

Sheridan Beach to Laurelhurst

Area: 046

Residential Revalue for 2015 Assessment Roll



Obtained from <http://www.parentmap.com/c/51b0d6be/images/outandabout/magnuson.twoboats.-deronlord-cropped.jpg>

Area 46 is primarily located on or near the west shore of Lake Washington between Sheridan Beach and Laurelhurst and includes a population that is heterogeneous and urban in nature. There are a number of neighborhoods including Sheridan Beach, Cedar Park, Matthews Beach, Inverness, Sand Point Country Club, Aviation Heights, View Ridge, Hawthorne Hills, Windermere and Laurelhurst. It has a range of grades from 5 to 13. Homes were built between 1900 to present. A major quality of the area is the abundant views of Lake Washington. There are a number of parcels that are located on Lake Washington waterfront that range from low bank to high bank. Windermere and Laurelhurst are upscale neighborhoods with the majority of homes being grade 9 to 13. The area is influenced by its proximity to the University of Washington, Children's Hospital, University Village Shopping Center, Lake Washington and Magnuson Park.



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.

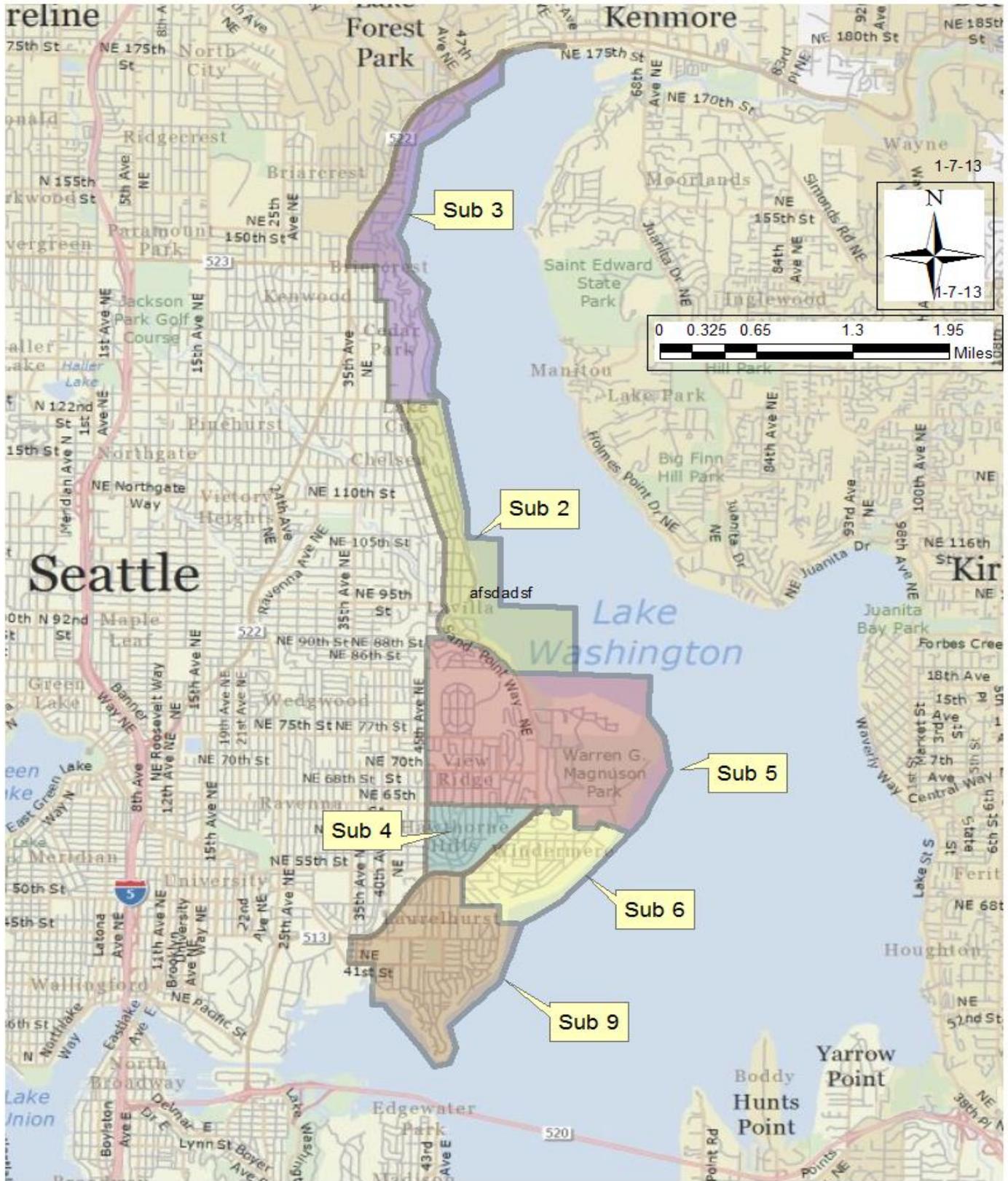
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

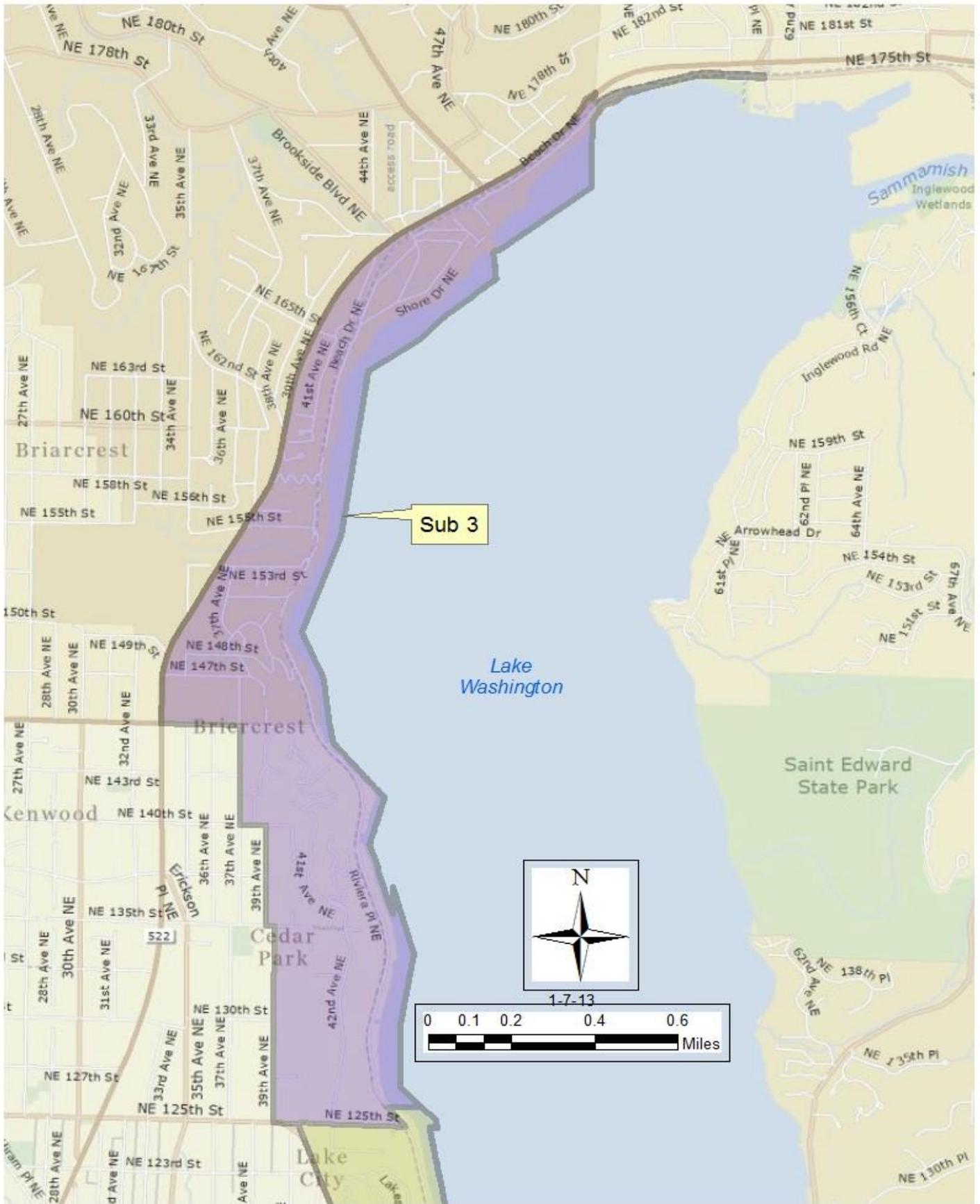
Lloyd Hara
Assessor

Area 046 Map

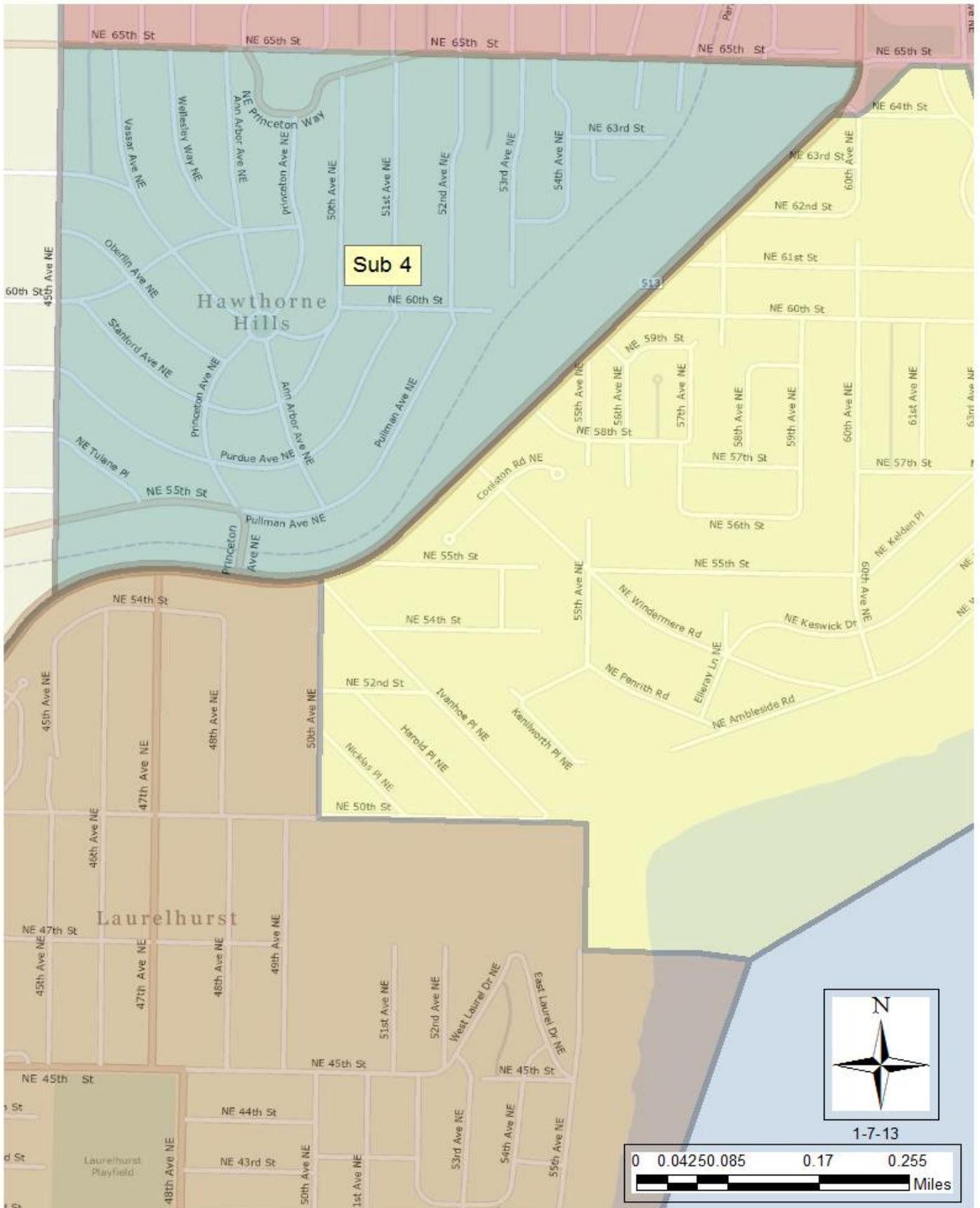


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Sub Area Map



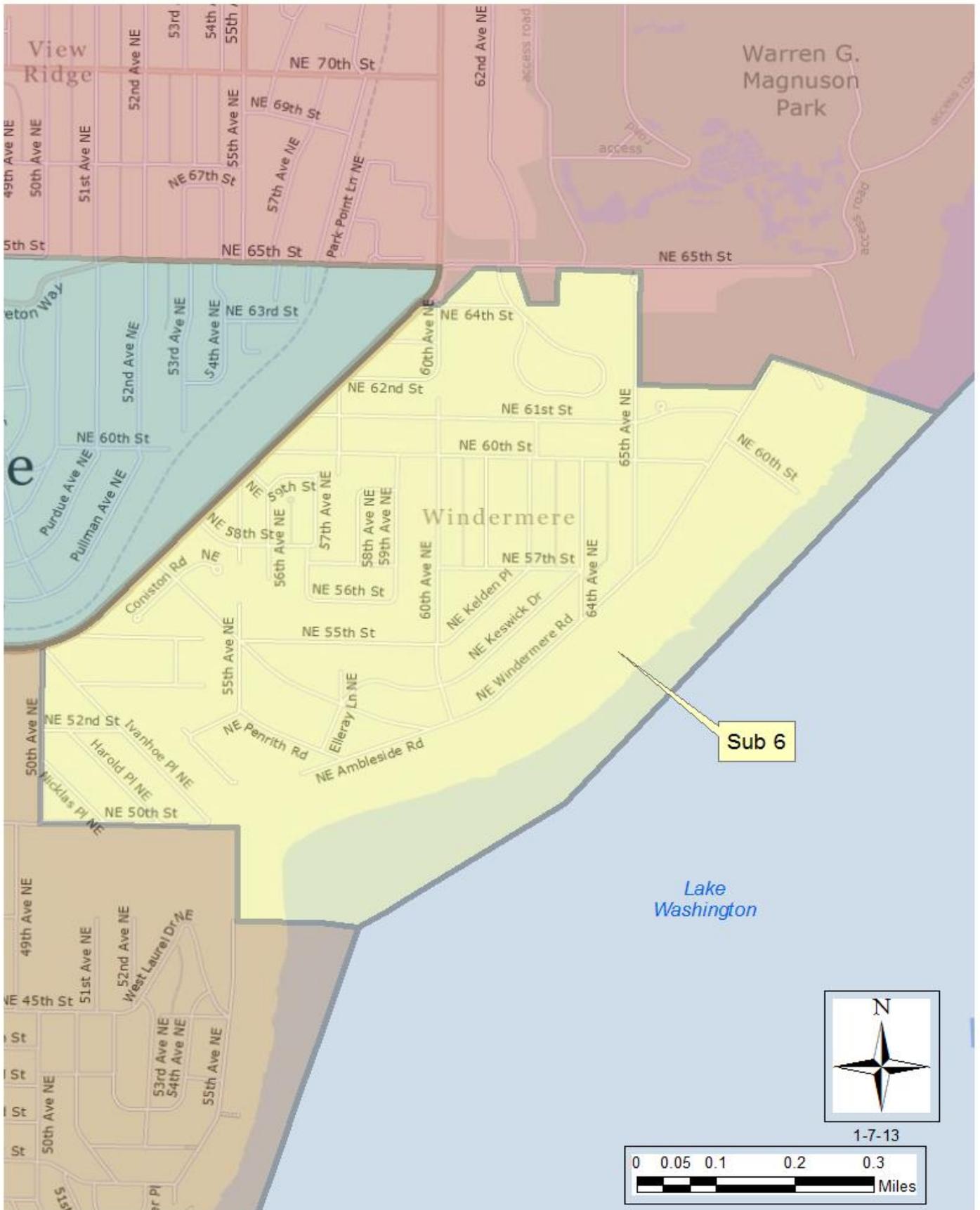
Sub Area Map



Sub Area Map



Sub Area Map



Sub Area Map



1-7-13



Area 046 Housing Profile



Grade 5/ Year Built 1926/ Total Living Area 590SF
Account Number 882090-2126



Grade 6/ Year Built 1940/ Total Living Area 800SF
Account Number 536420-0417



Grade 7/ Year Built 1955/ Total Living Area 2590SF
Account Number 042900-0005



Grade 8/ Year Built 1986/ Total Living Area 3020SF
Account Number 032700-0227



Grade 9/ Year Built 2000/ Total Living Area 3200SF
Account Number 614460-0025



Grade 10/ Year Built 1988/ Total Living Area 3210SF
Account Number 407320-0725

Area 046 Housing Profile



Grade 11/ Year Built 1991/Total Living Area 3970SF
Account Number 145460-0123



Grade 12/ Year Built 2001/Total Living Area 4110SF
Account Number 342604-9284

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Executive Summary

Sheridan Beach to Laurelhurst - Area 046

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2009
Number of Improved Sales: 651
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	\$428,500	\$472,100	\$900,600			9.75%
2015 Value	\$468,800	\$515,800	\$984,600	\$1,040,700	94.8%	9.62%
\$ Change	+\$40,300	+\$43,700	+\$84,000			
% Change	+9.4%	+9.3%	+9.3%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.62% is an improvement from the previous COD of 9.75%. 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	\$489,500	\$466,100	\$955,600
2015 Value	\$535,600	\$508,700	\$1,044,300
\$ Change	+\$46,100	+\$42,600	+\$88,700
% Change	+9.4%	+9.1%	+9.3%

Number of one to three unit residences in the population: 6,285

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, Sub Area 3 parcels were generally at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. Sub Area 4 parcels were generally at a lower assessment level than the rest of the population, resulting in more of an upward adjustment. This annual update valuation model corrects for these strata differences.

Area 046 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.45%	4,758	76%

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
Sub Area 3	+5.13%	95	888	11%
Sub Area 4	+15.11%	69	639	11%

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

Generally, Sub Area 3 parcels were at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. Parcels in Sub Area 4 were at a lower assessment level than the rest of the population, resulting in more of an upward adjustment. This model corrects for these strata differences.

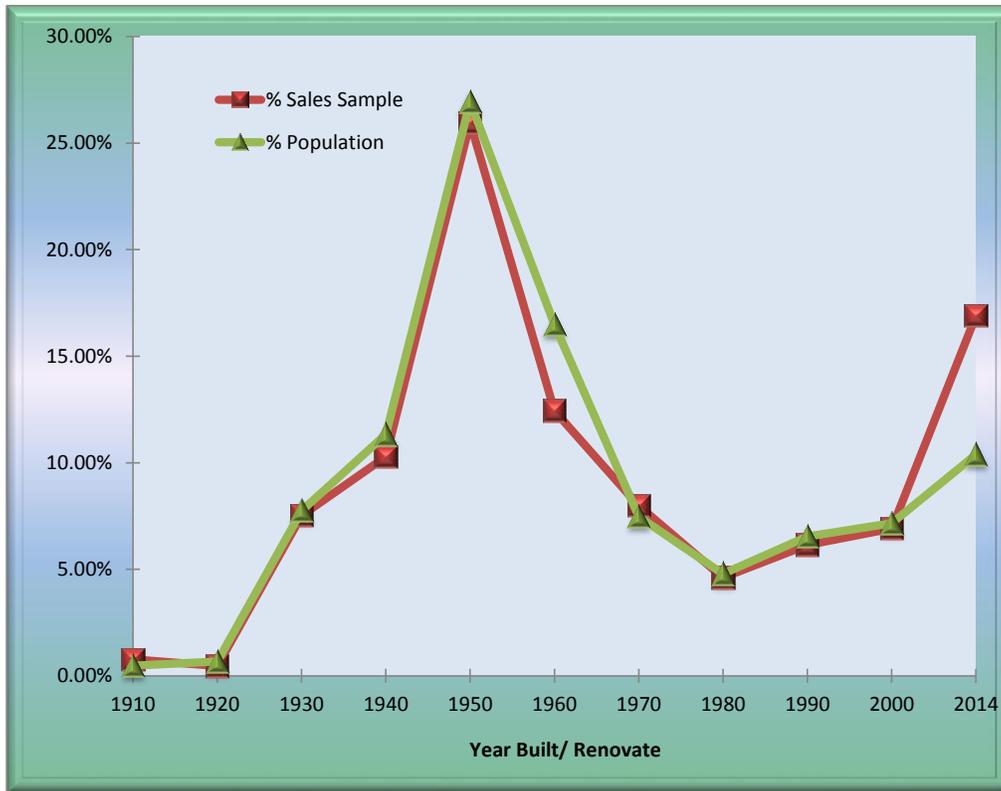
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	5	0.77%
1920	3	0.46%
1930	49	7.53%
1940	67	10.29%
1950	169	25.96%
1960	81	12.44%
1970	52	7.99%
1980	30	4.61%
1990	40	6.14%
2000	45	6.91%
2014	110	16.90%
651		

Population

Year Built/Ren	Frequency	% Population
1910	30	0.48%
1920	42	0.67%
1930	487	7.75%
1940	712	11.33%
1950	1,693	26.94%
1960	1,036	16.48%
1970	470	7.48%
1980	301	4.79%
1990	411	6.54%
2000	450	7.16%
2014	653	10.39%
6,285		



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.

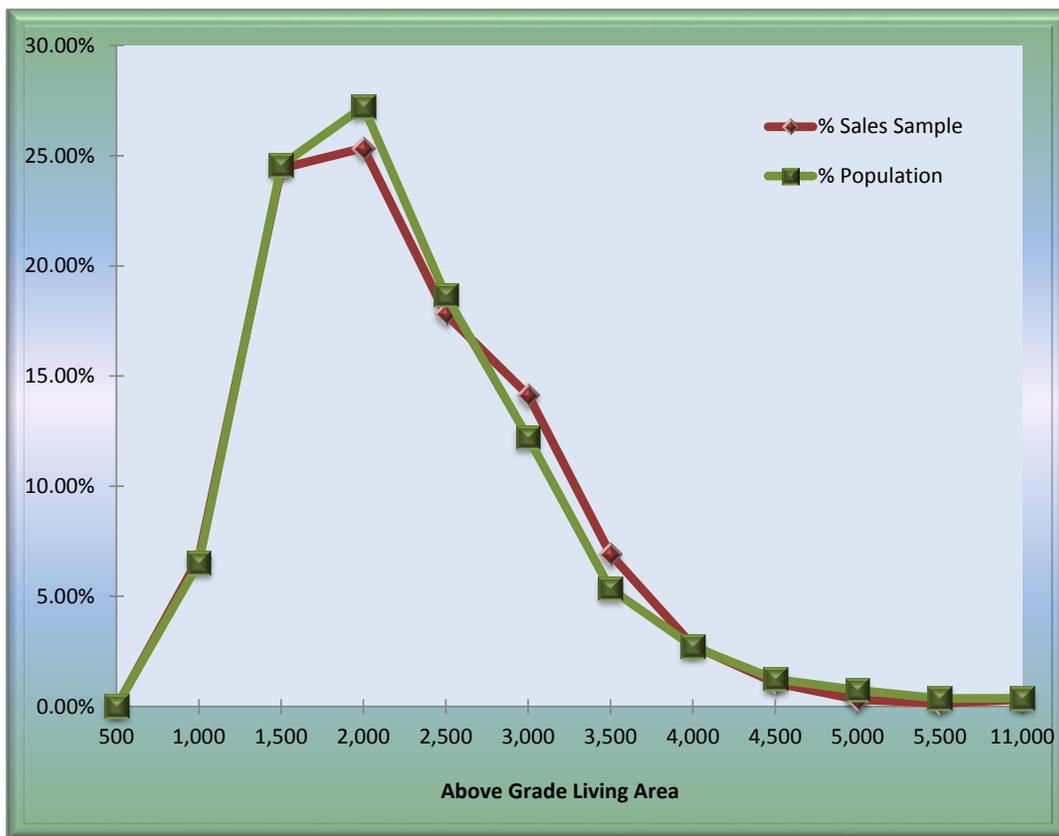
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	44	6.76%
1,500	159	24.42%
2,000	165	25.35%
2,500	116	17.82%
3,000	92	14.13%
3,500	45	6.91%
4,000	18	2.76%
4,500	7	1.08%
5,000	2	0.31%
5,500	1	0.15%
11,000	2	0.31%
	651	

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	410	6.52%
1,500	1,544	24.57%
2,000	1,711	27.22%
2,500	1,173	18.66%
3,000	767	12.20%
3,500	336	5.35%
4,000	171	2.72%
4,500	78	1.24%
5,000	47	0.75%
5,500	23	0.37%
11,000	24	0.38%
	6,285	



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.

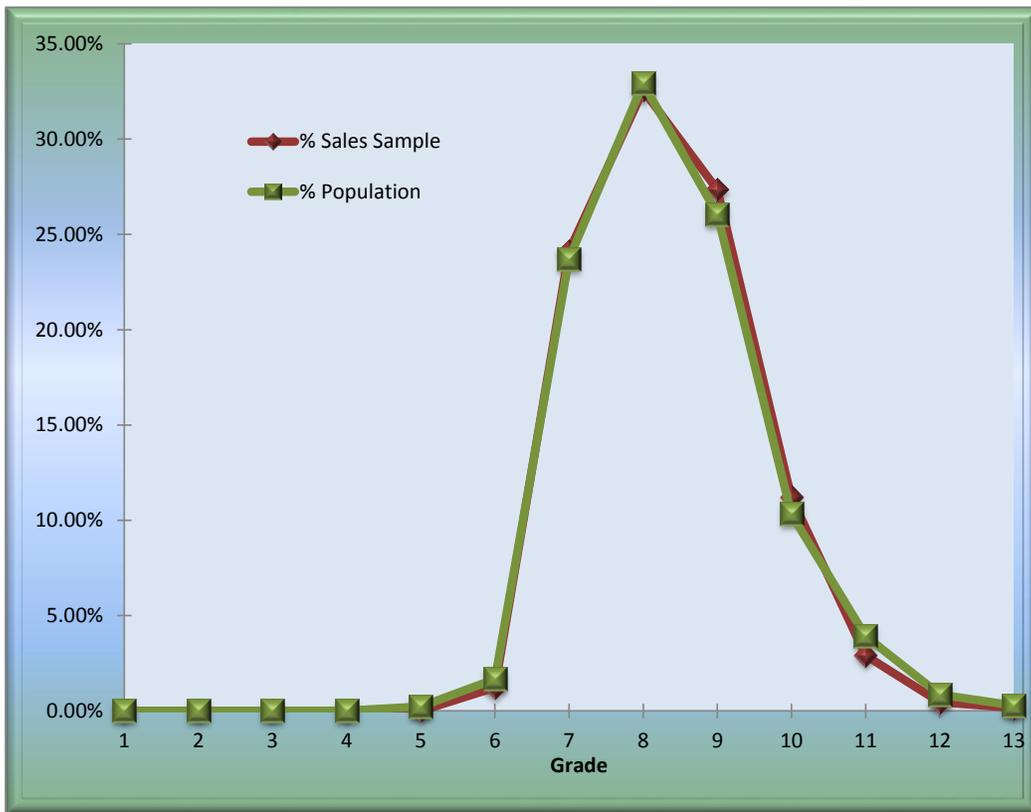
Sales Sample Representation of Population Building Grade

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	8	1.23%
7	157	24.12%
8	212	32.57%
9	178	27.34%
10	73	11.21%
11	19	2.92%
12	3	0.46%
13	1	0.15%
651		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	14	0.22%
6	105	1.67%
7	1,490	23.71%
8	2,069	32.92%
9	1,638	26.06%
10	649	10.33%
11	247	3.93%
12	54	0.86%
13	18	0.29%
6,285		



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 046 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 1.121, resulting in an adjusted value of \$532,000 ($\$475,000 * 1.121 = \$532,475$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.290	29.0%
2/1/2012	1.282	28.2%
3/1/2012	1.274	27.4%
4/1/2012	1.266	26.6%
5/1/2012	1.258	25.8%
6/1/2012	1.250	25.0%
7/1/2012	1.242	24.2%
8/1/2012	1.233	23.3%
9/1/2012	1.225	22.5%
10/1/2012	1.217	21.7%
11/1/2012	1.209	20.9%
12/1/2012	1.201	20.1%
1/1/2013	1.193	19.3%
2/1/2013	1.185	18.5%
3/1/2013	1.177	17.7%
4/1/2013	1.169	16.9%
5/1/2013	1.161	16.1%
6/1/2013	1.153	15.3%
7/1/2013	1.145	14.5%
8/1/2013	1.137	13.7%
9/1/2013	1.129	12.9%
10/1/2013	1.121	12.1%
11/1/2013	1.113	11.3%
12/1/2013	1.105	10.5%
1/1/2014	1.096	9.6%
2/1/2014	1.088	8.8%
3/1/2014	1.081	8.1%
4/1/2014	1.073	7.3%
5/1/2014	1.065	6.5%
6/1/2014	1.057	5.7%
7/1/2014	1.049	4.9%
8/1/2014	1.040	4.0%
9/1/2014	1.032	3.2%
10/1/2014	1.024	2.4%
11/1/2014	1.016	1.6%
12/1/2014	1.008	0.8%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 046 is: $(0.868003244371561 - 0.000229633014942619 * \text{SaleDay} + 0.0356060893359245 * 0.1459293 - 0.0427323184679286 * 0.1059908) / (0.868003244371561 + 0.0356060893359245 * 0.1459293 - 0.0427323184679286 * 0.1059908)$

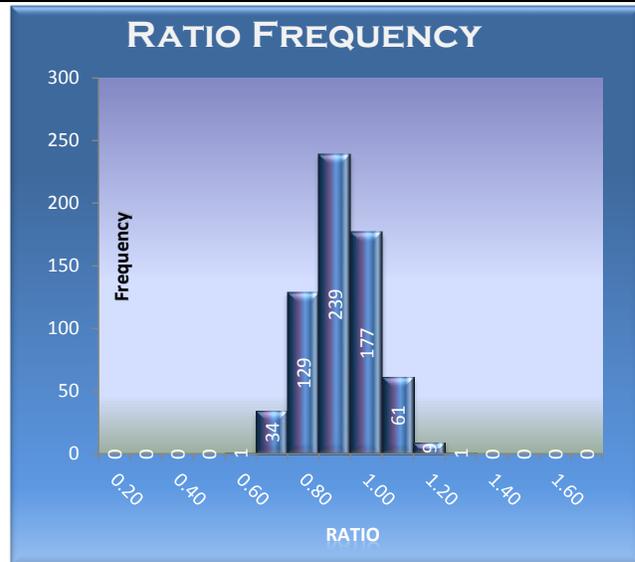
$\text{SaleDay} = \text{SaleDate} - 42005$

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

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NW / Team: 3	Appr. Date: 1/1/2014	Date of Report: 4/16/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Sheridan Beach to Laurelhurst	Appr ID: CLEW	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 046			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	651
<i>Mean Assessed Value</i>	\$900,600
<i>Mean Adj. Sales Price</i>	\$1,040,700
<i>Standard Deviation AV</i>	\$542,975
<i>Standard Deviation SP</i>	\$602,723
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.869
<i>Median Ratio</i>	0.867
<i>Weighted Mean Ratio</i>	0.865
UNIFORMITY	
<i>Lowest ratio</i>	0.580
<i>Highest ratio:</i>	1.208
<i>Coefficient of Dispersion</i>	9.75%
<i>Standard Deviation</i>	0.105
<i>Coefficient of Variation</i>	12.08%
<i>Price Related Differential (PRD)</i>	1.004
RELIABILITY	
95% Confidence: Median	
<i>Lower limit</i>	0.853
<i>Upper limit</i>	0.876
95% Confidence: Mean	
<i>Lower limit</i>	0.861
<i>Upper limit</i>	0.877
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	6,285
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.105
Recommended minimum:	18
<i>Actual sample size:</i>	651
Conclusion:	OK
NORMALITY	
Binomial Test	
<i># ratios below mean:</i>	333
<i># ratios above mean:</i>	318
<i>z:</i>	0.588
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

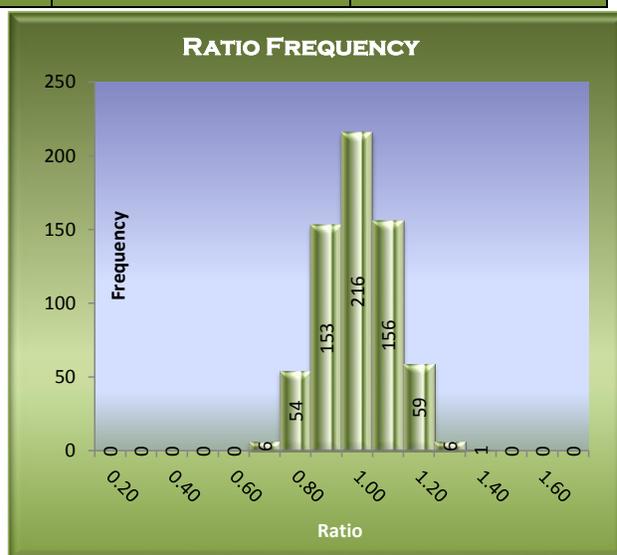
1 to 3 Unit Residences throughout Area 046

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: 1/1/2015	Date of Report: 4/16/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Sheridan Beach to Laurelhurst	Appr. ID: CLEW	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 046			

SAMPLE STATISTICS	
Sample size (n)	651
Mean Assessed Value	\$984,600
Mean Sales Price	\$1,040,700
Standard Deviation AV	\$592,817
Standard Deviation SP	\$602,723
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.950
Median Ratio	0.948
Weighted Mean Ratio	0.946
UNIFORMITY	
Lowest ratio	0.635
Highest ratio:	1.322
Coefficient of Dispersion	9.62%
Standard Deviation	0.113
Coefficient of Variation	11.92%
Price Related Differential (PRD)	1.004
RELIABILITY	
95% Confidence: Median	
Lower limit	0.933
Upper limit	0.958
95% Confidence: Mean	
Lower limit	0.941
Upper limit	0.958
SAMPLE SIZE EVALUATION	
N (population size)	6,285
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.113
Recommended minimum:	20
Actual sample size:	651
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	333
# ratios above mean:	318
z:	0.588
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 046 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: April 16, 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 17 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 +9.4% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.095, 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, Sub Area 3 parcels were generally at a higher assessment level than the rest of the population, resulting in less of an upward adjustment. Sub Area 4 parcels were generally at a lower assessment level than the rest of the

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

With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 651 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:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.868003244371561 + 0.0356060893359245 * \text{Sub3} - 0.0427323184679286 * \text{Sub4})$$

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 recent fair market sales of Mobile Homes in the area therefore, mobile homes received the Total % change indicated by the sales sample as reflected on the Executive Summary page.

$$2015 \text{ Total Value} = 2014 \text{ Total value} * 1.093$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

Results

The resulting assessment level is 94.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +9.3%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.093.
- 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) * 1.093.
- 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 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	272604	9044	07/06/12	\$485,000	\$602,000	610	6	1939	Good	3,090	Y	N	10752 LAKESIDE AVE NE
2	0	407320	0261	08/13/13	\$292,000	\$331,000	800	6	1933	Avg	9,900	Y	N	10330 SAND POINT WAY NE
2	0	407530	0030	08/09/13	\$385,000	\$437,000	1,120	6	1925	VGood	7,200	N	N	9544 SAND POINT WAY NE
2	0	735220	0430	09/17/13	\$749,000	\$842,000	700	7	1965	Avg	6,278	Y	Y	10714 RIVIERA PL NE
2	0	882090	2560	04/25/13	\$270,000	\$314,000	780	7	1947	Fair	5,800	N	N	11737 DURLAND AVE NE
2	0	735220	0675	03/28/12	\$780,000	\$988,000	810	7	1930	Good	6,723	Y	Y	11262 RIVIERA PL NE
2	0	407780	0171	10/24/13	\$385,000	\$429,000	900	7	1940	Avg	7,200	Y	N	4508 NE 107TH ST
2	0	520720	0360	09/03/14	\$420,000	\$433,000	930	7	1953	Good	5,368	N	N	9215 49TH AVE NE
2	0	882090	2520	09/25/13	\$385,950	\$433,000	940	7	1941	Avg	7,562	N	N	11919 EXETER AVE NE
2	0	520720	0455	06/25/13	\$400,000	\$459,000	1,010	7	1955	Avg	6,890	N	N	9223 SAND POINT WAY NE
2	0	407780	0166	07/11/13	\$620,000	\$708,000	1,070	7	1934	Good	7,830	Y	N	10732 DURLAND AVE NE
2	0	407830	0095	03/24/14	\$725,000	\$779,000	1,070	7	1949	Good	6,974	Y	N	10612 LAKESIDE AVE NE
2	0	407830	0024	07/25/14	\$590,000	\$615,000	1,080	7	1969	Avg	4,205	Y	N	10706 LAKESIDE AVE NE
2	0	393590	0090	03/01/13	\$389,000	\$458,000	1,090	7	1949	Avg	9,383	Y	N	11255 EXETER AVE NE
2	0	882090	2605	06/13/13	\$446,500	\$513,000	1,170	7	1954	VGood	7,733	N	N	11709 DURLAND AVE NE
2	0	407320	0464	07/25/13	\$392,500	\$447,000	1,180	7	1958	Good	5,824	N	N	9740 48TH AVE NE
2	0	407780	0088	08/11/14	\$699,950	\$726,000	1,180	7	1941	VGood	7,830	Y	N	10619 DURLAND AVE NE
2	0	882090	2480	08/06/13	\$350,000	\$397,000	1,340	7	2000	Avg	3,185	N	N	11945 EXETER AVE NE
2	0	882090	2690	04/16/14	\$419,000	\$448,000	1,350	7	1942	Good	7,733	N	N	11734 SAND POINT WAY NE
2	0	407780	0097	10/25/13	\$598,000	\$666,000	1,410	7	1957	Avg	7,230	Y	N	10653 DURLAND AVE NE
2	0	407320	0575	12/01/14	\$460,000	\$464,000	1,430	7	1938	Good	12,092	N	N	10039 49TH AVE NE
2	0	735170	0220	02/06/13	\$850,000	\$1,006,000	1,510	7	1963	Avg	12,682	Y	Y	11764 RIVIERA PL NE
2	0	882090	2710	11/14/12	\$385,500	\$465,000	1,610	7	1927	Good	7,948	N	N	11748 SAND POINT WAY NE
2	0	882090	2264	12/07/12	\$750,000	\$900,000	1,670	7	1970	Good	20,467	Y	N	11706 LAKESIDE AVE NE
2	0	882090	2540	11/14/14	\$425,000	\$430,000	1,670	7	1947	Good	6,212	N	N	11903 EXETER AVE NE
2	0	882090	2475	12/04/12	\$385,000	\$462,000	1,680	7	1980	Avg	4,400	N	N	11947 EXETER AVE NE
2	0	882090	2400	09/10/14	\$498,000	\$513,000	1,780	7	1983	Avg	2,750	Y	N	11729 EXETER AVE NE
2	0	882090	2680	02/12/14	\$480,000	\$521,000	1,780	7	1963	Good	7,733	N	N	11732 SAND POINT WAY NE
2	0	882090	2100	08/23/12	\$575,000	\$706,000	1,790	7	1987	Good	4,122	Y	N	11923 LAKESIDE PL NE
2	0	407780	0070	09/11/13	\$730,000	\$822,000	1,810	7	1971	VGood	5,514	Y	N	10511 EXETER AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	407780	0090	05/20/13	\$689,000	\$797,000	1,870	7	1940	VGood	6,525	Y	N	10612 DURLAND AVE NE
2	0	882090	2500	04/01/13	\$499,000	\$583,000	1,880	7	1950	Avg	7,528	N	N	11929 EXETER AVE NE
2	0	407320	0535	04/16/13	\$640,000	\$746,000	2,230	7	1926	Avg	10,800	Y	N	4819 NE 103RD ST
2	0	520720	0195	07/01/14	\$691,500	\$725,000	2,600	7	2002	Avg	7,200	N	N	9039 49TH AVE NE
2	0	735220	0025	10/13/14	\$1,190,000	\$1,215,000	1,040	8	1984	Good	8,112	Y	Y	11512 RIVIERA PL NE
2	0	407320	0456	08/21/13	\$515,000	\$583,000	1,110	8	1967	Avg	7,200	N	N	9750 48TH AVE NE
2	0	407780	0158	05/12/14	\$684,000	\$726,000	1,250	8	1949	VGood	7,830	Y	N	10704 DURLAND AVE NE
2	0	272604	9107	07/03/13	\$400,000	\$458,000	1,270	8	1951	Avg	4,468	Y	N	11210 LAKESIDE AVE NE
2	0	407780	0123	07/06/12	\$488,000	\$605,000	1,360	8	1952	Avg	7,830	Y	N	10623 EXETER AVE NE
2	0	520720	0292	09/25/12	\$445,500	\$543,000	1,430	8	1963	Avg	6,600	N	N	9103 MATTHEWS AVE NE
2	0	520720	0102	09/11/14	\$610,000	\$628,000	1,480	8	1962	Avg	6,600	Y	N	4929 NE 93RD ST
2	0	407780	0144	03/14/12	\$546,000	\$694,000	1,520	8	1954	Good	7,535	Y	N	10719 EXETER AVE NE
2	0	407780	0147	03/09/12	\$535,000	\$680,000	1,530	8	1952	Good	7,830	Y	N	10708 DURLAND AVE NE
2	0	520720	0305	12/09/13	\$510,000	\$562,000	1,530	8	1965	Good	7,080	N	N	9043 SAND POINT WAY NE
2	0	407780	0029	10/27/14	\$630,000	\$641,000	1,670	8	1941	Avg	10,210	Y	N	10700 EXETER AVE NE
2	0	407780	0026	05/30/14	\$715,000	\$756,000	1,770	8	1947	VGood	7,200	Y	N	10718 EXETER AVE NE
2	0	407780	0017	08/13/14	\$775,000	\$804,000	1,820	8	1947	Good	6,200	Y	N	10725 LAKESIDE AVE NE
2	0	407320	0757	12/31/14	\$690,000	\$690,000	1,890	8	1954	Good	6,620	Y	N	10015 LAKE SHORE BLVD NE
2	0	399270	0872	06/14/12	\$700,000	\$872,000	1,910	8	1954	Avg	9,779	Y	N	11334 EXETER AVE NE
2	0	882090	2250	01/31/14	\$825,000	\$898,000	1,970	8	1950	Good	35,346	Y	N	11748 LAKESIDE AVE NE
2	0	735170	0135	03/14/14	\$1,650,000	\$1,778,000	1,990	8	1941	Good	18,575	Y	Y	11720 RIVIERA PL NE
2	0	520720	0160	10/10/14	\$490,000	\$501,000	2,040	8	1961	Avg	6,000	N	N	9220 49TH AVE NE
2	0	882090	2090	08/01/12	\$630,000	\$777,000	2,090	8	1989	Avg	6,024	Y	N	11933 LAKESIDE PL NE
2	0	407320	0240	10/08/13	\$845,000	\$946,000	2,200	8	1936	VGood	12,031	Y	N	10352 SAND POINT WAY NE
2	0	882090	2210	08/22/12	\$681,200	\$836,000	2,230	8	2011	Avg	4,275	N	N	4307 NE 123RD ST
2	0	520720	0510	02/06/12	\$600,000	\$768,000	2,280	8	1992	Good	8,200	N	N	9220 MATTHEWS AVE NE
2	0	882090	2549	11/19/14	\$718,000	\$726,000	2,280	8	1991	Avg	3,446	N	N	11751 EXETER AVE NE
2	0	882090	2325	06/13/13	\$769,000	\$884,000	2,300	8	1968	Avg	7,202	Y	N	11744 EXETER AVE NE
2	0	882090	2350	12/03/14	\$810,000	\$816,000	2,520	8	1979	Avg	7,396	Y	N	11737 LAKESIDE AVE NE
2	0	882090	2050	06/20/13	\$675,000	\$775,000	2,590	8	1997	Avg	9,033	Y	N	12055 LAKESIDE PL 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
2	0	882090	2215	08/24/12	\$689,950	\$847,000	2,650	8	2012	Avg	4,039	N	N	4311 NE 123RD ST
2	0	407780	0193	06/09/14	\$788,000	\$831,000	2,920	8	1988	Avg	6,975	Y	N	11005 EXETER AVE NE
2	0	393590	0145	07/24/13	\$789,000	\$899,000	2,930	8	1951	Good	12,800	Y	N	11302 SAND POINT WAY NE
2	0	520720	0415	04/11/12	\$550,000	\$695,000	2,960	8	1993	Avg	7,200	N	N	9250 SAND POINT WAY NE
2	0	882090	0029	06/10/14	\$700,000	\$738,000	3,100	8	1982	Good	9,825	Y	N	4245 NE 125TH ST
2	0	882090	1995	03/25/12	\$680,000	\$862,000	3,150	8	1987	Good	6,742	Y	N	11937 LAKESIDE AVE NE
2	0	399270	0828	01/01/12	\$505,000	\$651,000	1,460	9	1980	Avg	7,341	Y	N	11508 DURLAND AVE NE
2	0	735220	0405	12/09/13	\$1,100,000	\$1,213,000	1,580	9	1991	Avg	5,881	Y	Y	10700 RIVIERA PL NE
2	0	882090	2271	08/07/13	\$1,125,000	\$1,277,000	1,960	9	2012	Avg	10,608	Y	N	11700 LAKESIDE AVE
2	0	407780	0146	11/01/12	\$750,000	\$907,000	2,060	9	1990	Avg	9,720	Y	N	10703 DURLAND AVE NE
2	0	407830	0045	08/13/12	\$740,000	\$910,000	2,110	9	2009	Avg	5,941	Y	N	10660 LAKESIDE AVE NE
2	0	882090	1792	07/11/14	\$640,000	\$669,000	2,320	9	1986	Avg	7,274	Y	N	12066 LAKESIDE PL NE
2	0	407480	0165	07/02/13	\$756,000	\$866,000	2,400	9	2007	Avg	7,200	N	N	9735 48TH AVE NE
2	0	342604	9056	01/24/12	\$1,500,000	\$1,925,000	2,510	9	1937	Good	23,928	Y	Y	8920 SAND POINT WAY NE
2	0	393590	0010	07/22/13	\$746,500	\$851,000	2,520	9	1965	Avg	13,669	Y	N	11064 EXETER AVE NE
2	0	407320	0850	11/07/13	\$1,000,000	\$1,111,000	2,520	9	2012	Avg	7,368	Y	N	9747 LAKE SHORE BLVD NE
2	0	393590	0088	10/23/13	\$829,000	\$924,000	2,520	9	2006	Avg	7,227	Y	N	11050 DURLAND AVE NE
2	0	272604	9034	11/10/14	\$2,000,000	\$2,027,000	2,610	9	2006	Avg	16,387	Y	Y	12040 RIVIERA PL NE
2	0	407780	0143	12/06/13	\$1,085,000	\$1,197,000	2,760	9	2013	Avg	7,178	Y	N	10721 DURLAND AVE NE
2	0	407320	0355	01/15/13	\$608,000	\$723,000	3,140	9	2001	Avg	7,200	N	N	10014 SAND POINT WAY NE
2	0	882090	1670	08/11/14	\$971,000	\$1,008,000	3,350	9	2005	Avg	10,140	N	N	4216 NE 123RD ST
2	0	882090	1670	01/03/13	\$929,000	\$1,108,000	3,350	9	2005	Avg	10,140	N	N	4216 NE 123RD ST
2	0	393590	0030	07/30/14	\$775,000	\$807,000	3,540	9	1970	Avg	9,970	Y	N	11205 LAKESIDE AVE NE
2	0	735220	0185	04/10/14	\$1,625,000	\$1,739,000	3,710	9	1987	Avg	7,647	Y	Y	10544 RIVIERA PL NE
2	0	342604	9031	06/17/14	\$870,000	\$916,000	1,940	10	1996	Good	4,887	Y	N	8770 SAND POINT WAY NE
2	0	407780	0176	07/31/13	\$850,000	\$967,000	2,480	10	2004	Avg	7,203	Y	N	4511 NE 110TH ST
2	0	342604	9034	08/10/12	\$3,232,500	\$3,979,000	4,500	11	1995	Avg	21,553	Y	Y	8750 SAND POINT WAY NE
2	0	342604	9284	08/19/14	\$2,300,000	\$2,382,000	2,720	12	2001	Avg	15,929	Y	Y	8772 SAND POINT WAY NE
3	0	156810	0730	08/29/13	\$307,000	\$347,000	1,040	6	1921	Good	5,796	Y	N	3533 NE 148TH ST
3	0	145410	0480	08/19/14	\$378,500	\$392,000	880	7	1949	Good	6,171	N	N	4003 NE 135TH ST

Improved Sales Used in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	156810	0740	03/04/14	\$399,000	\$431,000	880	7	1952	Avg	5,789	Y	N	3541 NE 148TH ST
3	0	106210	0095	08/22/14	\$328,000	\$339,000	890	7	1950	Avg	5,965	N	N	4506 NE 170TH ST
3	0	106210	0085	11/13/14	\$350,000	\$355,000	940	7	1950	Avg	5,000	N	N	4520 NE 170TH ST
3	0	932480	0487	05/04/12	\$449,000	\$564,000	1,010	7	1952	Good	4,058	Y	N	14209 38TH AVE NE
3	0	156810	0695	10/09/13	\$295,000	\$330,000	1,020	7	1951	Avg	6,013	N	N	14702 35TH AVE NE
3	0	156810	0815	09/09/14	\$430,000	\$443,000	1,070	7	1950	Good	8,708	N	N	3518 NE 147TH ST
3	0	674470	0423	06/06/14	\$432,000	\$456,000	1,070	7	1939	Good	6,250	Y	N	3711 NE 153RD ST
3	0	773850	0185	09/23/14	\$382,500	\$393,000	1,150	7	2006	Avg	6,249	N	N	16530 BOTHELL WAY NE
3	0	156810	0835	07/25/12	\$470,000	\$581,000	1,180	7	1939	Good	10,082	Y	N	14712 38TH AVE NE
3	0	932480	0435	08/14/13	\$425,000	\$482,000	1,210	7	1939	Avg	8,100	Y	N	14344 37TH AVE NE
3	0	145950	0090	06/08/12	\$720,000	\$898,000	1,220	7	1964	Fair	14,215	Y	Y	12708 RIVIERA PL NE
3	0	403010	0017	09/24/12	\$340,000	\$415,000	1,240	7	1947	Good	5,705	N	N	17230 BEACH DR NE
3	0	932480	0455	10/23/14	\$436,000	\$444,000	1,240	7	1925	Avg	8,100	Y	N	14320 37TH AVE NE
3	0	106210	0110	07/09/12	\$375,000	\$465,000	1,360	7	1945	Good	6,390	N	N	4508 NE 171ST ST
3	0	773850	0475	06/24/13	\$425,000	\$487,000	1,410	7	1958	Avg	6,611	N	N	16260 BOTHELL WAY NE
3	0	773850	0475	12/12/14	\$485,000	\$488,000	1,410	7	1958	Avg	6,611	N	N	16260 BOTHELL WAY NE
3	0	106210	0115	12/04/14	\$405,000	\$408,000	1,450	7	1969	Good	6,081	N	N	4518 NE 171ST ST
3	0	156810	0720	08/06/12	\$398,950	\$492,000	1,460	7	1962	Good	5,804	N	N	3521 NE 148TH ST
3	0	383400	0122	06/12/13	\$412,500	\$474,000	1,540	7	1949	Good	9,480	N	N	13522 39TH AVE NE
3	0	674470	0425	10/08/13	\$458,000	\$512,000	1,610	7	1939	Good	8,125	Y	N	3715 NE 153RD ST
3	0	773910	0015	05/02/14	\$463,000	\$493,000	1,710	7	1948	Avg	7,320	N	N	16829 BEACH DR NE
3	0	773910	0010	11/06/13	\$465,000	\$517,000	2,010	7	2008	Avg	7,020	N	N	16835 BEACH DR NE
3	0	145510	0055	10/22/14	\$657,000	\$669,000	2,050	7	1978	Good	9,680	Y	N	13522 40TH AVE NE
3	0	735120	0050	12/18/14	\$1,335,000	\$1,340,000	2,300	7	1958	Avg	13,342	Y	Y	14026 RIVIERA PL NE
3	0	674470	0424	06/26/14	\$537,000	\$564,000	2,410	7	1988	Avg	7,479	Y	N	3707 NE 153RD ST
3	0	674470	0424	04/01/13	\$475,000	\$555,000	2,410	7	1988	Avg	7,479	Y	N	3707 NE 153RD ST
3	0	812410	0104	03/15/13	\$715,000	\$839,000	2,930	7	1993	Good	10,030	Y	N	4145 NE 142ND ST
3	0	674470	0467	09/05/13	\$520,000	\$586,000	1,290	8	1979	Avg	6,900	Y	N	3728 NE 151ST ST
3	0	932480	0425	11/01/13	\$625,000	\$695,000	1,350	8	1946	Good	8,100	Y	N	14356 37TH AVE NE
3	0	145460	0210	11/18/13	\$688,500	\$763,000	1,360	8	1963	Good	9,759	Y	N	13008 42ND AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	812410	0085	07/19/12	\$550,000	\$680,000	1,370	8	1977	Avg	15,104	Y	N	4119 NE 142ND ST
3	0	145950	0095	03/19/13	\$1,225,000	\$1,436,000	1,380	8	1956	VGood	13,197	Y	Y	12578 RIVIERA PL NE
3	0	674470	0302	06/20/14	\$790,000	\$831,000	1,450	8	1974	Avg	10,920	Y	N	3906 NE 157TH PL
3	0	145460	0136	04/02/13	\$590,000	\$690,000	1,460	8	1978	Avg	12,027	Y	N	4024 NE 125TH ST
3	0	773850	0580	01/31/13	\$660,000	\$782,000	1,490	8	1951	Avg	7,114	Y	N	16136 41ST AVE NE
3	0	156810	0710	10/15/13	\$480,000	\$536,000	1,510	8	1962	VGood	11,167	Y	N	3509 NE 148TH ST
3	0	145560	0045	09/15/14	\$687,500	\$707,000	1,540	8	1962	Good	9,377	Y	N	13747 42ND AVE NE
3	0	773850	0510	02/26/14	\$777,000	\$840,000	1,550	8	1955	Good	13,595	Y	N	4007 NE 161ST ST
3	0	145460	0256	10/13/14	\$710,000	\$725,000	1,620	8	1956	Avg	9,600	Y	N	12714 42ND AVE NE
3	0	145510	0200	10/17/13	\$915,000	\$1,022,000	1,690	8	1962	VGood	16,116	Y	N	13538 42ND AVE NE
3	0	145510	0066	11/07/12	\$645,000	\$779,000	1,700	8	1966	Avg	5,757	Y	N	13512 40TH AVE NE
3	0	145560	0062	10/21/14	\$689,000	\$702,000	1,700	8	1940	Good	9,612	Y	N	13731 42ND PL NE
3	0	674470	0305	04/26/12	\$865,000	\$1,089,000	1,700	8	2009	Avg	12,615	Y	N	3916 NE 157TH PL
3	0	932480	0450	10/09/14	\$560,000	\$572,000	1,700	8	1955	Avg	6,900	Y	N	14326 37TH AVE NE
3	0	766370	0081	03/10/14	\$720,000	\$777,000	1,710	8	1957	Good	14,778	Y	N	3820 NE 145TH ST
3	0	773850	0620	06/28/13	\$735,000	\$842,000	1,710	8	1953	Good	6,966	Y	N	16008 41ST AVE NE
3	0	145510	0185	04/29/13	\$616,000	\$716,000	1,760	8	2007	Avg	14,592	Y	N	13558 42ND AVE NE
3	0	773850	0355	11/27/12	\$460,000	\$553,000	1,790	8	1950	Avg	6,603	Y	N	16203 41ST AVE NE
3	0	145560	0061	03/08/13	\$520,000	\$611,000	1,800	8	1986	Avg	9,725	Y	N	13736 42ND AVE NE
3	0	932480	0575	01/09/12	\$420,000	\$541,000	1,830	8	1964	Avg	8,100	N	N	14020 37TH AVE NE
3	0	145460	0007	10/18/13	\$805,000	\$899,000	1,860	8	1950	Good	26,278	Y	N	13244 40TH AVE NE
3	0	403640	0130	04/09/14	\$750,000	\$803,000	1,930	8	1963	Good	8,323	Y	N	15016 37TH AVE NE
3	0	106210	0100	06/26/14	\$424,000	\$445,000	2,100	8	1984	Avg	4,857	N	N	4500 NE 171ST ST
3	0	773850	0520	06/05/13	\$709,000	\$817,000	2,110	8	1958	VGood	10,077	Y	N	4004 NE 160TH ST
3	0	145510	0178	12/10/14	\$775,000	\$780,000	2,180	8	2014	Avg	17,798	Y	N	13717 42ND PL NE
3	0	145410	0650	08/04/14	\$942,000	\$979,000	2,310	8	1939	Avg	37,200	Y	N	12706 39TH AVE NE
3	0	145510	0180	02/06/14	\$749,990	\$815,000	2,360	8	2012	Avg	9,422	Y	N	13713 42ND PL NE
3	0	145950	0020	11/20/13	\$1,400,000	\$1,551,000	2,490	8	1958	Avg	25,030	Y	Y	13224 RIVIERA PL NE
3	0	145460	0156	11/25/14	\$875,000	\$884,000	3,000	8	1968	Good	9,648	Y	N	13254 42ND AVE NE
3	0	145460	0156	06/25/14	\$860,000	\$903,000	3,000	8	1968	Good	9,648	Y	N	13254 42ND AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	145460	0176	06/30/14	\$800,000	\$839,000	3,170	8	2014	Avg	10,261	N	N	13218 42ND AVE NE
3	0	674470	0427	05/07/14	\$540,000	\$574,000	3,700	8	1984	Avg	7,647	Y	N	3705 NE 153RD ST
3	0	403010	0005	12/09/14	\$1,800,000	\$1,811,000	4,320	8	1938	Avg	39,094	Y	Y	4712 NE SHORE PL
3	0	156810	0850	06/12/13	\$565,000	\$650,000	1,240	9	1978	Avg	6,476	Y	N	3818 NE 148TH ST
3	0	145460	0116	06/11/14	\$740,000	\$780,000	1,490	9	1979	Avg	17,833	Y	N	12533 42ND AVE NE
3	0	766370	0150	08/22/14	\$635,000	\$657,000	1,720	9	1978	Avg	7,200	Y	N	14508 37TH AVE NE
3	0	156810	0767	06/13/13	\$600,000	\$690,000	1,790	9	1978	Avg	5,773	Y	N	3556 NE 147TH ST
3	0	674470	1021	08/08/13	\$759,950	\$863,000	1,920	9	1962	Good	15,400	Y	N	3921 NE 158TH LN
3	0	932480	0750	03/26/12	\$626,300	\$794,000	2,010	9	1972	Avg	13,794	Y	N	14236 WESTWOOD PL NE
3	0	674470	0950	04/08/14	\$735,000	\$787,000	2,060	9	1977	Avg	9,732	Y	N	3930 NE 157TH PL
3	0	403640	0180	08/02/12	\$590,000	\$728,000	2,080	9	1970	Good	9,542	Y	N	3734 NE 150TH ST
3	0	145510	0355	07/08/14	\$1,675,000	\$1,753,000	2,150	9	1991	Good	8,343	Y	Y	13504 RIVIERA PL NE
3	0	773850	0660	03/05/14	\$2,035,000	\$2,197,000	2,300	9	1954	Good	33,709	Y	Y	16800 SHORE DR NE
3	0	403010	0270	06/25/12	\$1,271,500	\$1,581,000	2,460	9	1991	Avg	9,081	Y	Y	17729 BEACH DR NE
3	0	156810	0735	04/22/13	\$553,000	\$643,000	2,470	9	1967	Avg	5,793	Y	N	3537 NE 148TH ST
3	0	145560	0021	08/24/12	\$699,500	\$859,000	2,560	9	1998	Avg	10,829	Y	N	13727 42ND AVE NE
3	0	674470	0404	07/03/14	\$835,000	\$875,000	2,600	9	2001	Avg	4,768	Y	N	3836 NE 155TH ST
3	0	766370	0113	06/17/13	\$775,000	\$890,000	2,660	9	2002	Avg	7,238	Y	N	3705 NE 147TH ST
3	0	773910	0155	08/04/14	\$750,000	\$780,000	2,850	9	1951	Avg	11,860	N	N	16727 45TH AVE NE
3	0	674470	0880	12/17/13	\$672,000	\$740,000	3,050	9	1978	Avg	9,408	Y	N	3927 NE 157TH PL
3	0	932480	0620	08/24/12	\$840,750	\$1,032,000	3,080	9	2007	Avg	8,100	Y	N	14014 38TH AVE NE
3	0	773850	0775	03/15/12	\$1,285,000	\$1,632,000	3,300	9	1951	Good	25,686	Y	Y	16524 SHORE DR NE
3	0	145460	0266	10/27/14	\$925,000	\$941,000	3,420	9	2005	Avg	9,492	Y	N	12566 42ND AVE NE
3	0	735120	0270	06/25/14	\$1,050,000	\$1,103,000	1,160	10	2008	Avg	6,039	Y	Y	14360 EDGEWATER LN NE
3	0	116500	0030	06/21/12	\$665,000	\$827,000	1,630	10	1989	Avg	7,201	Y	N	4009 NE 160TH ST
3	0	145460	0241	12/20/12	\$1,150,000	\$1,376,000	1,880	10	2008	Avg	10,481	Y	N	12746 42ND AVE NE
3	0	116500	0020	12/18/12	\$754,124	\$902,000	2,930	10	1990	Avg	7,482	Y	N	4005 NE 160TH ST
3	0	145460	0175	04/23/14	\$1,250,000	\$1,334,000	3,040	10	2014	Avg	9,603	Y	N	13216 42ND AVE NE
3	0	145460	0178	07/17/14	\$1,250,000	\$1,306,000	3,200	10	2014	Avg	9,603	Y	N	13214 42ND AVE NE
3	0	383400	0075	12/04/12	\$900,000	\$1,080,000	4,010	10	1947	Good	32,586	Y	N	13706 39TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	773910	0136	08/18/14	\$1,040,000	\$1,077,000	4,660	10	2000	Avg	13,515	N	N	16551 45TH AVE NE
3	0	145460	0275	06/27/13	\$1,050,000	\$1,203,000	2,820	11	1989	Avg	24,754	Y	N	12544 42ND AVE NE
3	0	773850	0731	08/15/14	\$4,500,000	\$4,665,000	6,350	12	2004	Avg	40,014	Y	Y	16706 SHORE DR NE
4	0	317910	0745	08/31/12	\$525,000	\$643,000	850	7	1945	Avg	5,755	N	N	5804 45TH AVE NE
4	0	317910	0621	04/11/13	\$542,000	\$632,000	870	7	1943	Good	4,861	N	N	4548 NE TULANE PL
4	0	317910	0565	11/16/12	\$470,000	\$566,000	880	7	1942	Avg	6,469	N	N	4525 PURDUE AVE NE
4	0	317660	0120	11/12/13	\$550,000	\$610,000	890	7	1944	Avg	7,491	Y	N	6226 52ND AVE NE
4	0	317910	2105	10/18/13	\$495,000	\$553,000	920	7	1942	Avg	5,044	N	N	6256 45TH AVE NE
4	0	317910	2160	04/22/13	\$596,000	\$694,000	930	7	1942	VGood	5,400	N	N	6220 45TH AVE NE
4	0	317910	0720	12/03/14	\$602,000	\$607,000	970	7	1941	Good	6,398	N	N	4519 STANFORD AVE NE
4	0	317660	0035	02/24/14	\$475,860	\$515,000	980	7	1942	Avg	7,475	N	N	6009 52ND AVE NE
4	0	317910	0645	03/28/14	\$656,000	\$704,000	990	7	1944	VGood	5,252	N	N	4712 NE 55TH ST
4	0	317610	0110	05/06/14	\$650,000	\$691,000	1,160	7	1940	Avg	7,475	Y	N	6008 51ST AVE NE
4	0	317910	2305	10/22/12	\$525,000	\$636,000	1,300	7	1943	Avg	6,874	N	N	6000 45TH AVE NE
4	0	317910	2305	07/17/14	\$580,000	\$606,000	1,300	7	1943	Avg	6,874	N	N	6000 45TH AVE NE
4	0	317660	0085	05/31/13	\$550,000	\$634,000	1,400	7	1943	Avg	7,471	N	N	6215 52ND AVE NE
4	0	317910	0535	12/14/12	\$699,950	\$838,000	1,530	7	1946	Good	7,497	N	N	4561 PURDUE AVE NE
4	0	317910	0848	10/15/13	\$573,000	\$640,000	1,060	8	1951	Avg	6,476	N	N	4814 PURDUE AVE NE
4	0	317910	0435	07/15/14	\$641,000	\$670,000	1,070	8	1953	Avg	5,332	N	N	4802 PULLMAN AVE NE
4	0	317760	0045	02/15/13	\$505,000	\$596,000	1,100	8	1950	Avg	5,330	N	N	5307 NE 65TH ST
4	0	317910	0653	05/06/14	\$450,000	\$479,000	1,110	8	1950	Avg	4,729	N	N	4724 NE 55TH ST
4	0	317910	0479	03/11/13	\$360,000	\$423,000	1,110	8	2003	Avg	1,400	N	N	4506 A NE 55TH ST
4	0	317910	0050	09/04/12	\$419,000	\$513,000	1,230	8	1951	Avg	5,070	N	N	4743 NE 55TH ST
4	0	317910	0480	08/06/14	\$530,000	\$551,000	1,264	8	2003	Avg	1,536	N	N	4506 B NE 55TH ST
4	0	317810	0006	03/18/13	\$585,900	\$687,000	1,270	8	1954	Avg	6,562	N	N	6253 54TH AVE NE
4	0	317810	0065	09/25/14	\$676,101	\$694,000	1,290	8	1954	Avg	6,010	N	N	6230 54TH AVE NE
4	0	317910	0835	10/27/14	\$732,000	\$745,000	1,320	8	1952	Avg	6,301	N	N	4805 STANFORD AVE NE
4	0	317910	1240	07/17/13	\$780,000	\$890,000	1,340	8	1941	VGood	6,377	Y	N	5840 OBERLIN AVE NE
4	0	317910	1936	04/23/14	\$608,190	\$649,000	1,340	8	1946	Avg	6,930	N	N	6071 WELLESLEY WAY NE
4	0	317910	0820	10/16/12	\$734,000	\$891,000	1,360	8	1952	Avg	6,612	Y	N	4817 STANFORD AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	317910	1155	05/02/12	\$707,250	\$889,000	1,360	8	1940	Avg	6,161	Y	N	4536 STANFORD AVE NE
4	0	317910	1255	05/08/12	\$604,000	\$759,000	1,380	8	1939	Avg	5,901	Y	N	5820 OBERLIN AVE NE
4	0	317910	0255	10/26/12	\$840,000	\$1,017,000	1,430	8	1940	VGood	6,900	Y	N	4947 PURDUE AVE NE
4	0	102504	9183	03/18/14	\$650,000	\$700,000	1,470	8	1952	Good	8,052	Y	N	6261 52ND AVE NE
4	0	317660	0055	07/17/14	\$656,000	\$685,000	1,480	8	1943	Avg	7,475	N	N	6037 52ND AVE NE
4	0	317910	0165	05/06/12	\$580,000	\$729,000	1,480	8	1947	Avg	6,960	N	N	5209 PULLMAN AVE NE
4	0	317910	2190	08/20/13	\$665,000	\$753,000	1,500	8	1946	Avg	5,824	N	N	6009 VASSAR AVE NE
4	0	112504	9158	08/15/13	\$602,500	\$683,000	1,510	8	1965	Avg	5,078	N	N	6400 57TH AVE NE
4	0	317660	0105	08/13/14	\$750,000	\$778,000	1,510	8	1975	Good	5,301	N	N	6206 52ND AVE NE
4	0	317910	0790	09/15/14	\$766,500	\$788,000	1,530	8	1947	Good	6,930	N	N	4556 PURDUE AVE NE
4	0	318010	0034	06/24/13	\$490,000	\$562,000	1,580	8	2006	Avg	1,428	N	N	4533 A NE 55TH ST
4	0	317910	0340	01/31/14	\$590,000	\$642,000	1,600	8	1955	Avg	6,000	Y	N	5054 PULLMAN AVE NE
4	0	317910	1050	08/04/14	\$672,324	\$699,000	1,600	8	1940	Avg	5,795	Y	N	4808 STANFORD AVE NE
4	0	317660	0030	05/29/14	\$900,000	\$952,000	1,640	8	1943	Avg	9,152	Y	N	6001 52ND AVE NE
4	0	318010	0033	10/22/12	\$470,000	\$570,000	1,680	8	2006	Avg	1,158	N	N	4533 B NE 55TH ST
4	0	318010	0031	10/24/13	\$575,000	\$641,000	1,700	8	2006	Avg	1,969	N	N	4535 NE 55TH ST
4	0	318010	0024	07/25/13	\$585,000	\$666,000	1,700	8	2006	Avg	1,721	N	N	4525 NE 55TH ST
4	0	318010	0020	03/31/14	\$538,500	\$578,000	1,760	8	1998	Avg	1,892	N	N	4517 NE 55TH ST
4	0	318010	0020	07/24/12	\$432,000	\$534,000	1,760	8	1998	Avg	1,892	N	N	4517 NE 55TH ST
4	0	317660	0060	09/24/12	\$590,000	\$719,000	1,790	8	1943	Good	7,216	N	N	6043 52ND AVE NE
4	0	317610	0130	04/08/14	\$893,000	\$956,000	2,030	8	1940	VGood	7,475	Y	N	6036 51ST AVE NE
4	0	317910	0960	05/11/12	\$903,000	\$1,133,000	2,070	8	1952	Good	5,800	Y	N	4944 PURDUE AVE NE
4	0	317610	0031	12/03/12	\$986,900	\$1,185,000	1,260	9	1962	VGood	5,500	Y	N	6226 50TH AVE NE
4	0	317910	1835	08/06/13	\$850,000	\$965,000	1,320	9	1950	VGood	6,600	Y	N	6068 WELLESLEY WAY NE
4	0	317910	1480	07/03/13	\$945,000	\$1,082,000	1,540	9	1953	VGood	5,907	Y	N	6217 50TH AVE NE
4	0	317910	0865	03/23/12	\$1,000,000	\$1,268,000	1,800	9	2008	Avg	7,029	Y	N	5609 ANN ARBOR AVE NE
4	0	317910	1186	08/28/12	\$670,500	\$822,000	1,840	9	1967	Avg	5,345	Y	N	5767 PRINCETON AVE NE
4	0	317910	1565	04/19/12	\$781,000	\$985,000	1,860	9	1936	Avg	6,320	Y	N	6003 50TH AVE NE
4	0	317910	0060	01/05/12	\$738,400	\$952,000	1,890	9	2002	Avg	6,750	N	N	4809 PULLMAN AVE NE
4	0	317910	0060	09/16/14	\$880,000	\$905,000	1,890	9	2002	Avg	6,750	N	N	4809 PULLMAN AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	317910	1285	04/30/12	\$667,000	\$839,000	1,890	9	1958	Avg	5,152	Y	N	5825 ANN ARBOR AVE NE
4	0	317910	1070	06/30/14	\$880,000	\$923,000	2,320	9	1931	Good	4,392	Y	N	5724 PRINCETON AVE NE
4	0	317910	1580	05/28/14	\$1,210,000	\$1,280,000	2,530	9	2003	Good	5,819	Y	N	4911 NE 65TH ST
4	0	317560	0065	11/15/12	\$1,495,000	\$1,802,000	2,570	9	2011	Avg	8,752	Y	N	6001 51ST AVE NE
4	0	317910	2265	11/07/13	\$1,316,000	\$1,462,000	2,640	9	2007	Avg	6,032	N	N	6008 OBERLIN AVE NE
4	0	317910	1560	08/22/12	\$1,210,000	\$1,486,000	2,800	9	2006	Avg	5,817	Y	N	6017 50TH AVE NE
4	0	112504	9206	05/01/13	\$800,000	\$929,000	2,880	9	2003	Avg	5,078	N	N	5506 NE 62ND ST
4	0	317910	1655	11/10/14	\$1,330,000	\$1,348,000	3,200	9	2003	Avg	10,991	Y	N	6030 ANN ARBOR AVE NE
4	0	317910	0610	07/16/13	\$1,295,000	\$1,478,000	3,330	9	2013	Avg	6,249	N	N	4530 NE TULANE PL
4	0	317910	1675	05/03/12	\$795,000	\$999,000	2,250	10	1996	Avg	5,281	Y	N	6050 ANN ARBOR AVE NE
4	0	317910	1461	05/25/12	\$1,000,000	\$1,251,000	2,870	10	1991	Avg	5,000	Y	N	6227 50TH AVE NE
4	0	317610	0040	06/25/14	\$1,750,000	\$1,838,000	3,560	10	2014	Avg	7,150	Y	N	6223 51ST AVE NE
5	0	893460	0085	11/28/12	\$485,000	\$583,000	790	7	1944	Good	6,200	N	N	6849 47TH AVE NE
5	0	893410	0030	02/27/12	\$389,000	\$496,000	800	7	1944	Avg	6,656	N	N	7326 48TH AVE NE
5	0	892710	0095	03/14/13	\$485,000	\$569,000	860	7	1943	Good	6,138	N	N	6510 47TH AVE NE
5	0	892710	0060	09/17/13	\$610,000	\$686,000	880	7	1943	Good	6,138	N	N	6509 47TH AVE NE
5	0	892810	0205	03/13/13	\$596,000	\$700,000	910	7	1945	VGood	6,324	N	N	5316 NE 74TH ST
5	0	892810	0225	06/11/13	\$450,000	\$518,000	910	7	1945	Avg	8,360	N	N	7415 55TH AVE NE
5	0	527320	0080	09/29/14	\$619,950	\$635,000	920	7	1951	Avg	5,400	N	N	4508 NE 70TH ST
5	0	893410	0020	07/12/13	\$443,500	\$507,000	960	7	1944	Avg	6,867	N	N	7309 48TH AVE NE
5	0	368990	0018	08/27/14	\$560,000	\$579,000	990	7	1944	Avg	5,225	N	N	6512 48TH AVE NE
5	0	892610	0195	04/17/13	\$430,000	\$501,000	1,030	7	1941	Avg	6,120	N	N	6503 54TH AVE NE
5	0	892660	0105	08/23/12	\$449,000	\$551,000	1,060	7	1944	Avg	6,048	N	N	4814 NE 74TH ST
5	0	892560	0060	10/16/12	\$695,000	\$843,000	1,070	7	1943	Good	6,572	N	N	6818 49TH AVE NE
5	0	892610	0065	11/07/12	\$549,950	\$664,000	1,080	7	1944	Avg	5,886	N	N	6553 53RD AVE NE
5	0	892410	0430	12/24/14	\$500,000	\$501,000	1,210	7	1948	Avg	7,130	Y	N	6643 58TH AVE NE
5	0	892760	0040	08/21/12	\$470,000	\$577,000	1,230	7	1943	Good	7,425	N	N	6804 46TH AVE NE
5	0	892610	0440	03/05/12	\$488,000	\$621,000	1,280	7	1944	Avg	6,120	N	N	7010 53RD AVE NE
5	0	892610	0245	05/17/13	\$525,000	\$607,000	1,400	7	1943	Good	5,940	N	N	6537 55TH AVE NE
5	0	892810	0125	10/28/14	\$550,000	\$559,000	1,400	7	1945	Avg	6,090	N	N	7304 54TH AVE NE

Improved Sales Used in This Annual Update Analysis

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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
5	0	042900	0230	06/20/14	\$735,000	\$773,000	1,410	7	1953	Avg	6,300	N	N	7308 47TH AVE NE
5	0	892810	0155	06/07/12	\$600,000	\$749,000	1,420	7	1944	Avg	5,040	N	N	7408 52ND AVE NE
5	0	929430	0235	02/09/14	\$560,000	\$608,000	1,450	7	1947	Good	5,000	N	N	7048 55TH AVE NE
5	0	893460	0015	07/18/13	\$700,000	\$798,000	1,500	7	1976	Avg	6,138	N	N	6844 47TH AVE NE
5	0	612760	0110	05/02/14	\$640,000	\$681,000	1,520	7	1945	Avg	6,200	N	N	6811 55TH AVE NE
5	0	892410	0245	08/05/13	\$650,000	\$738,000	1,520	7	1937	Good	7,500	Y	N	6956 57TH AVE NE
5	0	893460	0005	06/25/13	\$520,000	\$596,000	1,580	7	1944	Avg	6,138	N	N	6856 47TH AVE NE
5	0	893460	0055	09/22/13	\$530,000	\$595,000	1,590	7	1944	Avg	6,138	N	N	6856 46TH AVE NE
5	0	753380	0335	04/04/12	\$568,000	\$718,000	1,640	7	1939	Avg	7,011	N	N	7517 LAKEMONT DR NE
5	0	929430	0070	05/02/14	\$650,000	\$692,000	1,640	7	1945	Avg	5,000	Y	N	7306 55TH AVE NE
5	0	612760	0085	04/25/14	\$775,000	\$826,000	1,730	7	1945	Avg	6,200	N	N	6839 55TH AVE NE
5	0	042900	0215	02/11/13	\$732,450	\$866,000	1,740	7	1953	Avg	6,300	N	N	4625 NE 73RD ST
5	0	929430	0200	02/14/13	\$685,000	\$809,000	1,750	7	1947	Good	5,500	Y	N	7016 55TH AVE NE
5	0	929430	0700	10/01/13	\$756,500	\$848,000	1,770	7	1986	Avg	6,600	Y	N	7014 58TH AVE NE
5	0	892760	0100	05/28/14	\$925,000	\$978,000	1,840	7	1943	VGood	7,000	N	N	6825 48TH AVE NE
5	0	893460	0045	11/14/13	\$680,000	\$754,000	1,900	7	1944	Avg	6,200	N	N	6837 48TH AVE NE
5	0	929430	0515	10/24/14	\$775,000	\$789,000	2,010	7	1988	Avg	7,017	Y	N	7358 57TH AVE NE
5	0	612760	0036	11/05/14	\$799,000	\$811,000	2,140	7	1945	Good	6,820	N	N	6840 54TH AVE NE
5	0	892410	0400	03/11/14	\$885,000	\$954,000	2,200	7	2004	Avg	8,125	Y	N	6611 58TH AVE NE
5	0	892410	0080	07/22/13	\$917,000	\$1,045,000	2,230	7	1995	Avg	11,988	N	N	6808 55TH AVE NE
5	0	929430	0665	10/03/12	\$598,500	\$728,000	1,050	8	1950	Avg	5,750	Y	N	7122 58TH AVE NE
5	0	753380	0160	07/24/14	\$1,150,000	\$1,199,000	1,200	8	1946	Avg	6,765	Y	N	8228 FAIRWAY DR NE
5	0	929430	0495	11/14/14	\$810,000	\$820,000	1,210	8	1961	Good	5,600	Y	N	7330 57TH AVE NE
5	0	892610	0140	01/13/12	\$527,500	\$679,000	1,240	8	1942	Good	5,974	N	N	6520 53RD AVE NE
5	0	032700	0110	04/30/14	\$810,000	\$863,000	1,250	8	1954	Good	10,800	Y	N	7608 56TH PL NE
5	0	929430	0560	12/18/12	\$610,000	\$730,000	1,270	8	1948	Good	7,952	Y	N	7021 58TH AVE NE
5	0	929430	0315	07/29/13	\$845,000	\$961,000	1,290	8	1950	Good	7,840	Y	N	7317 57TH AVE NE
5	0	929430	0750	06/24/13	\$877,000	\$1,006,000	1,320	8	1952	Avg	6,743	Y	N	7328 58TH AVE NE
5	0	892610	0145	12/14/12	\$565,000	\$677,000	1,330	8	1988	Avg	5,974	N	N	6514 53RD AVE NE
5	0	929430	0625	04/03/12	\$775,000	\$980,000	1,370	8	1939	Avg	10,046	Y	N	7216 57TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	892510	0245	05/01/13	\$740,000	\$859,000	1,380	8	1948	Avg	6,500	Y	N	7356 50TH AVE NE
5	0	929430	0285	05/07/12	\$685,000	\$860,000	1,400	8	1952	Avg	7,650	Y	N	7349 57TH AVE NE
5	0	753380	0860	04/03/13	\$600,000	\$701,000	1,410	8	1949	Avg	7,200	N	N	7746 RIDGE DR NE
5	0	929430	0615	09/18/14	\$925,000	\$951,000	1,420	8	1950	Avg	11,793	Y	N	7208 57TH AVE NE
5	0	032700	0100	10/22/14	\$1,161,000	\$1,183,000	1,480	8	1996	Avg	26,742	Y	N	7604 56TH PL NE
5	0	892360	0160	05/13/13	\$731,000	\$847,000	1,480	8	1945	Avg	6,200	Y	N	6518 51ST AVE NE
5	0	032800	0140	06/19/14	\$888,888	\$935,000	1,560	8	1961	Avg	5,952	Y	N	7738 58TH AVE NE
5	0	368990	0035	07/08/13	\$705,000	\$806,000	1,650	8	1950	Avg	7,469	N	N	6515 49TH AVE NE
5	0	032800	0065	11/27/12	\$750,000	\$902,000	1,730	8	1976	Avg	6,360	Y	N	7739 58TH AVE NE
5	0	568400	0090	07/04/13	\$595,000	\$681,000	1,740	8	1951	Avg	4,802	N	N	6536 46TH AVE NE
5	0	893410	0110	02/15/12	\$642,500	\$821,000	1,740	8	1951	Good	6,466	N	N	7319 50TH AVE NE
5	0	892360	0185	08/29/14	\$800,000	\$826,000	1,760	8	1956	Avg	9,471	Y	N	6503 52ND AVE NE
5	0	893410	0125	08/29/14	\$810,000	\$837,000	1,790	8	1946	Good	6,360	Y	N	7301 50TH AVE NE
5	0	753380	0605	11/18/13	\$750,000	\$831,000	1,800	8	1950	Avg	8,241	N	N	7516 CREST DR NE
5	0	042900	0250	08/16/13	\$733,000	\$830,000	1,830	8	1953	Good	6,480	N	N	7332 47TH AVE NE
5	0	893110	0095	08/21/14	\$779,000	\$806,000	1,830	8	1950	Avg	5,920	N	N	4921 NE 70TH ST
5	0	892510	0255	06/12/14	\$1,184,000	\$1,248,000	1,860	8	1948	VGood	7,500	Y	N	7344 50TH AVE NE
5	0	568400	0005	04/23/12	\$675,000	\$850,000	1,910	8	1950	Good	5,940	N	N	6557 48TH AVE NE
5	0	753380	0680	12/21/12	\$695,000	\$831,000	1,960	8	1950	Avg	7,020	N	N	7754 FOREST DR NE
5	0	032700	0195	06/06/12	\$830,000	\$1,036,000	1,970	8	1973	Avg	6,726	Y	N	7717 57TH AVE NE
5	0	892510	0365	08/01/12	\$685,000	\$845,000	2,030	8	1946	Good	6,500	Y	N	5105 NE 75TH ST
5	0	892410	0310	08/14/13	\$863,000	\$978,000	2,210	8	1941	Good	6,176	Y	N	6610 57TH AVE NE
5	0	892510	0220	02/25/13	\$765,000	\$902,000	2,310	8	1941	Avg	7,440	Y	N	7037 52ND AVE NE
5	0	753380	0325	05/20/14	\$1,100,000	\$1,166,000	2,390	8	1939	VGood	6,888	Y	N	7529 LAKEMONT DR NE
5	0	893110	0040	08/01/12	\$995,000	\$1,227,000	2,430	8	2004	Avg	5,000	N	N	6851 49TH AVE NE
5	0	753380	0465	10/12/12	\$1,069,000	\$1,298,000	2,600	8	1946	Avg	8,856	N	N	8201 FOREST DR NE
5	0	753380	0910	04/26/13	\$1,150,000	\$1,337,000	2,700	8	1948	VGood	7,200	N	N	8046 RIDGE DR NE
5	0	892460	0115	07/25/12	\$944,000	\$1,166,000	2,710	8	1996	Avg	6,566	N	N	6550 48TH AVE NE
5	0	753380	0345	01/25/12	\$857,000	\$1,100,000	3,240	8	1996	Avg	8,118	N	N	7502 RIDGE DR NE
5	0	929430	0270	08/08/14	\$927,000	\$963,000	1,230	9	1978	Good	4,968	Y	N	7060 56TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	736360	0166	03/10/14	\$876,000	\$945,000	1,310	9	1970	Good	8,000	Y	N	5324 NE 86TH ST
5	0	929430	0590	05/21/13	\$1,020,000	\$1,179,000	1,330	9	1949	VGood	7,500	Y	N	7014 56TH AVE NE
5	0	753380	0770	01/29/12	\$775,000	\$994,000	1,530	9	1950	Avg	7,020	N	N	8011 CREST DR NE
5	0	736360	0045	09/26/13	\$835,000	\$937,000	1,580	9	1954	Avg	10,400	Y	N	4901 NE 85TH ST
5	0	042900	0125	12/17/13	\$582,500	\$641,000	1,630	9	1955	Good	4,788	N	N	4611 NE 75TH ST
5	0	929430	0465	07/10/13	\$911,000	\$1,041,000	1,680	9	1976	Avg	6,450	Y	N	7300 57TH AVE NE
5	0	736360	0480	01/03/13	\$769,000	\$917,000	1,770	9	1955	Avg	7,500	Y	N	4824 NE 86TH ST
5	0	032800	0171	06/12/12	\$418,500	\$522,000	1,876	9	2009	Avg	1,417	N	N	7747 B SAND POINT WAY NE
5	0	032800	0174	08/14/12	\$429,950	\$529,000	1,876	9	2009	Avg	1,578	N	N	7745 A SAND POINT WAY NE
5	0	892510	0115	10/15/14	\$1,150,000	\$1,174,000	1,920	9	1937	VGood	9,300	Y	N	5025 NE 73RD ST
5	0	032800	0167	03/06/12	\$469,950	\$598,000	2,022	9	2009	Avg	1,651	N	N	7751 B SAND POINT WAY NE
5	0	032800	0168	12/16/13	\$600,000	\$660,000	2,022	9	2009	Avg	1,529	N	N	7751 A SAND POINT WAY NE
5	0	032800	0176	03/04/13	\$550,000	\$647,000	2,022	9	2009	Avg	1,548	N	N	7757 A SAND POINT WAY NE
5	0	032800	0178	03/13/12	\$469,950	\$597,000	2,022	9	2009	Avg	1,533	N	N	7755 A SAND POINT WAY NE
5	0	032800	0178	11/21/13	\$599,000	\$663,000	2,022	9	2009	Avg	1,533	N	N	7755 A SAND POINT WAY NE
5	0	032700	0190	12/04/13	\$730,500	\$806,000	2,060	9	1973	Avg	6,372	Y	N	7711 57TH AVE NE
5	0	736360	0425	03/12/14	\$1,000,000	\$1,078,000	2,060	9	1955	Avg	7,200	Y	N	8515 PAISLEY DR NE
5	0	753380	0290	04/02/14	\$1,366,000	\$1,465,000	2,140	9	1950	Avg	7,749	Y	N	7717 LAKEMONT DR NE
5	0	736360	0241	04/08/14	\$1,200,000	\$1,285,000	2,230	9	1961	Avg	6,975	Y	N	5300 NE 85TH ST
5	0	929430	0430	07/08/13	\$1,425,000	\$1,629,000	2,340	9	2003	Avg	5,650	Y	N	7331 58TH AVE NE
5	0	892360	0175	05/29/13	\$1,395,000	\$1,610,000	2,340	9	2006	Avg	5,358	Y	N	6504 51ST AVE NE
5	0	753380	0740	05/14/13	\$1,080,000	\$1,250,000	2,490	9	1991	VGood	5,265	Y	N	8057 CREST DR NE
5	0	892310	0125	06/20/14	\$1,234,582	\$1,298,000	2,500	9	1939	Good	6,551	Y	N	5045 NE 70TH ST
5	0	753380	0270	11/09/12	\$998,688	\$1,205,000	2,520	9	1952	VGood	8,610	Y	N	7755 LAKEMONT DR NE
5	0	753380	0825	03/05/12	\$910,000	\$1,158,000	2,520	9	2000	Avg	9,000	N	N	7704 RIDGE DR NE
5	0	753380	0070	10/22/12	\$1,250,000	\$1,515,000	2,540	9	1942	VGood	8,680	N	N	7728 FAIRWAY DR NE
5	0	929430	0720	02/03/14	\$1,625,000	\$1,768,000	2,589	9	2013	Avg	7,575	Y	N	7352 58TH AVE NE
5	0	929430	0420	03/18/14	\$1,455,000	\$1,566,000	2,670	9	2013	Avg	5,400	Y	N	7341 58TH AVE NE
5	0	032800	0090	09/04/13	\$1,115,000	\$1,258,000	2,680	9	1995	Avg	6,402	Y	N	7719 58TH AVE NE
5	0	892410	0255	06/11/12	\$1,345,000	\$1,677,000	2,690	9	2011	Avg	5,666	N	N	6908 57TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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	892510	0105	09/09/13	\$1,230,000	\$1,386,000	2,780	9	1939	Avg	10,168	Y	N	7047 51ST AVE NE
5	0	032700	0050	12/12/14	\$1,500,000	\$1,508,000	2,870	9	2005	Avg	7,199	Y	N	7833 56TH PL NE
5	0	032800	0160	12/11/14	\$1,400,000	\$1,408,000	2,900	9	1983	Avg	7,920	Y	N	7758 58TH AVE NE
5	0	032504	9234	09/09/14	\$925,000	\$953,000	3,110	9	1989	Avg	11,422	N	N	5220 NE 75TH ST
5	0	032900	0116	10/29/13	\$1,465,000	\$1,631,000	3,120	9	2007	Avg	6,696	Y	N	7523 57TH PL NE
5	0	892410	0370	09/15/14	\$1,205,000	\$1,239,000	3,140	9	2006	Avg	5,335	Y	N	6511 58TH AVE NE
5	0	892460	0020	11/14/14	\$1,535,000	\$1,554,000	3,160	9	1949	VGood	10,050	Y	N	6541 50TH AVE NE
5	0	892360	0020	08/06/14	\$1,880,000	\$1,954,000	3,170	9	2013	Avg	6,220	Y	N	6850 51ST AVE NE
5	0	753380	0365	02/26/14	\$1,258,000	\$1,361,000	3,270	9	2002	Avg	7,011	N	N	7522 FAIRWAY DR NE
5	0	892360	0015	11/10/14	\$1,823,250	\$1,848,000	3,310	9	2014	Avg	6,222	Y	N	6854 51ST AVE NE
5	0	736360	0010	11/29/12	\$1,195,000	\$1,436,000	3,990	9	1955	Avg	10,400	Y	N	8470 INVERNESS DR NE
5	0	753380	0450	07/17/12	\$917,500	\$1,135,000	1,550	10	1997	Avg	8,241	N	N	8035 FOREST DR NE
5	0	360750	0220	01/13/14	\$930,000	\$1,017,000	1,870	10	1986	Avg	6,457	Y	N	4554 NE 89TH ST
5	0	736360	0020	07/31/12	\$750,000	\$925,000	2,090	10	1954	Avg	10,400	Y	N	4821 NE 85TH ST
5	0	360510	0060	06/11/12	\$925,000	\$1,153,000	2,460	10	1956	Good	9,030	Y	N	8704 PAISLEY DR NE
5	0	360510	0110	04/23/12	\$820,000	\$1,033,000	2,510	10	1961	Avg	6,750	Y	N	4917 NE 87TH ST
5	0	736360	0255	05/03/13	\$1,070,800	\$1,243,000	2,530	10	1979	Avg	6,740	Y	N	8519 54TH AVE NE
5	0	736360	0330	11/26/12	\$922,000	\$1,109,000	2,580	10	1954	Good	13,200	Y	N	8514 PAISLEY DR NE
5	0	736360	0035	06/06/12	\$1,080,000	\$1,348,000	2,610	10	1977	Avg	10,400	Y	N	4845 NE 85TH ST
5	0	892510	0303	09/26/13	\$1,605,300	\$1,801,000	2,620	10	2013	Avg	6,248	Y	N	5050 NE 73RD ST
5	0	892510	0305	10/07/13	\$1,555,000	\$1,740,000	2,750	10	2013	Avg	5,312	Y	N	7305 51ST AVE NE
5	0	753380	0295	08/19/14	\$1,750,000	\$1,812,000	3,020	10	1998	Avg	7,749	Y	N	7711 LAKEMONT DR NE
5	0	892410	0357	07/23/13	\$1,425,000	\$1,624,000	3,260	10	2013	Avg	5,260	Y	N	6500 57TH AVE NE
5	0	736360	0055	07/09/13	\$1,150,000	\$1,314,000	3,270	10	1970	Avg	9,750	Y	N	4915 NE 85TH ST
5	0	342604	9012	10/29/13	\$1,010,000	\$1,125,000	3,400	10	1990	Avg	16,757	Y	N	8875 PAISLEY PL NE
5	0	892410	0355	04/24/13	\$1,415,000	\$1,646,000	3,560	10	2013	Avg	5,001	Y	N	6504 57TH AVE NE
5	0	342604	9235	07/29/13	\$1,000,000	\$1,138,000	3,680	10	2000	Avg	11,369	N	N	8787 PAISLEY DR NE
5	0	892310	0055	01/27/14	\$2,560,000	\$2,789,000	4,270	10	2009	Avg	10,548	Y	N	6800 50TH AVE NE
5	0	753380	0215	09/23/13	\$2,045,000	\$2,296,000	4,430	10	2005	Avg	7,995	Y	N	8201 LAKEMONT DR NE
5	0	360750	0210	06/24/13	\$1,025,000	\$1,176,000	1,790	11	1985	Avg	10,753	N	N	4560 NE 89TH ST

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	736360	0162	10/08/12	\$1,100,000	\$1,337,000	2,220	11	2001	Avg	8,400	Y	N	5336 NE 86TH ST
5	0	360750	0700	01/29/14	\$935,000	\$1,018,000	2,340	11	1984	Avg	7,699	N	N	8924 45TH AVE NE
5	0	360750	0660	09/06/13	\$1,205,000	\$1,359,000	2,410	11	1984	Avg	11,033	Y	N	8850 PAISLEY DR NE
5	0	360750	0100	04/23/13	\$1,065,000	\$1,239,000	2,470	11	1990	Avg	6,999	Y	N	4646 NE 89TH ST
5	0	753380	0260	07/02/13	\$1,885,000	\$2,158,000	3,450	11	2001	Avg	9,717	Y	N	8001 LAKEMONT DR NE
5	0	360750	0570	03/05/13	\$1,205,000	\$1,417,000	3,670	11	1988	Avg	8,852	Y	N	8756 PAISLEY DR NE
6	0	321320	0075	02/22/13	\$385,950	\$455,000	770	6	1942	Avg	5,029	N	N	5737 NE 62ND ST
6	0	298580	0030	05/07/14	\$495,000	\$526,000	990	6	1943	Avg	6,000	N	N	5622 NE 59TH ST
6	0	298580	0015	04/25/12	\$365,000	\$460,000	1,250	6	1943	Avg	6,655	N	N	5610 NE 59TH ST
6	0	321320	0010	09/04/13	\$435,950	\$492,000	800	7	1948	Avg	4,450	N	N	5748 NE 62ND ST
6	0	321320	0250	11/06/14	\$605,125	\$614,000	910	7	1940	Avg	5,029	N	N	5712 NE 60TH ST
6	0	071400	0195	11/13/14	\$510,000	\$517,000	930	7	1947	Avg	5,544	N	N	5610 57TH AVE NE
6	0	298580	0125	09/23/13	\$455,000	\$511,000	940	7	1943	Avg	6,150	N	N	5822 56TH AVE NE
6	0	298580	0120	06/18/13	\$512,000	\$588,000	990	7	1943	VGood	6,150	N	N	5816 56TH AVE NE
6	0	298580	0070	07/25/14	\$549,995	\$573,000	1,120	7	1943	Avg	6,600	N	N	5830 57TH AVE NE
6	0	321320	0150	04/18/12	\$490,000	\$618,000	1,150	7	1938	Avg	5,084	Y	N	5730 NE 61ST ST
6	0	298580	0085	08/15/12	\$400,000	\$492,000	1,300	7	1983	Avg	6,600	N	N	5816 57TH AVE NE
6	0	397790	0135	07/10/13	\$820,000	\$937,000	1,350	7	1949	Good	8,100	Y	N	5110 NE 54TH ST
6	0	071400	0045	12/06/12	\$583,000	\$700,000	1,360	7	1946	Good	8,400	N	N	5751 58TH AVE NE
6	0	560600	0135	08/26/13	\$640,000	\$723,000	1,380	7	1946	Avg	5,700	Y	N	5057 HAROLD PL NE
6	0	071400	0155	12/22/14	\$670,000	\$672,000	1,410	7	1946	Avg	6,195	N	N	5717 59TH AVE NE
6	0	321320	0314	12/26/14	\$874,000	\$875,000	1,560	7	1946	VGood	6,867	Y	N	6014 NE 60TH ST
6	0	071400	0115	02/19/13	\$662,000	\$781,000	1,660	7	1946	Good	6,195	N	N	5724 58TH AVE NE
6	0	560600	0130	05/28/13	\$751,000	\$867,000	1,680	7	1946	Good	5,700	Y	N	5051 HAROLD PL NE
6	0	560600	0259	07/30/12	\$630,000	\$777,000	1,680	7	1946	Avg	5,700	Y	N	5041 IVANHOE PL NE
6	0	112504	9089	10/29/13	\$475,000	\$529,000	1,770	7	1953	Avg	4,500	N	N	5503 NE 58TH ST
6	0	560600	0255	10/17/14	\$735,000	\$750,000	1,820	7	1946	Good	5,700	Y	N	5035 IVANHOE PL NE
6	0	397790	0035	05/31/13	\$607,000	\$700,000	1,830	7	1954	Avg	6,600	N	N	5402 NE 54TH ST
6	0	298580	0050	04/30/12	\$645,000	\$811,000	1,860	7	1983	Avg	8,730	N	N	5850 57TH AVE NE
6	0	102504	9261	01/03/12	\$397,000	\$512,000	1,150	8	2006	Avg	2,221	N	N	5811 B 55TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	560600	0010	03/19/13	\$689,000	\$808,000	1,320	8	1941	Avg	7,500	Y	N	5015 NICKLAS PL NE
6	0	560600	0005	06/28/13	\$700,000	\$802,000	1,330	8	1941	Avg	7,921	Y	N	5005 NICKLAS PL NE
6	0	071400	0250	05/21/12	\$525,000	\$658,000	1,380	8	1954	Avg	6,200	N	N	5809 NE 57TH ST
6	0	947120	1120	08/08/12	\$679,000	\$836,000	1,520	8	1951	Avg	9,000	Y	N	5741 60TH AVE NE
6	0	321320	0185	10/18/12	\$574,888	\$697,000	1,640	8	1968	Avg	4,387	N	N	5749 NE 61ST ST
6	0	226300	0075	12/23/13	\$678,000	\$745,000	1,680	8	1952	Avg	12,480	N	N	6537 NE 61ST ST
6	0	560600	0185	08/02/12	\$850,000	\$1,048,000	1,740	8	2012	Avg	5,700	N	N	5079 HAROLD PL NE
6	0	560600	0052	05/09/12	\$651,000	\$817,000	1,750	8	1946	Avg	6,071	Y	N	5208 NE 50TH ST
6	0	560600	0465	10/22/13	\$706,000	\$787,000	1,750	8	1952	Avg	5,300	Y	N	5048 IVANHOE PL NE
6	0	397790	0063	04/23/14	\$1,000,000	\$1,067,000	1,990	8	1950	Good	10,800	N	N	5159 NE 55TH ST
6	0	112504	9148	03/31/14	\$612,500	\$657,000	2,240	8	1962	Avg	10,938	N	N	6016 SAND POINT WAY NE
6	0	560600	0295	06/06/13	\$857,000	\$987,000	2,390	8	1940	Avg	7,500	Y	N	5055 IVANHOE PL NE
6	0	397790	0157	04/03/14	\$975,000	\$1,045,000	2,400	8	1948	Avg	12,150	N	N	5148 NE 54TH ST
6	0	397790	0300	05/07/12	\$726,000	\$912,000	2,650	8	1954	Avg	7,200	N	N	5415 NE 54TH ST
6	0	560600	0375	10/30/13	\$1,475,000	\$1,642,000	2,800	8	2013	Avg	11,327	N	N	5002 IVANHOE PL NE
6	0	560600	0374	03/13/14	\$1,320,000	\$1,423,000	2,830	8	2013	Avg	5,215	N	N	5004 IVANHOE PL NE
6	0	102504	9254	12/04/14	\$458,000	\$461,000	1,150	9	2006	Avg	1,569	N	N	5819 B 55TH AVE NE
6	0	102504	9258	06/24/13	\$422,000	\$484,000	1,150	9	2006	Avg	1,700	N	N	5807 B 55TH AVE NE
6	0	947120	1110	04/27/12	\$862,500	\$1,086,000	1,270	9	1949	VGood	8,400	N	N	5755 60TH AVE NE
6	0	102504	9257	09/26/12	\$449,000	\$547,000	1,330	9	2006	Avg	1,763	N	N	5807 A 55TH AVE NE
6	0	102504	9260	07/01/13	\$455,000	\$521,000	1,330	9	2006	Avg	2,008	N	N	5811 A 55TH AVE NE
6	0	397790	0235	09/19/12	\$725,000	\$885,000	1,930	9	1961	Avg	9,600	N	N	5147 NE 54TH ST
6	0	321320	0260	09/14/12	\$855,250	\$1,045,000	2,020	9	2001	Avg	6,237	Y	N	5726 NE 60TH ST
6	0	226300	0110	03/19/14	\$1,065,000	\$1,146,000	2,050	9	1962	Avg	11,680	N	N	6520 NE 60TH ST
6	0	112504	9149	05/20/13	\$1,025,000	\$1,185,000	2,220	9	1969	Avg	13,299	Y	N	6535 NE WINDERMERE RD
6	0	397790	0079	03/15/13	\$995,000	\$1,168,000	2,380	9	1949	Avg	13,500	N	N	5141 NE 55TH ST
6	0	947120	1175	05/06/14	\$1,580,000	\$1,680,000	2,400	9	1950	VGood	10,920	N	N	5656 NE 55TH ST
6	0	071400	0210	09/03/14	\$998,000	\$1,030,000	2,530	9	2000	Avg	6,820	N	N	5716 NE 56TH ST
6	0	397790	0094	05/30/12	\$1,362,500	\$1,703,000	2,650	9	2010	Avg	13,500	Y	N	5121 NE 55TH ST
6	0	947120	0840	05/15/12	\$1,520,000	\$1,906,000	2,960	9	1937	VGood	10,640	N	N	5736 65TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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	397790	0310	06/03/13	\$850,000	\$980,000	2,990	9	1953	Avg	9,480	N	N	5403 NE 54TH ST
6	0	947120	0065	10/15/14	\$1,855,000	\$1,893,000	3,860	9	1952	VGood	9,600	N	N	5727 61ST AVE NE
6	0	112504	9180	08/07/13	\$1,700,000	\$1,930,000	1,810	10	1978	VGood	13,139	Y	N	6657 NE WINDERMERE RD
6	0	112504	9090	07/10/12	\$1,100,000	\$1,363,000	2,060	10	1955	Good	10,268	N	N	5620 55TH AVE NE
6	0	947120	0115	05/28/14	\$1,285,000	\$1,359,000	2,260	10	1946	Avg	10,800	N	N	5726 61ST AVE NE
6	0	947120	0165	12/09/13	\$1,173,000	\$1,293,000	2,490	10	1951	Avg	15,403	N	N	5770 63RD AVE NE
6	0	947220	0060	11/05/14	\$1,295,000	\$1,315,000	2,550	10	1988	Avg	12,690	N	N	5151 KENILWORTH PL NE
6	0	112504	9142	10/02/13	\$1,875,000	\$2,101,000	2,650	10	1922	VGood	21,298	Y	N	6649 NE WINDERMERE RD
6	0	947120	0295	06/05/13	\$1,170,000	\$1,348,000	2,850	10	1950	Avg	14,000	N	N	5729 65TH AVE NE
6	0	947120	0695	04/28/14	\$1,946,000	\$2,074,000	3,310	10	1947	Avg	16,632	N	N	5515 NE PENRITH RD
6	0	112504	9176	04/28/14	\$2,200,000	\$2,344,000	3,570	10	1942	Avg	27,509	Y	Y	6539 NE WINDERMERE RD
6	0	947120	0040	06/26/12	\$1,465,000	\$1,821,000	3,620	10	2006	Avg	10,400	Y	N	5712 60TH AVE NE
6	0	947120	0600	02/28/14	\$1,637,500	\$1,770,000	2,080	11	1955	Good	16,350	Y	N	5539 NE WINDERMERE RD
6	0	112504	9155	08/02/12	\$1,810,000	\$2,232,000	3,010	11	2006	Avg	14,503	Y	N	6651 NE WINDERMERE RD
6	0	947120	0256	06/04/13	\$1,375,000	\$1,584,000	3,060	11	1966	Avg	14,000	Y	N	5726 64TH AVE NE
6	0	112504	9165	05/10/12	\$1,890,000	\$2,373,000	3,120	11	1967	Good	21,960	Y	Y	6669 H NE WINDERMERE RD
6	0	947120	0455	07/13/12	\$2,360,000	\$2,923,000	4,320	11	1985	Good	20,000	Y	N	6038 NE WINDERMERE RD
6	0	947120	0425	07/18/13	\$2,360,000	\$2,692,000	3,440	12	1949	VGood	25,114	Y	N	6340 NE WINDERMERE RD
9	0	536420	0540	12/21/12	\$472,000	\$564,000	910	6	1944	Good	5,200	N	N	4722 48TH AVE NE
9	0	422190	0130	04/21/14	\$620,000	\$662,000	800	7	1943	Good	5,000	N	N	5106 46TH AVE NE
9	0	601250	0015	04/07/14	\$635,000	\$680,000	900	7	1947	Good	7,500	N	N	4522 NE 54TH ST
9	0	422190	0180	12/12/13	\$499,000	\$550,000	1,000	7	1943	Good	4,600	N	N	5143 47TH AVE NE
9	0	761370	0075	07/29/14	\$495,000	\$515,000	1,000	7	1945	Avg	4,500	N	N	4847 NE 45TH ST
9	0	102504	9194	09/19/13	\$525,500	\$591,000	1,040	7	1952	Avg	7,261	N	N	5020 47TH AVE NE
9	0	982270	0390	06/17/13	\$675,000	\$775,000	1,040	7	1946	Avg	5,000	N	N	3712 NE 42ND ST
9	0	536420	0160	04/20/12	\$595,000	\$750,000	1,080	7	1940	Avg	4,900	N	N	4758 45TH AVE NE
9	0	421740	0590	11/18/14	\$589,000	\$596,000	1,090	7	1947	Avg	5,040	Y	N	4205 NE 45TH ST
9	0	536420	0580	07/20/12	\$550,000	\$680,000	1,140	7	1915	Good	5,000	N	N	4745 49TH AVE NE
9	0	536420	0636	04/13/12	\$578,000	\$730,000	1,140	7	1943	Good	5,300	N	N	4526 48TH AVE NE
9	0	758270	0151	06/04/12	\$530,000	\$662,000	1,160	7	1923	Good	5,100	Y	N	4705 45TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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
9	0	601250	0045	08/28/12	\$470,000	\$576,000	1,190	7	1947	Avg	6,600	N	N	5405 47TH AVE NE
9	0	982270	0480	12/19/14	\$630,000	\$632,000	1,210	7	1940	Avg	5,000	N	N	3606 NE 41ST ST
9	0	982270	0175	05/23/13	\$925,000	\$1,069,000	1,250	7	1940	Good	10,000	N	N	4304 37TH AVE NE
9	0	421740	0730	06/18/12	\$790,000	\$984,000	1,290	7	1909	VGood	5,400	N	N	4123 NE 41ST ST
9	0	422190	0035	12/10/12	\$500,000	\$599,000	1,310	7	1943	Avg	5,000	Y	N	5112 45TH AVE NE
9	0	601250	0170	10/07/14	\$712,500	\$729,000	1,340	7	1947	Good	5,400	N	N	5147 46TH AVE NE
9	0	536420	0649	10/08/14	\$603,000	\$617,000	1,400	7	1943	Avg	5,250	N	N	4546 48TH AVE NE
9	0	422190	0215	11/10/12	\$505,000	\$609,000	1,410	7	1943	Good	6,800	N	N	5112 47TH AVE NE
9	0	422190	0125	06/02/14	\$560,000	\$592,000	1,420	7	1943	Avg	5,000	N	N	5112 46TH AVE NE
9	0	982270	0285	09/18/14	\$657,500	\$676,000	1,610	7	1912	Avg	5,000	N	N	3503 NE 43RD ST
9	0	982270	0235	03/11/13	\$725,000	\$852,000	1,880	7	1990	Avg	5,000	N	N	3612 NE 43RD ST
9	0	421840	0280	11/08/13	\$805,000	\$894,000	1,930	7	1946	Fair	4,200	Y	N	4538 W LAURELHURST DR NE
9	0	982270	0275	08/23/12	\$680,000	\$835,000	1,950	7	1907	VGood	5,000	N	N	3508 NE 43RD ST
9	0	761370	0085	04/14/14	\$638,000	\$682,000	1,970	7	1946	Avg	6,221	N	N	4855 NE 45TH ST
9	0	422190	0055	07/13/12	\$640,000	\$793,000	2,020	7	1943	Good	5,000	N	N	5107 46TH AVE NE
9	0	421740	0085	09/05/13	\$605,000	\$682,000	950	8	1942	Good	4,000	N	N	4334 NE 44TH ST
9	0	536420	0381	10/10/14	\$610,000	\$623,000	1,000	8	1945	Avg	4,959	N	N	4713 NE 47TH ST
9	0	863110	0030	05/25/13	\$595,000	\$687,000	1,040	8	1940	Avg	5,000	N	N	5010 46TH AVE NE
9	0	863110	0060	08/21/13	\$654,000	\$740,000	1,070	8	1940	Avg	5,000	N	N	5025 47TH AVE NE
9	0	421740	0945	03/14/13	\$585,000	\$687,000	1,080	8	1940	Avg	4,800	N	N	3808 42ND AVE NE
9	0	421740	0125	04/14/14	\$846,000	\$905,000	1,170	8	1938	Avg	4,000	N	N	4315 NE 44TH ST
9	0	421740	1795	06/27/13	\$762,500	\$874,000	1,190	8	1938	Avg	6,878	Y	N	3411 45TH AVE NE
9	0	421840	0150	01/06/14	\$845,000	\$925,000	1,260	8	1951	Avg	4,769	Y	N	4565 E LAUREL DR NE
9	0	421740	0040	09/06/13	\$535,000	\$603,000	1,300	8	1941	Avg	5,520	N	N	4416 43RD AVE NE
9	0	102504	9227	08/07/13	\$631,470	\$717,000	1,320	8	1968	Good	6,400	N	N	5009 46TH AVE NE
9	0	421740	0985	10/19/12	\$562,500	\$682,000	1,320	8	1950	Good	4,800	N	N	3840 42ND AVE NE
9	0	536420	0512	09/28/12	\$550,000	\$670,000	1,350	8	1943	Avg	7,350	N	N	4723 48TH AVE NE
9	0	661300	0210	01/18/12	\$675,000	\$868,000	1,400	8	1963	Avg	5,000	Y	N	4421 51ST AVE NE
9	0	601250	0100	10/01/14	\$770,000	\$789,000	1,450	8	1948	Avg	6,334	Y	N	5150 48TH AVE NE
9	0	536420	0030	08/30/12	\$645,000	\$791,000	1,460	8	1928	Avg	5,000	N	N	4536 45TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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
9	0	421740	0475	06/21/13	\$775,000	\$890,000	1,470	8	1947	Good	6,000	Y	N	4206 NE 41ST ST
9	0	421740	0780	05/09/13	\$723,000	\$838,000	1,470	8	1926	Good	4,800	N	N	3837 42ND AVE NE
9	0	761370	0200	04/19/13	\$890,000	\$1,036,000	1,500	8	1941	VGood	5,500	N	N	4821 NE 44TH ST
9	0	072300	0370	02/11/14	\$925,000	\$1,004,000	1,550	8	1940	Good	5,000	N	N	3726 41ST AVE NE
9	0	761370	1195	07/27/12	\$760,000	\$938,000	1,560	8	1924	Good	5,000	N	N	4812 NE 40TH ST
9	0	982270	0375	07/17/13	\$689,000	\$786,000	1,580	8	1930	Avg	5,000	N	N	3711 NE 43RD ST
9	0	421740	1045	07/13/12	\$715,000	\$885,000	1,600	8	1930	Good	4,000	N	N	3887 44TH AVE NE
9	0	761370	1175	05/31/13	\$1,360,000	\$1,569,000	1,780	8	1927	Good	6,000	Y	N	4824 NE 40TH ST
9	0	421740	0680	10/06/14	\$1,020,000	\$1,043,000	1,790	8	1928	VGood	4,800	N	N	4133 42ND AVE NE
9	0	536420	0175	06/04/12	\$737,500	\$921,000	1,810	8	1982	Avg	5,000	N	N	4741 46TH AVE NE
9	0	661300	1250	06/13/12	\$1,070,000	\$1,334,000	1,820	8	1931	Good	5,200	Y	N	5154 NE 41ST ST
9	0	421740	1240	07/17/14	\$990,000	\$1,034,000	1,880	8	1939	Good	6,000	N	N	4407 NE 41ST ST
9	0	758270	0045	07/24/13	\$745,000	\$849,000	1,890	8	1950	Avg	7,650	Y	N	4736 44TH AVE NE
9	0	421740	1055	05/02/14	\$1,400,000	\$1,490,000	1,910	8	1909	VGood	4,000	N	N	3879 44TH AVE NE
9	0	536420	0090	01/16/12	\$830,000	\$1,067,000	1,910	8	1931	VGood	5,000	N	N	4521 46TH AVE NE
9	0	761370	0270	09/16/14	\$980,000	\$1,008,000	1,920	8	1929	Good	4,000	N	N	4848 NE 43RD ST
9	0	536420	0615	03/25/14	\$975,000	\$1,048,000	1,988	8	1941	VGood	4,680	N	N	4808 NE 45TH ST
9	0	039450	0120	10/19/12	\$649,900	\$788,000	2,010	8	1958	Avg	7,488	Y	N	5208 SAND POINT WAY NE
9	0	761370	0915	11/06/12	\$692,000	\$836,000	2,030	8	1930	Avg	4,000	N	N	4551 NE 41ST ST
9	0	661300	0050	08/26/13	\$1,126,500	\$1,273,000	2,050	8	1930	Good	4,305	N	N	4118 50TH AVE NE
9	0	072300	0200	12/09/13	\$890,000	\$981,000	2,060	8	1942	Avg	5,000	N	N	3803 40TH AVE NE
9	0	421740	0540	09/29/14	\$815,241	\$835,000	2,060	8	1907	Avg	4,800	N	N	4154 42ND AVE NE
9	0	072300	0245	11/15/12	\$1,238,000	\$1,492,000	2,070	8	2006	Avg	5,500	N	N	3816 40TH AVE NE
9	0	536420	0620	08/14/14	\$980,000	\$1,016,000	2,090	8	1998	Avg	4,590	N	N	4802 NE 45TH ST
9	0	761370	1026	11/14/12	\$800,000	\$965,000	2,190	8	1937	Good	5,625	N	N	4010 48TH AVE NE
9	0	421740	0675	07/12/12	\$815,000	\$1,010,000	2,200	8	1928	Good	4,800	N	N	4139 42ND AVE NE
9	0	039450	0015	03/21/13	\$800,000	\$938,000	2,270	8	1961	Avg	7,245	N	N	5049 SAND POINT PL NE
9	0	421840	0005	12/17/12	\$1,100,000	\$1,317,000	2,440	8	1950	Good	9,200	Y	N	4557 55TH AVE NE
9	0	761370	0530	04/16/13	\$1,015,100	\$1,183,000	2,510	8	1938	Avg	6,800	N	N	4205 50TH AVE NE
9	0	982270	0190	08/08/14	\$1,280,000	\$1,329,000	2,530	8	2010	Avg	5,000	N	N	4316 36TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 046 -- 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
9	0	039450	0020	05/21/14	\$805,000	\$853,000	2,570	8	1958	Avg	7,245	N	N	5043 SAND POINT PL NE
9	0	421940	0180	08/07/12	\$770,000	\$949,000	2,570	8	1977	Avg	4,800	N	N	3536 45TH AVE NE
9	0	536420	0559	10/16/13	\$895,000	\$1,000,000	2,670	8	2006	Avg	5,096	N	N	4754 48TH AVE NE
9	0	421740	0700	02/04/14	\$900,000	\$979,000	2,890	8	1998	Avg	4,800	N	N	4119 42ND AVE NE
9	0	421940	0290	05/02/14	\$1,200,000	\$1,277,000	2,910	8	1939	Avg	9,480	N	N	4603 NE 38TH ST
9	0	761370	1200	07/09/13	\$1,405,075	\$1,606,000	2,930	8	2013	Avg	3,000	N	N	4810 NE 40TH ST
9	0	421740	0815	07/25/13	\$1,085,000	\$1,236,000	3,160	8	2005	Avg	4,800	N	N	3811 42ND AVE NE
9	0	422190	0255	10/21/13	\$1,363,000	\$1,520,000	3,280	8	2013	Avg	6,800	N	N	5129 48TH AVE NE
9	0	421740	1270	06/13/13	\$1,360,000	\$1,564,000	1,200	9	2012	Avg	8,400	Y	N	3871 45TH AVE NE
9	0	761370	0860	11/06/14	\$716,500	\$727,000	1,230	9	1936	Avg	5,000	Y	N	4521 NE 41ST ST
9	0	421740	0420	11/24/14	\$907,000	\$916,000	1,340	9	1927	Avg	6,000	Y	N	4301 43RD AVE NE
9	0	421740	0030	02/25/13	\$630,000	\$742,000	1,400	9	1964	Avg	3,880	N	N	4319 NE 45TH ST
9	0	421740	0185	06/03/14	\$835,000	\$882,000	1,550	9	1930	Avg	4,000	N	N	4339 NE 43RD ST
9	0	982270	0380	05/29/13	\$924,000	\$1,066,000	1,620	9	1973	Avg	5,000	N	N	3717 NE 43RD ST
9	0	421740	0355	04/26/13	\$790,000	\$918,000	1,660	9	1937	Good	4,000	N	N	4406 NE 41ST ST
9	0	761370	1040	04/23/13	\$875,000	\$1,018,000	1,670	9	1951	Avg	6,100	Y	N	4817 NE 41ST ST
9	0	982270	0255	05/05/14	\$670,000	\$713,000	1,680	9	1998	Avg	2,000	N	N	3511 NE 44TH ST
9	0	421740	0120	11/25/14	\$978,000	\$988,000	1,690	9	1936	Avg	4,000	N	N	4319 NE 44TH ST
9	0	421490	0035	09/10/13	\$860,000	\$969,000	1,710	9	1940	Good	6,280	N	N	5120 NE LATIMER PL
9	0	421940	0050	08/16/12	\$765,000	\$941,000	1,710	9	1939	Avg	4,000	Y	N	3847 46TH AVE NE
9	0	661300	1270	01/05/12	\$770,000	\$992,000	1,740	9	1960	Avg	6,629	N	N	4102 51ST AVE NE
9	0	661300	0110	04/27/12	\$886,000	\$1,115,000	1,770	9	1941	Avg	5,000	N	N	4221 51ST AVE NE
9	0	421740	0130	04/25/12	\$715,000	\$900,000	1,820	9	1928	Good	6,000	N	N	4316 43RD AVE NE
9	0	421940	1236	05/20/14	\$1,690,000	\$1,791,000	1,820	9	1957	VGood	8,965	Y	N	3879 51ST AVE NE
9	0	661300	0275	04/28/14	\$901,000	\$960,000	1,830	9	1941	Avg	7,835	N	N	5115 NE 45TH ST
9	0	421940	0420	06/12/13	\$1,200,000	\$1,380,000	1,840	9	1927	Good	4,988	Y	N	3842 46TH AVE NE
9	0	661300	0715	07/21/14	\$1,340,000	\$1,398,000	1,840	9	1938	Good	4,905	Y	N	4209 55TH AVE NE
9	0	421840	0085	12/09/13	\$1,075,000	\$1,185,000	1,860	9	1947	Avg	3,920	Y	N	4532 E LAUREL DR NE
9	0	421740	1425	02/27/12	\$825,000	\$1,052,000	1,900	9	1930	Avg	4,173	Y	N	3509 W LAURELHURST DR NE
9	0	421840	0395	07/28/14	\$1,160,000	\$1,208,000	1,930	9	1939	Avg	5,572	Y	N	4548 52ND AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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
9	0	661300	1405	10/17/13	\$1,100,000	\$1,228,000	1,940	9	1941	Avg	5,100	N	N	5137 NE 41ST ST
9	0	982270	0440	08/31/12	\$725,000	\$888,000	2,040	9	1939	Avg	5,300	N	N	4102 37TH AVE NE
9	0	661300	0015	12/23/14	\$1,130,000	\$1,133,000	2,070	9	1925	Good	4,649	N	N	5024 NE 41ST ST
9	0	421740	0010	06/19/13	\$750,000	\$861,000	2,080	9	1931	Good	3,960	N	N	4335 NE 45TH ST
9	0	421940	0520	06/16/14	\$1,735,000	\$1,826,000	2,080	9	1926	Good	5,000	Y	N	3901 47TH AVE NE
9	0	421940	0370	08/28/12	\$960,000	\$1,177,000	2,090	9	1921	Good	8,442	N	N	3625 47TH AVE NE
9	0	421940	0445	10/17/12	\$799,000	\$969,000	2,090	9	1990	Avg	4,326	Y	N	3818 46TH AVE NE
9	0	661300	0350	05/13/13	\$1,077,500	\$1,248,000	2,110	9	1930	Avg	6,479	N	N	4208 51ST AVE NE
9	0	421740	0445	04/10/14	\$1,265,000	\$1,354,000	2,120	9	1930	Good	6,000	Y	N	4203 43RD AVE NE
9	0	421940	0845	11/30/12	\$1,057,000	\$1,270,000	2,120	9	1922	Good	5,200	Y	N	3602 47TH AVE NE
9	0	421940	0330	11/20/12	\$1,135,000	\$1,367,000	2,130	9	1925	Good	5,650	N	N	3503 47TH AVE NE
9	0	982270	0505	08/09/12	\$892,000	\$1,098,000	2,130	9	1994	Good	5,000	N	N	4111 36TH AVE NE
9	0	761370	1085	07/25/13	\$1,099,000	\$1,252,000	2,200	9	1926	Avg	4,000	N	N	4841 NE 41ST ST
9	0	421740	0240	02/08/13	\$971,000	\$1,149,000	2,210	9	1931	Avg	4,000	N	N	4314 NE 42ND ST
9	0	421940	0555	11/24/14	\$1,325,000	\$1,338,000	2,280	9	1926	Good	5,000	Y	N	3935 47TH AVE NE
9	0	661300	0485	02/22/12	\$1,195,000	\$1,525,000	2,280	9	1930	Good	7,650	Y	N	4436 52ND AVE NE
9	0	661300	0140	11/13/14	\$1,300,000	\$1,317,000	2,290	9	1937	Good	5,979	N	N	4123 51ST AVE NE
9	0	761370	1130	03/28/12	\$1,240,000	\$1,571,000	2,290	9	1940	Good	8,000	N	N	4005 50TH AVE NE
9	0	421840	0215	08/24/12	\$1,200,000	\$1,473,000	2,300	9	1938	Good	11,246	Y	N	4505 54TH AVE NE
9	0	421740	2185	04/09/14	\$1,300,000	\$1,392,000	2,330	9	1927	Avg	5,084	Y	N	3131 E LAURELHURST DR NE
9	0	661300	0360	07/05/13	\$1,362,000	\$1,558,000	2,350	9	1930	VGood	5,000	N	N	4220 51ST AVE NE
9	0	761370	0521	08/02/14	\$1,250,000	\$1,300,000	2,360	9	1965	VGood	5,000	N	N	4217 50TH AVE NE
9	0	421740	1005	02/01/13	\$799,000	\$947,000	2,370	9	1967	Avg	4,800	N	N	3854 42ND AVE NE
9	0	421940	1000	02/26/13	\$1,700,000	\$2,003,000	2,400	9	1970	VGood	4,448	Y	N	3817 49TH AVE NE
9	0	761370	0950	06/10/14	\$1,240,000	\$1,307,000	2,460	9	1923	Avg	7,500	N	N	4700 NE 40TH ST
9	0	421940	0045	05/14/14	\$1,695,000	\$1,799,000	2,470	9	1992	Avg	4,000	Y	N	3853 46TH AVE NE
9	0	661300	0750	10/01/14	\$1,600,000	\$1,639,000	2,480	9	1936	Avg	5,000	Y	N	4317 55TH AVE NE
9	0	761370	1060	08/05/14	\$1,395,000	\$1,450,000	2,510	9	1947	Good	7,000	Y	N	4825 NE 41ST ST
9	0	421740	0465	05/24/13	\$1,280,000	\$1,479,000	2,550	9	1927	Good	6,000	Y	N	4107 43RD AVE NE
9	0	758270	0100	11/11/14	\$1,324,050	\$1,342,000	2,560	9	2005	Avg	4,080	Y	N	4743 45TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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
9	0	982270	0081	04/14/14	\$950,000	\$1,016,000	2,590	9	2004	Avg	3,998	N	N	3612 NE 44TH ST
9	0	421490	0061	10/23/14	\$1,768,000	\$1,801,000	2,610	9	1991	Avg	12,469	Y	N	5127 NE LATIMER PL
9	0	421940	1090	03/04/14	\$2,088,000	\$2,255,000	2,610	9	1926	VGood	5,000	Y	N	3810 49TH AVE NE
9	0	421740	0975	12/16/13	\$1,400,000	\$1,541,000	2,620	9	2011	Avg	4,800	Y	N	3830 42ND AVE NE
9	0	421940	0775	05/29/13	\$1,225,000	\$1,413,000	2,640	9	1921	Avg	9,919	Y	N	3807 48TH AVE NE
9	0	421940	0785	11/13/13	\$1,810,000	\$2,008,000	2,670	9	1936	VGood	7,200	N	N	3817 48TH AVE NE
9	0	421740	2040	03/14/13	\$2,395,000	\$2,812,000	2,810	9	1918	Avg	14,805	Y	Y	3302 E LAURELHURST DR NE
9	0	982270	0295	05/12/14	\$885,000	\$940,000	2,830	9	1995	Avg	5,000	N	N	3511 NE 43RD ST
9	0	072300	0114	05/05/14	\$1,395,000	\$1,484,000	2,850	9	1971	VGood	8,510	Y	N	3930 NE BELVOIR PL
9	0	421940	0580	06/12/14	\$1,688,000	\$1,779,000	3,000	9	1994	Avg	7,500	N	N	3922 47TH AVE NE
9	0	102504	9174	05/15/14	\$1,255,000	\$1,332,000	3,200	9	2006	Avg	7,535	N	N	5039 48TH AVE NE
9	0	536420	0603	10/18/12	\$1,290,000	\$1,565,000	3,290	9	2012	Avg	5,000	N	N	4711 49TH AVE NE
9	0	421940	0895	05/28/13	\$1,760,000	\$2,031,000	3,700	9	1984	Avg	6,398	Y	N	3801 49TH AVE NE
9	0	421840	0325	06/18/12	\$1,210,000	\$1,507,000	1,800	10	2002	Avg	6,043	Y	N	4542 52ND AVE NE
9	0	421740	2290	07/31/12	\$1,695,000	\$2,091,000	1,940	10	1926	VGood	11,138	Y	N	3004 W LAURELHURST DR NE
9	0	421740	2162	07/25/14	\$1,185,000	\$1,235,000	1,980	10	1948	Avg	7,875	Y	N	3164 W LAURELHURST DR NE
9	0	661300	0815	12/18/13	\$1,207,000	\$1,328,000	2,290	10	1936	Avg	5,000	Y	N	4411 55TH AVE NE
9	0	761370	0275	09/15/12	\$1,295,000	\$1,582,000	2,350	10	2009	Avg	4,000	N	N	4844 NE 43RD ST
9	0	421740	1350	04/29/13	\$1,000,000	\$1,162,000	2,390	10	1926	Good	7,200	Y	N	3610 W LAURELHURST DR NE
9	0	661300	1241	08/11/14	\$1,415,000	\$1,468,000	2,510	10	1931	Good	4,408	Y	N	4105 55TH AVE NE
9	0	112504	9042	06/22/12	\$2,485,000	\$3,091,000	2,550	10	1988	Avg	28,419	Y	Y	4516 55TH AVE NE
9	0	421940	1080	05/20/14	\$1,740,000	\$1,844,000	2,600	10	1999	Avg	4,545	Y	N	3820 49TH AVE NE
9	0	421940	1277	09/17/12	\$2,125,000	\$2,595,000	2,700	10	1995	Avg	14,579	Y	N	3658 50TH AVE NE
9	0	072300	0226	10/28/14	\$1,250,000	\$1,271,000	2,780	10	1974	Avg	4,815	Y	N	3905 NE BELVOIR PL
9	0	421740	2030	12/17/13	\$2,600,000	\$2,861,000	2,780	10	1924	Good	16,635	Y	Y	3316 E LAURELHURST DR NE
9	0	102504	9167	06/05/13	\$1,245,000	\$1,434,000	2,860	10	2007	Avg	5,461	N	N	5028 48TH AVE NE
9	0	421740	1325	08/02/12	\$1,577,000	\$1,945,000	2,860	10	2011	Avg	6,000	N	N	3811 45TH AVE NE
9	0	421740	0950	07/08/13	\$1,255,000	\$1,435,000	2,880	10	2006	Avg	4,800	Y	N	3812 42ND AVE NE
9	0	421940	0135	04/01/13	\$1,488,000	\$1,740,000	2,880	10	2004	Avg	3,880	N	N	4516 NE 38TH ST
9	0	661300	0470	02/23/12	\$1,500,000	\$1,914,000	2,920	10	2002	Avg	6,435	Y	N	4416 52ND AVE NE

Improved Sales Used in This Annual Update Analysis Area 046 -- 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
9	0	421940	1210	03/22/13	\$1,610,000	\$1,887,000	2,930	10	2003	Avg	6,444	Y	N	3915 51ST AVE NE
9	0	421940	0440	02/26/13	\$1,475,000	\$1,738,000	2,970	10	2000	Avg	4,644	Y	N	3822 46TH AVE NE
9	0	661300	0930	09/02/14	\$2,950,000	\$3,044,000	3,030	10	1923	VGood	25,470	Y	Y	4422 55TH AVE NE
9	0	421940	0970	08/02/13	\$1,500,000	\$1,705,000	3,070	10	1993	Avg	10,815	Y	N	3812 48TH AVE NE
9	0	661300	0545	04/22/13	\$1,745,000	\$2,031,000	3,080	10	1928	Good	9,200	Y	N	5210 NE 43RD ST
9	0	421740	2215	12/31/12	\$1,300,000	\$1,551,000	3,170	10	1956	Good	13,413	Y	N	3110 W LAURELHURST DR NE
9	0	421940	1251	09/23/13	\$2,000,000	\$2,246,000	3,170	10	1994	VGood	8,942	Y	N	3863 51ST AVE NE
9	0	421740	2225	09/06/12	\$987,854	\$1,209,000	3,230	10	1961	Avg	9,722	Y	N	3126 W LAURELHURST DR NE
9	0	758270	0075	10/02/14	\$1,485,000	\$1,521,000	3,310	10	2007	Avg	6,120	Y	N	4750 44TH AVE NE
9	0	421840	0100	09/11/14	\$1,865,000	\$1,920,000	3,460	10	1930	Good	6,952	Y	N	4546 E LAUREL DR NE
9	0	661300	0150	08/08/13	\$1,435,000	\$1,629,000	3,620	10	1997	Avg	5,181	N	N	5040 NE 41ST ST
9	0	421740	1365	12/10/14	\$1,475,000	\$1,484,000	3,680	10	1927	Good	10,300	N	N	3530 W LAURELHURST DR NE
9	0	421840	0455	07/08/14	\$2,180,000	\$2,282,000	3,690	10	1931	Avg	11,000	Y	N	4531 52ND AVE NE
9	0	661300	0455	03/12/12	\$1,975,000	\$2,510,000	3,780	10	1929	Good	15,406	Y	N	4404 52ND AVE NE
9	0	421940	1040	10/15/12	\$1,795,000	\$2,178,000	4,250	10	1925	Good	10,587	Y	N	4851 NE 39TH ST
9	0	536420	0019	03/06/14	\$1,419,000	\$1,532,000	3,030	11	2008	Avg	5,000	N	N	4520 45TH AVE NE
9	0	421740	2010	07/02/12	\$3,400,000	\$4,221,000	3,920	11	1985	Avg	18,407	Y	Y	3360 E LAURELHURST DR NE
9	0	421840	0315	01/25/12	\$1,880,000	\$2,413,000	3,960	11	1993	Avg	7,420	Y	N	4547 W LAUREL DR NE
9	0	421740	2130	06/10/13	\$3,700,000	\$4,258,000	4,800	11	1994	Avg	18,198	Y	Y	3124 E LAURELHURST DR NE
9	0	920700	0010	04/14/14	\$3,500,000	\$3,742,000	7,250	11	1900	VGood	17,768	Y	N	3008 WEBSTER POINT RD NE
9	0	072300	0470	06/13/13	\$6,485,000	\$7,457,000	5,150	13	1998	Avg	31,998	Y	Y	3959 SURBER DR NE

Improved Sales Removed in This Annual Update Analysis

Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	222604	9012	02/27/13	\$740,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	393590	0070	01/29/13	\$670,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	0	393590	0076	03/30/13	\$350,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
2	0	393590	0076	05/21/14	\$519,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	399270	0835	04/18/13	\$670,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	407320	0240	10/29/12	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	407320	0364	08/13/12	\$282,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	407320	0408	06/04/13	\$203,000	DOR RATIO; NO MARKET EXPOSURE
2	0	407320	0755	07/05/12	\$500,000	SHORT SALE; NON-REPRESENTATIVE SALE
2	0	407320	0775	08/08/12	\$575,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407320	0825	02/07/12	\$313,500	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407320	1015	11/13/12	\$2,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	407320	1315	08/27/12	\$900,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407480	0055	07/26/13	\$110,114	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	407780	0060	11/12/13	\$479,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407780	0060	02/20/13	\$265,000	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	407780	0113	04/03/12	\$627,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407780	0113	08/14/13	\$625,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	407780	0202	05/04/12	\$433,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	520720	0500	08/13/14	\$285,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	735170	0030	08/31/12	\$900,000	UNFINISHED AREA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	735220	0045	11/21/12	\$610,765	FORCED SALE; EXEMPT FROM EXCISE TAX
2	0	735220	0115	05/04/13	\$810,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	0	868130	0040	09/05/13	\$600,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	0	882090	1775	10/07/14	\$420,000	DOR RATIO; SHORT SALE
2	0	882090	1800	06/15/12	\$325,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	882090	1900	04/29/14	\$495,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	882090	1915	08/28/13	\$362,522	NON-REPRESENTATIVE SALE
2	0	882090	2126	02/14/14	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	882090	2180	12/10/13	\$416,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	882090	2200	11/13/14	\$1,199,000	PERCENT COMPLETE
2	0	882090	2269	10/23/14	\$1,125,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	106210	0040	04/29/13	\$773,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	0	145460	0031	02/10/14	\$765,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	145460	0240	09/12/13	\$124,422	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	145460	0275	06/27/13	\$1,050,000	RELOCATION - SALE TO SERVICE
3	0	145460	0297	12/27/12	\$245,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	145510	0055	10/22/14	\$657,000	RELOCATION - SALE TO SERVICE
3	0	145510	0180	09/13/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	145510	0300	12/07/12	\$400,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	145560	0015	12/12/14	\$760,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	145560	0031	12/18/12	\$630,000	NO MARKET EXPOSURE; RELOCATION - SALE BY SERVICE
3	0	145950	0020	01/31/12	\$1,075,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
3	0	145950	0095	09/27/12	\$777,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	156810	0700	07/16/13	\$400,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	156810	0720	03/16/12	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	156810	0765	08/27/13	\$707,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	156810	0810	07/30/13	\$257,000	FORCED SALE; EXEMPT FROM EXCISE TAX
3	0	156810	0810	08/12/14	\$480,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	156810	0815	09/09/14	\$430,000	RELOCATION - SALE TO SERVICE
3	0	156810	0826	07/05/13	\$7,500	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; SEG AND/OR MERGER
3	0	403010	0055	07/29/13	\$1,040,000	NON-REPRESENTATIVE SALE
3	0	403010	0172	07/11/13	\$1,260,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	403010	0235	08/23/13	\$1,236,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	403010	0290	10/01/14	\$1,680,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	0	403010	0290	12/05/12	\$1,200,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	403640	0030	04/15/14	\$491,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	403640	0120	11/15/12	\$305,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	403640	0120	01/21/14	\$640,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	403640	0450	03/23/12	\$372,750	FORCED SALE; FINANCIAL INSTITUTION RESALE; SHORT SALE
3	0	403640	0450	10/01/12	\$549,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	674470	0740	10/01/12	\$390,000	NO MARKET EXPOSURE
3	0	674470	1582	02/09/12	\$479,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	735120	0120	04/12/12	\$1,235,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	766370	0201	10/16/14	\$380,000	SHORT SALE; NON-REPRESENTATIVE SALE
3	0	773850	0105	12/23/13	\$225,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	773850	0400	03/03/14	\$215,638	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	773850	0445	08/27/14	\$895,888	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	773850	0465	10/10/13	\$560,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	773850	0490	11/15/12	\$420,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	773850	0600	10/10/13	\$885,000	NO MARKET EXPOSURE
3	0	773910	0035	06/11/13	\$547,000	OBSOLESCENCE
3	0	773910	0250	05/05/12	\$800,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	773910	0295	04/22/13	\$830,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
3	0	932480	0515	06/14/12	\$390,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
4	0	112504	9022	08/02/12	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	112504	9052	04/06/13	\$77,711	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
4	0	112504	9166	04/16/13	\$477,750	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317610	0086	05/31/12	\$850,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	0	317910	0055	12/09/14	\$1,295,000	ACTIVE PERMIT BEFORE SALE >25K; OBSOLESCENCE
4	0	317910	0055	03/08/13	\$360,000	DOR RATIO; OBSOLESCENCE
4	0	317910	0275	06/21/13	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	317910	0330	05/20/14	\$520,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
4	0	317910	0650	11/14/12	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	0680	09/06/13	\$640,000	ESTATE ADMIN/GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	317910	0800	04/09/13	\$1,295,000	UNFINISHED AREA
4	0	317910	0945	01/03/14	\$862,000	ACTIVE PERMIT BEFORE SALE >25K; NO MARKET EXPOSURE



**Improved Sales Removed in This Annual Update Analysis
Area 046 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	0	317910	0945	05/11/12	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	317910	1600	03/29/12	\$660,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	1620	12/28/12	\$400,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	0	317910	1795	06/12/13	\$780,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	0	317910	1945	07/15/14	\$864,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
4	0	317910	2010	07/30/12	\$260,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
4	0	317910	2155	05/29/14	\$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	032800	0010	05/08/13	\$470,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	042900	0030	06/04/12	\$755,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
5	0	042900	0045	11/25/14	\$485,390	AUCTION SALE; EXEMPT FROM EXCISE TAX
5	0	042900	0125	07/16/13	\$409,000	FORCED SALE; EXEMPT FROM EXCISE TAX
5	0	042900	0185	02/14/13	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	360510	0075	12/08/14	\$915,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	0	360510	0095	01/08/14	\$950,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	360750	0220	01/08/14	\$930,000	RELOCATION - SALE TO SERVICE
5	0	568400	0115	07/12/12	\$625,000	OBSOLESCENCE
5	0	612760	0140	09/13/13	\$825,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	753330	0010	08/30/13	\$598,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	753380	0170	07/07/14	\$1,636,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	753380	0280	10/26/12	\$828,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	753380	0310	12/26/13	\$940,000	OBSOLESCENCE
5	0	753380	0645	02/11/14	\$880,000	NO MARKET EXPOSURE
5	0	753380	0765	02/25/14	\$725,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	753380	0885	10/27/14	\$1,100,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
5	0	753380	1030	05/29/12	\$970,000	OBSOLESCENCE
5	0	892310	0225	08/02/12	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	892410	0345	09/12/12	\$525,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	892510	0440	03/12/14	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	892510	0440	03/27/13	\$795,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	0	892610	0335	02/13/13	\$410,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	892710	0005	12/29/14	\$284,375	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	892760	0020	03/04/13	\$500,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	892760	0075	03/05/14	\$98,694	RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADM, GUARDIAN, OR EXECUTOR
5	0	892810	0010	06/02/14	\$150,000	DOR RATIO; QUIT CLAIM DEED
5	0	892810	0020	09/19/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	893110	0010	08/28/13	\$507,600	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	893110	0065	01/30/14	\$414,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
5	0	929430	0200	06/18/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	0	929430	0300	12/12/14	\$925,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	0	929430	0395	12/10/13	\$775,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
5	0	929430	0590	03/13/13	\$1,030,000	FORCED SALE; EXEMPT FROM EXCISE TAX
6	0	071400	0120	04/24/12	\$500,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	112504	9068	04/29/13	\$1,500,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
6	0	112504	9152	01/25/12	\$1,819,796	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
6	0	226300	0066	06/13/12	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	226300	0075	05/18/12	\$525,000	NO MARKET EXPOSURE; IMP CHARACTERISTICS CHANGED SINCE SALE
6	0	226300	0115	10/19/12	\$357,500	DOR RATIO; NO MARKET EXPOSURE
6	0	226300	0115	07/14/14	\$365,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	298580	0045	07/14/14	\$430,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	298580	0095	07/17/14	\$490,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	298580	0105	05/22/13	\$208,769	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	321320	0155	05/30/12	\$880,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
6	0	321320	0225	07/10/13	\$337,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	321320	0260	09/05/12	\$855,250	RELOCATION - SALE TO SERVICE
6	0	397790	0043	11/29/12	\$610,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	397790	0141	01/27/12	\$620,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	560600	0431	01/14/13	\$956,500	NON-REPRESENTATIVE SALE
6	0	560600	0494	05/31/12	\$790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	947120	0121	02/06/13	\$810,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND OR NEIGHBOR
6	0	947120	0245	07/26/13	\$1,185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	947120	0260	07/12/13	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	947120	0335	05/20/13	\$2,200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947120	0390	10/21/12	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	947120	0521	10/08/13	\$1,092,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	947120	0530	06/12/13	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	947120	0900	01/14/13	\$639,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	947120	1030	09/26/14	\$985,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
6	0	947120	1115	05/15/12	\$689,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADM, GUARDIAN, OR EXECUTOR
6	0	947120	1150	03/09/13	\$851,000	FINANCIAL INSTITUTION RESALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	039450	0040	04/10/13	\$525,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	0	039450	0185	10/31/13	\$20,000	DOR RATIO; QUIT CLAIM DEED
9	0	072300	0080	08/25/14	\$1,150,000	ESTATE ADM, GUARDIAN, OR EXECUTOR; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	072300	0325	08/08/13	\$694,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	072300	0485	03/06/12	\$2,810,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	421490	0060	07/12/13	\$1,100,000	ACTIVE PERMIT BEFORE SALE >25K; OBS.; NO MARKET EXPOSURE
9	0	421490	0060	03/28/13	\$730,000	DOR RATIO; OBSOLESCENCE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	421490	0155	12/19/12	\$2,587,500	DOR RATIO; OBSOLESCENCE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	421740	0215	08/26/13	\$959,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	421740	0350	04/01/13	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421740	0445	06/13/13	\$985,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421740	0575	06/21/12	\$725,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	0	421740	0890	06/11/12	\$865,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421740	0995	12/21/12	\$500,000	SHORT SALE; SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	421740	1180	05/30/14	\$1,365,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	421740	1395	10/25/12	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421740	1555	02/29/12	\$1,950,000	OBSOLESCENCE
9	0	421740	1613	03/05/12	\$1,400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	421740	1930	09/24/13	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421740	1975	05/23/13	\$3,200,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
9	0	421740	2290	10/14/14	\$1,870,000	ACTIVE PERMIT BEFORE SALE >25K
9	0	421740	2290	07/31/12	\$1,695,000	RELOCATION - SALE TO SERVICE
9	0	421740	2415	07/03/13	\$2,500,000	OBSOLESCENCE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
9	0	421840	0025	11/20/14	\$2,250,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
9	0	421840	0280	07/08/13	\$902,300	FORCED SALE; EXEMPT FROM EXCISE TAX
9	0	421940	0155	02/03/14	\$625,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	421940	0310	05/24/13	\$2,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	421940	1135	09/04/12	\$893,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	422190	0020	05/29/14	\$520,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; TEAR DOWN
9	0	422190	0050	11/20/12	\$950,000	RELOCATION - SALE TO SERVICE
9	0	422190	0295	08/28/12	\$378,300	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	536420	0045	12/26/13	\$1,020,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
9	0	536420	0417	05/28/14	\$350,000	MULTI-PARCEL SALE
9	0	536420	0435	07/31/12	\$685,000	NO MARKET EXPOSURE
9	0	536420	0477	06/03/14	\$718,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	601250	0125	09/10/14	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	661300	0335	10/01/13	\$614,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
9	0	661300	0335	11/27/12	\$600,000	DOR RATIO; NO MARKET EXPOSURE
9	0	661300	0375	06/25/14	\$700,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
9	0	661300	0725	04/26/13	\$1,280,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	661300	0935	05/13/14	\$2,555,000	OBSOLESCENCE
9	0	758270	0010	11/15/13	\$574,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	761370	0570	03/13/14	\$307,500	DOR RATIO; QUIT CLAIM DEED
9	0	761370	0815	07/16/12	\$860,000	OBSOLESCENCE
9	0	761370	1040	09/26/12	\$747,000	NO MARKET EXPOSURE
9	0	863110	0075	02/19/13	\$555,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	982270	0185	06/11/13	\$300,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE



Improved Sales Removed in This Annual Update Analysis
Area 046 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	982270	0210	07/19/12	\$300,000	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
9	0	982270	0270	11/26/14	\$620,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX

Vacant Sales Used in this Annual Update Analysis
Area 046

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	399270	0829	02/05/13	\$120,000	7,260	Y	N
2	0	407320	0995	05/25/12	\$840,000	11,188	Y	Y
2	0	407780	0143	12/10/12	\$225,000	7,178	Y	N
2	0	882090	2269	12/05/12	\$282,000	6,347	Y	N
2	0	882090	2271	07/09/12	\$295,000	10,608	Y	N
3	0	145460	0184	12/09/14	\$350,000	10,082	Y	N
3	0	766370	0170	01/21/14	\$944,663	30,834	N	N
4	0	317610	0040	05/16/12	\$545,000	7,150	Y	N
4	0	317910	0610	09/12/12	\$453,000	6,249	N	N
4	0	317910	0620	08/28/13	\$490,000	5,200	N	N
4	0	317910	1425	07/11/12	\$770,000	9,218	Y	N
5	0	892510	0375	06/07/12	\$660,000	9,375	Y	N
5	0	929430	0420	04/26/12	\$560,000	5,400	Y	N
5	0	929430	0685	06/20/12	\$580,000	6,750	Y	N
9	0	421840	0025	11/21/12	\$535,000	4,114	Y	N
9	0	422190	0255	10/22/12	\$444,000	6,800	N	N
9	0	920700	0065	10/25/12	\$3,300,000	17,445	Y	Y

Vacant Sales Removed in this Annual Update Analysis Area 046

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	399270	0891	11/27/13	\$4,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	0	407480	0035	06/05/14	\$420,000	BUILDER OR DEVELOPER SALES; SEGREGATION AND/OR MERGER
2	0	407480	0035	02/19/14	\$330,000	SEGREGATION AND/OR MERGER
3	0	145460	0025	02/20/13	\$22,500	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	145510	0024	12/02/14	\$24,500	QUESTIONABLE PER APPRAISAL; NON NORMAL DISTRIBUTION
3	0	766370	0170	12/21/12	\$300,000	QUESTIONABLE PER APPRAISAL; OBSERVATION OUTSIDE THE NORM
4	0	317910	0800	04/24/12	\$182,500	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; TEAR DOWN; AND OTHER WARNINGS
5	0	892360	0015	07/06/12	\$950,000	SEGREGATION AND/OR MERGER; TEAR DOWN; ESTATE ADMIN., GUARDIAN, OR EXECUTOR
5	0	892410	0355	04/18/12	\$583,000	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	112504	9171	07/14/14	\$375,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	560600	0375	04/11/12	\$625,000	SEGREGATION AND/OR MERGER; TEAR DOWN
9	0	421840	0025	10/24/14	\$289,173	QUIT CLAIM DEED
9	0	661300	1255	09/05/13	\$1,300,000	SEGREGATION AND/OR MERGER; TEAR DOWN

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
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



Appraiser II

4/16/2015

Date



King County

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King County Administration Bldg.
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(206) 296-5195 FAX (206) 296-0595
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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