BOX PLOT OUTLIER
4	0	318810	0554	05/04/12	\$375,000	PREVIOUS IMP. VALUE <= 25K
4	0	508140	0316	09/09/13	\$310,000	OBS; PREVIOUS IMP. VALUE <= 25K; CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX
4	0	525730	0055	01/15/14	\$115,882	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	681460	0265	01/10/14	\$1,050,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	682010	0015	07/13/12	\$385,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	716950	0220	01/21/14	\$361,228	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	0	717220	0125	08/27/14	\$1,050,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
4	0	717370	0507	12/14/12	\$135,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
4	0	717370	0507	04/03/12	\$94,152	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	717370	0507	04/03/12	\$94,152	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	717370	0659	04/18/13	\$503,000	RELOCATION - SALE TO SERVICE
4	0	717530	0175	09/07/12	\$271,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
4	0	717730	0535	04/17/14	\$985,000	ACTIVE PERMIT BEFORE SALE >25K
4	0	717730	0565	10/22/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	717730	0575	09/03/14	\$475,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	717730	0620	03/01/12	\$482,524	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
4	0	721440	0030	05/06/13	\$487,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	723760	0115	12/06/14	\$264,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	723760	0145	03/09/12	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	726620	0145	09/20/12	\$325,000	BOX PLOT OUTLIER
4	0	753730	0005	08/14/12	\$402,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
4	0	792010	0005	07/22/14	\$200,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	0	792010	0030	09/24/12	\$255,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
4	0	954720	0600	06/20/13	\$444,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
4	0	954720	0895	09/06/12	\$300,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	954720	1065	08/01/12	\$249,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	0	954720	1525	10/08/14	\$404,800	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	954720	1690	02/28/12	\$325,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	0	954720	1745	01/18/13	\$455,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	954720	2420	08/30/13	\$873,500	RELOCATION - SALE TO SERVICE
4	0	954720	4490	08/05/13	\$210,308	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	954720	4520	07/19/12	\$440,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
4	0	954720	4560	05/15/13	\$660,000	RELOCATION - SALE TO SERVICE
4	0	954720	4660	05/22/14	\$480,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	954720	4930	10/28/14	\$380,000	DIAGNOSTIC OUTLIER; ANOMOLY DETECTION
4	0	954720	5460	10/01/14	\$208,650	DOR RATIO; RELATED PARTY; ASSUMPTION OF MTG W/NO ADDL CONSIDERATION PD
4	0	954720	5560	03/26/12	\$365,000	BOX PLOT OUTLIER
4	1	510140	0510	08/12/14	\$250,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUIT CLAIM DEED
4	1	510140	0561	10/15/14	\$250,000	PREVIOUS IMP. VALUE <= 25K
4	1	510140	0642	05/10/13	\$381,000	OBSOLESCENCE; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	1	510140	2002	06/21/12	\$427,500	OBSOLESCENCE
4	1	510140	2060	04/17/13	\$224,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	1	510140	2070	06/07/13	\$569,250	OBSOLESCENCE
4	1	510140	2075	02/09/12	\$221,550	FORCED SALE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
4	2	365870	0040	06/28/12	\$629,500	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	2	365870	0530	02/22/12	\$320,000	BOX PLOT OUTLIER
4	2	671670	0145	02/19/14	\$300,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	2	671670	0180	01/10/14	\$735,000	MULTI-PARCEL SALE;
4	2	671670	0370	02/16/12	\$701,000	SEGREGATION AND/OR MERGER
4	2	913710	1226	03/13/13	\$370,000	OBSOLESCENCE
4	2	913710	1353	09/19/14	\$489,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	2	913810	0261	10/29/14	\$645,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	2	913810	0340	11/21/14	\$337,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
4	2	952810	2675	05/03/13	\$430,000	OBSOLESCENCE
4	2	952810	2920	01/23/13	\$390,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
4	2	952810	2996	03/21/13	\$300,000	SEGREGATION AND/OR MERGER; TEAR DOWN
4	2	952810	2996	04/10/13	\$315,000	SEGREGATION AND/OR MERGER; TEAR DOWN; CORPORATE AFFILIATES
4	2	952810	3050	06/14/13	\$672,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
5	0	042504	9111	03/21/12	\$131,202	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	043900	0005	12/23/13	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
5	0	043900	0085	03/11/13	\$409,000	IMP. CHAR CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	043900	0155	07/15/13	\$361,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	043900	0275	12/03/12	\$475,000	BOX PLOT OUTLIER
5	0	043900	0437	10/05/12	\$215,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	043920	0035	11/17/14	\$740,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	227900	0010	09/30/14	\$817,500	RELOCATION - SALE BY SERVICE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	227900	0010	09/26/14	\$817,500	RELOCATION - SALE TO SERVICE
5	0	369290	0010	10/28/14	\$445,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	510140	2141	10/28/14	\$316,000	NON-REPRESENTATIVE SALE
5	0	510140	2435	09/24/12	\$294,154	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	510140	2435	04/03/14	\$310,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
5	0	510140	2516	02/20/14	\$890,000	RELOCATION - SALE TO SERVICE
5	0	510140	4244	10/24/14	\$345,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
5	0	510140	4250	09/18/14	\$309,750	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
5	0	510140	4317	05/05/13	\$411,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	510140	4317	07/09/12	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	510140	4322	04/14/14	\$339,000	BOX PLOT OUTLIER
5	0	536320	0006	02/11/13	\$240,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR
5	0	536320	0075	04/23/14	\$468,880	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	536320	0100	10/20/14	\$897,000	ACTIVE PERMIT BEFORE SALE >25K; % COMPLETE
5	0	536320	0110	04/15/14	\$535,000	UNFINISHED AREA
5	0	565260	0185	05/02/14	\$750,000	IMP. COUNT > 1
5	0	565260	0445	07/27/12	\$265,000	BOX PLOT OUTLIER
5	0	565260	0540	10/28/14	\$580,000	ACTIVE PERMIT BEFORE SALE >25K; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMIN
5	0	565260	0970	02/26/13	\$415,000	BOX PLOT OUTLIER
5	0	565260	1030	03/16/13	\$290,000	NON-REPRESENTATIVE SALE
5	0	565260	1075	08/25/14	\$377,000	PREVIOUS IMP. VALUE <= 25K
5	0	565260	1140	08/23/13	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
5	0	565260	1290	07/09/12	\$522,000	OBSOLESCENCE
5	0	565260	1383	06/12/14	\$360,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
5	0	565260	1480	10/29/13	\$282,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NON-REPRESENTATIVE SALE; SHORT SALE
5	0	565310	0010	11/13/14	\$100,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; SEGREGATION AND/OR MERGER
5	0	565310	0020	11/24/14	\$394,000	ACTIVE PERMIT BEFORE SALE >25K; PREVIOUS IMP. VALUE <= 25K
5	0	565310	0020	07/03/14	\$375,000	PREVIOUS IMP. VALUE <= 25K; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	676920	0060	10/24/13	\$352,000	DIAGNOSTIC OUTLIER; ANOMOLY DETECTION
5	0	717020	0020	08/29/13	\$425,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	717020	0090	12/14/12	\$367,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
5	0	740970	0025	06/21/13	\$603,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	740970	0085	02/25/12	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
5	0	740970	0105	07/10/12	\$525,000	OBSOLESCENCE

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	741020	0240	11/07/13	\$717,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	792010	0045	05/16/14	\$350,000	PREVIOUS IMP. VALUE <= 25K
5	0	792010	0050	01/29/13	\$375,000	PREVIOUS IMP. VALUE <= 25K
5	0	792010	0075	01/28/13	\$186,661	DOR RATIO; SHORT SALE
5	0	792010	0110	09/24/12	\$343,000	PREVIOUS IMP. VALUE <= 25K
5	0	792010	0145	11/25/13	\$348,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
5	0	797720	0033	01/28/13	\$578,050	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	797720	0055	09/23/14	\$315,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	797720	0370	07/03/13	\$450,001	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	797720	0485	06/26/13	\$412,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	797720	0965	05/08/12	\$575,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	0	797720	0965	05/08/12	\$575,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	0	797720	1706	07/15/13	\$390,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	815660	0250	10/21/14	\$427,000	PREVIOUS IMP. VALUE <= 25K
5	0	864150	0206	03/12/12	\$170,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	893810	0115	08/28/12	\$452,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	893810	0130	01/23/13	\$35,000	DOR RATIO; SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR
5	0	921290	0950	05/13/13	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	921440	0055	07/11/13	\$511,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	921440	0430	05/14/13	\$281,250	DOR RATIO; NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	0	921490	0135	03/28/14	\$325,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	921490	0175	05/13/13	\$221,616	DOR RATIO; NO MARKET EXPOSURE; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	921540	0157	06/16/14	\$330,000	SHORT SALE; NON-REPRESENTATIVE SALE
5	0	921540	0371	11/07/13	\$400,000	IMP. CHAR CHANGED SINCE SALE; NO MARKET EXP; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	038100	0075	08/29/13	\$535,000	RELOCATION - SALE TO SERVICE
6	0	043000	0195	07/11/12	\$300,000	BOX PLOT OUTLIER
6	0	043100	0130	07/23/12	\$656,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	043150	0050	07/17/13	\$550,000	RELOCATION - SALE TO SERVICE
6	0	043400	0030	12/19/14	\$555,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	043500	0005	06/13/13	\$699,130	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	043500	0125	07/02/12	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	044100	0140	01/28/14	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	044300	0060	12/10/14	\$595,000	OPEN SPACE
6	0	044400	0100	07/14/14	\$490,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
6	0	044400	0100	12/19/14	\$603,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	044600	0190	12/08/14	\$849,000	ACTIVE PERMIT BEFORE SALE >25K; SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	044600	0190	09/05/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	278040	0010	11/12/12	\$175,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	342604	9078	05/04/12	\$290,000	OBS; PREVIOUS IMP. VALUE <= 25K; NON-REP SALE; ESTATE ADMINISTRATOR
6	0	342604	9121	10/08/12	\$699,950	BOX PLOT OUTLIER
6	0	382070	0060	05/06/14	\$275,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	390810	0020	02/04/14	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	390810	0020	08/03/14	\$540,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	507140	0345	10/31/12	\$463,262	QUIT CLAIM DEED
6	0	507140	0580	06/03/13	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	507140	0866	07/06/12	\$625,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	521020	0157	02/11/13	\$454,000	OPEN SPACE
6	0	521020	0160	03/21/13	\$95,000	DOR RATIO; OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR; SEG AND/OR MERGER
6	0	521020	0276	03/12/12	\$450,000	BOX PLOT OUTLIER
6	0	521020	0279	11/26/13	\$462,990	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	521020	0299	08/22/13	\$600,000	OPEN SPACE
6	0	543030	0060	08/09/12	\$55,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR
6	0	543030	0100	08/24/12	\$230,000	PREVIOUS IMP. VALUE <= 25K
6	0	543030	0120	11/13/14	\$1,100,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	568300	0033	12/01/14	\$515,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	601550	0080	04/19/13	\$466,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	601550	0110	01/23/12	\$319,000	BOX PLOT OUTLIER
6	0	639200	0522	12/19/12	\$325,100	PREVIOUS IMP. VALUE <= 25K
6	0	639200	0570	11/12/14	\$399,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	639200	0635	05/09/12	\$393,500	ACTIVE PERMIT BEFORE SALE >25K

Improved Sales Removed in This Annual Update Analysis Area 045 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	639200	1930	08/25/14	\$330,000	PREVIOUS IMP. VALUE <= 25K
6	0	639200	2075	08/21/14	\$475,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	639200	2680	07/29/14	\$320,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
6	0	639200	3495	06/17/14	\$650,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	639200	3555	01/06/14	\$210,000	DOR RATIO; QUIT CLAIM DEED
6	0	639200	3680	07/25/13	\$411,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	684470	0045	02/08/13	\$185,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	684470	0045	04/26/13	\$237,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	684470	0180	11/14/12	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	684470	0956	12/04/12	\$285,000	BOX PLOT OUTLIER
6	0	684470	1291	01/21/14	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	684470	1325	12/23/14	\$400,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	684470	1555	07/21/14	\$365,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
6	0	684470	1640	03/29/12	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	684470	1770	07/24/14	\$441,000	IMP. COUNT > 1
6	0	684470	2030	12/18/12	\$379,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	684470	2730	05/16/14	\$428,000	OBSOLESCENCE
6	0	684470	3620	04/25/13	\$35,000	DOR RATIO
6	0	684470	3710	03/26/13	\$321,000	OBSOLESCENCE
6	0	717630	0060	06/28/12	\$317,500	PREVIOUS IMP. VALUE <= 25K
6	0	797420	0776	12/05/14	\$625,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	797420	0784	10/30/12	\$460,000	NO MARKET EXPOSURE; NON-REP SALE; ESTATE ADMINISTRATOR
6	0	797420	0820	07/02/12	\$451,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	858540	0065	06/29/14	\$350,000	NO MARKET EXPOSURE; NON-REP SALE; ESTATE ADMINISTRATOR
6	0	858540	0135	11/05/14	\$585,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	885300	0055	08/27/12	\$375,000	DOR RATIO
6	0	885300	0070	11/10/14	\$326,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	921340	0035	11/24/14	\$460,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Vacant Sales Used in this Annual Update Analysis Area 045

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
004	0	275470	0115	11/15/13	\$340,000	5,170	N	N
004	0	275470	0173	04/22/14	\$185,000	4,200	N	N
004	0	275520	0070	08/15/13	\$350,000	5,376	N	N
004	0	682010	0341	06/25/12	\$235,000	4,405	N	N
004	0	717220	0125	04/23/13	\$305,000	5,119	N	N
004	0	717730	0535	01/29/13	\$325,000	6,180	N	N
004	0	753730	0003	04/02/13	\$187,000	1,760	N	N
004	0	954720	1495	01/03/12	\$250,000	4,080	N	N
004	0	954720	1760	12/09/13	\$300,000	4,590	N	N
005	0	042504	9053	12/04/12	\$632,000	7,800	N	N
005	0	329080	0155	12/27/12	\$238,000	4,120	N	N
005	0	329080	0210	07/05/13	\$300,000	4,120	Y	N
005	0	536320	0100	10/08/13	\$329,900	6,120	N	N
005	0	536320	0252	04/12/13	\$336,510	8,423	N	N
005	0	549920	0085	06/13/13	\$400,000	3,800	N	N
005	0	565260	0005	02/27/13	\$235,000	5,470	N	N
005	0	565260	0384	06/17/14	\$195,000	7,317	N	N
005	0	797720	1145	04/11/12	\$389,950	6,120	N	N
006	0	271060	0120	01/27/12	\$303,550	5,883	N	N
006	0	436120	0095	12/24/12	\$300,000	7,242	N	N
006	0	543030	0085	12/13/12	\$305,890	7,620	N	N
006	0	684470	0655	10/01/13	\$300,000	5,100	N	N
006	0	885300	0060	09/20/13	\$337,500	6,903	N	N

Vacant Sales Removed in this Annual Update Analysis Area 045

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
004	0	203850	0115	03/18/14	\$1,000	ACTIVE PERMIT BEFORE SALE >25K; PREV IMP. VALUE <= 25K; RELATED PARTY; \$1,000 OR LESS
004	0	275470	0115	11/05/14	\$1,123,542	ACTIVE PERMIT BEFORE SALE >25K; PREVIOUS IMP. VALUE <= 25K
004	0	275470	0173	12/01/14	\$821,800	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
005	0	536320	0117	08/28/12	\$170,000	DOR RATIO; NON-REPRESENTATIVE SALE
005	0	893810	0125	01/17/13	\$435,000	SEGREGATION AND/OR MERGER; TEAR DOWN; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	0	342604	9145	04/25/12	\$137,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	0	639200	3640	03/20/14	\$115,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; RELATED PARTY, FRIEND, NEIGH.

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:

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Land and total Valuation
- New Construction Evaluation



Appraiser II

03/03/15

Date



King County

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King County Administration Bldg.
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Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor