

# Duvall and Environs

Area: 070

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## *Residential Revalue for 2015 Assessment Roll*



Obtained from epodunk.com

There were 566 improved sales used in the Area 70 analysis, with average sales price of \$437,400. Area 70 is located in east King County encompassing the City of Duvall. Unincorporated areas of 70 include the northern portion of the Lower Snoqualmie Valley from North of Carnation to the King-Snohomish County Line, Cherry Valley, Lake Margaret and the rural neighborhoods feeding off of Mountain View Rd and Stossel Creek Rd. Area 70 is split into 3 Sub Areas. Sub Area 1 is the northern portion of the lower Snoqualmie Valley and Cherry Valley. Sub Area 1 is primarily an agricultural area. Sub Area 2 is the urban growth boundary of the City of Duvall. Sub Area 3 is the rural areas primarily south and east of the City of Duvall.



**King County**

**Department of Assessments**

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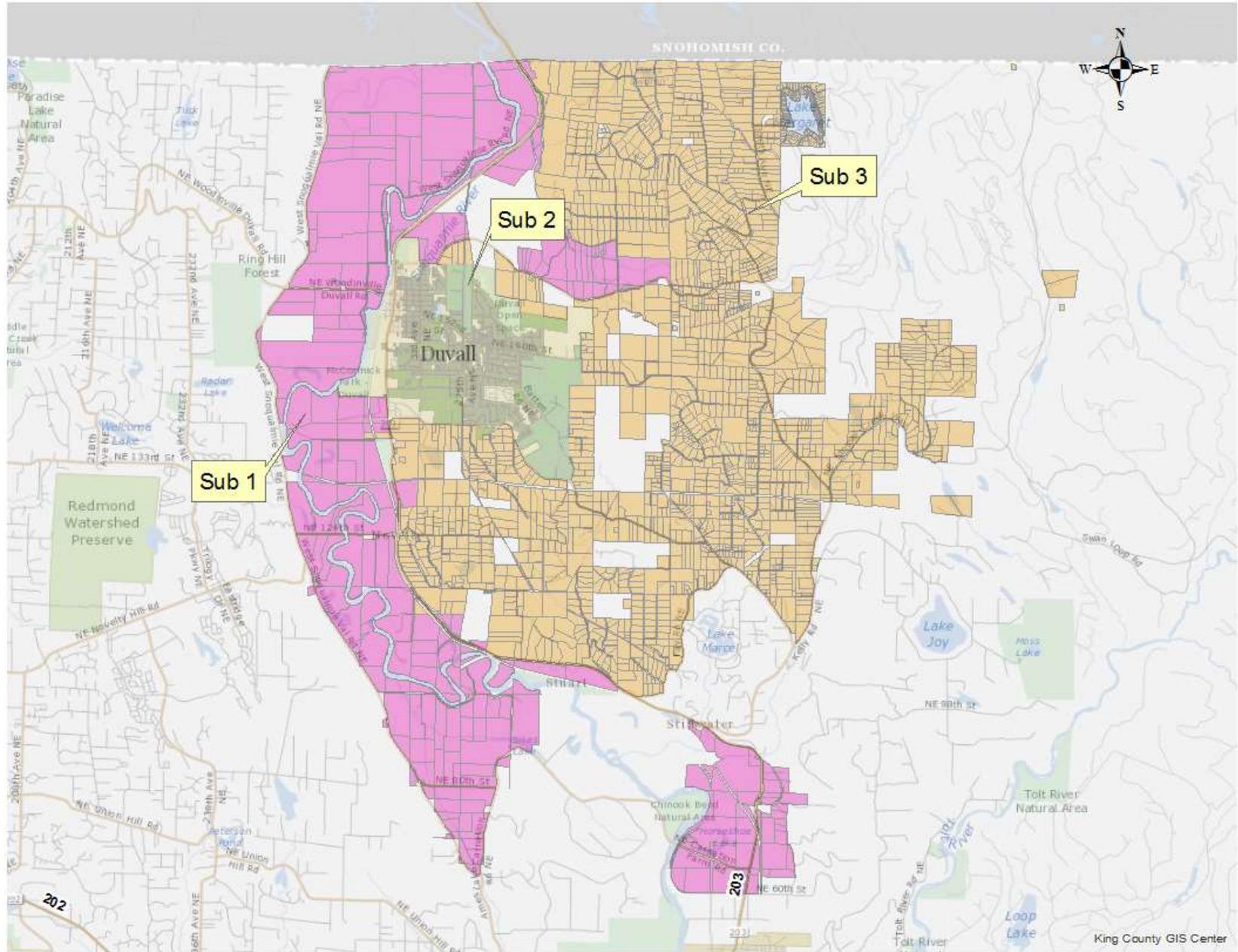
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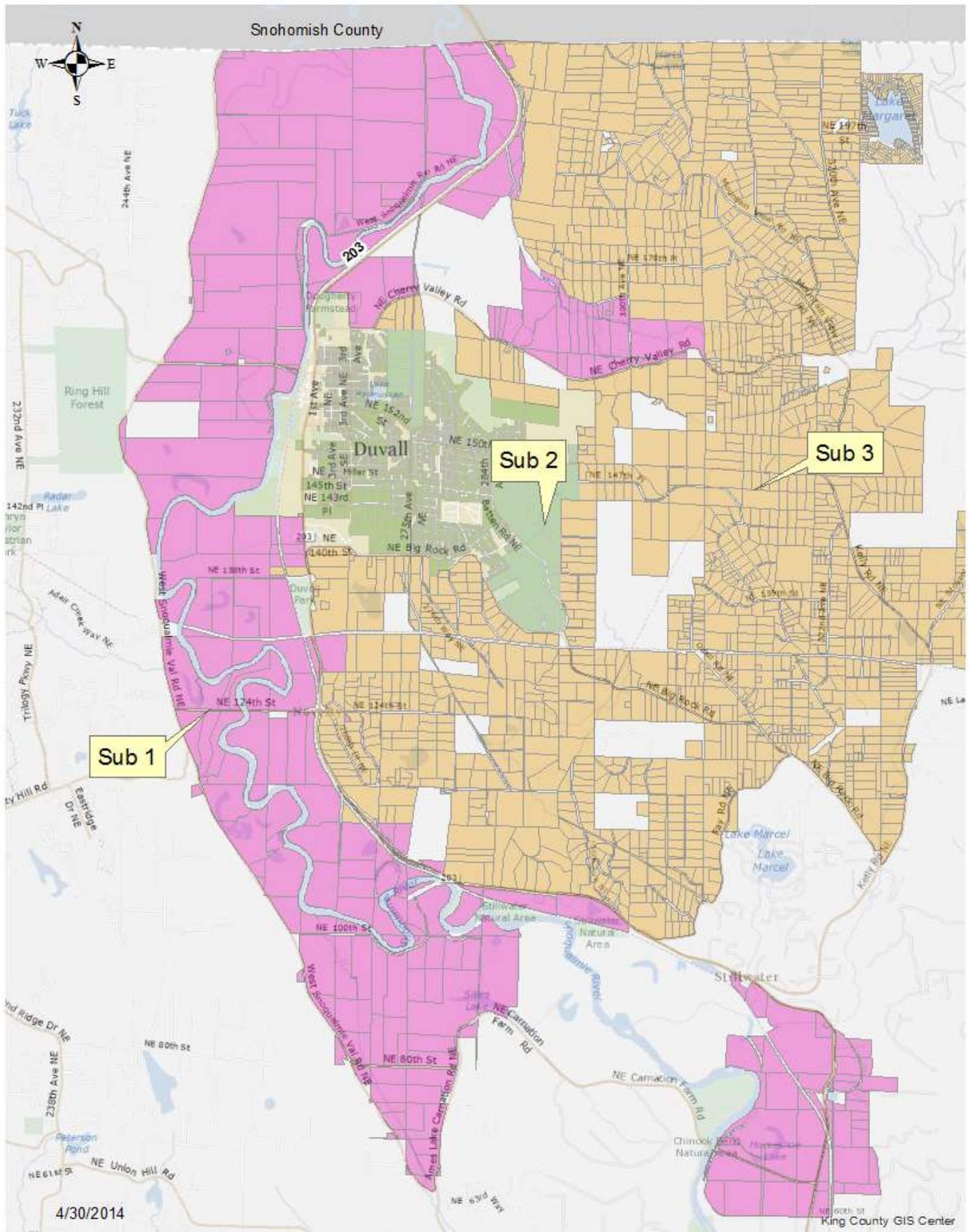
<http://www.kingcounty.gov/assessor/>

# Area 070 Map

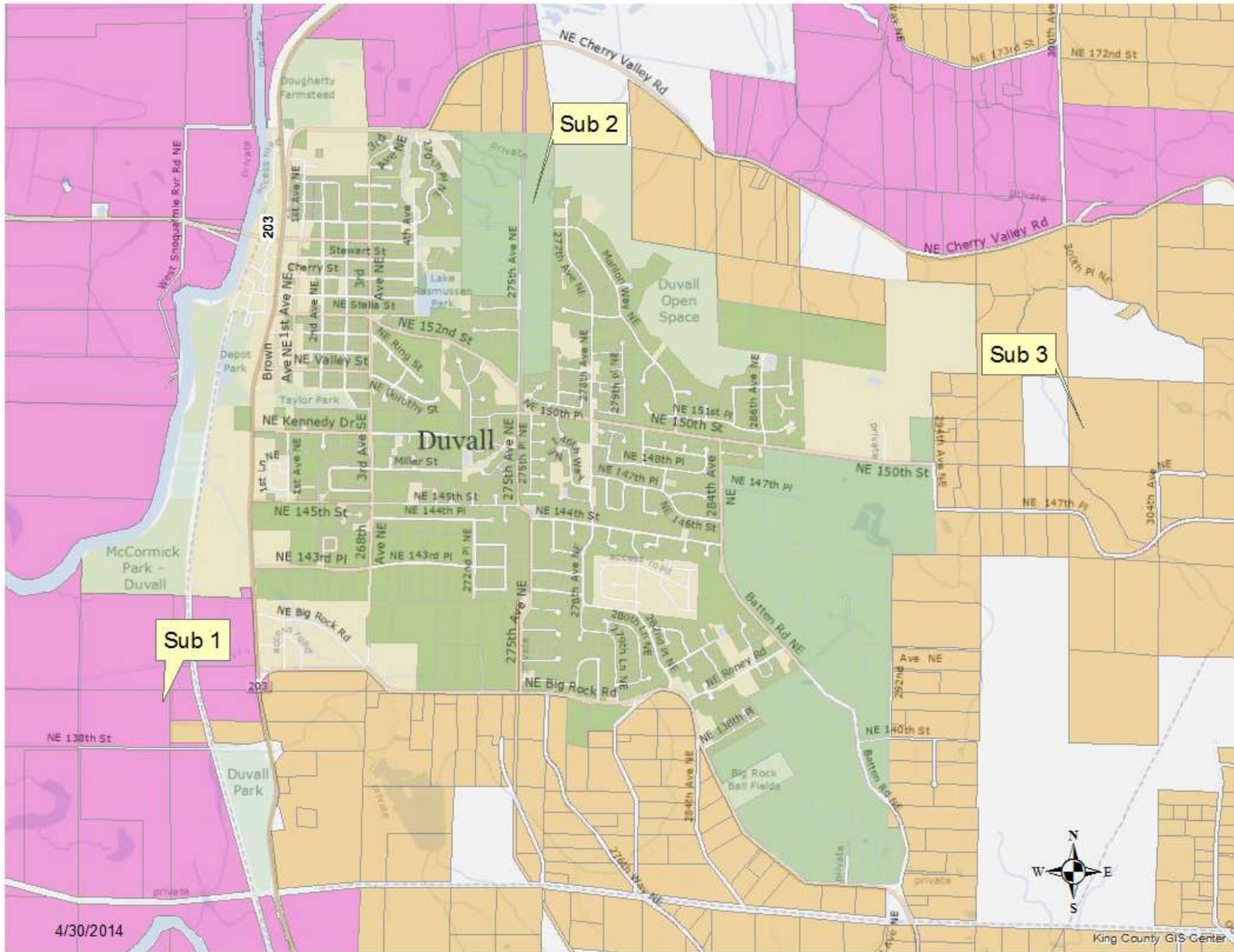


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# Area 070 - Sub Area 1 Map



# Area 070 - Sub Area 2 Map





## Area 070 Housing Profile



Grade 4/ Year Built 1970/ Total Living Area 1000  
Account Number 155000-0140



Grade 5/ Year Built 2005/ Total Living Area 540  
Account Number 056079-9007



Grade 6/ Year Built 1944/ Total Living Area 1830  
Account Number 122606-9032



Grade 7/ Year Built 1975/ Total Living Area 1270  
Account Number 078270-0090



Grade 8/ Year Built 2003/ Total Living Area 3020  
Account Number 803535-0070



Grade 9/ Year Built 1987/ Total Living Area 3290  
Account Number 078270-0090

## Area 070 Housing Profile



Grade 10/ Year Built 2008/Total Living Area 3680  
Account Number 252606-9099



Grade 11/ Year Built 2008/ Total Living Area 4,160  
Account Number 212970-0321

# Glossary of 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

## Duvall and Environs - Area 070

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 566  
**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
<b>2014 Value</b>	\$108,600	\$307,200	\$415,800			8.34%
<b>2015 Value</b>	\$106,500	\$303,600	\$410,100	\$437,400	93.8%	8.01%
<b>\$ Change</b>	-\$2,100	-\$3,600	-\$5,700			
<b>% Change</b>	-1.9%	-1.2%	-1.4%			

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 8.01% is an improvement from the previous COD of 8.34%. 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
<b>2014 Value</b>	\$127,600	\$284,800	\$412,400
<b>2015 Value</b>	\$125,200	\$280,300	\$405,500
<b>\$ Change</b>	-\$2,400	-\$4,500	-\$6,900
<b>% Change</b>	-1.9%	-1.6%	-1.7%

**Number of one to three unit residences in the population:** 3,428

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats of Stonecroft (803535) and Taylor Heights Div 1&2 (856745-856746) were generally at lower assessment levels than the rest of the population. In addition, the plat of Willow Ridge (942940) and home located in sub-area 3 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 070 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
-0.93%	2,200	64%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Sub Area 3</b>	-3.43%	99	1138	9%
<b>Stonecroft Plat</b>	+9.95%	7	32	22%
<b>TAYLOR HEIGHTS DIV</b>	+19.55%	7	38	18%
<b>Willow Ridge Plat</b>	-9.66%	16	20	80%

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

Generally, the plats of Stonecroft (803535) and Taylor Heights Div. 1&2 (856745-856746), were at a lower assessment level than the rest of the population. Homes located in Willow Ridge (942940) and Sub-Area 3 were generally at a higher assessment level than the rest of the population. This model corrects for these strata differences.

# Area 070 - Plat Map



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## Area 070 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
803535	Stonecroft	7	32	22%	NE-13-26-6	2	8	2003-2004
856745-856746	Taylor Heights Div1&2	7	38	18%	SW-18-26-7	2	8	2001-2003
942940	Willow Ridge	16	20	80%	NW-13-26-6	2	8	2012-2013

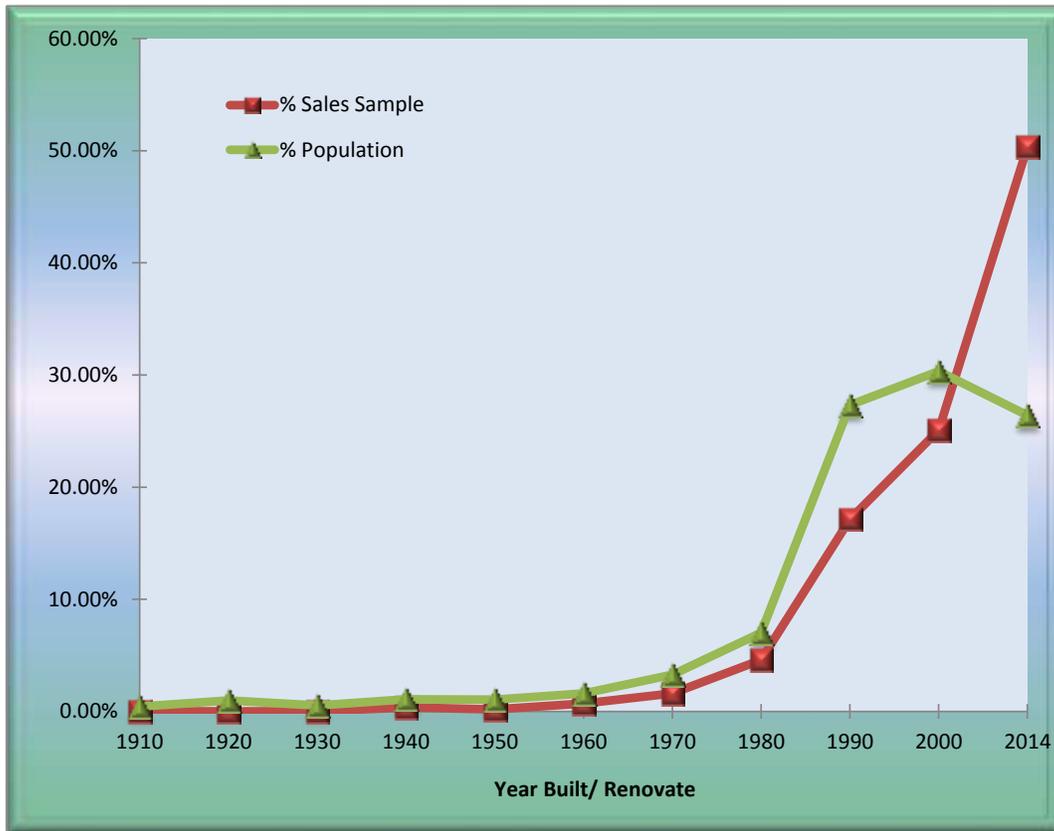
## Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	2	0.35%
1950	1	0.18%
1960	4	0.71%
1970	9	1.59%
1980	26	4.59%
1990	97	17.14%
2000	142	25.09%
2014	285	50.35%
<b>566</b>		

### Population

Year Built/Ren	Frequency	% Population
1910	15	0.44%
1920	33	0.96%
1930	18	0.53%
1940	37	1.08%
1950	36	1.05%
1960	55	1.60%
1970	112	3.27%
1980	240	7.00%
1990	937	27.33%
2000	1,040	30.34%
2014	905	26.40%
<b>3,428</b>		



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

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

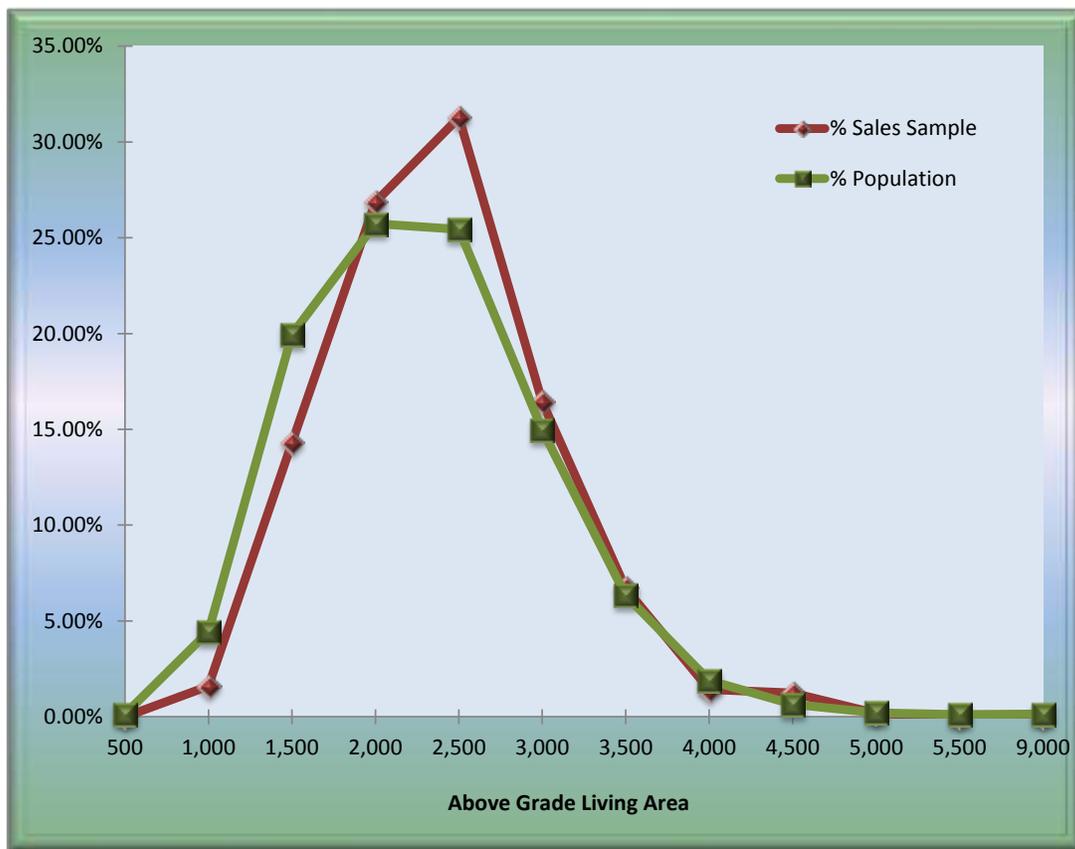
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	9	1.59%
1,500	81	14.31%
2,000	152	26.86%
2,500	177	31.27%
3,000	93	16.43%
3,500	38	6.71%
4,000	8	1.41%
4,500	7	1.24%
5,000	1	0.18%
5,500	0	0.00%
9,000	0	0.00%
566		

### Population

AGLA	Frequency	% Population
500	5	0.15%
1,000	152	4.43%
1,500	684	19.95%
2,000	882	25.73%
2,500	872	25.44%
3,000	513	14.96%
3,500	217	6.33%
4,000	65	1.90%
4,500	22	0.64%
5,000	7	0.20%
5,500	4	0.12%
9,000	5	0.15%
3,428		



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

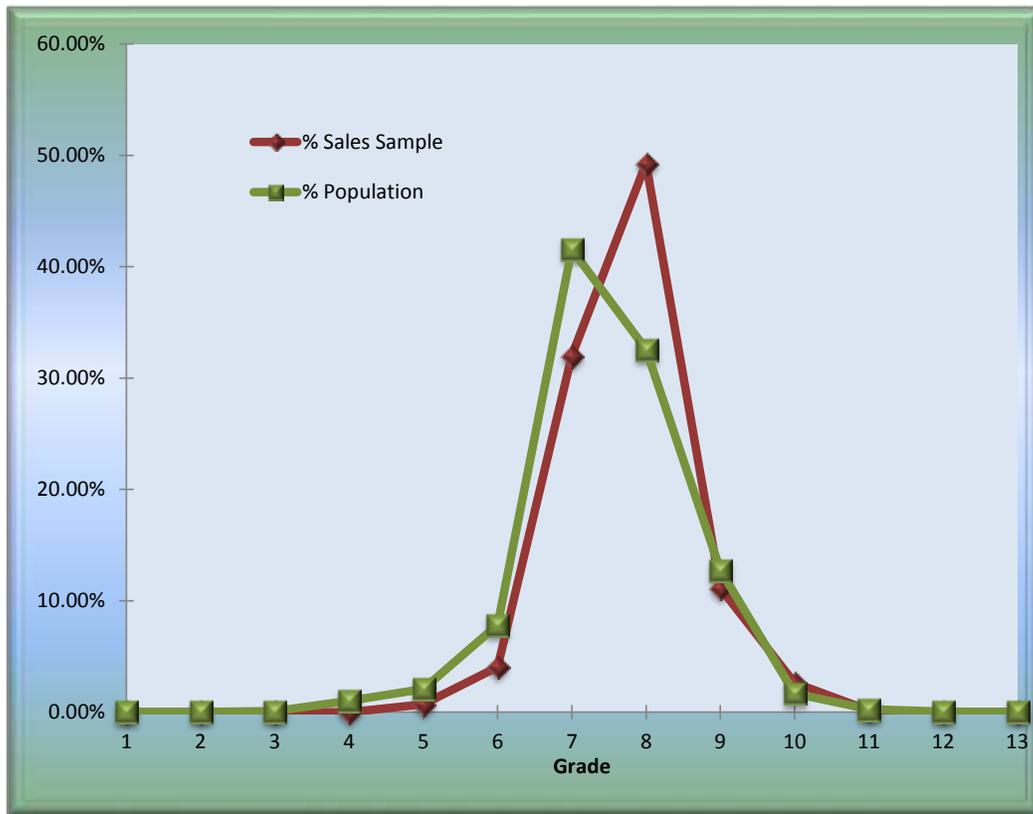
## Sales Sample Representation of Population Building Grade

### Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.71%
6	23	4.06%
7	181	31.98%
8	279	49.29%
9	63	11.13%
10	15	2.65%
11	1	0.18%
12	0	0.00%
13	0	0.00%
566		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.03%
3	3	0.09%
4	35	1.02%
5	71	2.07%
6	269	7.85%
7	1,425	41.57%
8	1,117	32.58%
9	437	12.75%
10	58	1.69%
11	9	0.26%
12	2	0.06%
13	1	0.03%
3,428		



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

## Area 070 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 1.064, resulting in an adjusted value of \$0 ( $\$475,000 * 1.064 = \$505,400$ ) – truncated to the nearest \$1000.

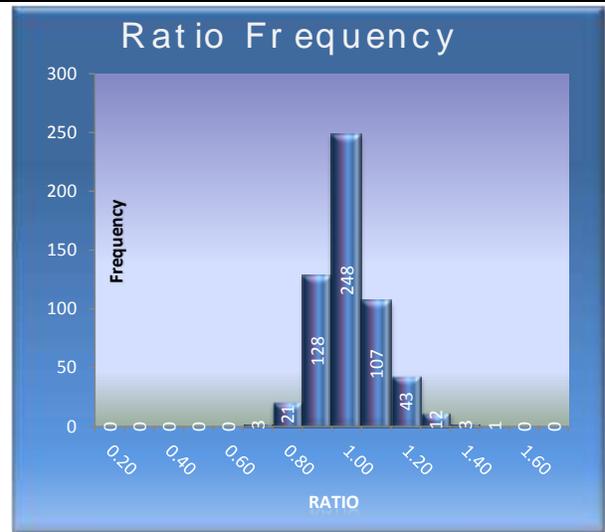
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.367	36.7%
2/1/2012	1.346	34.6%
3/1/2012	1.328	32.8%
4/1/2012	1.308	30.8%
5/1/2012	1.290	29.0%
6/1/2012	1.272	27.2%
7/1/2012	1.255	25.5%
8/1/2012	1.238	23.8%
9/1/2012	1.222	22.2%
10/1/2012	1.206	20.6%
11/1/2012	1.191	19.1%
12/1/2012	1.177	17.7%
1/1/2013	1.163	16.3%
2/1/2013	1.149	14.9%
3/1/2013	1.137	13.7%
4/1/2013	1.125	12.5%
5/1/2013	1.114	11.4%
6/1/2013	1.102	10.2%
7/1/2013	1.092	9.2%
8/1/2013	1.082	8.2%
9/1/2013	1.072	7.2%
10/1/2013	1.064	6.4%
11/1/2013	1.055	5.5%
12/1/2013	1.048	4.8%
1/1/2014	1.041	4.1%
2/1/2014	1.034	3.4%
3/1/2014	1.029	2.9%
4/1/2014	1.023	2.3%
5/1/2014	1.018	1.8%
6/1/2014	1.014	1.4%
7/1/2014	1.010	1.0%
8/1/2014	1.007	0.7%
9/1/2014	1.005	0.5%
10/1/2014	1.003	0.3%
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 070 is:  $(.958904761461799 + 2.9384119893232E-07 * \text{SaleDaySq} - 0.0948839667053433 * 0.01236749 + 0.0248806893647933 * 0.1749117 - 0.164257463005145 * 0.01236749 + 0.0927245663237708 * 0.02826855) / (.958904761461799 - 0.0948839667053433 * 0.01236749 + 0.0248806893647933 * 0.1749117 - 0.164257463005145 * 0.01236749 + 0.0927245663237708 * 0.02826855)$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2

# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Duvall and Environs</b>	<b>1/1/2014</b>	<b>3/31/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 070</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JRAM</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<i>Sample size (n)</i>	566
<i>Mean Assessed Value</i>	\$415,800
<i>Mean Adj. Sales Price</i>	\$437,400
<i>Standard Deviation AV</i>	\$118,656
<i>Standard Deviation SP</i>	\$138,325
<b>ASSESSMENT LEVEL</b>	
<i>Arithmetic Mean Ratio</i>	0.962
<i>Median Ratio</i>	0.953
<i>Weighted Mean Ratio</i>	0.951
<b>UNIFORMITY</b>	
<i>Lowest ratio</i>	0.676
<i>Highest ratio:</i>	1.432
<i>Coefficient of Dispersion</i>	8.34%
<i>Standard Deviation</i>	0.107
<i>Coefficient of Variation</i>	11.09%
<i>Price Related Differential (PRD)</i>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.943
<i>Upper limit</i>	0.961
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.954
<i>Upper limit</i>	0.971
<b>SAMPLE SIZE EVALUATION</b>	
<i>N (population size)</i>	3,428
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.107
<b>Recommended minimum:</b>	18
<i>Actual sample size:</i>	566
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	312
<i># ratios above mean:</i>	254
<i>z:</i>	2.438
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

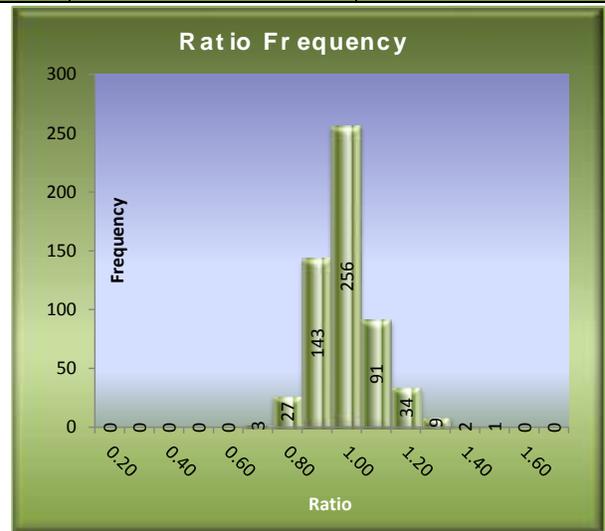
1 to 3 Unit Residences throughout Area 070

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

# Annual Update Ratio Study Report (After) - 2015 Assessments

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Duvall and Environs</b>	1/1/2015	3/31/2015	1/2012 - 12/2014
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 070</b>	JRAM	1 to 3 Unit	YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	566
<b>Mean Assessed Value</b>	\$410,100
<b>Mean Sales Price</b>	\$437,400
<b>Standard Deviation AV</b>	\$116,230
<b>Standard Deviation SP</b>	\$138,325
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.938
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.668
<b>Highest ratio:</b>	1.415
<b>Coefficient of Dispersion</b>	8.01%
<b>Standard Deviation</b>	0.102
<b>Coefficient of Variation</b>	10.77%
<b>Price Related Differential (PRD)</b>	1.012
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.930
Upper limit	0.947
<b>95% Confidence: Mean</b>	
Lower limit	0.940
Upper limit	0.957
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3,428
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.102
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	566
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	311
<b># ratios above mean:</b>	255
<b>z:</b>	2.354
<b>Conclusion:</b>	<b>Non-normal</b>



**COMMENTS:**

1 to 3 Unit Residences throughout Area 070 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.

# Annual Update Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: March 31, 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 26 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 -1.9% decrease in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 0.986, 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 characteristic and plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the plats of Stonecroft (803535) and Taylor Heights Div 1&2 (856745-856746) were generally at lower assessment levels than the rest of the population. In addition, the plat of Willow Ridge (942940) and home located in sub-area 3 were generally at higher assessment levels 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 566 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.958904761461799 - 0.0948839667053433 * \text{STONE803535} + 0.0248806893647933 * \text{Sub3} - 0.164257463005145 * \text{TAYLOR856745\_746} + 0.0927245663237708 * \text{WILLOW942941})$$

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 not a sufficient number of Mobile Home sales, for separate analysis. Therefore, mobile homes were adjusted by the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of -1.4%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 0.986$$
$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Results

The resulting assessment level is 0.938. 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 -1.7%. This decrease 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) \* 0.986.
- 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) \* 0.986.
- If land value =< \$1,000 no adjustment is applied.
- If improvements and accessories =< \$1,000 no further adjustment applied.

- 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 vacant parcel (no improvement value), the land adjustment applies.
  - If a parcel is coded “non-perc” (sewer system=3 or 4), the land adjustment is applied
  - If a parcel is coded “unbuildable” = 1, the land adjustment is applied.
  - If a parcel is coded water district private restricted, or public restricted, the land adjustment is applied.
  - If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	072607	9016	07/24/13	\$470,000	\$510,000	1,180	7	2006	Avg	622,908	N	N	28510 NE CHERRY VALLEY RD
1	0	082607	9079	04/15/13	\$430,000	\$481,000	1,690	7	1962	Good	35,719	N	N	17035 300TH AVE NE
1	0	072507	9063	07/01/13	\$525,000	\$573,000	2,320	8	2001	Good	32,990	N	N	6525 WEST SNOQUALMIE VALLEY
1	0	082607	9070	12/11/13	\$550,000	\$575,000	2,450	9	1993	Avg	100,188	N	N	29601 NE 173RD ST
1	0	072507	9066	07/05/12	\$625,000	\$783,000	2,960	9	2006	Avg	486,565	Y	N	6530 WEST SNOQUALMIE VALLEY
1	0	082607	9067	11/28/12	\$775,000	\$913,000	3,170	10	1990	Avg	812,829	N	N	16501 300TH AVE NE
2	0	212970	0142	07/31/14	\$201,000	\$202,000	1,010	5	1961	Good	25,277	N	N	14039 BATTEN RD NE
2	0	132606	9015	10/16/12	\$145,000	\$174,000	770	6	1953	Avg	15,600	N	N	26510 NE 145TH ST
2	0	213220	0260	12/20/13	\$272,000	\$284,000	830	6	1985	Good	7,580	N	N	26819 NE ANDERSON ST
2	0	132606	9140	11/18/13	\$238,000	\$250,000	960	6	1982	VGood	9,262	N	N	26918 NE 152ND ST
2	0	213070	2075	09/26/14	\$316,000	\$317,000	1,010	6	1977	Good	7,838	N	N	26737 NE STEWART ST
2	0	213170	0900	08/13/14	\$283,700	\$285,000	1,010	6	1968	Good	10,900	N	N	15325 BROADWAY AVE NE
2	0	213070	2270	06/28/14	\$234,000	\$236,000	1,040	6	1983	Avg	8,128	N	N	26740 NE STEWART ST
2	0	213170	0755	07/26/12	\$185,000	\$230,000	1,040	6	2006	Avg	5,109	N	N	26520 NE RING ST
2	0	213220	0320	10/08/13	\$317,000	\$337,000	1,260	6	1985	Good	7,587	N	N	26806 NE ANDERSON ST
2	0	132606	9170	06/11/12	\$202,000	\$256,000	1,280	6	1985	Avg	25,150	N	N	14515 275TH AVE NE
2	0	212970	0525	10/28/14	\$322,000	\$322,000	1,400	6	1977	Avg	18,002	N	N	27726 NE BIG ROCK RD
2	0	213120	0065	12/11/14	\$265,800	\$266,000	1,460	6	1982	Avg	7,361	N	N	26815 NE BIRD ST
2	0	213120	0075	06/30/12	\$264,000	\$331,000	1,460	6	1982	Avg	9,806	N	N	26809 NE BIRD ST
2	0	213020	0060	01/28/14	\$244,900	\$253,000	860	7	1987	Good	11,195	N	N	27519 NE 142ND PL
2	0	213220	0030	02/27/14	\$171,299	\$176,000	940	7	1981	Avg	7,505	N	N	26908 NE BIRD ST
2	0	140280	0110	06/25/12	\$225,000	\$283,000	1,050	7	1985	Avg	9,940	N	N	26927 NE MILLER ST
2	0	140281	0140	05/05/14	\$300,000	\$305,000	1,050	7	1986	Avg	10,072	N	N	27124 NE MILLER ST
2	0	213220	0040	07/30/13	\$210,000	\$227,000	1,060	7	1985	Avg	7,505	N	N	26828 NE BIRD ST
2	0	151800	0070	11/19/14	\$355,000	\$355,000	1,070	7	2001	Avg	3,192	N	N	27613 NE 150TH PL
2	0	140281	0020	09/19/12	\$225,000	\$273,000	1,080	7	1986	Avg	9,940	N	N	27001 NE MILLER ST
2	0	213020	0320	09/11/13	\$280,000	\$299,000	1,080	7	1987	Avg	14,320	N	N	27520 NE 144TH ST
2	0	151800	0230	12/31/14	\$315,000	\$315,000	1,080	7	2002	Avg	3,770	N	N	27713 NE 151ST PL
2	0	140281	0170	10/17/13	\$320,000	\$339,000	1,090	7	1986	Avg	10,094	N	N	27034 NE MILLER ST
2	0	151800	0220	12/06/12	\$280,000	\$329,000	1,090	7	2002	Avg	3,956	N	N	15114 277TH PL NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	213020	0200	05/21/12	\$265,000	\$339,000	1,110	7	1987	Good	11,376	N	N	27626 NE 142ND PL
2	0	213070	2310	02/25/14	\$300,000	\$309,000	1,110	7	1986	Avg	8,451	N	N	26735 NE BIRD ST
2	0	140280	0100	06/21/13	\$307,500	\$337,000	1,130	7	1985	Avg	10,023	N	N	26912 NE MILLER ST
2	0	667291	0030	01/29/13	\$327,500	\$377,000	1,130	7	1987	Good	12,532	N	N	14127 278TH AVE NE
2	0	213220	0380	02/09/12	\$203,000	\$272,000	1,160	7	1981	Avg	7,575	N	N	26724 NE ANDERSON ST
2	0	213041	0050	05/13/14	\$287,000	\$292,000	1,170	7	1987	Good	9,600	N	N	27010 NE RING ST
2	0	213070	1105	03/28/12	\$235,000	\$308,000	1,170	7	1977	Avg	7,745	Y	N	15827 2ND AVE NE
2	0	378240	0190	08/12/14	\$329,500	\$332,000	1,170	7	1989	Avg	9,656	N	N	26625 NE COMEGYS ST
2	0	378240	0240	03/28/13	\$300,000	\$338,000	1,170	7	1988	Avg	9,654	N	N	26731 NE COMEGYS ST
2	0	025555	0070	06/26/14	\$330,675	\$334,000	1,200	7	2006	Avg	3,031	Y	N	26418 NE ANDERSON ST
2	0	213040	0150	09/25/14	\$340,000	\$341,000	1,210	7	1987	Good	9,635	N	N	15218 3RD AVE NE
2	0	213042	0050	02/12/13	\$279,000	\$319,000	1,230	7	1988	Avg	9,604	N	N	26830 NE DOROTHY ST
2	0	213170	0546	05/06/13	\$225,000	\$250,000	1,230	7	1978	Avg	7,500	N	N	26525 NE RING ST
2	0	382120	0070	06/12/12	\$255,000	\$323,000	1,230	7	1980	Good	10,170	N	N	14832 KENNEDY PL NE
2	0	213220	0180	02/14/12	\$199,900	\$267,000	1,240	7	1986	Avg	7,671	N	N	26824 NE BEADONHALL ST
2	0	213043	0130	11/21/13	\$344,900	\$362,000	1,260	7	1989	Good	12,206	N	N	27025 NE DOROTHY ST
2	0	213301	0100	08/05/13	\$385,000	\$416,000	1,280	7	1989	Good	16,387	N	N	14301 279TH PL NE
2	0	155990	0120	09/07/13	\$385,000	\$412,000	1,300	7	1996	Good	8,306	N	N	16324 3RD AVE NE
2	0	213170	1710	08/26/13	\$231,100	\$248,000	1,330	7	1985	Good	7,500	N	N	26723 NE STEPHENS ST
2	0	213020	0160	06/09/14	\$325,000	\$329,000	1,350	7	1986	Avg	11,805	N	N	14329 275TH AVE NE
2	0	213020	0240	09/27/13	\$292,800	\$312,000	1,350	7	1986	Avg	11,830	N	N	14220 275TH AVE NE
2	0	242606	9085	05/13/14	\$322,500	\$328,000	1,350	7	1989	Avg	14,200	N	N	14406 274TH CT NE
2	0	378240	0210	09/18/13	\$350,000	\$374,000	1,360	7	1988	Avg	9,656	N	N	26711 NE COMEGYS ST
2	0	379340	0070	07/06/12	\$359,000	\$450,000	1,360	7	1998	Avg	16,045	N	N	27525 NE 141ST CT
2	0	639780	0010	02/11/14	\$325,000	\$335,000	1,360	7	2002	Avg	2,952	N	N	14933 276TH PL NE
2	0	213020	0190	07/25/12	\$300,000	\$373,000	1,370	7	1987	Avg	11,376	N	N	27710 NE 142ND PL
2	0	025555	0240	08/30/12	\$219,900	\$269,000	1,380	7	2004	Avg	2,574	N	N	26524 NE ANDERSON ST
2	0	378240	0280	05/31/12	\$284,900	\$363,000	1,420	7	1988	Avg	9,656	N	N	26712 NE COMEGYS ST
2	0	155990	0110	12/23/14	\$325,000	\$325,000	1,440	7	1995	Avg	6,443	N	N	16330 3RD AVE NE
2	0	151800	0050	12/31/13	\$312,000	\$325,000	1,470	7	2002	Avg	3,071	N	N	27603 NE 150TH 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
2	0	132606	9189	09/05/12	\$236,210	\$288,000	1,480	7	1988	Avg	11,001	N	N	14802 4TH PL NE
2	0	213120	0764	07/19/13	\$245,000	\$266,000	1,480	7	1976	Avg	7,500	N	N	26915 NE CHERRY ST
2	0	213170	1555	01/30/13	\$296,000	\$340,000	1,480	7	1978	Avg	14,597	N	N	15205 3RD AVE NE
2	0	379340	0190	08/02/12	\$265,325	\$328,000	1,480	7	1998	Avg	14,858	N	N	27531 NE 141ST PL
2	0	379340	0280	07/23/12	\$285,000	\$354,000	1,480	7	1998	Avg	14,009	N	N	27532 NE 140TH CT
2	0	011290	0210	04/10/14	\$350,000	\$358,000	1,510	7	2000	Avg	3,577	N	N	15110 279TH LN NE
2	0	378240	0290	08/27/13	\$297,000	\$319,000	1,530	7	1988	Avg	9,656	N	N	26704 NE COMEGYS ST
2	0	261995	0490	07/12/14	\$335,000	\$338,000	1,530	7	2011	Avg	4,580	N	N	27720 NE 146TH WAY
2	0	187550	0150	07/02/13	\$325,000	\$355,000	1,540	7	1994	Avg	16,569	N	N	14021 282ND CT NE
2	0	213040	0120	01/10/13	\$271,000	\$314,000	1,550	7	1987	Avg	10,347	N	N	15231 3RD PL NE
2	0	732620	0110	12/22/14	\$324,000	\$324,000	1,550	7	2001	Avg	4,411	N	N	27915 NE 152ND ST
2	0	261995	0620	07/17/12	\$259,995	\$324,000	1,550	7	2011	Avg	4,124	N	N	27608 NE 146TH WAY
2	0	667291	0120	09/27/13	\$332,500	\$354,000	1,560	7	1986	Avg	13,215	N	N	14120 278TH AVE NE
2	0	213300	0210	04/02/14	\$282,900	\$289,000	1,570	7	1989	Avg	11,885	N	N	27601 NE 143RD PL
2	0	242606	9043	08/22/13	\$296,700	\$319,000	1,570	7	1989	Avg	15,722	N	N	14432 274TH CT NE
2	0	346060	0130	07/31/12	\$319,950	\$396,000	1,570	7	1989	Avg	13,774	N	N	27323 NE 153RD PL
2	0	379340	0170	12/20/12	\$270,000	\$315,000	1,570	7	1998	Avg	14,302	N	N	27538 NE 141ST PL
2	0	379340	0300	08/12/13	\$335,000	\$361,000	1,570	7	1998	Avg	14,623	N	N	27508 NE 140TH CT
2	0	151800	0020	03/15/12	\$235,000	\$310,000	1,570	7	2000	Avg	3,754	N	N	15105 276TH PL NE
2	0	025555	0230	09/06/12	\$245,000	\$299,000	1,570	7	2005	Avg	2,577	N	N	26520 NE ANDERSON ST
2	0	025555	0230	11/18/14	\$299,950	\$300,000	1,570	7	2005	Avg	2,577	N	N	26520 NE ANDERSON ST
2	0	379340	0040	10/25/13	\$364,950	\$386,000	1,580	7	1999	Avg	13,991	N	N	27528 NE 141ST CT
2	0	378276	0030	05/07/12	\$254,995	\$328,000	1,580	7	2012	Avg	4,002	N	N	27815 NE 148TH LN
2	0	378276	0070	04/04/12	\$254,995	\$333,000	1,580	7	2012	Avg	4,006	N	N	14805 279TH LN NE
2	0	382035	0120	08/22/14	\$310,000	\$312,000	1,590	7	2000	Avg	3,359	N	N	14821 1ST AVE NE
2	0	382035	0140	08/27/14	\$300,000	\$301,000	1,590	7	2000	Avg	3,381	N	N	14803 1ST AVE NE
2	0	025555	0200	10/11/13	\$269,950	\$286,000	1,590	7	2005	Avg	3,456	N	N	26504 NE ANDERSON ST
2	0	132606	9150	11/29/12	\$245,000	\$289,000	1,610	7	1993	Avg	22,701	N	N	26628 NE KENNEDY DR
2	0	667292	0110	04/21/14	\$329,900	\$336,000	1,610	7	1987	Avg	14,000	N	N	14131 280TH LN NE
2	0	011290	0110	09/03/14	\$345,000	\$347,000	1,620	7	2001	Avg	5,992	N	N	27933 NE 151ST 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
2	0	732620	0200	07/11/13	\$285,000	\$310,000	1,620	7	2001	Avg	4,554	N	N	15128 279TH PL NE
2	0	379340	0320	06/20/13	\$325,000	\$356,000	1,640	7	1998	Avg	11,508	N	N	27517 NE 140TH CT
2	0	213120	0925	07/29/14	\$331,292	\$334,000	1,660	7	1972	Avg	10,000	N	N	26920 NE STELLA ST
2	0	213120	0925	05/14/12	\$254,950	\$327,000	1,660	7	1972	Avg	10,000	N	N	26920 NE STELLA ST
2	0	011290	0020	07/01/14	\$300,000	\$303,000	1,660	7	2001	Avg	5,128	Y	N	27811 NE 151ST ST
2	0	025555	0150	11/18/14	\$352,000	\$352,000	1,670	7	2005	Avg	3,002	Y	N	16110 1ST AVE NE
2	0	213042	0110	02/15/12	\$299,000	\$400,000	1,680	7	1988	Avg	10,851	N	N	15005 3RD LN NE
2	0	011290	0030	04/11/12	\$252,000	\$328,000	1,680	7	2001	Avg	5,031	N	N	27817 NE 151ST ST
2	0	025555	0190	07/22/14	\$350,000	\$353,000	1,690	7	2005	Avg	3,574	Y	N	16128 1ST AVE NE
2	0	261995	0510	03/26/13	\$320,000	\$361,000	1,720	7	2011	Avg	4,000	N	N	27716 NE 146TH WAY
2	0	155990	0080	11/21/14	\$289,200	\$289,000	1,760	7	1995	Avg	7,023	N	N	26811 NE 164TH ST
2	0	155990	0140	12/22/14	\$350,000	\$350,000	1,760	7	1995	Avg	9,621	N	N	16314 3RD AVE NE
2	0	155990	0140	04/20/13	\$275,000	\$307,000	1,760	7	1995	Avg	9,621	N	N	16314 3RD AVE NE
2	0	155990	0290	04/25/14	\$384,950	\$392,000	1,760	7	1997	Avg	6,300	N	N	26817 NE 163RD ST
2	0	213070	1920	09/11/12	\$238,500	\$290,000	1,770	7	1988	Good	7,500	N	N	26710 NE STEPHENS ST
2	0	151800	0150	07/22/13	\$325,000	\$353,000	1,770	7	2001	Avg	3,615	N	N	27715 NE 150TH PL
2	0	132606	9047	11/27/12	\$297,000	\$350,000	1,780	7	1995	Avg	14,450	N	N	27423 NE 153RD PL
2	0	379340	0150	09/23/13	\$350,000	\$373,000	1,780	7	1977	Good	16,119	N	N	27529 NE 141ST CT
2	0	155990	0090	12/12/13	\$330,000	\$345,000	1,800	7	1995	Avg	6,049	N	N	26815 NE 164TH ST
2	0	382035	0050	10/24/14	\$330,000	\$330,000	1,820	7	2001	Avg	3,905	N	N	14810 1ST AVE NE
2	0	382035	0070	09/29/14	\$349,950	\$351,000	1,820	7	1999	Avg	3,134	N	N	14831 1ST AVE NE
2	0	213120	0885	08/28/14	\$360,000	\$362,000	1,830	7	1964	Good	10,000	N	N	26836 NE STELLA ST
2	0	378276	0050	06/15/12	\$274,995	\$348,000	1,830	7	2012	Avg	4,236	N	N	27825 NE 148TH LN
2	0	132606	9191	03/23/12	\$256,000	\$336,000	1,840	7	1989	Avg	9,781	N	N	14818 4TH PL NE
2	0	213120	0320	08/22/13	\$330,000	\$355,000	1,840	7	1985	Avg	7,500	N	N	26825 NE VIRGINIA ST
2	0	379340	0110	05/23/13	\$340,000	\$376,000	1,850	7	1998	Avg	14,346	N	N	27502 NE 141ST PL
2	0	378276	0140	03/11/12	\$263,553	\$348,000	1,850	7	2012	Avg	4,065	N	N	27901 NE 148TH PL
2	0	378276	0270	06/19/12	\$277,571	\$350,000	1,850	7	2012	Avg	4,180	N	N	27910 NE 148TH PL
2	0	346060	0090	12/31/12	\$335,000	\$390,000	1,860	7	1989	Avg	14,061	N	N	27301 NE 153RD PL
2	0	378276	0060	02/02/12	\$288,778	\$389,000	1,870	7	2012	Avg	4,061	N	N	14807 279TH LN NE

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2	0	213301	0320	04/14/14	\$395,000	\$403,000	1,880	7	1989	Avg	16,876	N	N	27722 NE 143RD ST
2	0	187550	0060	07/31/14	\$395,000	\$398,000	1,890	7	1994	Avg	14,040	N	N	28232 NE 141ST PL
2	0	187550	0090	10/16/12	\$306,000	\$367,000	1,890	7	1994	Avg	14,018	N	N	14032 282ND LN NE
2	0	213300	0010	06/11/12	\$309,000	\$391,000	1,910	7	1988	Avg	13,344	N	N	27530 NE 144TH ST
2	0	382035	0080	11/26/12	\$260,800	\$308,000	1,910	7	1999	Avg	3,357	N	N	14819 1ST AVE NE
2	0	213301	0120	06/07/12	\$345,000	\$438,000	1,920	7	1990	Avg	19,605	N	N	14311 279TH PL NE
2	0	242606	9074	04/04/14	\$355,000	\$363,000	1,920	7	1989	Avg	14,010	N	N	14412 274TH CT NE
2	0	213070	0847	07/16/13	\$235,000	\$255,000	1,920	7	1996	Avg	3,751	N	N	26532 NE STEPHENS ST
2	0	379340	0360	08/14/14	\$380,600	\$383,000	1,920	7	1998	Avg	12,244	N	N	27522 NE 140TH PL
2	0	379340	0360	11/13/12	\$319,000	\$378,000	1,920	7	1998	Avg	12,244	N	N	27522 NE 140TH PL
2	0	732620	0050	06/03/13	\$262,000	\$289,000	1,920	7	2001	Avg	4,416	N	N	15123 279TH LN NE
2	0	382035	0180	09/17/13	\$325,000	\$347,000	1,930	7	2001	Avg	4,311	N	N	14805 1ST AVE NE
2	0	025555	0100	07/11/14	\$326,000	\$329,000	1,930	7	2004	Avg	3,462	Y	N	16125 1ST AVE NE
2	0	025555	0110	08/06/14	\$263,000	\$265,000	1,930	7	2004	Avg	2,519	Y	N	16121 1ST AVE NE
2	0	155990	0190	03/27/13	\$349,950	\$394,000	1,950	7	1996	Avg	7,311	N	N	26806 NE 163RD ST
2	0	011290	0200	08/28/12	\$237,000	\$290,000	1,960	7	2000	Avg	4,354	N	N	27902 NE 151ST ST
2	0	011290	0140	02/16/13	\$268,800	\$307,000	1,980	7	2001	Avg	4,643	N	N	15114 279TH PL NE
2	0	732620	0310	03/14/12	\$267,000	\$352,000	1,980	7	2001	Avg	4,548	N	N	27904 NE 152ND ST
2	0	213120	0725	08/02/12	\$300,000	\$371,000	2,020	7	1968	Good	10,402	Y	N	26933 NE CHERRY ST
2	0	213302	0220	11/25/13	\$430,950	\$452,000	2,040	7	1990	Good	16,198	N	N	14321 282ND PL NE
2	0	213301	0290	07/24/14	\$398,000	\$401,000	2,050	7	1989	Avg	14,724	N	N	27608 NE 143RD ST
2	0	213190	0200	12/19/12	\$377,500	\$441,000	2,060	7	1985	Avg	14,284	N	N	26903 NE 144TH ST
2	0	132606	9219	08/24/12	\$295,000	\$362,000	2,070	7	2001	Avg	7,795	N	N	15423 3RD PL NE
2	0	213170	1205	02/15/13	\$254,700	\$291,000	2,100	7	1962	Avg	10,000	N	N	26620 NE PARK ST
2	0	261995	0500	05/01/13	\$350,000	\$390,000	2,110	7	2011	Avg	4,000	N	N	27718 NE 146TH WAY
2	0	213302	0290	02/24/14	\$369,500	\$380,000	2,120	7	1990	Avg	15,200	Y	N	14302 281ST PL NE
2	0	080830	0500	05/23/13	\$390,000	\$431,000	2,120	7	2002	Avg	6,796	N	N	28433 NE 138TH PL
2	0	213120	0845	04/18/13	\$330,000	\$369,000	2,130	7	2000	Avg	10,729	N	N	15606 3RD AVE NE
2	0	667292	0050	06/17/14	\$400,000	\$405,000	2,140	7	1986	Avg	11,266	N	N	14101 279TH LN NE
2	0	151800	0240	05/23/13	\$342,000	\$378,000	2,140	7	2001	Avg	3,803	N	N	27707 NE 151ST PL

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	080830	0110	06/19/13	\$332,500	\$364,000	2,200	7	1999	Avg	13,225	N	N	13832 283RD AVE NE
2	0	080830	0740	10/10/13	\$380,000	\$403,000	2,200	7	2000	Avg	6,015	N	N	14003 285TH CIR NE
2	0	080830	0390	10/24/12	\$289,150	\$345,000	2,230	7	2002	Avg	6,255	N	N	13803 284TH CT NE
2	0	213190	0050	06/05/12	\$333,000	\$423,000	2,240	7	1986	Avg	29,920	N	N	27010 NE 144TH PL
2	0	213190	0090	05/01/12	\$294,500	\$380,000	2,240	7	1987	Good	13,733	N	N	27216 NE 144TH PL
2	0	213070	2350	06/04/14	\$364,950	\$370,000	2,310	7	1978	Avg	8,030	N	N	26708 NE VIRGINIA ST
2	0	213120	0766	05/22/14	\$307,000	\$312,000	2,320	7	1976	Avg	7,500	N	N	26831 NE CHERRY ST
2	0	667293	0020	09/25/14	\$395,000	\$396,000	2,360	7	1988	Avg	14,566	N	N	14017 279TH LN NE
2	0	639780	0070	10/17/12	\$350,000	\$419,000	2,360	7	2002	Avg	5,660	N	N	14902 276TH PL NE
2	0	103800	0030	09/17/12	\$319,950	\$388,000	2,370	7	2001	Good	15,219	N	N	26508 NE KENNEDY DR
2	0	103800	0040	06/05/14	\$499,950	\$507,000	2,370	7	2001	Avg	12,753	N	N	26502 NE KENNEDY DR
2	0	080830	0470	12/02/14	\$436,000	\$436,000	2,495	7	2002	Avg	5,751	N	N	13806 284TH CT NE
2	0	080830	0270	05/27/14	\$450,000	\$457,000	2,520	7	1999	Avg	8,515	N	N	28312 NE 138TH PL
2	0	080830	0280	03/19/12	\$368,000	\$484,000	2,520	7	2000	Avg	7,951	N	N	28320 NE 138TH PL
2	0	080830	0510	06/22/13	\$423,000	\$463,000	2,520	7	2001	Avg	6,300	N	N	28429 NE 138TH PL
2	0	080830	0760	09/19/12	\$320,000	\$388,000	2,520	7	2000	Avg	9,462	N	N	14011 285TH CIR NE
2	0	080830	0150	03/26/13	\$405,000	\$457,000	2,670	7	2000	Avg	9,524	N	N	28231 NE RONEY RD
2	0	213070	0995	04/28/14	\$317,000	\$323,000	2,680	7	1977	Avg	10,247	N	N	26537 NE STEWART ST
2	0	732580	0190	05/17/12	\$820,000	\$1,050,000	2,700	7	1973	Avg	165,528	Y	N	14320 3RD AVE NE
2	0	080830	0020	03/11/13	\$420,000	\$476,000	3,410	7	2000	Avg	10,808	N	N	13837 282ND CT NE
2	0	872430	0200	08/29/12	\$309,995	\$379,000	1,440	8	2012	Avg	5,292	N	N	14426 267TH CT NE
2	0	261995	0260	01/23/12	\$314,612	\$425,000	1,440	8	2011	Avg	5,899	N	N	27920 NE 147TH CIR
2	0	952650	0090	08/22/14	\$400,000	\$402,000	1,450	8	2001	Avg	7,634	N	N	15527 273RD AVE NE
2	0	378276	0100	11/12/12	\$299,995	\$356,000	1,570	8	2012	Avg	4,192	N	N	14804 278TH AVE NE
2	0	872430	0210	09/10/12	\$356,868	\$434,000	1,580	8	2012	Avg	5,900	N	N	14432 267TH CT NE
2	0	261995	0270	01/11/12	\$328,566	\$447,000	1,580	8	2011	Avg	5,899	N	N	27922 NE 147TH CIR
2	0	261995	0290	03/11/12	\$336,300	\$444,000	1,580	8	2011	Avg	6,288	N	N	27926 NE 147TH CIR
2	0	378276	0010	08/06/12	\$258,006	\$319,000	1,580	8	2012	Avg	4,818	N	N	27807 NE 148TH LN
2	0	213890	0010	03/22/13	\$424,359	\$479,000	1,580	8	2013	Avg	6,154	Y	N	14521 265TH PL NE
2	0	213890	0020	08/01/13	\$439,990	\$476,000	1,580	8	2013	Avg	6,681	Y	N	14523 265TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	213890	0030	06/18/13	\$399,990	\$439,000	1,580	8	2013	Avg	7,859	Y	N	26518 NE 146TH PL
2	0	952650	0080	07/29/14	\$337,000	\$340,000	1,590	8	2001	Avg	8,779	N	N	15528 273RD AVE NE
2	0	872430	0080	08/08/12	\$279,002	\$344,000	1,710	8	2012	Avg	5,460	N	N	14412 267TH CT NE
2	0	872430	0150	08/22/12	\$272,470	\$334,000	1,710	8	2012	Avg	5,486	N	N	26724 NE 144TH CT
2	0	213170	1075	12/04/14	\$420,000	\$420,000	1,720	8	2009	Avg	5,000	N	N	26616 NE VALLEY ST
2	0	803535	0230	02/07/12	\$376,000	\$505,000	1,770	8	2003	Avg	14,224	N	N	16128 271ST PL NE
2	0	729799	0010	12/13/12	\$294,000	\$344,000	1,780	8	1999	Avg	4,064	N	N	27815 NE 149TH CT
2	0	177646	0130	03/15/12	\$306,000	\$404,000	1,780	8	2011	Avg	5,121	N	N	14520 270TH PL NE
2	0	177646	0200	09/21/12	\$310,000	\$376,000	1,780	8	2011	Avg	5,192	N	N	14522 271ST CT NE
2	0	177646	0230	09/28/12	\$321,450	\$388,000	1,780	8	2011	Avg	5,048	N	N	14512 271ST CT NE
2	0	155850	0230	12/02/13	\$430,000	\$450,000	1,790	8	2000	Avg	6,146	N	N	16406 270TH PL NE
2	0	378276	0280	10/02/14	\$366,000	\$367,000	1,790	8	2009	Avg	4,065	N	N	27906 NE 148TH PL
2	0	729799	0190	10/12/13	\$314,000	\$333,000	1,810	8	1999	Avg	4,400	N	N	27904 NE 149TH CT
2	0	729799	0130	02/21/13	\$319,400	\$364,000	1,820	8	1999	Avg	4,110	N	N	27930 NE 149TH CT
2	0	729799	0180	04/28/14	\$381,000	\$388,000	1,820	8	1999	Avg	4,214	N	N	27908 NE 149TH CT
2	0	378276	0080	07/18/14	\$410,000	\$413,000	1,840	8	2012	Avg	4,090	N	N	14816 278th Ave NE
2	0	378276	0080	11/02/12	\$314,995	\$375,000	1,840	8	2012	Avg	4,090	N	N	14816 278th Ave NE
2	0	378276	0110	09/20/12	\$312,690	\$379,000	1,840	8	2012	Avg	4,409	N	N	14800 278TH AVE NE
2	0	177646	0140	07/24/14	\$395,000	\$398,000	1,840	8	2011	Avg	5,088	N	N	14516 270TH PL NE
2	0	177646	0240	07/25/12	\$307,000	\$381,000	1,840	8	2011	Avg	5,869	N	N	14508 271ST CT NE
2	0	872430	0050	08/29/12	\$270,295	\$331,000	1,850	8	2012	Avg	5,609	Y	N	14405 267TH CT NE
2	0	425400	0010	11/25/12	\$265,000	\$313,000	1,860	8	1998	Avg	12,556	N	N	15007 286TH AVE NE
2	0	425400	0620	10/07/14	\$410,000	\$411,000	1,860	8	1997	Avg	15,457	N	N	15405 287TH AVE NE
2	0	942940	0150	11/28/12	\$261,640	\$308,000	1,860	8	2012	Avg	4,525	Y	N	16004 1ST AVE NE
2	0	942940	0170	06/25/14	\$309,620	\$313,000	1,860	8	2012	Avg	3,730	Y	N	16010 1ST AVE NE
2	0	942940	0170	11/14/12	\$261,950	\$310,000	1,860	8	2012	Avg	3,730	Y	N	16010 1ST AVE NE
2	0	872430	0030	08/06/12	\$289,995	\$358,000	1,860	8	2012	Avg	5,028	Y	N	14415 267TH CT NE
2	0	872430	0030	12/23/14	\$355,000	\$355,000	1,860	8	2012	Avg	5,028	Y	N	14415 267TH CT NE
2	0	872430	0040	07/26/12	\$294,694	\$366,000	1,860	8	2012	Avg	5,024	Y	N	14411 267TH CT NE
2	0	942940	0060	06/12/12	\$259,931	\$329,000	1,870	8	2012	Avg	5,333	Y	N	16104 1ST AVE NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	942940	0190	08/07/12	\$261,000	\$322,000	1,870	8	2012	Avg	3,717	Y	N	16020 1ST AVE NE
2	0	378276	0020	09/05/12	\$289,023	\$352,000	1,870	8	2012	Avg	4,002	N	N	27809 NE 148TH LN
2	0	729799	0060	07/06/12	\$264,000	\$331,000	1,890	8	1999	Avg	4,554	N	N	14814 279TH LN NE
2	0	942940	0080	08/28/12	\$270,726	\$331,000	1,890	8	2012	Avg	6,052	N	N	16105 2ND AVE NE
2	0	942940	0100	09/27/12	\$282,837	\$342,000	1,890	8	2012	Avg	4,335	N	N	16019 2ND AVE NE
2	0	942940	0140	09/21/12	\$271,027	\$328,000	1,890	8	2012	Avg	5,996	N	N	16003 2ND AVE NE
2	0	213170	0520	02/12/13	\$335,000	\$383,000	1,900	8	2008	Avg	4,000	N	N	26522 NE VALLEY ST
2	0	213170	0765	07/05/12	\$293,948	\$368,000	1,920	8	2011	Avg	4,750	N	N	26524 NE RING ST
2	1	729799	0240	05/10/12	\$267,950	\$344,000	1,920	8	1999	Avg	3,656	N	N	27810 NE 149TH CT
2	0	942940	0090	07/17/12	\$264,505	\$330,000	1,920	8	2012	Avg	5,236	N	N	16023 2ND AVE NE
2	0	942940	0110	11/15/12	\$269,950	\$320,000	1,920	8	2012	Avg	4,383	N	N	16015 2ND AVE NE
2	0	942940	0130	11/08/12	\$275,000	\$327,000	1,920	8	2012	Avg	4,671	N	N	16007 2ND AVE NE
2	0	147280	0440	09/19/12	\$323,500	\$392,000	1,930	8	1992	Avg	11,511	N	N	28233 NE 147TH CT
2	0	155850	0100	09/16/14	\$360,000	\$361,000	1,930	8	1996	Avg	6,508	Y	N	16205 270TH PL NE
2	0	213042	0010	10/03/12	\$275,000	\$331,000	1,970	8	1988	Avg	10,024	N	N	26806 NE DOROTHY ST
2	0	155850	0280	01/15/13	\$325,000	\$376,000	1,970	8	1997	Avg	6,946	N	N	27129 NE RUPARD RD
2	0	177646	0210	08/14/12	\$310,000	\$382,000	1,970	8	2011	Avg	5,062	N	N	14518 271ST CT NE
2	0	177646	0210	02/14/12	\$310,000	\$415,000	1,970	8	2011	Avg	5,062	N	N	14518 271ST CT NE
2	0	261995	0670	11/06/13	\$387,000	\$408,000	1,980	8	2007	Avg	4,038	N	N	27607 NE 146TH WAY
2	0	155850	0290	09/05/12	\$320,000	\$390,000	2,000	8	1997	Avg	5,577	N	N	27131 NE RUPARD RD
2	0	952650	0160	02/11/13	\$325,000	\$372,000	2,000	8	2001	Avg	10,281	N	N	27405 NE 155TH PL
2	0	261995	0310	02/02/12	\$347,765	\$468,000	2,000	8	2011	Avg	5,707	N	N	27944 NE 147TH CIR
2	0	317520	0020	12/01/13	\$400,005	\$419,000	2,020	8	2013	Avg	4,039	N	N	15117 276TH PL NE
2	0	317520	0180	01/09/14	\$400,360	\$416,000	2,020	8	2013	Avg	4,485	N	N	15118 277TH PL NE
2	0	317520	0280	03/26/14	\$409,900	\$420,000	2,020	8	2013	Avg	4,187	N	N	15201 277TH PL NE
2	0	317520	0300	04/01/14	\$429,470	\$439,000	2,020	8	2013	Avg	4,096	N	N	15125 277TH PL NE
2	0	425400	0050	04/11/12	\$385,000	\$501,000	2,035	8	1998	Avg	14,640	N	N	28503 NE 151ST ST
2	0	425400	0690	06/05/13	\$458,800	\$505,000	2,040	8	1998	Good	15,334	N	N	15315 286TH AVE NE
2	0	132606	9145	12/24/12	\$420,000	\$490,000	2,050	8	1984	Avg	104,979	N	N	15418 275TH AVE NE
2	0	213170	0345	05/21/13	\$357,000	\$395,000	2,050	8	2013	Avg	4,240	N	N	26513 NE VALLEY ST

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	213170	0350	04/30/13	\$334,950	\$373,000	2,050	8	2013	Avg	4,100	N	N	26519 NE VALLEY ST
2	0	213170	0360	12/11/12	\$334,950	\$393,000	2,050	8	2013	Avg	4,100	N	N	26523 NE VALLEY ST
2	0	317520	0120	09/24/13	\$412,900	\$440,000	2,050	8	2013	Avg	4,551	N	N	27633 NE 153RD LN
2	0	942940	0010	08/01/13	\$315,750	\$342,000	2,070	8	2013	Avg	4,000	N	N	16105 MAIN VIEW LN NE
2	0	778792	0070	02/20/12	\$244,000	\$325,000	2,080	8	2006	Avg	8,301	N	N	14208 284TH PL NE
2	0	780969	0040	06/11/13	\$370,207	\$407,000	2,080	8	2013	Avg	3,875	Y	N	14329 266TH PL NE
2	0	780969	0070	09/12/13	\$495,192	\$529,000	2,080	8	2013	Avg	3,876	Y	N	14353 266TH PL NE
2	0	780969	0100	02/11/13	\$332,172	\$380,000	2,080	8	2013	Avg	3,487	N	N	14352 266TH CIR NE
2	0	780969	0120	02/01/13	\$340,895	\$392,000	2,080	8	2013	Avg	3,474	N	N	14348 266TH CIR NE
2	0	780969	0150	06/05/13	\$375,846	\$414,000	2,080	8	2013	Avg	4,129	N	N	14340 266TH CIR NE
2	0	780969	0170	01/07/13	\$327,315	\$380,000	2,080	8	2013	Avg	3,823	N	N	14330 266TH CIR NE
2	0	780969	0260	08/15/13	\$479,747	\$517,000	2,080	8	2013	Avg	3,751	N	N	14333 266TH CIR NE
2	0	317520	0050	11/25/13	\$417,185	\$438,000	2,080	8	2013	Avg	4,365	N	N	15207 276TH PL NE
2	0	317520	0060	12/05/13	\$404,000	\$423,000	2,080	8	2013	Avg	4,324	N	N	15211 276TH PL NE
2	0	317520	0070	10/28/13	\$416,030	\$440,000	2,080	8	2013	Avg	4,283	N	N	15217 276TH PL NE
2	0	780969	0010	06/21/13	\$502,500	\$550,000	2,090	8	2013	Avg	3,876	Y	N	14301 266TH PL NE
2	0	261995	0350	05/08/14	\$403,000	\$410,000	2,090	8	2012	Avg	8,354	N	N	28014 NE 147TH PL
2	0	261995	0350	07/26/12	\$307,039	\$381,000	2,090	8	2012	Avg	8,354	N	N	28014 NE 147TH PL
2	0	378276	0240	03/19/12	\$300,368	\$395,000	2,090	8	2012	Avg	4,457	N	N	27922 NE 148TH PL
2	0	213190	0205	05/16/12	\$321,950	\$413,000	2,100	8	2001	Avg	16,189	N	N	26909 NE 144TH ST
2	0	317520	0010	10/22/13	\$415,900	\$440,000	2,120	8	2013	Avg	4,122	N	N	15113 276TH PL NE
2	0	317520	0100	01/01/14	\$419,125	\$436,000	2,120	8	2013	Avg	4,096	N	N	27623 NE 153RD LN
2	0	317520	0290	04/04/14	\$409,900	\$419,000	2,120	8	2013	Avg	4,096	N	N	15129 277TH PL NE
2	0	155850	0170	02/04/14	\$395,000	\$408,000	2,130	8	1997	Avg	6,521	N	N	16224 270TH PL NE
2	0	317520	0040	03/28/14	\$429,900	\$440,000	2,150	8	2013	Avg	4,407	N	N	15203 276TH PL NE
2	0	317520	0200	01/21/14	\$398,715	\$413,000	2,150	8	2013	Avg	4,335	N	N	27634 NE 151ST PL
2	0	317520	0220	01/22/14	\$388,000	\$402,000	2,150	8	2013	Avg	4,332	N	N	27622 NE 151ST PL
2	0	147280	0150	03/03/14	\$440,000	\$452,000	2,160	8	1990	Avg	11,894	N	N	14530 281ST AVE NE
2	0	138350	0110	10/21/13	\$450,000	\$476,000	2,160	8	1995	Avg	14,002	N	N	14021 278TH PL NE
2	0	329690	0160	06/09/14	\$442,500	\$448,000	2,170	8	1992	Avg	14,024	N	N	27518 NE 147TH LN

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	317520	0230	10/01/13	\$400,280	\$426,000	2,170	8	2013	Avg	4,718	N	N	27604 NE 151ST PL
2	0	261995	0710	08/22/13	\$382,500	\$411,000	2,180	8	2011	Avg	4,000	N	N	27715 NE 146TH WAY
2	0	147280	0130	05/24/13	\$402,000	\$444,000	2,190	8	1990	Avg	11,818	N	N	28121 NE 147TH PL
2	0	147280	0220	09/09/14	\$463,000	\$465,000	2,190	8	1991	Avg	17,108	N	N	14505 281ST AVE NE
2	0	213170	0300	08/28/12	\$329,950	\$404,000	2,190	8	2012	Avg	6,754	N	N	26527 NE VALLEY ST
2	0	317520	0080	10/01/13	\$411,330	\$438,000	2,190	8	2013	Avg	4,362	N	N	27601 NE 153RD LN
2	0	317520	0150	12/06/13	\$415,900	\$435,000	2,190	8	2013	Avg	5,202	N	N	15202 277TH PL NE
2	0	317520	0170	01/14/14	\$428,640	\$445,000	2,190	8	2013	Avg	4,456	N	N	15124 277TH PL NE
2	0	155850	0050	11/13/14	\$435,000	\$435,000	2,200	8	1999	Avg	7,074	N	N	16301 270TH PL NE
2	0	942940	0200	04/12/12	\$254,950	\$332,000	2,200	8	2012	Avg	4,640	Y	N	16024 1ST AVE NE
2	0	261995	0400	07/14/14	\$396,800	\$400,000	2,200	8	2010	Avg	6,018	N	N	27908 NE 147TH PL
2	0	151790	0010	03/07/13	\$392,000	\$445,000	2,220	8	2004	Avg	8,451	N	N	27509 NE 150TH PL
2	0	942940	0180	06/25/12	\$255,950	\$322,000	2,220	8	2012	Avg	3,725	Y	N	16016 1ST AVE NE
2	0	147280	0030	07/10/13	\$425,000	\$463,000	2,230	8	1992	Avg	14,040	N	N	28321 NE 146TH ST
2	0	138350	0050	03/27/14	\$425,000	\$435,000	2,230	8	1995	Avg	14,001	N	N	14036 278TH PL NE
2	0	942940	0030	09/28/12	\$254,950	\$308,000	2,240	8	2012	Avg	3,855	Y	N	16107 1ST AVE NE
2	0	942940	0040	09/28/12	\$254,950	\$308,000	2,240	8	2012	Avg	4,177	Y	N	16103 1ST AVE NE
2	0	177646	0090	12/18/13	\$389,900	\$407,000	2,240	8	2009	Avg	5,034	N	N	14531 270TH PL NE
2	0	077680	0070	08/13/13	\$457,500	\$493,000	2,250	8	1997	Avg	16,483	N	N	14033 277TH PL NE
2	0	780969	0020	05/23/13	\$395,570	\$437,000	2,250	8	2013	Avg	3,875	Y	N	14307 266TH PL NE
2	0	780969	0050	04/05/13	\$391,450	\$440,000	2,250	8	2013	Avg	3,875	Y	N	14335 266TH PL NE
2	0	780969	0090	10/07/13	\$399,995	\$425,000	2,250	8	2013	Avg	3,082	N	N	14354 266TH CIR NE
2	0	780969	0130	07/02/13	\$367,049	\$401,000	2,250	8	2013	Avg	3,439	N	N	14346 266TH CIR NE
2	0	780969	0130	03/12/14	\$405,000	\$416,000	2,250	8	2013	Avg	3,439	N	N	14346 266TH CIR NE
2	0	780969	0200	07/03/13	\$403,458	\$440,000	2,250	8	2013	Avg	3,704	N	N	14322 266TH CIR NE
2	0	780969	0200	02/18/14	\$381,000	\$393,000	2,250	8	2013	Avg	3,704	N	N	14322 266TH CIR NE
2	0	780969	0240	08/13/13	\$386,556	\$417,000	2,250	8	2013	Avg	3,635	N	N	14328 266TH PL NE
2	0	780969	0250	10/16/13	\$449,995	\$477,000	2,250	8	2013	Avg	3,706	N	N	14327 266TH CIR NE
2	0	780969	0270	11/07/13	\$439,995	\$464,000	2,250	8	2013	Avg	3,647	N	N	14337 266TH CIR NE
2	0	780969	0280	05/02/13	\$348,652	\$388,000	2,250	8	2013	Avg	3,706	N	N	14338 266TH PL NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	278725	0280	12/09/13	\$445,000	\$465,000	2,270	8	1994	Avg	14,428	N	N	14227 274TH PL NE
2	0	177646	0220	03/22/12	\$344,745	\$453,000	2,270	8	2011	Avg	5,015	N	N	14514 271ST CT NE
2	0	317520	0030	09/17/13	\$399,290	\$426,000	2,270	8	2013	Avg	4,448	N	N	15123 276TH PL NE
2	0	317520	0250	11/19/13	\$424,620	\$446,000	2,270	8	2013	Avg	4,830	N	N	15126 276TH PL NE
2	0	780969	0030	04/20/13	\$395,977	\$443,000	2,280	8	2013	Avg	3,875	Y	N	14315 266TH PL NE
2	0	780969	0060	05/09/13	\$391,661	\$435,000	2,280	8	2013	Avg	3,811	Y	N	14345 266TH PL NE
2	0	780969	0080	07/02/13	\$500,350	\$546,000	2,280	8	2013	Avg	4,821	Y	N	14355 266TH PL NE
2	0	780969	0160	04/09/13	\$377,280	\$423,000	2,280	8	2013	Avg	3,823	N	N	14336 266TH CIR NE
2	0	780969	0180	04/01/13	\$362,305	\$408,000	2,280	8	2013	Avg	3,990	N	N	14326 266TH CIR NE
2	0	780969	0210	04/01/13	\$402,248	\$453,000	2,280	8	2013	Avg	3,490	N	N	14320 266TH CIR NE
2	0	780969	0290	06/20/13	\$385,062	\$422,000	2,280	8	2013	Avg	3,751	N	N	14334 266TH PL NE
2	0	261995	0110	06/24/14	\$415,000	\$420,000	2,280	8	2011	Avg	6,031	N	N	27931 NE 147TH CIR
2	0	261995	0130	01/17/12	\$309,658	\$420,000	2,280	8	2011	Avg	6,309	N	N	27935 NE 147TH CIR
2	0	261995	0130	02/04/14	\$385,000	\$398,000	2,280	8	2011	Avg	6,309	N	N	27935 NE 147TH CIR
2	0	261995	0210	09/12/12	\$331,000	\$402,000	2,280	8	2011	Avg	6,348	N	N	28011 NE 147TH CIR
2	0	261995	0360	02/22/12	\$311,385	\$415,000	2,280	8	2011	Avg	7,812	N	N	28006 NE 147TH PL
2	0	378276	0190	01/05/12	\$300,238	\$410,000	2,280	8	2011	Avg	4,454	N	N	27917 NE 148TH PL
2	0	378276	0330	03/08/12	\$302,340	\$400,000	2,280	8	2012	Avg	4,551	N	N	27924 NE 148TH PL
2	0	177646	0110	12/23/14	\$395,000	\$395,000	2,280	8	2009	Avg	5,013	N	N	14526 270TH PL NE
2	0	317520	0110	11/18/13	\$441,740	\$464,000	2,280	8	2013	Avg	4,551	N	N	26727 NE 153RD LN
2	0	144355	0040	01/03/14	\$425,000	\$442,000	2,300	8	1999	Avg	11,816	N	N	27704 0 NE 145TH PL
2	0	212970	0188	06/19/12	\$385,000	\$486,000	2,300	8	2004	Avg	12,573	N	N	28324 NE 140TH PL
2	0	803535	0090	06/16/14	\$435,000	\$440,000	2,300	8	2003	Avg	9,521	Y	N	16023 271ST PL NE
2	0	138350	0030	11/21/13	\$490,000	\$515,000	2,310	8	1996	Good	11,205	N	N	14022 278TH PL NE
2	0	803535	0260	10/09/14	\$455,000	\$456,000	2,310	8	2003	Avg	7,759	Y	N	16125 271ST PL NE
2	0	803535	0270	11/20/13	\$499,950	\$525,000	2,310	8	2003	Avg	6,996	Y	N	16115 270TH PL NE
2	0	872430	0120	07/02/12	\$360,636	\$452,000	2,320	8	2012	Avg	5,023	N	N	26717 NE 144TH CT
2	0	872430	0170	09/05/12	\$335,384	\$409,000	2,320	8	2012	Avg	5,525	N	N	26720 NE 144TH CT
2	0	872430	0170	11/25/13	\$399,950	\$420,000	2,320	8	2012	Avg	5,525	N	N	26720 NE 144TH CT
2	0	378276	0230	03/25/12	\$309,995	\$407,000	2,320	8	2011	Avg	4,628	N	N	27926 NE 148TH PL

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	378276	0250	05/04/12	\$320,643	\$413,000	2,320	8	2012	Avg	4,216	N	N	27928 NE 148TH PL
2	0	378276	0340	07/12/12	\$313,418	\$391,000	2,320	8	2012	Avg	4,335	N	N	27920 NE 148TH PL
2	0	317520	0270	03/19/14	\$460,900	\$473,000	2,320	8	2013	Avg	6,676	N	N	15130 276TH PL NE
2	0	213890	0090	09/04/12	\$380,000	\$464,000	2,350	8	1933	Good	10,192	N	N	26513 NE 146TH PL
2	0	144355	0010	09/10/12	\$375,500	\$457,000	2,360	8	1999	Avg	12,149	N	N	27732 NE 145TH PL
2	0	378276	0090	06/14/13	\$395,000	\$434,000	2,360	8	2009	Avg	4,052	N	N	14812 278TH AVE NE
2	0	177646	0190	06/26/14	\$429,900	\$435,000	2,370	8	2009	Avg	5,353	N	N	14530 271ST CT NE
2	0	856745	0170	05/01/12	\$380,000	\$490,000	2,380	8	2003	Avg	7,983	N	N	27831 NE 153RD PL
2	0	261995	0230	04/01/13	\$435,000	\$489,000	2,390	8	2009	Avg	6,242	N	N	27910 NE 147TH CIR
2	0	213890	0100	04/10/13	\$370,490	\$416,000	2,390	8	2013	Avg	7,546	N	N	14516 265TH PL NE
2	0	213890	0110	02/06/13	\$333,990	\$383,000	2,390	8	2013	Avg	8,315	N	N	14504 265TH PL NE
2	0	317520	0130	08/07/13	\$413,910	\$447,000	2,390	8	2013	Avg	5,105	N	N	27639 NE 153RD LN
2	0	317520	0160	12/01/13	\$440,780	\$462,000	2,390	8	2013	Avg	5,116	N	N	15126 277TH PL NE
2	0	317520	0240	11/19/13	\$415,000	\$436,000	2,400	8	2013	Avg	5,566	N	N	15124 276TH PL NE
2	0	261995	0060	09/09/14	\$465,000	\$467,000	2,410	8	2011	Avg	7,200	Y	N	27921 NE 147TH CIR
2	0	147280	0140	09/27/12	\$400,000	\$483,000	2,420	8	1990	Avg	11,951	N	N	14616 281ST AVE NE
2	0	147280	0300	02/04/14	\$442,000	\$457,000	2,430	8	1991	Avg	14,040	N	N	28112 NE 147TH PL
2	0	780969	0140	07/09/13	\$414,868	\$452,000	2,430	8	2013	Avg	5,124	N	N	14342 266TH CIR NE
2	0	261995	0100	06/19/13	\$402,660	\$441,000	2,450	8	2011	Avg	7,391	N	N	27929 NE 147TH CIR
2	0	147280	0170	05/15/12	\$310,000	\$397,000	2,460	8	1990	Avg	13,731	N	N	28114 NE 145TH CT
2	0	249400	0040	06/01/13	\$433,000	\$477,000	2,470	8	2007	Avg	8,271	N	N	15329 276TH PL NE
2	0	872430	0180	09/11/12	\$343,403	\$418,000	2,480	8	2012	Avg	5,407	N	N	26718 NE 144TH CT
2	0	155270	0160	10/27/14	\$475,000	\$476,000	2,490	8	2007	Avg	5,978	N	N	16011 2ND PL NE
2	0	132606	9163	10/11/12	\$355,000	\$426,000	2,500	8	1991	Avg	13,426	N	N	14810 265TH CT NE
2	0	155270	0050	12/29/14	\$430,000	\$430,000	2,510	8	2007	Avg	5,960	N	N	16018 2ND AVE NE
2	0	261995	0610	07/24/13	\$379,000	\$411,000	2,520	8	2011	Avg	6,157	N	N	27610 NE 146TH WAY
2	0	425400	0060	10/02/14	\$525,000	\$526,000	2,530	8	1998	Avg	17,856	N	N	28423 NE 151ST ST
2	0	425400	0540	07/08/14	\$469,950	\$474,000	2,530	8	1997	Avg	14,178	N	N	15218 287TH AVE NE
2	0	425400	0580	08/14/12	\$455,000	\$560,000	2,530	8	1997	Avg	14,040	N	N	15322 287TH AVE NE
2	0	425400	0660	07/16/12	\$348,000	\$434,000	2,530	8	1997	Avg	17,779	N	N	28614 NE 153RD ST

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	872430	0060	08/08/12	\$339,386	\$419,000	2,550	8	2012	Avg	5,465	N	N	14404 267TH CT NE
2	0	872430	0110	06/08/12	\$357,887	\$454,000	2,550	8	2012	Avg	5,320	N	N	26711 NE 144TH CT
2	0	872430	0130	09/05/12	\$359,153	\$438,000	2,550	8	2012	Avg	5,103	N	N	26719 NE 144TH CT
2	0	378276	0120	04/12/12	\$319,995	\$417,000	2,550	8	2011	Avg	5,907	N	N	14801 279TH LN NE
2	0	378276	0180	06/19/12	\$320,449	\$404,000	2,550	8	2011	Avg	4,001	N	N	27913 NE 148TH PL
2	0	778792	0080	06/16/14	\$492,500	\$498,000	2,570	8	2006	Avg	9,962	N	N	14206 284TH PL NE
2	0	213890	0040	11/30/12	\$399,990	\$471,000	2,570	8	2012	Avg	7,201	N	N	26522 NE 146TH PL
2	0	213890	0060	04/29/13	\$411,971	\$459,000	2,570	8	2013	Avg	7,085	N	N	26534 NE 146TH PL
2	0	213890	0080	03/20/13	\$430,000	\$486,000	2,570	8	2013	Avg	7,372	N	N	26519 NE 146TH PL
2	0	329690	0270	07/15/13	\$425,000	\$462,000	2,580	8	1993	Avg	14,029	N	N	27528 NE 146TH LN
2	0	132606	9227	08/31/12	\$300,000	\$367,000	2,580	8	2004	Avg	7,402	N	N	26821 NE STEPHENS CT
2	0	421350	0150	10/21/13	\$325,000	\$344,000	2,590	8	1996	Avg	13,058	N	N	13925 282ND CT NE
2	0	155850	0070	09/06/13	\$410,000	\$439,000	2,600	8	1997	Avg	10,215	N	N	16215 270TH PL NE
2	0	425400	0460	11/14/12	\$377,000	\$447,000	2,600	8	1998	Avg	14,000	N	N	28628 NE 151ST PL
2	0	856745	0180	05/29/14	\$525,000	\$533,000	2,630	8	2003	Avg	9,216	N	N	27819 NE 153RD PL
2	0	856746	0110	04/03/12	\$455,000	\$595,000	2,640	8	2002	Avg	11,879	N	N	15435 277TH PL NE
2	0	329690	0170	04/17/14	\$477,000	\$487,000	2,680	8	1992	Avg	14,086	N	N	27517 NE 148TH LN
2	0	151790	0100	10/21/14	\$499,000	\$500,000	2,680	8	2004	Avg	10,590	N	N	15116 275TH CT NE
2	0	872430	0090	07/10/12	\$372,995	\$466,000	2,716	8	2012	Avg	5,209	N	N	26705 NE 144TH CT
2	0	425400	0240	08/13/13	\$445,000	\$480,000	2,720	8	1997	Avg	12,940	N	N	15104 285TH AVE NE
2	0	213890	0050	04/09/13	\$461,448	\$518,000	2,740	8	2013	Avg	7,085	N	N	26528 NE 146TH PL
2	0	213890	0070	05/06/13	\$439,079	\$488,000	2,740	8	2013	Avg	6,940	N	N	26536 NE 146TH PL
2	0	278725	0260	07/19/13	\$448,000	\$487,000	2,750	8	1994	Avg	14,140	N	N	27311 NE 143RD PL
2	0	872430	0100	11/12/12	\$379,995	\$451,000	2,750	8	2012	Avg	5,465	N	N	26707 NE 144TH CT
2	0	872430	0160	09/28/12	\$374,995	\$453,000	2,750	8	2012	Avg	7,874	N	N	26728 NE 144TH CT
2	0	261995	0030	09/27/12	\$379,995	\$459,000	2,750	8	2011	Avg	7,009	N	N	27815 NE 147TH PL
2	0	261995	0070	08/26/14	\$430,000	\$432,000	2,750	8	2011	Avg	7,200	N	N	27923 NE 147TH CIR
2	0	378276	0260	08/29/12	\$346,398	\$424,000	2,750	8	2012	Avg	4,363	N	N	27918 NE 148TH PL
2	0	213120	0135	04/22/14	\$474,950	\$484,000	2,760	8	1990	Avg	10,000	N	N	26808 NE VIRGINIA ST
2	0	803535	0140	03/06/12	\$381,000	\$505,000	2,770	8	2003	Avg	10,947	Y	N	16000 271ST PL NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	378276	0040	06/03/14	\$402,500	\$408,000	2,780	8	2009	Avg	4,002	N	N	27819 NE 148TH LN
2	0	378276	0300	08/03/12	\$344,995	\$427,000	2,790	8	2012	Avg	4,018	N	N	14806 279TH LN NE
2	0	856745	0060	06/09/14	\$563,500	\$571,000	2,800	8	2001	Avg	12,831	N	N	15415 279TH PL NE
2	0	329690	0130	10/07/14	\$518,000	\$519,000	2,830	8	1993	Avg	13,760	N	N	27521 NE 146TH LN
2	0	278725	0190	07/17/14	\$645,000	\$651,000	2,860	8	1995	Avg	14,000	N	N	27315 NE 143RD CT
2	0	856745	0220	08/18/14	\$550,000	\$553,000	2,890	8	2001	Avg	9,045	N	N	27833 NE 154TH ST
2	0	872430	0070	08/01/12	\$378,827	\$469,000	2,980	8	2012	Avg	7,151	N	N	14408 267TH CT NE
2	0	872430	0140	10/28/13	\$415,000	\$438,000	2,980	8	2012	Avg	5,677	N	N	26721 NE 144TH CT
2	0	872430	0140	08/29/12	\$377,251	\$461,000	2,980	8	2012	Avg	5,677	N	N	26721 NE 144TH CT
2	0	872430	0190	06/27/12	\$366,120	\$460,000	2,980	8	2012	Avg	6,374	N	N	26714 NE 144TH CT
2	0	378276	0130	04/12/12	\$354,000	\$461,000	2,980	8	2011	Avg	4,074	N	N	14803 279TH LN NE
2	0	378276	0200	02/13/12	\$352,192	\$471,000	2,980	8	2012	Avg	4,876	N	N	27925 NE 148TH PL
2	0	378276	0220	02/15/12	\$347,000	\$464,000	2,980	8	2011	Avg	6,566	N	N	27930 NE 148TH PL
2	0	378276	0290	08/07/12	\$357,888	\$442,000	2,980	8	2012	Avg	4,252	N	N	14802 279TH LN NE
2	0	378276	0320	09/10/12	\$369,995	\$450,000	2,980	8	2012	Avg	4,306	N	N	14810 279TH LN NE
2	0	952650	0060	06/16/12	\$365,000	\$461,000	3,010	8	2001	Avg	12,183	N	N	27322 NE 155TH PL
2	0	952650	0190	06/22/12	\$385,800	\$486,000	3,010	8	2001	Avg	11,156	N	N	27425 NE 155TH PL
2	0	803535	0010	07/15/14	\$510,000	\$514,000	3,020	8	2004	Avg	13,348	Y	N	16002 270TH PL NE
2	0	856745	0140	08/27/14	\$540,000	\$543,000	3,100	8	2002	Avg	10,189	N	N	15310 279TH PL NE
2	0	278725	0090	06/18/14	\$562,000	\$569,000	3,130	8	1996	Avg	15,101	N	N	14308 274TH PL NE
2	0	261995	0440	09/18/13	\$470,000	\$502,000	3,130	8	2009	Avg	6,948	N	N	27806 NE 147TH PL
2	0	803535	0320	07/18/14	\$488,000	\$492,000	3,160	8	2003	Avg	13,603	N	N	16011 270TH PL NE
2	0	278725	0320	08/22/12	\$488,000	\$599,000	3,250	8	1996	Avg	14,396	N	N	27228 NE 142ND CT
2	0	778792	0010	07/02/12	\$520,000	\$652,000	3,400	8	2006	Avg	13,998	N	N	14223 284TH PL NE
2	0	778792	0150	06/03/13	\$472,500	\$521,000	3,420	8	2005	Avg	8,056	N	N	14102 284TH PL NE
2	0	278725	0070	08/06/12	\$449,950	\$556,000	3,430	8	1996	Avg	15,097	N	N	14224 274TH PL NE
2	0	778792	0120	07/25/13	\$497,000	\$539,000	3,540	8	2005	Avg	7,800	N	N	28522 NE RONEY RD
2	0	856745	0130	09/09/13	\$575,000	\$615,000	3,880	8	2001	Avg	10,200	N	N	15320 279TH PL NE
2	0	152270	0050	07/01/13	\$455,000	\$497,000	2,200	9	1999	Avg	14,002	N	N	28508 NE 149TH PL
2	0	856801	0310	09/12/14	\$510,000	\$512,000	2,300	9	1995	Avg	27,566	N	N	15126 283RD PL NE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	856801	0310	05/30/13	\$460,000	\$507,000	2,300	9	1995	Avg	27,566	N	N	15126 283RD PL NE
2	0	131330	0340	05/14/14	\$470,000	\$478,000	2,310	9	1991	Avg	14,023	N	N	14906 280TH PL NE
2	0	553560	0030	09/21/12	\$360,000	\$436,000	2,400	9	2003	Avg	9,095	N	N	15103 272ND PL NE
2	0	553560	0560	08/28/13	\$395,000	\$424,000	2,400	9	2001	Avg	8,360	N	N	14930 273RD PL NE
2	0	553560	0640	09/12/14	\$489,950	\$492,000	2,400	9	2002	Avg	7,478	N	N	27220 NE 150TH ST
2	0	856801	0060	08/08/12	\$485,000	\$599,000	2,450	9	1997	Avg	18,041	N	N	28025 NE 153RD PL
2	0	856801	0180	08/21/12	\$465,000	\$571,000	2,480	9	1996	Good	22,985	N	N	15404 MANION WAY NE
2	0	131330	0220	09/25/13	\$467,000	\$498,000	2,500	9	1993	Avg	14,074	N	N	14924 283RD PL NE
2	0	856800	0080	06/26/12	\$480,000	\$604,000	2,500	9	1994	Avg	18,002	N	N	28027 NE 151ST PL
2	0	131330	0290	08/30/13	\$463,750	\$498,000	2,520	9	1992	Avg	11,901	N	N	14908 281ST PL NE
2	0	152270	0060	06/24/14	\$518,000	\$524,000	2,520	9	1999	Avg	14,021	N	N	28509 NE 149TH PL
2	0	152270	0060	04/24/12	\$400,000	\$518,000	2,520	9	1999	Avg	14,021	N	N	28509 NE 149TH PL
2	0	131330	0400	07/01/14	\$435,000	\$439,000	2,530	9	1993	Avg	13,446	N	N	28201 NE 149TH PL
2	0	856803	0040	04/16/13	\$480,000	\$537,000	2,530	9	1997	Avg	17,058	N	N	15717 MANION WAY NE
2	0	856801	0250	03/05/14	\$550,400	\$566,000	2,580	9	1995	Avg	29,729	N	N	28130 NE 152ND PL
2	0	856802	0020	08/10/12	\$455,000	\$561,000	2,590	9	1996	Avg	16,309	N	N	15511 MANION WAY NE
2	0	856801	0200	03/30/12	\$446,000	\$584,000	2,610	9	1996	Avg	24,971	N	N	15310 MANION WAY NE
2	0	856801	0260	01/11/12	\$390,000	\$530,000	2,610	9	1995	Avg	24,947	N	N	28136 NE 152ND PL
2	0	856802	0530	10/26/12	\$525,000	\$627,000	2,610	9	1999	Avg	19,350	N	N	15624 278TH AVE NE
2	0	856801	0050	03/08/13	\$425,000	\$482,000	2,670	9	1997	Avg	18,195	N	N	15233 MANION WAY NE
2	0	856802	0040	07/14/12	\$449,950	\$561,000	2,730	9	1997	Avg	15,078	N	N	27819 NE 156TH PL
2	0	856804	0040	03/22/13	\$465,000	\$525,000	2,820	9	1997	Avg	50,529	N	N	15514 MANION WAY NE
2	0	553560	0320	11/07/12	\$435,000	\$517,000	2,820	9	2003	Avg	8,023	N	N	27324 NE 146TH PL
2	0	025552	0150	09/02/14	\$539,000	\$541,000	2,830	9	2006	Avg	9,972	N	N	15233 272ND PL NE
2	0	856800	0070	09/05/14	\$500,000	\$502,000	2,840	9	1994	Avg	18,001	N	N	28031 NE 151ST PL
2	0	553560	0520	12/08/14	\$550,000	\$550,000	2,850	9	2003	Avg	6,809	N	N	14828 273RD PL NE
2	0	856802	0210	05/09/12	\$466,000	\$599,000	2,900	9	1999	Avg	14,567	N	N	15717 278TH AVE NE
2	0	025552	0180	04/05/13	\$505,000	\$567,000	2,900	9	2006	Avg	8,653	N	N	15219 272ND PL NE
2	0	025552	0180	12/18/14	\$565,000	\$565,000	2,900	9	2006	Avg	8,653	N	N	15219 272ND PL NE
2	0	553560	0110	06/18/14	\$515,500	\$522,000	2,920	9	2003	Avg	7,700	N	N	14821 272ND PL NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	856802	0200	09/19/12	\$455,000	\$552,000	3,010	9	1999	Avg	14,514	N	N	15709 278TH AVE NE
2	0	856802	0280	12/13/12	\$495,000	\$580,000	3,030	9	1999	Avg	14,285	N	N	27614 NE 158TH PL
2	0	856802	0460	03/07/13	\$544,000	\$617,000	3,040	9	1999	Avg	15,241	N	N	15822 277TH AVE NE
2	0	553560	0620	06/13/12	\$425,000	\$538,000	3,150	9	2002	Avg	8,297	N	N	27316 NE 150TH ST
2	0	109995	0080	05/22/14	\$600,000	\$609,000	3,180	9	2013	Avg	5,905	N	N	27033 NE STEWART ST
2	0	025552	0210	08/14/12	\$508,000	\$625,000	3,190	9	2005	Avg	14,065	N	N	15205 272ND PL NE
2	0	856803	0060	03/05/13	\$523,000	\$594,000	3,220	9	1996	Avg	15,150	N	N	15807 MANION WAY NE
2	0	025552	0220	02/17/12	\$415,000	\$554,000	3,440	9	2006	Avg	9,443	N	N	15200 273RD DR NE
2	0	856803	0160	11/12/13	\$650,000	\$684,000	3,590	9	1999	Avg	29,400	N	N	15912 MANION WAY NE
2	0	856802	0440	06/05/13	\$592,000	\$652,000	3,650	9	1999	Avg	14,573	N	N	27705 MANION WAY NE
2	0	856803	0030	07/29/14	\$575,000	\$579,000	3,930	9	1997	Avg	16,970	N	N	15705 MANION WAY NE
2	0	872430	0010	09/09/14	\$548,000	\$550,000	2,330	10	2008	Avg	5,012	Y	N	14421 267TH CT NE
2	0	856804	0010	10/01/12	\$650,000	\$784,000	2,760	10	2008	Avg	86,249	N	N	27914 NE 157TH PL
2	0	109995	0050	12/29/14	\$620,000	\$620,000	3,060	10	2007	Avg	8,244	N	N	27119 NE STEWART ST
2	0	109995	0040	05/30/13	\$625,000	\$689,000	3,210	10	2013	Avg	13,204	N	N	27125 NE STEWART ST
2	0	109995	0090	05/28/13	\$574,500	\$634,000	3,280	10	2013	Avg	6,416	N	N	27025 NE STEWART ST
2	0	109995	0070	08/18/14	\$750,000	\$754,000	3,400	10	2013	Avg	24,560	N	N	27039 NE STEWART ST
3	0	142607	9013	05/01/14	\$272,000	\$277,000	790	5	1983	Avg	232,174	Y	N	35039 NE 154TH ST
3	0	302607	9020	11/20/13	\$190,000	\$200,000	1,100	5	1986	Avg	217,800	N	N	12512 276TH AVE NE
3	0	302607	9030	01/22/13	\$210,000	\$242,000	1,260	5	1984	Avg	217,800	N	N	12516 276TH AVE NE
3	0	404720	0295	10/15/13	\$230,000	\$244,000	840	6	1975	Good	12,638	Y	Y	20107 330TH AVE NE
3	0	404720	0950	06/09/14	\$265,000	\$268,000	1,000	6	1960	Avg	31,505	N	N	32823 NE 195TH ST
3	0	162607	9066	08/06/14	\$290,000	\$292,000	1,120	6	1976	Avg	217,800	N	N	31916 NE 155TH ST
3	0	404720	0105	11/14/12	\$360,000	\$427,000	1,120	6	1995	Avg	13,160	Y	Y	19920 324TH AVE NE
3	0	404720	0565	04/17/12	\$300,000	\$390,000	1,190	6	1959	Good	16,681	Y	Y	32708 NE 195TH ST
3	0	142607	9029	10/16/13	\$285,000	\$302,000	1,370	6	1987	Avg	214,315	N	N	15541 351ST PL NE
3	0	154950	0621	11/08/13	\$298,000	\$314,000	1,380	6	1969	Good	84,070	N	N	18210 MOUNTAIN VIEW RD NE
3	0	404720	0825	10/11/14	\$400,000	\$401,000	1,390	6	1960	Avg	60,984	N	N	19410 324TH AVE NE
3	0	078270	0010	06/23/13	\$250,000	\$274,000	1,600	6	1984	Avg	30,525	N	N	31521 NE 123RD ST
3	0	404720	0820	08/22/14	\$250,000	\$251,000	1,640	6	1975	Avg	26,127	N	N	19417 324TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 070 -- 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	404720	0655	05/09/14	\$336,900	\$343,000	1,780	6	1979	Good	120,661	N	N	33030 NE 201ST ST
3	0	404720	0265	08/11/14	\$325,000	\$327,000	620	7	1980	Avg	17,817	Y	Y	32719 NE 202ND ST
3	0	155810	0398	05/15/14	\$350,000	\$356,000	1,070	7	1940	Good	250,470	N	N	18949 MOUNTAIN VIEW RD NE
3	0	322607	9041	10/08/13	\$370,000	\$393,000	1,140	7	1980	Avg	87,220	Y	N	10139 FAY RD NE
3	0	154950	0360	07/19/12	\$245,000	\$305,000	1,160	7	1993	Avg	137,355	N	N	17420 MOUNTAIN VIEW RD NE
3	0	202607	9055	08/18/14	\$380,000	\$382,000	1,200	7	1983	Avg	44,866	N	N	30526 NE 136TH PL
3	0	212607	9048	04/11/14	\$400,000	\$409,000	1,240	7	1981	Avg	203,352	N	N	30948 NE 139TH ST
3	0	404720	0065	06/23/14	\$400,000	\$405,000	1,340	7	1965	Avg	20,283	Y	Y	19816 324TH AVE NE
3	0	162607	9144	09/26/12	\$356,000	\$430,000	1,410	7	1986	Avg	236,710	N	N	15320 KELLY RD NE
3	0	212607	9109	03/26/12	\$364,000	\$478,000	1,430	7	1990	Avg	207,297	N	N	31130 NE 144TH ST
3	0	078270	0150	06/09/14	\$328,000	\$332,000	1,440	7	1977	Avg	45,302	N	N	31720 NE 123RD ST
3	0	404720	0615	04/21/14	\$285,000	\$291,000	1,440	7	1979	Avg	45,302	N	N	19934 330TH AVE NE
3	0	212607	9126	10/04/12	\$259,000	\$312,000	1,500	7	1988	Avg	44,699	N	N	13918 322ND AVE NE
3	0	154950	0350	05/10/12	\$239,350	\$308,000	1,590	7	1996	Avg	145,926	N	N	17416 MOUNTAIN VIEW RD NE
3	0	404720	0055	06/24/13	\$435,000	\$476,000	1,600	7	1988	Avg	20,520	Y	Y	19740 324TH AVE NE
3	0	212970	0346	11/26/12	\$385,000	\$454,000	1,730	7	2000	Avg	158,122	N	N	13530 284TH AVE NE
3	0	212607	9139	11/19/12	\$290,000	\$343,000	1,770	7	1990	Avg	38,373	N	N	31002 NE 143RD ST
3	0	282607	9086	04/21/14	\$400,000	\$408,000	1,870	7	1962	Avg	156,380	N	N	11617 FAY RD NE
3	0	212607	9049	06/21/13	\$404,500	\$443,000	1,910	7	1990	Avg	203,618	N	N	30915 NE 139TH ST
3	0	212607	9136	12/06/13	\$355,000	\$372,000	1,930	7	1996	Good	46,609	N	N	14009 311TH AVE NE
3	0	282607	9107	02/13/13	\$380,000	\$435,000	1,930	7	1990	Avg	207,090	N	N	13130 322ND AVE NE
3	0	404720	0630	11/22/13	\$329,000	\$345,000	2,040	7	1983	Avg	25,000	N	N	20024 330TH AVE NE
3	0	302607	9055	08/26/14	\$598,600	\$602,000	2,070	7	1993	Avg	212,639	N	N	12125 278TH AVE NE
3	0	272607	9070	03/21/13	\$494,950	\$559,000	2,130	7	1990	Good	43,547	N	N	32414 NE 120TH ST
3	0	212607	9144	06/05/12	\$350,000	\$444,000	2,180	7	1991	Avg	56,192	N	N	31013 NE 143RD ST
3	0	152607	9026	08/13/14	\$487,500	\$490,000	2,380	7	1999	Avg	218,472	N	N	14525 326TH AVE NE
3	0	272607	9018	10/16/13	\$480,000	\$509,000	2,380	7	1988	Good	260,488	N	N	33108 NE 127TH ST
3	0	162607	9132	06/05/14	\$499,500	\$506,000	2,520	7	1988	Avg	53,143	N	N	30929 NE CHERRY VALLEY RD
3	0	242606	9068	09/21/13	\$428,000	\$456,000	3,220	7	1950	VGood	215,186	N	N	13708 CARNATION-DUVALL RD NE
3	0	404720	0300	09/26/13	\$540,000	\$575,000	1,355	8	2003	Avg	12,030	Y	Y	20101 330TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 070 -- 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	212607	9014	05/12/14	\$540,000	\$549,000	1,450	8	1990	Avg	228,254	N	N	31907 NE 139TH ST
3	0	222607	9070	07/30/13	\$415,000	\$449,000	1,470	8	1995	Avg	206,910	Y	N	33019 NE 142ND ST
3	0	202607	9016	09/04/14	\$560,000	\$562,000	1,480	8	1980	Avg	383,328	N	N	13533 ODELL RD NE
3	0	162607	9154	05/20/14	\$439,000	\$446,000	1,510	8	2003	Avg	251,341	N	N	16103 KELLY RD NE
3	0	155810	0480	11/14/13	\$434,900	\$458,000	1,530	8	1997	Good	156,090	N	N	29530 NE 185TH ST
3	0	404720	0380	05/26/14	\$460,000	\$467,000	1,570	8	1976	Good	19,877	Y	Y	19807 330TH AVE NE
3	0	404720	0695	06/18/14	\$330,000	\$334,000	1,600	8	2005	Avg	26,977	N	N	32702 NE 202ND ST
3	0	162607	9060	12/27/12	\$350,000	\$408,000	1,650	8	1976	Avg	350,359	N	N	15414 KELLY RD NE
3	0	282607	9136	07/16/12	\$263,000	\$328,000	1,720	8	1988	Avg	74,052	N	N	12912 ODELL RD NE
3	0	202607	9038	09/21/12	\$375,000	\$454,000	2,130	8	1977	Avg	60,112	N	N	13525 ODELL RD NE
3	0	082607	9035	11/18/13	\$440,000	\$462,000	2,140	8	1993	Avg	215,622	N	N	29728 NE 178TH PL
3	0	282607	9038	11/13/12	\$480,000	\$569,000	2,160	8	1997	Avg	370,260	N	N	12660 ODELL RD NE
3	0	162607	9062	06/12/12	\$495,000	\$627,000	2,190	8	1991	Avg	247,420	N	N	32110 NE 157TH CT
3	0	154950	0273	02/18/12	\$370,000	\$494,000	2,250	8	2007	Avg	85,813	N	N	31509 NE CHERRY VALLEY RD
3	0	282607	9113	01/13/12	\$453,750	\$616,000	2,350	8	1993	Avg	231,697	N	N	12514 322ND AVE NE
3	0	322607	9034	10/23/12	\$514,200	\$615,000	2,410	8	1990	Avg	204,732	N	N	10328 302ND WAY NE
3	0	155810	0353	08/03/12	\$340,000	\$421,000	2,460	8	1990	Avg	95,832	Y	N	30202 NE 190TH ST
3	0	222607	9034	06/21/12	\$314,000	\$396,000	2,470	8	1982	Avg	62,726	N	N	32820 NE 142ND ST
3	0	322607	9010	06/17/13	\$570,000	\$625,000	2,590	8	2007	Avg	203,400	N	N	10904 298TH AVE NE
3	0	155810	0400	10/16/13	\$543,000	\$575,000	2,600	8	1994	Avg	430,372	Y	N	30221 NE 190TH ST
3	0	172607	9057	08/13/13	\$495,000	\$534,000	2,670	8	1987	Avg	56,628	N	N	15134 294TH AVE NE
3	0	152607	9024	07/23/13	\$485,000	\$526,000	2,690	8	1995	Avg	211,404	N	N	32925 NE 147TH ST
3	0	302607	9012	11/27/12	\$563,000	\$664,000	2,700	8	1995	Avg	871,200	N	N	28935 NE 124TH ST
3	0	082607	9049	08/06/12	\$475,000	\$587,000	2,890	8	1985	Avg	196,891	N	N	17521 300TH AVE NE
3	0	342607	9042	02/23/13	\$599,000	\$683,000	3,080	8	1981	Good	300,128	N	N	32508 NE BIG ROCK RD
3	0	282607	9027	11/12/14	\$659,000	\$660,000	3,090	8	2007	Avg	384,634	N	N	12216 308TH AVE NE
3	0	155810	0500	07/17/13	\$540,000	\$587,000	3,220	8	1999	Avg	212,337	N	N	29319 NE 189TH ST
3	0	292607	9077	07/09/13	\$595,000	\$648,000	3,430	8	1999	Avg	196,456	N	N	30503 NE 132ND ST
3	0	242606	9016	06/05/13	\$615,000	\$677,000	4,160	8	1993	Avg	225,399	N	N	27327 NE BIG ROCK RD
3	0	142607	9047	09/11/14	\$620,000	\$622,000	1,590	9	2005	Avg	212,137	N	N	15618 344TH AVE NE

## Improved Sales Used in This Annual Update Analysis

### Area 070 -- 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	142607	9047	07/24/13	\$575,000	\$624,000	1,590	9	2005	Avg	212,137	N	N	15618 344TH AVE NE
3	0	322607	9085	03/20/12	\$460,000	\$605,000	2,340	9	1989	Avg	118,072	Y	N	10525 302ND WAY NE
3	0	404720	0490	04/29/13	\$369,000	\$411,000	2,410	9	1999	Avg	12,256	Y	Y	19525 330TH AVE NE
3	0	155000	0355	02/22/12	\$375,000	\$500,000	2,520	9	2005	Avg	135,563	N	N	19826 312TH AVE NE
3	0	154950	0272	06/09/14	\$600,000	\$608,000	2,630	9	2004	Avg	77,972	N	N	31611 NE CHERRY VALLEY RD
3	0	282607	9133	10/09/13	\$549,950	\$584,000	2,750	9	1990	Avg	206,474	N	N	12514 318TH AVE NE
3	0	272607	9005	02/06/13	\$530,000	\$608,000	2,850	9	2001	Avg	217,800	N	N	12808 328TH AVE NE
3	0	082607	9047	08/14/14	\$500,000	\$503,000	2,990	9	1994	Avg	216,057	N	N	29729 NE 178TH PL
3	0	122606	9044	04/10/13	\$675,000	\$757,000	3,020	9	2001	Avg	334,540	N	N	16503 275TH AVE NE
3	0	155000	0463	08/26/14	\$637,000	\$640,000	3,080	9	2008	Avg	118,918	N	N	31102 NE 200TH ST
3	0	082607	9093	06/18/12	\$585,000	\$738,000	3,090	9	1999	Avg	226,918	N	N	30529 NE 183RD ST
3	0	082607	9093	09/05/13	\$625,000	\$670,000	3,090	9	1999	Avg	226,918	N	N	30529 NE 183RD ST
3	0	082607	9059	06/21/12	\$550,000	\$693,000	3,100	9	2008	Avg	199,069	N	N	29814 NE 173RD ST
3	0	155000	0605	06/11/13	\$610,000	\$670,000	3,465	9	2003	Avg	212,288	N	N	20007 320TH AVE NE
3	0	302607	9065	11/15/12	\$670,000	\$793,000	3,550	9	1989	Avg	217,800	N	N	12721 277TH PL NE
3	0	322607	9091	09/12/14	\$755,000	\$758,000	3,680	9	1994	Avg	203,860	N	N	10212 302ND WAY NE
3	0	162607	9077	10/23/12	\$699,900	\$837,000	3,760	9	1999	Avg	181,209	N	N	30932 NE CHERRY VALLEY RD
3	0	162607	9065	09/24/13	\$849,950	\$906,000	3,260	10	2010	Avg	217,800	N	N	15750 319TH AVE NE
3	0	212607	9022	09/07/12	\$725,500	\$884,000	3,500	10	2005	Avg	210,830	Y	N	14432 320TH AVE NE
3	0	252606	9092	08/08/14	\$1,015,000	\$1,022,000	4,030	10	2007	Avg	207,141	N	N	12217 268TH DR NE
3	0	342607	9005	11/28/12	\$800,000	\$943,000	4,030	10	2001	Avg	409,899	N	N	11417 KELLY RD NE
3	0	252606	9095	06/05/14	\$955,000	\$968,000	4,100	10	2001	Avg	193,593	N	N	12124 268TH DR NE
3	0	252606	9095	09/23/13	\$950,000	\$1,013,000	4,100	10	2001	Avg	193,593	N	N	12124 268TH DR NE
3	0	302607	9046	04/05/13	\$609,950	\$685,000	4,260	10	1991	Avg	244,807	N	N	28816 NE 124TH ST
3	0	312607	9043	03/12/14	\$1,750,000	\$1,796,000	4,270	10	2003	Avg	871,635	Y	N	28704 NE 112TH WAY
3	0	252606	9104	07/11/13	\$975,000	\$1,061,000	4,660	11	2007	Avg	194,028	N	N	11804 268TH DR NE

## Improved Sales Removed in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	062507	9014	10/21/14	\$1,540,000	IMP. COUNT > 1; OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	072607	9040	09/26/13	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	122606	9037	06/19/13	\$376,000	IMP. COUNT > 1; OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	232606	9006	02/21/14	\$925,000	OPEN SPACE
1	0	232606	9008	12/16/13	\$77,000	DOR RATIO; OPEN SPACE; PREVIOUS IMP. VALUE <= 25K
1	0	733950	0005	08/16/13	\$395,000	OPEN SPACE
2	0	025555	0240	04/18/12	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080830	0110	03/27/13	\$360,785	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080830	0110	02/22/13	\$415,168	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	080830	0460	07/11/13	\$332,000	NO MARKET EXPOSURE
2	0	080830	0460	08/11/14	\$415,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	103800	0030	08/23/12	\$319,950	RELOCATION - SALE TO SERVICE
2	0	103800	0040	06/06/13	\$450,000	NO MARKET EXPOSURE
2	0	131330	0030	09/18/13	\$303,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	132606	9015	03/29/12	\$160,650	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9024	03/27/13	\$225,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	0	132606	9094	01/07/14	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	132606	9106	11/02/12	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	132606	9140	02/28/13	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9140	06/12/13	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	132606	9157	11/06/13	\$284,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	132606	9157	11/06/13	\$329,503	NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	0	132606	9157	09/12/14	\$305,800	GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE
2	0	144355	0120	10/15/14	\$449,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	147280	0170	02/02/12	\$249,136	GOV'T TO NON-GOV'T; SHERIFF / TAX SALE
2	0	151790	0010	02/28/13	\$392,000	RELOCATION - SALE TO SERVICE
2	0	152270	0030	07/12/13	\$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	155990	0310	04/28/14	\$301,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	187550	0090	06/25/12	\$399,160	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	212970	0020	06/01/12	\$36,402	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	212970	0142	01/08/14	\$129,000	IMP. CHARACTERISTIC CHANGE SINCE SALE
2	0	212970	0150	02/28/12	\$296,267	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	212970	0150	04/17/14	\$336,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	213020	0040	06/17/14	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	213020	0060	06/18/13	\$281,597	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213020	0110	06/26/14	\$341,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	213040	0130	10/11/12	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	213042	0050	11/13/12	\$402,842	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213043	0130	10/16/12	\$266,043	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213043	0130	07/01/13	\$260,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	213070	0845	12/05/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	213070	2310	07/23/13	\$250,897	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213070	2350	02/23/12	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	213120	0245	12/21/12	\$199,950	DOR RATIO; OBSOLESCENCE
2	0	213120	0270	08/28/13	\$309,636	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213120	0270	04/21/14	\$294,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	213120	0925	09/29/14	\$124,235	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	213120	1005	05/23/14	\$226,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	213170	0330	05/22/13	\$295,250	UNFINISHED AREA
2	0	213170	0510	10/01/13	\$213,397	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213170	0510	06/25/14	\$215,000	FINANCIAL INSTITUTION RESALE
2	0	213170	0620	07/22/13	\$300,000	NO MARKET EXPOSURE
2	0	213170	1086	10/23/12	\$195,000	SHORT SALE; NO MARKET EXPOSURE
2	0	213170	1345	10/24/12	\$245,000	SHORT SALE; NO MARKET EXPOSURE
2	0	213170	1485	06/27/14	\$350,949	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	213220	0260	10/30/13	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213300	0210	11/12/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	213302	0330	12/27/13	\$459,358	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	317520	0140	02/20/14	\$403,655	IMP. COUNT > 1
2	0	317520	0260	10/01/13	\$402,270	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	378240	0240	12/11/12	\$266,164	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	379340	0190	03/29/12	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	382035	0010	07/23/13	\$244,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	382120	0050	06/04/14	\$119,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	425400	0500	01/08/14	\$405,872	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	553560	0320	06/26/12	\$323,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	553560	0600	12/19/13	\$415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	667293	0020	01/05/14	\$351,050	NO MARKET EXPOSURE
2	0	667293	0270	11/06/14	\$312,500	QUIT CLAIM DEED
2	0	732580	0080	08/24/12	\$275,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
2	0	732580	0220	08/30/13	\$315,000	DOR RATIO; NO MARKET EXPOSURE
2	0	732580	0220	08/30/13	\$275,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	0	732620	0250	12/18/14	\$324,750	RELOCATION - SALE BY SERVICE
2	0	732620	0250	12/18/14	\$315,016	RELOCATION - SALE TO SERVICE
2	0	778792	0010	07/02/12	\$520,000	RELOCATION - SALE TO SERVICE
2	0	778792	0150	03/05/13	\$519,959	NO MARKET EXPOSURE
2	0	803535	0120	11/13/14	\$371,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	856745	0020	05/16/13	\$471,000	NO MARKET EXPOSURE
2	0	856745	0100	03/26/13	\$396,000	DIAGNOSTIC OUTLIER
2	0	856801	0060	08/08/12	\$485,000	RELOCATION - SALE TO SERVICE
2	0	856802	0200	04/05/13	\$357,617	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	856802	0200	08/01/13	\$369,680	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	856802	0300	02/19/13	\$496,750	QUIT CLAIM DEED
2	0	856804	0030	03/16/12	\$299,900	NON-REPRESENTATIVE SALE
3	0	052607	9007	04/05/12	\$190,000	OBSOLESCENCE
3	0	082607	9073	09/29/14	\$530,960	FINANCIAL INSTITUTION RESALE; % COMPLETE
3	0	082607	9104	09/12/12	\$417,000	DOR RATIO; IMP. COUNT > 1



## Improved Sales Removed in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	122606	9045	08/27/14	\$979,500	OPEN SPACE
3	0	122606	9045	08/21/12	\$970,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	152607	9023	10/30/12	\$367,700	DIAGNOSTIC OUTLIER
3	0	152607	9023	09/12/12	\$338,322	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	152607	9028	08/21/12	\$244,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
3	0	154950	0143	07/23/12	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	154950	0143	10/08/12	\$192,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	154950	0370	05/05/14	\$210,000	DIAGNOSTIC OUTLIER
3	0	155810	0170	01/14/14	\$100,000	DOR RATIO; FINANCIAL INSTITUTION RESALE; TEAR DOWN
3	0	155810	0500	12/19/12	\$464,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	212607	9136	06/13/13	\$231,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	212970	0570	01/15/13	\$192,423	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	222607	9016	07/24/13	\$150,000	DOR RATIO; OPEN SPACE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	222607	9039	07/18/14	\$447,025	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	222607	9070	05/24/13	\$411,411	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	252606	9089	03/18/13	\$717,400	UNFINISHED AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	272607	9045	03/14/12	\$196,920	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	272607	9045	12/20/12	\$122,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	272607	9047	09/09/13	\$231,400	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9024	08/21/14	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	282607	9050	06/01/12	\$197,986	IMP. COUNT > 1; QUIT CLAIM DEED
3	0	282607	9109	10/18/12	\$129,783	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	0	282607	9118	02/18/14	\$343,547	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9145	08/14/14	\$655,000	DIAGNOSTIC OUTLIER
3	0	282607	9148	08/21/13	\$593,500	IMP. COUNT > 1
3	0	282607	9151	05/22/12	\$326,262	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	282607	9151	09/25/12	\$312,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	0	292607	9045	05/23/12	\$330,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	0	302607	9005	10/17/14	\$640,000	DIAGNOSTIC OUTLIER



## Improved Sales Removed in This Annual Update Analysis Area 070 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	302607	9017	05/01/13	\$318,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	302607	9031	01/24/13	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	302607	9031	08/06/14	\$211,000	NO MARKET EXPOSURE
3	0	312607	9044	05/16/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	322607	9059	10/19/14	\$549,950	OPEN SPACE
3	0	404720	0015	04/08/13	\$452,567	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	404720	0015	04/30/14	\$375,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
3	0	404720	0035	08/13/14	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	404720	0070	02/21/12	\$295,000	IMP. CHARACTERISTIC CHANGE SINCE SALE
3	0	404720	0070	02/21/14	\$525,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	404720	0135	01/16/14	\$157,500	DOR RATIO; EXEMPT FROM EXCISE TAX
3	0	404720	0135	08/11/14	\$289,275	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	404720	0150	05/31/13	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	404720	0490	08/31/12	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
3	0	404720	0655	10/29/12	\$227,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	404720	0685	02/02/12	\$199,000	DIAGNOSTIC OUTLIER
3	0	861190	0060	12/10/13	\$567,500	OBSOLESCENCE

## Vacant Sales Used in this Annual Update Analysis Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	072507	9025	07/08/14	\$30,000	65,340	N	N
1	0	152606	9013	11/13/12	\$68,500	147,232	N	N
2	0	109995	0110	01/24/14	\$110,000	6,797	N	N
2	0	132606	9059	06/24/14	\$300,000	289,674	N	N
2	0	182607	9071	02/06/12	\$280,000	837,877	N	N
2	0	213120	0640	05/30/13	\$81,495	5,000	N	N
2	0	213170	0760	11/21/14	\$91,000	4,750	N	N
2	0	242606	9072	12/17/12	\$600,000	222,156	N	N
2	0	242606	9073	01/10/12	\$900,000	217,800	N	N
3	0	078270	0040	09/22/14	\$125,000	49,222	N	N
3	0	078270	0050	09/22/14	\$125,000	49,222	N	N
3	0	082607	9031	05/27/14	\$127,500	216,493	N	N
3	0	082607	9041	07/22/14	\$131,500	228,690	N	N
3	0	142607	9012	05/23/14	\$110,000	208,652	N	N
3	0	154950	0070	04/21/14	\$100,000	267,458	N	N
3	0	154950	0318	04/24/13	\$162,000	195,649	N	N
3	0	155000	0080	05/01/14	\$274,950	421,638	N	N
3	0	155000	0390	02/10/14	\$165,000	425,223	N	N
3	0	155810	0280	12/19/12	\$115,000	217,800	N	N
3	0	202607	9010	08/16/13	\$185,000	216,057	N	N
3	0	212607	9120	11/17/14	\$150,000	207,095	N	N
3	0	312607	9009	05/20/14	\$205,000	435,600	N	N
3	0	312607	9046	06/09/14	\$260,000	894,722	N	N
3	0	312607	9049	04/15/14	\$315,000	1,474,830	N	N
3	0	322607	9044	06/12/14	\$265,000	631,620	N	N
3	0	404720	0450	06/16/14	\$85,000	13,851	Y	Y

## Vacant Sales Removed in this Annual Update Analysis Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012506	9003	11/14/14	\$320,000	DOR RATIO; OPEN SPACE
1	0	072507	9006	01/17/14	\$109,000	OPEN SPACE
1	0	072607	9041	08/06/13	\$100,000	NO MARKET EXPOSURE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
1	0	072607	9041	02/21/12	\$125,000	SHERIFF / TAX SALE
1	0	102507	9010	10/14/14	\$125,440	DOR RATIO; OPEN SPACE
1	0	112606	9001	12/13/13	\$900,000	NO MARKET EXPOSURE
1	0	112606	9016	05/14/12	\$302,250	OPEN SPACE
1	0	142606	9002	10/09/12	\$190,000	OPEN SPACE
1	0	232606	9032	05/29/14	\$41,800	ACTIVE PERMIT BEFORE SALE
1	0	232606	9032	07/30/12	\$300,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
2	0	109995	0120	09/26/14	\$70,000	NO MARKET EXPOSURE
2	0	132606	9032	05/16/13	\$245,000	NO MARKET EXPOSURE
2	0	182607	9015	08/02/13	\$115,000	NO MARKET EXPOSURE
2	0	182607	9049	03/21/14	\$135,000	DOR RATIO; STATISTICAL OUTLIER
2	0	182607	9071	03/12/12	\$2,500	DOR RATIO; QUIT CLAIM DEED
2	0	212970	0030	06/08/12	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	212970	0140	11/12/14	\$110,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	732580	0070	03/08/12	\$14,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
3	0	082607	9056	05/01/13	\$50,000	DOR RATIO; STATISTICAL OUTLIER
3	0	142607	9023	06/11/14	\$70,000	DOR RATIO; STATISTICAL OUTLIER
3	0	154950	0209	02/08/13	\$68,000	NO MARKET EXPOSURE
3	0	155000	0410	06/15/12	\$75,000	DOR RATIO; STATISTICAL OUTLIER
3	0	155810	0280	05/10/13	\$46,000	DOR RATIO; STATISTICAL OUTLIER
3	0	172607	9032	04/23/14	\$111,350	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
3	0	222607	9092	11/22/13	\$200,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	252606	9049	06/24/14	\$104,000	NO MARKET EXPOSURE
3	0	272607	9039	12/30/14	\$8,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	272607	9092	03/25/12	\$30,600	DOR RATIO; STATISTICAL OUTLIER
3	0	282607	9055	02/15/13	\$48,000	DOR RATIO; STATISTICAL OUTLIER

## Vacant Sales Removed in this Annual Update Analysis Area 070

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	292607	9026	11/27/12	\$121,500	NO MARKET EXPOSURE
3	0	292607	9026	10/01/12	\$89,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	332607	9010	07/15/13	\$430,000	SEGREGATION AND/OR MERGER;
3	0	332607	9092	05/02/13	\$90,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	861190	0080	01/21/14	\$100,000	DOR RATIO; STATISTICAL OUTLIER

# 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. (Sammish 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. (Sammish 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



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Appraiser II

3/31/2015

Date