

Bridle Trails/ Wilburton/ Central Bellevue Area: 068

Residential Revalue for 2015 Assessment Roll



Obtained from city-data.com

There were 585 improved sales in Area 68, with average sale price of \$828,000. Area 68 has a population of 4,383 improved residential parcels. There are two distinct sub-areas in Area 68. Sub-area 3 includes the neighborhood of Bridle Trails; sub-area 7 includes the neighborhoods of Wilburton and Woodridge. Proximity to the major employment centers of Bellevue and Redmond contribute to the desirability of this area. Major employers, shopping centers and entertainment venues are in close proximity. Major highways Interstate 90, State Route 520, and Interstate 405 are all accessible in Bellevue.



King County

Department of Assessments

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

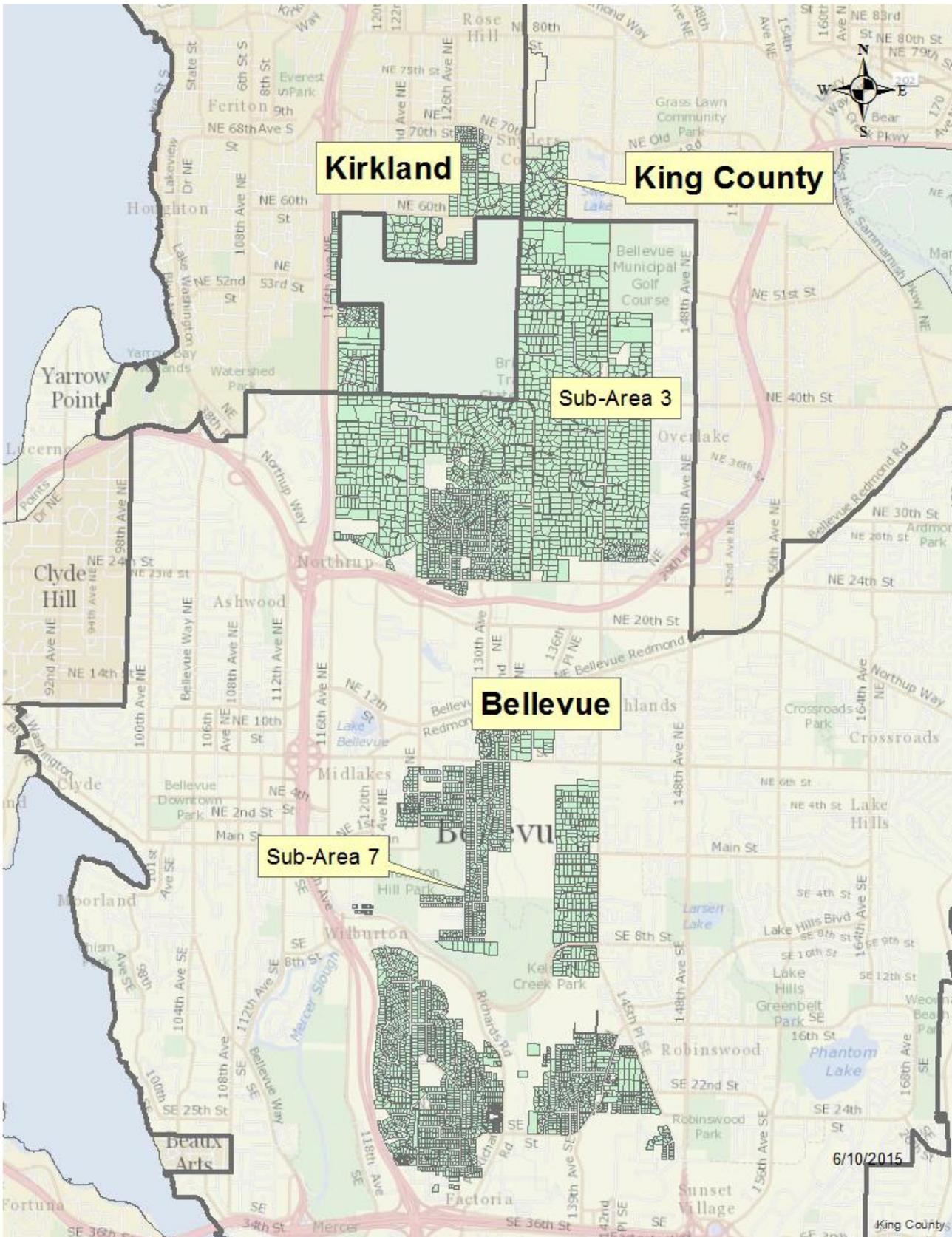
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

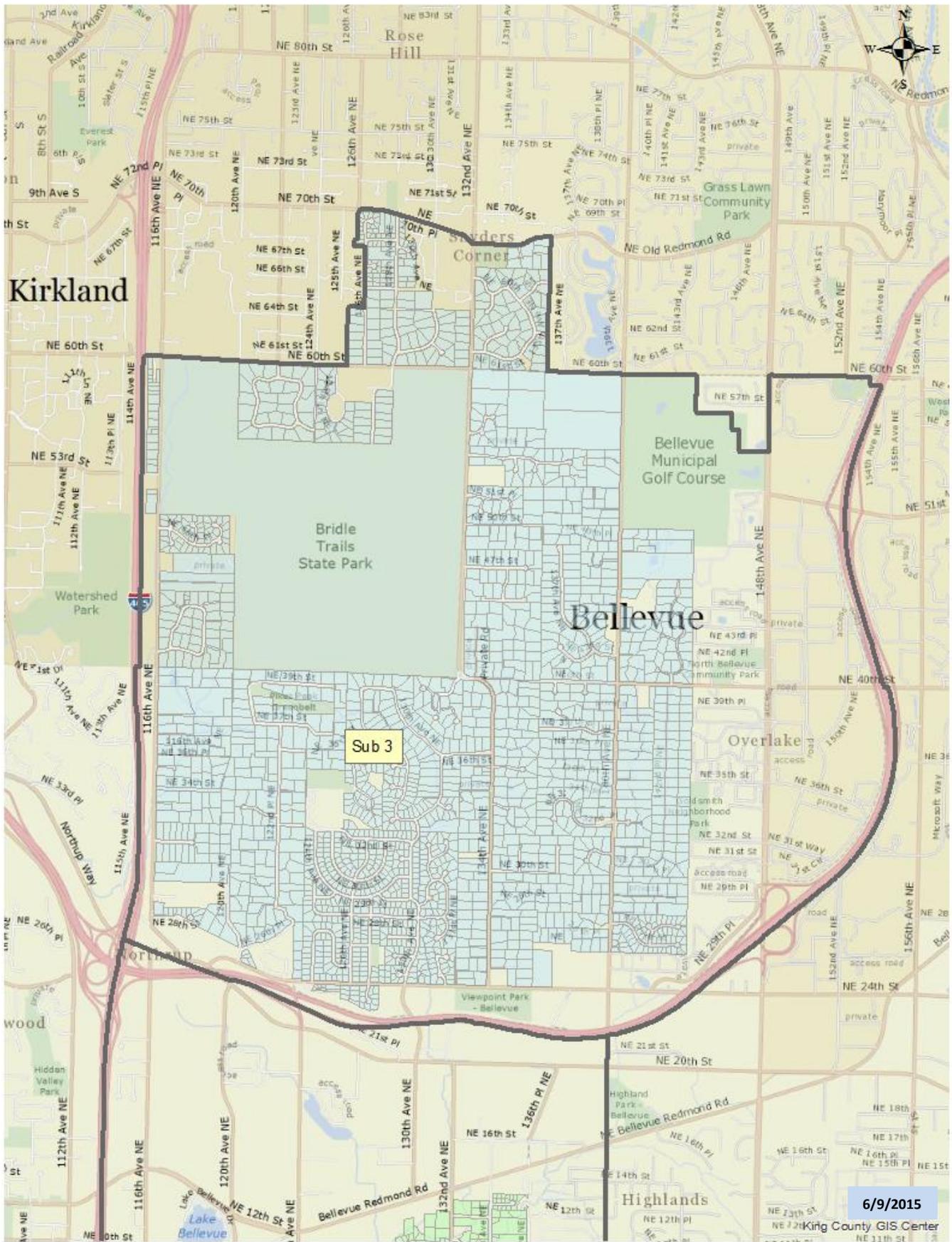
Lloyd Hara
Assessor

Area 068 Map

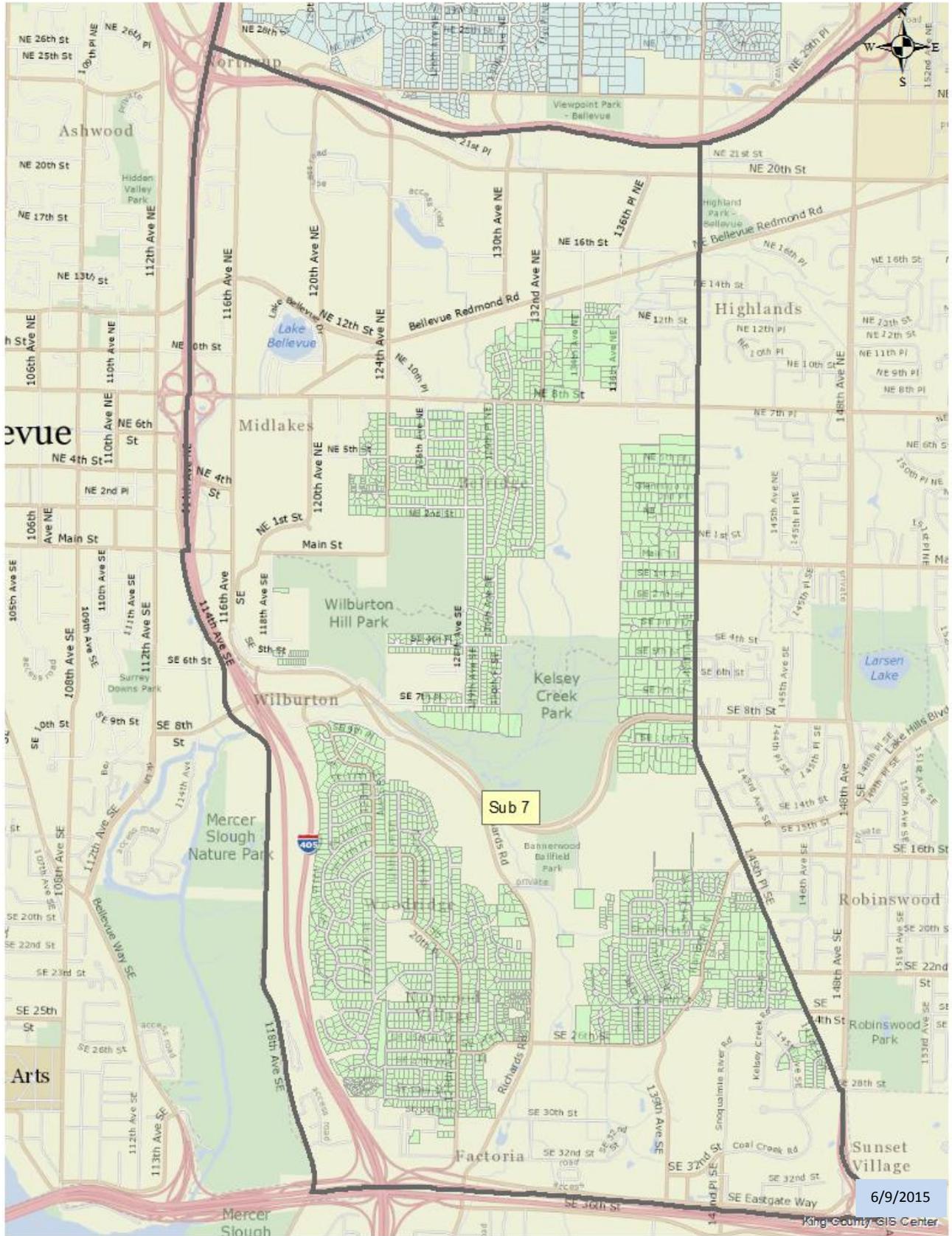


All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, 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. Scale unknown.

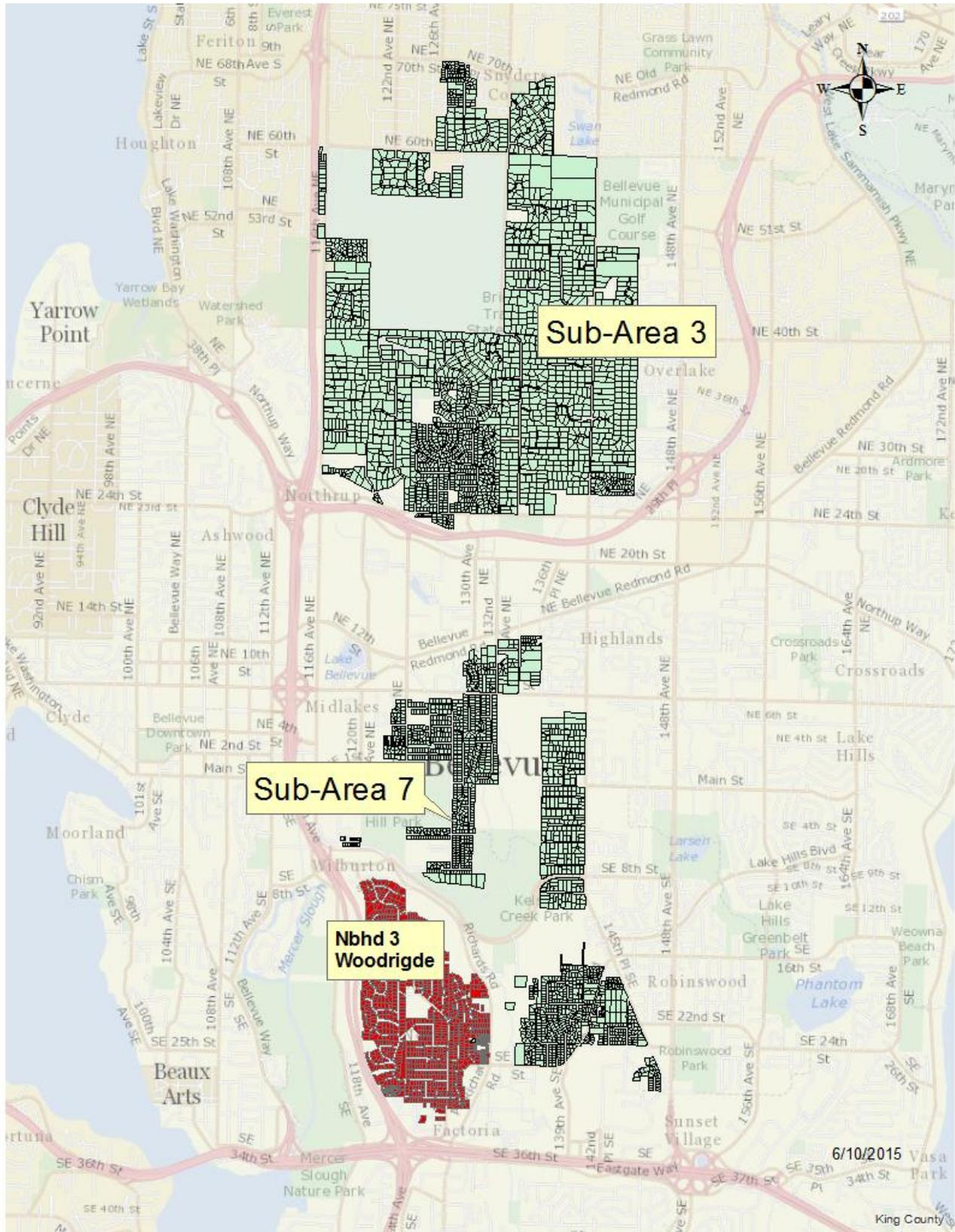
Area 068 - Sub Area 3 Map



Area 068 - Sub Area 7 Map



Area 068 Neighborhood Map



Area 068 Housing Profile



Grade 7/ Year Built 1975/ Total Living Area 1,680
Account Number 326010-0200



Grade 8/ Year Built 1972/ Total Living Area 2,580
Account Number 071000-0260



Grade 9/ Year Built 1984/ Total Living Area 2,420
Account Number 660907-0100



Grade 10/ Year Built 1992/ Total Living Area 3,360
Account Number 750100-0200



Grade 11/ Year Built 1999/ Total Living Area 5,070
Account Number 342505-9266



Grade 12/ Year Built 1989/ Total Living Area 8,300
Account Number 222505-9348

Area 068 Housing Profile



Grade 13/ Year Built 2001/ Total Living Area 13,610
Account Number 222505-9080

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

Bridle Trails/ Wilburton/ Central Bellevue - Area 068

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2010/2012
Number of Improved Sales: 585
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	\$475,700	\$342,900	\$818,600			10.32%
2015 Value	\$480,300	\$347,700	\$828,000	\$876,900	94.1%	9.97%
\$ Change	+\$4,600	+\$4,800	+\$9,400			
% Change	+1.0%	+1.4%	+1.1%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 9.97% is an improvement from the previous COD of 10.32%. 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	\$481,800	\$314,800	\$796,600
2015 Value	\$486,500	\$318,800	\$805,300
\$ Change	+\$4,700	+\$4,000	+\$8,700
% Change	+1.0%	+1.3%	+1.1%

Number of one to three unit residences in the population: 4,383

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several Plat-based needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Compton Trails (Major 172785), Heritage Lanes (Major 326000-326020), and Schoning (Major 760580) were generally at lower assessment levels than the rest of the population. In addition, parcels located in Hunter-Lindor (Major 352790) were generally at a higher assessment level than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 068 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+0.78%	4,187	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
Compton Trails	+11.00%	8	37	22%
Heritage Lane	+12.43%	15	130	12%
Hunter Linor	-7.66%	9	15	60%
Schoning Plat	+24.82%	5	14	36%

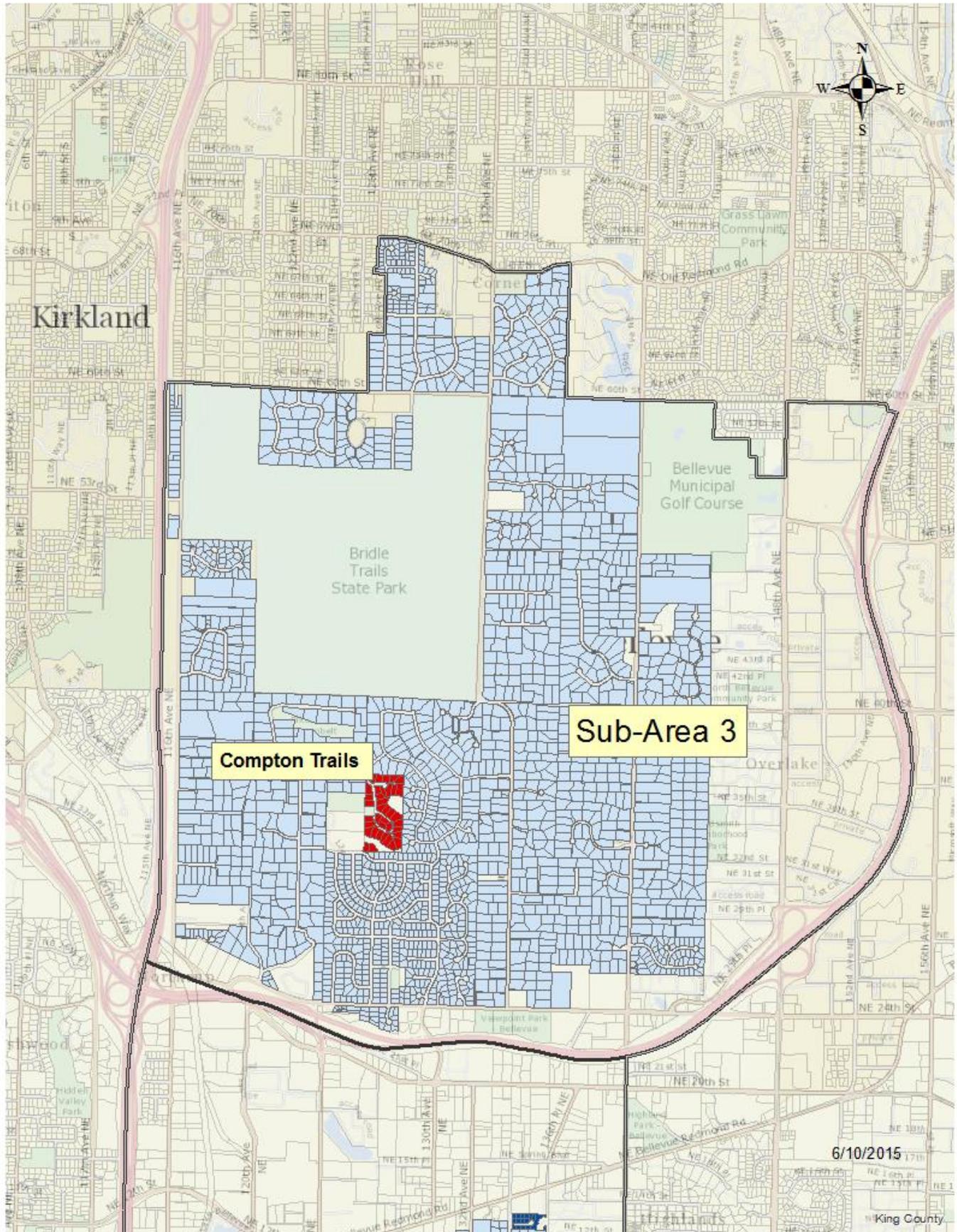
There were no properties that would receive a multiple variable adjustment.

Generally, Compton Trails (Major 172785), Heritage Lanes (Major 326000-326020), and Schoning (Major 760580) plats were at a lower assessment level than the rest of the population.

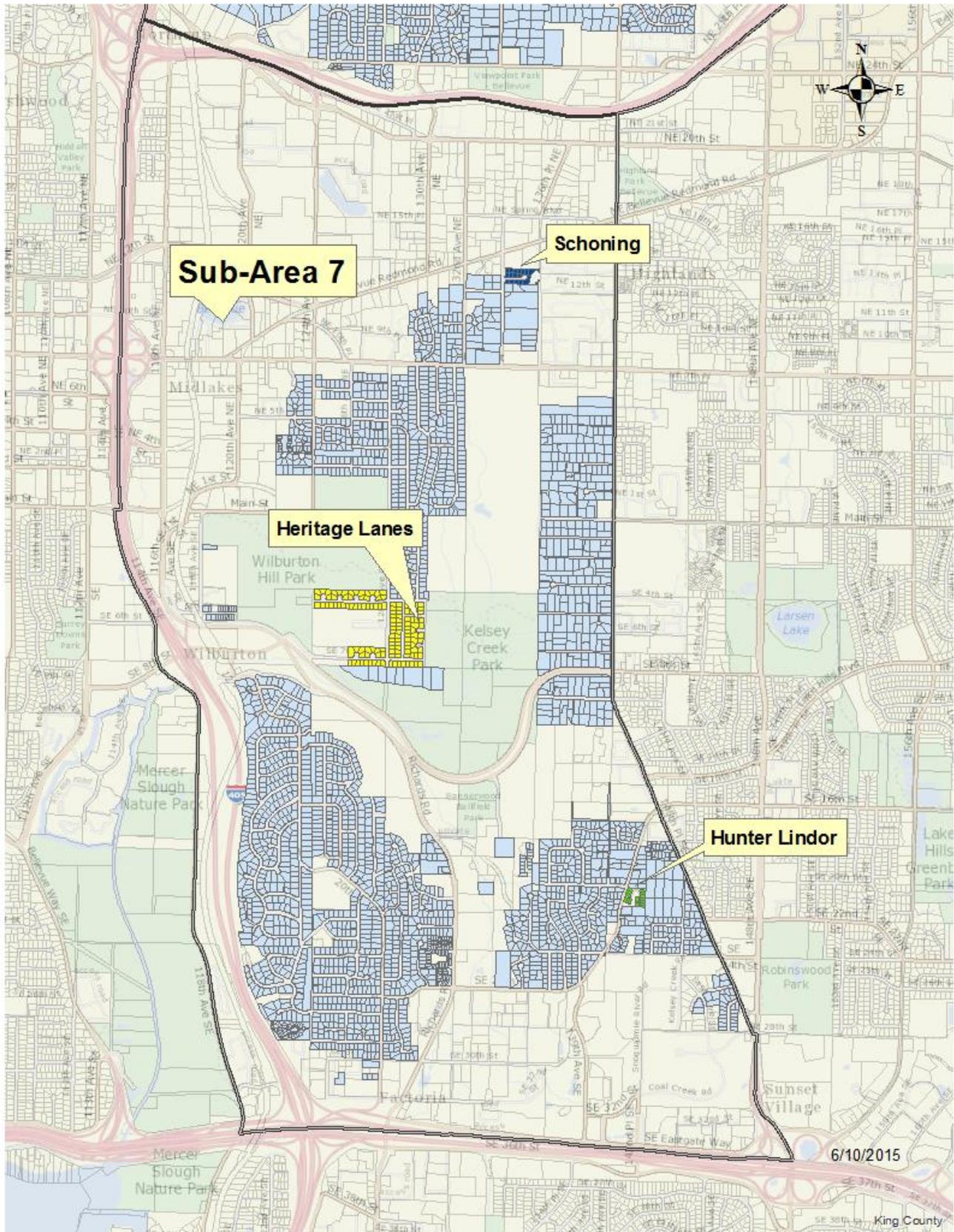
In addition, parcels located in Hunter-Lindor (Major 352790) plat were at a higher assessment level than the rest of the population.

This model corrects for these strata differences.

Area 068 - Plat Map



Area 068 - Plat Map



Area 068 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
172785	Compton Trails	8	37	22%	NE-21-25-5	3	10-12	1984-1989
326000-326020	Heritage Lanes	15	130	12%	SE-33-25-5	7	7-8	1967-1974
352790	Hunter Lindor	9	15	60%	SE-3-24-5	7	9	2011-2013
760580	Schoning	5	14	36%	SW-27-25-5	7	9	1998-1999

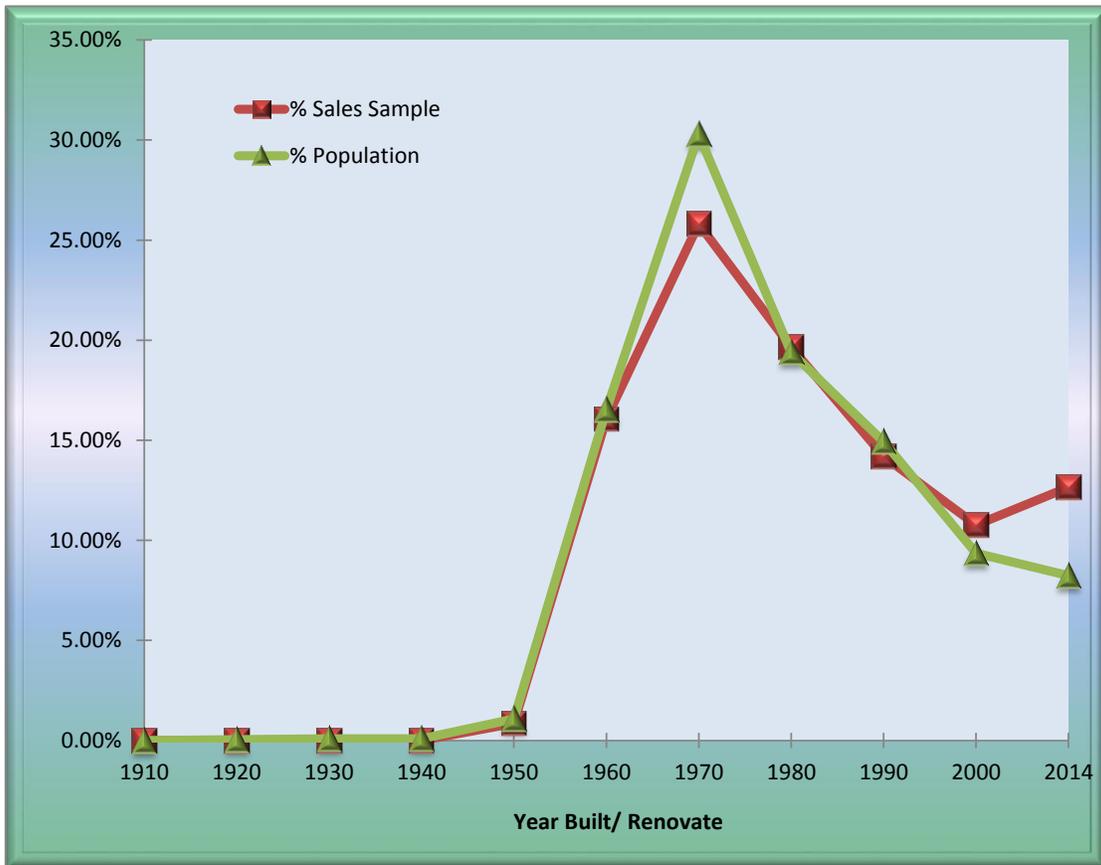
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	5	0.85%
1960	94	16.07%
1970	151	25.81%
1980	115	19.66%
1990	83	14.19%
2000	63	10.77%
2014	74	12.65%
585		

Population

Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	2	0.05%
1930	4	0.09%
1940	4	0.09%
1950	47	1.07%
1960	724	16.52%
1970	1,327	30.28%
1980	850	19.39%
1990	654	14.92%
2000	410	9.35%
2014	361	8.24%
4,383		



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built or Renovated. This distribution is ideal for both accurate analysis and appraisals.

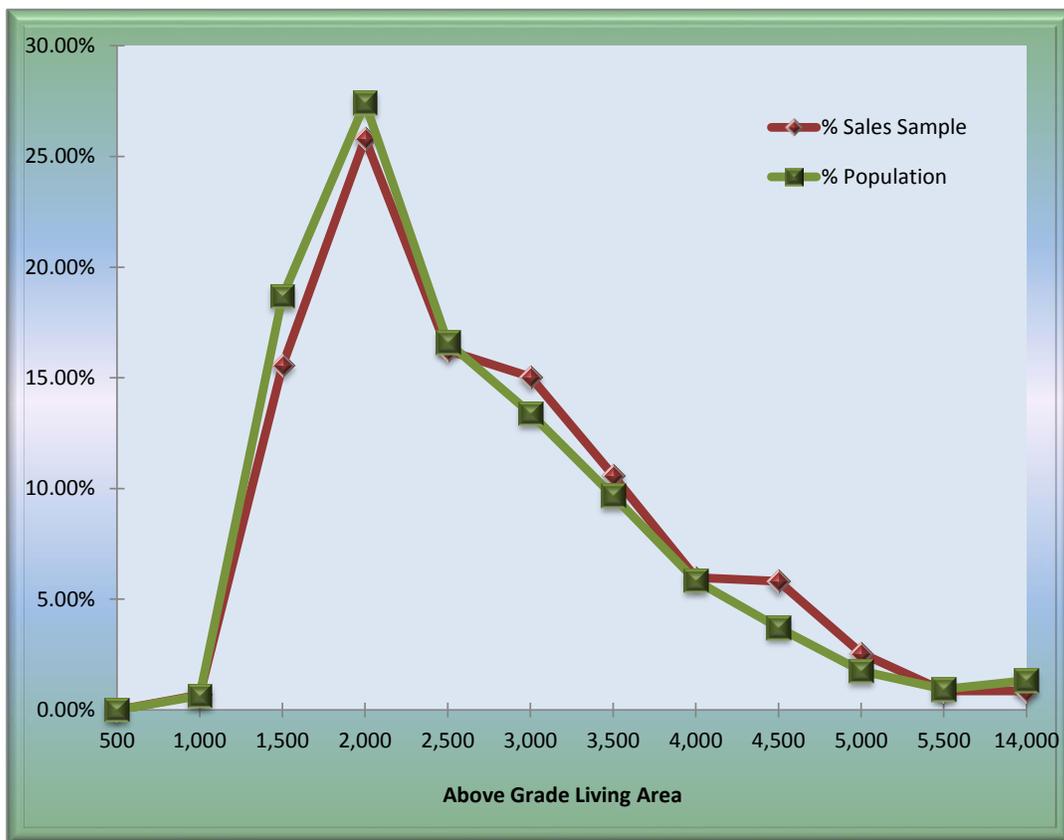
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	4	0.68%
1,500	91	15.56%
2,000	151	25.81%
2,500	95	16.24%
3,000	88	15.04%
3,500	62	10.60%
4,000	35	5.98%
4,500	34	5.81%
5,000	15	2.56%
5,500	5	0.85%
14,000	5	0.85%
585		

Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	28	0.64%
1,500	819	18.69%
2,000	1,202	27.42%
2,500	728	16.61%
3,000	587	13.39%
3,500	424	9.67%
4,000	256	5.84%
4,500	163	3.72%
5,000	77	1.76%
5,500	41	0.94%
14,000	58	1.32%
4,383		



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

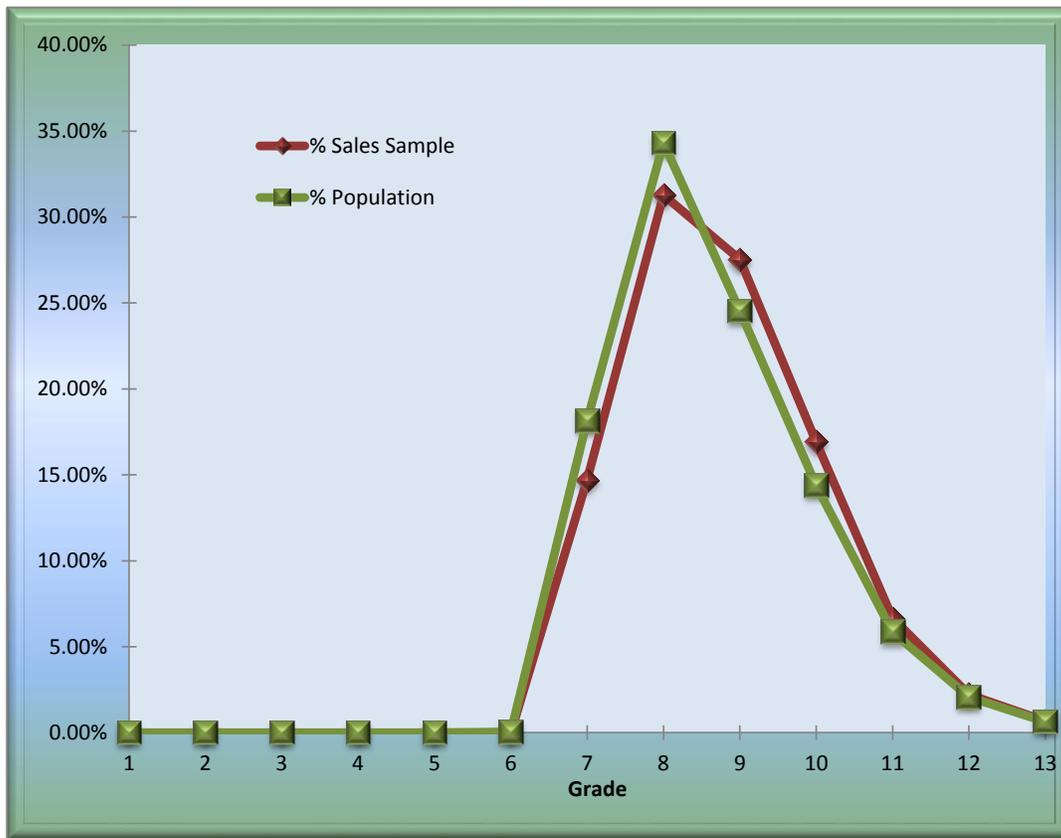
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	86	14.70%
8	183	31.28%
9	161	27.52%
10	99	16.92%
11	39	6.67%
12	13	2.22%
13	4	0.68%
585		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	2	0.05%
7	795	18.14%
8	1,504	34.31%
9	1,075	24.53%
10	631	14.40%
11	257	5.86%
12	91	2.08%
13	28	0.64%
4,383		



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

Area 068 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 1.052, resulting in an adjusted value of \$499,000 ($\$475,000 * 1.052 = \$499,700$) – truncated to the nearest \$1000.

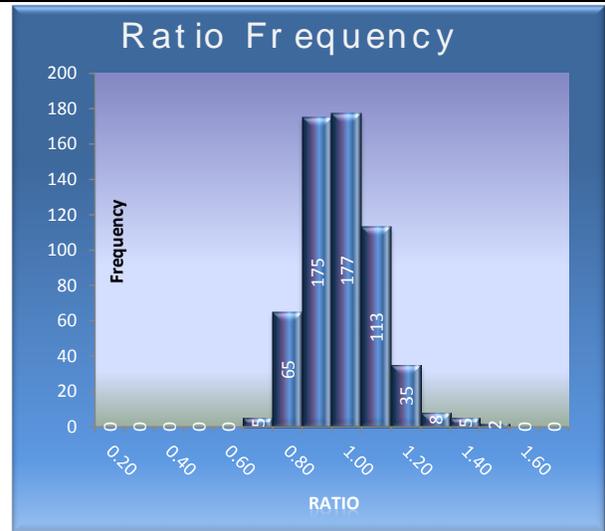
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.301	30.1%
2/1/2012	1.284	28.4%
3/1/2012	1.269	26.9%
4/1/2012	1.253	25.3%
5/1/2012	1.238	23.8%
6/1/2012	1.223	22.3%
7/1/2012	1.209	20.9%
8/1/2012	1.195	19.5%
9/1/2012	1.182	18.2%
10/1/2012	1.169	16.9%
11/1/2012	1.157	15.7%
12/1/2012	1.145	14.5%
1/1/2013	1.134	13.4%
2/1/2013	1.122	12.2%
3/1/2013	1.113	11.3%
4/1/2013	1.103	10.3%
5/1/2013	1.093	9.3%
6/1/2013	1.084	8.4%
7/1/2013	1.076	7.6%
8/1/2013	1.067	6.7%
9/1/2013	1.059	5.9%
10/1/2013	1.052	5.2%
11/1/2013	1.045	4.5%
12/1/2013	1.039	3.9%
1/1/2014	1.033	3.3%
2/1/2014	1.028	2.8%
3/1/2014	1.023	2.3%
4/1/2014	1.019	1.9%
5/1/2014	1.015	1.5%
6/1/2014	1.011	1.1%
7/1/2014	1.008	0.8%
8/1/2014	1.006	0.6%
9/1/2014	1.004	0.4%
10/1/2014	1.002	0.2%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 068 is: $(.942686001506573 - 0.0868083608320609 * 0.01367521 - 0.0976855468252633 * 0.02564103 + 0.0861715730525267 * 0.01538462 + 2.3531980385205E-07 * \text{SaleDaySq} - 0.181578537766538 * 0.008547009) / (.942686001506573 - 0.0868083608320609 * 0.01367521 - 0.0976855468252633 * 0.02564103 + 0.0861715730525267 * 0.01538462 - 0.181578537766538 * 0.008547009)$
SaleDay = SaleDate - 42005
SaleDaySq = (SaleDate - 42005)^2

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 1	Appr. Date: 1/1/2014	Date of Report: 6/8/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Bridle Trails/ Wilburton/ Central Bellevue	Appr ID: JRAM	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 068			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	585
<i>Mean Assessed Value</i>	\$818,600
<i>Mean Adj. Sales Price</i>	\$876,900
<i>Standard Deviation AV</i>	\$331,474
<i>Standard Deviation SP</i>	\$349,638
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.939
<i>Median Ratio</i>	0.930
<i>Weighted Mean Ratio</i>	0.934
UNIFORMITY	
<i>Lowest ratio</i>	0.604
<i>Highest ratio:</i>	1.454
<i>Coefficient of Dispersion</i>	10.32%
<i>Standard Deviation</i>	0.123
<i>Coefficient of Variation</i>	13.11%
<i>Price Related Differential (PRD)</i>	1.005
RELIABILITY	
<i>95% Confidence: Median</i>	
<i>Lower limit</i>	0.913
<i>Upper limit</i>	0.942
<i>95% Confidence: Mean</i>	
<i>Lower limit</i>	0.929
<i>Upper limit</i>	0.949
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4,383
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.123
<i>Recommended minimum:</i>	24
<i>Actual sample size:</i>	585
Conclusion:	OK
NORMALITY	
<i>Binomial Test</i>	
<i># ratios below mean:</i>	310
<i># ratios above mean:</i>	275
<i>z:</i>	1.447
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

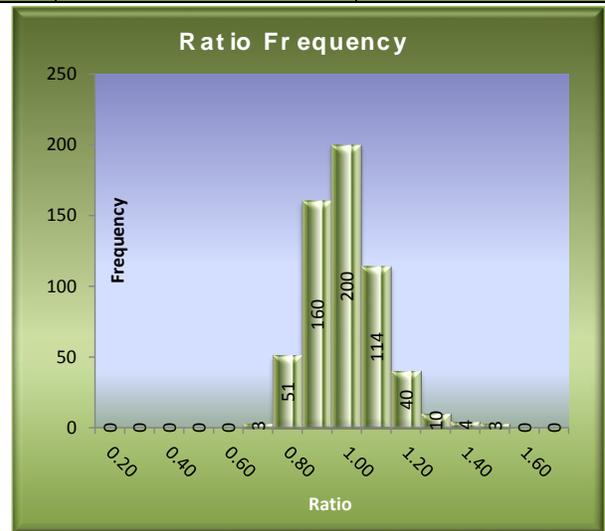
1 to 3 Unit Residences throughout Area 068

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

Annual Update Ratio Study Report (After) - 2015 Assessments

District: NE / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Bridle Trails/ Wilburton/ Central Bellevue	1/1/2015	6/8/2015	1/2012 - 12/2014
Area Number: 068	Appr. ID:	Property Type:	Adjusted for time?
	JRAM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	585
Mean Assessed Value	\$828,000
Mean Sales Price	\$876,900
Standard Deviation AV	\$334,565
Standard Deviation SP	\$349,638
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.949
Median Ratio	0.941
Weighted Mean Ratio	0.944
UNIFORMITY	
Lowest ratio	0.608
Highest ratio:	1.464
Coefficient of Dispersion	9.97%
Standard Deviation	0.122
Coefficient of Variation	12.80%
Price Related Differential (PRD)	1.005
RELIABILITY	
95% Confidence: Median	
Lower limit	0.925
Upper limit	0.952
95% Confidence: Mean	
Lower limit	0.939
Upper limit	0.959
SAMPLE SIZE EVALUATION	
N (population size)	4,383
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.122
Recommended minimum:	24
Actual sample size:	585
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	310
# ratios above mean:	275
z:	1.447
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 068 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: June 8, 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 4 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 +1.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.011, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several Plat-based needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Compton Trails (Major 172785), Heritage Lanes (Major 326000-326020), and Schoning (Major 760580) were generally at lower assessment levels than the rest of the population. In addition, parcels located in Hunter Lindor (Major 352790) were generally at a higher assessment level than the rest of the population. 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 585 useable residential sales in the area.

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

The derived adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (.942686001506573 - 0.0868083608320609 * \\ & \text{COMPTON_TRAILS} - 0.0976855468252633 * \text{HERITAGE_LANE} + 0.0861715730525267 * \\ & \text{HUNTER_LINDOR} - 0.181578537766538 * \text{SCHONING}) \end{aligned}$$

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

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 0.941. 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 +1.1%. 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) * 1.011.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.011.
- 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 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	618920	0250	03/10/14	\$601,000	\$614,000	1,080	7	1981	Good	14,399	Y	N	2522 124TH PL NE
3	0	020100	0530	07/17/14	\$530,000	\$534,000	1,160	7	1966	Avg	9,816	N	N	2905 129TH AVE NE
3	0	154680	0130	02/07/12	\$569,900	\$730,000	1,190	7	1958	Good	11,872	N	N	2422 127TH AVE NE
3	0	154680	0020	06/12/13	\$455,000	\$492,000	1,200	7	1966	Good	10,776	N	N	2433 127TH AVE NE
3	0	618920	0070	07/20/12	\$509,000	\$611,000	1,340	7	1957	Avg	16,309	N	N	12409 NE 28TH ST
3	0	020100	0170	02/29/12	\$514,100	\$653,000	1,430	7	1967	Good	10,295	N	N	12531 NE 32ND ST
3	0	020100	0400	10/21/12	\$450,000	\$523,000	1,430	7	1966	Avg	11,023	N	N	12825 NE 32ND ST
3	0	154680	0105	07/16/12	\$569,000	\$684,000	1,450	7	1967	Avg	11,586	N	N	2604 127TH AVE NE
3	0	304170	0570	06/05/14	\$466,800	\$472,000	1,480	7	1996	Avg	14,250	N	N	5811 116TH AVE NE
3	0	154660	0440	01/19/12	\$450,000	\$581,000	1,490	7	1959	Good	13,522	N	N	12620 NE 30TH ST
3	0	172505	9259	11/25/14	\$437,500	\$438,000	1,630	7	1969	Avg	16,393	N	N	5527 116TH AVE NE
3	0	618920	0245	07/11/13	\$630,000	\$676,000	1,670	7	1981	VGood	14,998	N	N	2532 124TH PL NE
3	0	020100	0460	07/11/12	\$480,000	\$578,000	1,750	7	1966	Avg	11,012	N	N	12929 NE 31ST ST
3	0	154660	0570	05/24/12	\$525,400	\$645,000	2,200	7	1958	Avg	10,579	N	N	12624 NE 29TH ST
3	0	152505	9074	07/23/14	\$850,000	\$856,000	2,500	7	1955	Avg	35,802	N	N	4230 140TH AVE NE
3	0	124150	0351	09/29/14	\$1,031,000	\$1,033,000	4,110	7	1976	Avg	35,741	N	N	6424 126TH AVE NE
3	0	154680	0045	08/09/13	\$615,000	\$655,000	1,290	8	1959	Avg	9,752	N	N	2613 127TH AVE NE
3	0	154660	0230	08/18/14	\$726,000	\$729,000	1,420	8	1974	Good	10,033	N	N	3051 125TH AVE NE
3	0	154660	0565	10/02/14	\$705,000	\$706,000	1,430	8	1967	Good	10,579	N	N	12612 NE 29TH ST
3	0	154680	0056	07/12/12	\$749,000	\$902,000	1,430	8	2006	Avg	9,752	N	N	12623 NE 28TH ST
3	0	124270	0026	04/18/13	\$700,000	\$768,000	1,490	8	1978	Good	35,738	N	N	2719 120TH AVE NE
3	0	154660	0020	07/05/12	\$642,500	\$776,000	1,490	8	1973	Good	12,746	N	N	2909 124TH AVE NE
3	0	154660	0035	04/16/13	\$612,000	\$672,000	1,490	8	1963	Good	13,490	N	N	3005 124TH AVE NE
3	0	154680	0040	05/23/13	\$600,000	\$652,000	1,560	8	1959	Good	10,530	N	N	2605 127TH AVE NE
3	0	068760	0010	08/05/14	\$753,000	\$757,000	1,660	8	1974	Good	39,430	N	N	11605 NE 30TH PL
3	0	212505	9102	04/12/13	\$645,000	\$709,000	1,720	8	1959	VGood	12,196	N	N	3047 124TH AVE NE
3	0	124270	0035	11/03/14	\$772,000	\$773,000	1,750	8	1962	Good	70,131	N	N	2633 120TH AVE NE
3	0	154660	0065	10/13/13	\$648,000	\$680,000	1,770	8	1958	Good	10,621	N	N	2919 124TH AVE NE
3	0	154660	0070	09/30/13	\$730,000	\$768,000	1,850	8	1958	VGood	10,681	N	N	2911 124TH AVE NE
3	0	779600	0040	02/25/13	\$740,000	\$825,000	1,850	8	1967	Good	31,306	N	N	6150 130TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	933280	0290	04/19/12	\$560,000	\$697,000	1,890	8	1966	Avg	10,408	N	N	12909 NE 26TH PL
3	0	154660	0125	07/03/14	\$640,000	\$645,000	1,980	8	1959	Avg	10,115	N	N	3060 124TH AVE NE
3	0	678930	0076	07/19/13	\$710,000	\$760,000	2,150	8	1967	Good	43,134	N	N	3320 122ND PL NE
3	0	933280	0190	04/17/13	\$540,000	\$593,000	2,210	8	1966	Avg	11,200	N	N	12910 NE 26TH PL
3	0	618920	0345	08/20/14	\$738,950	\$742,000	2,260	8	1989	Good	12,005	N	N	2624 126TH AVE NE
3	0	933280	0020	07/15/14	\$745,000	\$750,000	2,290	8	1972	Avg	10,409	N	N	12918 NE 28TH ST
3	0	222505	9196	11/05/13	\$749,000	\$782,000	2,320	8	1988	Avg	38,332	N	N	14059 NE 40TH ST
3	0	779610	0090	10/17/13	\$835,000	\$876,000	2,370	8	1965	Good	35,505	N	N	6038 126TH AVE NE
3	0	154660	0450	06/13/13	\$607,000	\$656,000	2,400	8	1969	Avg	9,095	N	N	12738 NE 30TH ST
3	0	154660	0080	01/22/14	\$722,000	\$743,000	2,580	8	2004	Avg	13,181	N	N	12404 NE 29TH ST
3	0	678930	0090	10/25/13	\$833,000	\$872,000	2,580	8	1953	VGood	55,037	N	N	12227 NE 32ND ST
3	0	933280	0310	10/22/12	\$705,000	\$818,000	2,590	8	1966	VGood	11,314	N	N	12927 NE 26TH PL
3	0	618920	0190	04/24/13	\$635,000	\$696,000	2,700	8	1956	Good	11,999	N	N	12523 NE 25TH ST
3	0	222505	9170	09/17/14	\$1,098,000	\$1,101,000	2,760	8	1963	Good	107,362	N	N	2804 140TH AVE NE
3	0	779600	0105	04/27/12	\$735,000	\$912,000	2,760	8	1966	Good	46,781	N	N	6139 130TH AVE NE
3	0	108890	0070	11/01/13	\$844,000	\$882,000	2,770	8	1958	Good	41,926	N	N	15 BRIDLEWOOD CIR
3	0	933280	0280	06/22/12	\$724,000	\$879,000	2,780	8	1966	Good	10,408	N	N	12903 NE 26TH PL
3	0	678930	0070	06/01/12	\$645,000	\$789,000	2,860	8	1966	VGood	43,625	N	N	12212 NE 32ND ST
3	0	154660	0235	07/31/12	\$725,000	\$867,000	2,920	8	1984	Good	10,420	N	N	3057 125TH AVE NE
3	0	124150	0271	04/25/13	\$698,000	\$764,000	3,000	8	2000	Avg	9,254	N	N	6714 128TH AVE NE
3	0	172700	0410	12/02/13	\$835,000	\$868,000	1,620	9	1968	VGood	35,951	N	N	3721 130TH AVE NE
3	0	172700	0680	12/09/14	\$699,000	\$699,000	1,660	9	1970	Good	14,470	N	N	3226 129TH AVE NE
3	0	311710	0070	10/16/12	\$695,000	\$808,000	1,660	9	1975	Avg	13,039	N	N	13119 NE 25TH PL
3	0	282505	9320	06/08/13	\$600,000	\$649,000	1,680	9	2012	Avg	3,139	N	N	12540 NE 23RD PL
3	0	068760	0110	10/20/14	\$778,000	\$779,000	1,690	9	1974	VGood	33,080	N	N	11736 NE 30TH PL
3	0	282505	9135	06/03/13	\$600,000	\$650,000	1,690	9	2012	Avg	3,139	N	N	12560 NE 23RD PL
3	0	172700	0580	02/15/12	\$690,000	\$881,000	1,720	9	1969	VGood	33,781	N	N	13103 NE 36TH ST
3	0	866940	0210	10/10/12	\$750,000	\$874,000	1,730	9	1966	VGood	60,163	N	N	4277 137TH AVE NE
3	0	172660	0120	07/01/14	\$729,032	\$735,000	1,780	9	1977	Good	12,866	N	N	3138 130TH AVE NE
3	0	946470	0530	10/14/13	\$925,000	\$971,000	1,810	9	1979	Good	35,000	N	N	3309 142ND PL NE

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	779600	0035	07/06/12	\$669,500	\$808,000	1,830	9	1967	Good	35,249	N	N	6317 132ND AVE NE
3	0	222505	9118	12/02/14	\$949,000	\$949,000	1,860	9	1973	Good	42,253	N	N	3209 134TH AVE NE
3	0	678970	0090	10/29/13	\$706,000	\$739,000	1,880	9	1967	Avg	55,062	N	N	12310 NE 37TH ST
3	0	282505	9321	07/01/13	\$590,000	\$635,000	1,880	9	2012	Avg	3,282	N	N	12520 NE 23RD PL
3	0	133110	0120	03/21/13	\$725,000	\$802,000	1,950	9	1968	Good	35,009	N	N	13434 NE 54TH PL
3	0	282505	9322	03/13/13	\$570,000	\$632,000	1,950	9	2012	Avg	3,031	N	N	12500 NE 23RD PL
3	0	282505	9323	08/08/12	\$590,000	\$703,000	1,960	9	2012	Avg	3,603	N	N	12480 NE 23RD PL
3	0	212505	9088	11/08/13	\$806,215	\$842,000	2,030	9	1979	Good	40,075	N	N	3447 119TH AVE NE
3	0	866940	0100	08/05/14	\$910,000	\$915,000	2,040	9	1965	Good	38,912	N	N	13641 NE 42ND ST
3	0	172700	0270	05/16/13	\$1,000,000	\$1,089,000	2,060	9	1972	Good	43,171	N	N	12603 NE 36TH PL
3	0	666907	0220	08/21/14	\$716,125	\$719,000	2,110	9	1984	Good	7,279	N	N	12638 NE 68TH PL
3	0	152505	9165	06/29/14	\$835,000	\$842,000	2,120	9	1964	Good	54,014	N	N	4204 134TH AVE NE
3	0	678930	0060	12/11/13	\$801,000	\$831,000	2,170	9	1954	Good	54,325	N	N	12223 NE 32ND ST
3	0	666907	0170	12/17/12	\$650,000	\$740,000	2,200	9	1985	Good	7,230	N	N	6810 126TH AVE NE
3	0	152505	9112	10/18/14	\$1,008,000	\$1,009,000	2,240	9	1992	Good	41,339	N	N	13240 NE 40TH ST
3	0	172660	0110	07/17/14	\$675,000	\$680,000	2,260	9	1977	Avg	13,209	N	N	3113 130TH PL NE
3	0	779610	0080	05/20/14	\$925,000	\$937,000	2,260	9	1967	Good	41,984	N	N	6046 126TH AVE NE
3	0	172660	0070	10/03/12	\$625,000	\$730,000	2,280	9	1976	Good	12,534	N	N	3011 130TH PL NE
3	0	068760	0150	01/22/13	\$665,000	\$749,000	2,340	9	1974	Good	31,623	N	N	11616 NE 30TH PL
3	0	108810	0320	03/05/12	\$665,000	\$843,000	2,380	9	1973	Good	35,009	N	N	6322 133RD AVE NE
3	0	930440	0070	10/23/13	\$950,000	\$995,000	2,380	9	1977	VGood	35,280	N	N	13715 NE 26TH PL
3	0	152505	9119	12/20/13	\$785,000	\$813,000	2,430	9	1957	Avg	47,480	N	N	13216 NE 40TH ST
3	0	172700	0220	03/08/12	\$720,000	\$911,000	2,510	9	1972	Good	46,787	N	N	12603 NE 39TH ST
3	0	152505	9219	12/19/12	\$670,000	\$763,000	2,520	9	1975	Avg	37,897	N	N	13840 NE 44TH PL
3	0	866940	0120	02/29/12	\$633,000	\$804,000	2,550	9	1966	Avg	65,359	N	N	13633 NE 42ND ST
3	0	311710	0200	03/13/14	\$735,000	\$751,000	2,560	9	1977	Avg	16,758	N	N	2406 130TH PL NE
3	0	172660	0020	10/04/12	\$735,000	\$859,000	2,610	9	1975	Good	12,150	N	N	2815 130TH PL NE
3	0	311710	0050	03/27/13	\$700,700	\$774,000	2,640	9	1975	Avg	12,271	N	N	2426 131ST PL NE
3	0	311710	0110	09/23/13	\$800,000	\$843,000	2,670	9	1975	Good	12,502	N	N	13100 NE 25TH PL
3	0	172660	0400	10/23/12	\$696,000	\$808,000	2,720	9	1976	Good	12,260	N	N	2905 131ST PL NE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	172700	1150	07/24/13	\$925,000	\$989,000	2,720	9	1974	Avg	21,926	N	N	13031 NE 32ND PL
3	0	189670	0070	04/01/13	\$830,000	\$915,000	2,720	9	1976	Good	34,983	N	N	13702 NE 28TH ST
3	0	172660	0210	01/04/12	\$685,000	\$890,000	2,750	9	1976	Good	26,147	N	N	13126 NE 31ST PL
3	0	108900	0080	10/23/13	\$840,000	\$880,000	2,770	9	1975	Avg	12,080	N	N	2619 131ST PL NE
3	0	311710	0130	07/14/14	\$890,000	\$897,000	2,800	9	1975	Good	12,765	N	N	2501 131ST PL NE
3	0	172700	0670	03/20/12	\$586,000	\$738,000	2,810	9	1969	Avg	13,740	N	N	3220 129TH AVE NE
3	0	172700	0260	05/15/12	\$975,000	\$1,201,000	2,840	9	1969	VGood	42,394	N	N	12608 NE 36TH PL
3	0	212505	9108	05/16/12	\$675,000	\$831,000	2,930	9	1978	Good	31,806	N	N	3019 120TH AVE NE
3	0	222505	9266	10/23/12	\$790,000	\$917,000	2,930	9	1976	Good	35,283	N	N	13421 NE 38TH PL
3	0	124270	0084	04/19/14	\$920,000	\$935,000	3,010	9	2007	Avg	8,964	Y	N	2598 120TH AVE NE
3	0	282505	9256	09/26/14	\$680,000	\$682,000	3,030	9	1978	Avg	13,068	N	N	2309 126TH AVE NE
3	0	108900	0090	06/20/13	\$740,000	\$798,000	3,040	9	1975	Good	12,300	N	N	2615 131ST PL NE
3	0	172660	0160	09/03/13	\$715,000	\$757,000	3,070	9	1976	Good	16,401	N	N	13019 NE 31ST PL
3	0	222505	9336	10/06/14	\$1,150,000	\$1,152,000	3,100	9	1984	Avg	49,542	N	N	3404 140TH AVE NE
3	0	172700	0640	09/20/12	\$638,000	\$749,000	3,150	9	1970	Good	18,263	N	N	13000 NE 32ND PL
3	0	154660	0270	05/21/12	\$869,000	\$1,068,000	3,170	9	2003	Avg	10,198	N	N	3050 125TH AVE NE
3	0	779600	0095	04/20/12	\$905,000	\$1,126,000	3,170	9	1957	VGood	34,850	N	N	6006 128TH AVE NE
3	0	930440	0010	07/30/14	\$975,000	\$981,000	3,240	9	1978	Good	35,083	N	N	13911 NE 26TH PL
3	0	124270	0003	02/03/12	\$880,000	\$1,129,000	3,260	9	2003	Avg	10,505	N	N	2640 116TH AVE NE
3	0	933280	0010	07/25/13	\$650,000	\$695,000	3,270	9	1965	Good	10,321	N	N	12926 NE 28TH ST
3	0	066280	0030	07/09/14	\$1,000,000	\$1,008,000	3,300	9	1970	VGood	35,355	N	N	13427 NE 36TH PL
3	0	068760	0090	08/09/13	\$975,000	\$1,039,000	3,300	9	1976	Good	39,243	N	N	11810 NE 30TH PL
3	0	172660	0230	07/17/13	\$845,400	\$906,000	3,320	9	1977	Avg	14,136	N	N	13112 NE 31ST PL
3	0	750100	0220	06/20/14	\$950,000	\$959,000	3,360	9	1988	Avg	11,548	N	N	4922 119TH PL NE
3	0	172660	0150	09/10/12	\$815,000	\$960,000	3,510	9	1976	Good	12,410	N	N	3106 130TH PL NE
3	0	124270	0005	03/20/14	\$1,152,500	\$1,176,000	3,530	9	2003	Avg	13,651	N	N	2614 116TH AVE NE
3	0	132900	0120	08/31/12	\$935,000	\$1,106,000	3,590	9	1995	Avg	34,354	N	N	13722 NE 32ND PL
3	0	222505	9279	07/29/13	\$1,188,888	\$1,270,000	4,010	9	2003	Avg	37,026	N	N	13418 NE 37TH PL
3	0	108810	0510	12/26/13	\$1,085,000	\$1,122,000	4,190	9	1984	Good	35,042	N	N	6340 135TH AVE NE
3	0	541570	0050	07/13/12	\$1,258,000	\$1,515,000	4,280	9	2007	Avg	44,589	N	N	13530 NE 29TH PL

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	222505	9240	10/28/14	\$935,000	\$936,000	1,800	10	1975	Avg	35,283	N	N	13701 NE 30TH ST
3	0	666910	0040	09/05/13	\$935,000	\$990,000	1,950	10	1980	Good	41,583	N	N	12957 NE 39TH ST
3	0	946470	0340	07/08/14	\$1,115,000	\$1,124,000	2,390	10	1978	Good	31,931	N	N	3108 142ND PL NE
3	0	152505	9250	06/11/13	\$1,048,000	\$1,133,000	2,430	10	1982	Avg	40,817	N	N	5013 140TH AVE NE
3	0	946470	0120	08/26/13	\$868,888	\$922,000	2,570	10	1979	Good	35,360	N	N	3700 142ND PL NE
3	0	750100	0100	02/28/13	\$726,000	\$808,000	2,620	10	1990	Avg	13,597	N	N	11731 NE 48TH PL
3	0	176260	0220	03/04/13	\$723,588	\$805,000	2,670	10	1985	Avg	36,184	N	N	4127 117TH AVE NE
3	0	946470	0100	03/09/12	\$718,000	\$908,000	2,670	10	1979	Good	35,403	N	N	3708 142ND PL NE
3	0	108870	0080	04/08/13	\$850,000	\$935,000	2,690	10	1987	Avg	11,157	N	N	14189 NE 27TH ST
3	0	222505	9260	11/07/12	\$945,000	\$1,091,000	2,700	10	1974	Good	34,848	N	N	13455 NE 27TH PL
3	0	212505	9064	05/16/13	\$975,000	\$1,062,000	2,710	10	1976	Good	43,704	N	N	3281 118TH CT NE
3	0	212505	9124	06/02/14	\$955,000	\$966,000	2,720	10	1969	Avg	43,560	N	N	12431 NE 39TH ST
3	0	779600	0090	08/28/13	\$1,100,000	\$1,166,000	2,730	10	1995	Avg	35,030	N	N	12821 NE 61ST ST
3	0	946470	0460	07/11/13	\$938,000	\$1,006,000	2,730	10	1979	Avg	31,518	N	N	14108 NE 30TH PL
3	0	280630	0110	08/24/12	\$885,000	\$1,049,000	2,740	10	1977	Avg	35,098	N	N	13816 NE 36TH PL
3	0	152505	9198	05/21/14	\$1,185,000	\$1,200,000	2,760	10	1978	VGood	40,946	N	N	13204 NE 45TH ST
3	0	108870	0500	11/30/12	\$720,000	\$825,000	2,790	10	1988	Avg	16,762	N	N	14020 NE 27TH ST
3	0	946470	0350	03/30/12	\$725,000	\$909,000	2,790	10	1978	Avg	35,564	N	N	3104 142ND PL NE
3	0	613750	0320	06/25/14	\$1,229,000	\$1,240,000	2,830	10	1989	Avg	37,034	N	N	14203 NE 40TH PL
3	0	613750	0140	06/27/12	\$1,300,000	\$1,575,000	2,840	10	1984	Avg	43,400	N	N	4515 143RD PL NE
3	0	750100	0060	10/18/12	\$809,900	\$941,000	2,920	10	1990	Avg	13,654	N	N	4712 117TH PL NE
3	0	108870	0100	11/18/14	\$905,000	\$905,000	2,930	10	1988	Good	9,280	N	N	14213 NE 27TH ST
3	0	389250	0030	11/26/12	\$816,000	\$936,000	2,930	10	1995	Avg	26,000	N	N	5919 124TH CT NE
3	0	634500	0160	08/27/14	\$900,000	\$904,000	2,950	10	1972	Avg	37,169	N	N	13434 NE 47TH ST
3	0	750100	0080	11/21/14	\$845,800	\$846,000	3,020	10	1990	Avg	12,750	N	N	11711 NE 48TH PL
3	0	108870	0430	06/27/12	\$850,000	\$1,030,000	3,100	10	1988	Good	9,001	N	N	2713 142ND PL NE
3	0	176260	0150	06/01/13	\$876,000	\$950,000	3,100	10	1984	Avg	35,115	N	N	11800 NE 43RD PL
3	0	613750	0060	08/15/13	\$986,500	\$1,049,000	3,100	10	1981	Avg	34,995	N	N	4300 143RD PL NE
3	0	176260	0040	10/23/13	\$905,000	\$948,000	3,140	10	1984	Avg	35,612	N	N	11721 NE 41ST ST
3	0	770195	0060	07/29/14	\$940,000	\$946,000	3,160	10	1980	Avg	39,960	N	N	13700 NE 34TH PL

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	176260	0190	12/29/14	\$1,035,000	\$1,035,000	3,170	10	1988	Avg	47,502	N	N	4149 117TH AVE NE
3	0	108870	0250	04/25/14	\$1,005,000	\$1,021,000	3,210	10	1988	Good	11,297	N	N	2744 142ND PL NE
3	0	108870	0250	02/23/12	\$830,000	\$1,056,000	3,210	10	1988	Good	11,297	N	N	2744 142ND PL NE
3	0	803580	0030	04/17/12	\$898,900	\$1,119,000	3,260	10	1982	Avg	46,117	N	N	11825 NE 39TH ST
3	0	235130	0040	07/19/13	\$855,000	\$915,000	3,270	10	1951	Good	43,819	N	N	12104 NE 33RD ST
3	0	212505	9190	05/20/13	\$1,200,000	\$1,305,000	3,290	10	1996	Avg	49,745	N	N	3632 116TH AVE NE
3	0	176260	0062	06/27/12	\$925,000	\$1,120,000	3,300	10	1988	Avg	42,014	N	N	11817 NE 41ST LN
3	0	946470	0370	01/06/14	\$1,270,000	\$1,311,000	3,300	10	1978	Good	37,602	N	N	3022 142ND PL NE
3	0	189670	0040	04/01/13	\$860,000	\$948,000	3,310	10	1976	Good	34,975	N	N	13705 NE 28TH ST
3	0	750100	0160	06/26/12	\$720,000	\$872,000	3,320	10	1991	Avg	19,353	N	N	4820 119TH PL NE
3	0	108810	0230	11/07/14	\$1,225,000	\$1,226,000	3,340	10	2014	Avg	24,708	N	N	6117 135TH AVE NE
3	0	666740	0010	05/29/12	\$760,000	\$931,000	3,380	10	1981	Avg	35,330	N	N	13205 NE 55TH PL
3	0	613750	0030	06/18/13	\$1,135,000	\$1,225,000	3,400	10	1981	Good	31,502	N	N	4008 143RD PL NE
3	0	152505	9160	07/31/14	\$1,225,000	\$1,232,000	3,410	10	1962	Good	95,396	N	N	5269 140TH AVE NE
3	0	212505	9191	04/24/13	\$1,018,000	\$1,115,000	3,410	10	1997	Avg	50,094	N	N	3630 116TH AVE NE
3	0	666910	0070	05/12/14	\$900,000	\$912,000	3,420	10	1978	Avg	38,412	N	N	3709 131ST AVE NE
3	0	176260	0280	07/14/14	\$1,202,500	\$1,211,000	3,430	10	1984	Avg	28,718	N	N	4113 118TH AVE NE
3	0	946470	0200	05/02/13	\$958,000	\$1,047,000	3,430	10	1979	Good	35,181	N	N	3506 142ND PL NE
3	0	176260	0260	05/22/14	\$1,050,000	\$1,063,000	3,440	10	1983	Avg	35,021	N	N	11716 NE 41ST ST
3	0	172700	1230	08/22/12	\$895,000	\$1,062,000	3,600	10	1985	Avg	13,477	N	N	13102 NE 33RD ST
3	0	154660	0355	09/09/13	\$1,125,000	\$1,190,000	3,720	10	2004	Avg	14,794	N	N	3020 126TH AVE NE
3	0	172700	0510	09/16/13	\$1,749,000	\$1,847,000	3,720	10	2005	Avg	54,218	N	N	3411 131ST AVE NE
3	0	176260	0320	06/10/14	\$1,025,000	\$1,036,000	3,760	10	1983	Avg	28,040	N	N	4144 117TH AVE NE
3	0	750100	0340	08/18/14	\$980,000	\$985,000	3,780	10	1990	Avg	10,962	N	N	4830 118TH AVE NE
3	0	108810	0020	08/16/12	\$1,030,000	\$1,225,000	3,830	10	1990	Good	34,992	N	N	13301 NE 61ST ST
3	0	750100	0440	04/13/12	\$791,373	\$987,000	3,840	10	1991	Avg	13,572	N	N	4816 117TH PL NE
3	0	212505	9054	07/26/12	\$1,740,000	\$2,085,000	3,890	10	1977	VGood	53,578	N	N	11704 NE 34TH ST
3	0	280630	0090	10/18/12	\$982,000	\$1,142,000	3,900	10	1976	Good	35,172	N	N	13707 NE 36TH PL
3	0	108870	0280	06/22/12	\$859,950	\$1,044,000	3,980	10	1988	Avg	10,810	N	N	2778 142ND PL NE
3	0	106550	0070	07/16/13	\$985,000	\$1,055,000	4,000	10	1980	Good	48,464	N	N	13600 NE 48TH PL

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	770195	0030	07/05/12	\$849,195	\$1,025,000	4,000	10	1982	Good	37,061	N	N	13850 NE 34TH PL
3	0	106550	0090	01/02/14	\$989,950	\$1,023,000	4,010	10	1975	Good	34,995	N	N	13615 NE 48TH PL
3	0	176260	0130	11/12/12	\$937,000	\$1,080,000	4,060	10	1984	Avg	36,978	N	N	11805 NE 43RD PL
3	0	803580	0070	06/26/12	\$931,842	\$1,129,000	4,080	10	1982	Avg	48,683	N	N	11810 NE 39TH ST
3	0	541570	0040	12/28/12	\$750,000	\$851,000	4,250	10	1973	Good	44,688	N	N	13520 NE 29TH PL
3	0	172700	1180	11/13/13	\$1,235,000	\$1,288,000	4,300	10	2013	Avg	17,437	N	N	13115 NE 33RD ST
3	0	108810	0190	02/13/12	\$1,175,000	\$1,502,000	4,440	10	1978	VGood	35,078	N	N	6134 133RD AVE NE
3	0	152505	9033	04/20/13	\$1,195,000	\$1,311,000	4,520	10	1984	Good	41,316	N	N	4700 140TH AVE NE
3	0	108810	0450	07/25/14	\$1,720,000	\$1,731,000	4,590	10	2008	Avg	35,046	N	N	13516 NE 66TH ST
3	0	172785	0280	02/24/14	\$1,336,200	\$1,369,000	4,650	10	1984	Good	17,875	N	N	12750 NE 35TH PL
3	0	280630	0070	05/21/14	\$975,000	\$987,000	4,850	10	1977	Avg	36,450	N	N	13603 NE 36TH PL
3	0	133170	0070	12/17/13	\$1,975,000	\$2,046,000	5,830	10	2007	Avg	36,787	N	N	13565 NE 54TH PL
3	0	154250	0030	09/20/13	\$875,000	\$923,000	2,630	11	1977	Avg	35,026	N	N	5011 133RD AVE NE
3	0	152505	9190	09/12/14	\$1,040,000	\$1,043,000	3,070	11	1973	Good	50,094	N	N	13355 NE 50TH ST
3	0	803580	0010	11/29/12	\$808,000	\$926,000	3,090	11	1983	Good	53,999	N	N	11610 NE 39TH ST
3	0	946470	0630	08/01/12	\$885,000	\$1,058,000	3,100	11	1979	Good	31,504	N	N	3811 142ND PL NE
3	0	108570	0030	06/19/13	\$850,000	\$917,000	3,140	11	1993	Avg	39,776	N	N	11755 NE 36TH PL
3	0	133170	0120	03/28/13	\$929,000	\$1,026,000	3,140	11	1990	Avg	35,009	N	N	13540 NE 54TH PL
3	0	172785	0340	09/29/14	\$1,272,000	\$1,275,000	3,200	11	1984	Avg	13,729	N	N	3330 126TH AVE NE
3	0	154250	0010	03/14/12	\$775,000	\$978,000	3,230	11	1979	Good	35,024	N	N	5021 133RD AVE NE
3	0	172785	0350	11/12/14	\$1,190,000	\$1,191,000	3,480	11	1984	Good	12,164	N	N	3370 126TH AVE NE
3	0	389250	0010	08/22/12	\$1,125,395	\$1,335,000	3,520	11	1993	Avg	26,000	N	N	5824 124TH CT NE
3	0	154250	0160	06/20/13	\$1,101,000	\$1,188,000	3,530	11	1980	Good	35,004	N	N	13200 NE 51ST PL
3	0	222505	9341	03/26/13	\$1,211,000	\$1,338,000	3,640	11	1986	Good	35,021	N	N	3712 140TH AVE NE
3	0	222505	9065	09/19/12	\$1,575,000	\$1,850,000	3,650	11	1982	Avg	37,446	N	N	3355 134TH AVE NE
3	0	172785	0080	04/23/12	\$1,015,000	\$1,261,000	3,720	11	1986	Good	16,466	N	N	3285 126TH AVE NE
3	0	389250	0070	07/28/14	\$1,480,000	\$1,489,000	4,070	11	1991	Avg	26,000	N	N	5801 125TH LN NE
3	0	212505	9163	07/03/14	\$1,042,031	\$1,051,000	4,110	11	1978	Good	43,560	N	N	2808 120TH AVE NE
3	0	152505	9260	04/15/13	\$1,575,000	\$1,730,000	4,120	11	2003	Avg	35,903	N	N	4016 134TH AVE NE
3	0	172700	1300	06/09/14	\$1,900,000	\$1,920,000	4,130	11	1978	Avg	112,521	N	N	13117 NE 33RD ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	172785	0260	11/26/13	\$1,283,888	\$1,336,000	4,180	11	1984	Avg	25,271	N	N	12765 NE 35TH PL
3	0	172785	0040	09/23/13	\$1,180,000	\$1,244,000	4,220	11	1989	Avg	14,992	N	N	3385 126TH AVE NE
3	0	172785	0020	05/10/13	\$1,205,000	\$1,314,000	4,240	11	1984	Good	15,075	N	N	3475 126TH AVE NE
3	0	279490	0050	01/03/12	\$990,000	\$1,287,000	4,260	11	1972	Avg	35,005	N	N	13413 NE 32ND LN
3	0	152505	9095	03/10/13	\$1,610,000	\$1,787,000	4,290	11	2010	Avg	51,303	N	N	13952 NE 40TH ST
3	0	172785	0190	10/09/13	\$1,050,000	\$1,103,000	4,310	11	1984	Good	16,855	N	N	3430 126TH AVE NE
3	0	222505	9354	05/02/13	\$1,475,000	\$1,612,000	4,320	11	1996	Avg	35,549	N	N	3834 134TH AVE NE
3	0	152505	9082	06/13/12	\$1,845,000	\$2,247,000	4,400	11	2001	Avg	63,597	N	N	4530 132ND AVE NE
3	0	212505	9187	03/21/13	\$1,400,250	\$1,549,000	4,740	11	1990	Avg	53,044	N	N	3490 116TH AVE NE
3	0	222505	9093	05/14/13	\$1,225,000	\$1,334,000	4,850	11	1988	Good	35,007	N	N	3720 140TH AVE NE
3	0	172700	1160	03/14/12	\$1,325,000	\$1,673,000	5,410	11	1974	VGood	23,622	N	N	13109 NE 33RD ST
3	0	152505	9238	11/11/13	\$2,648,800	\$2,764,000	5,460	11	1980	Good	50,965	N	N	13425 NE 50TH ST
3	0	222505	9160	11/21/13	\$3,000,000	\$3,124,000	5,960	11	2001	Avg	53,143	N	N	3838 134TH AVE NE
3	0	222505	9087	09/04/12	\$1,388,000	\$1,639,000	3,930	12	1989	Good	35,034	N	N	2745 140TH AVE NE
3	0	132900	0090	12/19/14	\$1,799,000	\$1,799,000	3,930	12	1999	Avg	39,098	N	N	13659 NE 32ND PL
3	0	132900	0050	07/23/13	\$1,510,000	\$1,615,000	4,350	12	1999	Avg	32,165	N	N	13708 NE 32ND PL
3	0	389250	0080	09/19/13	\$1,510,000	\$1,593,000	4,440	12	1995	Avg	26,000	N	N	5721 125TH LN NE
3	0	389250	0150	05/21/14	\$1,550,000	\$1,570,000	4,460	12	1992	Avg	26,027	N	N	5604 125TH LN NE
3	0	132900	0160	08/23/12	\$1,400,000	\$1,660,000	4,470	12	1998	Avg	35,611	N	N	13799 NE 32ND PL
3	0	132900	0030	09/04/14	\$1,680,000	\$1,686,000	4,490	12	1998	Avg	34,982	N	N	13752 NE 32ND PL
3	0	222505	9214	08/08/14	\$1,578,000	\$1,586,000	4,670	12	1988	Good	51,836	N	N	2655 134TH AVE NE
3	0	770195	0090	10/09/12	\$1,195,000	\$1,393,000	4,670	12	1984	Avg	39,036	N	N	13725 NE 34TH PL
3	0	131047	0080	08/09/12	\$1,275,000	\$1,520,000	4,700	12	1990	Avg	43,991	N	N	13939 NE 31ST PL
3	0	946470	0150	07/28/13	\$1,405,000	\$1,501,000	4,850	12	1982	Avg	35,273	N	N	3606 142ND PL NE
3	0	222505	9351	03/26/12	\$1,465,000	\$1,840,000	4,860	12	1996	Good	43,861	N	N	13652 NE 37TH PL
3	0	222505	9145	08/14/12	\$2,775,000	\$3,302,000	6,020	12	2011	Avg	44,898	N	N	3850 134TH AVE NE
3	0	779600	0160	08/12/13	\$2,060,000	\$2,193,000	5,320	13	2000	Avg	38,770	N	N	6111 128TH AVE NE
3	0	222505	9124	07/16/13	\$1,699,393	\$1,821,000	5,460	13	1991	Good	49,658	N	N	3806 134TH AVE NE
3	0	222505	9094	07/25/12	\$1,850,000	\$2,217,000	6,380	13	2007	Avg	29,620	N	N	3459 140TH AVE NE
3	0	131047	0060	10/01/13	\$1,870,000	\$1,968,000	6,690	13	1990	Avg	35,100	N	N	13900 NE 31ST PL

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	330400	0260	11/13/12	\$407,000	\$469,000	760	7	1987	Avg	1,875	Y	N	317 122ND PL NE
7	0	330400	0200	10/03/13	\$407,000	\$428,000	880	7	1987	Avg	2,920	Y	N	389 122ND PL NE
7	3	620550	0070	06/25/12	\$500,000	\$606,000	890	7	1950	VGood	11,972	Y	N	12238 SE 25TH ST
7	3	620550	0460	01/30/13	\$400,000	\$449,000	890	7	1950	Good	8,829	N	N	2601 121ST AVE SE
7	3	507670	0005	06/17/13	\$510,000	\$551,000	1,010	7	1961	Avg	11,372	N	N	2721 128TH AVE SE
7	0	330400	0140	06/07/13	\$432,095	\$468,000	1,020	7	1987	Avg	1,625	N	N	324 122ND PL NE
7	3	620550	0100	04/24/14	\$650,000	\$660,000	1,030	7	1950	Avg	9,576	N	N	12207 SE 25TH ST
7	0	051450	0235	10/20/14	\$411,100	\$412,000	1,040	7	1958	Good	10,323	N	N	2432 139TH AVE SE
7	0	326010	0330	05/28/14	\$600,000	\$607,000	1,150	7	1967	Avg	7,416	N	N	12505 SE 4TH PL
7	3	620550	0161	04/22/14	\$663,000	\$674,000	1,190	7	1952	Good	12,019	Y	N	2540 122ND AVE SE
7	0	051450	0090	05/13/14	\$550,000	\$557,000	1,200	7	1956	VGood	7,500	N	N	2447 138TH AVE SE
7	0	051450	0195	10/16/14	\$556,000	\$557,000	1,220	7	1957	Good	7,200	N	N	2403 139TH AVE SE
7	0	326020	0200	10/30/14	\$580,000	\$581,000	1,220	7	1974	Good	7,416	N	N	12531 SE 7TH PL
7	3	956050	0060	10/24/13	\$498,750	\$522,000	1,220	7	1964	Good	11,290	N	N	12904 SE 26TH PL
7	0	326000	0070	12/11/12	\$685,000	\$782,000	1,230	7	1963	VGood	8,320	N	N	440 129TH AVE SE
7	0	326000	0340	06/22/14	\$732,600	\$739,000	1,230	7	1963	Good	7,300	N	N	12921 SE 5TH ST
7	3	358490	0090	06/13/14	\$577,000	\$583,000	1,230	7	1967	Good	12,874	N	N	12926 SE 23RD ST
7	3	956030	0020	02/22/13	\$500,000	\$558,000	1,230	7	1958	Good	9,500	N	N	2512 128TH AVE SE
7	0	326010	0020	09/04/12	\$490,000	\$579,000	1,240	7	1963	Good	7,500	N	N	417 128TH AVE SE
7	3	507670	0025	11/24/14	\$475,000	\$475,000	1,240	7	1959	Avg	8,738	N	N	12704 SE 29TH ST
7	3	951200	0030	08/27/12	\$450,000	\$533,000	1,240	7	1964	Avg	10,762	N	N	12638 SE 27TH ST
7	0	326000	0100	04/01/13	\$452,000	\$498,000	1,250	7	1963	Avg	8,400	N	N	504 129TH AVE SE
7	0	326000	0530	03/24/14	\$625,000	\$638,000	1,250	7	1963	Good	7,245	N	N	553 129TH AVE SE
7	3	358490	0160	09/22/14	\$565,000	\$566,000	1,260	7	1967	Good	12,368	N	N	12929 SE 23RD ST
7	3	042405	9052	12/22/14	\$400,000	\$400,000	1,300	7	1943	Good	14,138	N	N	1853 132ND AVE SE
7	3	620550	0250	09/09/13	\$669,800	\$708,000	1,300	7	1950	Good	16,100	N	N	2530 123RD AVE SE
7	0	865350	0040	06/13/13	\$427,750	\$462,000	1,310	7	1954	Good	17,892	N	N	13835 MAIN ST
7	3	956030	0005	07/24/13	\$460,000	\$492,000	1,310	7	1958	VGood	10,504	N	N	2404 128TH AVE SE
7	0	207770	0062	08/20/12	\$625,000	\$742,000	1,320	7	1964	Good	36,990	N	N	13825 SE 10TH ST
7	3	530710	0070	05/09/13	\$655,000	\$715,000	1,320	7	2005	Avg	8,690	N	N	2913 129TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	3	530710	0150	01/24/13	\$599,000	\$674,000	1,320	7	1960	Good	14,667	N	N	2814 129TH AVE SE
7	3	620550	0590	07/18/12	\$475,000	\$571,000	1,330	7	1959	Good	12,170	N	N	12106 SE 26TH ST
7	0	326010	0260	10/25/13	\$560,822	\$587,000	1,340	7	1977	Good	7,416	N	N	12633 SE 4TH PL
7	3	042405	9067	11/23/12	\$730,000	\$838,000	1,370	7	2006	Avg	19,602	N	N	1805 132ND PL SE
7	3	530710	0040	07/19/13	\$520,000	\$557,000	1,370	7	1959	Good	9,276	N	N	2928 128TH AVE SE
7	3	530710	0060	12/16/14	\$638,700	\$639,000	1,370	7	1960	Avg	9,162	N	N	12817 SE 29TH ST
7	0	332505	9174	07/22/13	\$570,000	\$610,000	1,420	7	1970	Good	13,068	N	N	12604 NE 7TH ST
7	3	956030	0055	05/30/13	\$550,000	\$597,000	1,420	7	1959	Good	8,820	N	N	2614 128TH AVE SE
7	3	954160	0215	04/29/14	\$670,000	\$680,000	1,450	7	1957	Avg	10,819	N	N	12512 SE 17TH ST
7	0	797130	0055	03/28/14	\$540,000	\$551,000	1,470	7	1955	Good	10,960	N	N	12431 NE 6TH PL
7	3	956030	0050	05/10/13	\$587,000	\$640,000	1,470	7	1958	VGood	9,660	N	N	2604 128TH AVE SE
7	0	051450	0070	06/19/12	\$421,500	\$512,000	1,490	7	1967	Good	7,500	N	N	2440 137TH AVE SE
7	0	332505	9206	07/09/12	\$495,000	\$597,000	1,500	7	1978	Avg	16,117	N	N	732 128TH AVE NE
7	0	797130	0050	07/10/14	\$657,500	\$663,000	1,510	7	1956	Avg	10,960	N	N	12423 NE 6TH PL
7	0	207770	0056	12/14/12	\$295,000	\$336,000	1,530	7	1966	Avg	15,180	N	N	13655 SE 10TH ST
7	3	954160	0155	11/18/12	\$445,000	\$512,000	1,540	7	1958	Avg	8,400	N	N	1829 126TH AVE SE
7	0	326000	0440	10/08/13	\$505,000	\$531,000	1,550	7	1967	Good	7,245	N	N	538 128TH AVE SE
7	0	883890	0013	04/04/14	\$699,000	\$712,000	1,560	7	1959	Good	42,146	N	N	2130 140TH PL SE
7	3	956070	0010	08/01/14	\$549,800	\$553,000	1,580	7	1958	Good	11,680	N	N	12644 SE 26TH PL
7	3	951200	0140	05/05/14	\$755,000	\$766,000	1,620	7	1960	Good	10,202	N	N	12645 SE 27TH ST
7	3	721571	0170	07/29/13	\$430,000	\$459,000	1,630	7	1996	Avg	3,367	N	N	2767 124TH AVE SE
7	0	177650	0085	11/05/12	\$410,000	\$474,000	1,680	7	1977	Good	15,063	N	N	701 124TH AVE NE
7	0	326000	0700	09/04/14	\$530,000	\$532,000	1,680	7	1967	Good	7,770	N	N	12927 SE 7TH PL
7	0	278500	0520	05/31/12	\$420,000	\$514,000	1,730	7	1965	Good	10,880	Y	N	13012 SE 4TH PL
7	3	432670	0035	11/21/12	\$550,000	\$632,000	1,770	7	1958	VGood	14,862	N	N	12406 SE 25TH ST
7	0	939970	0490	05/24/13	\$480,000	\$521,000	1,770	7	1970	Good	5,530	N	N	11814 SE 5TH ST
7	0	342505	9066	08/12/14	\$618,000	\$621,000	1,880	7	1955	Good	18,295	N	N	415 140TH AVE SE
7	3	954160	0265	06/27/13	\$706,000	\$760,000	1,950	7	1957	Good	8,800	N	N	1723 127TH AVE SE
7	3	721571	0110	10/14/14	\$612,000	\$613,000	1,970	7	1996	Avg	2,875	N	N	2747 124TH AVE SE
7	3	721571	0120	09/10/12	\$450,000	\$530,000	1,970	7	1996	Avg	3,737	N	N	2749 124TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	3	756000	0040	03/05/14	\$670,000	\$685,000	1,970	7	2000	Avg	3,843	N	N	2469 132ND AVE SE
7	3	756000	0090	07/01/13	\$635,000	\$683,000	1,970	7	2000	Avg	2,277	N	N	2429 132ND AVE SE
7	3	756000	0140	07/16/13	\$635,000	\$680,000	1,970	7	2000	Avg	2,377	N	N	2407 132ND AVE SE
7	3	756000	0250	07/02/12	\$499,950	\$604,000	1,970	7	2000	Avg	3,502	N	N	2457 132ND AVE SE
7	3	432670	0025	06/21/12	\$579,000	\$703,000	1,980	7	1959	Good	10,684	N	N	12422 SE 25TH ST
7	3	432670	0020	01/04/13	\$510,000	\$578,000	1,990	7	1959	Good	10,684	N	N	12430 SE 25TH ST
7	3	756000	0070	06/10/14	\$710,000	\$717,000	1,990	7	2000	Avg	3,427	N	N	2445 132ND AVE SE
7	3	756000	0030	10/23/12	\$516,600	\$599,000	2,060	7	2000	Avg	4,573	N	N	2477 132ND AVE SE
7	3	951200	0130	02/27/12	\$451,000	\$573,000	2,100	7	1961	VGood	10,190	N	N	12639 SE 27TH ST
7	3	620610	0130	06/26/14	\$772,650	\$780,000	2,660	7	2014	Avg	10,800	N	N	12355 SE 23RD PL
7	0	430520	0220	06/07/13	\$480,000	\$520,000	1,160	8	1986	Good	7,218	N	N	1730 140TH LN SE
7	0	781122	0080	04/17/13	\$420,000	\$461,000	1,190	8	1984	Good	10,400	N	N	1907 136TH PL SE
7	0	781120	0310	12/16/14	\$635,000	\$635,000	1,200	8	1969	Good	8,910	Y	N	2301 137TH PL SE
7	3	954260	0110	05/22/12	\$575,000	\$706,000	1,220	8	1962	Good	11,250	N	N	1520 127TH AVE SE
7	0	430520	0080	07/15/13	\$450,000	\$482,000	1,230	8	1985	Avg	7,297	N	N	1745 140TH CT SE
7	0	737960	0240	07/14/14	\$615,000	\$620,000	1,250	8	1962	Good	8,480	N	N	2316 142ND AVE SE
7	3	954160	0340	09/26/13	\$575,000	\$606,000	1,250	8	1957	Avg	8,800	Y	N	1821 127TH AVE SE
7	3	954200	0210	08/20/13	\$590,000	\$627,000	1,290	8	1959	Good	13,902	N	N	12119 SE 10TH ST
7	0	883890	0005	09/01/13	\$475,000	\$503,000	1,320	8	1967	Good	10,250	N	N	1860 140TH PL SE
7	0	278500	0110	08/16/12	\$369,500	\$439,000	1,330	8	1962	Avg	8,400	N	N	12816 SE 3RD ST
7	0	278500	0110	06/05/14	\$540,000	\$546,000	1,330	8	1962	Avg	8,400	N	N	12816 SE 3RD ST
7	0	781110	0090	05/16/12	\$590,000	\$726,000	1,340	8	1966	VGood	15,254	N	N	13756 SE 18TH PL
7	0	781100	0080	07/26/13	\$525,000	\$561,000	1,370	8	1966	Good	11,732	N	N	13930 SE 22ND ST
7	0	332500	0080	08/07/12	\$466,000	\$556,000	1,380	8	1965	Good	9,660	N	N	12804 NE 4TH PL
7	3	954180	0065	06/09/14	\$625,000	\$632,000	1,390	8	1958	Avg	16,200	N	N	2022 123RD AVE SE
7	0	332505	9177	11/05/14	\$850,000	\$851,000	1,400	8	1970	Good	11,325	N	N	12614 NE 7TH ST
7	0	430520	0140	11/04/13	\$419,000	\$438,000	1,400	8	1985	Good	7,434	N	N	14010 SE 18TH PL
7	3	956050	0130	10/04/13	\$515,000	\$542,000	1,400	8	1959	Good	10,928	N	N	2445 129TH AVE SE
7	0	781110	0010	08/07/12	\$449,990	\$537,000	1,420	8	1967	Good	9,890	N	N	1852 138TH PL SE
7	0	781120	0240	08/24/12	\$580,000	\$688,000	1,420	8	1967	Good	9,500	N	N	2211 SE 137TH PL

Improved Sales Used in This Annual Update Analysis

Area 068 -- 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
7	3	956050	0085	12/23/13	\$790,000	\$818,000	1,420	8	1959	Good	11,396	Y	N	2412 129TH AVE SE
7	0	071000	0160	02/27/14	\$660,000	\$676,000	1,440	8	1972	VGood	10,235	N	N	12515 NE 3RD PL
7	0	883890	0033	10/30/12	\$500,000	\$579,000	1,440	8	1955	Avg	54,450	N	N	2061 144TH AVE SE
7	0	781120	0120	11/17/12	\$549,950	\$633,000	1,450	8	1968	Good	10,622	N	N	13703 SE 23RD ST
7	3	954220	0600	06/26/13	\$599,000	\$645,000	1,450	8	1964	Avg	10,080	N	N	12105 SE 20TH PL
7	3	956050	0135	01/18/12	\$550,000	\$711,000	1,450	8	1959	VGood	10,125	N	N	2443 129TH AVE SE
7	0	233020	0015	06/11/13	\$615,495	\$665,000	1,460	8	1960	Good	10,250	N	N	110 128TH AVE NE
7	0	233270	0160	05/31/13	\$735,000	\$797,000	1,460	8	1962	Good	15,510	N	N	161 131ST AVE NE
7	0	326000	0010	08/23/13	\$799,000	\$848,000	1,460	8	1965	VGood	7,560	Y	N	417 130TH PL SE
7	0	781110	0190	05/22/12	\$590,000	\$725,000	1,460	8	1966	Good	10,875	N	N	1809 138TH PL SE
7	3	954160	0080	08/12/13	\$650,000	\$692,000	1,480	8	1974	Good	9,920	N	N	12509 SE 19TH ST
7	0	326000	0370	04/01/14	\$515,000	\$525,000	1,490	8	1967	Good	7,245	N	N	432 128TH AVE SE
7	3	954180	0075	09/08/14	\$685,650	\$688,000	1,490	8	1958	VGood	16,200	N	N	2042 123RD AVE SE
7	0	516030	0040	08/08/13	\$595,000	\$634,000	1,510	8	1979	Good	10,028	Y	N	1819 140TH AVE SE
7	0	781121	0150	06/15/12	\$550,000	\$669,000	1,510	8	1971	Good	7,844	N	N	13800 SE 21ST ST
7	0	781122	0070	09/10/14	\$490,000	\$492,000	1,510	8	1984	Good	11,120	N	N	1911 136TH PL SE
7	0	233270	0140	06/05/13	\$612,559	\$663,000	1,530	8	1968	Good	13,630	N	N	215 131ST AVE NE
7	0	781122	0180	10/03/12	\$585,000	\$684,000	1,530	8	1980	Avg	8,740	N	N	13630 SE 20TH ST
7	0	332500	0120	09/09/13	\$707,000	\$748,000	1,540	8	1968	VGood	10,115	N	N	253 NE 129TH ST
7	3	620550	0580	12/10/14	\$530,000	\$530,000	1,550	8	1978	Avg	13,775	N	N	12112 SE 26TH ST
7	0	797110	0070	03/28/14	\$625,500	\$638,000	1,550	8	1954	Avg	16,330	N	N	12644 NE 6TH ST
7	3	954200	0340	08/07/14	\$500,000	\$503,000	1,560	8	1961	Avg	16,194	N	N	1614 123RD AVE SE
7	0	115940	0090	08/22/13	\$685,000	\$727,000	1,570	8	1967	Avg	11,544	N	N	460 129TH PL NE
7	0	233000	0015	08/26/14	\$740,000	\$743,000	1,570	8	1959	Good	10,250	N	N	154 128TH AVE NE
7	0	737960	0210	06/08/12	\$399,000	\$487,000	1,570	8	1962	Good	9,025	N	N	14221 SE 23RD ST
7	0	737960	0320	04/25/13	\$430,000	\$471,000	1,570	8	1962	VGood	8,700	N	N	2215 144TH AVE SE
7	0	781122	0130	11/21/12	\$640,000	\$735,000	1,570	8	1999	Good	22,425	N	N	13604 SE 18TH ST
7	0	797130	0035	03/27/13	\$749,950	\$828,000	1,570	8	1956	VGood	13,700	N	N	12454 NE 6TH PL
7	0	233280	0040	05/23/13	\$600,000	\$652,000	1,580	8	1963	Good	11,475	N	N	148 130TH PL NE
7	0	737960	0100	07/25/12	\$432,000	\$518,000	1,580	8	1962	VGood	8,800	N	N	2217 142ND AVE SE

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	3	954160	0305	08/05/13	\$619,000	\$660,000	1,580	8	1959	Good	8,250	Y	N	1836 126TH AVE SE
7	3	954200	0035	07/10/12	\$675,000	\$814,000	1,580	8	1965	Good	13,084	N	N	12162 SE 14TH ST
7	0	252470	0080	04/11/12	\$638,000	\$796,000	1,600	8	1976	Good	21,000	N	N	13606 SE 3RD PL
7	3	954220	0340	03/01/13	\$800,000	\$890,000	1,610	8	1962	Good	10,800	Y	N	12174 SE 17TH PL
7	0	332500	0050	02/28/13	\$615,000	\$685,000	1,620	8	1968	Avg	13,864	N	N	12819 NE 5TH PL
7	0	332505	9123	04/29/14	\$634,250	\$644,000	1,630	8	1959	Avg	9,583	N	N	12614 NE 3RD ST
7	0	233000	0040	04/02/12	\$499,000	\$625,000	1,640	8	1958	Good	10,250	N	N	143 129TH AVE NE
7	0	233000	0035	08/20/14	\$710,000	\$713,000	1,650	8	1963	VGood	10,250	N	N	151 129TH AVE NE
7	3	410000	0070	06/20/13	\$668,000	\$721,000	1,650	8	1960	Good	11,804	N	N	12456 SE 26TH PL
7	0	430520	0040	11/12/13	\$512,000	\$534,000	1,660	8	1984	Avg	7,074	N	N	14015 SE 18TH PL
7	0	781100	0020	11/13/14	\$490,000	\$490,000	1,660	8	1965	Good	8,208	N	N	2014 139TH PL SE
7	0	939990	0040	09/16/13	\$570,000	\$602,000	1,660	8	1987	Avg	9,146	N	N	480 123RD PL NE
7	3	954200	0180	07/26/13	\$660,000	\$705,000	1,660	8	1970	Good	29,070	N	N	12302 SE 10TH ST
7	3	954220	0400	07/09/13	\$764,000	\$820,000	1,660	8	1963	VGood	9,873	Y	N	12115 SE 17TH PL
7	3	954160	0280	08/23/14	\$620,000	\$623,000	1,670	8	1957	Good	9,900	N	N	1740 126TH AVE SE
7	0	278500	0290	05/07/14	\$675,000	\$685,000	1,680	8	1959	Good	10,500	N	N	1 129TH AVE SE
7	3	507690	0010	05/13/14	\$530,000	\$537,000	1,690	8	1958	Good	8,190	N	N	2711 126TH AVE SE
7	3	954160	0435	05/14/13	\$550,000	\$599,000	1,690	8	1959	Good	13,860	N	N	1811 128TH AVE SE
7	3	954200	0330	08/09/13	\$450,000	\$479,000	1,690	8	1959	Avg	16,194	N	N	1600 123RD AVE SE
7	0	252470	0050	01/25/13	\$500,000	\$562,000	1,700	8	1976	Good	20,022	N	N	13712 SE 3RD PL
7	3	931650	0090	01/11/13	\$450,000	\$508,000	1,700	8	1982	Avg	15,575	Y	N	2295 120TH PL SE
7	0	781121	0320	08/01/14	\$549,000	\$552,000	1,710	8	1974	Good	9,720	N	N	13741 SE 23RD LN
7	3	954230	0060	01/18/13	\$488,000	\$550,000	1,710	8	1965	Good	12,432	N	N	1505 121ST AVE SE
7	3	620610	0140	07/11/12	\$520,000	\$627,000	1,720	8	1955	Avg	18,000	Y	N	2358 127TH AVE SE
7	0	332500	0030	01/02/14	\$800,000	\$827,000	1,740	8	1968	Good	16,018	N	N	12814 NE 5TH PL
7	0	115300	0150	06/25/14	\$744,500	\$751,000	1,750	8	1967	Good	16,570	N	N	13004 NE 3RD PL
7	0	516030	0020	06/09/14	\$554,000	\$560,000	1,760	8	1977	Avg	10,780	N	N	1829 140TH AVE SE
7	0	326000	0020	05/21/12	\$612,500	\$753,000	1,780	8	1968	Good	7,344	Y	N	413 130TH PL SE
7	0	233000	0005	04/04/13	\$530,000	\$584,000	1,790	8	1958	Avg	12,500	N	N	12806 NE 2ND ST
7	0	425950	0080	06/11/12	\$450,000	\$548,000	1,800	8	1962	Avg	10,350	N	N	12614 NE 2ND ST

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	0	856140	0030	11/15/12	\$510,000	\$587,000	1,800	8	1967	VGood	11,269	N	N	832 130TH AVE NE
7	3	954180	0035	02/20/13	\$564,000	\$629,000	1,800	8	1959	Good	18,000	N	N	1830 123RD AVE SE
7	0	781122	0330	04/10/14	\$622,500	\$634,000	1,806	8	1984	Avg	9,162	N	N	13611 SE 18TH ST
7	0	115300	0030	08/08/12	\$624,000	\$744,000	1,810	8	1968	Good	10,960	N	N	507 130TH AVE NE
7	0	252470	0160	01/28/14	\$485,600	\$500,000	1,820	8	1976	Avg	20,148	N	N	13817 SE 3RD PL
7	0	781120	0260	07/31/13	\$510,000	\$544,000	1,820	8	1968	Good	10,350	N	N	2221 137TH PL SE
7	0	781122	0470	03/12/14	\$775,000	\$792,000	1,840	8	1984	Avg	13,203	N	N	13727 SE 17TH ST
7	0	883890	0028	04/17/12	\$564,207	\$703,000	1,870	8	1955	Avg	50,965	N	N	2029 144TH AVE SE
7	0	115300	0080	11/14/13	\$577,000	\$602,000	1,880	8	1968	Good	10,320	N	N	518 130TH AVE NE
7	0	115940	0220	05/29/14	\$790,000	\$799,000	1,890	8	1967	Good	12,160	N	N	465 129TH PL NE
7	0	781110	0100	09/18/14	\$566,000	\$568,000	1,900	8	1966	Good	10,297	N	N	13752 SE 18TH ST
7	3	725400	0100	12/15/14	\$680,000	\$680,000	1,900	8	2001	Avg	2,551	N	N	13108 SE 26TH ST
7	3	410000	0040	10/23/14	\$788,000	\$789,000	1,910	8	1972	Avg	9,454	Y	N	12432 SE 26TH PL
7	0	071000	0260	07/15/13	\$775,000	\$831,000	1,940	8	1972	Good	12,000	N	N	12525 NE 4TH PL
7	0	326020	0140	06/05/12	\$454,900	\$556,000	1,950	8	1968	Good	7,416	N	N	12649 SE 7TH PL
7	0	342505	9099	06/25/14	\$625,000	\$631,000	1,950	8	1955	Good	21,208	N	N	13959 SE 2ND ST
7	0	781110	0270	04/20/12	\$500,000	\$622,000	1,960	8	1967	Good	10,800	N	N	13743 SE 20TH ST
7	0	781121	0310	11/12/13	\$545,500	\$569,000	1,990	8	1974	Good	9,825	N	N	13731 SE 23RD LN
7	3	620610	0025	11/06/13	\$750,000	\$783,000	2,000	8	2008	Avg	10,960	N	N	12302 SE 23RD ST
7	0	233000	0140	12/13/12	\$456,337	\$521,000	2,010	8	1964	Avg	13,770	N	N	241 130TH AVE NE
7	3	954180	0150	09/11/13	\$720,000	\$761,000	2,010	8	1963	Avg	14,000	Y	N	2031 123RD AVE SE
7	0	770200	0060	09/09/13	\$730,552	\$773,000	2,020	8	1964	Good	13,570	N	N	13019 NE 10TH ST
7	0	953890	0130	05/23/12	\$528,000	\$648,000	2,020	8	1980	Good	10,640	N	N	2215 135TH PL SE
7	3	756950	0010	11/20/14	\$616,950	\$617,000	2,020	8	1999	Avg	2,722	Y	N	2399 132ND AVE SE
7	3	756950	0070	05/15/13	\$620,000	\$675,000	2,020	8	1999	Avg	2,601	N	N	2375 132ND AVE SE
7	3	756950	0140	01/09/12	\$540,000	\$700,000	2,020	8	1999	Avg	2,601	N	N	2373 132ND AVE SE
7	0	247210	0115	04/30/13	\$624,000	\$682,000	2,030	8	1961	Good	12,000	N	N	345 131ST AVE NE
7	3	507690	0015	02/26/13	\$650,000	\$724,000	2,030	8	1958	VGood	12,997	N	N	12441 SE 27TH ST
7	0	233270	0020	11/13/13	\$710,000	\$741,000	2,060	8	1964	Good	10,920	N	N	210 131ST AVE NE
7	3	410000	0140	10/13/14	\$640,000	\$641,000	2,060	8	1960	Good	9,828	N	N	12405 SE 26TH PL

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	3	410000	0050	10/30/14	\$813,000	\$814,000	2,080	8	1960	Avg	11,866	N	N	12436 SE 26TH PL
7	0	781122	0480	03/19/14	\$663,200	\$677,000	2,090	8	1987	Good	10,400	N	N	13728 SE 17TH ST
7	3	954160	0295	07/22/13	\$830,000	\$888,000	2,100	8	1959	VGood	8,640	N	N	1908 126TH AVE SE
7	3	954160	0355	08/13/14	\$880,000	\$884,000	2,100	8	1958	VGood	8,250	N	N	1845 127TH AVE SE
7	3	193800	0030	10/16/13	\$665,000	\$698,000	2,120	8	1961	Good	10,683	N	N	12422 SE 25TH PL
7	3	954220	0320	06/03/13	\$890,000	\$964,000	2,130	8	1963	Good	10,800	Y	N	12160 SE 17TH PL
7	0	115940	0300	07/12/13	\$560,500	\$601,000	2,150	8	1965	Avg	12,800	N	N	311 129TH PL NE
7	3	954160	0585	09/26/12	\$500,000	\$586,000	2,160	8	1958	VGood	9,000	N	N	2071 127TH AVE SE
7	0	781121	0140	06/05/14	\$670,000	\$677,000	2,170	8	1971	VGood	8,625	N	N	13806 SE 21ST ST
7	3	756950	0040	09/24/13	\$633,000	\$667,000	2,200	8	1999	Avg	3,463	N	N	2387 132ND AVE SE
7	0	247210	0015	07/06/12	\$625,000	\$754,000	2,210	8	1958	Avg	14,000	N	N	634 131ST AVE NE
7	3	756950	0100	07/24/13	\$652,000	\$697,000	2,210	8	1999	Avg	3,289	N	N	2363 132ND AVE SE
7	0	233000	0130	07/23/14	\$813,500	\$819,000	2,220	8	1964	VGood	15,520	N	N	223 130TH AVE NE
7	0	342505	9032	12/03/12	\$580,000	\$664,000	2,220	8	1979	Good	26,571	N	N	13960 SE 1ST ST
7	3	954240	0040	05/06/13	\$600,000	\$655,000	2,220	8	1958	Avg	11,041	N	N	1423 125TH AVE SE
7	0	954270	0140	03/15/13	\$585,000	\$648,000	2,220	8	1983	Avg	11,750	N	N	2390 130TH AVE SE
7	3	756950	0130	03/12/14	\$707,500	\$723,000	2,220	8	1999	Avg	2,502	N	N	2369 132ND AVE SE
7	3	954160	0360	05/01/13	\$810,000	\$886,000	2,270	8	1958	VGood	15,840	N	N	1853 127TH AVE SE
7	3	954200	0050	08/08/14	\$615,000	\$618,000	2,270	8	1959	Good	9,830	N	N	1203 123RD AVE SE
7	0	781122	0550	01/07/14	\$619,900	\$640,000	2,280	8	1986	Avg	8,800	N	N	13700 SE 17TH ST
7	0	207770	0042	06/26/14	\$530,000	\$535,000	2,330	8	1987	Avg	26,571	N	N	13607 SE 10TH ST
7	0	326000	0300	11/18/14	\$850,000	\$850,000	2,330	8	1965	Good	10,451	Y	N	12918 SE 5TH PL
7	0	883890	0167	05/09/14	\$542,500	\$550,000	2,330	8	1978	Good	14,289	N	N	2022 144TH AVE SE
7	0	247210	0110	06/26/13	\$720,000	\$775,000	2,340	8	1962	Good	12,000	N	N	521 131ST AVE NE
7	3	092405	9233	12/08/14	\$659,000	\$659,000	2,350	8	1977	Avg	9,329	N	N	3035 128TH AVE SE
7	3	954210	0135	11/12/14	\$620,000	\$620,000	2,350	8	1959	Avg	18,800	Y	N	12115 SE 22ND ST
7	0	233000	0030	11/08/12	\$730,000	\$842,000	2,390	8	2005	Good	12,500	N	N	161 129TH AVE NE
7	0	865350	0018	03/10/14	\$928,000	\$949,000	2,400	8	1952	VGood	20,106	N	N	13649 MAIN ST
7	3	507670	0090	07/24/13	\$730,000	\$781,000	2,420	8	2004	Avg	8,584	N	N	12432 SE 28TH PL
7	3	954160	0060	08/07/14	\$799,000	\$803,000	2,500	8	1959	Good	19,783	Y	N	1833 125TH AVE SE

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	0	233280	0080	06/20/13	\$724,125	\$781,000	2,520	8	1961	Avg	15,087	N	N	120 130TH PL NE
7	0	770200	0080	10/16/13	\$694,000	\$728,000	2,560	8	1964	Good	10,982	N	N	13031 NE 10TH ST
7	0	233270	0081	09/01/14	\$898,000	\$901,000	2,580	8	1964	Avg	11,060	N	N	140 131ST AVE NE
7	0	342505	9037	04/17/14	\$795,000	\$808,000	2,620	8	1963	Good	25,711	N	N	505 140TH AVE SE
7	0	342505	9206	06/24/14	\$725,000	\$732,000	2,650	8	1986	Avg	18,295	N	N	211 140TH AVE SE
7	3	169360	0080	10/30/14	\$935,100	\$936,000	2,700	8	1980	Avg	8,049	N	N	12600 SE 30TH ST
7	0	278510	0140	09/03/13	\$779,000	\$825,000	2,750	8	1966	Good	11,424	N	N	12830 SE 4TH ST
7	0	207770	0006	11/24/14	\$738,000	\$738,000	2,820	8	1978	Good	20,155	N	N	13826 SE 10TH ST
7	0	067210	0111	04/01/14	\$785,000	\$800,000	3,120	8	1980	Good	25,373	N	N	833 136TH AVE NE
7	3	954260	0070	12/02/14	\$516,000	\$516,000	1,300	9	1971	Avg	7,304	N	N	1422 127TH AVE SE
7	3	954160	0550	07/08/13	\$630,000	\$676,000	1,390	9	1970	Good	10,353	N	N	2018 128TH AVE SE
7	3	954200	0055	05/23/13	\$649,950	\$706,000	1,550	9	1965	Good	11,249	N	N	12227 SE 12TH ST
7	3	954285	0320	07/25/14	\$790,000	\$795,000	1,590	9	1977	Good	10,289	N	N	13016 SE 21ST PL
7	3	954220	0550	05/30/13	\$835,000	\$906,000	1,610	9	1966	Good	16,377	N	N	12125 SE 20TH PL
7	0	781110	0230	07/24/14	\$650,000	\$654,000	1,620	9	1967	Good	15,810	N	N	13809 SE 20TH ST
7	0	781120	0160	11/15/12	\$455,000	\$524,000	1,640	9	1967	Good	12,350	N	N	2218 SE 137TH PL
7	3	954230	0140	10/22/12	\$590,000	\$685,000	1,640	9	1966	Good	11,608	N	N	1307 121ST AVE SE
7	3	954210	0085	10/28/14	\$940,000	\$941,000	1,650	9	1965	VGood	18,673	N	N	12113 SE 23RD ST
7	3	954220	0780	04/09/13	\$710,000	\$781,000	1,660	9	1962	Good	13,156	Y	N	1919 122ND AVE SE
7	3	954285	0660	07/17/13	\$645,000	\$691,000	1,670	9	1979	Good	7,650	N	N	12806 SE 22ND PL
7	0	233040	0045	07/18/13	\$574,000	\$615,000	1,700	9	1976	Good	12,441	N	N	202 129TH AVE NE
7	3	954285	0290	08/25/14	\$710,000	\$713,000	1,700	9	1977	Good	8,580	N	N	2118 130TH PL SE
7	3	954250	0020	06/24/13	\$705,000	\$760,000	1,710	9	1960	Avg	11,124	N	N	12526 SE 15TH ST
7	3	954210	0020	10/23/13	\$938,000	\$982,000	1,730	9	1966	Good	16,228	Y	N	12118 SE 21ST ST
7	0	888000	0060	11/02/12	\$560,000	\$648,000	1,800	9	1963	Good	10,698	N	N	12635 NE 3RD ST
7	3	954285	0360	11/26/12	\$579,500	\$665,000	1,800	9	1977	Good	10,560	N	N	2006 130TH AVE SE
7	0	115940	0010	01/16/12	\$400,000	\$517,000	1,820	9	1981	Good	14,110	N	N	656 129TH PL NE
7	3	954180	0190	10/10/14	\$915,000	\$917,000	1,840	9	1958	Good	18,850	Y	N	1715 123RD AVE SE
7	3	954230	0020	09/11/13	\$740,550	\$783,000	1,850	9	1965	Good	16,632	N	N	1531 121ST AVE SE
7	3	954230	0540	12/12/12	\$555,000	\$633,000	1,850	9	1968	Good	9,860	N	N	12121 SE 15TH ST

Improved Sales Used in This Annual Update Analysis Area 068 -- 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
7	3	954180	0010	10/27/14	\$830,000	\$831,000	1,910	9	1959	VGood	19,800	N	N	12305 SE 17TH ST
7	0	856150	0030	09/17/13	\$753,500	\$795,000	1,920	9	1967	Good	11,300	N	N	907 129TH AVE NE
7	3	954210	0165	11/07/14	\$875,000	\$876,000	1,930	9	1960	Good	14,125	N	N	2118 121ST AVE SE
7	3	954285	0020	07/25/12	\$486,000	\$582,000	1,930	9	1979	Avg	10,000	N	N	12805 SE 22ND PL
7	0	883890	0032	05/18/14	\$732,000	\$742,000	1,940	9	1954	VGood	55,756	N	N	2047 144TH AVE SE
7	3	954285	0580	10/10/14	\$760,000	\$761,000	1,940	9	1978	Good	9,690	N	N	2011 129TH AVE SE
7	3	954220	0200	05/15/12	\$575,000	\$708,000	1,960	9	1963	Good	16,128	Y	N	1609 121ST AVE SE
7	3	954230	0120	09/25/13	\$715,000	\$753,000	1,960	9	1965	Good	14,781	N	N	1323 121ST AVE SE
7	3	954230	0150	07/11/13	\$755,000	\$810,000	1,960	9	1966	Good	12,884	N	N	1303 121ST AVE SE
7	3	954230	0710	10/08/13	\$882,000	\$927,000	1,990	9	1969	VGood	9,240	Y	N	12115 SE 16TH PL
7	0	352790	0050	07/08/13	\$728,233	\$782,000	2,000	9	2013	Avg	3,438	N	N	14012 SE 21ST PL
7	3	954220	0710	07/11/13	\$968,060	\$1,039,000	2,040	9	1964	VGood	10,580	Y	N	1801 122ND AVE SE
7	3	954210	0155	12/17/12	\$700,000	\$797,000	2,050	9	1959	Good	12,600	Y	N	12126 SE 22ND ST
7	3	954240	0010	07/11/14	\$745,000	\$751,000	2,050	9	1959	VGood	11,041	N	N	1615 125TH AVE SE
7	3	954285	0640	07/12/13	\$700,000	\$751,000	2,060	9	1978	VGood	9,765	N	N	2115 129TH AVE SE
7	3	954210	0005	10/24/14	\$1,125,000	\$1,126,000	2,070	9	1967	Good	10,260	Y	N	12138 SE 21ST ST
7	3	954200	0195	07/05/12	\$586,000	\$708,000	2,120	9	1964	Good	25,400	N	N	1016 122ND AVE SE
7	3	954230	0470	03/26/12	\$762,000	\$957,000	2,130	9	1965	VGood	9,963	Y	N	12140 SE 15TH ST
7	3	954160	0385	04/19/13	\$851,000	\$934,000	2,160	9	1966	Good	13,365	N	N	1870 127TH AVE SE
7	3	954200	0270	04/03/14	\$645,000	\$657,000	2,180	9	1979	Good	12,286	N	N	12230 SE 12TH ST
7	3	954230	0280	08/23/12	\$760,000	\$901,000	2,180	9	1966	Good	8,706	N	N	1318 121ST AVE SE
7	3	954230	0570	09/24/13	\$679,000	\$716,000	2,190	9	1965	Avg	9,775	N	N	1518 121ST AVE SE
7	3	954230	0530	11/24/14	\$800,000	\$800,000	2,200	9	1967	Good	9,963	N	N	12127 SE 15TH ST
7	3	954240	0075	06/06/14	\$809,950	\$819,000	2,230	9	1959	VGood	9,900	N	N	12505 SE 15TH ST
7	3	954250	0180	04/02/14	\$900,000	\$917,000	2,300	9	1962	Good	12,900	N	N	1622 125TH AVE SE
7	0	760580	0120	06/13/13	\$835,000	\$902,000	2,360	9	1999	Avg	5,846	N	N	13449 NE 12TH PL
7	0	760580	0130	08/07/13	\$850,000	\$906,000	2,360	9	1998	Good	5,846	N	N	13427 NE 12TH PL
7	3	954200	0030	07/22/14	\$835,100	\$841,000	2,380	9	1963	Good	12,573	Y	N	12159 SE 14TH ST
7	3	954285	0130	06/21/12	\$600,000	\$728,000	2,400	9	1977	Good	9,450	N	N	1912 129TH AVE SE
7	0	352790	0020	10/25/12	\$650,000	\$754,000	2,400	9	2012	Avg	4,060	N	N	14006 SE 21ST PL

Improved Sales Used in This Annual Update Analysis

Area 068 -- 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
7	3	954210	0100	07/26/13	\$750,000	\$802,000	2,410	9	1959	Avg	15,575	Y	N	12155 SE 23RD ST
7	3	954285	0650	09/06/12	\$588,000	\$694,000	2,430	9	1978	Avg	9,453	N	N	12810 SE 22ND PL
7	0	068605	0100	11/28/14	\$975,000	\$975,000	2,430	9	2011	Avg	52,322	N	N	1990 134TH PL SE
7	0	856140	0020	03/01/13	\$760,000	\$846,000	2,470	9	1959	VGood	16,808	N	N	824 130TH AVE NE
7	3	954220	0270	09/17/13	\$940,500	\$993,000	2,490	9	1962	VGood	8,036	Y	N	12120 SE 17TH PL
7	0	352790	0010	11/07/12	\$659,950	\$762,000	2,570	9	2011	Avg	4,767	N	N	14002 SE 21ST PL
7	0	352790	0030	08/29/13	\$693,365	\$735,000	2,570	9	2013	Avg	5,404	N	N	14008 SE 21ST PL
7	0	352790	0080	06/05/12	\$685,000	\$837,000	2,590	9	2012	Avg	3,379	N	N	14020 SE 21ST PL
7	0	352790	0130	03/21/14	\$820,933	\$838,000	2,590	9	2011	Avg	4,049	N	N	14009 SE 21ST PL
7	0	233270	0060	08/06/14	\$950,000	\$955,000	2,620	9	1965	Avg	10,920	N	N	156 131ST AVE NE
7	3	954240	0025	09/16/14	\$720,000	\$722,000	2,620	9	1962	Good	11,041	N	N	1523 125TH AVE SE
7	0	666420	0080	05/24/12	\$745,000	\$914,000	2,660	9	2012	Avg	5,891	N	N	1940 134TH PL SE
7	0	352790	0150	06/14/12	\$620,000	\$755,000	2,660	9	2011	Avg	4,354	N	N	14003 SE 21ST PL
7	0	352790	0110	10/23/12	\$752,499	\$873,000	2,670	9	2012	Avg	4,998	N	N	14021 SE 21ST PL
7	0	067210	0040	03/07/12	\$648,050	\$820,000	2,680	9	1988	Avg	18,766	N	N	1225 134TH AVE NE
7	3	954240	0005	10/05/12	\$625,000	\$730,000	2,720	9	1972	Avg	11,418	N	N	1623 125TH AVE SE
7	0	342505	9063	05/24/12	\$780,000	\$957,000	2,730	9	2002	Avg	32,278	N	N	13961 SE 7TH ST
7	0	760580	0050	06/02/14	\$1,000,000	\$1,011,000	2,730	9	1998	Avg	5,832	N	N	13450 NE 12TH PL
7	0	760580	0080	04/03/14	\$980,000	\$998,000	2,730	9	1999	Avg	5,957	N	N	13548 NE 12TH PL
7	0	865350	0005	07/03/14	\$880,000	\$887,000	2,770	9	1998	Good	14,300	N	N	13605 MAIN ST
7	0	342505	9173	10/28/14	\$865,000	\$866,000	2,790	9	1999	Good	16,117	N	N	13817 SE 7TH ST
7	0	666420	0060	12/12/12	\$749,950	\$856,000	2,810	9	2012	Avg	5,225	N	N	1900 134TH PL SE
7	0	666420	0040	02/26/13	\$759,950	\$846,000	2,840	9	2012	Avg	5,225	N	N	1860 134TH PL SE
7	0	760580	0100	07/02/13	\$980,000	\$1,054,000	2,860	9	1999	Avg	6,054	N	N	13588 NE 12TH PL
7	0	352790	0120	07/30/12	\$720,000	\$861,000	2,900	9	2011	Avg	4,991	N	N	14017 SE 21ST PL
7	0	342505	9223	03/16/12	\$800,000	\$1,009,000	2,910	9	1978	VGood	26,571	N	N	249 140TH AVE NE
7	3	756000	0310	08/20/13	\$907,000	\$964,000	2,910	9	2001	Avg	7,774	N	N	2420 130TH AVE SE
7	3	954160	0110	11/28/12	\$835,000	\$957,000	2,950	9	2007	Avg	8,400	N	N	1736 125TH AVE SE
7	0	207770	0080	01/22/13	\$825,000	\$929,000	3,080	9	2012	Avg	22,771	N	N	13855 SE 10TH ST
7	0	666420	0110	03/29/13	\$798,950	\$882,000	3,170	9	2012	Avg	5,820	N	N	1945 134TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 068 -- 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
7	0	115300	0140	08/19/12	\$1,000,000	\$1,188,000	3,400	9	1999	Avg	19,429	N	N	13006 NE 3RD PL
7	0	666420	0100	01/30/13	\$849,950	\$955,000	3,480	9	2012	Avg	5,820	N	N	1965 134TH PL SE
7	0	233290	0090	10/15/12	\$920,000	\$1,071,000	3,730	9	1973	Good	10,275	N	N	13025 NE 1ST ST
7	0	666420	0010	04/15/13	\$839,900	\$922,000	3,740	9	2012	Avg	6,320	N	N	1800 134TH PL SE
7	0	666420	0050	04/14/13	\$793,000	\$871,000	3,820	9	2012	Avg	5,225	N	N	1880 134TH PL SE
7	0	666420	0030	04/01/13	\$839,950	\$926,000	3,830	9	2012	Avg	5,225	N	N	1840 134TH PL SE
7	0	666420	0070	08/08/13	\$929,000	\$990,000	3,830	9	2012	Avg	5,225	N	N	1920 134TH PL SE
7	0	342505	9041	07/03/12	\$1,375,000	\$1,662,000	3,870	9	2008	Avg	19,665	N	N	13819 SE 1ST ST
7	0	666420	0090	04/08/13	\$880,345	\$969,000	4,010	9	2012	Avg	7,496	N	N	1985 134TH PL SE
7	0	666420	0020	04/25/13	\$930,000	\$1,018,000	4,330	9	2012	Avg	6,972	N	N	1820 134TH PL SE
7	0	342505	9219	09/29/14	\$1,150,000	\$1,153,000	2,260	10	2006	Avg	34,848	Y	N	13627 SE 2ND ST
7	0	342505	9076	09/22/14	\$780,000	\$782,000	2,410	10	1952	Avg	24,004	N	N	13644 MAIN ST
7	0	068605	0060	04/01/14	\$950,000	\$968,000	2,600	10	1995	Avg	20,392	N	N	2059 135TH PL SE
7	0	439765	0130	06/22/12	\$640,000	\$777,000	2,620	10	2000	Avg	3,813	N	N	1803 145TH PL SE
7	0	439765	0140	11/14/13	\$689,500	\$719,000	2,620	10	2000	Avg	5,138	N	N	1801 145TH PL SE
7	0	439765	0080	10/15/14	\$815,000	\$816,000	2,780	10	1999	Avg	5,002	N	N	1841 145TH PL SE
7	0	332505	9122	09/12/13	\$803,750	\$849,000	2,830	10	1977	Good	11,907	N	N	114 131ST AVE NE
7	0	865350	0080	10/17/12	\$890,000	\$1,035,000	2,890	10	2004	Avg	21,143	Y	N	106 136TH AVE SE
7	0	439765	0160	09/22/14	\$848,000	\$850,000	3,010	10	2000	Avg	5,717	N	N	1809 145TH PL SE
7	0	342505	9271	02/03/14	\$1,100,000	\$1,130,000	3,070	10	1999	Avg	16,130	N	N	229 140TH AVE NE
7	0	032405	9151	12/18/14	\$1,150,000	\$1,150,000	3,100	10	2014	Avg	108,943	N	N	1807 134TH AVE SE
7	0	342505	9236	04/03/13	\$1,080,000	\$1,190,000	3,150	10	1995	Avg	22,057	N	N	13708 NE 5TH PL
7	3	193800	0110	10/18/13	\$850,000	\$891,000	3,270	10	1991	Avg	13,087	N	N	12429 SE 25TH PL
7	0	439765	0110	03/20/14	\$860,000	\$878,000	3,270	10	1999	Avg	4,490	N	N	1829 145TH PL SE
7	0	282505	9142	02/25/13	\$882,000	\$983,000	3,330	10	2007	Avg	13,116	N	N	13042 NE 8TH ST
7	0	067210	0061	06/26/12	\$900,000	\$1,091,000	3,340	10	1995	Avg	13,501	N	N	13203 NE 10TH PL
7	0	207770	0030	03/25/13	\$1,051,890	\$1,162,000	3,400	10	2010	Avg	22,428	Y	N	868 137TH PL SE
7	0	207770	0031	07/29/12	\$1,046,000	\$1,252,000	3,510	10	2010	Avg	23,706	Y	N	928 137TH PL SE
7	0	447190	0130	05/09/13	\$1,089,000	\$1,188,000	3,590	10	2000	Avg	11,030	Y	N	14190 SE 24TH ST
7	0	067210	0140	06/21/12	\$950,000	\$1,153,000	3,630	10	1996	Avg	38,947	N	N	1220 134TH AVE NE

Improved Sales Used in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	342505	9289	02/05/12	\$963,100	\$1,235,000	3,760	10	2006	Avg	19,804	N	N	13771 NE 2ND PL
7	0	282505	9125	11/06/14	\$1,495,000	\$1,496,000	4,210	10	2002	Avg	46,609	N	N	1011 132ND AVE NE
7	0	342505	9291	10/31/13	\$1,160,000	\$1,213,000	4,220	10	2005	Avg	21,592	Y	N	13751 SE 7TH ST
7	0	342505	9303	09/15/14	\$1,307,500	\$1,311,000	4,550	10	2014	Avg	14,666	N	N	13990 NE 5TH PL
7	0	865350	0016	03/20/14	\$1,328,888	\$1,356,000	4,870	10	1994	Avg	17,640	N	N	13641 MAIN ST
7	0	342505	9110	04/23/14	\$1,648,000	\$1,674,000	4,910	10	2014	Avg	17,260	N	N	13998 NE 5TH PL
7	0	342505	9222	11/24/14	\$1,300,000	\$1,300,000	5,153	10	2002	Avg	32,670	N	N	13773 SE 2ND ST
7	0	342505	9114	12/20/12	\$1,193,100	\$1,358,000	2,740	11	2005	Avg	17,265	Y	N	13600 MAIN ST
7	0	342505	9252	10/23/12	\$1,310,000	\$1,520,000	3,660	11	1998	Avg	20,207	N	N	13900 NE 1ST PL
7	0	207770	0058	12/21/13	\$1,385,990	\$1,435,000	3,740	11	2013	Avg	21,800	N	N	13737 SE 10TH ST
7	0	342505	9237	03/14/14	\$1,246,000	\$1,273,000	3,810	11	1989	Good	31,646	N	N	13590 MAIN ST
7	0	342505	9086	03/14/13	\$1,310,000	\$1,452,000	4,060	11	1999	Avg	19,183	N	N	13850 NE 1ST ST
7	0	207770	0065	04/10/14	\$1,420,000	\$1,445,000	4,180	11	2013	Avg	22,015	N	N	13821 SE 10TH ST
7	0	207770	0055	10/27/14	\$1,670,000	\$1,672,000	4,280	11	2014	Avg	17,988	N	N	13689 SE 10TH ST
7	0	342505	9254	10/05/12	\$1,280,007	\$1,495,000	4,940	11	1997	Avg	24,506	N	N	13801 NE 1ST PL

Improved Sales Removed in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	020100	0340	03/26/13	\$375,000	DOR RATIO; DIAGNOSTIC OUTLIER
3	0	124150	0236	11/01/14	\$875,000	RELOCATION - SALE TO SERVICE
3	0	124270	0004	07/29/13	\$718,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	124270	0048	10/09/13	\$657,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	152505	9034	11/07/14	\$870,000	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
3	0	152505	9034	05/20/13	\$540,000	TEAR DOWN
3	0	152505	9073	03/18/12	\$890,000	IMP. COUNT > 1
3	0	152505	9073	03/18/12	\$890,000	IMP. COUNT > 1; RELOCATION - SALE TO SERVICE
3	0	154250	0070	09/25/12	\$675,000	SHORT SALE; NO MARKET EXPOSURE
3	0	154660	0145	04/19/13	\$550,000	NO MARKET EXPOSURE
3	0	154660	0555	05/21/14	\$660,000	OBSOLESCENCE; EXEMPT FROM EXCISE TAX
3	0	154681	0050	09/04/13	\$612,250	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	172505	9148	01/11/12	\$316,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	172700	0410	04/27/13	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	172700	0730	09/18/13	\$495,000	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
3	0	172785	0080	04/23/12	\$1,015,000	RELOCATION - SALE TO SERVICE
3	0	172785	0110	09/08/14	\$897,277	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	212505	9034	04/26/12	\$5,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED
3	0	212505	9034	04/25/12	\$614,000	PREVIOUS IMP. VALUE <= 25K; FULL SALES PRICE NOT REPORTED
3	0	212505	9102	05/31/12	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	212505	9161	10/23/14	\$960,000	RETENTION EXCLUSION FOR THE SAMPLE SET
3	0	222505	9057	06/05/13	\$970,000	IMP. COUNT > 1
3	0	222505	9072	09/13/13	\$4,300,000	NO MARKET EXPOSURE
3	0	222505	9121	07/18/12	\$1,830,000	SHORT SALE; NO MARKET EXPOSURE
3	0	222505	9273	11/14/14	\$975,000	RETENTION EXCLUSION FOR THE SAMPLE SET
3	0	222505	9279	04/02/13	\$930,000	NO MARKET EXPOSURE
3	0	222505	9295	05/22/12	\$735,000	OBSOLESCENCE
3	0	222505	9351	03/26/12	\$1,465,000	RELOCATION - SALE TO SERVICE
3	0	258830	0130	12/26/14	\$212,100	DOR RATIO; QUIT CLAIM DEED



Improved Sales Removed in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	279490	0050	01/03/12	\$990,000	RELOCATION - SALE TO SERVICE
3	0	379100	0020	12/11/13	\$975,000	IMP. COUNT > 1
3	0	389250	0140	03/21/14	\$817,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	0	613750	0200	04/10/13	\$727,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	618920	0170	10/27/14	\$564,184	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	0	618920	0170	12/23/14	\$434,700	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	618920	0260	02/14/14	\$488,000	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
3	0	678930	0045	05/29/12	\$849,000	PREVIOUS IMP. VALUE <= 25K
3	0	678930	0085	08/31/12	\$1,200,000	MULTI-PARCEL SALE
3	0	750100	0130	05/05/14	\$800,866	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	750100	0130	12/20/12	\$682,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	779610	0050	07/30/14	\$1,017,000	UNFINISHED AREA
3	0	779610	0070	06/19/12	\$530,000	NON-REPRESENTATIVE SALE
3	0	779610	0090	01/24/12	\$659,500	NO MARKET EXPOSURE
3	0	866940	0050	09/12/12	\$665,000	PREVIOUS IMP. VALUE <= 25K
3	0	866940	0060	05/09/12	\$523,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	0	866940	0260	09/20/12	\$500,000	IMP. COUNT > 1
3	0	933290	0030	05/23/13	\$592,250	BANKRUPTCY - RECEIVER OR TRUSTEE; STATEMENT TO DOR
3	0	946470	0150	07/17/13	\$1,405,000	RELOCATION - SALE TO SERVICE
7	0	042405	9001	07/14/14	\$377,500	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	3	042405	9039	06/19/13	\$405,000	PREVIOUS IMP. VALUE <= 25K
7	3	042405	9039	04/06/12	\$243,750	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	042405	9080	05/13/13	\$407,100	NO MARKET EXPOSURE
7	3	042405	9121	10/10/12	\$270,000	NON-REPRESENTATIVE SALE
7	0	051450	0090	05/20/13	\$406,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	051450	0190	09/04/13	\$447,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	067210	0139	04/18/12	\$575,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	102405	9118	04/25/12	\$320,000	DIAGNOSTIC OUTLIER
7	3	169360	0040	07/01/13	\$451,500	NO MARKET EXPOSURE



Improved Sales Removed in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	3	169360	0040	11/21/13	\$608,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	207770	0006	02/25/14	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	207770	0057	09/08/14	\$1,640,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
7	0	207770	0060	09/12/14	\$1,550,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
7	0	233000	0030	11/03/12	\$730,000	RELOCATION - SALE TO SERVICE
7	0	247210	0010	04/05/12	\$611,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	278500	0380	08/29/13	\$700,000	DOR RATIO; OBSOLESCENCE
7	0	278500	0380	11/07/12	\$385,000	DOR RATIO; OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	278500	0490	11/27/12	\$551,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	282505	9107	12/30/14	\$2,000,000	PREVIOUS IMP. VALUE <= 25K
7	0	282505	9125	10/24/14	\$1,495,000	RELOCATION - SALE TO SERVICE
7	0	326020	0110	12/08/14	\$851,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	326020	0110	10/31/14	\$330,000	QUIT CLAIM DEED
7	0	326020	0160	09/28/12	\$395,000	SHORT SALE; NO MARKET EXPOSURE
7	0	326020	0170	09/20/12	\$500,000	UNFINISHED AREA
7	0	352790	0090	10/24/12	\$710,202	BUILDER OR DEVELOPER SALES
7	0	352790	0100	09/26/12	\$709,065	BUILDER OR DEVELOPER SALES
7	0	430520	0070	09/22/14	\$561,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	430520	0070	05/19/14	\$350,000	NO MARKET EXPOSURE
7	3	507670	0035	03/05/13	\$372,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	507690	0060	12/16/13	\$619,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	530710	0280	08/11/14	\$680,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	3	530710	0280	07/27/13	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	620550	0030	11/03/14	\$480,000	PREVIOUS IMP. VALUE <= 25K
7	3	620550	0090	06/11/12	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	620550	0470	12/19/14	\$300,000	RETENTION EXCLUSION FOR THE SAMPLE SET
7	3	620610	0130	06/12/13	\$280,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	666420	0020	09/06/12	\$859,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	666420	0070	01/09/13	\$799,950	IMP. CHARACTERISTICS CHANGED SINCE SALE



Improved Sales Removed in This Annual Update Analysis Area 068 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	666420	0120	08/28/12	\$824,950	BUILDER OR DEVELOPER SALES
7	0	666420	0130	08/29/12	\$775,950	BUILDER OR DEVELOPER SALES
7	3	721571	0110	10/14/14	\$612,000	RELOCATION - SALE TO SERVICE
7	0	781110	0090	01/27/12	\$258,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	797130	0035	07/25/12	\$382,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	856140	0010	08/09/13	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	856140	0020	08/30/12	\$427,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
7	0	856150	0040	04/18/12	\$460,750	DIAGNOSTIC OUTLIER
7	0	865350	0034	09/05/12	\$146,668	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	883890	0014	09/02/14	\$420,000	NO MARKET EXPOSURE
7	0	883890	0182	06/19/13	\$338,000	PREVIOUS IMP. VALUE <= 25K
7	3	951200	0030	02/23/12	\$307,897	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	3	954160	0100	09/13/12	\$389,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	954160	0235	12/26/12	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	954160	0480	12/11/12	\$295,000	NO MARKET EXPOSURE
7	3	954160	0480	03/04/13	\$409,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	3	954180	0157	09/21/12	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	954210	0070	04/22/13	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	954220	0050	04/27/12	\$400,300	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	3	954220	0260	06/17/14	\$181,082	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	954220	0360	10/16/12	\$300,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	954220	0390	08/22/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	3	954220	0440	09/25/12	\$725,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	954230	0130	06/03/14	\$123,600	DOR RATIO; STATEMENT TO DOR
7	3	954240	0090	11/24/12	\$294,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	3	954250	0140	09/16/13	\$98,357	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	3	954285	0360	11/23/12	\$579,500	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 068

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3	0	212505	9204	07/14/14	\$498,306	43,917	N	N
3	0	678970	0050	12/11/12	\$525,000	46,823	Y	N
7	0	067210	0045	08/13/14	\$419,500	75,193	N	N
7	0	883890	0006	08/06/13	\$685,000	11,162	N	N

Vacant Sales Removed in this Annual Update Analysis Area 068

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	124150	0216	02/19/14	\$520,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN;
7	0	883890	0029	12/23/14	\$1,074,995	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER; TEAR DOWN;
7	0	883890	0009	09/25/12	\$850,000	BUILDER OR DEVELOPER SALES; ACTIVE PERMIT >25,000

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation



Appraiser II

6/9/2015

Date



King County

Department of Assessments

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384
(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@kingcounty.gov

Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor