Issaquah/ Lakemont

Area: 065

Residential Revalue for 2015 Assessment Roll

Obtained from incolo.com

This area is varied with many land, housing, and zoning types; however, there are pockets of homogeneity within many neighborhoods and plats. Houses range in quality from cabins to mansions, which were built from the 1900's to the present. Properties range from rural acreage of over 8 acres to golf course country club settings and suburban/urban settings with small square footage sites. There are many properties that have fair to spectacular views of the surrounding area that may include Lake Washington, Lake Sammamish, the Olympic and Cascade Mountains, and the cities of Seattle, Bellevue, and Issaquah.

King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

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

Email: assessor.info@kingcounty.gov

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

King County
Department of Assessments
Accounting Division
500 Fourth Avenue, ADM-AS-0740
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http://www.kingcounty.gov/assessor/

Lloyd Hara
Assessor

Dear Property Owners:

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

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

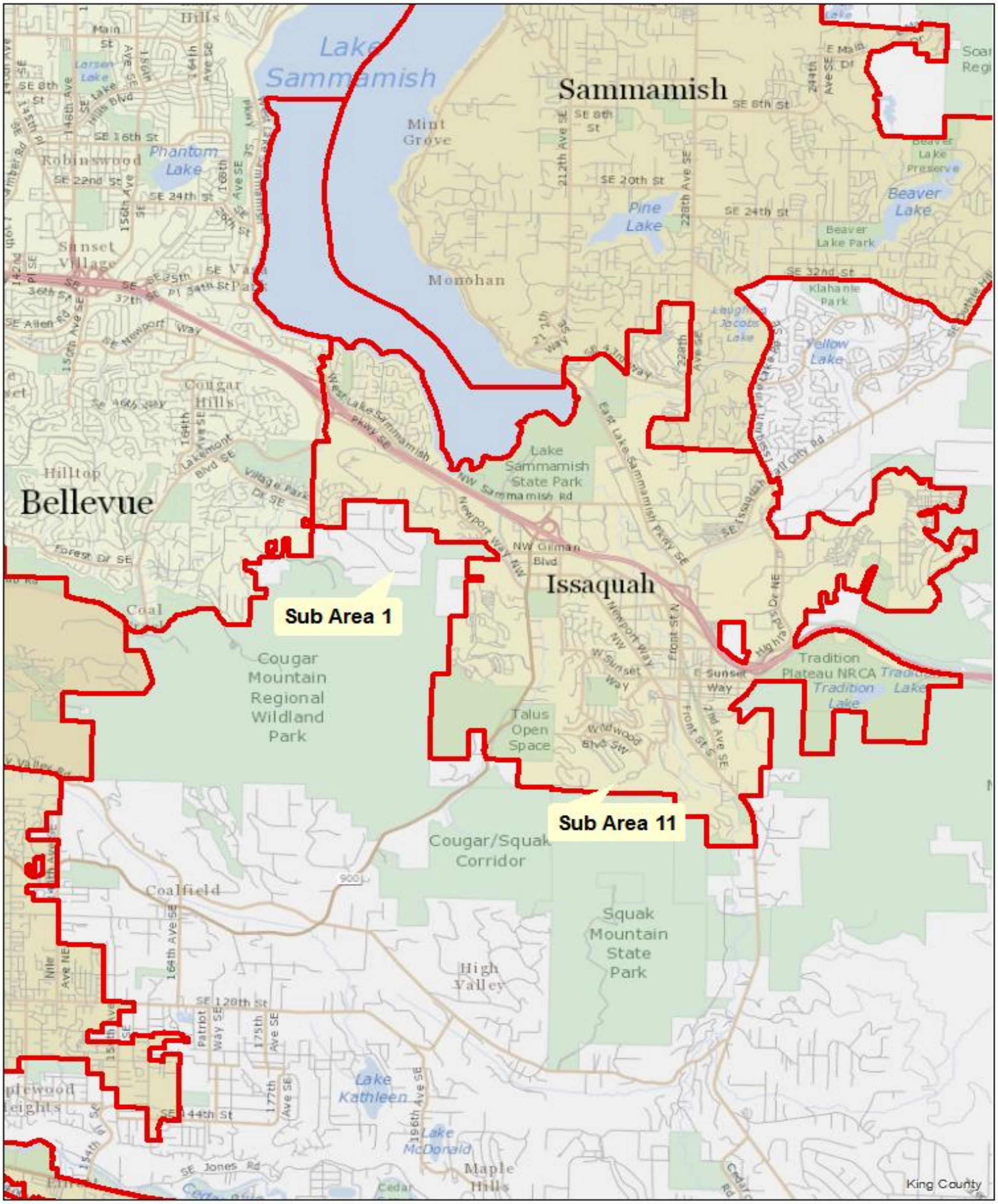
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

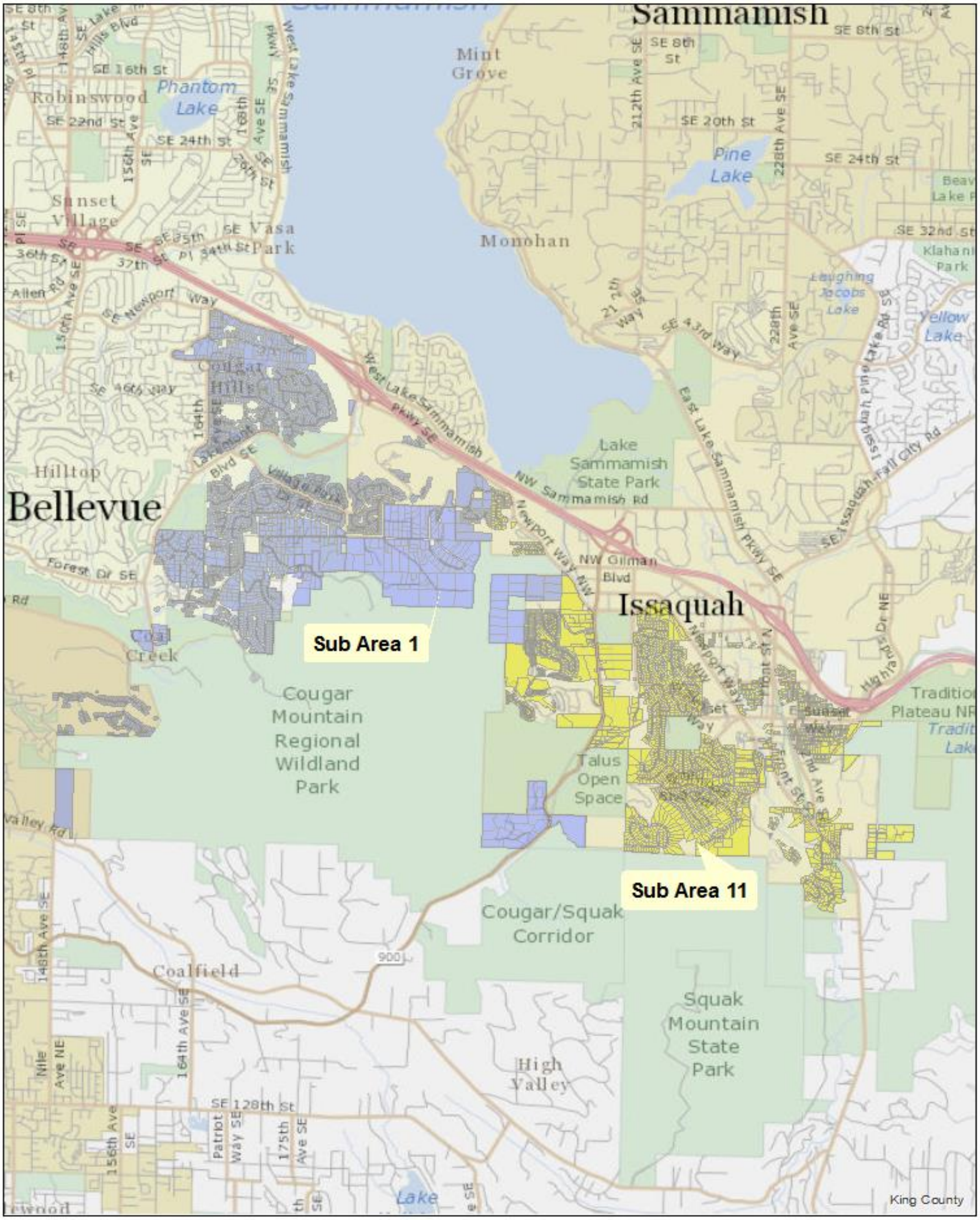
Lloyd Hara
Assessor

Area 065 Map



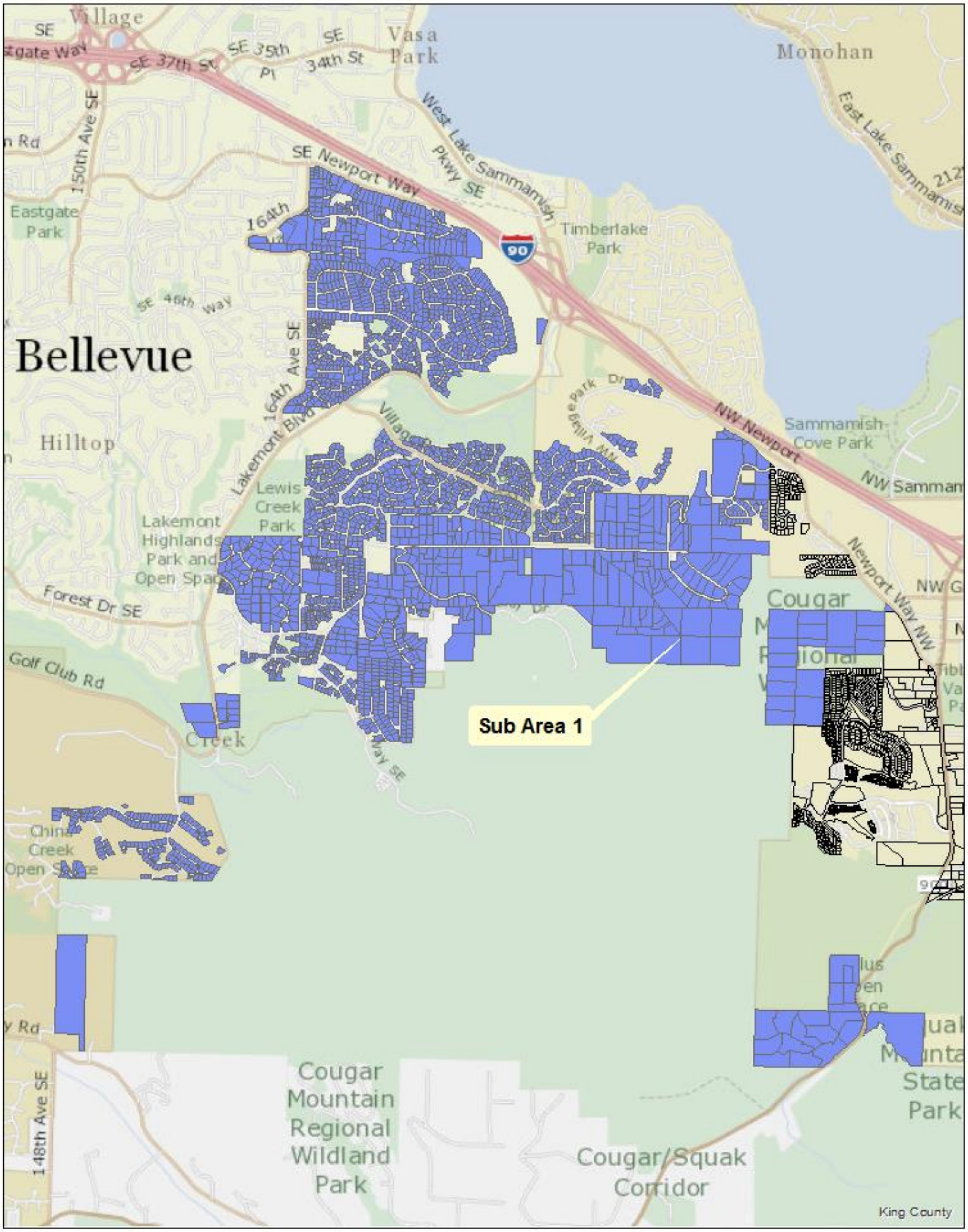
Lake Sammamish
Sammamish
Bellevue
Issaquah
Sub Area 1
Sub Area 11
Mint Grove
Monohan
Pine Lake
Beaver Lake
Beaver Lake Park
Beaver Lake Preserve
Klahanie Park
Yellow Lake
Phantom Lake
Robinswood
Sunset Village
Cougar Hills
Hilltop
Lake Sammamish State Park
Cougar Mountain Regional Wildland Park
Talus Open Space
Tradition Plateau NRCA
Tradition Lake
Cougar/Squak Corridor
Squak Mountain State Park
Coalfield
High Valley
Lake Kathleen
Lake McDonald
Maple Hills
King County

Sub Area Map

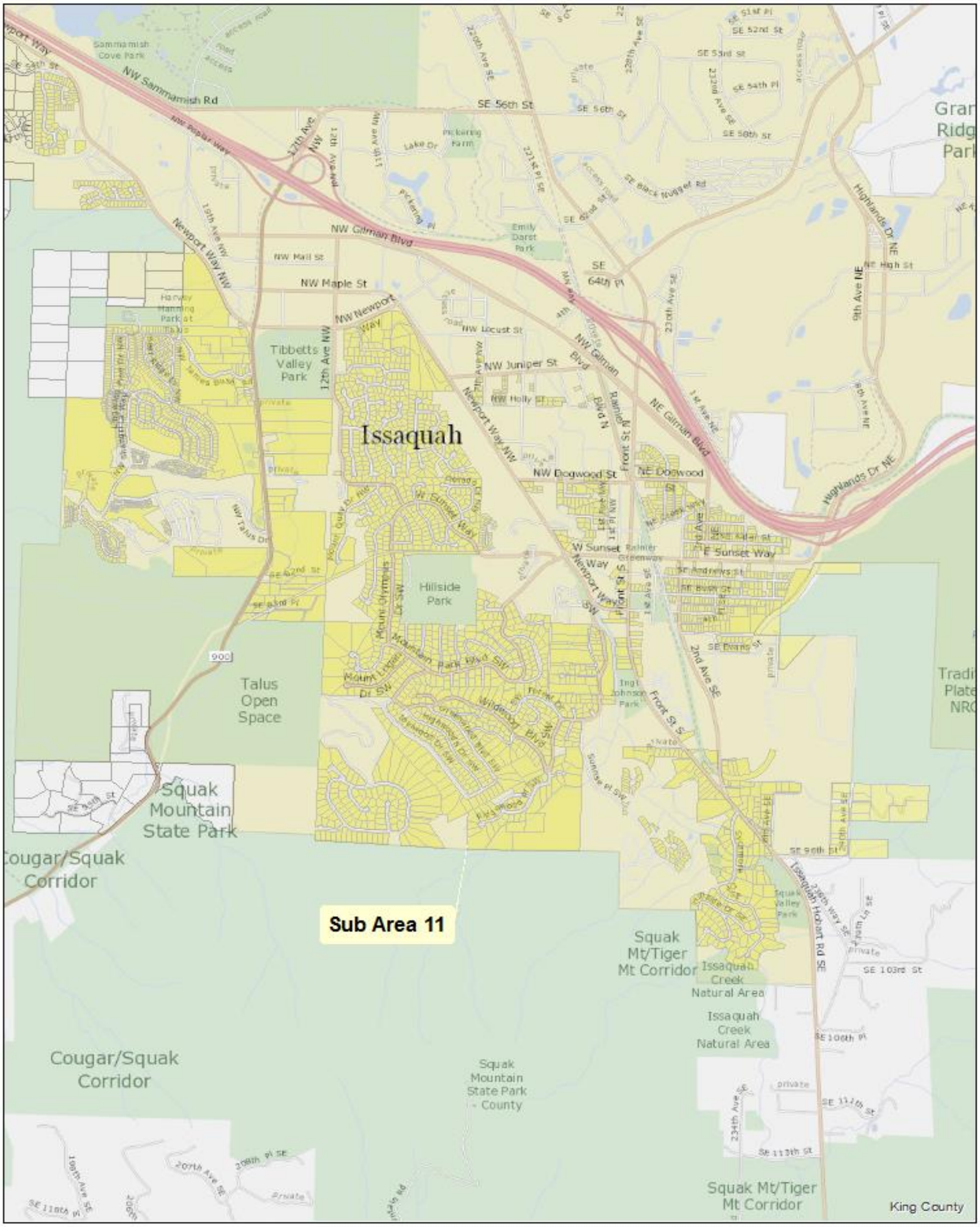


King County
Department of Assessments

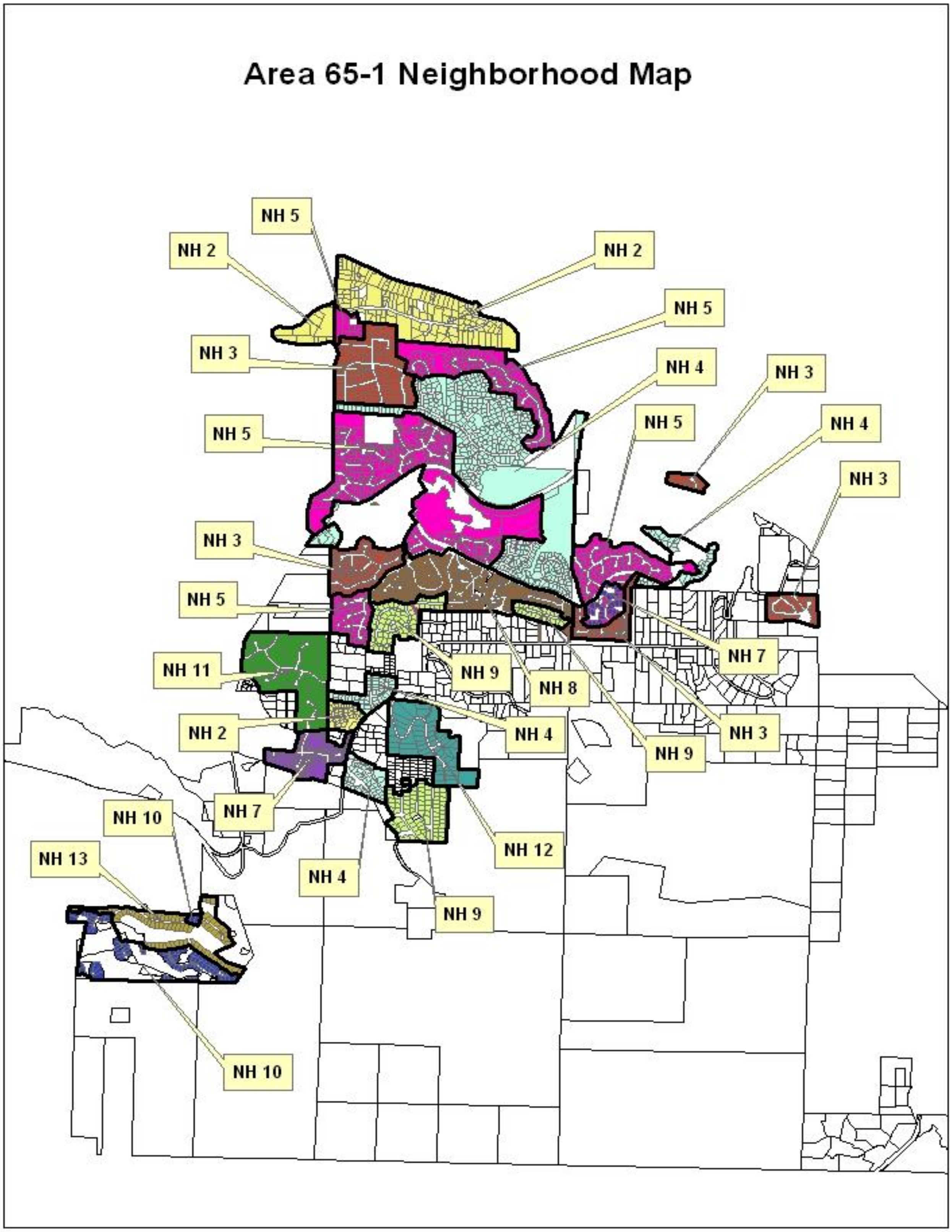
Sub Area 1 Map



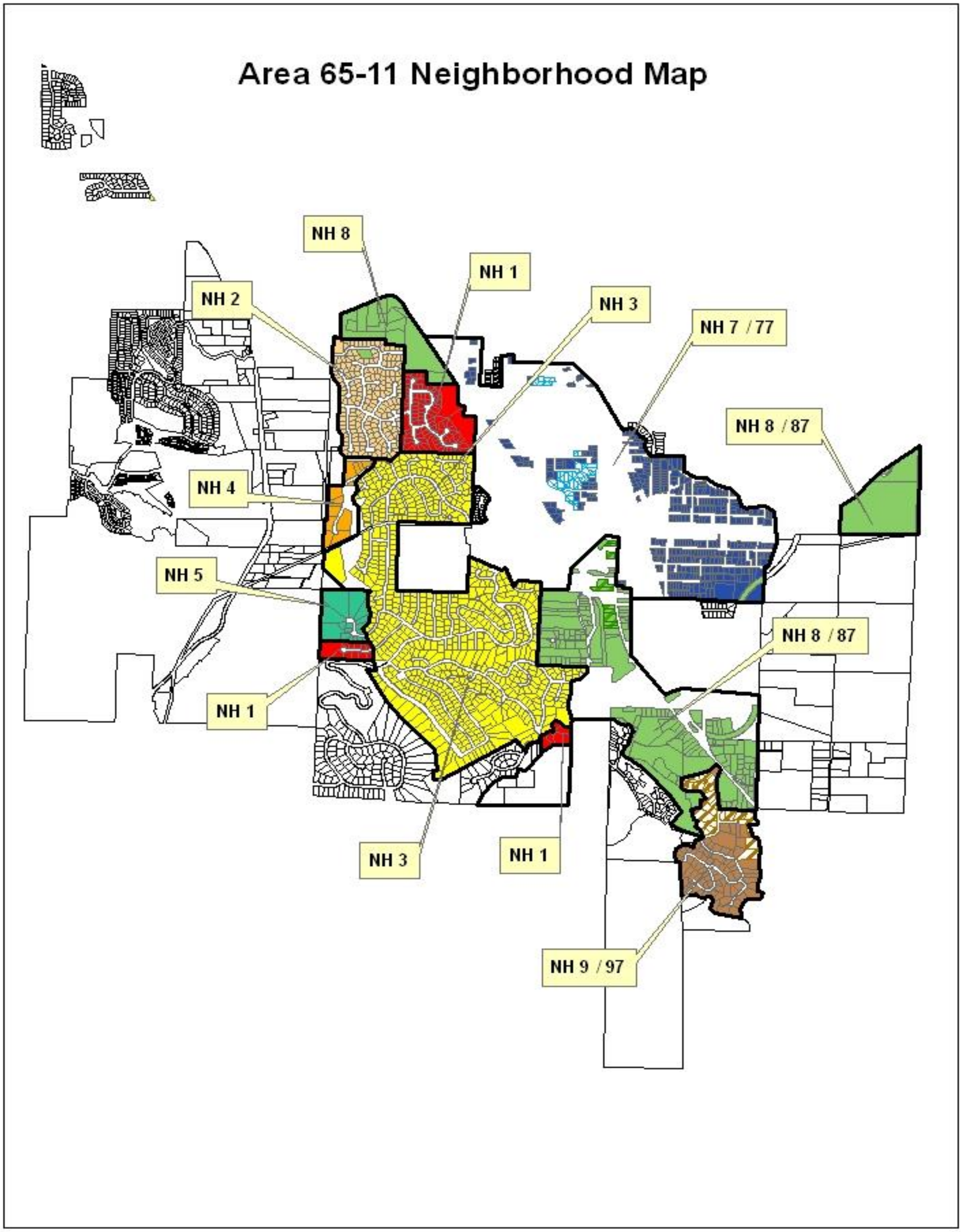
Sub Area 11 Map



Neighborhood Map



Neighborhood Map



Area 065 Housing Profile

Grade 5/ Year Built 1920/ Total Living Area 680
Account Number 235430-0306

Grade 6/ Year Built 1951/ Total Living Area 1200
Account Number 007510-0025

Grade 7/ Year Built 1985/ Total Living Area 1720
Account Number 807860-0210

Grade 8/ Year Built 2004/Total Living Area 2990
Account Number 856275-0710

Grade 9/ Year Built 1995/ Total Living Area 3530
Account Number 560801-0100

Grade 10/ Year Built 1996/ Total Living Area 3540
Account Number 177835-0300

Area 065 Housing Profile

Grade 11/ Year Built 1995/Total Living Area 4110
Account Number 413943-0910

Grade 12/ Year Built 2000/ Total Living Area 5340
Account Number 413950-0010

Grade 13/ Year Built 1990/Total Living Area 5910
Account Number 413991-0220

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
Issaquah/ Lakemont - Area 065
Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010
Number of Improved Sales: 977
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	$252,000	$462,000	$714,000			7.10%
2015 Value	$278,000	$509,500	$787,500	$834,800	94.4%	7.00%
$ Change	+$26,000	+$47,500	+$73,500			
% Change	+10.3%	+10.3%	+10.3%			

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 7.00% is an improvement from the previous COD of 7.10%. 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	$259,400	$434,600	$694,000
2015 Value	$286,200	$479,900	$766,100
$ Change	+$26,800	+$45,300	+$72,100
% Change	+10.3%	+10.4%	+10.4%

Number of one to three unit residences in the population: 5,086

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 062989 (Becher Bay, Division G) was generally at a higher assessment level than the rest of the population which resulted in less of an upward adjustment. Parcels that were in very good condition were at a lower assessment level than the rest of the population and received a higher upward adjustment than the rest of the population. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

Area 065 - Model Adjustments
1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+10.31%	4,875	96%

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.

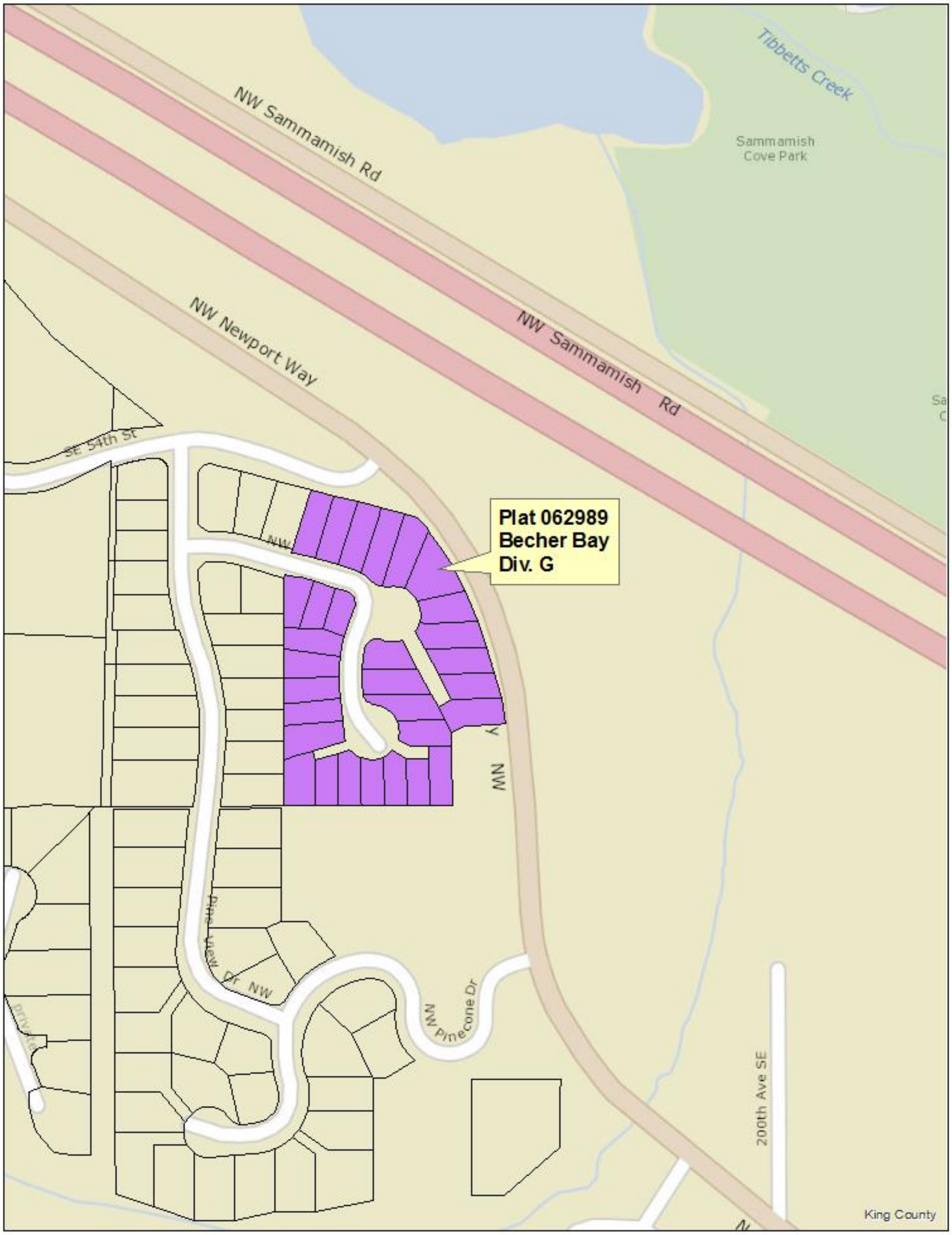
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat 062989 -- Becher Bay, Div. G	+2.52%	30	30	100%
Very Good Condition	+18.07%	53	181	29%

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

Generally, Plat 062989 (Becher Bay, Div. G) parcels were at a higher assessment level than the rest of the population resulting in less of an upward adjustment. Parcels in very good condition were at a lower assessment level and received a higher upward adjustment that the rest of the population. This model corrects for these strata differences.

Area 065 – Plat Map



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

Area 065 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
062989	Becher Bay Div. G	30	30	100%	NW202406	11	9	2012-14

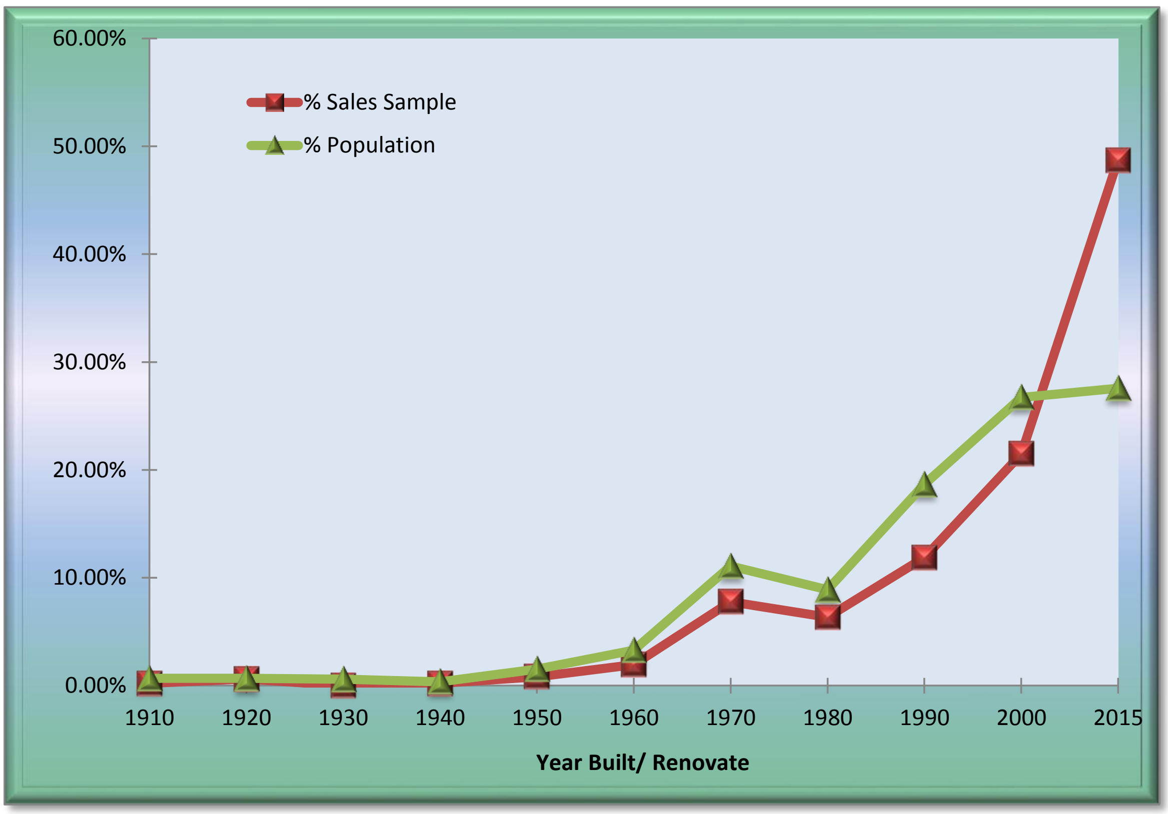
Sample Representation of Population
Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	2	0.20%
1920	6	0.61%
1930	0	0.00%
1940	2	0.20%
1950	8	0.82%
1960	19	1.94%
1970	76	7.78%
1980	62	6.35%
1990	116	11.87%
2000	210	21.49%
2015	476	48.72%
	977	

Population

Year Built/Ren	Frequency	% Population
1910	34	0.67%
1920	34	0.67%
1930	30	0.59%
1940	18	0.35%
1950	78	1.53%
1960	167	3.28%
1970	563	11.07%
1980	452	8.89%
1990	949	18.66%
2000	1,359	26.72%
2015	1,402	27.57%
	5,086	



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.

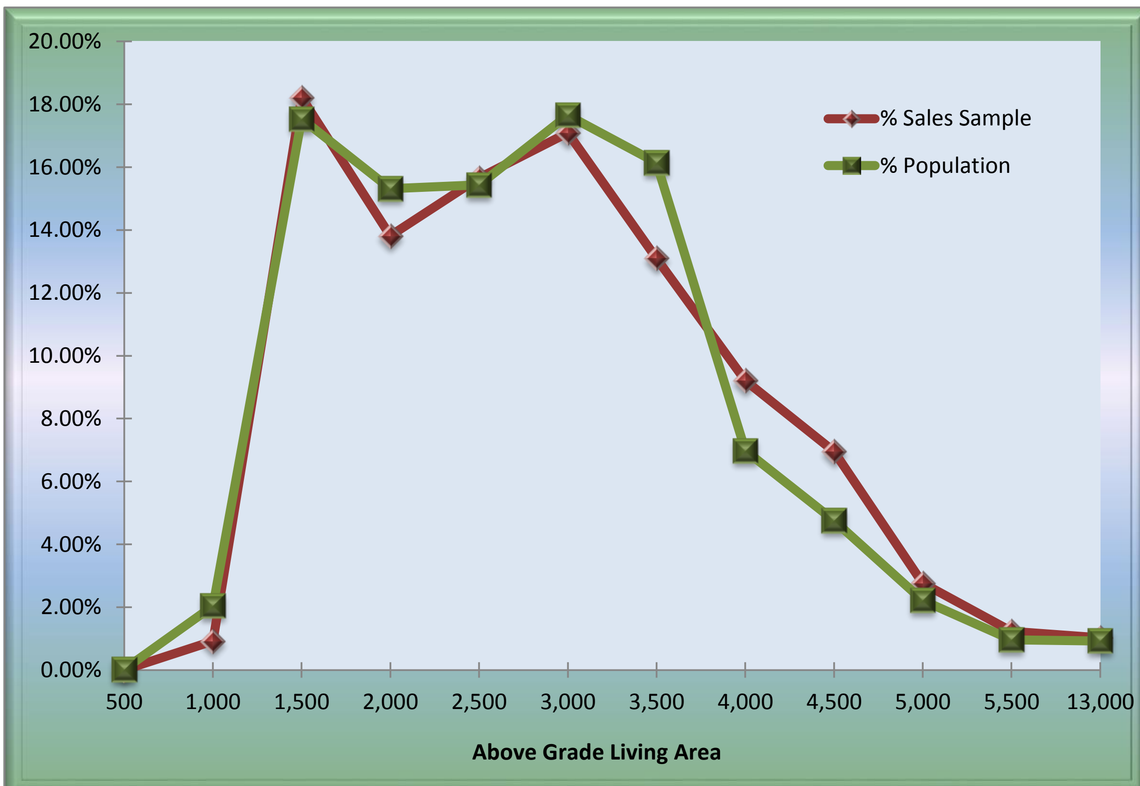
Sales Sample Representation of Population
Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	9	0.92%
1,500	178	18.22%
2,000	135	13.82%
2,500	153	15.66%
3,000	167	17.09%
3,500	128	13.10%
4,000	90	9.21%
4,500	68	6.96%
5,000	27	2.76%
5,500	12	1.23%
13,000	10	1.02%
	977	

Population

AGLA	Frequency	% Population
500	1	0.02%
1,000	104	2.04%
1,500	892	17.54%
2,000	779	15.32%
2,500	785	15.43%
3,000	898	17.66%
3,500	821	16.14%
4,000	355	6.98%
4,500	242	4.76%
5,000	113	2.22%
5,500	49	0.96%
13,000	47	0.92%
	5,086	



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

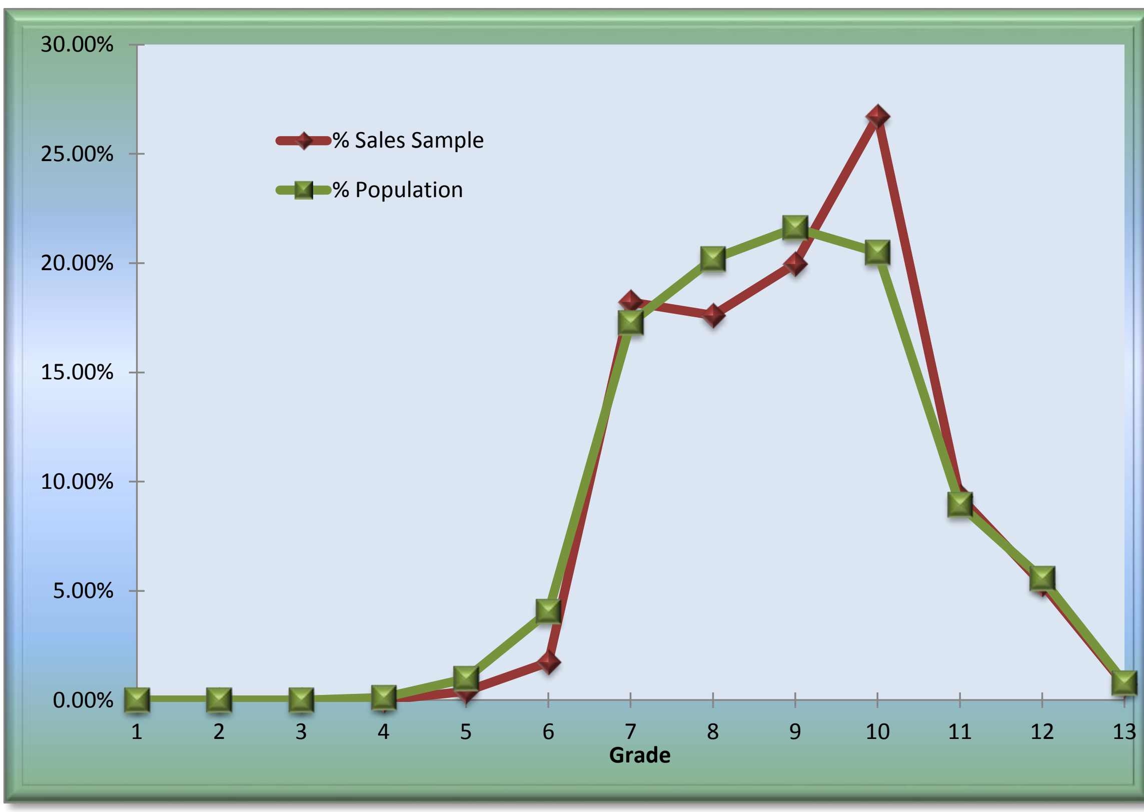
Sales Sample Representation of Population
Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.41%
6	17	1.74%
7	178	18.22%
8	172	17.60%
9	195	19.96%
10	261	26.71%
11	91	9.31%
12	52	5.32%
13	7	0.72%
	977	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.12%
5	50	0.98%
6	206	4.05%
7	878	17.26%
8	1,027	20.19%
9	1,099	21.61%
10	1,042	20.49%
11	455	8.95%
12	283	5.56%
13	40	0.79%
	5,086	



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

Area 065 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 1.133, resulting in an adjusted value of $538,000 ($475,000 * 1.133=$538,175) – truncated to the nearest $1000.

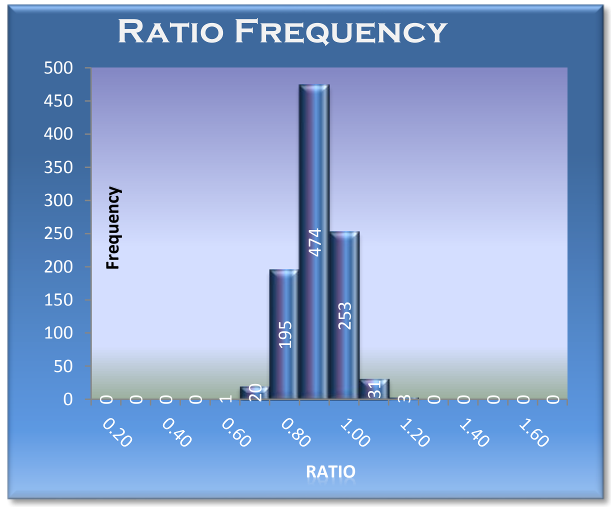
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.318	31.8%
2/1/2012	1.309	30.9%
3/1/2012	1.301	30.1%
4/1/2012	1.292	29.2%
5/1/2012	1.283	28.3%
6/1/2012	1.274	27.4%
7/1/2012	1.265	26.5%
8/1/2012	1.256	25.6%
9/1/2012	1.247	24.7%
10/1/2012	1.239	23.9%
11/1/2012	1.230	23.0%
12/1/2012	1.221	22.1%
1/1/2013	1.212	21.2%
2/1/2013	1.203	20.3%
3/1/2013	1.195	19.5%
4/1/2013	1.186	18.6%
5/1/2013	1.177	17.7%
6/1/2013	1.168	16.8%
7/1/2013	1.159	15.9%
8/1/2013	1.150	15.0%
9/1/2013	1.141	14.1%
10/1/2013	1.133	13.3%
11/1/2013	1.124	12.4%
12/1/2013	1.115	11.5%
1/1/2014	1.106	10.6%
2/1/2014	1.097	9.7%
3/1/2014	1.089	8.9%
4/1/2014	1.080	8.0%
5/1/2014	1.071	7.1%
6/1/2014	1.062	6.2%
7/1/2014	1.053	5.3%
8/1/2014	1.044	4.4%
9/1/2014	1.035	3.5%
10/1/2014	1.027	2.7%
11/1/2014	1.018	1.8%
12/1/2014	1.009	0.9%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 065 is: (.861202156451756 + 0.0654194525206231 * 0.03070624 - 0.000249717731871496 * SaleDay - 0.0566060394002991 * 0.0542477) / (.861202156451756 + 0.0654194525206231 * 0.03070624 - 0.0566060394002991 * 0.0542477)
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate – 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Issaquah/ Lakemont	1/1/2014	8/19/2015	1/2012 - 12/2014
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 065	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	977
Mean Assessed Value	$714,000
Mean Adj. Sales Price	$834,800
Standard Deviation AV	$322,124
Standard Deviation SP	$382,729
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.860
Median Ratio	0.857
Weighted Mean Ratio	0.855
UNIFORMITY	
Lowest ratio	0.567
Highest ratio:	1.138
Coefficient of Dispersion	7.10%
Standard Deviation	0.078
Coefficient of Variation	9.02%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.852
Upper limit	0.863
95% Confidence: Mean	
Lower limit	0.855
Upper limit	0.865
SAMPLE SIZE EVALUATION	
N (population size)	5,086
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.078
Recommended minimum:	10
Actual sample size:	977
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	504
# ratios above mean:	473
z:	0.992
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

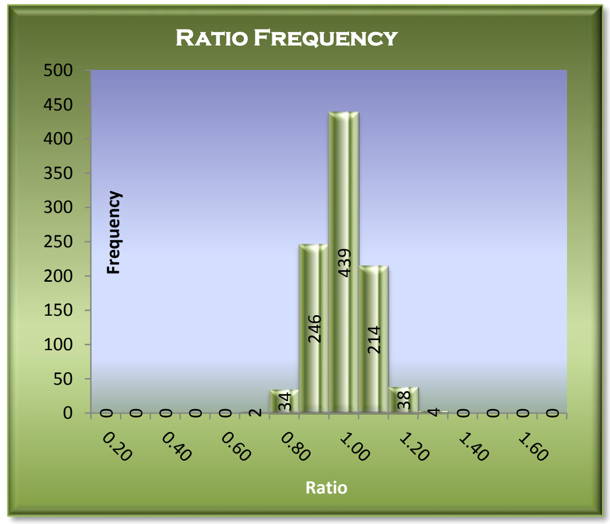
1 to 3 Unit Residences throughout Area 065

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Issaquah/ Lakemont	1/1/2015	8/19/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 065	JMET	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	977
Mean Assessed Value	$787,500
Mean Sales Price	$834,800
Standard Deviation AV	$354,745
Standard Deviation SP	$382,729
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.944
Weighted Mean Ratio	0.943
UNIFORMITY	
Lowest ratio	0.669
Highest ratio:	1.254
Coefficient of Dispersion	7.00%
Standard Deviation	0.084
Coefficient of Variation	8.89%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.939
Upper limit	0.951
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	5,086
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.084
Recommended minimum:	11
Actual sample size:	977
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	515
# ratios above mean:	462
z:	1.696
Conclusion:	***Normal****
****i.e. no evidence of non-normality***	



COMMENTS:

1 to 3 Unit Residences throughout Area 065 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

Annual Update Process

Effective Date of Appraisal: January 1, 2015
Date of Appraisal Report: August 19, 2015

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Based on the 19 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +10.3% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.105, with the result truncated to the next $1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and one neighborhood-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 062989 (Becher Bay, Division G) was generally at a higher assessment level than the rest of the population which resulted in less of an upward adjustment. Parcels that were in very good condition were at a lower assessment level than the rest of the population and received a higher upward adjustment than the rest of the population. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.

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 977 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 Total Value = 2014 Total Value *(1-0.05)/ (.861202156451756 + 0.0654194525206231 * Plat062989 - 0.0566060394002991 * Very Good Condition)
>
> The resulting total value is truncated to the next $1,000, *then*:
>
> 2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Mobile Home Update

There were no recent fair market sales of mobile homes within Area 065; therefore, mobile homes received the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +10.3%. The adjustment formula is:

> 2015 Total Value = 2014 Total Value * 1.103
> 2015 Improvements Value = 2015 Total Value minus 2015 Land Value

Results

The resulting assessment level is 0.944. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +10.4%. 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) * 1.103.
- If the site is improved with a house <u>and</u> 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) * 1.103.
- 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 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	2	132405	9081	01/08/13	$360,000	$436,000	800	7	1959	VGood	12,075	Y	N	16627 SE 43RD ST
1	0	192406	9071	07/29/14	$485,000	$507,000	1,220	7	1962	Good	43,124	Y	N	19035 SE 56TH ST
1	3	221170	0290	12/04/14	$538,000	$542,000	1,250	7	1960	VGood	7,204	N	N	4561 167TH LN SE
1	2	942950	0240	04/22/13	$430,000	$507,000	1,320	7	1957	Avg	28,800	Y	N	17023 SE NEWPORT WAY
1	0	242405	9039	07/30/13	$400,000	$460,000	1,340	7	1971	Good	81,029	Y	N	17904 SE 60TH ST
1	2	942950	0154	04/24/12	$390,000	$501,000	1,760	7	1949	Avg	41,547	N	N	4116 165TH PL SE
1	0	262405	9043	06/20/13	$550,000	$639,000	2,150	7	1982	Avg	35,743	N	N	7238 LAKEMONT BLVD SE
1	3	221170	0460	08/09/13	$630,000	$723,000	2,320	7	1967	VGood	16,666	N	N	4534 165TH AVE SE
1	3	221170	0115	04/17/13	$400,000	$472,000	1,010	8	1980	Good	7,781	N	N	4500 164TH AVE SE
1	2	750450	0030	09/12/12	$505,000	$628,000	1,120	8	1972	Good	14,950	Y	N	17217 SE 42ND PL
1	2	884990	0040	10/30/13	$480,000	$540,000	1,140	8	1972	Good	15,101	N	N	16441 SE 42ND PL
1	3	221170	0160	05/12/14	$450,000	$481,000	1,160	8	1959	Avg	17,208	N	N	16714 SE 45TH ST
1	3	221170	0365	06/11/12	$615,000	$782,000	1,340	8	1962	VGood	17,100	N	N	16551 SE 45TH PL
1	3	221170	0150	12/05/12	$515,000	$628,000	1,600	8	1968	Good	17,341	Y	N	16618 SE 45TH ST
1	0	242405	9049	05/14/12	$529,000	$677,000	1,610	8	1967	VGood	42,310	N	N	17707 SE 60TH ST
1	3	368590	0090	04/01/14	$787,000	$850,000	1,940	8	1966	Good	15,400	N	N	4416 167TH PL SE
1	3	221170	0385	08/12/13	$582,500	$668,000	2,220	8	1968	VGood	17,300	N	N	16622 SE 46TH ST
1	2	750450	0160	01/10/14	$605,000	$668,000	2,360	8	1962	Avg	52,272	Y	N	17301 SE 42ND CT
1	2	132405	9048	07/21/14	$500,000	$524,000	2,410	8	1976	Avg	34,848	N	N	16510 SE 43RD ST
1	0	192406	9015	01/16/14	$615,000	$677,000	2,660	8	1980	Avg	205,603	Y	N	19217 SE 56TH ST
1	0	192406	9039	05/19/14	$869,000	$926,000	2,880	8	1979	Good	49,222	N	N	5920 184TH AVE SE
1	0	192406	9053	11/06/13	$737,000	$827,000	3,060	8	1976	Good	116,305	N	N	18305 SE 60TH ST
1	0	226080	0170	07/18/14	$710,000	$744,000	3,130	8	1978	Good	65,775	N	N	19119 SE 62ND PL
1	3	221170	0116	08/19/13	$719,000	$823,000	3,360	8	2013	Avg	9,346	N	N	4488 164TH AVE SE
1	4	780546	0360	12/28/13	$658,000	$728,000	1,620	9	1987	Avg	10,210	N	N	17210 SE 46TH PL
1	1	177838	0410	06/03/13	$535,000	$625,000	1,760	9	2003	Avg	3,924	N	N	16361 SE 66TH ST
1	0	242405	9154	05/30/13	$880,000	$1,028,000	2,110	9	2004	Avg	9,938	Y	N	6230 167TH AVE SE
1	4	896550	0010	08/12/13	$667,000	$765,000	2,230	9	1986	Avg	9,770	N	N	16801 SE 46TH ST
1	4	780546	0170	04/02/13	$622,000	$737,000	2,280	9	1987	Avg	15,062	N	N	17322 SE 48TH CT
1	4	780545	0110	05/06/14	$736,000	$787,000	2,290	9	1988	Good	12,047	N	N	17435 SE 47TH ST

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	2	947840	0120	04/13/12	$585,000	$754,000	2,330	9	2001	Avg	7,294	N	N	6396 166TH PL SE
1	1	009760	0090	06/08/12	$655,000	$833,000	2,350	9	2007	Avg	5,216	N	N	16509 SE 66TH ST
1	3	221170	0400	02/21/14	$765,000	$835,000	2,410	9	1990	Avg	19,821	N	N	16528 SE 46TH ST
1	1	177838	0090	06/11/13	$767,500	$894,000	2,420	9	2002	Avg	8,689	N	N	16403 NW 66TH ST
1	3	221170	0335	06/22/12	$525,000	$666,000	2,420	9	1989	Avg	19,922	N	N	16514 SE 46TH ST
1	1	177838	0460	03/13/13	$672,500	$801,000	2,430	9	2001	Avg	4,811	N	N	16380 SE 66TH ST
1	5	896550	0750	05/29/13	$815,800	$954,000	2,490	9	1984	Avg	14,418	Y	N	4452 170TH AVE SE
1	5	896550	0750	06/18/14	$830,400	$878,000	2,490	9	1984	Avg	14,418	Y	N	4452 170TH AVE SE
1	5	896540	0510	08/01/12	$679,000	$853,000	2,500	9	1990	Avg	12,342	N	N	16482 SE 49TH ST
1	1	177838	0540	06/04/13	$702,000	$819,000	2,540	9	2001	Avg	5,600	N	N	6590 163RD PL SE
1	4	780546	0310	11/13/14	$703,770	$714,000	2,550	9	1987	Avg	12,918	N	N	17203 SE 46TH PL
1	5	896540	0010	06/06/14	$715,000	$758,000	2,550	9	1990	Avg	13,458	N	N	4967 165TH PL SE
1	5	896550	0820	07/02/14	$851,000	$896,000	2,550	9	1984	Avg	9,792	N	N	4412 170TH AVE SE
1	2	947840	0280	08/08/12	$680,000	$853,000	2,560	9	2000	Avg	5,771	N	N	6423 165TH PL SE
1	3	413944	0750	09/27/12	$688,000	$853,000	2,570	9	1992	Avg	7,340	Y	N	16547 SE 57TH PL
1	5	413943	0380	06/05/12	$740,000	$942,000	2,580	9	1993	Avg	11,373	Y	N	6006 166TH AVE SE
1	0	226080	0070	11/26/12	$706,000	$863,000	2,600	9	1975	VGood	52,707	N	N	19129 SE 63RD PL
1	3	413944	0610	05/12/14	$746,000	$797,000	2,620	9	1992	Avg	8,950	N	N	16602 SE 57TH PL
1	3	177835	0270	09/15/14	$665,000	$686,000	2,630	9	1996	Avg	10,047	N	N	5605 193RD PL SE
1	3	413944	0670	11/09/12	$782,000	$960,000	2,640	9	1994	Avg	15,218	N	N	16468 SE 57TH PL
1	0	252405	9029	10/25/13	$824,950	$929,000	2,660	9	2013	Avg	18,915	Y	N	6438 167TH LN SE
1	3	560801	0340	08/12/13	$705,000	$809,000	2,680	9	1999	Avg	7,548	N	N	5905 MONT BLANC PL NW
1	0	242405	9035	08/20/14	$768,000	$798,000	2,690	9	1981	Good	54,160	Y	N	6039 174TH AVE SE
1	5	896545	0260	09/11/12	$705,000	$877,000	2,710	9	1993	Avg	8,594	N	N	4682 165TH AVE SE
1	1	177838	0480	06/19/12	$639,000	$811,000	2,740	9	2002	Avg	15,834	N	N	16350 SE 66TH ST
1	1	009760	0120	09/19/14	$770,000	$793,000	2,760	9	2007	Avg	5,100	N	N	16521 SE 66TH ST
1	1	009760	0140	07/29/14	$800,000	$836,000	2,760	9	2007	Avg	5,000	N	N	16529 SE 66TH ST
1	0	242405	9069	11/27/12	$900,000	$1,100,000	2,760	9	2008	Avg	22,192	Y	N	5955 173RD LN SE
1	4	896550	0030	09/23/14	$804,000	$827,000	2,770	9	1985	Avg	9,305	N	N	16821 SE 46TH ST
1	2	132405	9164	02/07/13	$841,582	$1,011,000	2,810	9	2013	Avg	14,997	N	N	16832 SE 43RD ST

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	3	221170	0280	08/27/13	$800,000	$914,000	2,850	9	1998	Avg	19,100	N	N	4510 167TH AVE SE
1	0	242405	9061	11/11/14	$998,000	$1,013,000	2,850	9	2014	Avg	43,560	N	N	17811 SE 60TH ST
1	5	413943	0110	02/03/14	$930,000	$1,020,000	2,870	9	1993	Good	17,323	N	N	16457 SE 58TH PL
1	0	232405	9314	07/02/14	$795,000	$837,000	2,890	9	2005	Avg	7,798	N	N	15941 SE COUGAR MOUNTAIN WAY
1	2	947840	0080	05/12/14	$750,000	$801,000	2,890	9	2000	Avg	4,930	N	N	16410 SE 64TH PL
1	2	947840	0300	03/01/14	$735,000	$800,000	2,890	9	2000	Avg	6,440	N	N	6406 164TH PL SE
1	3	413944	0360	09/18/14	$850,000	$876,000	2,900	9	1993	Avg	9,972	N	N	16409 SE 56TH PL
1	1	009760	0040	07/30/12	$660,000	$830,000	2,920	9	2007	Avg	5,879	N	N	16417 SE 66TH ST
1	5	896540	0460	01/21/14	$800,000	$880,000	2,920	9	1989	Avg	10,000	N	N	16580 SE 49TH ST
1	0	252405	9269	06/10/14	$915,000	$969,000	2,930	9	2013	Avg	14,980	Y	N	6463 167TH LN SE
1	2	947840	0320	04/30/12	$692,500	$889,000	2,950	9	2000	Avg	6,685	N	N	6410 164TH PL SE
1	4	780546	0610	08/12/13	$890,000	$1,021,000	2,960	9	1987	VGood	12,440	Y	N	17519 SE 46TH ST
1	3	560801	0300	11/20/13	$718,000	$803,000	3,010	9	1996	Avg	7,287	N	N	5808 NW LAC LEMAN DR
1	2	942950	0183	06/26/13	$630,000	$731,000	3,090	9	2002	Avg	7,601	N	N	16717 SE NEWPORT WAY
1	5	896550	0830	05/09/12	$627,000	$803,000	3,220	9	1984	Avg	11,265	N	N	4408 170TH AVE SE
1	5	896541	0130	12/27/13	$851,000	$942,000	3,250	9	1996	Avg	9,883	N	N	16527 SE 48TH CT
1	5	896545	0050	08/10/12	$665,000	$834,000	3,250	9	1993	Avg	11,446	N	N	4739 165TH AVE SE
1	0	252405	9268	03/11/14	$899,950	$977,000	3,260	9	2013	Avg	29,223	Y	N	6478 167TH LN SE
1	3	413944	0320	05/06/13	$795,600	$935,000	3,270	9	1994	Avg	8,471	N	N	16496 SE 56TH PL
1	1	009760	0030	08/20/12	$675,000	$844,000	3,290	9	2007	Avg	7,601	N	N	16413 SE 66TH ST
1	1	009760	0050	03/06/14	$829,950	$902,000	3,290	9	2007	Avg	7,577	N	N	16421 SE 66TH ST
1	3	560801	0930	06/13/12	$750,000	$953,000	3,290	9	1994	Avg	9,616	N	N	5889 NW LAC LEMAN DR
1	3	560801	0560	11/18/13	$790,000	$884,000	3,290	9	2000	Avg	7,400	N	N	5688 NW LAC LEMAN DR
1	1	009760	0150	08/09/13	$765,000	$878,000	3,300	9	2007	Avg	5,000	N	N	16533 SE 66TH ST
1	5	896545	0110	09/12/14	$850,000	$877,000	3,300	9	1994	Avg	11,570	N	N	16473 SE 48TH PL
1	3	560801	0400	04/23/13	$800,000	$944,000	3,310	9	1998	Avg	7,529	N	N	5988 MONT BLANC PL NW
1	3	560801	0420	11/20/14	$808,000	$818,000	3,340	9	1996	Avg	7,230	N	N	5968 MONT BLANC PL NW
1	5	896541	0110	08/02/13	$880,000	$1,012,000	3,390	9	1995	Avg	9,886	N	N	16449 SE 48TH CT
1	5	896545	0130	08/27/12	$751,000	$938,000	3,420	9	1994	Avg	14,106	N	N	16497 SE 48TH PL
1	5	896546	0120	05/13/13	$810,000	$951,000	3,420	9	1995	Avg	9,003	N	N	16704 SE 48TH PL

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	896546	0160	09/30/13	$825,000	$935,000	3,420	9	1995	Avg	10,145	N	N	16610 SE 48TH PL
1	5	232405	9075	05/07/13	$793,000	$932,000	3,480	9	1992	Avg	18,152	N	N	5111 165TH PL SE
1	4	413941	0120	06/20/12	$735,000	$932,000	3,480	9	1992	Avg	13,822	N	N	17321 SE 48TH CT
1	5	896545	0270	05/14/13	$859,000	$1,008,000	3,510	9	1994	Avg	9,419	N	N	16486 SE 47TH PL
1	3	560801	0100	03/12/13	$770,000	$918,000	3,530	9	1995	Avg	7,257	N	N	18032 NW VARESE CT
1	3	560801	0050	12/29/14	$920,000	$921,000	3,550	9	1996	Avg	10,233	N	N	5868 NW LAC LEMAN DR
1	10	723750	0690	04/26/13	$929,888	$1,096,000	3,620	9	2006	Avg	7,694	N	N	15230 SE 83RD LN
1	5	896545	0250	03/16/12	$745,000	$966,000	3,630	9	1994	Avg	8,387	N	N	4698 165TH AVE SE
1	0	192406	9058	10/10/14	$965,000	$988,000	3,710	9	1978	VGood	49,222	N	N	18524 SE 60TH ST
1	0	192406	9058	03/29/12	$799,000	$1,033,000	3,710	9	1978	VGood	49,222	N	N	18524 SE 60TH ST
1	5	896541	0150	08/25/14	$962,800	$999,000	3,780	9	1997	Avg	23,623	N	N	4853 167TH AVE SE
1	0	252405	9130	09/04/13	$1,145,000	$1,306,000	3,840	9	2003	Avg	13,220	Y	N	7021 169TH AVE SE
1	5	242405	9119	10/14/14	$1,100,000	$1,125,000	4,170	9	1995	Avg	41,636	N	N	16759 SE 48TH PL
1	2	132405	9057	11/14/12	$725,000	$889,000	1,780	10	1999	Avg	7,864	Y	N	4214 167TH CT SE
1	2	132405	9158	09/13/13	$828,000	$942,000	2,030	10	2007	Avg	10,620	Y	N	4210 167TH CT SE
1	5	780545	0200	11/12/13	$880,000	$986,000	2,050	10	1985	Avg	14,035	Y	N	4678 177TH AVE SE
1	0	226080	0020	11/27/12	$1,352,000	$1,652,000	2,100	10	1963	VGood	289,238	Y	N	19222 SE 62ND PL
1	5	413940	0720	05/29/13	$707,000	$826,000	2,300	10	1992	Avg	9,915	N	N	16847 SE 47TH WAY
1	0	242405	9127	08/20/14	$952,000	$989,000	2,320	10	1980	Avg	88,909	Y	N	16855 SE 62ND ST
1	5	413940	0710	05/23/14	$782,000	$833,000	2,380	10	1991	Good	9,614	N	N	16810 SE 47TH WAY
1	5	413943	0080	10/21/13	$860,000	$969,000	2,380	10	1993	Avg	19,296	N	N	16434 SE 58TH PL
1	5	896552	0190	10/30/14	$1,200,000	$1,222,000	2,410	10	1991	Avg	16,622	Y	N	17670 SE 45TH CT
1	0	226080	0110	07/27/12	$750,000	$943,000	2,440	10	2003	Avg	59,677	N	N	18913 SE 63RD PL
1	0	226080	0110	05/13/14	$777,000	$830,000	2,440	10	2003	Avg	59,677	N	N	18913 SE 63RD PL
1	5	413940	0380	06/25/12	$635,000	$805,000	2,460	10	1993	Avg	8,529	N	N	4774 172ND CT SE
1	2	750450	0080	12/05/12	$800,000	$976,000	2,480	10	2000	Avg	11,050	Y	N	17232 SE 43RD ST
1	5	413940	0910	08/15/14	$740,000	$770,000	2,500	10	1992	Avg	10,330	N	N	17127 SE 48TH CT
1	4	780545	0500	09/17/13	$995,000	$1,131,000	2,570	10	1984	VGood	14,582	Y	N	4631 176TH AVE SE
1	5	413940	0930	05/29/14	$821,500	$873,000	2,580	10	1992	Good	8,852	N	N	17124 SE 48TH CT
1	3	413944	0480	12/01/14	$796,500	$804,000	2,590	10	1993	Avg	12,063	N	N	5633 165TH PL SE

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1	3	221170	0243	03/11/13	$911,000	$1,086,000	2,600	10	2006	Avg	17,633	N	N	4570 167TH AVE SE
1	5	413940	0730	10/22/12	$699,500	$862,000	2,600	10	1992	Avg	7,734	N	N	16875 SE 47TH WAY
1	5	413940	0870	02/28/13	$720,000	$860,000	2,620	10	1992	Avg	13,391	N	N	4810 171ST AVE SE
1	3	413944	0460	11/18/14	$751,305	$761,000	2,660	10	1994	Avg	8,469	N	N	5621 165TH PL SE
1	3	177835	0100	02/26/14	$810,000	$883,000	2,700	10	1995	Avg	12,603	N	N	19481 SE 57TH PL
1	5	413940	0280	10/08/14	$765,000	$784,000	2,700	10	1992	Avg	8,444	N	N	17121 SE 47TH PL
1	3	177835	0150	08/11/14	$839,000	$874,000	2,710	10	1996	Avg	11,307	N	N	19401 SE 57TH PL
1	5	413940	0430	03/28/12	$699,000	$904,000	2,710	10	1992	Avg	8,369	N	N	4725 172ND CT SE
1	5	413940	0680	06/15/12	$679,000	$862,000	2,730	10	1993	Avg	6,604	N	N	16846 SE 47TH WAY
1	5	413940	0390	09/04/13	$813,000	$927,000	2,750	10	1993	Avg	6,910	N	N	4762 172ND CT SE
1	4	896550	0550	11/15/13	$779,500	$873,000	2,750	10	1984	Avg	10,579	N	N	4524 173RD AVE SE
1	5	413940	0630	05/29/14	$860,000	$914,000	2,770	10	1991	Avg	9,136	N	N	17024 SE 47TH WAY
1	3	177835	0070	07/15/13	$705,000	$815,000	2,790	10	1996	Avg	10,819	N	N	19490 SE 57TH PL
1	3	177835	0070	05/09/14	$765,000	$818,000	2,790	10	1996	Avg	10,819	N	N	19490 SE 57TH PL
1	5	896550	0860	03/12/13	$780,000	$929,000	2,800	10	1983	Avg	10,272	Y	N	4411 170TH AVE SE
1	2	132405	9145	12/27/12	$838,000	$1,017,000	2,840	10	1992	Avg	28,362	Y	N	16732 SE 43RD ST
1	5	413940	0490	04/17/13	$670,000	$791,000	2,840	10	1992	Avg	8,235	N	N	17124 SE 47TH PL
1	3	413944	0840	03/28/14	$857,500	$927,000	2,850	10	1993	Good	9,327	Y	N	5629 167TH PL SE
1	4	177836	0230	04/11/13	$827,700	$979,000	2,860	10	2005	Avg	8,071	N	N	7074 166TH WAY SE
1	4	177836	0220	09/16/13	$860,000	$978,000	2,860	10	2005	Avg	9,065	N	N	7082 166TH WAY SE
1	5	413940	0500	10/16/13	$745,000	$841,000	2,860	10	1991	Avg	9,422	N	N	17112 SE 47TH PL
1	3	177835	0030	06/04/12	$650,000	$828,000	2,880	10	1995	Avg	10,997	N	N	5654 194TH LN SE
1	5	896540	0210	07/01/14	$820,000	$864,000	2,880	10	1989	Avg	9,750	N	N	16614 SE 50TH PL
1	5	896540	0320	09/24/13	$745,000	$845,000	2,890	10	1989	Avg	10,750	N	N	16731 SE 49TH ST
1	5	780545	0250	07/30/12	$960,000	$1,207,000	2,900	10	1984	Avg	12,396	Y	N	4648 177TH AVE SE
1	4	780545	0380	08/14/12	$880,000	$1,102,000	2,900	10	1984	Good	13,752	Y	N	17615 SE 46TH PL
1	5	413940	0070	03/27/13	$801,000	$951,000	2,910	10	1992	Avg	8,488	N	N	17046 SE 47TH CT
1	8	071500	0070	04/15/14	$1,196,879	$1,288,000	2,920	10	2014	Avg	12,710	Y	N	7391 169TH PL SE
1	0	413955	0030	07/10/12	$811,000	$1,024,000	2,920	10	2012	Avg	6,750	N	N	16470 SE 61ST PL
1	5	413940	0190	05/14/13	$835,000	$980,000	2,940	10	1992	Avg	7,584	N	N	17084 SE 47TH PL

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	413940	0470	04/23/13	$776,000	$915,000	2,980	10	1992	Avg	10,065	N	N	17148 SE 47TH PL
1	4	730800	0330	06/18/12	$725,000	$920,000	2,980	10	1999	Avg	8,547	N	N	16702 SE 63RD PL
1	4	730800	0080	12/06/12	$733,000	$894,000	2,990	10	2000	Avg	9,689	N	N	16573 SE 63RD PL
1	5	413943	0370	06/22/12	$740,000	$938,000	3,000	10	1992	Avg	13,137	N	N	6038 166TH AVE SE
1	4	413946	0390	06/20/14	$995,000	$1,051,000	3,000	10	1998	Avg	13,551	Y	N	5659 178TH AVE SE
1	3	413944	0830	06/03/14	$960,000	$1,019,000	3,040	10	1993	Avg	10,257	Y	N	5627 167TH PL SE
1	3	413944	0800	05/26/13	$759,000	$888,000	3,050	10	1994	Good	7,995	Y	N	16793 SE 57TH PL
1	4	780545	0810	05/30/14	$860,000	$914,000	3,060	10	1983	Avg	12,095	N	N	4676 174TH AVE SE
1	5	896540	0390	09/05/14	$749,999	$776,000	3,060	10	1989	Avg	13,630	N	N	16754 SE 49TH ST
1	3	413944	0050	02/20/13	$750,000	$898,000	3,070	10	1994	Avg	8,998	N	N	16813 SE 56TH PL
1	4	413945	0040	11/19/12	$720,000	$882,000	3,080	10	1995	Avg	7,918	N	N	17543 SE 56TH ST
1	5	896550	0790	03/20/13	$1,131,000	$1,345,000	3,090	10	1983	Avg	18,253	Y	N	4428 170TH AVE SE
1	8	071500	0220	07/23/13	$993,129	$1,145,000	3,100	10	2013	Avg	14,869	Y	N	6868 168TH AVE SE
1	3	413944	0170	07/23/12	$820,500	$1,033,000	3,100	10	1992	Avg	9,290	N	N	16822 SE 56TH PL
1	4	413945	0100	07/30/13	$835,000	$961,000	3,100	10	1995	Avg	7,466	N	N	5556 176TH PL SE
1	0	413955	0040	03/27/12	$820,000	$1,060,000	3,110	10	2012	Avg	7,313	N	N	16490 SE 61ST PL
1	4	780545	0560	08/20/14	$960,000	$997,000	3,110	10	1984	Good	11,397	Y	N	4628 175TH AVE SE
1	0	242405	9168	01/31/13	$900,000	$1,083,000	3,120	10	2006	Avg	10,316	Y	N	6185 168TH PL SE
1	0	413955	0020	05/29/12	$849,950	$1,084,000	3,120	10	2011	Avg	6,750	N	N	16450 SE 61ST PL
1	4	780545	0840	01/11/13	$720,000	$871,000	3,120	10	1984	Avg	11,671	N	N	4677 174TH AVE SE
1	5	896540	0260	01/15/14	$885,000	$975,000	3,130	10	1989	Avg	10,000	N	N	16547 SE 49TH ST
1	0	192406	9147	10/05/12	$739,000	$915,000	3,150	10	2012	Avg	64,904	N	N	18657 SE 60TH ST
1	4	413945	0120	08/23/12	$780,000	$975,000	3,170	10	1995	Avg	8,806	N	N	5528 176TH PL SE
1	4	780546	0710	05/29/12	$768,000	$979,000	3,190	10	1987	Avg	11,716	N	N	17226 SE 46TH ST
1	4	730800	0140	05/12/12	$840,000	$1,075,000	3,210	10	2000	Avg	13,452	N	N	6373 167TH AVE SE
1	4	730800	0410	04/07/14	$858,000	$925,000	3,210	10	2000	Avg	8,510	N	N	6297 167TH AVE SE
1	4	730800	0320	03/23/12	$700,000	$906,000	3,210	10	2000	Avg	8,524	N	N	16718 SE 63RD PL
1	3	177835	0220	07/03/13	$850,000	$985,000	3,220	10	1996	Avg	12,900	N	N	5677 193RD PL SE
1	4	730800	0200	11/15/13	$780,000	$873,000	3,220	10	1999	Avg	10,331	N	N	16729 SE 63RD PL
1	4	413946	0130	10/18/12	$765,000	$944,000	3,240	10	1996	Avg	9,208	N	N	5569 179TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	4	730800	0380	02/03/14	$838,000	$919,000	3,250	10	2000	Avg	8,554	N	N	6252 167TH AVE SE
1	5	896540	0130	05/10/13	$870,000	$1,022,000	3,260	10	1989	Avg	12,590	N	N	5032 165TH PL SE
1	4	413945	0410	04/03/14	$883,950	$954,000	3,270	10	1995	Avg	10,669	N	N	5623 175TH PL SE
1	8	071500	0210	02/04/14	$1,012,219	$1,109,000	3,300	10	2014	Avg	14,869	Y	N	6896 168TH AVE SE
1	8	071501	0080	09/04/14	$1,209,093	$1,251,000	3,300	10	2014	Avg	12,852	Y	N	7188 169TH AVE SE
1	8	071501	0060	07/30/14	$1,308,045	$1,367,000	3,300	10	2014	Avg	12,852	Y	N	7106 169TH AVE SE
1	8	071501	0040	08/07/14	$1,020,024	$1,064,000	3,300	10	2014	Avg	15,778	Y	N	6960 169TH AVE SE
1	4	730800	0440	04/23/14	$909,000	$976,000	3,300	10	2000	Avg	9,196	N	N	6337 167TH AVE SE
1	4	413945	0270	10/31/13	$773,800	$870,000	3,310	10	1994	Avg	8,120	N	N	17576 SE 55TH ST
1	4	413945	0360	05/14/14	$950,000	$1,014,000	3,320	10	1995	Avg	7,644	N	N	5491 175TH PL SE
1	5	896550	0880	09/16/14	$1,108,000	$1,142,000	3,320	10	1988	Avg	9,380	Y	N	4453 170TH PL SE
1	8	071500	0190	04/15/14	$1,179,654	$1,269,000	3,330	10	2014	Avg	12,830	N	N	7080 168TH AVE SE
1	8	071500	0150	05/06/14	$1,210,573	$1,295,000	3,330	10	2014	Avg	14,997	Y	N	7288 169TH AVE SE
1	8	071500	0200	10/16/14	$1,161,398	$1,187,000	3,330	10	2014	Avg	14,869	Y	N	6982 168TH AVE SE
1	8	071501	0070	06/12/14	$1,260,652	$1,335,000	3,330	10	2014	Avg	12,852	Y	N	7126 169TH AVE SE
1	0	252405	9265	03/31/14	$950,000	$1,026,000	3,330	10	2012	Avg	10,445	N	N	16415 SE COUGAR MOUNTAIN WAY
1	0	252405	9265	06/14/12	$772,000	$981,000	3,330	10	2012	Avg	10,445	N	N	16415 SE COUGAR MOUNTAIN WAY
1	4	177836	0210	12/21/12	$1,142,300	$1,388,000	3,340	10	2005	Avg	8,300	N	N	16747 SE 69TH WAY
1	5	560800	0770	05/14/12	$730,000	$934,000	3,360	10	1995	Avg	11,319	N	N	5380 EIGER PL NW
1	0	866510	0050	02/16/12	$782,500	$1,021,000	3,400	10	2012	Avg	12,464	N	N	16760 SE 61ST ST
1	0	242405	9014	05/10/12	$850,000	$1,088,000	3,430	10	2011	Avg	40,545	N	N	17611 SE 60TH ST
1	0	413955	0140	09/18/13	$865,694	$984,000	3,430	10	2013	Avg	7,560	N	N	16505 SE 61ST PL
1	0	413955	0070	06/25/13	$872,950	$1,014,000	3,430	10	2013	Avg	7,021	N	N	16550 SE 61ST PL
1	5	896552	0100	10/08/14	$855,000	$876,000	3,440	10	1985	Avg	10,628	Y	N	17625 SE 45TH PL
1	5	413945	0760	12/15/14	$932,808	$937,000	3,450	10	1995	Avg	6,705	N	N	5533 174TH PL SE
1	0	413955	0090	07/12/12	$854,950	$1,079,000	3,450	10	2012	Avg	8,713	N	N	16590 SE 61ST PL
1	5	560800	0860	09/26/14	$920,000	$946,000	3,470	10	1993	Avg	10,045	N	N	5360 COL DE VARS PL NW
1	0	413955	0110	08/23/13	$967,057	$1,106,000	3,480	10	2013	Avg	8,943	N	N	16565 SE 61ST PL
1	4	730800	0120	09/06/13	$829,000	$945,000	3,480	10	1999	Avg	10,801	N	N	16699 SE 63RD PL
1	5	560800	0080	07/22/14	$917,000	$960,000	3,500	10	1995	Avg	10,891	Y	N	18508 NW MONTREUX DR

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	413955	0130	09/04/13	$908,635	$1,036,000	3,510	10	2013	Avg	7,610	N	N	16525 SE 61ST PL
1	0	242405	9169	01/14/14	$1,140,000	$1,257,000	3,520	10	2006	Avg	9,735	N	N	6189 168TH PL SE
1	5	560800	0840	07/24/14	$905,000	$947,000	3,520	10	1993	Good	12,193	N	N	5380 COL DE VARS PL NW
1	4	413946	0290	08/28/14	$898,000	$931,000	3,530	10	1997	Avg	9,753	N	N	5523 178TH AVE SE
1	4	730800	0070	08/25/12	$769,500	$961,000	3,540	10	1999	Avg	10,000	N	N	16549 SE 63RD PL
1	4	780545	0410	03/13/12	$749,950	$973,000	3,540	10	1987	Avg	12,842	Y	N	4642 176TH AVE SE
1	4	896550	0490	01/08/14	$865,400	$955,000	3,540	10	1986	VGood	10,649	N	N	17207 SE 45TH ST
1	4	413946	0010	04/23/13	$810,000	$955,000	3,560	10	1995	Good	14,102	N	N	5692 179TH AVE SE
1	0	413955	0160	02/06/13	$876,950	$1,054,000	3,580	10	2012	Avg	7,461	N	N	16465 SE 61ST PL
1	4	780545	0660	04/17/13	$825,000	$974,000	3,640	10	1984	Avg	12,403	Y	N	4633 175TH AVE SE
1	0	866510	0110	12/27/12	$925,000	$1,122,000	3,660	10	2012	Avg	8,500	N	N	6131 167TH AVE SE
1	10	723750	0020	04/03/14	$918,000	$991,000	3,670	10	2004	Avg	9,453	N	N	14815 SE 79TH PL
1	10	723750	0020	07/03/13	$822,900	$954,000	3,670	10	2004	Avg	9,453	N	N	14815 SE 79TH PL
1	5	413943	0340	10/15/14	$1,029,900	$1,053,000	3,680	10	1994	Avg	13,384	Y	N	6017 166TH AVE SE
1	4	780545	0870	08/14/14	$909,000	$946,000	3,680	10	1986	Avg	11,648	N	N	4689 174TH AVE SE
1	0	866510	0020	01/29/13	$835,000	$1,005,000	3,760	10	2012	Avg	9,692	N	N	6160 167TH AVE SE
1	5	413942	0020	11/05/12	$805,000	$989,000	3,790	10	1994	Avg	13,085	Y	N	5496 170TH PL SE
1	0	413955	0080	07/02/13	$865,053	$1,003,000	3,790	10	2013	Avg	9,451	N	N	16570 SE 61ST PL
1	0	413955	0060	02/25/13	$894,421	$1,070,000	3,810	10	2013	Avg	7,305	N	N	16530 SE 61ST PL
1	0	413955	0150	09/26/12	$879,950	$1,091,000	3,810	10	2012	Avg	7,511	N	N	16485 SE 61ST PL
1	0	413955	0100	02/01/13	$948,643	$1,141,000	3,810	10	2013	Avg	9,726	N	N	16585 SE 61ST PL
1	0	413955	0120	07/22/13	$878,254	$1,013,000	3,810	10	2013	Avg	7,470	N	N	16545 SE 61ST PL
1	5	413943	0360	05/23/13	$868,500	$1,017,000	3,820	10	1993	Avg	10,543	N	N	6039 166TH AVE SE
1	5	560800	0650	04/25/13	$900,000	$1,061,000	3,820	10	1991	Avg	11,322	N	N	5315 GRAN PARADISO PL NW
1	10	723750	0540	09/17/13	$974,950	$1,108,000	3,830	10	2004	Avg	10,404	N	N	15116 SE 82ND CT
1	3	177835	0160	07/10/14	$847,700	$891,000	3,860	10	1996	Avg	10,260	N	N	19397 SE 57TH PL
1	4	560804	0070	04/09/14	$950,000	$1,024,000	3,870	10	1996	Avg	12,244	N	N	5444 CHAMPERY PL NW
1	5	896540	0440	09/18/12	$775,000	$963,000	3,870	10	1989	Avg	10,000	N	N	4877 167TH AVE SE
1	4	177836	0170	07/11/13	$905,000	$1,047,000	3,880	10	2004	Avg	7,763	N	N	16715 SE 69TH WAY
1	4	177836	0300	09/04/13	$947,500	$1,081,000	3,900	10	2005	Avg	7,558	N	N	16601 SE 70TH ST

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	413955	0050	05/09/13	$942,029	$1,107,000	3,920	10	2013	Avg	6,750	N	N	16510 SE 61ST PL
1	4	177836	0070	07/16/13	$915,000	$1,057,000	3,930	10	2003	Good	7,438	N	N	16633 SE 69TH WAY
1	0	302406	9005	05/25/12	$935,000	$1,193,000	3,930	10	1990	Avg	82,510	Y	N	18601 SE 65TH PL
1	0	252405	9266	02/14/12	$790,000	$1,031,000	3,960	10	2012	Avg	11,503	N	N	16419 SE COUGAR MOUNTAIN WAY
1	0	177700	0050	09/16/13	$905,000	$1,029,000	3,970	10	1983	Avg	35,135	Y	N	17019 SE 59TH ST
1	4	177836	0270	08/01/12	$780,000	$980,000	4,010	10	2005	Avg	7,789	N	N	16620 SE 70TH ST
1	0	242405	9163	07/09/14	$1,240,000	$1,303,000	4,010	10	2007	Avg	10,327	Y	N	6155 168TH PL SE
1	0	866510	0010	08/09/12	$864,950	$1,085,000	4,030	10	2012	Avg	10,549	N	N	6180 167TH AVE SE
1	0	866510	0040	04/24/12	$839,950	$1,079,000	4,030	10	2012	Avg	10,157	N	N	16789 SE 61ST ST
1	10	723750	0090	06/19/13	$1,100,000	$1,279,000	4,131	10	2008	Avg	12,005	N	N	8027 149TH PL SE
1	10	723750	0030	07/25/12	$846,088	$1,065,000	4,140	10	2004	Avg	11,253	N	N	14823 SE 79TH PL
1	8	071501	0150	01/14/14	$1,196,482	$1,319,000	4,150	10	2013	Avg	14,670	Y	N	7251 170TH AVE SE
1	8	071501	0130	01/13/14	$1,227,318	$1,353,000	4,150	10	2013	Avg	13,928	Y	N	7153 170TH AVE SE
1	0	242405	9052	07/10/14	$1,325,000	$1,392,000	4,170	10	2004	Avg	10,213	Y	N	6251 168TH PL SE
1	8	071500	0060	09/11/13	$1,218,647	$1,387,000	4,190	10	2013	Avg	17,121	Y	N	7363 169TH PL SE
1	8	071501	0170	12/13/13	$1,354,020	$1,505,000	4,190	10	2013	Avg	12,600	Y	N	7317 170TH AVE SE
1	8	071501	0600	05/21/14	$1,690,102	$1,801,000	4,190	10	2014	Avg	13,253	Y	N	7397 172ND AVE SE
1	8	071501	0540	04/07/14	$1,570,748	$1,693,000	4,190	10	2014	Avg	12,984	Y	N	7173 172ND AVE SE
1	8	071501	0020	12/02/13	$1,169,812	$1,304,000	4,190	10	2013	Avg	12,850	Y	N	7129 169TH AVE SE
1	0	252405	9131	03/21/12	$1,086,850	$1,407,000	4,200	10	2004	Avg	13,220	Y	N	7015 169TH AVE SE
1	13	723750	1360	12/12/12	$1,050,000	$1,279,000	4,200	10	2012	Avg	12,052	Y	N	15402 SE 80TH ST
1	8	071500	0020	01/08/14	$1,091,543	$1,205,000	4,260	10	2013	Avg	11,756	N	N	7339 168TH AVE SE
1	8	071500	0020	03/25/14	$1,295,000	$1,401,000	4,260	10	2013	Avg	11,756	N	N	7339 168TH AVE SE
1	8	071501	0180	01/03/14	$1,363,735	$1,507,000	4,260	10	2014	Avg	12,600	Y	N	7337 170TH AVE SE
1	8	071501	0550	11/26/13	$1,631,550	$1,821,000	4,260	10	2013	Avg	12,969	Y	N	7265 172ND AVE SE
1	8	071501	0120	11/08/13	$1,243,152	$1,394,000	4,260	10	2013	Avg	13,722	Y	N	7123 170TH AVE SE
1	5	413943	0410	11/07/14	$1,156,000	$1,174,000	4,270	10	1994	Avg	12,305	Y	N	16657 SE 59TH ST
1	10	723750	1350	02/13/13	$1,100,000	$1,319,000	4,270	10	2012	Avg	11,926	Y	N	15414 SE 80TH ST
1	2	132405	9149	09/15/14	$1,300,000	$1,341,000	4,320	10	2005	Avg	17,597	N	N	16838 SE 43RD ST
1	2	132405	9149	03/21/12	$945,000	$1,224,000	4,320	10	2005	Avg	17,597	N	N	16838 SE 43RD ST

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	322406	9079	05/01/14	$995,000	$1,066,000	4,360	10	2000	Avg	218,749	Y	N	9488 199TH AVE SE
1	8	071500	0010	07/24/14	$1,027,028	$1,075,000	4,430	10	2013	Avg	17,014	N	N	7317 168TH AVE SE
1	8	071501	0160	03/20/14	$1,281,160	$1,388,000	4,430	10	2014	Avg	12,600	Y	N	7271 170TH AVE SE
1	8	071501	0140	10/02/14	$1,750,000	$1,796,000	4,430	10	2014	Avg	12,739	Y	N	7231 170TH AVE SE
1	8	071501	0500	06/24/14	$1,720,950	$1,816,000	4,430	10	2014	Avg	13,046	Y	N	7051 172ND AVE SE
1	8	071501	0520	03/18/14	$1,636,162	$1,773,000	4,430	10	2014	Avg	13,015	Y	N	7123 172ND AVE SE
1	8	071501	0140	06/16/14	$1,227,972	$1,299,000	4,430	10	2014	Avg	12,739	Y	N	7231 170TH AVE SE
1	8	071501	0100	07/16/14	$1,194,950	$1,254,000	4,430	10	2014	Avg	14,086	Y	N	7055 170TH AVE SE
1	8	071501	0110	08/04/14	$1,240,415	$1,294,000	4,430	10	2014	Avg	13,726	Y	N	7095 170TH AVE SE
1	10	723750	0100	02/22/13	$1,000,000	$1,197,000	4,450	10	2012	Avg	13,037	N	N	8019 149TH PL SE
1	0	242405	9032	10/01/12	$915,000	$1,133,000	4,460	10	2007	Avg	41,080	N	N	17619 SE COUGAR MOUNTAIN DR
1	4	177836	0330	05/20/13	$1,035,000	$1,213,000	4,620	10	2004	Avg	8,060	N	N	16635 SE 70TH ST
1	4	177836	0010	08/30/12	$1,200,000	$1,498,000	4,640	10	2004	Avg	13,492	N	N	16710 SE 69TH WAY
1	10	723750	0140	03/13/13	$1,030,000	$1,227,000	4,680	10	2004	Avg	14,484	N	N	8129 150TH PL SE
1	10	723750	0170	06/14/13	$1,112,000	$1,295,000	4,690	10	2004	Avg	9,671	N	N	8142 150TH PL SE
1	13	723750	1400	06/22/12	$1,150,000	$1,458,000	4,750	10	2007	Avg	14,099	Y	N	15304 SE 80TH ST
1	13	723750	1370	01/17/12	$1,025,000	$1,346,000	4,800	10	2011	Avg	12,727	Y	N	15328 SE 80TH ST
1	4	177836	0150	06/20/14	$1,240,000	$1,310,000	4,930	10	2004	Avg	13,782	N	N	16659 SE 69TH WAY
1	8	413948	0050	03/21/14	$1,297,777	$1,406,000	2,530	11	1998	Avg	9,768	Y	N	17824 SE 57TH PL
1	5	413942	0070	09/10/14	$1,195,000	$1,234,000	2,610	11	1993	Avg	19,606	N	N	5487 170TH PL SE
1	5	896551	0190	06/10/14	$1,250,000	$1,324,000	2,620	11	1988	Avg	21,755	Y	N	4456 175TH PL SE
1	8	413948	0190	09/16/14	$1,153,000	$1,189,000	2,650	11	1999	Avg	10,623	Y	N	5741 179TH AVE SE
1	9	413948	0200	06/18/14	$1,384,000	$1,463,000	2,690	11	1997	Avg	12,103	Y	N	5799 179TH AVE SE
1	9	413948	0200	12/09/14	$1,400,000	$1,409,000	2,690	11	1997	Avg	12,103	Y	N	5799 179TH AVE SE
1	8	413948	0070	07/09/12	$1,243,500	$1,571,000	2,710	11	1998	Avg	10,300	Y	N	17810 SE 57TH PL
1	5	560800	0520	08/27/12	$754,000	$942,000	2,830	11	1997	Avg	8,197	N	N	5590 NW KONIGS CT
1	5	560800	0060	11/13/13	$1,269,800	$1,422,000	2,910	11	1993	Avg	18,867	Y	N	18606 NW CERVINIA CT
1	5	560800	0430	09/24/13	$920,000	$1,044,000	2,950	11	1992	Avg	17,493	N	N	5265 JUNG FRAU PL NW
1	5	413943	0810	08/01/14	$912,000	$953,000	2,979	11	1993	Avg	17,313	Y	N	5898 166TH AVE SE
1	4	560801	1070	08/15/13	$779,900	$894,000	3,060	11	1996	Avg	10,221	N	N	18171 NW VILLAGE PARK DR

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	413945	0640	07/22/13	$838,000	$966,000	3,080	11	1997	Avg	10,016	N	N	17247 SE 54TH ST
1	0	242405	9018	06/12/14	$1,070,000	$1,133,000	3,270	11	1989	Avg	35,445	N	N	6040 164TH AVE SE
1	8	413950	0160	09/04/12	$843,000	$1,051,000	3,350	11	1997	Avg	11,504	N	N	5640 173RD AVE SE
1	8	413948	0140	01/27/12	$920,000	$1,206,000	3,480	11	1996	Avg	15,957	Y	N	17807 SE 57TH PL
1	7	560801	0980	10/07/14	$878,000	$900,000	3,480	11	1995	Avg	13,421	N	N	5805 NW LAC LEMAN DR
1	11	413990	0190	07/09/13	$1,200,000	$1,388,000	3,500	11	1989	Avg	43,920	N	N	6148 160TH AVE SE
1	5	560800	0460	07/10/12	$868,000	$1,096,000	3,520	11	1991	Avg	13,421	N	N	18106 NW MONTREUX DR
1	5	896552	0220	07/30/12	$985,000	$1,238,000	3,520	11	1986	Avg	11,339	Y	N	17657 SE 45TH CT
1	10	723750	1630	10/01/12	$1,000,000	$1,239,000	3,560	11	2005	Avg	18,689	Y	N	14710 SE 83RD PL
1	5	896551	0330	09/19/13	$850,000	$966,000	3,590	11	1987	Good	9,605	N	N	17310 SE 45TH ST
1	0	413955	0010	06/19/12	$859,950	$1,091,000	3,610	11	2012	Avg	8,063	Y	N	16430 SE 61ST PL
1	0	413955	0170	06/19/12	$867,800	$1,101,000	3,620	11	2012	Avg	6,843	Y	N	16445 SE 61ST PL
1	8	413950	0150	06/03/13	$985,000	$1,150,000	3,640	11	1997	Avg	11,953	Y	N	5662 173RD AVE SE
1	5	413943	0120	04/25/12	$975,000	$1,253,000	3,660	11	1993	Avg	12,832	N	N	16483 SE 58TH PL
1	7	560801	0840	11/26/12	$790,125	$966,000	3,660	11	1995	Avg	9,642	N	N	5795 MATTERHORN PL NW
1	10	723750	0580	02/19/13	$920,000	$1,102,000	3,660	11	2004	Avg	10,762	N	N	8207 154TH AVE SE
1	5	413945	0620	05/13/13	$910,000	$1,068,000	3,710	11	1998	Avg	10,338	N	N	17150 SE 54TH PL
1	5	560800	0370	12/11/13	$825,000	$917,000	3,730	11	1993	Avg	9,659	N	N	5207 JUNG FRAU PL NW
1	12	330385	0130	02/23/12	$1,035,000	$1,348,000	3,740	11	2000	Avg	27,433	N	N	6599 170TH PL SE
1	5	560800	0590	07/14/14	$929,950	$976,000	3,790	11	1993	Avg	10,829	N	N	18103 NW MONTREUX DR
1	0	866510	0080	04/04/12	$885,000	$1,142,000	3,790	11	2012	Avg	12,023	Y	N	6101 167TH AVE SE
1	10	723750	1120	04/08/13	$1,115,000	$1,320,000	3,870	11	2003	Avg	11,121	N	N	15305 SE 82ND ST
1	0	177700	0110	06/27/13	$1,445,000	$1,677,000	3,880	11	1979	VGood	34,860	Y	N	17008 SE 59TH ST
1	0	866510	0030	09/11/12	$830,000	$1,033,000	3,880	11	2012	Avg	9,968	N	N	6140 167TH AVE SE
1	5	560800	0190	07/14/14	$1,520,000	$1,595,000	3,920	11	1996	Avg	13,288	Y	N	18212 NW MONTREUX DR
1	5	413945	0750	12/17/13	$948,000	$1,053,000	3,932	11	1996	Avg	9,637	N	N	5517 174TH PL SE
1	13	723750	1180	06/25/14	$1,200,000	$1,266,000	3,990	11	2006	Avg	13,470	Y	N	15527 SE 79TH PL
1	5	560800	0010	08/11/14	$1,385,000	$1,442,000	4,010	11	2006	Avg	15,365	Y	N	18601 NW CERVINIA CT
1	5	413945	0790	10/15/13	$925,000	$1,044,000	4,023	11	1996	Avg	10,145	N	N	5595 174TH PL SE
1	3	177835	0120	08/08/13	$998,000	$1,146,000	4,050	11	1996	Avg	12,993	N	N	19451 SE 57TH PL

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	866510	0070	01/11/12	$869,950	$1,144,000	4,050	11	2012	Avg	10,774	N	N	16720 SE 61ST ST
1	9	413943	0650	05/10/13	$1,312,500	$1,542,000	4,120	11	1996	Avg	13,822	Y	N	5880 169TH AVE SE
1	13	723750	1170	12/11/12	$901,000	$1,097,000	4,121	11	2006	Avg	13,539	Y	N	15513 SE 79TH PL
1	12	330385	0270	02/24/12	$1,065,000	$1,387,000	4,150	11	2003	Avg	18,954	Y	N	6640 170TH PL SE
1	10	723750	1040	06/17/14	$1,200,000	$1,269,000	4,170	11	2004	Avg	9,748	Y	N	8302 154TH AVE SE
1	7	560801	0750	08/29/14	$1,160,000	$1,202,000	4,190	11	1994	Avg	15,724	Y	N	5623 NW LAC LEMAN DR
1	13	723750	0480	03/26/13	$1,250,000	$1,484,000	4,190	11	2004	Avg	13,001	Y	N	15230 SE 82ND ST
1	0	866510	0090	07/09/12	$972,950	$1,229,000	4,240	11	2012	Avg	10,526	Y	N	6111 167TH AVE SE
1	11	413991	0230	12/13/12	$985,000	$1,199,000	4,250	11	1990	Avg	35,110	N	N	6134 162ND PL SE
1	13	723750	0520	06/25/12	$1,000,000	$1,267,000	4,270	11	2006	Avg	9,775	N	N	15132 SE 82ND CT
1	13	723750	0320	05/11/12	$1,150,000	$1,472,000	4,290	11	2005	Avg	11,257	Y	N	15143 SE 80TH ST
1	9	413948	0370	08/03/12	$1,480,000	$1,859,000	4,310	11	1997	Avg	12,655	Y	N	17863 SE 58TH PL
1	11	413990	0210	06/20/14	$1,320,000	$1,395,000	4,410	11	1989	Avg	36,200	N	N	6122 160TH AVE SE
1	13	723750	0530	07/09/14	$1,037,000	$1,090,000	4,440	11	2003	Avg	10,660	N	N	15124 SE 82ND ST
1	10	723750	0640	08/31/13	$1,030,000	$1,176,000	4,470	11	2006	Avg	9,375	N	N	8245 154TH AVE SE
1	10	723750	0600	03/28/13	$900,000	$1,068,000	4,520	11	2005	Avg	9,137	N	N	8217 154TH AVE SE
1	0	242405	9033	04/10/13	$1,361,500	$1,611,000	4,540	11	2008	Avg	64,606	Y	N	5970 173RD LN SE
1	10	723750	1010	05/09/12	$1,050,000	$1,345,000	4,560	11	2005	Avg	10,464	Y	N	8255 155TH AVE SE
1	12	330385	0170	06/04/12	$1,175,000	$1,496,000	4,610	11	2001	Avg	24,059	Y	N	6749 170TH PL SE
1	0	866510	0060	06/25/13	$1,175,000	$1,364,000	4,610	11	2012	Avg	10,616	N	N	16740 SE 61ST ST
1	0	866510	0060	10/02/12	$1,017,470	$1,260,000	4,610	11	2012	Avg	10,616	N	N	16740 SE 61ST ST
1	12	330385	0140	09/22/13	$1,423,000	$1,616,000	4,620	11	2000	Avg	26,442	Y	N	6601 170TH PL SE
1	13	723750	0510	12/16/13	$1,150,000	$1,277,000	4,630	11	2007	Avg	9,867	N	N	15210 SE 82ND CT
1	12	330385	0360	06/25/14	$1,280,000	$1,351,000	4,660	11	2003	Avg	17,398	Y	N	17069 SE 65TH PL
1	10	723750	0670	02/12/13	$1,200,000	$1,440,000	4,660	11	2005	Avg	9,141	N	N	8255 154TH AVE SE
1	0	242405	9011	12/19/14	$1,674,950	$1,681,000	4,840	11	2014	Avg	35,033	Y	N	5975 178TH CT SE
1	13	723750	0380	03/19/12	$1,277,000	$1,654,000	5,110	11	2004	Avg	13,590	Y	N	15313 SE 80TH ST
1	13	723750	0380	05/21/13	$1,350,000	$1,581,000	5,110	11	2004	Avg	13,590	Y	N	15313 SE 80TH ST
1	0	262405	9036	10/03/14	$1,599,950	$1,642,000	5,130	11	1996	Avg	43,123	N	N	16114 SE COUGAR MOUNTAIN WAY
1	13	723750	1300	06/14/13	$1,500,000	$1,746,000	5,170	11	2005	Avg	13,811	Y	N	7802 155TH AVE SE

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	10	723750	0990	08/13/13	$1,425,000	$1,634,000	5,390	11	2008	Avg	11,141	Y	N	8233 155TH AVE SE
1	13	723750	0360	11/06/14	$1,500,000	$1,524,000	5,550	11	2005	Avg	12,968	Y	N	15227 SE 80TH ST
1	0	192406	9086	04/02/13	$900,000	$1,067,000	5,580	11	1979	Avg	161,607	N	N	18528 SE 58TH ST
1	0	177700	0040	02/26/13	$1,375,000	$1,644,000	5,720	11	1992	Good	35,332	Y	N	5924 SE 170TH ST
1	13	723750	1160	12/05/13	$1,312,000	$1,461,000	5,831	11	2006	Avg	13,326	Y	N	15507 SE 79TH PL
1	13	723750	0390	11/10/14	$1,570,000	$1,594,000	6,070	11	2004	Avg	14,731	Y	N	15321 SE 80TH ST
1	10	723750	0590	11/17/14	$1,320,000	$1,337,000	6,110	11	2005	Avg	10,369	N	N	8213 154TH AVE SE
1	5	560800	0200	11/08/12	$1,078,000	$1,323,000	2,200	12	1995	Avg	15,858	Y	N	18210 NW MONTREUX DR
1	8	413942	0550	06/19/12	$1,100,000	$1,396,000	2,480	12	1995	Avg	15,177	Y	N	16833 SE 57TH PL
1	5	560800	0120	11/08/12	$1,115,000	$1,369,000	2,520	12	1996	Avg	13,000	Y	N	18408 NW MONTREUX DR
1	5	413942	0040	03/11/14	$1,210,000	$1,314,000	2,790	12	1992	Avg	19,893	N	N	5492 170TH PL SE
1	8	413942	0180	06/25/13	$2,050,000	$2,380,000	2,850	12	2000	Avg	19,366	Y	N	16930 SE 58TH ST
1	9	413947	0100	03/15/13	$1,475,000	$1,756,000	2,860	12	1996	Good	10,607	Y	N	17062 SE 58TH ST
1	8	413950	0290	07/23/13	$1,525,000	$1,758,000	2,890	12	1998	Avg	13,041	Y	N	17234 SE 57TH PL
1	8	413942	0640	10/30/14	$1,785,000	$1,818,000	2,910	12	1996	Avg	14,300	Y	N	16906 SE 58TH ST
1	9	413943	0710	11/05/12	$1,800,000	$2,211,000	2,940	12	1999	Avg	13,975	Y	N	16790 SE 58TH PL
1	8	413942	0660	05/09/13	$1,275,000	$1,498,000	2,980	12	1996	Avg	13,838	Y	N	16858 SE 58TH ST
1	8	413942	0290	06/07/13	$1,575,000	$1,837,000	3,010	12	1999	Avg	24,447	Y	N	5521 171ST AVE SE
1	9	413947	0010	10/06/14	$1,615,000	$1,656,000	3,020	12	1996	Avg	12,281	Y	N	17075 SE 58TH ST
1	8	413949	0210	07/30/14	$1,285,000	$1,343,000	3,210	12	1998	Avg	14,450	Y	N	5622 176TH PL SE
1	5	140400	0010	09/08/13	$1,400,000	$1,595,000	3,340	12	1996	Avg	134,600	Y	N	4423 164TH LN SE
1	8	413949	0190	07/11/14	$1,500,000	$1,576,000	3,420	12	1996	Avg	12,426	Y	N	5692 176TH PL SE
1	0	242405	9137	11/09/12	$1,180,000	$1,448,000	3,470	12	2000	Avg	60,984	Y	N	17550 SE 60TH ST
1	5	413945	0630	10/01/14	$1,080,000	$1,109,000	3,510	12	1998	Avg	12,497	N	N	17241 SE 54TH PL
1	9	413943	0760	08/20/13	$1,429,000	$1,636,000	3,530	12	2000	Avg	14,797	Y	N	5841 167TH AVE SE
1	9	413943	0760	02/29/12	$1,325,000	$1,724,000	3,530	12	2000	Avg	14,797	Y	N	5841 167TH AVE SE
1	8	413942	0370	08/11/14	$1,760,000	$1,833,000	3,555	12	1996	Good	21,630	Y	N	5657 171ST AVE SE
1	8	413950	0130	06/07/13	$1,495,000	$1,744,000	3,590	12	1999	Avg	12,825	Y	N	5730 173RD AVE SE
1	0	262405	9066	09/13/13	$1,145,000	$1,303,000	3,620	12	1996	Avg	44,866	N	N	16106 SE COUGAR MOUNTAIN WAY
1	8	413949	0120	08/26/13	$1,460,000	$1,669,000	3,620	12	1998	Avg	18,948	Y	N	5817 176TH PL SE

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	413947	0040	08/05/13	$1,500,000	$1,724,000	3,630	12	1998	Avg	11,853	Y	N	17093 SE 58TH ST
1	7	560801	0790	10/16/12	$950,000	$1,173,000	3,640	12	1996	Avg	12,229	Y	N	5669 MATTERHORN PL NW
1	8	413950	0030	11/21/13	$1,275,000	$1,425,000	3,780	12	1998	Avg	14,187	Y	N	17183 SE 58TH ST
1	8	413942	0280	04/16/13	$1,535,000	$1,814,000	3,920	12	1996	Avg	27,401	Y	N	5520 171ST AVE SE
1	0	242405	9145	01/11/13	$1,175,000	$1,421,000	3,940	12	1997	Avg	35,753	N	N	6048 164TH AVE SE
1	8	413942	0530	06/26/12	$1,304,000	$1,652,000	4,040	12	2000	Avg	14,533	Y	N	5768 168TH PL SE
1	8	413949	0200	08/05/13	$1,275,000	$1,465,000	4,090	12	1997	Avg	12,114	Y	N	5660 176TH PL SE
1	8	413950	0390	05/08/12	$1,290,000	$1,653,000	4,130	12	1997	Avg	14,500	Y	N	17186 SE 58TH ST
1	11	413991	0130	06/19/13	$1,259,000	$1,464,000	4,140	12	1990	Avg	36,490	N	N	6173 164TH AVE SE
1	8	413942	0430	06/11/14	$1,365,000	$1,446,000	4,210	12	1995	Avg	17,258	Y	N	5564 169TH PL SE
1	8	413950	0080	07/18/14	$1,488,000	$1,560,000	4,280	12	1998	Avg	13,077	Y	N	5792 173RD AVE SE
1	3	221170	0114	12/05/13	$1,130,000	$1,259,000	4,430	12	2008	Avg	10,687	N	N	16408 SE 45TH WAY
1	11	413990	0220	08/01/13	$1,365,000	$1,570,000	4,440	12	1988	Avg	33,330	N	N	6133 160TH AVE SE
1	11	413990	0220	06/21/12	$1,290,000	$1,636,000	4,440	12	1988	Avg	33,330	N	N	6133 160TH AVE SE
1	5	560800	0630	11/03/14	$1,515,000	$1,541,000	4,500	12	1991	Avg	11,795	N	N	5311 GRAN PARADISO PL NW
1	5	560800	0700	09/18/14	$1,038,000	$1,070,000	4,570	12	1991	Avg	10,615	N	N	5312 GRAN PARADISO PL NW
1	8	413942	0260	12/30/13	$1,750,000	$1,936,000	4,630	12	2003	Avg	18,374	Y	N	5546 171ST AVE SE
1	11	413990	0120	11/14/12	$1,010,000	$1,238,000	4,670	12	1989	Avg	43,950	N	N	6324 160TH PL SE
1	11	413990	0120	06/05/14	$1,415,000	$1,501,000	4,670	12	1989	Avg	43,950	N	N	6324 160TH PL SE
1	11	413991	0180	05/17/13	$1,468,000	$1,721,000	4,770	12	1990	Avg	31,570	N	N	16264 SE 63RD ST
1	11	675250	0040	04/24/14	$1,600,000	$1,717,000	4,850	12	1990	Good	33,210	N	N	6528 163RD PL SE
1	11	413990	0070	03/22/12	$1,070,000	$1,385,000	4,950	12	1988	Avg	35,000	N	N	6317 160TH PL SE
1	11	413990	0050	05/19/14	$1,468,000	$1,565,000	5,010	12	1988	Avg	34,460	N	N	6265 160TH AVE SE
1	8	413942	0220	09/25/12	$1,885,000	$2,338,000	5,090	12	1998	Avg	23,687	Y	N	5672 171ST AVE SE
1	12	330385	0260	03/24/14	$1,490,000	$1,612,000	5,410	12	2001	Avg	15,778	N	N	6670 170TH PL SE
1	13	723750	0250	09/25/13	$1,318,750	$1,496,000	5,410	12	2006	Avg	12,740	Y	N	15023 SE 80TH ST
1	11	675250	0110	07/23/14	$1,690,000	$1,769,000	5,880	12	1990	Avg	32,860	N	N	6525 163RD PL SE
1	0	262405	9027	04/28/14	$2,300,000	$2,466,000	7,520	12	1997	Avg	41,518	N	N	6564 161ST PL SE
1	12	330385	0090	08/09/13	$1,950,000	$2,239,000	3,680	13	2001	Avg	27,682	Y	N	6555 170TH PL SE
1	13	723750	1190	10/10/14	$1,780,000	$1,823,000	4,890	13	2004	Avg	13,402	N	N	15533 SE 79TH PL

Improved Sales Used in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	11	413990	0110	01/03/13	$1,225,000	$1,484,000	4,990	13	1990	Avg	33,660	N	N	6336 160TH PL SE
1	13	723750	1270	02/15/12	$1,500,000	$1,958,000	5,060	13	2006	Avg	13,709	Y	N	15514 SE 79TH PL
1	13	723750	1200	11/12/12	$1,369,000	$1,679,000	5,290	13	2003	Avg	15,937	N	N	15541 SE 79TH PL
1	12	330385	0080	10/16/12	$2,100,000	$2,592,000	5,470	13	2001	Avg	32,890	Y	N	6539 170TH PL SE
1	12	330385	0390	12/12/14	$2,983,000	$3,000,000	6,290	13	2001	Avg	18,898	Y	N	17003 SE 65TH PL
11	7	235430	0915	09/03/14	$330,000	$341,000	720	5	1943	Avg	7,250	N	N	320 SE DARST ST
11	7	235430	0845	08/04/14	$210,000	$219,000	1,020	5	1900	Avg	6,000	N	N	335 SE BUSH ST
11	0	292406	9049	10/17/12	$447,000	$552,000	1,180	5	1920	Avg	356,048	N	N	21003 SE 75TH ST
11	8	342406	9145	09/25/14	$343,000	$353,000	1,400	5	1920	VGood	5,662	N	N	330 FRONT ST S
11	7	342406	9076	06/13/12	$285,500	$363,000	930	6	1919	VGood	6,098	N	N	395 SE ANDREWS ST
11	7	342406	9076	10/13/14	$360,000	$368,000	930	6	1919	VGood	6,098	N	N	395 SE ANDREWS ST
11	8	342406	9170	12/10/13	$360,000	$400,000	960	6	1939	Good	10,301	N	N	450 FRONT ST S
11	7	527910	0560	09/17/12	$395,000	$491,000	970	6	1945	VGood	6,650	N	N	430 NE ALDER ST
11	87	332406	9460	02/24/12	$199,900	$260,000	1,090	6	1967	Good	14,374	N	N	455 FRONT ST S
11	7	235430	0835	12/24/14	$480,000	$481,000	1,140	6	1943	VGood	12,000	N	N	309 SE CROSTON LN
11	0	332406	9569	06/24/14	$340,000	$359,000	1,140	6	2008	Avg	9,750	N	N	275 SW FRANCIS LN
11	8	342406	9191	10/29/13	$327,500	$368,000	1,140	6	2009	Avg	9,636	N	N	555 SE LEWIS ST
11	9	322406	9026	05/20/14	$330,000	$352,000	1,180	6	1959	Good	43,124	N	N	8224 RENTON-ISSAQUAH RD SE
11	8	332406	9063	10/22/13	$270,000	$304,000	1,180	6	1943	Avg	10,590	N	N	275 FRONT ST S
11	7	527910	0675	10/28/14	$313,000	$319,000	1,180	6	1954	VGood	4,900	N	N	470 NE BIRCH ST
11	7	552860	0030	09/17/13	$310,000	$352,000	1,190	6	1950	Avg	6,000	N	N	270 1ST AVE NE
11	7	342406	9219	06/25/13	$460,502	$535,000	1,200	6	1998	Avg	7,000	N	N	160 5TH AVE SE
11	7	342406	9234	06/04/13	$299,900	$350,000	1,280	6	1963	VGood	7,800	N	N	564 SE ANDREWS ST
11	7	282406	9207	10/29/12	$255,000	$314,000	1,560	6	1948	Good	6,728	N	N	140 NW DOGWOOD ST
11	77	282406	9180	08/06/14	$385,000	$402,000	1,800	6	1912	VGood	10,890	Y	N	201 NW ALDER PL
11	7	235430	0818	11/15/13	$440,000	$493,000	1,820	6	1984	Good	6,000	N	N	257 SE CROSTON LN
11	7	552860	0040	04/14/14	$340,000	$366,000	780	7	2013	Avg	6,000	N	N	300 1ST AVE NE
11	0	193880	0032	06/04/13	$320,000	$374,000	940	7	1961	Avg	42,287	N	N	9303 240TH AVE SE
11	8	342406	9215	08/28/12	$379,000	$473,000	1,000	7	1959	Avg	10,800	N	N	930 2ND AVE SE
11	7	342406	9269	04/22/14	$440,000	$472,000	1,010	7	1965	Good	7,840	N	N	360 SE DARST ST

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Area 065 -- 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
11	3	570620	0040	06/24/13	$265,000	$308,000	1,020	7	1969	Avg	11,640	N	N	465 MOUNT DEFIANCE CIR SW
11	3	570620	0080	12/05/13	$390,000	$434,000	1,020	7	1969	Avg	15,015	N	N	385 MOUNT DEFIANCE CIR SW
11	3	570620	0060	08/18/14	$399,950	$416,000	1,020	7	1969	VGood	18,050	N	N	425 MOUNT DEFIANCE CIR SW
11	7	272406	9120	08/25/14	$365,000	$379,000	1,030	7	1959	VGood	7,405	N	N	340 1ST AVE NE
11	3	570620	0280	07/01/14	$382,500	$403,000	1,040	7	1967	Good	9,000	N	N	450 MOUNT DEFIANCE CIR SW
11	3	941220	0070	04/24/14	$475,000	$510,000	1,060	7	1965	VGood	11,375	N	N	753 MOUNTAIN VIEW PL SW
11	3	146060	0040	04/03/14	$467,000	$504,000	1,080	7	1980	VGood	16,000	N	N	570 MOUNT CEDAR DR SW
11	0	029130	0160	12/03/12	$277,500	$339,000	1,090	7	2003	Avg	984	N	N	404 SHANGRI-LA WAY NW
11	0	029130	0140	02/11/14	$310,000	$339,000	1,090	7	2003	Avg	964	N	N	388 SHANGRI-LA WAY NW
11	0	029131	0450	08/06/12	$265,000	$333,000	1,090	7	2005	Avg	865	N	N	2047 NW BOULDER WAY DR
11	0	029131	0360	08/05/13	$299,900	$345,000	1,090	7	2005	Avg	831	N	N	2011 NW BOULDER WAY DR
11	3	570620	1790	06/06/13	$310,000	$362,000	1,100	7	1961	Avg	12,500	N	N	375 MOUNT MCKINLEY DR SW
11	3	570620	0290	09/02/14	$440,000	$455,000	1,110	7	1965	VGood	9,000	N	N	470 MOUNT DEFIANCE CIR SW
11	0	856278	0100	02/07/14	$305,000	$334,000	1,110	7	2008	Avg	750	N	N	204 SHANGRI-LA WAY NW
11	0	856278	0800	10/09/12	$269,990	$334,000	1,120	7	2012	Avg	758	N	N	2197 NW TALUS DR
11	0	856278	0800	10/16/14	$305,000	$312,000	1,120	7	2012	Avg	758	N	N	2197 NW TALUS DR
11	0	856278	0810	03/24/12	$287,900	$373,000	1,120	7	2012	Avg	758	N	N	2201 NW TALUS DR
11	0	856278	0650	08/18/13	$309,990	$355,000	1,120	7	2013	Avg	768	N	N	2125 NW TALUS DR
11	0	856278	0680	02/20/13	$299,990	$359,000	1,120	7	2012	Avg	780	N	N	2145 NW TALUS DR
11	0	856278	0640	08/13/13	$307,000	$352,000	1,120	7	2013	Avg	755	N	N	2121 NW TALUS DR
11	0	856278	0600	08/18/13	$314,990	$361,000	1,120	7	2013	Avg	765	N	N	2105 NW TALUS DR
11	0	856278	0610	08/22/13	$344,990	$395,000	1,120	7	2013	Avg	754	N	N	2109 NW TALUS DR
11	0	856278	0630	09/03/13	$312,580	$357,000	1,120	7	2013	Avg	748	N	N	2117 NW TALUS DR
11	0	856278	0620	08/16/13	$314,990	$361,000	1,120	7	2013	Avg	748	N	N	2113 NW TALUS DR
11	0	856278	0760	06/26/12	$275,000	$348,000	1,120	7	2012	Avg	758	N	N	2179 NW TALUS DR
11	0	856278	0760	02/11/14	$310,000	$339,000	1,120	7	2012	Avg	758	N	N	2179 NW TALUS DR
11	0	856278	0780	12/18/12	$278,998	$339,000	1,120	7	2012	Avg	758	N	N	2187 NW TALUS DR
11	0	856278	0770	11/12/12	$280,000	$343,000	1,120	7	2012	Avg	758	N	N	2183 NW TALUS DR
11	0	856278	0700	03/20/13	$299,990	$357,000	1,120	7	2012	Avg	759	N	N	2153 NW TALUS DR
11	0	856278	0690	02/27/13	$289,990	$347,000	1,120	7	2012	Avg	766	N	N	2149 NW TALUS DR

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	856278	0710	03/07/13	$300,981	$359,000	1,120	7	2012	Avg	758	N	N	2157 NW TALUS DR
11	0	856278	0730	06/25/13	$330,000	$383,000	1,120	7	2012	Avg	757	N	N	2165 NW TALUS DR
11	0	856278	0720	05/16/13	$314,990	$369,000	1,120	7	2012	Avg	757	N	N	2161 NW TALUS DR
11	0	856278	0790	06/08/12	$277,190	$353,000	1,120	7	2012	Avg	758	N	N	2193 NW TALUS DR
11	0	856278	0550	09/29/13	$309,430	$351,000	1,150	7	2013	Avg	711	N	N	2115 NW MORAINE PL
11	0	856278	0560	09/29/13	$316,990	$359,000	1,150	7	2013	Avg	711	N	N	2111 NW MORAINE PL
11	0	856278	0540	12/22/14	$325,000	$326,000	1,150	7	2013	Avg	711	N	N	2119 NW MORAINE PL
11	0	856278	0520	09/17/13	$316,990	$360,000	1,150	7	2013	Avg	711	N	N	2127 NW MORAINE PL
11	0	856278	0540	12/11/13	$332,500	$370,000	1,150	7	2013	Avg	711	N	N	2119 NW MORAINE PL
11	0	856278	0570	09/29/13	$344,900	$391,000	1,150	7	2013	Avg	711	N	N	2107 NW MORAINE PL
11	0	856278	0440	03/20/13	$306,990	$365,000	1,150	7	2013	Avg	698	N	N	2151 NW MORAINE PL
11	0	856278	0450	03/07/13	$303,900	$363,000	1,150	7	2013	Avg	698	N	N	2147 NW MORAINE PL
11	0	856278	0430	03/12/13	$299,662	$357,000	1,150	7	2013	Avg	698	N	N	2155 NW MORAINE PL
11	0	856278	0410	02/20/13	$303,990	$364,000	1,150	7	2013	Avg	698	N	N	2163 NW MORAINE PL
11	0	856278	0420	03/04/13	$298,000	$356,000	1,150	7	2013	Avg	698	N	N	2159 NW MORAINE PL
11	0	856278	0490	06/24/13	$308,410	$358,000	1,150	7	2013	Avg	683	N	N	2135 NW MORAINE PL
11	0	856278	0480	06/19/13	$308,050	$358,000	1,150	7	2013	Avg	683	N	N	2137 NW MORAINE PL
11	0	856278	0400	03/07/13	$306,990	$366,000	1,150	7	2013	Avg	698	N	N	2167 NW MORAINE PL
11	0	856278	0260	09/05/14	$325,000	$336,000	1,150	7	2008	Avg	720	N	N	2239 NW HIDDEN LN
11	0	856278	0310	04/21/12	$297,224	$382,000	1,150	7	2012	Avg	698	N	N	2207 NW MORAINE PL
11	0	856278	0190	10/07/14	$315,000	$323,000	1,150	7	2009	Avg	705	N	N	2273 NW HIDDEN LN
11	0	856278	0370	10/22/12	$279,900	$345,000	1,150	7	2012	Avg	698	N	N	2181 NW MORAINE PL
11	0	856278	0360	03/24/12	$289,900	$375,000	1,150	7	2012	Avg	698	N	N	2185 NW MORAINE PL
11	0	856278	0330	10/04/12	$269,990	$334,000	1,150	7	2012	Avg	698	N	N	2199 NW MORAINE PL
11	0	856278	0320	05/30/12	$280,000	$357,000	1,150	7	2012	Avg	698	N	N	2203 NW MORAINE PL
11	0	856278	0350	05/10/12	$275,000	$352,000	1,150	7	2012	Avg	698	N	N	2191 NW MORAINE PL
11	0	856278	0340	10/23/12	$273,000	$336,000	1,150	7	2012	Avg	698	N	N	2195 NW MORAINE PL
11	0	856278	0110	12/02/14	$325,000	$328,000	1,160	7	2008	Avg	1,078	N	N	202 SHANGRI-LA WAY NW
11	0	856278	0290	10/15/14	$329,950	$337,000	1,170	7	2008	Avg	1,032	N	N	2219 NW HIDDEN LN
11	0	856278	0180	06/12/14	$336,750	$357,000	1,170	7	2009	Avg	1,011	N	N	2277 NW HIDDEN LN

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Area 065 -- 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
11	0	807860	0440	05/23/12	$365,500	$467,000	1,190	7	1985	Avg	7,270	N	N	2525 NW OAKCREST DR
11	3	941220	0830	05/29/13	$420,000	$491,000	1,190	7	1965	VGood	37,100	N	N	820 SW CEDARGLADE
11	7	342406	9070	05/20/13	$295,000	$346,000	1,200	7	1913	Avg	6,000	N	N	385 E SUNSET WAY
11	0	856278	0460	03/20/13	$309,990	$369,000	1,200	7	2013	Avg	1,020	N	N	2143 NW MORAINE PL
11	0	856278	0500	06/19/13	$317,945	$370,000	1,200	7	2013	Avg	941	N	N	2133 NW MORAINE PL
11	0	856278	0510	09/22/13	$326,000	$370,000	1,200	7	2013	Avg	1,038	N	N	2131 NW MORAINE PL
11	0	856278	0470	06/18/13	$312,990	$364,000	1,200	7	2013	Avg	958	N	N	2139 NW MORAINE PL
11	0	856278	0580	09/29/13	$325,990	$369,000	1,200	7	2013	Avg	998	N	N	2103 NW MORAINE PL
11	0	856278	0300	04/17/12	$299,900	$386,000	1,200	7	2012	Avg	989	N	N	2209 NW MORAINE PL
11	0	856278	0380	03/21/12	$296,990	$385,000	1,200	7	2012	Avg	989	N	N	2177 NW MORAINE PL
11	0	856278	0390	02/08/13	$314,625	$378,000	1,200	7	2013	Avg	989	N	N	2173 NW MORAINE PL
11	0	856278	0390	08/22/14	$330,000	$343,000	1,200	7	2013	Avg	989	N	N	2173 NW MORAINE PL
11	3	146060	0060	05/28/13	$350,000	$409,000	1,210	7	1979	Good	18,360	N	N	590 MOUNT CEDAR DR SW
11	3	570620	1950	11/04/13	$405,000	$455,000	1,210	7	1961	Avg	12,458	N	N	420 MOUNT KENYA DR SW
11	3	941450	0430	10/26/12	$375,000	$462,000	1,250	7	1969	VGood	11,286	N	N	1500 WILDWOOD BLVD SW
11	3	941461	0180	09/14/12	$398,500	$496,000	1,260	7	1987	Good	9,333	N	N	895 HIGHWOOD DR SW
11	3	941220	0280	08/27/14	$450,000	$467,000	1,270	7	1967	Good	13,140	N	N	450 SW FOREST DR
11	3	941450	0550	10/15/13	$442,000	$499,000	1,270	7	1967	Good	9,660	N	N	910 GREENWOOD BLVD SW
11	3	941220	0080	05/23/14	$440,000	$468,000	1,280	7	1965	Good	10,400	N	N	749 MOUNTAIN VIEW PL SW
11	0	029130	0210	03/19/12	$288,000	$373,000	1,290	7	2003	Avg	1,326	N	N	378 NW PEBBLE LN
11	0	029130	0220	09/18/12	$289,950	$360,000	1,290	7	2003	Avg	1,371	N	N	384 NW PEBBLE LN
11	0	029130	0070	09/06/12	$305,000	$380,000	1,290	7	2003	Avg	1,447	N	N	2247 NW BOULDER WAY DR
11	0	029130	0080	01/11/13	$290,000	$351,000	1,290	7	2003	Avg	1,437	N	N	2235 NW BOULDER WAY DR
11	0	029131	0120	12/09/14	$355,000	$357,000	1,290	7	2004	Avg	1,332	N	N	2122 NW BOULDER WAY DR
11	0	029131	0150	06/02/14	$391,000	$415,000	1,290	7	2004	Avg	1,290	N	N	2104 NW BOULDER WAY DR
11	0	029131	0080	05/16/14	$325,000	$347,000	1,290	7	2004	Avg	1,268	N	N	2146 NW BOULDER WAY DR
11	0	029131	0040	04/25/14	$365,000	$392,000	1,290	7	2004	Avg	1,301	N	N	2172 NW BOULDER WAY DR
11	0	029131	0070	04/18/12	$289,500	$373,000	1,290	7	2004	Avg	1,264	N	N	2152 NW BOULDER WAY DR
11	0	029131	0260	05/16/14	$377,500	$403,000	1,290	7	2005	Avg	1,377	N	N	2036 NW BOULDER WAY DR
11	0	029131	0180	06/13/14	$379,500	$402,000	1,290	7	2005	Avg	1,287	N	N	2088 NW BOULDER WAY DR

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Area 065 -- 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
11	0	029131	0220	04/19/12	$277,000	$356,000	1,290	7	2005	Avg	1,289	N	N	2062 NW BOULDER WAY DR
11	0	029130	0170	05/09/14	$387,000	$414,000	1,300	7	2003	Avg	1,606	N	N	412 SHANGRI-LA WAY NW
11	0	029130	0290	12/07/12	$276,000	$336,000	1,300	7	2004	Avg	1,452	N	N	403 NW PEBBLE LN
11	0	029130	0270	09/20/13	$360,000	$409,000	1,300	7	2004	Avg	1,305	N	N	377 NW PEBBLE LN
11	0	029130	0030	07/01/13	$325,000	$377,000	1,300	7	2003	Avg	1,498	N	N	356 SHANGRI-LA WAY NW
11	0	029130	0010	05/21/14	$389,999	$415,000	1,300	7	2003	Avg	1,471	N	N	340 SHANGRI-LA WAY NW
11	0	029131	0390	09/04/14	$355,000	$367,000	1,300	7	2005	Avg	1,087	N	N	2023 NW BOULDER WAY DR
11	0	029131	0400	07/24/13	$349,000	$402,000	1,300	7	2005	Avg	1,388	N	N	2027 NW BOULDER WAY DR
11	0	029131	0390	04/12/12	$293,000	$378,000	1,300	7	2005	Avg	1,087	N	N	2023 NW BOULDER WAY DR
11	0	029131	0370	08/29/14	$366,000	$379,000	1,300	7	2005	Avg	1,028	N	N	2015 NW BOULDER WAY DR
11	0	029131	0480	08/26/13	$379,950	$434,000	1,300	7	2005	Avg	1,526	N	N	2059 NW BOULDER WAY DR
11	0	029131	0650	11/01/13	$347,500	$390,000	1,300	7	2004	Avg	1,082	N	N	2161 NW BOULDER WAY DR
11	0	029131	0550	05/28/13	$358,000	$419,000	1,300	7	2004	Avg	1,434	N	N	2121 NW BOULDER WAY DR
11	0	029131	0590	04/12/12	$300,000	$387,000	1,300	7	2004	Avg	1,080	N	N	2137 NW BOULDER WAY DR
11	0	029131	0600	05/02/12	$309,000	$396,000	1,300	7	2004	Avg	1,510	N	N	2141 NW BOULDER WAY DR
11	3	941220	0250	07/29/13	$440,000	$507,000	1,300	7	1966	VGood	12,600	N	N	480 SW FOREST DR
11	7	527910	0505	12/10/14	$350,000	$352,000	1,350	7	1959	Good	6,650	N	N	395 NE BIRCH ST
11	3	570620	1430	08/10/12	$309,500	$388,000	1,350	7	1966	Good	12,885	N	N	595 MOUNTAINSIDE DR SW
11	3	570620	0490	08/26/13	$445,000	$509,000	1,360	7	1992	Good	9,014	N	N	490 MOUNT FURY CIR SW
11	3	570620	1140	11/21/14	$533,250	$540,000	1,370	7	1960	Good	15,398	N	N	355 MOUNT JUPITER DR SW
11	3	941450	0580	08/23/12	$371,975	$465,000	1,390	7	1968	VGood	9,782	N	N	970 GREENWOOD BLVD SW
11	7	272406	9103	08/28/14	$389,000	$403,000	1,400	7	1962	Good	10,018	N	N	290 NE CREEK WAY
11	3	941450	0570	11/13/13	$390,000	$437,000	1,400	7	1968	Good	9,787	N	N	950 GREENWOOD BLVD SW
11	3	146060	0130	06/26/13	$410,000	$476,000	1,410	7	1979	Good	12,245	N	N	555 MOUNT CEDAR DR SW
11	3	570620	1540	03/10/14	$456,000	$495,000	1,410	7	1967	Good	14,016	N	N	550 MOUNT OLYMPUS DR SW
11	3	941450	0490	02/15/13	$415,000	$498,000	1,410	7	1967	Good	9,585	N	N	780 GREENWOOD BLVD SW
11	0	807860	0470	02/01/13	$449,950	$541,000	1,420	7	1985	Avg	6,600	N	N	2465 NW OAKCREST DR
11	3	570620	1490	06/19/13	$440,000	$512,000	1,430	7	1966	Avg	13,712	N	N	1005 MOUNTAIN PARK BLVD SW
11	3	941220	0660	06/19/14	$395,000	$417,000	1,430	7	1968	Good	10,350	N	N	475 SW FOREST DR
11	3	570620	0550	05/17/12	$294,000	$376,000	1,450	7	1965	Avg	20,482	N	N	580 MOUNT EVEREST LN SW

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	807860	0210	05/01/12	$355,000	$455,000	1,450	7	1985	Avg	7,650	N	N	2530 NW OAKCREST DR
11	3	941460	0040	04/30/14	$490,000	$525,000	1,460	7	1969	Good	14,007	N	N	980 WILDWOOD BLVD SW
11	3	941461	0560	01/03/12	$400,000	$527,000	1,460	7	1969	VGood	16,000	N	N	1095 GREENWOOD BLVD SW
11	3	570620	0370	08/06/14	$550,000	$574,000	1,480	7	1960	VGood	9,460	N	N	505 MOUNTAIN PARK BLVD SW
11	77	509740	0050	09/25/12	$340,000	$422,000	1,490	7	1955	Good	10,030	Y	N	185 NW CHERRY PL
11	7	527910	0575	03/28/13	$332,000	$394,000	1,490	7	1937	Good	9,975	N	N	380 NE ALDER ST
11	3	941450	0200	06/02/14	$410,000	$435,000	1,490	7	1969	Good	11,875	N	N	560 SW FERNWOOD ST
11	3	570620	0830	03/22/13	$366,000	$435,000	1,510	7	1958	Avg	11,258	N	N	705 MOUNTAIN PARK BLVD SW
11	3	570620	0360	11/06/14	$465,000	$473,000	1,510	7	1959	Avg	10,010	N	N	485 MOUNTAIN PARK BLVD SW
11	7	884390	0400	11/05/14	$415,000	$422,000	1,510	7	1992	Avg	9,130	N	N	740 4TH AVE NW
11	0	807860	0330	07/08/14	$580,000	$610,000	1,520	7	1987	Avg	5,980	N	N	1120 OAKHILL PL NW
11	7	282406	9038	06/21/13	$318,500	$370,000	1,530	7	1958	Avg	7,613	N	N	100 NW DOGWOOD ST
11	3	941220	0260	11/13/14	$496,500	$504,000	1,550	7	1967	Avg	14,440	N	N	470 SW FOREST DR
11	3	570620	2070	09/30/14	$511,100	$525,000	1,560	7	1965	Good	12,220	N	N	150 MOUNT OLYMPUS DR SW
11	0	856278	0820	06/19/12	$349,000	$443,000	1,580	7	2012	Avg	1,275	N	N	2205 NW TALUS DR
11	0	856278	0820	06/13/13	$400,000	$466,000	1,580	7	2012	Avg	1,275	N	N	2205 NW TALUS DR
11	0	856278	0660	08/15/13	$395,000	$453,000	1,580	7	2013	Avg	1,354	N	N	2129 NW TALUS DR
11	0	856278	0670	12/19/12	$382,040	$464,000	1,580	7	2012	Avg	1,360	N	N	2141 NW TALUS DR
11	0	856278	0590	08/21/13	$405,900	$465,000	1,580	7	2013	Avg	1,329	N	N	2101 NW TALUS DR
11	0	856278	0750	03/24/12	$369,990	$479,000	1,580	7	2012	Avg	1,270	N	N	2175 NW TALUS DR
11	0	856278	0740	12/11/12	$377,990	$460,000	1,580	7	2012	Avg	1,270	N	N	2171 NW TALUS DR
11	3	941220	0760	08/26/13	$363,000	$415,000	1,660	7	1965	Good	13,758	N	N	875 SW CEDARGLADE
11	0	807860	0200	05/03/13	$480,000	$565,000	1,670	7	1985	Good	6,831	N	N	1205 OAKWOOD PL NW
11	3	941450	0340	10/21/12	$535,000	$660,000	1,670	7	1968	VGood	13,000	N	N	955 GREENWOOD BLVD SW
11	3	570620	1020	02/28/14	$525,000	$572,000	1,690	7	1963	Good	15,393	N	N	445 MOUNT HOOD DR SW
11	0	807860	0110	05/24/13	$476,000	$557,000	1,720	7	1986	Avg	6,424	N	N	1210 OAKWOOD PL NW
11	7	235430	0930	07/09/13	$408,700	$473,000	1,740	7	1981	Avg	10,875	N	N	320 SE DONNELLY LN
11	0	807860	0030	08/23/13	$436,000	$499,000	1,740	7	1986	Avg	7,502	N	N	1230 OAKCREEK PL NW
11	8	332406	9074	08/09/13	$369,000	$424,000	1,760	7	1953	Avg	15,246	N	N	225 SW GIBSON LN
11	0	007510	0081	01/28/13	$365,000	$439,000	1,770	7	1958	Good	10,659	N	N	200 NE CRESCENT DR

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	3	570620	0990	05/29/13	$375,000	$438,000	1,830	7	1959	Avg	11,000	N	N	375 MOUNT HOOD DR SW
11	7	272406	9117	11/14/14	$380,000	$385,000	1,870	7	1968	Good	6,969	N	N	20 NE DOGWOOD ST
11	7	527910	1167	04/05/12	$380,000	$490,000	1,870	7	1966	Good	7,000	N	N	510 NE ALDER ST
11	3	570620	1450	10/26/12	$350,000	$431,000	2,050	7	1962	Good	15,504	N	N	575 MOUNTAINSIDE DR SW
11	3	941450	0360	01/06/14	$519,000	$573,000	2,050	7	1968	Good	9,548	N	N	675 SW ELLERWOOD ST
11	7	282406	9302	12/16/13	$482,500	$536,000	2,070	7	1968	Avg	7,546	N	N	173 1ST AVE NW
11	7	272406	9185	03/24/14	$562,500	$609,000	2,140	7	1980	Avg	6,098	N	N	295 2ND AVE NE
11	3	570620	2010	11/13/13	$469,000	$525,000	2,140	7	1966	Good	12,728	N	N	290 MOUNT OLYMPUS DR SW
11	7	272406	9169	07/24/14	$499,900	$523,000	2,180	7	1968	Good	12,196	N	N	215 NE DOGWOOD ST
11	7	235430	0880	03/15/12	$407,000	$528,000	2,230	7	1900	VGood	6,000	N	N	225 SE BUSH ST
11	3	570620	1320	12/06/13	$417,600	$465,000	2,250	7	1965	Avg	10,312	N	N	660 MOUNTAINSIDE DR SW
11	3	570620	1730	07/03/13	$495,000	$574,000	2,250	7	1964	Good	14,764	N	N	340 MOUNT OLYMPUS DR SW
11	0	570600	0080	01/14/13	$446,000	$539,000	2,260	7	1961	Good	23,250	N	N	550 SE EVANS LN
11	3	570620	1870	10/14/13	$436,000	$492,000	2,290	7	1966	Good	13,608	N	N	455 MOUNT KENYA DR SW
11	8	332406	9547	04/04/13	$439,900	$521,000	2,330	7	1988	Avg	18,261	N	N	280 SW FRANCIS LN
11	3	571050	0140	11/15/12	$450,000	$552,000	2,350	7	1967	VGood	9,600	N	N	50 MOUNT OLYMPUS DR NW
11	3	571061	0011	04/28/14	$475,000	$509,000	1,140	8	1978	Avg	12,632	N	N	740 W SUNSET WAY
11	3	571060	0020	01/24/13	$342,000	$412,000	1,160	8	1969	Avg	10,625	N	N	900 W SUNSET WAY
11	0	193880	0061	03/20/14	$526,500	$570,000	1,230	8	1962	Good	55,259	N	N	9206 240TH AVE SE
11	0	807860	0250	01/14/13	$450,000	$544,000	1,230	8	1987	Avg	7,770	Y	N	2630 NW OAKCREST DR
11	3	571061	0500	04/28/14	$465,000	$498,000	1,260	8	1973	Good	11,300	N	N	250 CAPELLA DR NW
11	3	571050	0170	05/29/13	$380,000	$444,000	1,270	8	1968	Avg	9,600	N	N	35 MOUNT OLYMPUS DR NW
11	3	571060	0030	09/22/14	$500,000	$515,000	1,270	8	1969	VGood	9,215	N	N	920 W SUNSET WAY
11	3	941450	0230	10/22/14	$440,000	$449,000	1,290	8	1976	Good	10,835	N	N	650 SW FERNWOOD ST
11	3	571060	0570	12/17/13	$500,000	$555,000	1,300	8	1972	VGood	12,880	N	N	140 BIG BEAR PL NW
11	2	954520	0560	10/28/13	$495,000	$557,000	1,300	8	1984	Avg	9,520	Y	N	775 KALMIA CT NW
11	3	571062	0020	07/09/13	$482,500	$558,000	1,310	8	1979	VGood	13,363	N	N	180 MOUNT PILCHUCK AVE SW
11	0	928610	0010	12/04/13	$485,000	$540,000	1,320	8	2000	Avg	3,567	N	N	10 SUNSET CT NW
11	3	571060	0400	08/23/12	$445,000	$556,000	1,330	8	1973	Avg	13,589	N	N	51 BIG BEAR CT NW
11	3	571060	0070	01/24/14	$410,000	$451,000	1,340	8	1968	Avg	10,500	Y	N	155 MOUNT OLYMPUS DR NW

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Area 065 -- 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
11	3	941461	0170	11/22/13	$515,000	$576,000	1,360	8	1976	Good	12,207	N	N	925 HIGHWOOD DR SW
11	3	941450	0240	10/17/13	$450,000	$508,000	1,370	8	1977	Good	10,080	N	N	821 GREENWOOD BLVD SW
11	3	941461	0010	06/17/14	$430,000	$455,000	1,370	8	1978	Avg	9,000	N	N	990 GREENWOOD BLVD SW
11	3	941461	0160	03/14/13	$420,000	$500,000	1,370	8	1976	Good	10,516	N	N	945 HIGHWOOD DR SW
11	3	571061	0080	07/30/13	$375,000	$432,000	1,400	8	1975	Avg	12,180	N	N	190 DORADO DR NW
11	3	332406	9555	11/14/12	$372,000	$456,000	1,410	8	1987	Good	14,722	N	N	350 SW MOUNT BAKER DR
11	3	571061	0510	10/14/12	$451,000	$557,000	1,430	8	1973	Avg	11,726	N	N	230 CAPELLA DR NW
11	3	865000	0200	07/16/12	$389,500	$491,000	1,450	8	1974	Good	12,668	N	N	705 IDYLWOOD DR SW
11	3	941461	0350	05/06/13	$392,000	$461,000	1,450	8	1976	Good	9,600	N	N	780 HIGHWOOD DR SW
11	3	571050	0160	11/13/12	$380,000	$466,000	1,480	8	1967	Good	9,600	N	N	15 MOUNT OLYMPUS DR NW
11	3	571061	0760	04/25/13	$507,900	$599,000	1,480	8	1974	VGood	9,900	N	N	160 MOUNT SI PL NW
11	0	731320	0010	03/20/14	$508,000	$550,000	1,480	8	1987	Good	25,994	N	N	1090 SW RIDGEWOOD CIR
11	0	029131	0680	07/24/13	$305,000	$352,000	1,490	8	2004	Avg	1,111	N	N	2113 NW BOULDER WAY DR
11	0	029131	0690	05/21/13	$389,000	$456,000	1,530	8	2004	Avg	1,708	N	N	2109 NW BOULDER WAY DR
11	0	029131	0690	08/13/14	$379,950	$396,000	1,530	8	2004	Avg	1,708	N	N	2109 NW BOULDER WAY DR
11	8	342406	9066	05/21/14	$396,450	$422,000	1,540	8	1967	VGood	12,446	N	N	1109 LEWIS LN SE
11	3	571061	0440	04/21/12	$345,000	$444,000	1,540	8	1973	Good	10,922	N	N	205 CAPELLA DR NW
11	2	954524	0230	04/25/13	$479,000	$565,000	1,540	8	1985	Avg	9,655	N	N	975 NW FIRWOOD BLVD
11	3	571060	0240	08/21/13	$475,000	$544,000	1,550	8	1973	Good	10,450	N	N	150 AIRES PL NW
11	3	571061	0330	02/28/13	$582,000	$696,000	1,570	8	1973	VGood	10,001	N	N	270 ALMAK CT NW
11	3	571061	0670	07/23/14	$530,000	$555,000	1,570	8	1976	Avg	9,601	N	N	230 MOUNT RAINIER PL NW
11	3	570620	1170	01/29/13	$360,000	$433,000	1,580	8	1961	Avg	12,500	N	N	455 MOUNT JUPITER DR SW
11	3	571061	0800	07/02/14	$575,000	$606,000	1,590	8	1974	VGood	8,625	N	N	100 MOUNT SI PL NW
11	3	571061	0800	05/10/13	$555,000	$652,000	1,590	8	1974	VGood	8,625	N	N	100 MOUNT SI PL NW
11	0	029131	0110	04/05/13	$398,000	$471,000	1,600	8	2004	Avg	2,408	N	N	2128 NW BOULDER WAY DR
11	0	029131	0030	08/26/12	$329,900	$412,000	1,600	8	2004	Avg	2,388	N	N	2180 NW BOULDER WAY DR
11	0	029131	0170	03/02/12	$310,000	$403,000	1,600	8	2005	Avg	2,610	N	N	2092 NW BOULDER WAY DR
11	0	029131	0270	11/19/14	$375,000	$380,000	1,600	8	2005	Avg	2,042	Y	N	2030 NW BOULDER WAY DR
11	0	029131	0270	04/25/12	$305,000	$392,000	1,600	8	2005	Avg	2,042	Y	N	2030 NW BOULDER WAY DR
11	0	029131	0170	08/04/14	$384,500	$401,000	1,600	8	2005	Avg	2,610	N	N	2092 NW BOULDER WAY DR

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	3	571061	0070	11/25/13	$469,950	$525,000	1,600	8	1974	VGood	14,950	N	N	180 DORADO DR NW
11	3	571060	0560	07/10/13	$511,000	$591,000	1,610	8	1978	Good	10,400	N	N	130 BIG BEAR PL NW
11	7	272406	9130	06/10/13	$335,000	$390,000	1,630	8	1961	Avg	9,688	N	N	260 2ND AVE NE
11	3	571060	0460	03/19/13	$415,000	$494,000	1,640	8	1976	Avg	14,300	N	N	21 BIG BEAR CT NW
11	8	332406	9058	08/28/14	$640,000	$663,000	1,650	8	1953	VGood	31,798	N	N	165 SW GIBSON LN
11	0	856277	0580	05/14/13	$512,116	$601,000	1,650	8	2006	Avg	3,152	Y	N	574 MOUNTAIN VIEW LN NW
11	0	856277	0110	10/27/14	$600,000	$611,000	1,650	8	2006	Avg	3,290	Y	N	546 LINGERING PINE DR NW
11	0	856277	0050	05/27/14	$627,000	$667,000	1,650	8	2005	Avg	3,475	Y	N	508 LINGERING PINE DR NW
11	0	856277	0350	12/06/14	$615,000	$620,000	1,650	8	2005	Avg	3,326	Y	N	566 ALPINE RIDGE PL NW
11	2	954520	0110	04/29/12	$412,000	$529,000	1,650	8	1982	Good	10,500	N	N	385 KALMIA PL NW
11	7	342406	9371	07/19/14	$647,000	$678,000	1,660	8	2014	Avg	3,000	N	N	511 SE ANDREWS ST
11	9	816330	0320	06/14/14	$850,000	$900,000	1,660	8	1968	VGood	11,880	N	N	1504 HILLSIDE DR SE
11	2	954523	0300	07/31/12	$421,000	$529,000	1,660	8	1984	Avg	9,633	N	N	1030 NW INNESWOOD DR
11	2	954524	0270	09/04/12	$459,000	$572,000	1,660	8	1986	Avg	9,643	N	N	940 NW FIRWOOD BLVD
11	0	928610	0310	05/23/13	$445,000	$521,000	1,670	8	2001	Avg	6,229	N	N	23 SUNSET CT NW
11	0	928610	0200	08/13/14	$450,000	$468,000	1,670	8	2000	Avg	2,589	N	N	101 SUNSET CT NW
11	0	928610	0300	08/01/14	$483,500	$505,000	1,670	8	2001	Avg	4,308	N	N	37 SUNSET CT NW
11	0	928610	0150	08/11/14	$475,200	$495,000	1,670	8	2000	Avg	3,980	N	N	133 SUNSET CT NW
11	2	954523	0050	12/26/13	$510,000	$565,000	1,670	8	1985	Avg	11,074	N	N	1003 NW INNESWOOD DR
11	3	570620	0170	12/16/14	$425,000	$427,000	1,680	8	1985	Avg	14,630	N	N	475 SW MOUNT BAKER DR
11	3	570620	2260	06/19/13	$399,000	$464,000	1,680	8	1978	Good	11,700	N	N	130 MOUNT PILCHUCK AVE SW
11	3	865000	0070	08/08/14	$495,000	$516,000	1,690	8	1976	Good	10,165	N	N	975 IDYLWOOD DR SW
11	2	954522	0100	07/28/14	$572,000	$598,000	1,690	8	1987	Avg	9,938	N	N	690 JASMINE PL NW
11	3	571061	0190	06/11/13	$486,000	$566,000	1,700	8	1974	Good	9,657	N	N	350 DORADO DR NW
11	0	856277	0140	07/18/12	$500,000	$630,000	1,710	8	2006	Avg	2,590	Y	N	564 LINGERING PINE DR NW
11	0	856277	0080	10/30/14	$613,000	$624,000	1,710	8	2005	Avg	2,812	Y	N	528 LINGERING PINE DR NW
11	0	856277	0340	07/17/13	$541,000	$625,000	1,710	8	2005	Avg	3,433	Y	N	562 ALPINE RIDGE PL NW
11	0	856277	0060	02/19/13	$440,000	$527,000	1,710	8	2005	Avg	2,836	Y	N	516 LINGERING PINE DR NW
11	2	954520	0140	10/02/12	$434,000	$537,000	1,710	8	1980	Avg	9,000	N	N	400 KALMIA PL NW
11	0	029131	0340	07/08/14	$550,000	$578,000	1,720	8	2005	Avg	3,582	Y	N	320 NW BOULDER PL

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11	0	029131	0310	12/10/14	$533,500	$537,000	1,720	8	2005	Avg	3,517	Y	N	380 NW BOULDER PL
11	0	928610	0320	06/06/14	$471,000	$500,000	1,720	8	2001	Avg	2,805	N	N	17 SUNSET CT NW
11	3	571060	0370	08/19/13	$525,000	$601,000	1,730	8	1972	VGood	10,500	N	N	65 BIG BEAR PL NW
11	0	928610	0240	02/25/13	$415,000	$496,000	1,730	8	2000	Avg	2,576	N	N	71 SUNSET CT NW
11	2	954523	0230	03/12/13	$445,000	$530,000	1,730	8	1984	Avg	9,603	N	N	960 NW INNESWOOD PL
11	9	816330	0140	10/21/12	$340,000	$419,000	1,750	8	1966	Good	28,850	Y	N	1600 BROOKSIDE DR SE
11	0	292406	9132	05/27/14	$527,500	$561,000	1,760	8	1977	Avg	78,844	N	N	1950 NW GOODE PL
11	3	865000	0110	06/20/12	$450,000	$571,000	1,760	8	1987	Good	11,863	N	N	905 IDYLWOOD DR SW
11	3	865000	0050	04/02/14	$576,000	$622,000	1,810	8	1987	Good	10,165	N	N	1015 IDYLWOOD DR SW
11	3	571061	0700	03/05/13	$383,000	$457,000	1,820	8	1974	Avg	10,541	N	N	245 MOUNT RAINIER PL NW
11	2	954523	0280	05/07/14	$560,000	$599,000	1,860	8	1985	Avg	13,374	N	N	1010 NW INNESWOOD DR
11	0	193880	0010	08/22/12	$547,000	$684,000	1,880	8	1965	Good	61,420	N	N	9523 240TH AVE SE
11	0	856277	0430	07/02/14	$567,500	$598,000	1,880	8	2006	Avg	2,502	N	N	557 MOUNTAIN VIEW LN NW
11	0	856277	0460	04/22/14	$565,000	$607,000	1,880	8	2005	Avg	2,867	N	N	535 LINGERING PINE DR NW
11	0	856277	0410	10/08/12	$469,950	$581,000	1,880	8	2006	Avg	2,470	N	N	558 MOUNTAIN VIEW LN NW
11	0	856277	0550	10/11/12	$460,000	$568,000	1,880	8	2006	Avg	3,184	N	N	561 MOUNTAIN VIEW LN NW
11	0	856277	0560	01/13/12	$450,000	$592,000	1,880	8	2006	Avg	3,766	N	N	568 MOUNTAIN VIEW LN NW
11	0	856277	0250	05/07/14	$535,000	$572,000	1,880	8	2006	Avg	2,289	N	N	579 ALPINE RIDGE PL NW
11	0	856277	0380	04/12/12	$379,500	$489,000	1,880	8	2006	Avg	2,699	N	N	586 ALPINE RIDGE PL NW
11	2	954522	0120	12/31/12	$455,000	$552,000	1,900	8	1987	Avg	10,017	N	N	710 JASMINE PL NW
11	3	570620	2220	05/11/12	$440,000	$563,000	1,910	8	1967	VGood	13,000	N	N	65 MOUNT OLYMPUS DR SW
11	0	856277	0420	02/14/13	$486,000	$583,000	1,960	8	2006	Avg	2,741	N	N	559 MOUNTAIN VIEW LN NW
11	0	856277	0490	05/29/12	$430,000	$548,000	1,960	8	2005	Avg	2,867	N	N	501 LINGERING PINE DR NW
11	0	856277	0390	04/20/13	$460,000	$543,000	1,960	8	2006	Avg	3,059	N	N	592 ALPINE RIDGE PL NW
11	3	571061	0460	11/15/13	$479,950	$537,000	1,980	8	1975	Good	9,660	N	N	245 CAPELLA DR NW
11	3	865000	0350	05/14/13	$598,000	$702,000	2,020	8	1979	Good	31,170	N	N	1135 GREENWOOD BLVD SW
11	2	954522	0190	08/09/12	$432,000	$542,000	2,020	8	1985	Avg	10,588	N	N	645 JASMINE PL NW
11	0	259765	0240	10/23/14	$520,000	$531,000	2,030	8	1984	Avg	16,200	N	N	3235 SIERRA CT SW
11	0	731320	0030	11/13/12	$386,000	$473,000	2,040	8	1990	Good	65,781	N	N	1070 SW RIDGEWOOD CIR
11	2	954522	0210	02/01/13	$450,000	$541,000	2,070	8	1985	Good	10,435	N	N	625 JASMINE PL NW

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	856275	0260	07/01/13	$519,777	$603,000	2,080	8	2003	Avg	4,000	N	N	2125 NW COYOTE CREEK LN
11	0	856275	0310	05/13/13	$495,000	$581,000	2,080	8	2003	Avg	3,980	N	N	2180 NW COYOTE CREEK LN
11	2	954520	0290	04/18/14	$480,000	$516,000	2,080	8	1980	Avg	9,696	N	N	680 KALMIA PL NW
11	2	954523	0250	02/25/13	$505,000	$604,000	2,080	8	1984	Avg	9,603	N	N	980 NW INNESWOOD PL
11	2	954524	0180	07/30/13	$499,000	$574,000	2,120	8	1985	Avg	9,603	N	N	500 INDIGO PL NW
11	2	954524	0180	06/16/14	$575,000	$608,000	2,120	8	1985	Avg	9,603	N	N	500 INDIGO PL NW
11	3	571061	0250	07/01/14	$500,000	$527,000	2,180	8	1975	Avg	12,087	N	N	265 ALMAK CT NW
11	3	570620	1440	05/29/12	$380,000	$484,000	2,190	8	1962	Good	14,272	N	N	585 MOUNTAINSIDE DR SW
11	2	954522	0090	01/22/13	$493,000	$594,000	2,220	8	1985	Avg	9,603	N	N	680 JASMINE PL NW
11	0	071060	0160	09/09/14	$665,000	$687,000	2,230	8	2011	Avg	3,474	N	N	715 6TH AVE NW
11	0	071060	0070	09/12/14	$674,950	$697,000	2,230	8	2011	Avg	3,127	N	N	784 6TH AVE NW
11	2	954523	0180	10/21/14	$585,000	$597,000	2,240	8	1987	Good	10,327	N	N	995 NW INNESWOOD DR
11	2	954520	0180	11/26/14	$575,000	$581,000	2,270	8	1979	Avg	10,136	N	N	480 KALMIA PL NW
11	2	954523	0140	07/25/14	$597,750	$626,000	2,310	8	1984	Avg	9,624	N	N	960 NW HONEYWOOD CT
11	2	954524	0200	03/13/12	$442,000	$573,000	2,310	8	1985	Avg	9,614	N	N	540 INDIGO PL NW
11	0	856275	0300	07/31/14	$589,000	$615,000	2,320	8	2003	Avg	5,663	N	N	2190 NW COYOTE CREEK LN
11	0	856275	0250	07/04/14	$600,000	$632,000	2,320	8	2003	Avg	7,609	N	N	2105 NW COYOTE CREEK LN
11	0	856275	0320	11/10/14	$580,500	$589,000	2,320	8	2003	Avg	3,980	N	N	2160 NW COYOTE CREEK LN
11	1	872855	0190	12/31/13	$598,000	$662,000	2,380	8	1993	Avg	12,349	N	N	645 MOUNT LOGAN DR SW
11	2	954520	0070	08/14/12	$429,000	$537,000	2,380	8	1979	Avg	9,200	N	N	465 KALMIA PL NW
11	2	954524	0300	09/13/12	$485,000	$603,000	2,410	8	1986	Avg	9,603	N	N	970 NW FIRWOOD BLVD
11	7	342406	9008	06/06/14	$585,000	$620,000	2,430	8	2008	Avg	4,747	N	N	360 SE BUSH ST
11	7	235430	0090	03/14/13	$460,000	$548,000	2,440	8	1949	Avg	9,000	N	N	30 SE BUSH ST
11	9	115200	0030	12/03/12	$485,000	$592,000	2,450	8	1968	Good	23,331	Y	N	1730 BROOKSIDE DR SE
11	3	570620	2120	09/03/13	$528,850	$603,000	2,450	8	1976	Good	19,958	N	N	315 MOUNT OLYMPUS DR SW
11	2	954520	0020	12/05/13	$586,000	$653,000	2,460	8	1979	VGood	9,639	N	N	565 KALMIA PL NW
11	0	856275	0660	08/07/14	$598,500	$624,000	2,520	8	2005	Avg	3,980	N	N	2183 NW FAR COUNTRY LN
11	0	856275	0570	06/27/13	$533,000	$619,000	2,520	8	2005	Avg	3,980	N	N	2106 NW SPRING FORK LN
11	2	954524	0100	10/19/12	$468,388	$578,000	2,560	8	1986	Avg	10,154	N	N	365 INDIGO PL NW
11	0	856275	0590	04/09/13	$525,000	$621,000	2,580	8	2004	Avg	5,215	N	N	2105 NW FAR COUNTRY LN

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	856275	0340	06/27/13	$542,000	$629,000	2,590	8	2003	Avg	3,980	N	N	2120 NW COYOTE CREEK LN
11	0	856275	0690	06/28/13	$545,000	$632,000	2,610	8	2005	Avg	6,492	N	N	2215 NW FAR COUNTRY LN
11	0	856275	0540	02/06/13	$516,000	$620,000	2,610	8	2004	Avg	3,980	N	N	2136 NW SPRING FORK LN
11	0	856275	0560	12/07/12	$499,900	$609,000	2,610	8	2005	Avg	3,980	N	N	2116 NW SPRING FORK LN
11	0	856275	0760	05/15/12	$467,500	$598,000	2,610	8	2005	Avg	4,000	N	N	2140 NW FAR COUNTRY LN
11	0	570600	0070	10/14/14	$589,000	$603,000	2,630	8	1962	VGood	15,000	N	N	530 SE EVANS LN
11	0	570600	0070	04/18/12	$499,000	$642,000	2,630	8	1962	VGood	15,000	N	N	530 SE EVANS LN
11	1	872855	0150	07/15/14	$545,000	$572,000	2,660	8	1992	Avg	20,369	N	N	660 MOUNT LOGAN DR SW
11	0	856275	0880	12/03/12	$505,000	$616,000	2,680	8	2004	Avg	5,850	N	N	1000 BIG TREE DR NW
11	8	332406	9525	06/14/12	$540,000	$686,000	2,740	8	1981	Avg	10,045	N	N	200 SW CLARK ST
11	0	856275	0480	10/23/13	$578,000	$651,000	2,800	8	2003	Avg	3,980	N	N	2196 NW SPRING FORK LN
11	7	552860	0025	04/05/12	$600,000	$774,000	2,810	8	2000	Avg	6,000	N	N	260 1ST AVE NE
11	0	731320	0120	10/31/14	$605,000	$616,000	2,885	8	1984	Good	33,671	N	N	1110 SW RIDGEWOOD PL
11	3	571060	0060	07/24/12	$567,000	$714,000	2,890	8	1969	Good	11,670	N	N	185 MOUNT OLYMPUS DR NW
11	1	872855	0140	08/15/13	$545,000	$625,000	2,920	8	1996	Avg	19,427	N	N	670 MOUNT LOGAN DR SW
11	0	856275	0710	09/14/12	$562,000	$699,000	2,990	8	2004	Avg	4,000	N	N	2202 NW FAR COUNTRY LN
11	0	856275	0720	11/20/13	$600,000	$671,000	2,990	8	2004	Avg	4,000	N	N	2186 NW FAR COUNTRY LN
11	0	856275	0500	04/17/14	$635,000	$683,000	2,990	8	2003	Avg	3,980	N	N	2176 NW SPRING FORK LN
11	0	856275	0460	07/18/12	$540,000	$681,000	2,990	8	2003	Avg	5,662	N	N	2193 NW SPRING FORK LN
11	0	856275	0490	01/19/12	$497,000	$653,000	3,000	8	2003	Avg	3,980	N	N	2186 NW SPRING FORK LN
11	3	941461	0020	06/18/14	$574,950	$608,000	3,160	8	1980	Good	10,000	N	N	1000 GREENWOOD BLVD SW
11	2	954520	0410	03/07/12	$516,000	$670,000	3,220	8	1980	Good	8,064	N	N	1030 NW HONEYWOOD PL
11	0	731320	0190	06/04/12	$498,788	$635,000	1,350	9	1988	Good	32,056	Y	N	1145 SW RIDGEWOOD PL
11	2	954520	0770	03/26/13	$467,000	$555,000	1,570	9	1988	Avg	9,802	N	N	1125 NW INNESWOOD DR
11	3	571050	0010	06/10/14	$490,000	$519,000	1,640	9	1980	Avg	10,275	N	N	15 MOUNT PILCHUCK AVE NW
11	0	858201	0220	06/08/12	$515,000	$655,000	1,730	9	1987	Avg	10,194	N	N	2775 NW PINECONE DR
11	0	858201	0270	04/12/13	$550,000	$650,000	1,770	9	1988	Avg	11,318	Y	N	2725 NW PINECONE DR
11	0	259765	0440	07/25/13	$535,500	$617,000	1,780	9	1985	Avg	75,760	Y	N	2370 SQUAK MOUNTAIN LOOP SW
11	0	856274	0490	08/15/13	$725,000	$831,000	1,840	9	2004	Avg	7,232	Y	N	520 WILDERNESS PEAK DR NW
11	0	856274	0170	12/12/13	$689,000	$766,000	1,840	9	2004	Avg	5,916	Y	N	452 SKY COUNTRY WAY NW

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	9	816330	0300	03/20/13	$555,000	$660,000	1,880	9	1964	Good	13,110	N	N	1524 HILLSIDE DR SE
11	0	856274	0460	09/13/12	$675,000	$840,000	1,900	9	2004	Avg	6,317	Y	N	496 WILDERNESS PEAK DR NW
11	0	856274	0450	01/22/13	$695,500	$839,000	1,920	9	2003	Avg	6,581	Y	N	476 WILDERNESS PEAK DR NW
11	0	856277	0700	12/26/12	$445,000	$540,000	1,960	9	2006	Avg	2,984	Y	N	581 MOUNTAIN VIEW LN NW
11	0	858201	0060	03/19/14	$712,000	$772,000	2,030	9	1995	Avg	9,652	Y	N	1640 PINEVIEW DR NW
11	3	865000	0250	06/07/14	$611,000	$648,000	2,040	9	1974	Good	53,173	N	N	820 IDYLWOOD DR SW
11	0	856274	0400	05/15/14	$689,900	$736,000	2,060	9	2003	Avg	7,266	Y	N	392 WILDERNESS PEAK DR NW
11	0	856274	0380	10/09/12	$550,000	$680,000	2,060	9	2003	Avg	7,365	N	N	352 WILDERNESS PEAK DR NW
11	0	778700	0100	05/24/12	$484,990	$619,000	2,080	9	2006	Avg	3,742	N	N	129 SHY BEAR WAY NW
11	0	778700	0050	12/24/12	$531,000	$645,000	2,080	9	2006	Avg	3,393	N	N	91 SHY BEAR WAY NW
11	0	778700	0090	08/03/12	$469,000	$589,000	2,100	9	2006	Avg	2,017	N	N	121 SHY BEAR WAY NW
11	0	778700	0070	08/12/13	$566,000	$649,000	2,100	9	2006	Avg	2,017	N	N	101 SHY BEAR WAY NW
11	0	858201	0240	05/06/14	$606,000	$648,000	2,110	9	1987	Avg	13,850	N	N	2755 NW PINECONE DR
11	0	856275	0040	06/20/12	$544,225	$690,000	2,130	9	2004	Avg	4,983	N	N	698 BEAR RIDGE DR NW
11	1	954526	0160	05/08/13	$700,000	$823,000	2,190	9	1995	Avg	11,338	N	N	370 NW DATEWOOD DR
11	0	856274	0440	09/09/14	$760,000	$785,000	2,210	9	2003	Avg	5,280	Y	N	454 WILDERNESS PEAK DR NW
11	0	858201	0140	04/17/13	$579,000	$684,000	2,210	9	1987	Avg	9,087	Y	N	1505 PINEVIEW DR NW
11	0	884390	0439	06/18/12	$575,000	$730,000	2,290	9	2011	Avg	3,081	N	N	815 4TH AVE NW
11	0	858201	0290	08/14/14	$683,000	$711,000	2,300	9	1998	Avg	9,218	Y	N	2705 NW PINECONE DR
11	1	954525	0260	03/12/13	$575,000	$685,000	2,310	9	1993	Avg	8,395	N	N	655 EVERWOOD DR NW
11	1	954526	0410	10/25/12	$562,500	$693,000	2,350	9	1994	Avg	9,664	N	N	570 EVERWOOD DR NW
11	1	332406	9541	07/10/14	$695,000	$730,000	2,400	9	1992	VGood	21,050	N	N	260 SW EDGEWOOD CT
11	0	062989	0280	03/03/14	$808,950	$880,000	2,430	9	2014	Avg	3,938	Y	N	2727 NW PINECONE PL
11	1	954525	0070	09/06/12	$685,000	$853,000	2,440	9	1993	Avg	11,261	N	N	670 NW DATEWOOD DR
11	0	856275	1070	03/19/13	$545,000	$648,000	2,450	9	2004	Avg	4,500	N	N	783 BEAR RIDGE DR NW
11	0	856274	0160	03/28/12	$640,000	$827,000	2,460	9	2003	Avg	5,916	Y	N	432 SKY COUNTRY WAY NW
11	7	342406	9363	01/17/12	$606,367	$796,000	2,470	9	2011	Avg	6,998	N	N	433 SE CLARK ST
11	0	856275	0940	10/01/12	$508,000	$629,000	2,470	9	2005	Avg	5,533	Y	N	913 BEAR RIDGE DR NW
11	0	062989	0220	07/29/13	$699,950	$806,000	2,480	9	2013	Avg	6,340	Y	N	2661 NW PINECONE PL
11	0	062989	0260	05/18/12	$599,000	$766,000	2,480	9	2012	Avg	5,475	Y	N	2681 NW PINECONE PL

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Area 065 -- 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
11	0	062989	0010	07/03/12	$749,950	$949,000	2,500	9	2012	Avg	6,196	Y	N	2744 NW PINECONE PL
11	0	856275	1080	06/04/13	$583,000	$680,000	2,500	9	2003	Avg	4,500	N	N	777 BEAR RIDGE DR NW
11	0	856275	0960	04/03/12	$508,000	$656,000	2,500	9	2005	Avg	4,500	N	N	891 BEAR RIDGE DR NW
11	0	856275	0190	06/08/12	$620,000	$789,000	2,520	9	2004	Avg	4,500	N	N	866 BIG TREE DR NW
11	0	858201	0090	02/13/13	$624,000	$748,000	2,530	9	1996	Avg	10,223	Y	N	1625 PINEVIEW DR NW
11	0	062989	0180	01/09/13	$644,950	$780,000	2,540	9	2013	Avg	4,512	Y	N	2642 NW PINECONE PL
11	0	062989	0120	06/28/12	$640,000	$810,000	2,540	9	2012	Avg	5,132	Y	N	2678 NW PINECONE PL
11	9	115200	0050	11/04/13	$736,000	$826,000	2,540	9	1970	Good	39,007	Y	N	1750 BROOKSIDE DR SE
11	1	954525	0300	04/10/13	$628,100	$743,000	2,600	9	1993	Avg	8,662	N	N	725 EVERWOOD DR NW
11	0	062989	0200	12/18/12	$639,950	$778,000	2,620	9	2013	Avg	4,684	Y	N	2651 NW PINECONE PL
11	0	062989	0190	01/31/13	$653,878	$787,000	2,620	9	2013	Avg	4,122	Y	N	2647 NW PINECONE PL
11	0	062989	0270	05/23/12	$614,950	$785,000	2,620	9	2012	Avg	5,230	Y	N	2683 NW PINECONE PL
11	0	856274	0520	08/06/14	$855,000	$892,000	2,620	9	2003	Avg	5,669	Y	N	550 WILDERNESS PEAK DR NW
11	0	062989	0230	11/15/12	$630,677	$773,000	2,630	9	2012	Avg	6,391	Y	N	2675 NW PINECONE PL
11	0	062989	0250	11/14/12	$625,870	$767,000	2,640	9	2012	Avg	5,180	Y	N	2677 NW PINECONE PL
11	0	062989	0210	08/12/13	$689,950	$792,000	2,650	9	2013	Avg	4,346	Y	N	2659 NW PINECONE PL
11	0	062989	0160	07/29/13	$665,000	$766,000	2,650	9	2013	Avg	5,220	Y	N	2654 NW PINECONE PL
11	0	062989	0170	07/10/13	$654,950	$758,000	2,650	9	2013	Avg	4,095	Y	N	2648 NW PINECONE PL
11	0	062989	0300	11/21/13	$725,000	$810,000	2,650	9	2013	Avg	4,660	Y	N	2747 NW PINECONE PL
11	0	062989	0290	11/04/13	$664,950	$747,000	2,660	9	2013	Avg	4,026	Y	N	2737 NW PINECONE PL
11	0	062989	0240	09/20/12	$630,000	$782,000	2,660	9	2012	Avg	5,068	Y	N	2677 NW PINECONE PL
11	0	062989	0060	04/16/14	$849,900	$914,000	2,670	9	2013	Avg	8,604	Y	N	2714 NW PINECONE PL
11	0	062989	0140	08/29/13	$729,706	$834,000	2,680	9	2013	Avg	5,816	Y	N	2664 NW PINECONE PL
11	0	856275	0800	12/17/12	$635,000	$772,000	2,690	9	2005	Avg	4,275	N	N	920 BIG TREE DR NW
11	0	856274	0070	05/06/13	$800,000	$941,000	2,700	9	2004	Avg	9,720	Y	N	493 SKY COUNTRY WAY NW
11	1	954526	0030	07/08/12	$567,000	$716,000	2,700	9	1994	Avg	8,937	N	N	500 NW DATEWOOD DR
11	0	259765	0620	03/24/14	$650,000	$703,000	2,710	9	1988	Avg	15,260	Y	N	2335 SQUAK MOUNTAIN LOOP SW
11	0	062989	0090	08/06/13	$669,950	$770,000	2,780	9	2013	Avg	5,934	N	N	2696 NW PINECONE PL
11	0	062989	0100	08/15/13	$654,950	$751,000	2,780	9	2013	Avg	5,357	N	N	2690 NW PINECONE PL
11	0	062989	0110	07/18/13	$659,217	$761,000	2,780	9	2013	Avg	6,323	N	N	2684 NW PINECONE PL

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	856274	0350	12/15/12	$610,000	$742,000	2,800	9	2003	Avg	5,550	N	N	451 WILDERNESS PEAK DR NW
11	0	062989	0070	05/15/14	$828,950	$885,000	2,820	9	2013	Avg	5,680	Y	N	2708 NW PINECONE PL
11	0	062989	0150	11/21/13	$785,000	$878,000	2,820	9	2013	Avg	5,161	Y	N	2660 NW PINECONE PL
11	0	856274	0530	05/12/14	$788,000	$842,000	2,840	9	2003	Avg	5,759	Y	N	560 WILDERNESS PEAK DR NW
11	0	856275	0900	04/01/14	$685,000	$740,000	2,850	9	2005	Avg	5,907	N	N	1020 BIG TREE DR NW
11	0	856275	0050	01/10/13	$570,000	$689,000	2,850	9	2004	Avg	5,431	N	N	716 BEAR RIDGE DR NW
11	0	856275	0830	07/18/13	$651,000	$752,000	2,860	9	2004	Avg	5,869	N	N	950 BIG TREE DR NW
11	0	856275	0220	11/20/14	$811,500	$821,000	2,860	9	2004	Avg	4,500	N	N	898 BIG TREE DR NW
11	0	856275	0910	08/14/12	$633,000	$793,000	2,860	9	2005	Avg	10,653	N	N	1030 BIG TREE DR NW
11	0	062989	0030	03/06/13	$729,950	$871,000	2,890	9	2012	Avg	6,351	Y	N	2732 NW PINECONE PL
11	0	259765	0210	03/24/14	$620,000	$671,000	2,890	9	1987	Avg	18,444	N	N	3230 SIERRA CT SW
11	0	856275	1030	10/29/13	$688,000	$774,000	2,890	9	2003	Avg	5,082	N	N	821 BEAR RIDGE DR NW
11	0	062989	0040	12/12/13	$835,000	$928,000	2,940	9	2013	Avg	6,939	Y	N	2726 NW PINECONE PL
11	0	258960	0190	06/11/13	$749,000	$873,000	2,940	9	2000	Avg	12,763	Y	N	1212 SUNRISE PL SE
11	0	062989	0050	01/08/14	$825,062	$911,000	2,950	9	2013	Avg	6,963	Y	N	2722 NW PINECONE PL
11	0	062989	0080	07/17/13	$724,950	$837,000	2,960	9	2013	Avg	6,402	N	N	2702 NW PINECONE PL
11	0	062989	0130	03/07/13	$787,151	$939,000	2,960	9	2013	Avg	6,326	Y	N	2672 NW PINECONE PL
11	0	856274	0040	01/12/12	$617,000	$811,000	2,960	9	2003	Avg	6,346	Y	N	615 WILDERNESS PEAK DR NW
11	0	856274	0100	04/04/14	$751,000	$810,000	2,960	9	2004	Avg	6,165	Y	N	433 SKY COUNTRY WAY NW
11	1	282406	9369	02/15/13	$651,650	$781,000	2,970	9	1996	Avg	9,608	N	N	745 EVERWOOD DR NW
11	0	856274	0340	08/26/13	$660,000	$754,000	2,970	9	2003	Avg	5,368	N	N	471 WILDERNESS PEAK DR NW
11	1	954526	0100	06/25/14	$740,000	$781,000	3,000	9	1995	Avg	10,392	N	N	865 CYPRUS CT NW
11	0	258960	0120	08/06/12	$689,000	$865,000	3,020	9	2001	Avg	7,292	N	N	1160 SUNRISE PL SE
11	0	258960	0300	07/16/13	$709,162	$819,000	3,050	9	1999	Avg	7,053	N	N	1243 SUNRISE PL SE
11	0	259765	0930	03/17/14	$681,000	$738,000	3,050	9	1986	Avg	19,176	N	N	3055 QUINALT CT SW
11	1	954526	0080	11/14/13	$725,000	$812,000	3,080	9	1994	Avg	13,214	N	N	850 CYPRUS CT NW
11	0	856275	0070	07/12/13	$714,000	$826,000	3,090	9	2004	Avg	7,767	N	N	754 BEAR RIDGE DR NW
11	1	954525	0210	03/27/12	$587,000	$759,000	3,100	9	1993	Avg	7,668	N	N	620 EVERWOOD DR NW
11	0	856275	0090	08/13/12	$689,950	$864,000	3,110	9	2003	Avg	6,664	N	N	772 BIG TREE DR NW
11	3	571061	0790	05/16/14	$730,100	$779,000	3,120	9	2003	Avg	14,300	N	N	110 MOUNT SI PL NW

Improved Sales Used in This Annual Update Analysis
Area 065 -- 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
11	0	856275	1180	12/04/12	$642,500	$784,000	3,130	9	2004	Avg	6,366	N	N	697 BEAR RIDGE DR NW
11	5	872855	0050	02/20/13	$760,000	$910,000	3,140	9	1996	Avg	122,470	N	N	625 MOUNT OLYMPUS DR SW
11	0	856274	0290	10/10/14	$685,000	$702,000	3,160	9	2003	Avg	5,635	N	N	541 WILDERNESS PEAK DR NW
11	0	259765	0660	10/13/14	$775,000	$793,000	3,180	9	1988	Avg	15,358	N	N	3320 TIMBERVIEW CT SW
11	5	872855	0260	05/01/12	$555,000	$712,000	3,180	9	1995	Avg	9,664	N	N	570 MOUNT OLYMPUS DR SW
11	0	258960	0320	02/06/13	$650,000	$781,000	3,190	9	1999	Avg	6,225	N	N	1239 SUNRISE PL SE
11	4	282406	9367	08/14/13	$754,500	$865,000	3,190	9	1997	Avg	39,457	N	N	55 MOUNT QUAY DR NW
11	0	856275	1020	08/02/12	$653,000	$820,000	3,240	9	2004	Avg	4,843	N	N	831 BEAR RIDGE DR NW
11	0	856275	0990	01/06/12	$675,000	$889,000	3,240	9	2004	Avg	4,500	N	N	861 BEAR RIDGE DR NW
11	1	954525	0180	08/27/13	$735,000	$840,000	3,240	9	1993	Avg	8,558	N	N	755 NW DATEWOOD DR
11	1	954525	0180	05/16/14	$780,000	$832,000	3,240	9	1993	Avg	8,558	N	N	755 NW DATEWOOD DR
11	9	330397	0050	10/22/13	$764,000	$861,000	3,270	9	2003	Avg	14,491	N	N	1505 HILLSIDE DR SE
11	1	954526	0130	02/19/14	$798,000	$871,000	3,310	9	1995	Avg	8,091	N	N	400 DATEWOOD CT NW
11	0	062989	0020	04/25/13	$784,950	$925,000	3,330	9	2012	Avg	6,229	Y	N	2738 NW PINECONE PL
11	0	856274	0090	04/22/14	$780,000	$838,000	3,460	9	2004	Avg	6,272	Y	N	453 SKY COUNTRY WAY NW
11	8	342406	9308	10/28/13	$760,000	$855,000	3,550	9	2013	Avg	25,769	N	N	1035 6TH AVE SE
11	0	259765	0310	10/24/13	$746,000	$840,000	3,580	9	1988	Avg	18,000	N	N	2235 SQUAK MOUNTAIN LOOP SW
11	8	342406	9272	09/04/13	$810,000	$924,000	3,880	9	2013	Avg	69,162	N	N	1003 6TH AVE SE
11	0	856279	1010	04/04/12	$499,900	$645,000	1,690	10	2011	Avg	1,850	Y	N	2382 NW STONEY CREEK DR
11	0	856279	0990	05/14/12	$499,900	$640,000	1,690	10	2011	Avg	1,850	Y	N	2336 NW STONEY CREEK DR
11	0	856279	1010	07/07/14	$593,000	$624,000	1,690	10	2011	Avg	1,850	Y	N	2382 NW STONEY CREEK DR
11	0	856279	0970	06/18/12	$542,320	$688,000	1,690	10	2012	Avg	1,850	Y	N	2276 NW STONEY CREEK DR
11	0	856279	0920	03/18/13	$524,900	$625,000	1,700	10	2013	Avg	1,850	N	N	2170 NW STONEY CREEK DR
11	0	856279	0960	02/12/13	$529,900	$636,000	1,700	10	2013	Avg	1,867	N	N	2250 NW STONEY CREEK DR
11	0	856279	0940	09/09/13	$554,900	$632,000	1,700	10	2013	Avg	2,060	N	N	2200 NW STONEY CREEK DR
11	0	856279	0940	12/23/14	$599,000	$601,000	1,700	10	2013	Avg	2,060	N	N	2200 NW STONEY CREEK DR
11	0	856279	0800	08/10/12	$500,000	$627,000	1,870	10	2012	Avg	1,850	N	N	2548 NW ALPINE CREST WAY
11	0	856279	0780	10/01/12	$499,900	$619,000	1,870	10	2012	Avg	1,900	N	N	2532 NW ALPINE CREST WAY
11	0	856279	0790	08/08/12	$497,400	$624,000	1,890	10	2012	Avg	1,850	N	N	2544 NW ALPINE CREST WAY
11	0	856279	0770	09/20/12	$515,000	$640,000	1,890	10	2012	Avg	2,222	Y	N	2520 NW ALPINE CREST WAY

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Area 065 -- 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
11	0	856279	0930	05/13/13	$554,900	$651,000	1,960	10	2013	Avg	2,041	N	N	2186 NW STONEY CREEK DR
11	0	856279	0850	08/23/13	$695,292	$795,000	1,980	10	2013	Avg	2,680	N	N	2268 NW FALL LINE LANE
11	0	856279	0620	03/04/13	$629,900	$752,000	1,990	10	2012	Avg	2,520	N	N	2541 NW ALPINE CREST WAY
11	0	856279	0600	04/10/12	$629,900	$812,000	1,990	10	2012	Avg	2,520	N	N	2529 NW ALPINE CREST WAY
11	0	856279	0440	11/26/12	$619,900	$758,000	2,010	10	2012	Avg	3,152	N	N	2429 NW STONEY CREEK DR
11	0	856279	0500	06/27/12	$594,990	$754,000	2,010	10	2011	Avg	2,873	Y	N	2473 NW STONEY CREEK DR
11	0	856279	0480	10/06/14	$654,000	$671,000	2,010	10	2012	Avg	2,873	Y	N	2459 NW STONEY CREEK DR
11	0	856279	0480	09/10/12	$609,900	$759,000	2,010	10	2012	Avg	2,873	Y	N	2459 NW STONEY CREEK DR
11	0	856279	0910	10/22/12	$557,810	$688,000	2,020	10	2012	Avg	2,407	N	N	2162 NW STONEY CREEK DR
11	0	856279	0640	08/09/13	$655,900	$753,000	2,030	10	2013	Avg	2,520	N	N	2553 NW ALPINE CREST WAY
11	0	856279	0900	12/09/13	$699,900	$779,000	2,030	10	2013	Avg	2,761	N	N	2170 NW FALL LINE LANE
11	0	856279	0660	06/10/13	$625,000	$728,000	2,040	10	2013	Avg	3,052	N	N	2565 NW ALPINE CREST WAY
11	0	856279	0590	05/23/12	$634,900	$811,000	2,050	10	2012	Avg	2,813	N	N	2523 NW ALPINE CREST WAY
11	0	856279	0610	02/25/13	$649,900	$777,000	2,060	10	2012	Avg	2,520	N	N	2535 NW ALPINE CREST WAY
11	0	856279	0120	10/11/12	$659,900	$815,000	2,070	10	2010	Avg	3,296	N	N	2372 HARMONY LN
11	0	856279	0630	07/22/13	$661,750	$763,000	2,078	10	2013	Avg	2,520	N	N	NW ALPINE CREST WAY
11	0	856279	0650	06/25/13	$647,900	$752,000	2,080	10	2013	Avg	2,587	N	N	2559 NW ALPINE CREST WAY
11	0	856279	0490	07/09/12	$609,900	$770,000	2,080	10	2012	Avg	2,748	Y	N	2465 NW STONEY CREEK DR
11	0	856279	0450	09/17/12	$627,000	$779,000	2,080	10	2012	Avg	3,082	N	N	2443 NW STONEY CREEK DR
11	0	856279	0890	01/06/14	$699,900	$773,000	2,090	10	2013	Avg	2,297	N	N	2208 NW FALL LINE LANE
11	0	856279	0100	09/21/12	$679,900	$844,000	2,090	10	2012	Avg	4,465	N	N	2408 HARMONY LN
11	0	856279	0950	03/07/13	$559,900	$668,000	2,120	10	2012	Avg	2,155	N	N	2236 NW STONEY CREEK DR
11	0	856279	0950	12/12/13	$605,000	$673,000	2,120	10	2012	Avg	2,155	N	N	2236 NW STONEY CREEK DR
11	0	856279	0160	04/22/14	$806,500	$866,000	2,160	10	2014	Avg	3,393	N	N	2300 NW HARMONY WAY
11	0	856279	0670	09/24/13	$684,900	$777,000	2,170	10	2013	Avg	11,268	N	N	2571 NW ALPINE CREST WAY
11	0	856279	0870	01/14/14	$764,900	$843,000	2,180	10	2013	Avg	2,893	N	N	2262 NW FALL LINE LANE
11	0	856279	0830	05/08/13	$769,900	$905,000	2,180	10	2013	Avg	5,634	Y	N	2332 NW FALL LINE LANE
11	0	856279	0760	05/20/14	$785,000	$837,000	2,190	10	2009	Avg	4,684	Y	N	2533 NW STONEY CREEK DR
11	0	856279	0010	11/15/13	$779,000	$872,000	2,190	10	2009	Avg	7,317	Y	N	2570 NW STONEY CREEK DR
11	0	856279	0170	05/08/14	$774,900	$828,000	2,210	10	2014	Avg	3,448	N	N	2282 NW HARMONY WAY

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Area 065 -- 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
11	0	856279	0130	12/18/13	$724,900	$805,000	2,210	10	2013	Avg	3,701	N	N	2354 NW HARMONY WAY
11	0	856279	0680	10/08/13	$687,900	$778,000	2,220	10	2013	Avg	3,416	N	N	2577 NW ALPINE CREST WAY
11	0	856279	0070	05/24/13	$759,000	$888,000	2,220	10	2012	Avg	4,977	Y	N	2462 NW STONEY CREEK DR
11	0	856279	0580	05/10/12	$685,000	$877,000	2,230	10	2012	Avg	4,287	N	N	2517 NW ALPINE CREST WAY
11	0	856279	0860	10/19/13	$749,900	$845,000	2,230	10	2013	Avg	2,680	N	N	2260 NW FALL LINE LANE
11	0	856279	0840	07/08/13	$699,900	$810,000	2,230	10	2013	Avg	2,680	N	N	2302 NW FALL LINE LANE
11	0	856279	0190	09/03/14	$800,864	$829,000	2,240	10	2014	Avg	4,796	N	N	2246 NW HARMONY WAY
11	0	856279	0180	08/06/14	$764,900	$798,000	2,250	10	2014	Avg	3,682	N	N	2264 NW HARMONY WAY
11	0	856279	0200	11/03/14	$774,900	$788,000	2,250	10	2014	Avg	5,378	N	N	2228 NW HARMONY WAY
11	0	856279	0140	04/01/14	$749,900	$810,000	2,250	10	2014	Avg	3,253	N	N	2336 NW HARMONY WAY
11	0	856279	0090	01/28/13	$704,900	$849,000	2,260	10	2012	Avg	3,759	N	N	2426 NW HARMONY WAY
11	0	856279	0080	12/11/12	$684,900	$834,000	2,270	10	2012	Avg	3,737	Y	N	2444 NW STONEY CREEK DR
11	0	856279	0400	03/13/14	$718,900	$780,000	2,280	10	2013	Avg	3,261	N	N	2339 NW STONEY CREEK DR
11	0	856279	0380	08/14/14	$727,900	$757,000	2,280	10	2014	Avg	3,198	N	N	2309 NW STONEY CREEK DR
11	0	856279	0420	03/01/12	$617,000	$803,000	2,290	10	2011	Avg	3,581	N	N	2835 NW STONEY CREEK DR
11	0	856279	0150	06/26/14	$782,900	$826,000	2,300	10	2014	Avg	3,898	N	N	2318 NW HARMONY WAY
11	0	856279	0730	08/22/14	$760,000	$789,000	2,310	10	2009	Avg	3,680	Y	N	2567 NW STONEY CREEK DR
11	0	856279	0410	02/10/14	$727,900	$797,000	2,430	10	2013	Avg	3,213	N	N	2369 NW STONEY CREEK DR
11	0	856279	0880	05/14/14	$799,900	$854,000	2,430	10	2014	Avg	3,693	N	N	2226 NW FALL LINE LANE
11	0	856279	0390	07/07/14	$729,900	$768,000	2,430	10	2014	Avg	3,505	N	N	2325 NW STONEY CREEK DR
11	0	856279	0430	02/24/12	$633,000	$824,000	2,458	10	2011	Avg	3,554	N	N	2399 NW STONEY CREEK DR
11	0	202406	9128	11/10/14	$1,030,000	$1,046,000	2,610	10	2005	Avg	9,816	Y	N	1750 PINE VIEW DR NW
11	0	856271	0190	12/18/12	$625,000	$760,000	3,169	10	2006	Avg	6,501	N	N	881 SUMMERHILL RIDGE DR NW
11	4	282406	9373	05/15/14	$765,000	$816,000	3,190	10	1999	Avg	14,275	Y	N	170 MOUNT QUAY DR NW
11	0	062986	0030	06/24/13	$1,030,000	$1,196,000	3,230	10	2007	Avg	10,768	Y	N	1675 PINE VIEW DR NW
11	0	856271	0710	08/21/12	$710,000	$888,000	3,410	10	2006	Avg	6,644	N	N	741 LINGERING PINE DR NW
11	0	856271	0730	11/26/12	$612,299	$748,000	3,410	10	2006	Avg	6,330	Y	N	721 LINGERING PINE DR NW
11	0	856271	0260	12/18/13	$850,000	$944,000	3,460	10	2006	Avg	5,750	N	N	843 SUMMERHILL RIDGE DR NW
11	0	856271	0220	04/30/12	$685,000	$879,000	3,460	10	2007	Avg	5,750	Y	N	873 COUGAR MOUNTAIN LN NW
11	0	062984	0020	02/20/14	$936,500	$1,022,000	3,510	10	2006	Avg	8,022	Y	N	1715 PINE VIEW DR NW

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Area 065 -- 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
11	0	856271	0030	03/23/12	$775,000	$1,003,000	3,550	10	2007	Avg	9,290	Y	N	709 NW LINGERING PINE CT
11	0	856271	0550	05/21/14	$950,000	$1,012,000	3,570	10	2006	Avg	6,000	Y	N	832 SUMMERHILL RIDGE DR NW
11	0	259765	0070	09/11/13	$919,888	$1,047,000	3,710	10	1987	Avg	85,499	Y	N	3115 DOUGLAS CT SW
11	0	292406	9151	06/25/12	$750,000	$950,000	4,140	10	2005	Avg	68,684	N	N	7792 RENTON-ISSAQUAH RD SE
11	0	202406	9126	06/22/12	$840,000	$1,065,000	2,810	11	2006	Avg	8,207	Y	N	1730 PINE VIEW DR NW
11	0	856272	0340	07/28/14	$1,099,000	$1,149,000	3,180	11	2007	Avg	8,685	N	N	544 TIMBER CREEK DR NW
11	0	856272	0390	08/25/14	$1,050,000	$1,089,000	3,190	11	2006	Avg	8,709	Y	N	602 TIMBER CREEK DR NW
11	0	856272	0410	08/07/14	$1,200,000	$1,251,000	3,310	11	2006	Avg	10,576	Y	N	622 TIMBER CREEK DR NW
11	0	856272	0220	11/13/12	$855,000	$1,048,000	3,470	11	2007	Avg	7,442	N	N	545 TIMBER CREEK DR NW
11	0	856272	0210	03/21/12	$840,000	$1,088,000	3,720	11	2006	Avg	6,811	N	N	561 TIMBER CREEK DR NW
11	0	856272	0230	11/07/14	$980,000	$996,000	3,720	11	2007	Avg	7,150	Y	N	531 TIMBER CREEK DR NW
11	0	856272	0090	05/14/12	$849,588	$1,087,000	3,740	11	2005	Avg	6,869	N	N	575 SADDLEBACK LOOP WAY NW
11	0	856272	0330	04/05/13	$1,135,000	$1,345,000	3,750	11	2008	Avg	7,404	Y	N	530 TIMBER CREEK DR NW
11	0	856272	0190	07/19/12	$865,000	$1,090,000	3,771	11	2006	Avg	6,545	N	N	581 TIMBER CREEK DR NW
11	0	856272	0300	09/26/13	$1,300,000	$1,474,000	4,040	11	2008	Avg	8,261	Y	N	490 TIMBER CREEK DR NW
11	0	856272	0450	05/03/13	$961,000	$1,131,000	4,180	11	2005	Avg	8,636	Y	N	654 TIMBER CREEK DR NW
11	0	342406	9041	02/16/12	$1,164,048	$1,519,000	6,010	12	1997	Avg	227,130	N	N	24202 SE 93RD ST

Improved Sales Removed in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	009760	0150	06/03/13	$765,000	RELOCATION - SALE TO SERVICE
1	0	020085	0010	10/20/14	$956,920	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	020085	0020	11/20/14	$1,032,635	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0030	11/12/14	$945,950	NEW IMP PICKED UP IN 2015; PREVIOUS IMP. VALUE <= 25K
1	0	020085	0050	12/22/14	$947,795	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0060	12/23/14	$943,310	NEW IMP PICKED UP IN 2015; PREVIOUS IMP. VALUE <= 25K
1	0	020085	0110	10/13/14	$888,435	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	020085	0120	09/05/14	$887,635	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	020085	0130	12/08/14	$934,010	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0180	12/08/14	$1,018,715	NEW IMP PICKED UP IN 2015; PREVIOUS IMP. VALUE <= 25K
1	0	020085	0190	11/16/14	$955,675	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0210	10/29/14	$929,535	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	020085	0220	12/24/14	$996,950	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0230	10/28/14	$926,144	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	020085	0240	12/07/14	$882,280	NEW IMP PICKED UP IN 2015; PREVIOUS IMP. VALUE <= 25K
1	0	020085	0250	12/17/14	$917,020	PREVIOUS IMP. VALUE <= 25K
1	0	020085	0260	09/10/14	$965,205	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071500	0050	11/20/14	$1,891,348	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0090	12/30/14	$1,696,066	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0260	10/15/14	$1,272,659	PREVIOUS IMP. VALUE <= 25K
1	8	071501	0420	10/22/14	$1,434,000	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0490	11/10/14	$2,268,593	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0570	10/24/14	$2,086,279	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0580	09/30/14	$1,959,801	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	8	071501	0590	12/11/14	$1,786,786	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
1	2	132405	9149	09/11/14	$1,300,000	RELOCATION - SALE TO SERVICE
1	0	177700	0070	09/20/13	$893,500	IMP CHARACTERISTICS DO NOT MATCH ASSESSED VALUE; OBSOLESCENCE
1	0	177700	0070	09/26/12	$395,000	SALE DOES NOT MATCH ASSESSED VALUE; OBSOLESCENCE
1	4	177836	0330	05/18/13	$1,035,000	RELOCATION - SALE TO SERVICE
1	1	177838	0130	04/05/13	$486,250	NON-REPRESENTATIVE SALE; BANKRUPTCY; QUIT CLAIM DEED; SHORT SALE

Improved Sales Removed in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	177838	0460	03/13/13	$672,500	RELOCATION - SALE TO SERVICE
1	1	177838	0580	02/25/13	$485,750	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
1	0	192406	9025	07/29/14	$135,000	IMP. COUNT > 1; NO MARKET EXPOSURE
1	3	221170	0290	08/22/13	$6,500	NO MARKET EXPOSURE; SELLERS OR PURCHASER'S ASSIGNMENT
1	3	221170	0300	01/10/12	$399,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	3	221170	0400	02/21/14	$765,000	RELOCATION - SALE TO SERVICE
1	0	242405	9018	04/18/12	$1,000,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	242405	9024	02/13/13	$578,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	242405	9058	07/30/13	$502,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; BANKRUPTCY; QUIT CLAIM DEED
1	0	242405	9111	07/16/14	$2,425,000	ANOMAL DETECTION; DIAGNOSTIC OUTLIER
1	0	242405	9116	11/05/14	$740,000	DIAGNOSTIC OUTLIERRETENTION EXCLUSION FOR THE SAMPLE SET
1	0	242405	9123	01/06/14	$582,000	OBSOLESCENCE
1	0	252405	9130	09/03/13	$1,145,000	RELOCATION - SALE TO SERVICE
1	0	252405	9267	09/17/14	$799,900	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	0	322406	9080	10/17/12	$485,000	OPEN SPACE
1	12	330385	0330	12/16/14	$1,900,000	UNFINISHED AREA
1	12	330385	0350	07/24/13	$1,608,000	UNFINISHED AREA
1	3	368590	0060	04/30/14	$510,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	3	368590	0060	02/18/14	$347,550	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	3	368590	0060	12/11/13	$506,365	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	5	413940	0230	12/31/12	$591,250	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NON-REPRESENTATIVE SALE
1	5	413940	0570	06/25/12	$588,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NON-REPRESENTATIVE SALE
1	5	413940	0930	05/29/14	$821,500	RELOCATION - SALE TO SERVICE
1	5	413942	0060	10/01/12	$791,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	8	413942	0520	03/03/12	$913,000	UNFINISHED AREA
1	8	413942	0590	05/20/14	$1,212,500	RELOCATION - SALE TO SERVICE
1	8	413942	0590	08/27/14	$1,200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
1	5	413943	0410	11/14/14	$1,156,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	413943	0620	10/13/12	$908,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
1	9	413943	0760	02/03/12	$1,325,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	9	413943	0910	10/21/14	$935,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	3	413944	0340	05/08/13	$641,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	413944	0350	02/08/13	$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3	413944	0480	06/26/14	$695,000	NON-REPRESENTATIVE SALE
1	3	413944	0750	09/27/12	$688,000	RELOCATION - SALE TO SERVICE
1	3	413944	0800	05/24/13	$675,000	NO MARKET EXPOSURE; SECURING OF DEBT
1	3	413944	0880	12/06/12	$637,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	413945	0350	03/16/12	$650,000	NON-REPRESENTATIVE SALE
1	5	413945	0590	03/25/14	$1,568,000	OBSOLESCENCE
1	9	413947	0100	10/05/12	$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	413948	0290	05/22/12	$1,205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	8	413948	0410	04/25/12	$785,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	8	413950	0200	12/17/12	$867,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	8	413950	0360	05/03/13	$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	11	413990	0110	12/31/12	$1,225,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	11	413990	0190	07/09/13	$1,200,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
1	11	413990	0220	07/26/13	$1,365,000	RELOCATION - SALE TO SERVICE
1	11	413991	0170	12/16/14	$1,005,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	5	560800	0090	07/17/12	$600,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	5	560800	0160	05/16/14	$1,080,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	5	560800	0890	01/02/14	$724,900	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	5	560800	0890	02/16/13	$697,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	560801	0100	03/11/13	$770,000	RELOCATION - SALE TO SERVICE
1	3	560801	0360	02/20/14	$785,000	OBSOLESCENCE
1	3	560803	0030	03/05/12	$470,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	560803	0050	12/19/12	$500,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3	560803	0080	05/03/12	$530,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	11	675250	0070	12/30/13	$1,730,000	IMP. COUNT > 1
1	11	675250	0110	07/18/14	$1,690,000	RELOCATION - SALE TO SERVICE
1	13	723750	0380	05/21/13	$1,350,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	10	723750	0720	03/12/12	$855,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	10	723750	1330	06/01/12	$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	13	723750	1370	07/17/14	$1,079,000	DIAGNOSTIC OUTLIER; RETENTION EXCLUSION FOR THE SAMPLE SET
1	13	723750	1370	01/12/12	$216,000	PARTIAL INTEREST (1/3, 1/2, ETC.); CORPORATE AFFILIATES
1	13	723750	1380	09/30/14	$1,350,000	BANKRUPTCY; FORCED SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	13	723750	1470	12/31/14	$1,578,000	RELOCATION - SALE TO SERVICE
1	4	730800	0140	01/19/12	$661,232	BANKRUPTCY; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	730800	0320	03/23/12	$722,500	RELOCATION - SALE TO SERVICE
1	4	730800	0390	05/15/13	$773,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	2	752640	0100	08/26/14	$805,000	OBSOLESCENCE
1	4	780546	0210	08/23/12	$686,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	4	780546	0770	03/18/14	$492,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	866510	0060	06/13/13	$1,175,000	RELOCATION - SALE TO SERVICE
1	5	896540	0330	12/02/14	$640,500	AUCTION SALE; FORCED SALE; BANKRUPTCY; NO MARKET EXPOSURE
1	5	896540	0330	03/12/14	$805,310	NO MARKET EXPOSURE; RECEIVERSHIP OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	4	896550	0210	03/15/13	$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	5	896551	0140	11/15/13	$850,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	2	942950	0146	07/14/14	$580,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	2	942950	0150	04/24/12	$357,500	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
1	2	942950	0190	11/26/13	$379,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	029130	0130	03/13/12	$189,000	NON-REPRESENTATIVE SALE
11	0	029130	0250	01/03/13	$205,000	NON-REPRESENTATIVE SALE
11	0	029131	0250	08/30/12	$103,134	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	029131	0360	06/03/13	$256,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	029131	0440	01/11/12	$195,000	BOX PLOT; MODEL DEVELOPMENT EXCLUSION
11	0	029131	0480	08/21/13	$379,950	RELOCATION - SALE TO SERVICE
11	0	029131	0690	08/22/14	$379,950	RELOCATION - SALE TO SERVICE
11	9	032306	9123	08/31/12	$465,000	IMP. COUNT > 1
11	0	071060	0020	03/19/12	$462,000	PERCENT COMPLETE
11	9	115200	0040	10/10/14	$774,888	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis
Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	7	235430	0445	07/05/12	$285,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
11	7	235430	0685	04/19/13	$128,333	RELATED PARTY, FRIEND, OR NEIGHBOR
11	7	235430	0730	06/10/12	$459,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
11	7	235430	0750	07/18/12	$320,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
11	7	235430	0835	12/17/12	$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	7	235430	0880	03/08/12	$407,000	RELOCATION - SALE TO SERVICE
11	0	258960	0090	02/14/13	$490,000	NON-REPRESENTATIVE SALE
11	0	258960	0190	04/10/13	$749,000	RELOCATION - SALE TO SERVICE
11	0	259765	0070	06/20/13	$688,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	259765	0460	03/04/13	$540,000	IMP CHARACTERISTICS CHANGED SINCE SALE
11	7	272406	9085	01/03/13	$150,000	PARTIAL INTEREST; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
11	7	272406	9120	02/13/14	$280,273	FORCED SALE; RECEIVERSHIP OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	7	272406	9120	06/05/14	$231,525	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	8	282406	9011	01/13/14	$800,000	SEGREGATION AND/OR MERGER
11	0	292406	9062	06/05/13	$360,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
11	9	322406	9032	10/25/13	$100,750	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
11	8	332406	9052	11/14/12	$206,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
11	87	332406	9517	03/07/12	$354,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
11	8	342406	9066	01/17/13	$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	7	342406	9068	05/29/12	$240,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
11	7	342406	9078	12/30/13	$238,126	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	8	342406	9102	01/30/13	$150,000	IMP. COUNT > 1; PARTIAL INTEREST (1/3, 1/2, ETC.)
11	7	342406	9114	02/11/13	$77,975	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
11	8	342406	9145	04/18/14	$285,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	7	342406	9154	06/24/14	$362,500	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
11	8	342406	9215	04/30/12	$165,000	BANKRUPTCY; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	7	342406	9219	03/12/13	$509,882	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	7	342406	9234	10/16/12	$432,291	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	8	342406	9294	08/10/12	$209,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	7	363010	0020	08/21/13	$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	7	527910	0245	08/26/13	$375,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
11	7	527910	0307	12/15/13	$395,000	PERCENT COMPLETE
11	7	527910	0510	10/29/12	$304,100	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	7	527910	0560	08/24/12	$417,000	RELOCATION - SALE TO SERVICE
11	7	527910	0625	07/31/13	$141,500	PREVIOUS IMP. VALUE <= 25K; AUCTION SALE; BANKRUPTCY; NO MARKET EXPOSURE
11	7	527910	0680	06/05/14	$240,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
11	7	527910	0685	08/20/13	$337,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
11	0	527910	1235	12/17/13	$750,000	MULTI-PARCEL SALE
11	7	552860	0040	12/26/12	$322,564	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	7	552860	0040	03/07/13	$187,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
11	0	570600	0145	01/27/12	$282,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	570620	0060	03/21/14	$290,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	570620	0290	08/28/14	$440,000	RELOCATION - SALE TO SERVICE
11	3	570620	1660	05/02/12	$264,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	3	570620	1810	09/04/14	$355,154	RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE; EXEMPT EXCISE TAX
11	3	570620	2220	02/27/12	$395,991	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	571060	0070	06/17/13	$477,781	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	3	571060	0620	08/06/14	$335,000	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
11	3	571061	0070	03/26/13	$280,000	NON-REPRESENTATIVE SALE
11	3	571061	0440	01/10/12	$557,132	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	807860	0210	04/28/12	$355,000	RELOCATION - SALE TO SERVICE
11	9	816330	0320	10/01/13	$447,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
11	0	856271	0320	06/04/13	$635,000	SHORT SALE; FORCED SALE
11	0	856271	0430	01/14/14	$860,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	856271	0450	01/25/13	$606,000	NON-REPRESENTATIVE SALE
11	0	856271	0730	08/03/12	$649,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856272	0210	03/21/12	$840,000	RELOCATION - SALE TO SERVICE
11	0	856272	0300	09/26/13	$1,425,000	RELOCATION - SALE TO SERVICE
11	0	856272	0340	05/22/14	$1,099,000	RELOCATION - SALE TO SERVICE
11	0	856274	0160	03/28/12	$640,000	RELOCATION - SALE TO SERVICE

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Area 065 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	856274	0170	09/09/13	$550,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	856274	0420	08/22/13	$530,000	NON-REPRESENTATIVE SALE
11	0	856275	0170	06/24/13	$594,188	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856275	0830	06/19/12	$620,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	856278	0260	08/12/14	$325,000	RELOCATION - SALE TO SERVICE
11	0	856278	0530	09/27/13	$354,592	PERCENT COMPLETE
11	0	856279	0010	11/12/13	$779,000	RELOCATION - SALE TO SERVICE
11	0	856279	0240	11/11/14	$834,900	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	856279	0250	10/30/14	$799,900	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	856279	0270	11/03/14	$779,900	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	856279	0370	09/17/14	$736,900	PERCENT COMPLETE; SALE DATA DOES NOT MATCH ASSESSED VALUE
11	3	865000	0080	02/28/13	$420,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
11	77	884390	0396	07/14/14	$455,000	IMP. COUNT > 1; OBSOLESCENCE
11	0	884390	0437	03/11/14	$343,790	NO MARKET EXPOSURE
11	3	941220	0100	12/19/12	$358,840	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
11	3	941220	0170	02/22/12	$313,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	3	941450	0120	09/11/12	$269,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
11	3	941450	0320	05/02/13	$355,294	AUCTION SALE; FORCED SALE; BANKRUPTCY - RECEIVERSHIP OR TRUSTEE; NO MARKET EXPOSURE
11	3	941450	0320	12/28/12	$346,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	3	941450	0390	11/21/12	$412,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
11	3	941450	0490	11/07/12	$289,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE
11	3	941450	0580	06/16/12	$385,000	RELOCATION - SALE TO SERVICE
11	3	941460	0020	10/17/13	$268,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHAR CHANGED SINCE SALE; NO MARKET EXPOSURE
11	3	941460	0020	03/24/14	$365,000	SALE DATA DOES NOT MATCH ASSESSED VALUE; FINANCIAL INSTITUTION RESALE
11	2	954520	0370	11/06/12	$413,847	NON-REPRESENTATIVE SALE
11	2	954524	0180	06/13/14	$575,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	1	954525	0010	07/29/13	$745,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	1	954525	0010	11/07/14	$785,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	1	954525	0180	05/16/14	$780,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 065

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	192406	9051	01/14/14	$250,500	262,231	Y	N
1	0	192406	9063	10/22/14	$155,000	49,222	N	N
1	0	242405	9020	03/12/14	$430,000	39,144	Y	N
1	0	242405	9176	10/02/13	$360,000	22,750	Y	N
1	0	322406	9011	01/22/13	$35,000	223,898	N	N
1	3	368590	0050	10/25/12	$225,000	15,185	Y	N
1	13	723750	0850	10/01/12	$617,500	11,644	Y	N
1	13	723750	1550	01/28/13	$517,713	19,504	N	N
1	2	750450	0170	06/17/14	$260,000	46,173	Y	N
1	0	988800	0030	03/20/13	$280,000	36,750	Y	N
11	7	282406	9043	09/10/13	$450,000	2,777	N	N
11	9	322406	9025	08/01/12	$208,000	217,800	N	N
11	8	342406	9035	08/17/12	$100,000	42,111	Y	N
11	3	570620	0120	07/24/13	$190,000	12,167	N	N
11	3	570620	0185	07/25/13	$190,000	23,390	N	N
11	3	571060	0450	04/29/13	$87,000	9,660	N	N
11	9	816330	0150	02/13/14	$175,000	16,114	N	N
11	9	816330	0170	07/09/14	$162,000	11,436	N	N
11	3	941450	0300	08/27/14	$66,500	9,776	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 065

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	2	132405	9007	08/18/12	$800,000	SEGREGATION AND/OR MERGE
1	0	132405	9165	08/19/13	$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	252405	9081	07/21/14	$269,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	0	252405	9248	07/21/14	$269,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	0	252405	9270	07/08/14	$327,000	SEGREGATION AND/OR MERGER
1	13	723750	1360	12/12/12	$216,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; CORPORATE AFFILIATES
1	13	723750	1480	08/25/14	$1,275,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; NEW HOUSE SALE - DATA NOT PICKED UP
1	2	942950	0116	02/23/14	$410,000	SEGREGATION AND/OR MERGE SINCE SALE; TEAR DOWN
1	0	988800	0030	11/26/12	$366,919	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	235430	0850	08/04/14	$151,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; ESTATE ADMINISTRATOR
11	0	292406	9160	10/13/14	$250,000	SEGREGATION AND/OR MERGER
11	8	342406	9087	07/29/13	$189,950	SEGREGATION AND/OR MERGER SINCE SALE
11	7	342406	9126	07/18/14	$50,000	SEGREGATION AND/OR MERGE; QUIT CLAIM DEED; ESTATE ADMINISTRATOR; GOV'T TO NON-GOV'T
11	7	527910	1190	09/03/12	$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
11	0	570600	0051	03/15/12	$175,000	FORCED SALE; NON-REPRESENTATIVE SALE; SHORT SALE
11	3	570620	0400	03/15/13	$40,000	NON-REPRESENTATIVE SALE; SEGREGATION AND/OR MERGER
11	0	856273	0090	06/30/14	$7,560,000	SEGREGATION AND/OR MERGER

Mobile Home Sales Removed in this Annual Update Analysis
Area 065

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	007510	0082	12/19/13	$165,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification

Judith A. Metcalf   8/20/15

Appraiser II   Date

King County

Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
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(206) 296-5195 FAX (206) 296-0595
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Lloyd Hara

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor