

Redmond Ridge & Environs

Area: 071

Residential Revalue for 2015 Assessment Roll



Redmond Ridge Community Center - Obtained from RedmondRidgeroa.com

Area 71 consists of the communities of Redmond Ridge along with Novelty Hill, Union Hill and the Ames Lake Area. The vast majority of Area 71 is unincorporated with only Redmond Ridge and the plat of Woodridge being located within an urban growth boundary. Area 71 is located west of Carnation north of Sammamish and northeast of Redmond. The remainder of the properties are a mix of older platted subdivisions and acreage properties. Area 71's location near the employment centers of Redmond and Bellevue add to the overall marketability of the area.



King County **Department of Assessments**

Setting values, serving the community, and pursuing excellence

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Lloyd Hara
Assessor

Dear Property Owners:

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

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

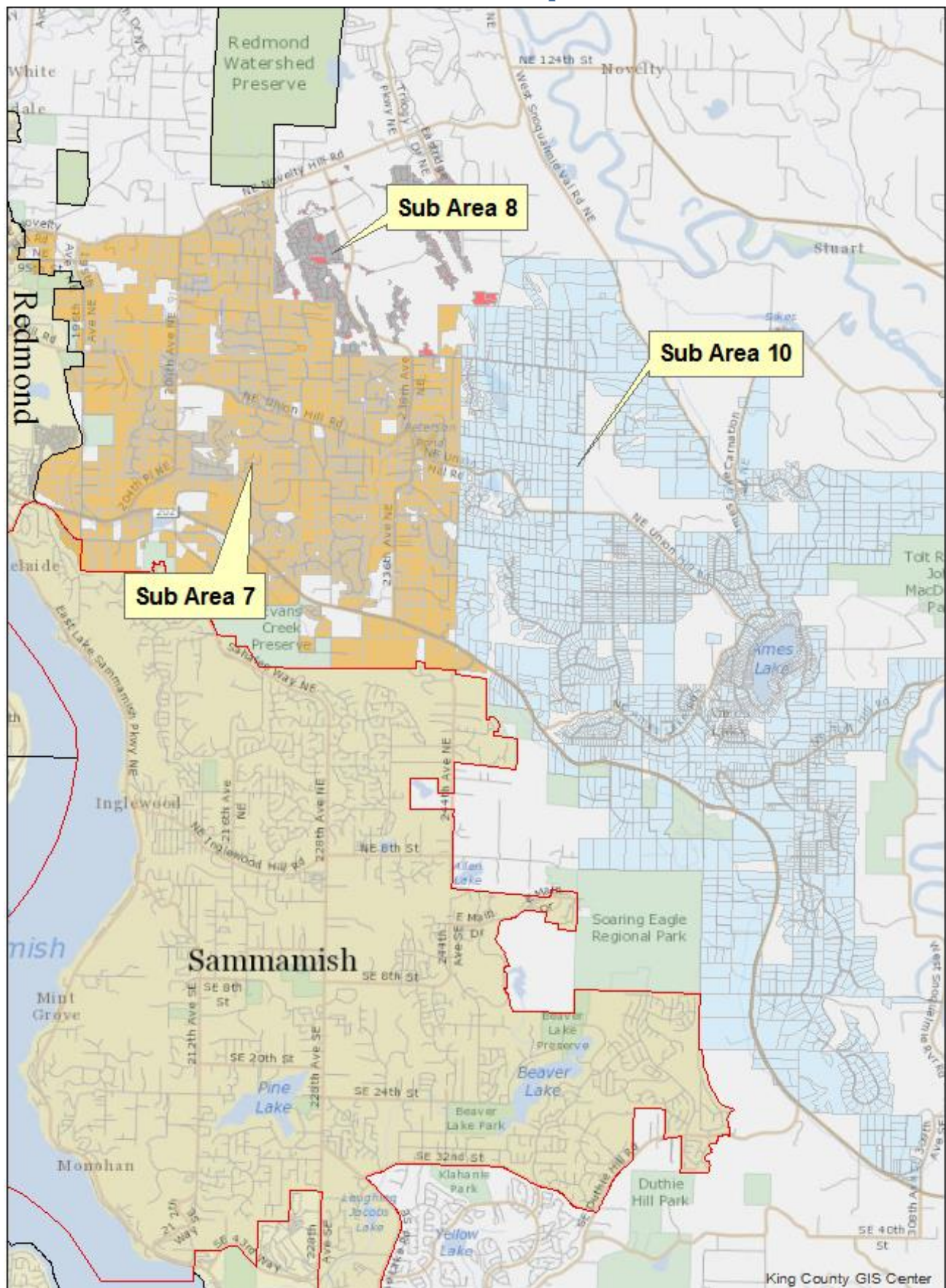
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

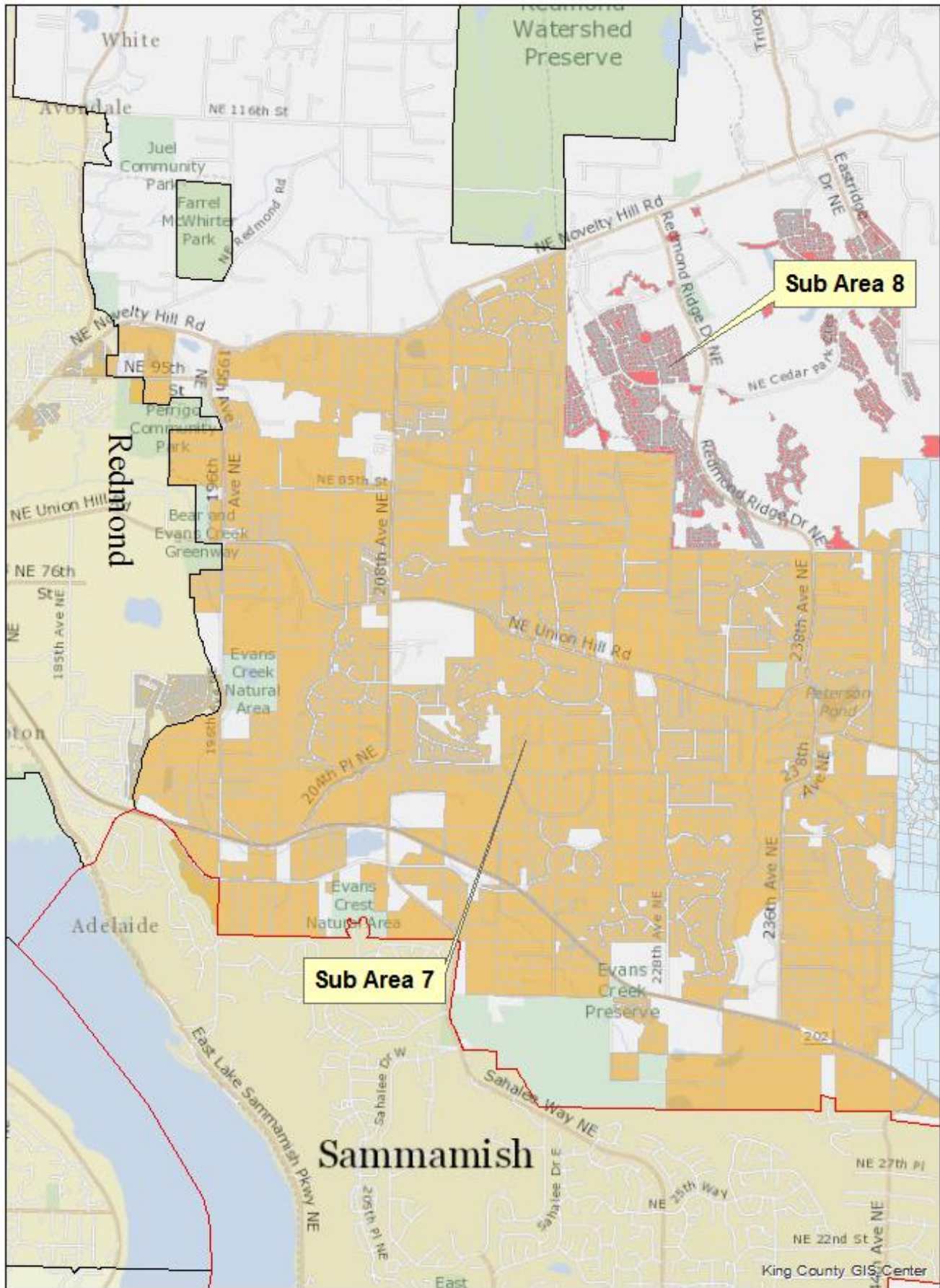
Sincerely,

Lloyd Hara
Assessor

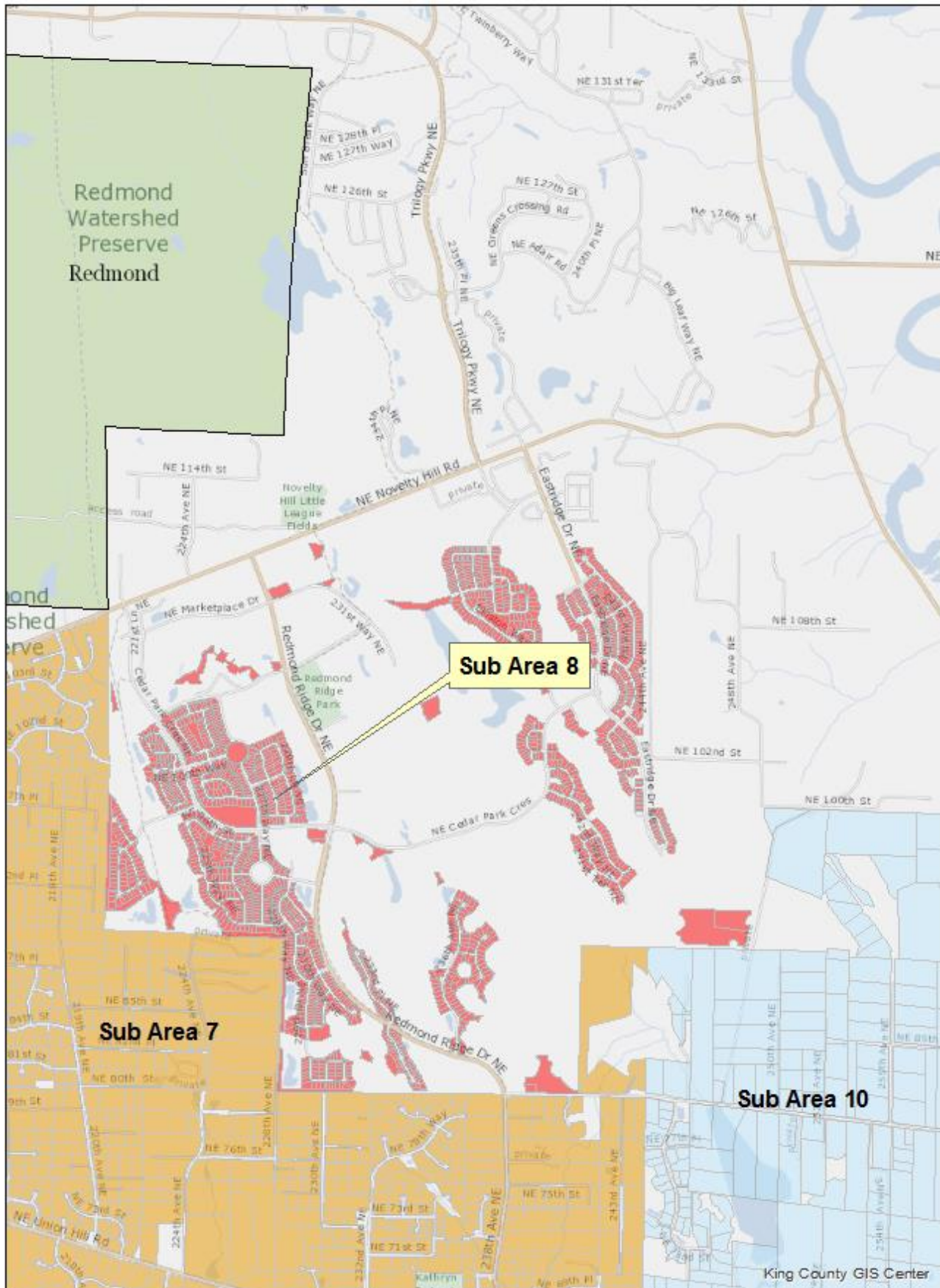
Area 071 Map



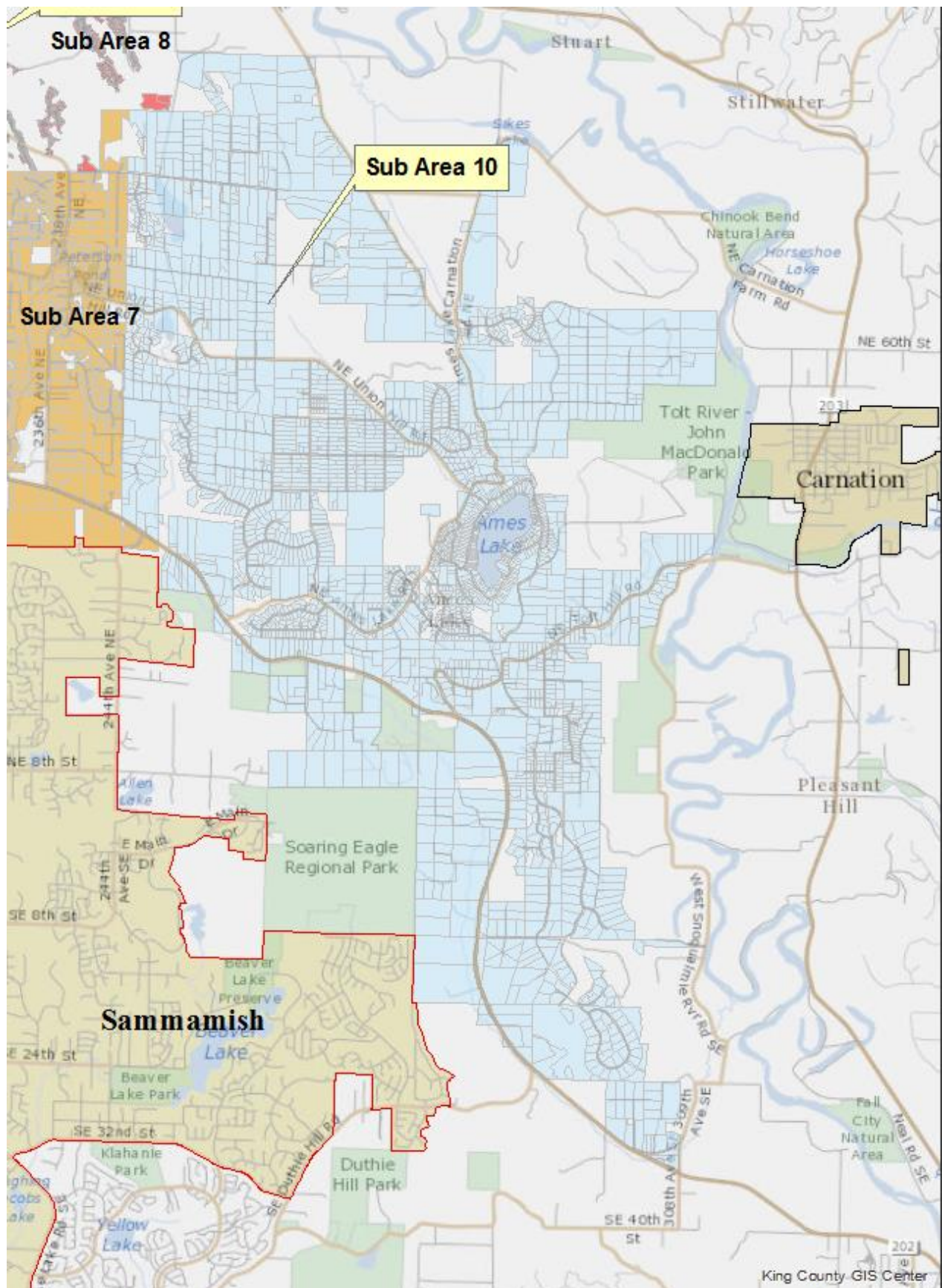
Area 071 – Sub Area 7



Area 071 – Sub Area 8



Area 071 – Sub Area 10



Area 071 Housing Profile



Grade 7/ Year Built 1983/ Total Living Area 1510
Account Number 112506-9069



Grade 8/ Year Built 1992/ Total Living Area 2330
Account Number 321129-0200



Grade 9/ Year Built 2008/ Total Living Area 3320
Account Number 720310-1100



Grade 10/ Year Built 1988/ Total Living Area 3210
Account Number 352800-0131



Grade 11/ Year Built 2005/ Total Living Area 4160
Account Number 723755-0070



Grade 12/ Year Built 1995/ Total Living Area 5390
Account Number 295440-0050

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Executive Summary

Redmond Ridge and Environs - Area 071

Annual Update

Characteristics Based Market Adjustment for 2015 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 1096
Range of Sale Dates: 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2014 Value	\$242,500	\$425,800	\$668,300			6.82%
2015 Value	\$251,900	\$445,800	\$697,700	\$739,500	94.8%	6.54%
\$ Change	+\$9,400	+\$20,000	+\$29,400			
% Change	+3.9%	+4.7%	+4.4%			

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 6.54% is an improvement from the previous COD of 6.82%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
2014 Value	\$250,300	\$379,000	\$629,300
2015 Value	\$260,100	\$394,400	\$654,500
\$ Change	+\$9,800	+\$15,400	+\$25,200
% Change	+3.9%	+4.1%	+4.0%

Number of one to three unit residences in the population: 5,779

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 a Sub Area variable and several 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 Amesbury, Avondale Green, Canyon Creek and Elm Tree Road were generally at lower assessment levels than the rest of the population. The plats of Canterbury Woods, Hunter's Glen and the combined plats of Broadhurst & Estates at Thornbury along with Sub Area 10 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 071 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+5.42%	3,675	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.

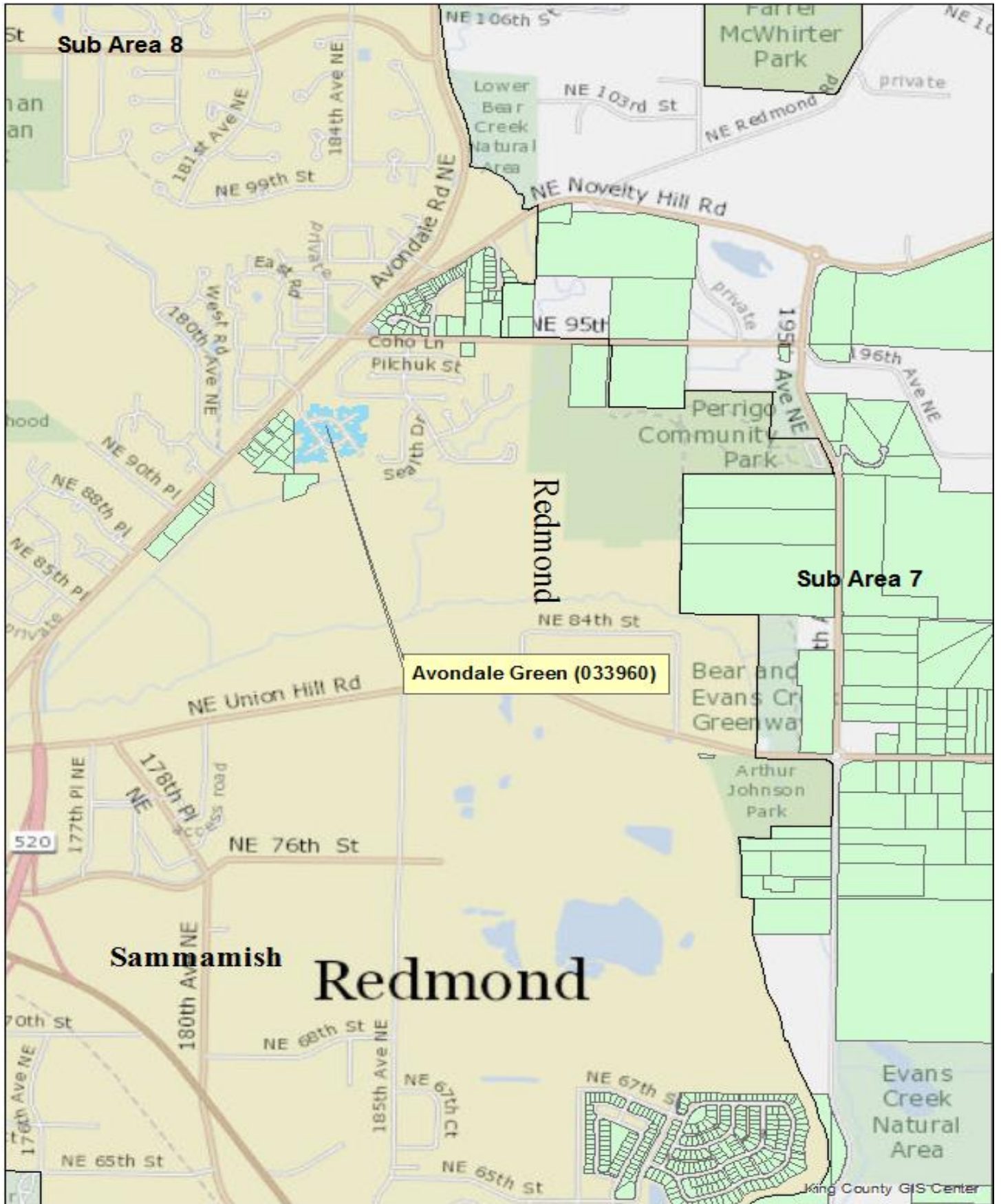
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Amesbury (020500)	+10.18%	20	77	26%
Avondale Green (033960)	+12.89%	9	51	18%
Canterbury Woods (133090&133091)	+0.23%	17	115	15%
CanyonCreek (133200)	+13.82%	12	33	36%
ElmTreeRd (232480)	+18.07%	9	31	29%
HuntersGlen (352800- 352802)	-1.27%	18	103	17%
Broadhurst&Thornbury (111720&238600)	+.19%	19	105	18%
Sub Area 10	+1.54%	267	2453	11%

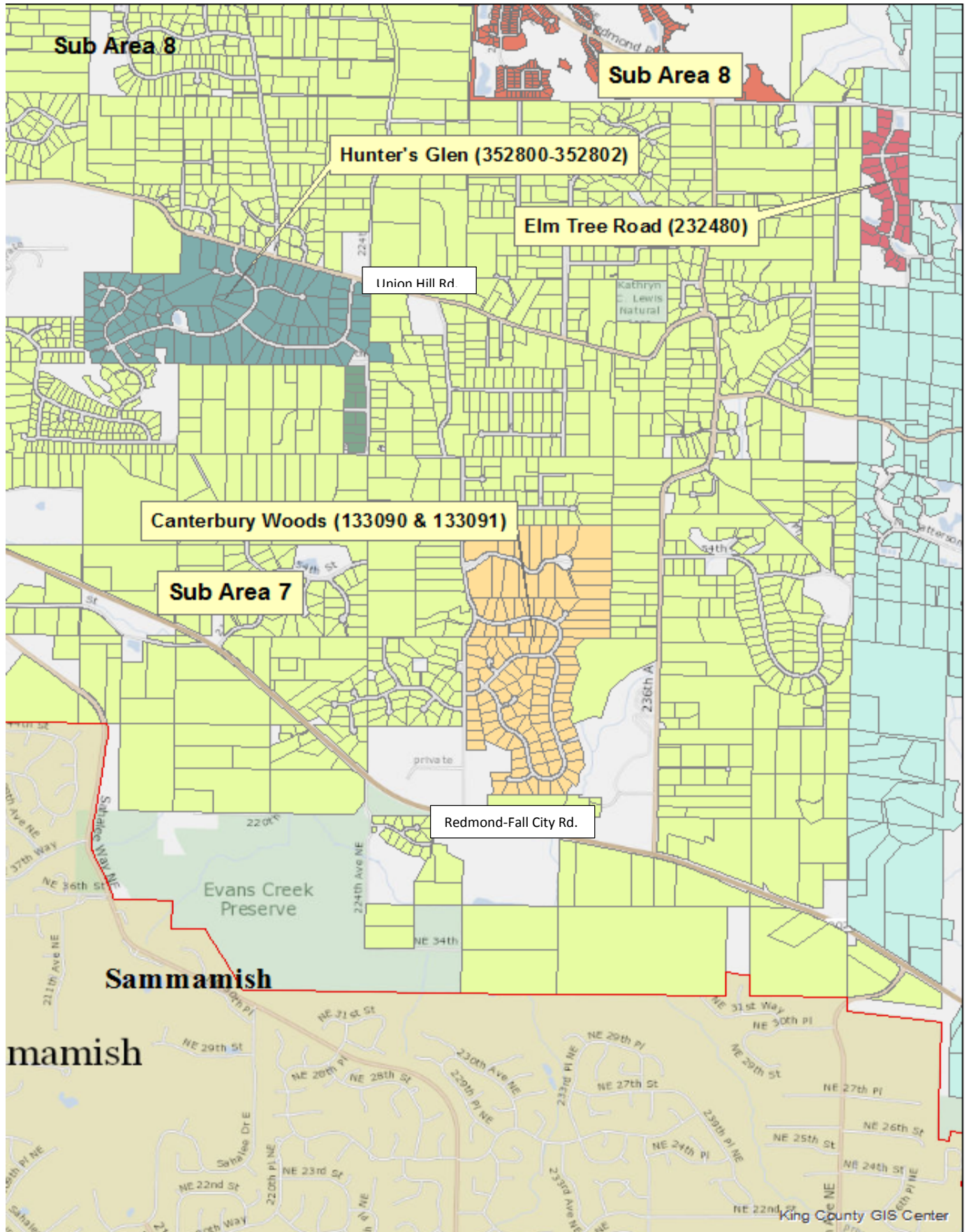
Some parcels received multiple upward variable adjustments. They are: The plats of Amesbury, Canyon Creek, Elm Tree Road and Broadhurst/Estates at Thornbury were also located in Sub Area 10. The amounts in the table above reflect the combined adjustments for both variables. A total of 349 parcels in the improved population would receive multiple adjustments adjustment. There were 78 sales.

Generally, Amesbury, Avondale Green, Canyon Creek, and Elm Tree Road parcels were at a lower assessment level than the rest of the population. Canterbury Woods, Hunters Glen and the Estates at Thornbury/Broadhurst were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

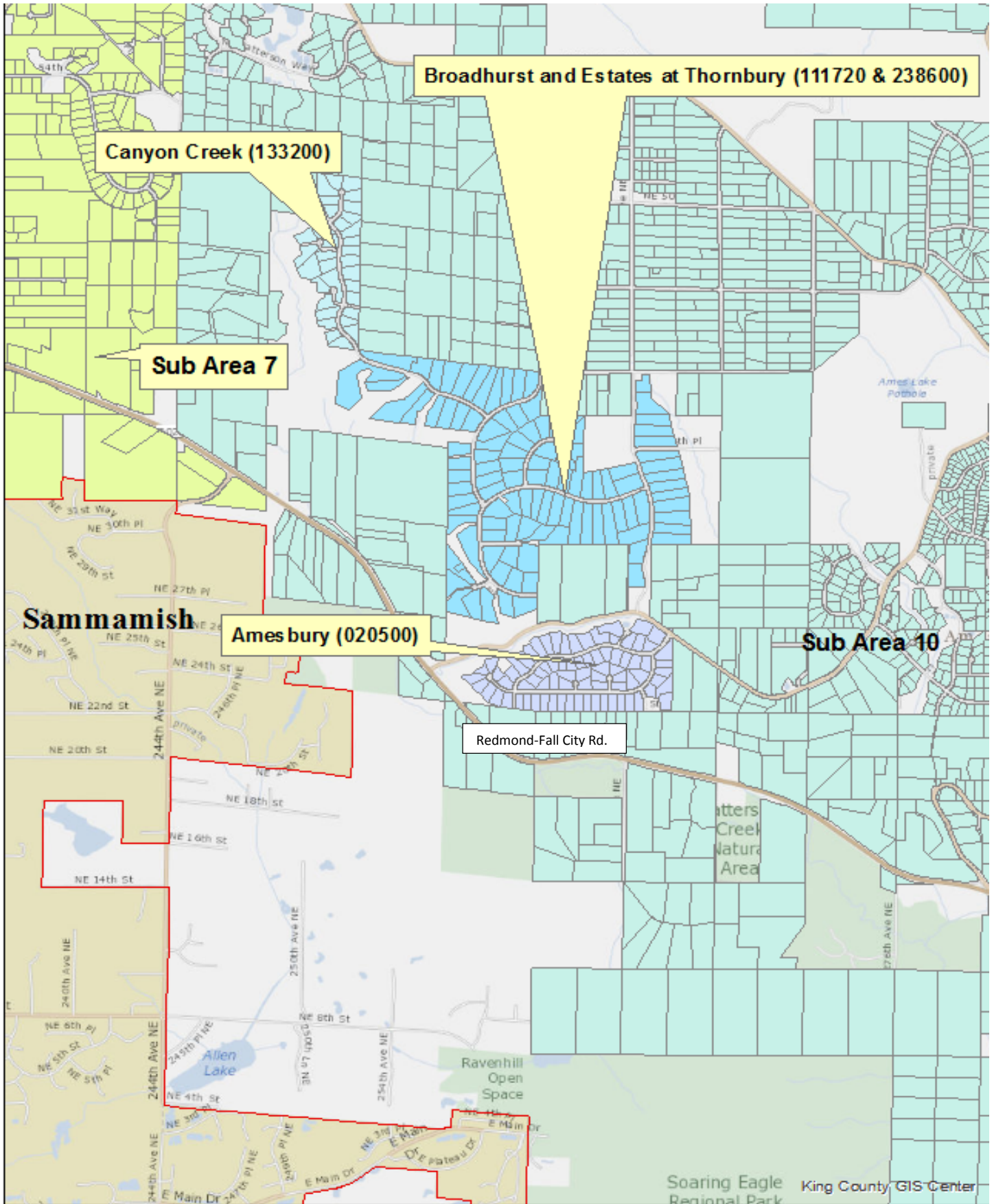
Area 071 - Plat Map



Area 071 – Plat Map



Area 071 – Plat Map



Area 071 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range	Range of
20500	Amesbury	20	77	26%	SE-23-25-06/ SW-24-25-06	10	9-10	1992-1997
33960	Avondale Green	9	51	18%	NW-06-25-06	7	7	1985-1987
133090/133091	Canterbury Woods	17	115	15%	SW-15-25-06/ NW-15-25-06	7	8-13	1979-2001
133200	Canyon Creek	12	33	36%	SW-14-25-06	10	9-10	1995-1998
232480	Elm Tree Rd	9	31	29%	NW-11-25-06	10	9	1995-2000
352800-352802	Hunters Glen	18	103	17%	NW-09-25-06/ SE-09-25-06/ SW-09-25-06	7	9-11	1987-1991
111720&238600	Thornbury & Broadhurst	19	105	18%	NE-23-25-06/ SE-23-25-06/ NW-24-25-06/ SW-24-25-06	10	9-12	1988-2008

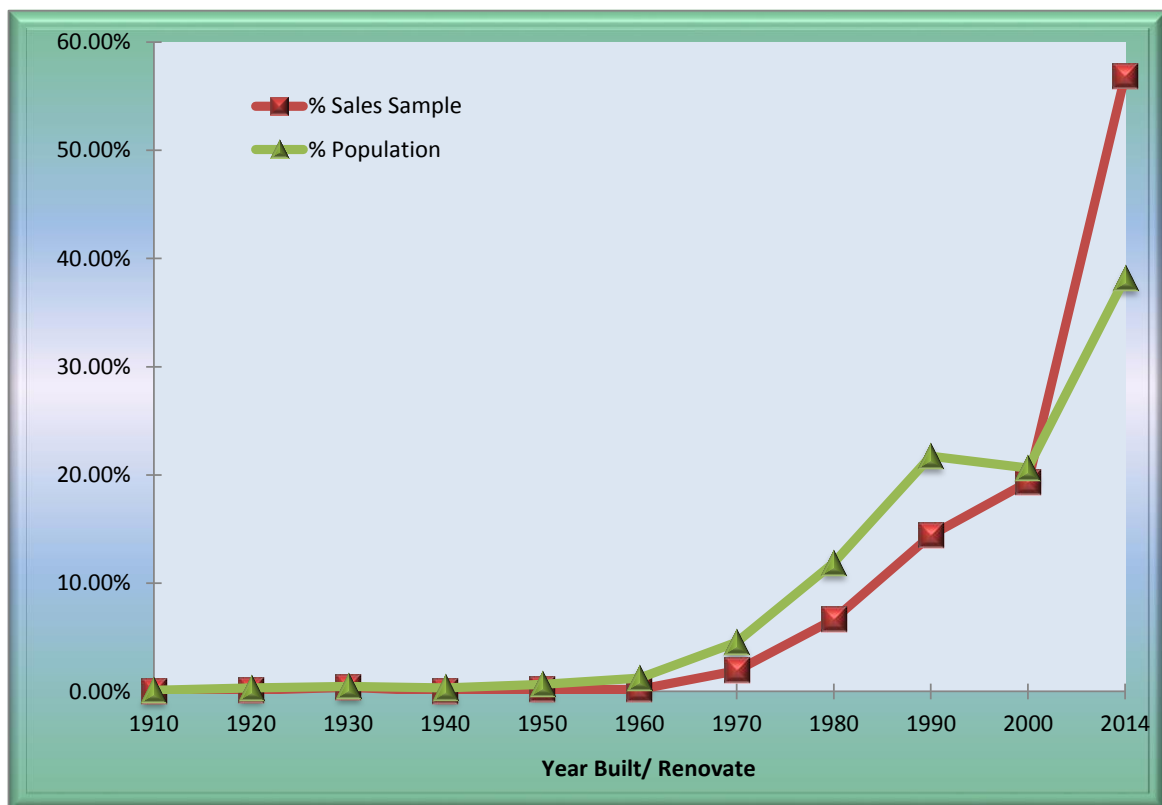
Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.09%
1930	4	0.36%
1940	0	0.00%
1950	2	0.18%
1960	2	0.18%
1970	21	1.92%
1980	73	6.66%
1990	158	14.42%
2000	212	19.34%
2014	623	56.84%
1,096		

Population

Year Built/Ren	Frequency	% Population
1910	6	0.10%
1920	18	0.31%
1930	26	0.45%
1940	19	0.33%
1950	37	0.64%
1960	71	1.23%
1970	263	4.55%
1980	686	11.87%
1990	1,256	21.73%
2000	1,192	20.63%
2014	2,205	38.16%
5,779		



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.

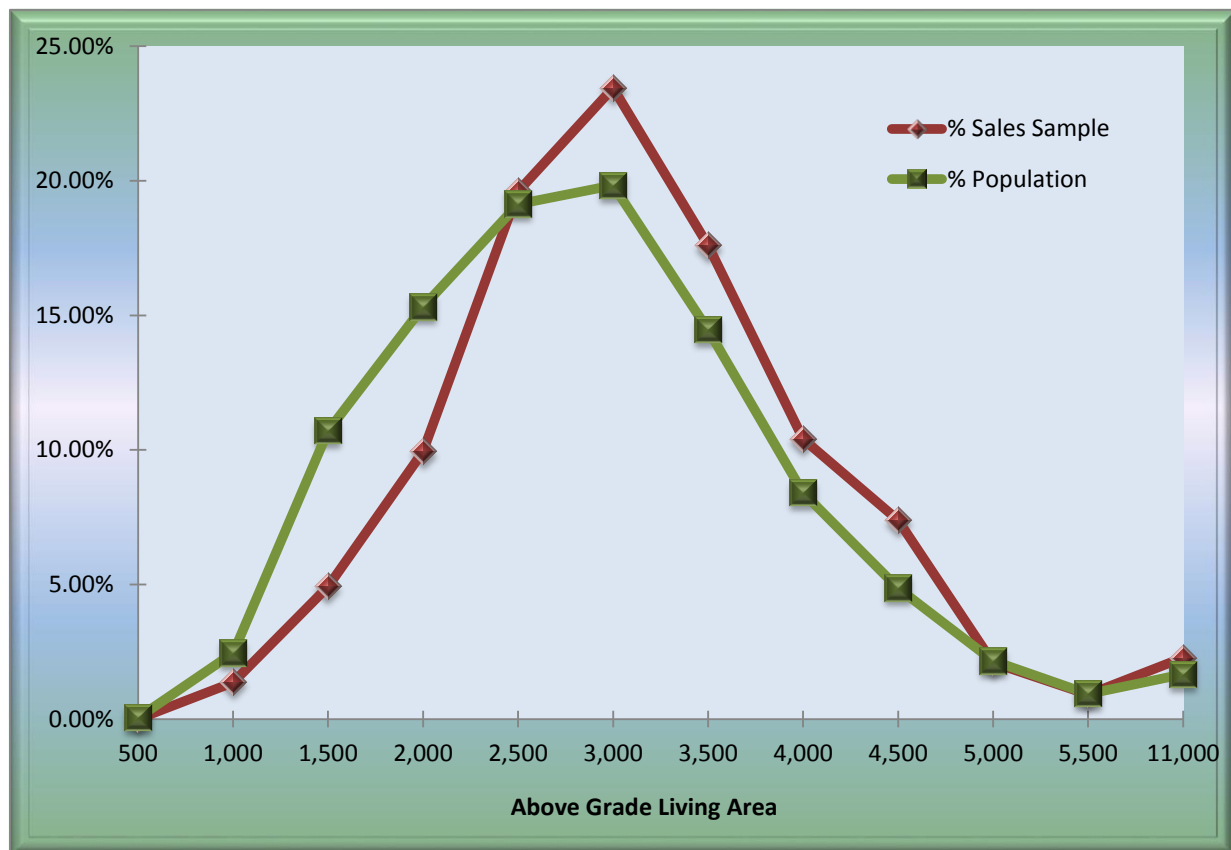
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	15	1.37%
1,500	54	4.93%
2,000	109	9.95%
2,500	215	19.62%
3,000	257	23.45%
3,500	193	17.61%
4,000	114	10.40%
4,500	81	7.39%
5,000	23	2.10%
5,500	10	0.91%
11,000	25	2.28%
1096		

Population

AGLA	Frequency	% Population
500	3	0.05%
1,000	142	2.46%
1,500	619	10.71%
2,000	885	15.31%
2,500	1,106	19.14%
3,000	1,146	19.83%
3,500	836	14.47%
4,000	486	8.41%
4,500	281	4.86%
5,000	125	2.16%
5,500	54	0.93%
11,000	96	1.66%
5,779		



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.

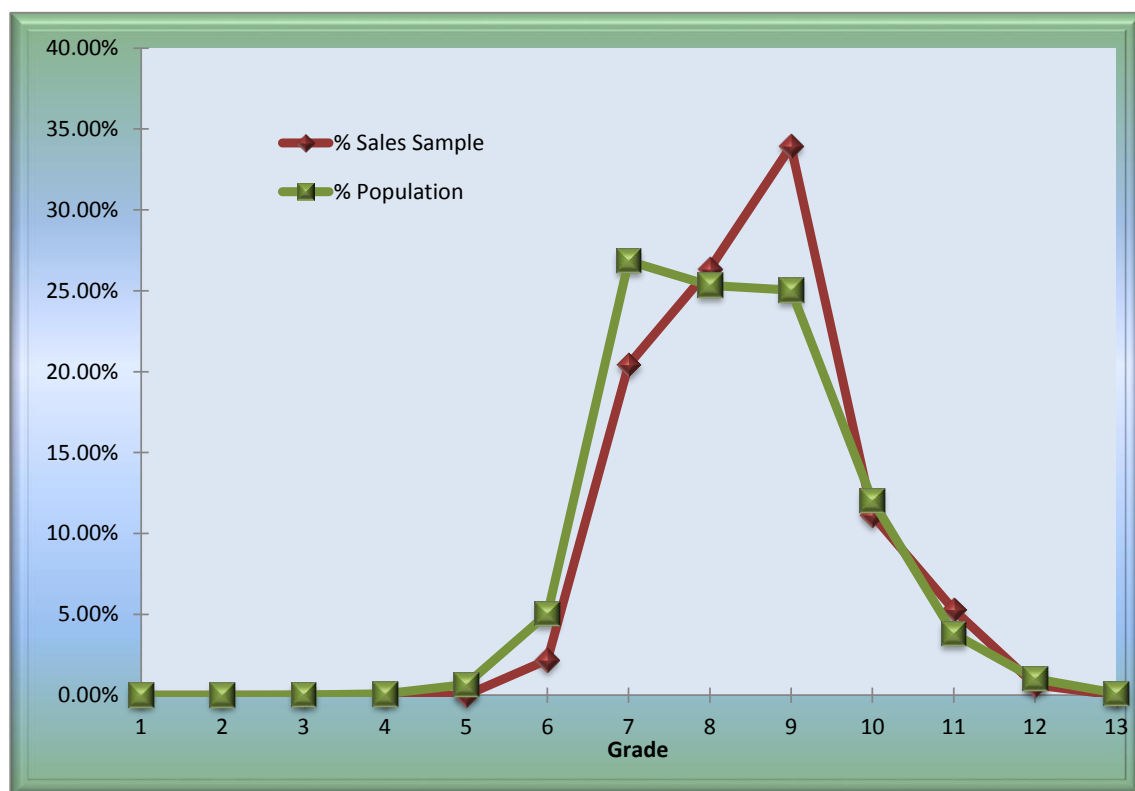
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	24	2.19%
7	224	20.44%
8	289	26.37%
9	372	33.94%
10	122	11.13%
11	58	5.29%
12	7	0.64%
13	0	0.00%
1096		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	5	0.09%
5	38	0.66%
6	291	5.04%
7	1,551	26.84%
8	1,464	25.33%
9	1,447	25.04%
10	696	12.04%
11	220	3.81%
12	59	1.02%
13	7	0.12%
5,779		



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 071 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 1.068, resulting in an adjusted value of \$507,000 ($\$475,000 \times 1.068 = \$507,300$) – truncated to the nearest \$1000.

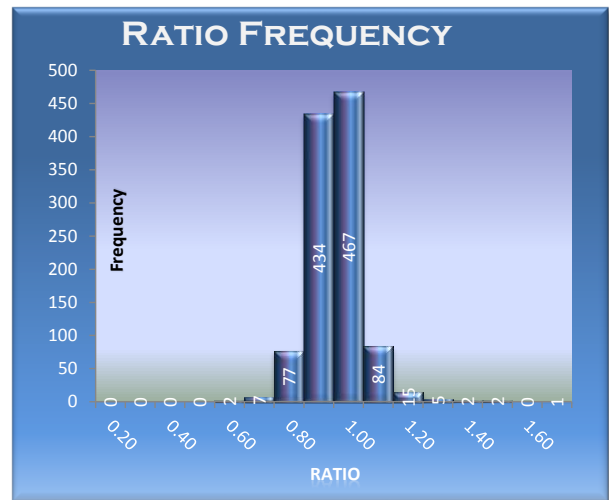
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.275	27.5%
2/1/2012	1.262	26.2%
3/1/2012	1.250	25.0%
4/1/2012	1.238	23.8%
5/1/2012	1.226	22.6%
6/1/2012	1.214	21.4%
7/1/2012	1.203	20.3%
8/1/2012	1.191	19.1%
9/1/2012	1.180	18.0%
10/1/2012	1.170	17.0%
11/1/2012	1.160	16.0%
12/1/2012	1.150	15.0%
1/1/2013	1.140	14.0%
2/1/2013	1.131	13.1%
3/1/2013	1.123	12.3%
4/1/2013	1.114	11.4%
5/1/2013	1.106	10.6%
6/1/2013	1.097	9.7%
7/1/2013	1.090	9.0%
8/1/2013	1.082	8.2%
9/1/2013	1.075	7.5%
10/1/2013	1.068	6.8%
11/1/2013	1.061	6.1%
12/1/2013	1.055	5.5%
1/1/2014	1.049	4.9%
2/1/2014	1.043	4.3%
3/1/2014	1.038	3.8%
4/1/2014	1.033	3.3%
5/1/2014	1.028	2.8%
6/1/2014	1.023	2.3%
7/1/2014	1.019	1.9%
8/1/2014	1.015	1.5%
9/1/2014	1.012	1.2%
10/1/2014	1.008	0.8%
11/1/2014	1.005	0.5%
12/1/2014	1.002	0.2%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 071 is: $(.901120190137701 - 0.0543015517434311 * 0.01826484 - 0.0595979894255936 * 0.008219178 + 0.0466969747153912 * 0.01552511 - 0.0818502834242084 * .0109589 - 0.111898050626322 * 0.008219178 + 0.0457535656402366 * 0.01643836 - 6.84209431895197E-05 * \text{SaleDay} + 1.4549085633017E-07 * \text{SaleDaySq} + .0344982912800275 * 0.2438356 + 0.0316625569953834 * 0.0173516) / (.901120190137701 - 0.0543015517434311 * 0.01826484 - 0.0595979894255936 * 0.008219178 + 0.0466969747153912 * 0.01552511 - 0.0818502834242084 * .0109589 - 0.111898050626322 * 0.008219178 + 0.0457535656402366 * 0.01643836 + .0344982912800275 * 0.2438356 + 0.0316625569953834 * 0.0173516)$
 $\text{SaleDay} = \text{SaleDate} - 42005$
 $\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

Annual Update Ratio Study Report (Before) – 2014 Assessments

District: NE / Team: 3	Appr. Date: 1/1/2014	Date of Report: 8/6/2015	Sales Dates: 1/2012 - 12/2014
Area Name: Redmond Ridge and Environs	Appr ID: JDAR	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 071			

SAMPLE STATISTICS	
Sample size (n)	1,096
Mean Assessed Value	\$668,300
Mean Adj. Sales Price	\$739,500
Standard Deviation AV	\$238,827
Standard Deviation SP	\$270,276
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.909
Median Ratio	0.904
Weighted Mean Ratio	0.904
UNIFORMITY	
Lowest ratio	0.540
Highest ratio:	1.649
Coefficient of Dispersion	6.82%
Standard Deviation	0.089
Coefficient of Variation	9.84%
Price Related Differential (PRD)	1.006
RELIABILITY	
95% Confidence: Median	
Lower limit	0.900
Upper limit	0.909
95% Confidence: Mean	
Lower limit	0.903
Upper limit	0.914
SAMPLE SIZE EVALUATION	
N (population size)	5,779
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	13
Actual sample size:	1,096
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	579
# ratios above mean:	517
z:	1.873
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

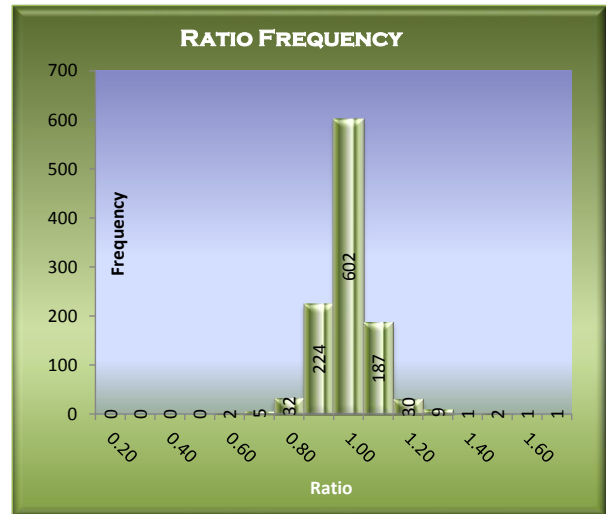
1 to 3 Unit Residences throughout Area 071

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

Annual Update Ratio Study Report (After) – 2015 Assessments

District: NE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Redmond Ridge and Environs	1/1/2015	8/6/2015	1/2012 - 12/2014
Area Number: 071	Appr. ID:	Property Type:	Adjusted for time?
	JDAR	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	1,096
Mean Assessed Value	\$697,700
Mean Sales Price	\$739,500
Standard Deviation AV	\$243,526
Standard Deviation SP	\$270,276
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.950
Median Ratio	0.948
Weighted Mean Ratio	0.943
UNIFORMITY	
Lowest ratio	0.548
Highest ratio:	1.673
Coefficient of Dispersion	6.54%
Standard Deviation	0.090
Coefficient of Variation	9.49%
Price Related Differential (PRD)	1.007
RELIABILITY	
95% Confidence: Median	
Lower limit	0.943
Upper limit	0.952
95% Confidence: Mean	
Lower limit	0.944
Upper limit	0.955
SAMPLE SIZE EVALUATION	
N (population size)	5,779
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.090
Recommended minimum:	13
Actual sample size:	1,096
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	560
# ratios above mean:	536
z:	0.725
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 071.

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

Annual Update Process

Effective Date of Appraisal: January 1, 2015

Date of Appraisal Report: August 6, 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 29 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase of improved parcels, an overall market adjustment was derived. This resulted in an overall +3.9% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value * 1.041, 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-based 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 Amesbury, Avondale Green, Canyon Creek and Elm Tree Road were generally at lower assessment levels than the rest of the population. The plats of Canterbury Woods, Hunter's Glen and the combined plats of Broadhurst & Estates at Thornbury along with Sub Area 10 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 1,096 useable residential sales in the area.

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

The derived adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1-0.05) / (.901120190137699 - 0.0543015517434316 * \\ & \text{Amesbury} - 0.0595979894255937 * \text{AvondaleGreen} + 0.0466969747153915 * \text{CanterburyWoods} \\ & - 0.0818502834242081 * \text{CanyonCreek} - 0.111898050626321 * \text{ElmTreeRd} + \\ & 0.0457535656402379 * \text{HuntersGlen} + 0.034498291280028 * \text{Sub10} + 0.0316625569953832 * \\ & \text{ThornburyBroadhurst}) \end{aligned}$$

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

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

Mobile Home Update

There were 11 sales of mobile homes within Area 071. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +4.4%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.044 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value minus } 2015 \text{ Land Value} \end{aligned}$$

Results

The resulting assessment level is 0.948. 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 +4.0%. This increase is due partly to market changes over time and the previous assessment levels.

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

Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) * 1.044.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) * 1.044.

- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
 - If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
 - If land value <= \$10,000 no adjustment is applied.
 - If improvements and accessories <= \$10,000 no further adjustment applied.
 - If vacant parcel (no improvement value), the land adjustment applies.
 - If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
 - If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
 - If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
 - If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	880730	0310	01/29/13	\$269,900	\$306,000	910	6	1969	Avg	9,360	N	N	7551 206TH PL NE
7	0	880730	0130	12/17/14	\$330,000	\$330,000	910	6	1969	Good	10,240	N	N	20615 NE 76TH PL
7	0	880730	0300	07/30/12	\$215,000	\$257,000	910	6	1969	Avg	9,000	N	N	7559 206TH PL NE
7	0	880780	0190	03/10/14	\$320,000	\$332,000	940	6	1970	Good	14,100	N	N	21036 NE 66TH ST
7	0	880760	0430	04/18/13	\$270,000	\$300,000	960	6	1969	Good	10,350	N	N	20804 NE 91ST ST
7	0	880770	0140	11/05/13	\$295,000	\$313,000	960	6	1969	Good	11,648	N	N	9200 211TH PL NE
7	0	880781	0150	08/08/13	\$380,000	\$411,000	980	6	1930	Good	15,930	N	N	21121 NE 60TH PL
7	0	880781	0110	05/22/14	\$432,000	\$443,000	1,100	6	1982	Avg	14,925	N	N	21009 NE 60TH PL
7	0	880781	0610	08/10/12	\$238,000	\$283,000	1,150	6	1970	Good	13,054	N	N	6054 212TH AVE NE
7	0	880781	0280	06/05/12	\$325,000	\$395,000	1,170	6	1981	Avg	12,510	N	N	21509 NE 60TH PL
7	0	880770	0030	04/15/14	\$355,000	\$366,000	1,250	6	1969	Good	13,140	N	N	21047 NE 91ST ST
7	0	880781	0890	11/05/14	\$385,000	\$387,000	1,250	6	1970	Avg	21,303	N	N	21016 NE 61ST ST
7	0	880781	0700	03/04/14	\$385,000	\$400,000	1,250	6	1970	VGood	10,266	N	N	21421 NE 61ST ST
7	0	880781	0090	09/25/14	\$335,000	\$338,000	1,350	6	1981	Good	14,212	N	N	20935 NE 60TH PL
7	0	880760	0210	03/04/14	\$391,500	\$406,000	1,500	6	1971	Good	10,875	N	N	21019 NE 92ND ST
7	0	880781	0170	11/19/12	\$349,000	\$403,000	1,670	6	1972	Good	15,300	N	N	21205 NE 60TH PL
7	0	880781	0810	01/13/14	\$353,000	\$370,000	1,700	6	1970	Good	12,800	N	N	21304 NE 61ST ST
7	0	880781	0270	11/05/12	\$350,000	\$406,000	1,740	6	1976	Good	12,510	N	N	21501 NE 60TH PL
7	0	033960	0480	04/25/14	\$320,000	\$330,000	870	7	1987	Avg	3,256	N	N	9102 182ND AVE NE
7	0	033960	0080	08/06/13	\$307,000	\$334,000	920	7	1987	Avg	2,930	N	N	18110 NE 91ST CT
7	0	033960	0010	10/17/14	\$352,500	\$355,000	1,000	7	1985	Avg	4,171	N	N	9115 182ND AVE NE
7	0	880730	0570	12/29/14	\$399,950	\$400,000	1,040	7	1978	Avg	9,600	N	N	20701 NE 79TH ST
7	0	033960	0190	03/09/12	\$277,500	\$351,000	1,060	7	1986	Avg	3,963	N	N	9105 183RD CT NE
7	0	062506	9140	06/25/13	\$434,500	\$474,000	1,090	7	1986	VGood	10,523	N	N	9074 AVONDALE RD NE
7	0	052506	9034	04/12/13	\$410,000	\$456,000	1,100	7	1956	Avg	102,801	N	N	9421 208TH AVE NE
7	0	880760	0330	06/08/12	\$300,000	\$364,000	1,230	7	1968	Good	10,625	N	N	9121 210TH AVE NE
7	0	880730	0330	06/17/13	\$290,000	\$317,000	1,240	7	1977	Avg	9,600	N	N	7535 206TH PL NE
7	0	880781	0050	05/29/14	\$405,000	\$415,000	1,240	7	1988	Avg	14,404	N	N	6019 210TH AVE NE
7	0	033960	0180	11/12/12	\$385,000	\$450,000	1,300	7	1986	Avg	3,363	N	N	9109 183RD CT NE
7	0	102506	9126	01/17/13	\$420,000	\$477,000	1,320	7	1969	Good	41,350	N	N	22828 NE UNION HILL RD
7	0	033960	0460	10/17/14	\$419,500	\$423,000	1,360	7	1986	Avg	3,188	N	N	18208 NE 91ST ST

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	033960	0090	09/25/14	\$369,950	\$374,000	1,360	7	1987	Avg	3,718	N	N	18106 NE 91ST CT
7	0	880760	0320	03/20/12	\$323,900	\$403,000	1,360	7	1968	Avg	10,170	N	N	9203 210TH AVE NE
7	0	102506	9169	11/21/12	\$410,000	\$473,000	1,550	7	1976	Good	96,703	N	N	7707 238TH AVE NE
7	0	033960	0110	09/23/14	\$395,000	\$399,000	1,610	7	1987	Avg	3,755	N	N	18103 NE 91ST CT
7	0	033960	0070	07/21/14	\$408,000	\$415,000	1,640	7	1987	Avg	3,440	N	N	18114 NE 91ST CT
7	0	880760	0200	02/08/13	\$279,900	\$316,000	1,750	7	1970	Good	10,875	N	N	21015 NE 92ND ST
7	0	172506	9015	10/18/13	\$569,000	\$606,000	2,010	7	1912	VGood	163,785	N	N	20015 NE 50TH ST
7	0	241391	0270	05/09/13	\$402,000	\$444,000	2,030	7	1976	Avg	21,850	N	N	7711 211TH AVE NE
7	0	102506	9227	11/13/13	\$375,000	\$397,000	2,280	7	1984	Avg	37,432	N	N	23724 NE 65TH PL
7	0	102506	9161	10/02/13	\$558,000	\$596,000	2,370	7	1978	Good	40,510	N	N	6601 229TH AVE NE
7	0	241391	0150	02/21/13	\$585,000	\$659,000	2,860	7	1973	Avg	60,984	N	N	21100 NE 78TH ST
7	0	092506	9134	09/10/14	\$870,000	\$879,000	3,090	7	1990	Avg	41,147	N	N	21806 NE 79TH ST
7	0	241391	0200	09/09/13	\$483,000	\$518,000	1,340	8	1973	Avg	50,213	N	N	20918 NE 78TH ST
7	0	178730	0020	08/12/13	\$546,500	\$590,000	1,380	8	1985	Good	30,377	N	N	22810 NE 57TH ST
7	0	133090	0610	02/25/14	\$499,950	\$519,000	1,400	8	1981	Good	37,052	N	N	4513 232ND AVE NE
7	0	042506	9037	01/20/12	\$515,000	\$654,000	1,440	8	1972	VGood	156,816	N	N	22215 NE 85TH ST
7	0	102506	9049	04/20/13	\$520,000	\$577,000	1,480	8	1979	Good	60,984	N	N	23725 NE 63RD PL
7	0	042506	9075	07/16/13	\$559,000	\$607,000	1,500	8	1988	Avg	53,143	N	N	9708 218TH PL NE
7	0	133091	0180	02/12/13	\$435,000	\$488,000	1,520	8	1981	Avg	42,921	N	N	22904 NE 51ST ST
7	0	133090	0800	02/19/13	\$424,500	\$476,000	1,570	8	1981	Avg	31,540	N	N	22904 NE 46TH ST
7	0	133090	0430	06/18/13	\$485,000	\$528,000	1,620	8	1983	Good	42,469	N	N	22934 NE 47TH ST
7	0	182506	9020	12/11/13	\$484,000	\$510,000	1,620	8	1922	VGood	28,800	N	N	5823 196TH AVE NE
7	0	162506	9068	07/31/13	\$627,000	\$679,000	1,630	8	2005	Avg	28,247	N	N	4417 221ST PL NE
7	0	154280	0010	09/09/14	\$472,500	\$478,000	1,650	8	1996	Avg	3,711	N	N	18399 NE 97TH CT
7	0	152506	9078	11/20/12	\$573,000	\$662,000	1,670	8	1982	Good	110,206	N	N	23816 NE 43RD ST
7	0	133090	0560	12/10/13	\$449,000	\$472,000	1,680	8	1980	Avg	35,370	N	N	23121 NE 47TH ST
7	0	751120	0020	08/29/14	\$509,900	\$516,000	1,690	8	1984	Avg	53,578	N	N	5011 218TH AVE NE
7	0	241390	0010	10/21/13	\$550,000	\$585,000	1,720	8	1977	Good	22,464	N	N	7305 216TH AVE NE
7	0	162100	0020	09/05/12	\$405,000	\$478,000	1,750	8	1986	Avg	35,111	N	N	23811 NE 75TH ST
7	0	812150	0180	12/05/12	\$420,000	\$483,000	1,750	8	1974	Avg	40,635	N	N	22820 NE 64TH ST
7	0	154280	0180	07/08/13	\$415,000	\$452,000	1,760	8	1996	Avg	3,450	N	N	9779 184TH CT NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	154280	0110	12/18/13	\$450,000	\$473,000	1,760	8	1996	Avg	3,591	N	N	18394 NE 97TH CT
7	0	154280	0080	01/10/14	\$400,000	\$419,000	1,760	8	1996	Avg	3,456	N	N	18388 NE 97TH CT
7	0	154280	0060	09/18/13	\$439,950	\$471,000	1,760	8	1996	Avg	3,267	N	N	18389 NE 97TH CT
7	0	102506	9203	06/18/12	\$472,000	\$571,000	1,780	8	1988	Good	39,445	N	N	23321 NE 71ST ST
7	0	042506	9162	05/15/12	\$520,990	\$637,000	1,800	8	1988	Good	48,787	N	N	21627 NE 97TH PL
7	0	102506	9185	03/16/12	\$425,000	\$529,000	1,810	8	1979	Avg	61,855	N	N	23732 NE 63RD PL
7	0	102506	9241	05/31/12	\$492,000	\$598,000	1,830	8	1988	Avg	37,457	N	N	23314 NE 71ST ST
7	0	082506	9035	03/06/13	\$580,000	\$651,000	1,840	8	1978	Avg	43,560	N	N	6416 208TH AVE NE
7	0	262170	0030	07/09/12	\$480,000	\$577,000	1,850	8	1980	Avg	42,157	N	N	7324 217TH CT NE
7	0	133090	0070	04/14/14	\$601,200	\$619,000	1,870	8	1980	Good	39,765	N	N	4601 229TH AVE NE
7	0	950885	0120	06/27/14	\$602,000	\$614,000	1,880	8	1981	Good	37,800	N	N	23607 NE 72ND ST
7	0	812161	0140	12/14/12	\$424,100	\$486,000	1,890	8	1974	Avg	40,704	N	N	22857 NE 61ST ST
7	0	052506	9078	07/22/13	\$590,000	\$640,000	1,940	8	1972	Good	93,909	N	N	20356 NE 85TH ST
7	0	133090	0250	05/15/14	\$550,000	\$564,000	1,980	8	1980	Good	40,887	N	N	4216 232ND AVE NE
7	0	751120	0350	09/19/14	\$580,000	\$586,000	2,040	8	1980	Avg	81,021	N	N	5305 221ST AVE NE
7	0	042506	9139	10/27/14	\$600,000	\$603,000	2,090	8	1987	Avg	45,738	N	N	21720 NE 97TH PL
7	0	950885	0110	05/02/12	\$499,000	\$612,000	2,090	8	1980	Avg	38,165	N	N	23612 NE 72ND ST
7	0	152506	9058	06/26/14	\$568,000	\$579,000	2,110	8	1979	Good	265,716	N	N	5519 236TH AVE NE
7	0	172506	9097	10/26/12	\$499,950	\$581,000	2,170	8	1988	Good	83,635	Y	N	20926 NE 58TH ST
7	0	152506	9038	05/19/12	\$539,000	\$658,000	2,180	8	1965	Good	30,215	N	N	5033 236TH AVE NE
7	0	152506	9075	12/10/12	\$526,500	\$605,000	2,190	8	1979	Avg	76,665	N	N	23811 NE 43RD ST
7	0	092506	9138	03/13/14	\$575,000	\$596,000	2,210	8	1991	Avg	45,134	N	N	22126 NE 78TH ST
7	0	381100	0260	07/20/12	\$582,000	\$697,000	2,220	8	1980	Good	70,657	N	N	20525 NE 66TH ST
7	0	880780	0180	04/01/13	\$538,000	\$600,000	2,220	8	2013	Avg	12,875	N	N	6617 211TH PL NE
7	0	042506	9085	06/11/13	\$651,000	\$713,000	2,230	8	1987	Avg	45,302	N	N	9010 218TH AVE NE
7	0	262170	0010	05/08/14	\$569,000	\$584,000	2,250	8	1980	Avg	41,688	N	N	7304 217TH PL NE
7	0	052506	9099	10/22/14	\$685,000	\$689,000	2,320	8	1993	Good	219,978	N	N	20630 NE 92ND PL
7	0	262170	0020	03/28/13	\$500,000	\$558,000	2,320	8	1980	Avg	37,424	N	N	7314 217TH PL NE
7	0	381100	0250	09/29/14	\$610,000	\$615,000	2,320	8	1980	Avg	38,186	N	N	20515 NE 66TH ST
7	0	102506	9166	03/03/14	\$400,000	\$415,000	2,330	8	1977	Good	99,316	N	N	6700 242ND AVE NE
7	0	092506	9153	11/29/12	\$450,000	\$518,000	2,340	8	1984	Avg	45,738	N	N	6323 227TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	178730	0220	04/04/13	\$550,000	\$613,000	2,350	8	1985	Avg	30,597	N	N	22815 NE 57TH ST
7	0	262170	0040	09/06/13	\$545,000	\$585,000	2,350	8	1980	Avg	39,158	N	N	7334 217TH CT NE
7	0	262170	0060	11/27/12	\$495,000	\$571,000	2,350	8	1980	Avg	35,575	N	N	7325 217TH CT NE
7	0	102506	9247	04/29/14	\$735,000	\$756,000	2,360	8	1995	Avg	35,070	N	N	22910 NE 76TH ST
7	0	133090	0290	04/19/13	\$491,500	\$543,000	2,400	8	1979	Avg	36,112	N	N	4420 232ND AVE NE
7	0	133091	0120	06/25/13	\$570,000	\$620,000	2,400	8	1983	Good	37,422	N	N	23224 NE 51ST CT
7	0	812150	0060	07/04/12	\$567,500	\$683,000	2,460	8	1968	VGood	40,635	N	N	23021 NE 64TH ST
7	0	812150	0060	08/07/14	\$715,000	\$725,000	2,460	8	1968	VGood	40,635	N	N	23021 NE 64TH ST
7	0	042506	9103	10/28/13	\$565,000	\$600,000	2,490	8	1996	VGood	118,483	N	N	8610 219TH AVE NE
7	0	102506	9067	05/08/12	\$575,000	\$704,000	2,490	8	1977	Good	82,188	N	N	7714 230TH AVE NE
7	0	152506	9035	02/24/12	\$524,000	\$657,000	2,490	8	1983	Good	110,597	N	N	5317 236TH AVE NE
7	0	133091	0130	07/24/13	\$530,000	\$573,000	2,500	8	1981	Good	35,028	N	N	23208 NE 51ST CT
7	0	241391	0030	09/19/13	\$674,000	\$722,000	2,510	8	1924	VGood	43,093	N	N	7606 208TH AVE NE
7	0	133090	0570	11/06/14	\$575,000	\$578,000	2,520	8	1980	Avg	35,636	N	N	4625 232ND AVE NE
7	0	133091	0020	12/13/12	\$535,000	\$610,000	2,550	8	1983	Good	29,842	N	N	22821 NE 51ST ST
7	0	152506	9084	08/02/13	\$671,000	\$726,000	2,570	8	1989	Good	210,394	Y	N	24028 NE 45TH ST
7	0	751120	0190	09/10/14	\$580,000	\$586,000	2,570	8	1980	Good	36,465	N	N	22223 NE 54TH ST
7	0	152506	9021	12/01/14	\$400,000	\$401,000	2,580	8	1986	Avg	214,315	N	N	4024 236TH AVE NE
7	0	381100	0100	08/18/12	\$525,000	\$623,000	2,600	8	1982	Good	36,462	N	N	6818 205TH AVE NE
7	0	133090	0410	11/15/12	\$515,000	\$592,000	2,610	8	1983	Avg	38,319	N	N	23112 NE 47TH ST
7	0	950885	0100	11/03/14	\$666,000	\$669,000	2,780	8	1979	Avg	31,510	N	N	7215 237TH AVE NE
7	0	133091	0140	10/25/12	\$518,000	\$598,000	2,880	8	1983	Avg	36,496	N	N	23016 NE 51ST ST
7	0	751120	0330	05/23/12	\$594,000	\$724,000	2,880	8	1983	Good	34,850	N	N	5320 221ST AVE NE
7	0	133090	0700	02/09/12	\$570,000	\$711,000	2,970	8	1980	VGood	34,144	N	N	4218 229TH AVE NE
7	0	950885	0240	04/14/13	\$557,000	\$619,000	2,990	8	1980	Good	29,675	N	N	6924 237TH AVE NE
7	0	133091	0050	09/18/12	\$560,000	\$654,000	3,060	8	1983	Avg	37,812	N	N	22929 NE 51ST ST
7	0	241390	0050	10/05/12	\$495,000	\$579,000	3,410	8	1987	Good	15,143	N	N	7333 216TH AVE NE
7	0	241390	0050	12/01/14	\$599,000	\$601,000	3,410	8	1987	Good	15,143	N	N	7333 216TH AVE NE
7	0	102506	9191	09/19/13	\$755,000	\$809,000	3,540	8	2001	Good	57,499	N	N	23526 NE 61ST ST
7	0	951097	0200	07/26/12	\$510,000	\$610,000	1,840	9	2005	Avg	3,980	N	N	19406 NE 68TH WAY
7	0	951097	0050	09/01/14	\$583,000	\$590,000	1,840	9	2005	Avg	4,011	N	N	19168 NE 68TH WAY

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Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	951086	0530	12/18/13	\$590,000	\$621,000	1,870	9	2003	Avg	3,533	N	N	6627 188TH PL NE
7	0	951086	0560	07/25/14	\$674,000	\$685,000	1,920	9	2003	Avg	3,624	N	N	6521 188TH PL NE
7	0	951086	0600	06/06/13	\$580,000	\$636,000	1,960	9	2003	Avg	3,365	N	N	6511 188TH PL NE
7	0	732291	0010	07/19/13	\$550,000	\$597,000	1,970	9	1990	Avg	37,780	N	N	5322 240TH AVE NE
7	0	092506	9124	10/30/13	\$947,227	\$1,006,000	2,000	9	2013	Avg	216,928	N	N	21827 NE 62ND PL
7	0	951086	0050	06/24/13	\$726,000	\$793,000	2,030	9	2003	Avg	4,169	N	N	6522 188TH PL NE
7	0	951097	0930	08/03/12	\$525,000	\$626,000	2,070	9	2005	Avg	3,600	N	N	6774 193RD PL NE
7	0	951097	0790	10/08/12	\$580,000	\$678,000	2,090	9	2004	Avg	6,817	N	N	19319 NE 65TH WAY
7	0	951097	0760	06/03/13	\$625,000	\$686,000	2,090	9	2005	Avg	4,822	N	N	6616 194TH PL NE
7	0	951086	0070	06/07/13	\$726,160	\$796,000	2,100	9	2003	Avg	4,144	N	N	6628 188TH PL NE
7	0	951091	0260	03/19/12	\$570,000	\$709,000	2,100	9	2002	Avg	4,497	N	N	5936 189TH PL NE
7	0	951097	0520	06/16/14	\$638,000	\$652,000	2,110	9	2005	Avg	3,600	N	N	6535 193RD PL NE
7	0	951091	0200	04/23/13	\$635,000	\$704,000	2,115	9	2002	Avg	4,257	N	N	6060 189TH PL NE
7	0	951091	0110	07/29/13	\$660,000	\$715,000	2,115	9	2002	Avg	5,416	N	N	6214 189TH PL NE
7	0	951097	0090	11/21/14	\$637,250	\$639,000	2,120	9	2005	Avg	3,220	N	N	19214 NE 68TH WAY
7	0	951086	0540	12/05/13	\$635,000	\$670,000	2,180	9	2003	Avg	3,628	N	N	6625 188TH PL NE
7	0	951097	0550	05/23/13	\$585,000	\$644,000	2,210	9	2004	Avg	4,592	N	N	6457 193RD PL NE
7	0	951091	0310	07/29/13	\$720,000	\$780,000	2,225	9	2002	Avg	4,241	N	N	5818 189TH PL NE
7	0	052506	9093	04/10/14	\$763,000	\$787,000	2,230	9	1973	Good	152,460	N	N	21031 NE 97TH PL
7	0	951086	1130	02/20/13	\$585,000	\$659,000	2,230	9	2004	Avg	4,050	N	N	19153 NE 66TH WAY
7	0	951097	1070	08/12/14	\$675,000	\$684,000	2,250	9	2004	Avg	4,134	N	N	19152 NE 66TH WAY
7	0	033935	0050	04/18/12	\$530,000	\$653,000	2,320	9	2004	Avg	7,373	N	N	18417 NE 95TH CT
7	0	312150	0220	07/02/13	\$680,000	\$741,000	2,320	9	1993	Avg	26,775	N	N	23526 NE 78TH WAY
7	0	092506	9053	04/11/14	\$815,000	\$841,000	2,330	9	2011	Avg	126,759	N	N	7804 224TH AVE NE
7	0	732290	0300	12/02/13	\$580,000	\$612,000	2,330	9	1987	Avg	49,658	N	N	5113 243RD AVE NE
7	0	162506	9077	11/21/12	\$668,000	\$771,000	2,350	9	1984	Good	211,266	Y	N	5805 216TH PL NE
7	0	732290	0340	08/25/12	\$540,000	\$640,000	2,360	9	1988	Avg	50,529	N	N	5014 240TH AVE NE
7	0	951091	0050	07/01/14	\$712,000	\$726,000	2,375	9	2002	Avg	4,094	N	N	6248 189TH PL NE
7	0	951097	0480	06/10/13	\$686,000	\$752,000	2,390	9	2005	Avg	3,600	N	N	6532 192ND PL NE
7	0	951097	0570	11/12/13	\$655,000	\$694,000	2,390	9	2004	Avg	3,662	N	N	6453 193RD PL NE
7	0	042506	9104	12/15/14	\$715,000	\$716,000	2,410	9	1989	Avg	46,609	N	N	8520 219TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	951086	0460	10/04/13	\$617,000	\$659,000	2,410	9	2003	Avg	4,399	N	N	18881 NE 68TH ST
7	0	951097	0870	03/25/13	\$624,800	\$698,000	2,410	9	2005	Avg	3,887	N	N	6781 194TH PL NE
7	0	951086	0420	05/09/12	\$560,000	\$686,000	2,420	9	2003	Avg	4,657	N	N	18889 NE 68TH ST
7	0	951091	0170	06/28/12	\$606,000	\$730,000	2,420	9	2002	Avg	4,366	N	N	6106 189TH PL NE
7	0	951086	1040	08/28/12	\$565,000	\$669,000	2,430	9	2004	Avg	4,486	N	N	19134 NE 65TH WAY
7	0	193900	0010	06/19/14	\$720,000	\$735,000	2,440	9	1987	Avg	34,290	N	N	7210 221ST AVE NE
7	0	232450	0020	07/15/13	\$634,500	\$690,000	2,440	9	2005	Avg	4,572	N	N	9927 187TH CT NE
7	0	951086	0060	06/27/14	\$710,000	\$724,000	2,440	9	2003	Avg	4,153	N	N	6626 188TH PL NE
7	0	951086	0890	04/02/14	\$700,000	\$723,000	2,450	9	2004	Avg	4,239	N	N	19114 NE 64TH WAY
7	0	951097	0840	09/24/12	\$590,000	\$693,000	2,480	9	2004	Avg	4,481	N	N	6545 194TH PL NE
7	0	312150	0020	07/02/14	\$700,000	\$714,000	2,490	9	1993	Avg	23,891	N	N	7514 232ND AVE NE
7	0	312150	0020	10/24/12	\$552,900	\$643,000	2,490	9	1993	Avg	23,891	N	N	7514 232ND AVE NE
7	0	193900	0030	06/27/14	\$652,500	\$666,000	2,540	9	1987	Avg	38,677	N	N	7238 221ST AVE NE
7	0	951097	0900	05/16/12	\$580,000	\$709,000	2,540	9	2005	Avg	4,446	N	N	6787 194TH PL NE
7	0	951097	1000	05/09/12	\$596,250	\$730,000	2,540	9	2005	Avg	4,256	N	N	6771 193RD PL NE
7	0	951086	1140	07/14/14	\$711,000	\$724,000	2,550	9	2004	Avg	5,376	N	N	19155 NE 66TH WAY
7	0	162506	9120	08/09/12	\$575,500	\$685,000	2,580	9	1994	Avg	87,120	N	N	22423 NE 60TH ST
7	0	052506	9064	11/15/12	\$848,500	\$981,000	2,590	9	1961	Good	195,148	Y	N	20409 NE NOVELTY HILL RD
7	0	951086	0900	06/10/12	\$608,250	\$737,000	2,590	9	2004	Avg	3,955	N	N	19112 NE 64TH WAY
7	0	312150	0270	12/31/12	\$629,000	\$718,000	2,610	9	1993	Avg	38,938	N	N	7834 235TH PL NE
7	0	082506	9097	06/19/14	\$770,000	\$786,000	2,650	9	1994	Avg	40,705	N	N	20731 NE 70TH PL
7	0	751121	0180	07/17/12	\$530,000	\$635,000	2,660	9	1987	Good	36,167	N	N	4729 225TH AVE NE
7	0	033935	0060	05/24/13	\$630,000	\$693,000	2,700	9	2004	Avg	9,156	N	N	18409 NE 95TH CT
7	0	951097	0540	08/10/12	\$630,000	\$750,000	2,730	9	2005	Avg	4,920	N	N	6531 193RD PL NE
7	0	951097	0450	06/03/13	\$655,000	\$719,000	2,760	9	2004	Avg	3,602	N	N	6454 192ND PL NE
7	0	951097	0500	10/14/13	\$706,000	\$752,000	2,760	9	2005	Avg	4,635	N	N	6536 192ND PL NE
7	0	951097	0890	12/03/13	\$697,500	\$736,000	2,770	9	2005	Avg	3,733	N	N	6785 194TH PL NE
7	0	108561	0030	08/01/14	\$725,500	\$737,000	2,790	9	1997	Avg	74,495	N	N	6205 214TH AVE NE
7	0	880730	0580	12/26/13	\$735,750	\$773,000	2,830	9	2004	Good	10,200	N	N	20709 NE 79TH ST
7	0	232450	0130	07/15/13	\$670,000	\$728,000	2,840	9	2006	Avg	6,051	N	N	9920 187TH CT NE
7	0	732291	0100	08/26/13	\$730,000	\$786,000	2,840	9	1990	Avg	58,806	N	N	5137 243RD AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	152506	9073	06/24/13	\$740,500	\$809,000	2,880	9	1979	Good	219,134	N	N	23851 NE 58TH PL
7	0	951097	0350	11/25/13	\$738,000	\$780,000	2,890	9	2005	Avg	5,009	N	N	19307 NE 64TH WAY
7	0	951097	0380	03/19/12	\$705,000	\$877,000	2,890	9	2005	Avg	5,006	N	N	19301 NE 64TH WAY
7	0	312150	0340	07/12/14	\$690,000	\$702,000	2,900	9	1992	Avg	23,488	N	N	7811 233RD AVE NE
7	0	751121	0100	07/09/12	\$610,000	\$733,000	2,900	9	1984	Good	31,033	N	N	4530 224TH PL NE
7	0	312150	0100	09/03/14	\$715,000	\$723,000	2,970	9	1993	Avg	29,163	N	N	7705 234TH PL NE
7	0	312100	0050	10/14/13	\$691,000	\$736,000	3,000	9	1990	Avg	35,709	N	N	7317 233RD PL NE
7	0	732290	0160	08/20/12	\$704,000	\$835,000	3,000	9	1987	Good	35,780	N	N	5115 240TH AVE NE
7	0	166850	0020	07/06/12	\$665,000	\$800,000	3,010	9	1986	Good	37,529	N	N	4616 224TH CT NE
7	0	951097	0390	08/26/13	\$790,000	\$851,000	3,010	9	2005	Avg	5,253	N	N	19227 NE 64TH WAY
7	0	951097	0310	06/12/14	\$789,500	\$807,000	3,010	9	2005	Avg	6,100	N	N	6466 195TH PL NE
7	0	312150	0070	07/24/12	\$660,000	\$789,000	3,050	9	1995	Avg	22,081	N	N	7723 234TH PL NE
7	0	732291	0070	11/27/13	\$763,000	\$806,000	3,050	9	1990	Good	44,431	N	N	24038 NE 53RD PL
7	0	102506	9245	10/18/12	\$589,000	\$687,000	3,060	9	1991	Avg	50,529	N	N	7314 238TH AVE NE
7	0	052506	9125	03/06/14	\$770,000	\$799,000	3,110	9	1998	Avg	35,001	N	N	8334 208TH AVE NE
7	0	052506	9125	09/06/12	\$680,000	\$802,000	3,110	9	1998	Avg	35,001	N	N	8334 208TH AVE NE
7	0	751121	0250	02/10/14	\$463,000	\$482,000	3,120	9	1987	Avg	62,366	N	N	4816 225TH AVE NE
7	0	312150	0380	04/04/13	\$725,000	\$808,000	3,140	9	1992	Avg	24,979	N	N	7817 235TH PL NE
7	0	162506	9108	11/08/12	\$640,000	\$742,000	3,170	9	1990	Good	104,529	N	N	5421 228TH AVE NE
7	0	193900	0040	08/20/14	\$765,000	\$775,000	3,190	9	1988	Avg	38,119	N	N	7300 221ST AVE NE
7	0	751121	0060	09/04/13	\$712,000	\$765,000	3,200	9	1984	Good	35,011	N	N	4529 227TH PL NE
7	0	108561	0120	08/27/13	\$643,000	\$692,000	3,210	9	1998	Good	27,386	N	N	6433 214TH AVE NE
7	0	812161	0080	11/02/12	\$925,000	\$1,074,000	3,220	9	1999	Good	37,324	N	N	22828 NE 61ST ST
7	0	951086	0840	05/15/14	\$803,100	\$824,000	3,310	9	2004	Avg	5,404	N	N	19111 NE 64TH WAY
7	0	951097	0270	06/05/12	\$738,000	\$896,000	3,310	9	2005	Avg	5,176	N	N	6672 195TH PL NE
7	0	951097	0300	09/23/14	\$775,000	\$782,000	3,310	9	2005	Avg	5,101	N	N	6546 195TH PL NE
7	0	751121	0310	07/09/14	\$720,500	\$734,000	3,350	9	1985	Good	35,298	N	N	22720 NE 46TH ST
7	0	108561	0100	09/10/12	\$550,000	\$648,000	3,390	9	1994	Avg	31,642	N	N	6513 214TH AVE NE
7	0	162506	9001	03/24/14	\$756,000	\$782,000	3,470	9	1984	Good	150,282	N	N	22431 NE 60TH ST
7	0	082506	9095	04/05/13	\$720,000	\$802,000	3,500	9	2013	Avg	223,027	N	N	19821 NE 61ST PL
7	0	880730	0410	10/30/12	\$665,000	\$773,000	3,540	9	2005	Avg	15,133	N	N	7928 207TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	751121	0030	07/18/13	\$683,000	\$742,000	3,690	9	1983	Avg	33,590	N	N	22709 NE 46TH ST
7	0	166850	0100	12/10/14	\$775,000	\$776,000	3,820	9	1987	Good	35,016	N	N	4520 223RD PL NE
7	0	102506	9192	11/05/14	\$929,000	\$934,000	4,030	9	2002	Avg	57,499	N	N	23508 NE 61ST ST
7	0	162506	9100	06/11/13	\$848,500	\$930,000	4,150	9	1986	Good	116,740	N	N	22700 NE 57TH CT
7	0	102506	9176	04/10/13	\$720,000	\$801,000	4,160	9	1978	Good	42,688	N	N	7525 238TH AVE NE
7	0	732291	0030	07/21/14	\$1,095,000	\$1,113,000	4,410	9	1990	Good	57,063	N	N	24041 NE 53RD PL
7	0	092506	9051	10/04/13	\$967,500	\$1,033,000	4,620	9	2007	Avg	90,604	N	N	22718 NE 79TH ST
7	0	352950	0040	05/18/12	\$617,000	\$753,000	2,330	10	1993	Avg	19,954	N	N	21704 NE 81ST ST
7	0	352800	0290	06/09/14	\$743,700	\$760,000	2,610	10	1988	Avg	33,206	N	N	21306 NE 69TH CT
7	0	929085	0740	06/18/14	\$975,000	\$996,000	2,680	10	1991	Avg	43,386	N	N	21502 NE 103RD ST
7	0	133085	0140	03/13/12	\$559,500	\$698,000	2,810	10	1994	Avg	21,783	N	N	22410 NE 39TH WAY
7	0	052506	9049	08/17/12	\$975,000	\$1,158,000	2,860	10	2009	Avg	144,489	N	N	20535 NE NOVELTY HILL RD
7	0	929085	0760	10/28/14	\$845,000	\$850,000	2,880	10	1989	Avg	35,610	N	N	10316 214TH AVE NE
7	0	352800	0400	07/29/13	\$688,300	\$743,000	2,890	10	1988	Avg	35,028	N	N	6628 214TH CT NE
7	0	352950	0090	01/09/12	\$647,000	\$824,000	2,990	10	1993	Avg	41,938	N	N	21416 NE 81ST ST
7	0	548090	0010	06/23/14	\$835,000	\$852,000	3,030	10	1998	Avg	29,163	N	N	5420 239TH PL NE
7	0	082506	9098	06/11/13	\$849,500	\$931,000	3,060	10	1986	Good	49,658	N	N	20728 NE 70TH PL
7	0	352800	0545	08/15/14	\$844,000	\$855,000	3,090	10	1988	Avg	67,518	N	N	21834 NE 69TH ST
7	0	241391	0120	07/02/14	\$915,000	\$933,000	3,120	10	2013	Avg	62,726	N	N	21117 NE 78TH ST
7	0	770210	0020	10/25/12	\$617,000	\$718,000	3,150	10	1995	Avg	35,835	N	N	23730 NE 61ST ST
7	0	352801	0140	01/17/14	\$799,000	\$834,000	3,170	10	1989	Avg	50,077	N	N	6710 223RD AVE NE
7	0	929085	0060	10/22/14	\$910,000	\$916,000	3,170	10	1989	Avg	32,430	N	N	21335 NE 103RD CT
7	0	929087	0080	10/16/13	\$785,000	\$836,000	3,180	10	1994	Avg	43,388	N	N	21339 NE 97TH PL
7	0	052506	9132	07/02/13	\$670,000	\$730,000	3,190	10	1990	Avg	40,993	N	N	9101 208TH AVE NE
7	0	352800	0550	07/29/13	\$822,000	\$887,000	3,200	10	1988	Avg	64,904	N	N	21830 NE 69TH ST
7	0	929085	0230	04/03/12	\$715,000	\$886,000	3,200	10	1989	Avg	32,901	N	N	10020 216TH AVE NE
7	0	042506	9167	11/28/12	\$705,000	\$812,000	3,210	10	1989	Good	41,707	N	N	9910 216TH AVE NE
7	0	929085	0160	07/09/12	\$736,000	\$884,000	3,210	10	1989	Avg	35,457	N	N	21331 NE 101ST CT
7	0	352800	0540	07/16/12	\$655,000	\$779,000	3,220	10	1988	Avg	66,211	N	N	21840 NE 69TH ST
7	0	929087	0040	11/17/14	\$775,000	\$778,000	3,220	10	1993	Avg	38,448	N	N	9608 215TH AVE NE
7	0	152506	9121	01/07/13	\$724,500	\$826,000	3,260	10	1994	Avg	57,934	N	N	5350 242ND PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	815580	0010	10/24/13	\$746,000	\$793,000	3,260	10	1990	Avg	36,192	N	N	6320 240TH WAY NE
7	0	152506	9095	06/19/14	\$925,000	\$945,000	3,280	10	1994	Avg	209,088	N	N	5310 236TH AVE NE
7	0	815580	0330	07/24/13	\$1,040,000	\$1,128,000	3,290	10	2001	Avg	58,281	N	Y	6305 240TH WAY NE
7	0	032506	9051	09/20/12	\$775,000	\$911,000	3,345	10	2003	Avg	40,903	N	N	8042 243RD PL SE
7	0	929085	0240	06/24/13	\$889,500	\$971,000	3,350	10	1989	Avg	36,290	N	N	21609 NE 102ND ST
7	0	929085	0350	07/31/12	\$750,000	\$895,000	3,350	10	1990	Avg	36,322	N	N	10113 219TH PL NE
7	0	152506	9109	10/29/13	\$765,000	\$813,000	3,380	10	1990	Good	35,048	N	N	22817 NE 58TH PL
7	0	929085	0780	03/27/13	\$815,000	\$910,000	3,380	10	1989	Avg	57,438	N	N	21425 NE 103RD ST
7	0	352800	0380	04/14/14	\$805,000	\$829,000	3,400	10	1988	Avg	28,003	N	N	6627 214TH CT NE
7	0	352961	0050	07/31/13	\$815,000	\$883,000	3,410	10	1995	Avg	28,956	N	N	21724 NE 86TH ST
7	0	929085	0630	11/08/13	\$885,000	\$938,000	3,420	10	1989	Avg	35,024	N	N	21732 NE 105TH PL
7	0	172506	9119	04/05/13	\$839,000	\$934,000	3,460	10	1991	Avg	39,601	N	N	19711 NE 58TH PL
7	0	929085	1000	11/26/12	\$784,900	\$905,000	3,460	10	1989	Avg	39,710	N	N	10131 214TH AVE NE
7	0	352950	0290	05/17/13	\$748,000	\$824,000	3,480	10	1994	Avg	30,973	N	N	21815 NE 81ST ST
7	0	929085	0950	12/18/14	\$895,000	\$896,000	3,480	10	1989	Avg	38,985	N	N	21618 NE 102ND ST
7	0	352800	0260	11/11/14	\$915,000	\$919,000	3,510	10	1988	Avg	28,052	N	N	6915 214TH AVE NE
7	0	352950	0170	05/23/12	\$715,000	\$872,000	3,540	10	1994	Avg	26,334	N	N	21329 NE 81ST ST
7	0	929085	0330	07/07/14	\$888,550	\$905,000	3,540	10	1989	Avg	38,322	N	N	21837 NE 102ND ST
7	0	352802	0080	11/11/13	\$875,000	\$925,000	3,550	10	1991	Avg	40,875	N	N	6109 224TH AVE NE
7	0	352800	0470	05/09/14	\$851,000	\$873,000	3,560	10	1987	Avg	107,290	N	N	21649 NE 67TH ST
7	0	929085	0300	12/06/13	\$855,000	\$901,000	3,590	10	1989	Avg	38,437	N	N	10116 218TH AVE NE
7	0	929085	0710	03/27/12	\$799,950	\$993,000	3,620	10	1992	Avg	30,963	N	N	10315 218TH AVE NE
7	0	352960	0010	03/27/13	\$757,024	\$845,000	3,650	10	1996	Avg	26,597	N	N	8512 213TH PL NE
7	0	042506	9102	11/26/14	\$730,000	\$732,000	3,660	10	1990	Avg	150,282	N	N	8912 218TH AVE NE
7	0	363680	0240	06/15/12	\$753,000	\$911,000	3,660	10	1997	Avg	37,333	N	N	21511 NE 84TH ST
7	0	352960	0070	06/29/12	\$715,000	\$862,000	3,680	10	1995	Avg	32,057	N	N	8731 213TH PL NE
7	0	352800	0140	10/23/14	\$899,000	\$904,000	3,720	10	1988	Avg	30,649	N	N	21404 NE 67TH ST
7	0	929085	0810	06/13/14	\$950,000	\$971,000	3,770	10	1989	Avg	35,081	N	N	10326 216TH CT NE
7	0	352801	0100	06/25/12	\$910,000	\$1,089,000	3,805	10	1988	Avg	56,716	N	N	22229 NE 66TH PL
7	0	042506	9084	09/06/13	\$875,000	\$940,000	3,810	10	1990	Avg	49,658	N	N	9220 219TH PL NE
7	0	352800	0480	08/06/13	\$835,000	\$900,000	3,850	10	1988	Avg	107,875	N	N	6710 218TH AVE NE

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Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	929085	0090	08/26/13	\$799,950	\$861,000	3,850	10	1989	Avg	39,188	N	N	10115 214TH AVE NE
7	0	929085	0720	03/28/12	\$760,000	\$943,000	3,890	10	1991	Avg	29,258	N	N	21530 NE 103RD ST
7	0	052506	9133	08/05/14	\$780,000	\$792,000	3,900	10	1991	Avg	40,962	N	N	9105 208TH AVE NE
7	0	815580	0190	12/09/13	\$945,000	\$996,000	3,980	10	1998	Avg	66,854	N	Y	23925 NE 69TH PL
7	0	929085	0450	05/04/12	\$810,000	\$993,000	3,980	10	1990	Avg	47,032	N	N	10310 219TH CT NE
7	0	929085	0390	08/08/12	\$1,000,000	\$1,190,000	4,020	10	1990	Avg	35,042	N	N	10128 219TH PL NE
7	0	815580	0160	12/13/12	\$890,000	\$1,021,000	4,050	10	1990	Avg	28,010	N	N	23900 NE 69TH PL
7	0	929085	0800	12/02/14	\$965,000	\$967,000	4,070	10	1989	Avg	57,587	N	N	10325 216TH CT NE
7	0	352801	0060	06/11/12	\$830,000	\$997,000	4,085	10	1989	Avg	37,200	N	N	22101 NE 66TH PL
7	0	929085	0930	06/12/12	\$1,028,000	\$1,245,000	4,090	10	1990	Good	35,634	N	N	10207 217TH CT NE
7	0	929085	0690	01/23/12	\$875,000	\$1,109,000	4,090	10	1991	Avg	36,512	N	N	21725 NE 105TH PL
7	0	352800	0510	09/05/14	\$930,800	\$941,000	4,150	10	1988	Avg	96,574	N	N	21845 NE 69TH ST
7	0	152506	9037	11/23/13	\$1,057,500	\$1,118,000	4,160	10	1998	Avg	67,640	N	N	5707 238TH PL NE
7	0	042506	9152	02/01/13	\$1,100,000	\$1,245,000	4,240	10	2007	Avg	45,738	N	N	9807 218TH PL NE
7	0	102506	9085	08/22/13	\$1,110,000	\$1,196,000	4,240	10	2008	Avg	114,998	N	N	23600 NE 61ST ST
7	0	929085	0670	04/11/14	\$1,050,000	\$1,083,000	4,240	10	1991	Avg	32,015	N	N	21608 NE 103RD ST
7	0	363680	0320	11/14/13	\$886,000	\$938,000	4,260	10	1996	Avg	28,251	N	N	21809 NE 84TH ST
7	0	133091	0370	10/20/14	\$897,500	\$903,000	4,370	10	1984	Avg	217,882	N	N	22820 NE 54TH ST
7	0	929085	0380	09/12/13	\$1,000,000	\$1,073,000	4,430	10	1991	Avg	35,077	N	N	10112 219TH PL NE
7	0	929085	0820	09/26/12	\$1,000,000	\$1,173,000	4,450	10	1989	Avg	33,928	N	N	21615 NE 103RD ST
7	0	352800	0430	07/10/12	\$745,000	\$887,000	4,470	10	1988	Avg	92,461	N	N	21507 NE 67TH ST
7	0	352801	0080	05/01/13	\$1,160,000	\$1,277,000	4,480	10	1988	Good	36,062	N	N	22205 NE 66TH PL
7	0	042506	9151	09/25/12	\$1,250,000	\$1,467,000	4,990	10	2008	Avg	45,738	N	N	9723 218TH PL NE
7	0	042506	9151	09/25/13	\$1,332,000	\$1,425,000	4,990	10	2008	Avg	45,738	N	N	9723 218TH PL NE
7	0	133085	0070	08/23/12	\$745,000	\$883,000	5,000	10	1995	Avg	21,781	N	N	22506 NE 39TH WAY
7	0	162506	9101	07/07/14	\$1,360,000	\$1,385,000	5,430	10	1987	Good	108,900	N	N	22701 NE 57TH CT
7	0	798750	0020	03/23/12	\$955,000	\$1,187,000	5,530	10	1997	Good	35,832	N	N	22832 NE 58TH PL
7	0	092506	9057	09/15/13	\$1,080,000	\$1,158,000	5,640	10	2007	Avg	223,462	N	N	22630 NE 79TH ST
7	0	042506	9054	07/26/12	\$1,435,000	\$1,715,000	3,770	11	2005	Avg	126,759	N	N	8708 218TH AVE NE
7	0	295440	0510	03/24/14	\$1,215,000	\$1,257,000	4,060	11	1998	Avg	35,363	N	N	6729 204TH DR NE
7	0	295440	0210	06/14/12	\$870,000	\$1,053,000	4,060	11	1990	Good	35,373	N	N	20427 NE 64TH PL

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Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	0	295440	0250	05/15/13	\$940,000	\$1,036,000	4,080	11	1994	Avg	37,772	N	N	20416 NE 63RD ST
7	0	042506	9100	03/27/13	\$1,419,000	\$1,584,000	4,090	11	2003	Avg	114,998	N	N	21726 NE 87TH PL
7	0	102506	9255	10/23/14	\$1,175,000	\$1,182,000	4,150	11	2003	Avg	49,503	N	N	7918 240TH PL NE
7	0	152506	9268	07/03/12	\$959,000	\$1,154,000	4,230	11	2006	Avg	92,924	N	N	24016 NE 58TH PL
7	0	295440	0500	05/17/13	\$1,290,000	\$1,422,000	4,240	11	1992	Avg	30,687	N	N	6711 204TH DR NE
7	0	042506	9020	05/05/14	\$1,090,000	\$1,120,000	4,340	11	1992	Avg	141,570	N	N	8814 218TH AVE NE
7	0	295440	0090	09/06/13	\$1,400,000	\$1,504,000	4,530	11	1996	Avg	35,034	N	N	20411 NE 71ST ST
7	0	352800	0040	10/01/14	\$1,690,000	\$1,703,000	4,540	11	1988	Good	224,442	N	N	21711 NE 70TH ST
7	0	052506	9127	05/23/14	\$1,200,000	\$1,230,000	4,740	11	2003	Avg	172,497	N	N	19939 NE 85TH ST
7	0	295440	0400	11/12/14	\$1,150,000	\$1,155,000	4,740	11	1990	Avg	49,091	N	N	6227 204TH DR NE
7	0	295440	0220	04/28/14	\$1,260,000	\$1,296,000	4,750	11	1990	Avg	36,438	N	N	20423 NE 64TH PL
7	0	295440	0270	10/11/13	\$1,120,000	\$1,194,000	4,860	11	1991	Avg	43,814	N	N	20419 NE 63RD ST
7	0	295440	0040	10/04/12	\$1,250,000	\$1,463,000	4,870	11	1990	Avg	35,532	N	N	20440 NE 71ST ST
7	0	042506	9128	09/11/12	\$1,400,000	\$1,650,000	4,900	11	2008	Avg	72,745	N	N	22335 NE 85TH ST
7	0	295440	0120	08/05/14	\$1,467,500	\$1,489,000	5,320	11	1991	Avg	35,004	N	N	6614 204TH DR NE
7	0	295440	0120	08/01/14	\$1,467,500	\$1,490,000	5,320	11	1991	Avg	35,004	N	N	6614 204TH DR NE
7	0	102506	9032	04/17/12	\$1,353,000	\$1,668,000	5,980	11	2007	Avg	55,756	N	N	7533 238TH AVE NE
7	0	042506	9107	08/10/12	\$1,585,000	\$1,886,000	6,892	11	2002	Avg	156,816	N	N	22211 NE 85TH ST
7	0	295440	0190	06/24/14	\$1,295,648	\$1,322,000	4,810	12	1990	Avg	28,008	N	N	20418 NE 64TH PL
7	0	295440	0310	09/15/14	\$1,769,000	\$1,787,000	5,440	12	1990	Avg	38,900	N	N	6113 204TH DR NE
7	0	052506	9028	09/30/14	\$2,200,000	\$2,219,000	6,680	12	1998	Avg	167,270	N	N	20015 NE 85TH ST
8	0	720229	0810	08/28/13	\$357,000	\$384,000	1,130	7	2003	Avg	4,246	N	N	10175 223RD PL NE
8	0	720233	0280	04/21/12	\$318,000	\$392,000	1,350	7	2003	Avg	2,839	N	N	9148 228TH WAY NE
8	0	720233	0280	09/22/14	\$401,000	\$405,000	1,350	7	2003	Avg	2,839	N	N	9148 228TH WAY NE
8	0	720229	0490	09/26/13	\$365,903	\$391,000	1,440	7	2002	Avg	2,941	N	N	22336 NE 100TH WAY
8	0	720229	0150	02/26/13	\$370,000	\$416,000	1,440	7	2001	Avg	4,515	N	N	9821 233RD AVE NE
8	0	720233	0190	10/01/14	\$421,200	\$425,000	1,440	7	2003	Avg	3,060	N	N	9129 229TH PL NE
8	0	720233	0160	11/19/14	\$440,000	\$442,000	1,440	7	2003	Avg	5,434	N	N	9043 229TH PL NE
8	0	720234	0460	10/10/12	\$350,000	\$409,000	1,480	7	2004	Avg	4,000	N	N	8530 229TH DR NE
8	0	720229	0610	03/28/13	\$371,200	\$414,000	1,500	7	2002	Avg	3,026	N	N	22369 NE 101ST PL
8	0	720233	0020	04/22/14	\$447,000	\$460,000	1,560	7	2003	Avg	3,670	N	N	9318 228TH WAY NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720229	0320	10/24/14	\$440,500	\$443,000	1,600	7	2002	Avg	3,172	N	N	9814 223RD AVE NE
8	0	720233	0550	06/26/13	\$437,000	\$477,000	1,600	7	2003	Avg	3,605	N	N	9215 228TH WAY NE
8	0	720235	0310	10/28/14	\$476,000	\$479,000	1,630	7	2004	Avg	3,070	N	N	8557 233RD PL NE
8	0	720235	0030	10/11/13	\$419,950	\$448,000	1,630	7	2004	Avg	3,010	N	N	8746 233RD PL NE
8	0	720235	0390	09/26/12	\$392,000	\$460,000	1,630	7	2004	Avg	2,680	N	N	8729 233RD PL NE
8	0	720235	0010	07/25/14	\$468,000	\$476,000	1,630	7	2004	Avg	2,490	N	N	8770 233RD PL NE
8	0	720238	0280	07/02/12	\$373,000	\$449,000	1,630	7	2005	Avg	2,689	N	N	8205 233RD PL NE
8	0	720229	0500	08/14/12	\$372,000	\$442,000	1,650	7	2002	Avg	2,941	N	N	22330 NE 100TH WAY
8	0	720229	0480	02/14/14	\$416,500	\$434,000	1,650	7	2002	Avg	3,830	N	N	22342 NE 100TH WAY
8	0	720233	0330	08/14/14	\$447,000	\$453,000	1,650	7	2003	Avg	3,076	N	N	9056 228TH WAY NE
8	0	720233	0070	04/03/13	\$410,000	\$457,000	1,650	7	2003	Avg	4,044	N	N	9158 229TH PL NE
8	0	720233	0290	02/02/12	\$349,000	\$441,000	1,650	7	2003	Avg	3,064	N	N	9136 228TH WAY NE
8	0	720233	0490	05/20/13	\$415,000	\$457,000	1,650	7	2003	Avg	3,060	N	N	9125 228TH WAY NE
8	0	720233	0170	07/17/14	\$438,000	\$446,000	1,650	7	2003	Avg	3,031	N	N	9105 229TH PL NE
8	0	720233	0030	08/22/14	\$500,000	\$506,000	1,650	7	2003	Avg	5,683	N	N	9240 229TH PL NE
8	0	720229	0440	03/14/12	\$351,000	\$438,000	1,690	7	2004	Avg	3,129	N	N	9925 223RD PL NE
8	0	720229	0750	07/09/13	\$412,000	\$448,000	1,690	7	2001	Avg	5,298	N	N	10158 223RD PL NE
8	0	720229	0240	10/17/14	\$442,500	\$445,000	1,690	7	2002	Avg	3,129	N	N	9920 223RD AVE NE
8	0	720229	0140	07/28/14	\$455,800	\$463,000	1,690	7	2002	Avg	4,584	N	N	9813 233RD AVE NE
8	0	720233	0920	08/07/14	\$464,000	\$471,000	1,690	7	2003	Avg	4,898	N	N	22663 NE FERN REACH CIR
8	0	720234	0370	11/10/14	\$467,000	\$469,000	1,690	7	2004	Avg	6,642	N	N	8619 230TH AVE NE
8	0	720234	0450	11/23/14	\$452,000	\$453,000	1,690	7	2004	Avg	4,000	N	N	8538 229TH DR NE
8	0	720234	0410	07/29/13	\$425,000	\$460,000	1,690	7	2004	Avg	4,628	N	N	8632 229TH DR NE
8	0	720235	0060	09/08/14	\$475,000	\$480,000	1,690	7	2004	Avg	2,890	N	N	8722 233RD PL NE
8	0	720235	0420	10/30/13	\$431,472	\$458,000	1,690	7	2004	Avg	2,450	N	N	8753 233RD PL NE
8	0	720235	0450	08/26/13	\$430,000	\$463,000	1,690	7	2004	Avg	2,590	N	N	8777 233RD PL NE
8	0	720235	0210	07/19/12	\$390,000	\$467,000	1,690	7	2004	Avg	3,280	N	N	8550 233RD PL NE
8	0	720238	0040	03/23/12	\$365,000	\$454,000	1,690	7	2005	Avg	2,520	N	N	8314 233RD PL NE
8	0	720238	0380	06/19/12	\$380,000	\$459,000	1,690	7	2005	Avg	2,870	N	N	8327 233RD PL NE
8	0	720238	0340	09/03/14	\$449,000	\$454,000	1,690	7	2005	Avg	3,827	N	N	8257 233RD PL NE
8	0	720234	0340	03/20/14	\$497,000	\$514,000	1,930	7	2004	Avg	4,250	N	N	8535 230TH AVE NE

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Area 071 -- 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
8	0	720234	1500	11/21/12	\$420,000	\$485,000	1,940	7	2004	Avg	5,176	N	N	8114 230TH PL NE
8	0	720233	0800	01/26/12	\$410,000	\$519,000	2,010	7	2003	Avg	4,080	N	N	9127 227TH AVE NE
8	0	720233	0650	10/08/13	\$482,500	\$515,000	2,020	7	2003	Avg	7,407	N	N	22725 NE FERN REACH CIR
8	0	720233	0690	03/05/13	\$435,000	\$488,000	2,020	7	2003	Avg	4,178	N	N	9230 227TH AVE NE
8	0	720233	0610	07/21/14	\$528,000	\$537,000	2,020	7	2003	Avg	5,613	N	N	22759 NE 94TH WAY
8	0	720238	0230	09/04/13	\$499,998	\$537,000	2,020	7	2005	Avg	6,574	N	N	8118 233RD PL NE
8	0	720238	0310	07/02/13	\$520,500	\$567,000	2,020	7	2005	Avg	3,877	N	N	8229 233RD PL NE
8	0	720235	0130	04/17/14	\$555,000	\$572,000	2,030	7	2004	Avg	3,820	N	N	8644 233RD PL NE
8	0	720238	0390	04/12/12	\$430,250	\$531,000	2,030	7	2005	Avg	3,388	N	N	8335 233RD PL NE
8	0	720234	0180	05/18/12	\$415,000	\$507,000	2,050	7	2004	Avg	5,796	N	N	8431 230TH WAY NE
8	0	720234	0120	09/21/12	\$405,000	\$476,000	2,050	7	2004	Avg	5,057	N	N	8436 230TH WAY NE
8	0	720233	0860	07/23/13	\$455,000	\$494,000	2,100	7	2003	Avg	4,098	N	N	9229 227TH AVE NE
8	0	720227	0570	07/14/14	\$559,950	\$570,000	2,120	7	2001	Avg	4,310	N	N	9780 227TH WAY NE
8	0	720227	0670	11/26/13	\$505,000	\$533,000	2,120	7	2001	Avg	4,786	N	N	9811 228TH TER NE
8	0	720229	0390	11/20/13	\$475,000	\$502,000	2,120	7	2001	Avg	3,709	N	N	9831 223RD PL NE
8	0	720231	0100	02/13/14	\$521,500	\$543,000	2,120	7	2002	Avg	6,888	N	N	22736 NE FERN REACH CIR
8	0	720233	0620	01/15/13	\$458,000	\$521,000	2,120	7	2003	Avg	6,259	N	N	22753 NE 94TH WAY
8	0	720233	0790	06/18/14	\$535,000	\$546,000	2,120	7	2003	Avg	4,080	N	N	9115 227TH AVE NE
8	0	720234	0040	10/22/13	\$530,000	\$564,000	2,120	7	2005	Avg	5,080	N	N	8630 230TH WAY NE
8	0	720234	0130	08/20/13	\$539,000	\$581,000	2,120	7	2004	Avg	4,629	N	N	8428 230TH WAY NE
8	0	720234	1250	05/13/13	\$510,000	\$563,000	2,120	7	2005	Avg	5,070	N	N	23033 NE 81ST ST
8	0	720235	0140	02/26/13	\$482,500	\$543,000	2,120	7	2004	Avg	3,540	N	N	8636 233RD PL NE
8	0	720235	0480	09/30/14	\$575,000	\$580,000	2,120	7	2004	Avg	4,780	N	N	8799 233RD PL NE
8	0	720235	0240	10/19/12	\$460,000	\$536,000	2,120	7	2004	Avg	3,450	N	N	8526 233RD PL NE
8	0	720233	1020	05/17/13	\$490,000	\$540,000	2,220	7	2003	Avg	5,594	N	N	9198 226TH PL NE
8	0	720234	0300	04/30/13	\$485,500	\$537,000	2,220	7	2004	Avg	4,000	N	N	8505 230TH AVE NE
8	0	720226	1110	09/27/12	\$428,500	\$503,000	2,240	7	2000	Avg	4,773	N	N	10136 225TH TER NE
8	0	720234	0440	07/26/13	\$505,000	\$547,000	2,250	7	2004	Avg	4,000	N	N	8608 229TH DR NE
8	0	720227	0680	03/21/12	\$422,000	\$525,000	2,270	7	2001	Avg	4,729	N	N	9819 228TH TER NE
8	0	720227	0730	07/08/13	\$511,000	\$556,000	2,270	7	2001	Avg	4,504	N	N	9917 228TH TER NE
8	0	720228	0270	01/18/13	\$450,000	\$511,000	2,280	7	2001	Avg	4,530	N	N	9424 226TH PL NE

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Area 071 -- 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
8	0	720231	0110	08/19/13	\$532,000	\$574,000	2,280	7	2002	Avg	6,407	N	N	22748 NE 94TH WAY
8	0	720231	0050	05/07/12	\$439,500	\$538,000	2,280	7	2002	Avg	6,327	N	N	22706 NE FERN REACH CIR
8	0	720231	0090	07/03/12	\$460,000	\$554,000	2,280	7	2002	Avg	4,908	N	N	22730 NE FERN REACH CIR
8	0	720233	0960	12/12/13	\$535,101	\$564,000	2,330	7	2003	Avg	4,796	N	N	9304 226TH PL NE
8	0	720233	1510	04/03/14	\$582,000	\$601,000	2,330	7	2004	Avg	7,521	N	N	22504 NE 93RD PL
8	0	720226	1070	07/23/13	\$490,000	\$532,000	2,360	7	2000	Avg	3,596	N	N	10104 225TH TER NE
8	0	720233	1050	09/24/14	\$550,000	\$555,000	2,360	7	2003	Avg	4,080	N	N	9166 226TH PL NE
8	0	720229	0820	06/10/13	\$536,100	\$587,000	2,380	7	2002	Avg	5,211	N	N	22340 NE 101ST PL
8	0	720231	0130	12/18/13	\$522,500	\$550,000	2,410	7	2002	Avg	4,489	N	N	22760 NE 94TH WAY
8	0	720227	0700	10/03/14	\$597,400	\$602,000	2,420	7	2001	Avg	4,500	N	N	9835 228TH TER NE
8	0	720227	0650	11/15/13	\$526,800	\$558,000	2,420	7	2001	Avg	4,791	N	N	9755 228TH TER NE
8	0	720229	0010	05/10/12	\$432,000	\$529,000	2,480	7	2005	Avg	3,754	N	N	9924 223RD PL NE
8	0	720233	1230	09/17/12	\$480,000	\$565,000	2,480	7	2003	Avg	5,982	N	N	22559 NE 91ST WAY
8	0	720233	1460	08/13/13	\$567,500	\$613,000	2,480	7	2003	Avg	7,444	N	N	22547 NE 93RD PL
8	0	720234	0910	04/17/14	\$610,000	\$629,000	2,480	7	2004	Avg	5,000	N	N	8732 230TH WAY NE
8	0	720234	0720	05/20/14	\$620,000	\$636,000	2,480	7	2004	Avg	9,041	N	N	8719 228TH WAY NE
8	0	720234	0820	10/28/14	\$599,000	\$602,000	2,480	7	2004	Avg	5,000	N	N	8915 228TH WAY NE
8	0	720226	1260	11/17/14	\$571,000	\$573,000	2,510	7	2001	Avg	5,186	N	N	10148 224TH AVE NE
8	0	720226	0620	08/21/13	\$560,000	\$604,000	2,510	7	2001	Avg	5,092	N	N	22417 NE 101ST ST
8	0	720226	1360	07/23/12	\$480,000	\$574,000	2,510	7	2000	Avg	5,132	N	N	10135 225TH TER NE
8	0	720227	0940	09/24/12	\$460,000	\$540,000	2,510	7	2001	Avg	5,456	N	N	9960 228TH TER NE
8	0	720228	0750	05/25/12	\$440,000	\$536,000	2,510	7	2001	Avg	8,394	N	N	9427 225TH WAY NE
8	0	720227	0930	06/06/14	\$600,000	\$614,000	2,560	7	2001	Avg	5,593	N	N	9952 228TH TER NE
8	0	720228	0600	04/13/12	\$465,000	\$574,000	2,565	7	2002	Avg	4,489	N	N	9515 226TH PL NE
8	0	720233	0990	06/24/13	\$526,000	\$574,000	2,600	7	2003	Avg	4,099	N	N	9232 226TH PL NE
8	0	720234	0960	09/08/14	\$581,000	\$587,000	2,600	7	2004	Avg	4,438	N	N	22922 NE 87TH PL
8	0	720234	0980	08/06/13	\$555,000	\$600,000	2,600	7	2004	Avg	6,500	N	N	22906 NE 87TH PL
8	0	720231	0120	06/19/13	\$555,000	\$607,000	2,610	7	2002	Avg	4,595	N	N	22754 NE 94TH WAY
8	0	720227	0600	09/12/13	\$533,000	\$572,000	2,620	7	2001	Avg	4,091	N	N	9820 227TH WAY NE
8	0	720227	0710	01/24/14	\$577,000	\$603,000	2,620	7	2001	Avg	5,553	N	N	9843 228TH TER NE
8	0	720231	0010	10/20/14	\$597,500	\$601,000	2,620	7	2002	Avg	4,800	N	N	9550 227TH WAY NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720233	0680	11/28/12	\$507,000	\$584,000	2,620	7	2003	Avg	7,203	N	N	9254 227TH AVE NE
8	0	720234	1090	08/21/13	\$545,000	\$587,000	2,620	7	2004	Avg	4,459	N	N	8807 230TH WAY NE
8	0	720234	0200	10/17/12	\$460,000	\$536,000	2,620	7	2004	Avg	5,848	N	N	8503 230TH WAY NE
8	0	720234	1400	10/18/13	\$550,000	\$586,000	2,620	7	2005	Avg	5,076	N	N	8113 230TH PL NE
8	0	720233	1160	08/13/12	\$505,000	\$600,000	2,640	7	2003	Avg	7,096	N	N	9181 226TH PL NE
8	0	720233	1160	06/16/14	\$632,500	\$646,000	2,640	7	2003	Avg	7,096	N	N	9181 226TH PL NE
8	0	720226	0850	12/18/13	\$547,500	\$576,000	2,660	7	2001	Avg	5,381	N	N	22514 NE 102ND PL
8	0	720229	0680	04/25/14	\$584,000	\$601,000	2,660	7	2003	Avg	4,524	N	N	22319 NE 101ST PL
8	0	720227	0860	07/27/12	\$481,000	\$575,000	2,690	7	2001	Avg	4,737	N	N	9818 228TH TER NE
8	0	720227	0830	06/25/14	\$608,000	\$620,000	2,690	7	2001	Avg	4,736	N	N	9754 228TH TER NE
8	0	720228	0810	06/14/12	\$484,000	\$586,000	2,755	7	2002	Avg	6,106	N	N	9517 225TH WAY NE
8	0	720228	0490	06/26/13	\$566,000	\$618,000	2,755	7	2001	Avg	6,065	N	N	9508 225TH WAY NE
8	0	720228	0560	08/01/13	\$538,000	\$582,000	2,755	7	2002	Avg	4,383	N	N	9422 225TH WAY NE
8	0	720226	0700	05/08/12	\$485,000	\$594,000	2,760	7	2001	Avg	5,125	N	N	10153 224TH AVE NE
8	0	720226	1370	09/09/12	\$493,475	\$582,000	2,760	7	2000	Avg	5,126	N	N	10143 225TH TER NE
8	0	720226	0740	09/11/12	\$493,000	\$581,000	2,760	7	2001	Avg	5,421	N	N	10185 224TH AVE NE
8	0	720227	0440	10/23/14	\$650,000	\$654,000	2,770	7	2001	Avg	5,612	N	N	22837 NE 97TH PL
8	0	720227	0820	10/18/12	\$480,000	\$560,000	2,890	7	2001	Avg	4,736	N	N	9746 228TH TER NE
8	0	720226	0770	06/29/12	\$511,400	\$616,000	2,920	7	2001	Avg	5,577	N	N	22416 NE 102ND PL
8	0	720228	0620	04/02/12	\$507,000	\$628,000	3,020	7	2002	Avg	6,046	N	N	9503 226TH PL NE
8	0	720233	1490	12/18/12	\$560,000	\$642,000	3,020	7	2003	Avg	6,591	N	N	22523 NE 93RD PL
8	0	720226	0610	05/06/13	\$590,000	\$652,000	3,040	7	2001	Avg	5,185	N	N	22425 NE 101ST ST
8	0	720229	0650	12/30/14	\$620,000	\$620,000	3,040	7	2003	Avg	9,606	N	N	22343 NE 101ST PL
8	0	720233	1420	06/20/14	\$650,000	\$664,000	3,040	7	2003	Avg	6,587	N	N	22532 NE 92ND ST
8	0	720234	0680	07/10/12	\$525,000	\$630,000	3,040	7	2004	Avg	5,000	N	N	8531 229TH DR NE
8	0	720233	1450	12/13/13	\$605,500	\$638,000	3,210	7	2003	Avg	8,996	N	N	22556 NE 92ND ST
8	0	720228	0840	10/22/12	\$529,000	\$616,000	3,270	7	2002	Avg	6,666	N	N	9539 225TH WAY NE
8	0	720234	0930	12/09/14	\$634,800	\$636,000	3,280	7	2005	Avg	4,904	N	N	8716 230TH WAY NE
8	0	720234	0830	11/20/12	\$540,000	\$624,000	3,280	7	2004	Avg	4,998	N	N	8923 228TH WAY NE
8	0	720234	1540	06/17/13	\$655,000	\$717,000	3,280	7	2004	Avg	5,176	N	N	8123 231ST PL NE
8	0	720226	0750	07/19/13	\$650,000	\$706,000	3,430	7	2001	Avg	5,742	N	N	10193 224TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720233	1240	10/01/12	\$550,000	\$644,000	3,880	7	2003	Avg	6,167	N	N	22551 NE 91ST WAY
8	0	720233	1200	09/11/12	\$560,000	\$660,000	3,880	7	2003	Avg	5,700	N	N	22619 NE 91ST WAY
8	0	720233	1220	07/21/14	\$635,000	\$646,000	3,880	7	2003	Avg	5,700	N	N	22603 NE 91ST WAY
8	0	720234	1260	05/06/13	\$567,100	\$627,000	3,880	7	2005	Avg	6,098	N	N	23041 NE 81ST ST
8	0	720234	1390	05/01/13	\$666,000	\$737,000	3,880	7	2004	Avg	6,091	N	N	8121 230TH PL NE
8	0	720234	0590	10/14/14	\$702,000	\$707,000	3,880	7	2004	Avg	15,025	N	N	22814 NE 84TH PL
8	0	720233	1360	03/21/12	\$560,000	\$697,000	4,140	7	2003	Avg	6,994	N	N	9261 225TH WAY NE
8	0	720233	1170	05/14/13	\$672,000	\$741,000	4,140	7	2003	Avg	15,118	N	N	9150 225TH WAY NE
8	0	720234	0600	08/10/12	\$595,000	\$708,000	4,160	7	2004	Avg	10,028	N	N	22820 NE 84TH PL
8	0	720234	1460	12/27/13	\$625,000	\$656,000	4,160	7	2005	Avg	6,094	N	N	8136 229TH DR NE
8	0	720234	0170	11/15/13	\$690,000	\$730,000	4,160	7	2004	Avg	5,684	N	N	8423 230TH WAY NE
8	0	720233	1500	08/29/14	\$673,200	\$681,000	4,180	7	2003	Avg	8,561	N	N	9256 225TH WAY NE
8	0	720226	1020	08/21/13	\$515,000	\$555,000	2,190	8	2001	Avg	4,267	N	N	22536 NE CASCARA CIR
8	0	720226	0470	09/23/13	\$477,000	\$510,000	2,190	8	2001	Avg	5,019	N	N	22534 NE 99TH WAY
8	0	720310	0550	06/25/14	\$660,000	\$673,000	2,210	8	2008	Avg	4,000	N	N	10909 243RD AVE NE
8	0	720226	0910	08/06/13	\$557,000	\$602,000	2,330	8	2001	Avg	4,101	N	N	10165 226TH AVE NE
8	0	720226	0490	01/08/14	\$598,000	\$627,000	2,330	8	2001	Avg	4,942	N	N	22518 NE 99TH WAY
8	0	720226	0960	04/16/13	\$572,000	\$635,000	2,330	8	2001	Avg	4,102	N	N	10125 226TH AVE NE
8	0	720311	0080	07/31/13	\$610,000	\$661,000	2,380	8	2010	Avg	3,863	N	N	10664 EASTRIDGE DR NE
8	0	720311	0190	05/10/13	\$606,000	\$669,000	2,380	8	2010	Avg	3,752	N	N	10701 242ND PL NE
8	0	720311	0560	04/26/13	\$665,000	\$737,000	2,420	8	2011	Avg	5,871	N	N	10748 243RD AVE NE
8	0	720310	0590	10/14/13	\$627,500	\$669,000	2,440	8	2008	Avg	5,013	N	N	10835 243RD AVE NE
8	0	720310	0590	10/08/12	\$516,500	\$604,000	2,440	8	2008	Avg	5,013	N	N	10835 243RD AVE NE
8	0	720319	0200	08/01/13	\$615,950	\$667,000	2,445	8	2013	Avg	4,400	N	N	10945 EASTRIDGE DR NE
8	0	720310	0530	09/19/13	\$629,000	\$674,000	2,450	8	2008	Avg	6,324	N	N	10921 243RD AVE NE
8	0	720310	0300	09/10/13	\$620,000	\$665,000	2,450	8	2008	Avg	4,762	N	N	24272 NE 108TH ST
8	0	720311	0240	05/22/14	\$660,000	\$677,000	2,450	8	2010	Avg	4,332	N	N	10741 242ND PL NE
8	0	720311	0220	07/09/12	\$504,000	\$605,000	2,460	8	2010	Avg	4,056	N	N	10725 242ND PL NE
8	0	720317	0480	12/05/12	\$528,393	\$608,000	2,460	8	2012	Avg	3,950	N	N	10593 SHERIDAN CRES NE
8	0	720317	0500	12/07/12	\$556,826	\$640,000	2,460	8	2012	Avg	4,827	N	N	10563 SHERIDAN CRES NE
8	0	720317	0410	04/17/13	\$563,575	\$626,000	2,460	8	2012	Avg	4,221	N	N	10610 EASTRIDGE DR NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720317	0360	01/19/13	\$530,210	\$602,000	2,460	8	2012	Avg	3,916	N	N	10564 EASTRIDGE LN NE
8	0	720317	0320	01/03/13	\$532,625	\$608,000	2,460	8	2012	Avg	3,916	N	N	10494 EASTRIDGE LN NE
8	0	720317	0550	11/02/12	\$511,414	\$594,000	2,460	8	2012	Avg	3,780	N	N	10467 SHERIDAN CRES NE
8	0	720319	0250	06/13/13	\$557,874	\$611,000	2,460	8	2013	Avg	4,403	N	N	10909 EASTRIDGE DR NE
8	0	720315	0260	07/03/12	\$505,440	\$608,000	2,470	8	2011	Avg	4,988	N	N	10230 242ND AVE NE
8	0	720315	0380	03/23/12	\$504,940	\$628,000	2,470	8	2011	Avg	5,496	N	N	10227 EASTRIDGE DR NE
8	0	720315	0330	08/08/13	\$626,133	\$677,000	2,470	8	2012	Avg	4,945	N	N	10257 EASTRIDGE DR NE
8	0	720315	0310	06/11/13	\$650,000	\$712,000	2,470	8	2011	Avg	4,930	N	N	10269 EASTRIDGE DR NE
8	0	720315	0330	07/17/14	\$669,000	\$681,000	2,470	8	2012	Avg	4,945	N	N	10257 EASTRIDGE DR NE
8	0	720315	0310	04/28/14	\$670,000	\$689,000	2,470	8	2011	Avg	4,930	N	N	10269 EASTRIDGE DR NE
8	0	720317	0570	11/19/12	\$512,010	\$591,000	2,470	8	2012	Avg	3,780	N	N	10441 SHERIDAN CRES NE
8	0	720317	0260	10/09/12	\$531,053	\$621,000	2,470	8	2012	Avg	4,512	N	N	10410 EASTRIDGE LN NE
8	0	720319	0220	07/18/13	\$552,870	\$600,000	2,475	8	2013	Avg	4,400	N	N	10929 EASTRIDGE DR NE
8	0	720319	0270	06/06/13	\$558,203	\$612,000	2,475	8	2013	Avg	4,416	N	N	10815 EASTRIDGE DR NE
8	0	720317	0050	09/27/12	\$579,990	\$680,000	2,480	8	2012	Avg	5,263	N	N	10506 SHERIDAN CRES NE
8	0	720317	0280	10/23/12	\$521,853	\$607,000	2,480	8	2012	Avg	3,918	N	N	10438 EASTRIDGE LN NE
8	0	720317	0380	03/09/13	\$566,500	\$635,000	2,480	8	2012	Avg	3,916	N	N	10572 EASTRIDGE LN NE
8	0	720317	0050	07/23/13	\$655,000	\$711,000	2,480	8	2012	Avg	5,263	N	N	10506 SHERIDAN CRES NE
8	0	720317	0450	05/02/13	\$545,408	\$603,000	2,480	8	2012	Avg	3,950	N	N	10613 SHERIDAN CRES NE
8	0	720317	0520	01/05/13	\$515,008	\$587,000	2,480	8	2012	Avg	3,780	N	N	10501 SHERIDAN CRES NE
8	0	720310	0120	06/16/14	\$680,000	\$695,000	2,500	8	2010	Avg	4,950	N	N	10960 243RD AVE NE
8	0	720310	0020	03/02/12	\$555,100	\$695,000	2,500	8	2011	Avg	6,227	N	N	11017 243RD AVE NE
8	0	720317	0250	10/16/12	\$527,990	\$616,000	2,500	8	2012	Avg	3,601	N	N	10406 EASTRIDGE LN NE
8	0	720317	0560	11/16/12	\$516,799	\$597,000	2,500	8	2012	Avg	3,780	N	N	10449 SHERIDAN CRES NE
8	0	720317	0420	05/13/13	\$541,524	\$597,000	2,500	8	2013	Avg	4,226	N	N	10618 EASTRIDGE DR NE
8	0	720317	0430	05/20/13	\$564,303	\$621,000	2,509	8	2013	Avg	4,829	N	N	10626 EASTRIDGE DR NE
8	0	720315	0170	06/23/12	\$532,694	\$643,000	2,510	8	2012	Avg	6,227	N	N	24209 NE 102ND ST
8	0	720315	0200	05/16/12	\$523,533	\$640,000	2,510	8	2012	Avg	4,950	N	N	24227 NE 102ND ST
8	0	720315	0320	08/02/13	\$640,000	\$693,000	2,510	8	2011	Avg	4,495	N	N	10263 EASTRIDGE DR NE
8	0	720315	0050	01/12/12	\$550,000	\$700,000	2,510	8	2011	Avg	12,544	N	N	10261 SHERIDAN CRES NE
8	0	720315	0080	12/16/14	\$706,000	\$707,000	2,510	8	2011	Avg	5,436	N	N	10243 242ND AVE NE

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Area 071 -- 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
8	0	720317	0460	04/11/13	\$528,661	\$588,000	2,510	8	2012	Avg	3,950	N	N	10607 SHERIDAN CRES NE
8	0	720317	0240	07/10/12	\$528,652	\$635,000	2,510	8	2012	Avg	4,378	N	N	10396 EASTRIDGE LN NE
8	0	720317	0080	08/01/12	\$559,013	\$667,000	2,510	8	2012	Avg	5,041	N	N	10470 SHERIDAN CRES NE
8	0	720317	0530	02/11/13	\$535,276	\$604,000	2,510	8	2012	Avg	3,780	N	N	10495 SHERIDAN CRES NE
8	0	720317	0390	03/13/13	\$557,552	\$625,000	2,510	8	2012	Avg	4,907	N	N	10586 EASTRIDGE LN NE
8	0	720317	0580	09/13/12	\$520,000	\$612,000	2,510	8	2012	Avg	4,957	N	N	10417 SHERIDAN CRES NE
8	0	720317	0300	01/23/13	\$535,340	\$607,000	2,510	8	2012	Avg	3,916	N	N	10468 EASTRIDGE LN NE
8	0	720317	0350	01/10/13	\$536,963	\$611,000	2,510	8	2012	Avg	3,890	N	N	10536 EASTRIDGE LN NE
8	0	720317	0470	12/11/12	\$518,990	\$596,000	2,510	8	2012	Avg	3,950	N	N	10599 SHERIDAN CRES NE
8	0	720319	0260	06/18/13	\$543,804	\$595,000	2,510	8	2013	Avg	4,408	N	N	10821 EASTRIDGE DR NE
8	0	720319	0240	07/01/13	\$560,478	\$611,000	2,515	8	2013	Avg	4,400	N	N	10915 EASTRIDGE DR NE
8	0	720319	0210	07/26/13	\$619,221	\$671,000	2,515	8	2013	Avg	4,400	N	N	10937 EASTRIDGE DR NE
8	0	720315	0290	04/14/14	\$650,000	\$670,000	2,520	8	2011	Avg	4,742	N	N	10248 242ND AVE NE
8	0	720315	0290	04/10/12	\$509,990	\$630,000	2,520	8	2011	Avg	4,742	N	N	10248 242ND AVE NE
8	0	720315	0270	04/26/12	\$513,990	\$632,000	2,520	8	2011	Avg	4,896	N	N	10236 242ND AVE NE
8	0	720317	0370	03/04/13	\$560,888	\$630,000	2,520	8	2012	Avg	3,890	N	N	10568 EASTRIDGE LN NE
8	0	720317	0490	02/11/13	\$535,528	\$605,000	2,520	8	2012	Avg	3,950	N	N	10589 SHERIDAN CRES NE
8	0	720317	0130	11/02/12	\$559,036	\$649,000	2,520	8	2012	Avg	5,521	N	N	10398 243RD CT NE
8	0	720317	0180	02/19/13	\$574,741	\$647,000	2,520	8	2012	Avg	5,793	N	N	10379 243RD CT NE
8	0	720317	0270	09/14/12	\$537,000	\$632,000	2,520	8	2012	Avg	4,204	N	N	10416 EASTRIDGE LN NE
8	0	720317	0440	03/28/13	\$576,046	\$643,000	2,520	8	2012	Avg	4,850	N	N	10619 SHERIDAN CRES NE
8	0	720317	0540	09/25/12	\$517,678	\$608,000	2,520	8	2012	Avg	3,780	N	N	10481 SHERIDAN CRES NE
8	0	720317	0310	11/28/12	\$525,348	\$605,000	2,520	8	2012	Avg	3,890	N	N	10480 EASTRIDGE LN NE
8	0	720317	0400	05/08/13	\$583,872	\$645,000	2,520	8	2012	Avg	6,066	N	N	10598 EASTRIDGE DR NE
8	0	720317	0230	03/21/13	\$574,665	\$642,000	2,520	8	2012	Avg	4,694	N	N	10393 SHERIDAN CRES NE
8	0	720317	0330	01/28/13	\$529,872	\$600,000	2,520	8	2012	Avg	3,890	N	N	10504 EASTRIDGE LN NE
8	0	720319	0170	06/24/13	\$605,898	\$662,000	2,520	8	2013	Avg	4,850	N	N	10940 240TH AVE NE
8	0	720319	0120	05/08/13	\$592,581	\$655,000	2,520	8	2013	Avg	4,887	N	N	10818 240TH AVE NE
8	0	720319	0230	07/12/13	\$566,258	\$616,000	2,520	8	2013	Avg	4,409	N	N	10921 EASTRIDGE DR NE
8	0	720321	0160	10/29/13	\$680,920	\$723,000	2,520	8	2013	Avg	5,025	N	N	10191 238TH PL NE
8	0	720321	0010	02/28/14	\$684,412	\$711,000	2,520	8	2013	Avg	6,616	N	N	23880 NE 103RD PL

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Area 071 -- 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
8	0	720321	0110	11/19/13	\$684,549	\$724,000	2,520	8	2013	Avg	7,687	N	N	10245 238TH PL NE
8	0	720321	0060	01/06/14	\$683,017	\$716,000	2,520	8	2013	Avg	6,122	N	N	10303 238TH PL NE
8	0	720317	0150	10/29/12	\$579,266	\$673,000	2,530	8	2012	Avg	6,587	N	N	10388 243RD CT NE
8	0	720317	0020	10/24/12	\$562,990	\$655,000	2,530	8	2012	Avg	5,402	N	N	10572 SHERIDAN CRES NE
8	0	720319	0150	04/03/13	\$582,284	\$649,000	2,530	8	2012	Avg	5,127	N	N	10918 240TH AVE NE
8	0	720321	0090	12/05/13	\$680,290	\$717,000	2,530	8	2013	Avg	7,563	N	N	10267 238TH PL NE
8	0	720321	0040	02/04/14	\$675,619	\$705,000	2,530	8	2013	Avg	6,624	N	N	10317 238TH PL NE
8	0	720321	0190	09/05/13	\$675,803	\$726,000	2,530	8	2013	Avg	4,685	N	N	23857 NE 102ND PL
8	0	720321	0140	10/16/13	\$678,000	\$722,000	2,530	8	2013	Avg	7,112	N	N	10201 238TH PL NE
8	0	720317	0110	07/18/12	\$553,728	\$663,000	2,540	8	2012	Avg	6,969	N	N	10422 SHERIDAN CRES NE
8	0	720317	0200	05/08/14	\$724,990	\$745,000	2,540	8	2012	Avg	6,891	N	N	10391 243RD CT NE
8	0	720226	1060	12/29/14	\$577,000	\$577,000	2,560	8	2001	Avg	5,238	N	N	22504 NE 100TH WAY
8	0	720226	0870	05/04/12	\$440,000	\$540,000	2,560	8	2001	Avg	4,568	N	N	10197 226TH AVE NE
8	0	720315	0220	04/16/14	\$693,000	\$714,000	2,560	8	2011	Avg	6,921	N	N	10206 242ND AVE NE
8	0	720315	0220	02/28/12	\$535,000	\$670,000	2,560	8	2011	Avg	6,921	N	N	10206 242ND AVE NE
8	0	720315	0120	01/10/12	\$535,000	\$681,000	2,560	8	2011	Avg	5,108	N	N	10219 242ND AVE NE
8	0	720315	0090	02/06/12	\$530,000	\$669,000	2,560	8	2011	Avg	5,233	N	N	10237 242ND AVE NE
8	0	720315	0190	06/15/12	\$546,349	\$661,000	2,560	8	2012	Avg	4,950	N	N	24221 NE 102ND ST
8	0	720310	0130	08/04/14	\$702,020	\$713,000	2,590	8	2009	Avg	4,950	N	N	10952 243RD AVE NE
8	0	720321	0130	10/14/13	\$716,624	\$764,000	2,625	8	2013	Avg	7,512	N	N	10225 238TH PL NE
8	0	720321	0050	01/30/14	\$686,543	\$717,000	2,625	8	2013	Avg	6,675	N	N	10311 238TH PL NE
8	0	720321	0080	12/11/13	\$684,040	\$721,000	2,625	8	2013	Avg	5,895	N	N	10279 238TH PL NE
8	0	720321	0180	09/18/13	\$677,509	\$726,000	2,625	8	2013	Avg	5,004	N	N	23849 NE 102ND PL
8	0	720226	0300	07/09/14	\$610,000	\$621,000	2,630	8	2001	Avg	5,827	N	N	9953 227TH WAY NE
8	0	720315	0040	02/28/13	\$594,624	\$668,000	2,630	8	2012	Avg	6,093	N	N	10267 SHERIDAN CRES NE
8	0	720317	0070	10/09/12	\$560,988	\$656,000	2,630	8	2012	Avg	4,891	N	N	10482 SHERIDAN CRES NE
8	0	720317	0140	12/04/12	\$575,984	\$663,000	2,630	8	2012	Avg	5,866	N	N	10394 243RD CT NE
8	0	720317	0160	03/21/13	\$589,148	\$659,000	2,630	8	2012	Avg	6,732	N	N	10371 243RD CT NE
8	0	720317	0030	10/15/12	\$571,211	\$666,000	2,630	8	2012	Avg	5,718	N	N	10550 SHERIDAN CRES NE
8	0	720317	0170	11/21/12	\$583,990	\$674,000	2,640	8	2012	Avg	8,440	N	N	10375 243RD CT NE
8	0	720319	0180	07/02/13	\$611,992	\$667,000	2,640	8	2013	Avg	4,499	N	N	10956 240TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720319	0140	04/03/13	\$618,737	\$689,000	2,640	8	2012	Avg	5,099	N	N	10910 240TH AVE NE
8	0	720321	0200	09/03/13	\$681,515	\$732,000	2,640	8	2013	Avg	5,606	N	N	23877 NE 102ND PL
8	0	720321	0150	11/05/13	\$699,969	\$743,000	2,640	8	2013	Avg	6,206	N	N	10197 238TH PL NE
8	0	720321	0120	12/12/13	\$699,990	\$737,000	2,640	8	2013	Avg	7,592	N	N	10233 238TH PL NE
8	0	720321	0030	02/04/14	\$718,147	\$749,000	2,640	8	2013	Avg	8,622	N	N	10323 238TH PL NE
8	0	720315	0180	06/22/12	\$542,076	\$655,000	2,650	8	2011	Avg	4,950	N	N	24215 NE 102ND ST
8	0	720315	0060	01/24/12	\$555,990	\$705,000	2,650	8	2011	Avg	8,396	N	N	10255 242ND AVE NE
8	0	720315	0070	05/23/12	\$540,287	\$659,000	2,650	8	2012	Avg	8,473	N	N	10249 242ND AVE NE
8	0	720317	0090	07/18/12	\$559,954	\$671,000	2,650	8	2012	Avg	5,421	N	N	10452 SHERIDAN CRES NE
8	0	720317	0060	08/07/12	\$562,881	\$670,000	2,650	8	2012	Avg	4,964	N	N	10498 SHERIDAN CRES NE
8	0	720317	0040	06/21/12	\$555,205	\$671,000	2,650	8	2012	Avg	5,789	N	N	10524 SHERIDAN CRES NE
8	0	720317	0120	07/06/12	\$570,914	\$686,000	2,650	8	2012	Avg	8,237	N	N	10404 SHERIDAN CRES NE
8	0	720317	0220	09/10/12	\$566,272	\$667,000	2,650	8	2012	Avg	6,204	N	N	10399 SHERIDAN CRES NE
8	0	720317	0190	06/19/14	\$734,990	\$750,000	2,650	8	2012	Avg	6,884	N	N	10385 243RD CT NE
8	0	720317	0100	07/27/12	\$584,988	\$699,000	2,650	8	2012	Avg	6,057	N	N	10434 SHERIDAN CRES NE
8	0	720317	0010	08/10/12	\$554,990	\$660,000	2,650	8	2012	Avg	5,318	N	N	10586 SHERIDAN CRES NE
8	0	720319	0110	05/07/13	\$615,836	\$680,000	2,650	8	2013	Avg	4,644	N	N	10814 240TH AVE NE
8	0	720321	0100	12/04/13	\$712,674	\$752,000	2,650	8	2013	Avg	7,695	N	N	10253 238TH PL NE
8	0	720321	0170	08/19/14	\$702,000	\$711,000	2,650	8	2013	Avg	6,240	N	N	10187 238TH PL NE
8	0	720321	0020	02/07/14	\$686,023	\$715,000	2,650	8	2013	Avg	6,397	N	N	23856 NE 103RD PL
8	0	720319	0160	06/05/13	\$587,515	\$645,000	2,655	8	2013	Avg	5,078	N	N	10932 240TH AVE NE
8	0	720226	0220	11/18/13	\$625,000	\$661,000	2,660	8	2001	Avg	5,460	N	N	22507 NE 100TH WAY
8	0	720226	0330	05/09/14	\$583,000	\$599,000	2,660	8	2001	Avg	4,000	N	N	9929 227TH WAY NE
8	0	720226	0350	09/15/14	\$597,000	\$603,000	2,660	8	2001	Avg	4,000	N	N	9913 227TH WAY NE
8	0	720311	0290	03/19/12	\$572,000	\$712,000	2,700	8	2010	Avg	5,000	N	N	10726 242ND PL NE
8	0	720311	0700	01/11/12	\$567,500	\$722,000	2,760	8	2011	Avg	7,202	N	N	10606 243RD AVE NE
8	0	720226	0210	10/10/14	\$710,000	\$715,000	2,780	8	2001	Avg	6,978	N	N	9943 225TH AVE NE
8	0	720226	0040	08/01/14	\$705,000	\$716,000	2,780	8	2001	Avg	6,207	N	N	22609 NE 98TH PL
8	0	720310	0050	02/16/12	\$542,000	\$682,000	2,780	8	2011	Avg	6,801	N	N	11041 243RD AVE NE
8	0	720226	0550	04/26/13	\$635,000	\$703,000	2,790	8	2000	Avg	8,179	N	N	22540 NE 98TH PL
8	0	720227	0160	06/14/13	\$657,000	\$719,000	2,800	8	2002	Avg	5,637	N	N	22832 NE 100TH PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720227	0160	03/31/12	\$541,000	\$671,000	2,800	8	2002	Avg	5,637	N	N	22832 NE 100TH PL
8	0	720311	0330	12/21/12	\$602,000	\$689,000	2,820	8	2010	Avg	4,415	N	N	10660 242ND PL NE
8	0	720310	0040	03/12/14	\$680,000	\$705,000	2,840	8	2011	Avg	7,036	N	N	11033 243RD AVE NE
8	0	720226	0050	07/01/13	\$664,100	\$724,000	2,900	8	2001	Avg	6,701	N	N	22601 NE 98TH PL
8	0	720227	1100	11/06/13	\$650,000	\$689,000	2,980	8	2001	Avg	5,895	N	N	9729 229TH LN NE
8	0	720227	0390	03/24/14	\$707,000	\$731,000	2,980	8	2001	Avg	9,947	N	N	9720 229TH LN NE
8	0	720321	0220	11/13/14	\$731,897	\$735,000	2,985	8	2014	Avg	6,766	N	N	23854 NE 102ND PL
8	0	720321	0240	05/13/14	\$729,817	\$749,000	2,985	8	2014	Avg	6,828	N	N	10250 238TH PL NE
8	0	720310	0250	02/15/13	\$620,000	\$699,000	2,990	8	2010	Avg	6,657	N	N	10788 243RD AVE NE
8	0	720227	0310	11/04/13	\$663,500	\$704,000	3,055	8	2001	Avg	6,339	N	N	9824 229TH LN NE
8	0	720311	0620	02/13/13	\$635,000	\$717,000	3,120	8	2011	Avg	5,500	N	N	10670 243RD AVE NE
8	0	720310	0180	03/18/13	\$649,950	\$727,000	3,130	8	2010	Avg	4,950	N	N	10912 243RD AVE NE
8	0	720227	0170	02/29/12	\$542,000	\$679,000	3,140	8	2003	Avg	5,698	N	N	22840 NE 100TH PL
8	0	720227	1080	02/04/13	\$590,000	\$667,000	3,140	8	2001	Avg	5,896	N	N	9745 229TH LN NE
8	0	720321	0210	08/04/14	\$771,121	\$783,000	3,260	8	2014	Avg	6,681	N	N	23870 NE 102ND PL
8	0	720321	0270	06/10/14	\$756,676	\$774,000	3,260	8	2014	Avg	6,846	N	N	23875 NE 103RD PL
8	0	720321	0250	06/24/14	\$782,062	\$798,000	3,345	8	2014	Avg	6,524	N	N	10266 238TH PL NE
8	0	720321	0230	08/05/14	\$761,033	\$772,000	3,345	8	2014	Avg	6,591	N	N	10234 238TH PL NE
8	0	720318	0210	08/20/12	\$602,250	\$714,000	2,700	9	2012	Avg	4,745	N	N	23986 NE 100TH ST
8	0	720316	0110	08/15/12	\$657,257	\$781,000	2,730	9	2012	Avg	4,871	N	N	10625 ELLISTON WAY NE
8	0	720318	0230	06/20/12	\$606,329	\$733,000	2,740	9	2012	Avg	5,895	N	N	23970 NE 100TH ST
8	0	720318	0260	08/28/12	\$631,600	\$747,000	2,740	9	2012	Avg	5,803	N	N	23961 NE 101ST PL
8	0	720318	0290	04/23/12	\$595,000	\$732,000	2,750	9	2012	Avg	6,782	N	N	23999 NE 100TH ST
8	0	720318	0420	11/08/12	\$620,000	\$718,000	2,750	9	2012	Avg	6,286	N	N	23980 NE 101ST PL
8	0	720318	0310	07/02/12	\$595,000	\$716,000	2,750	9	2012	Avg	6,940	N	N	10071 240TH AVE NE
8	0	720318	0440	10/17/12	\$613,545	\$715,000	2,750	9	2012	Avg	5,413	N	N	23968 NE 101ST PL
8	0	720319	0010	03/15/13	\$619,990	\$694,000	2,770	9	2012	Avg	6,107	N	N	10634 240TH AVE NE
8	0	720318	0200	10/03/12	\$600,000	\$702,000	2,800	9	2012	Avg	5,687	N	N	23994 NE 100TH ST
8	0	720318	0330	10/15/12	\$633,754	\$739,000	2,810	9	2012	Avg	6,605	N	N	10057 240TH AVE NE
8	0	720319	0300	12/18/12	\$633,400	\$726,000	2,830	9	2012	Avg	5,819	N	N	10623 240TH AVE NE
8	0	720319	0420	09/19/13	\$698,000	\$748,000	2,830	9	2013	Avg	5,970	N	N	10767 240TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720319	0070	05/02/13	\$654,990	\$724,000	2,830	9	2013	Avg	5,695	N	N	10734 240TH AVE NE
8	0	720318	0190	11/20/12	\$625,000	\$722,000	2,840	9	2012	Avg	5,808	N	N	24038 NE 100TH ST
8	0	720318	0130	12/20/12	\$699,500	\$801,000	2,840	9	2012	Avg	8,597	N	N	9954 242ND WAY NE
8	0	720319	0020	04/15/13	\$637,306	\$708,000	2,840	9	2012	Avg	5,386	N	N	10646 240TH AVE NE
8	0	720319	0080	06/03/13	\$640,000	\$702,000	2,840	9	2013	Avg	6,129	N	N	10756 240TH AVE NE
8	0	720319	0520	11/20/13	\$699,950	\$740,000	2,840	9	2013	Avg	5,181	N	N	10951 240TH AVE NE
8	0	720318	0250	05/14/12	\$600,000	\$733,000	2,910	9	2012	Avg	5,609	N	N	23960 NE 100TH ST
8	0	720318	0280	05/09/12	\$600,000	\$735,000	2,910	9	2012	Avg	6,927	N	N	23979 NE 100TH ST
8	0	720230	0470	09/20/13	\$650,000	\$696,000	2,930	9	2004	Avg	6,245	N	N	9420 222ND AVE NE
8	0	720230	0300	08/26/13	\$729,000	\$785,000	2,930	9	2003	Avg	6,530	N	N	9317 221ST PL NE
8	0	720318	0180	11/05/12	\$627,500	\$728,000	3,100	9	2012	Avg	5,992	N	N	24046 NE 100TH ST
8	0	720318	0320	09/10/12	\$626,000	\$738,000	3,100	9	2012	Avg	6,648	N	N	10063 240TH AVE NE
8	0	720318	0220	09/05/12	\$625,000	\$738,000	3,100	9	2012	Avg	6,022	N	N	23978 NE 100TH ST
8	0	720318	0300	07/31/12	\$610,000	\$728,000	3,100	9	2012	Avg	6,790	N	N	10087 240TH AVE NE
8	0	720318	0450	11/26/12	\$629,990	\$726,000	3,100	9	2012	Avg	5,427	N	N	23958 NE 101ST PL
8	0	720318	0430	11/26/12	\$632,990	\$730,000	3,100	9	2012	Avg	6,184	N	N	23974 NE 101ST PL
8	0	720318	0270	02/15/12	\$600,000	\$755,000	3,100	9	2012	Avg	6,786	N	N	23973 NE 101ST PL
8	0	720319	0380	08/26/13	\$689,990	\$743,000	3,110	9	2013	Avg	5,328	N	N	10683 240TH AVE NE
8	0	720319	0530	08/29/13	\$697,990	\$751,000	3,110	9	2013	Avg	5,502	N	N	10967 240TH AVE NE
8	0	720319	0400	08/22/13	\$691,990	\$746,000	3,110	9	2013	Avg	5,399	N	N	10715 240TH AVE NE
8	0	720319	0090	06/13/13	\$682,200	\$747,000	3,110	9	2013	Avg	6,501	N	N	10770 240TH AVE NE
8	0	720319	0060	08/07/13	\$667,279	\$721,000	3,110	9	2013	Avg	5,667	N	N	10710 240TH AVE NE
8	0	720319	0290	04/30/13	\$664,990	\$736,000	3,110	9	2012	Avg	8,044	N	N	10621 240TH AVE NE
8	0	720316	0300	02/22/12	\$620,000	\$778,000	3,130	9	2012	Avg	7,390	N	N	23752 NE 107TH LN
8	0	720316	0240	08/22/12	\$624,000	\$740,000	3,130	9	2012	Avg	5,852	N	N	10656 238TH PL NE
8	0	720316	0250	09/07/12	\$669,990	\$790,000	3,130	9	2012	Avg	5,314	N	N	10662 238TH PL NE
8	0	720319	0390	09/24/13	\$701,100	\$750,000	3,155	9	2013	Avg	5,399	N	N	10707 240TH AVE NE
8	0	720319	0050	05/15/13	\$658,500	\$726,000	3,155	9	2013	Avg	5,657	N	N	10702 240TH AVE NE
8	0	720319	0030	04/15/13	\$649,990	\$722,000	3,160	9	2012	Avg	5,528	N	N	10660 240TH AVE NE
8	0	720230	0120	10/15/12	\$605,000	\$706,000	3,170	9	2003	Avg	7,432	N	N	9633 222ND AVE NE
8	0	720316	0070	07/24/12	\$670,000	\$801,000	3,190	9	2011	Avg	5,350	N	N	10657 ELLISTON WAY NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720318	0040	10/25/12	\$689,990	\$803,000	3,220	9	2012	Avg	5,250	N	N	23977 NE 100TH ST
8	0	720312	0050	10/08/14	\$789,500	\$796,000	3,240	9	2010	Avg	4,852	N	N	10831 237TH AVE NE
8	0	720316	0330	06/24/13	\$727,000	\$794,000	3,300	9	2011	Avg	10,380	N	N	23728 NE 107TH LN
8	0	720316	0120	08/03/12	\$659,855	\$787,000	3,309	9	2012	Avg	5,492	N	N	10617 ELLISTON WAY NE
8	0	720312	0020	06/29/12	\$640,000	\$771,000	3,310	9	2010	Avg	4,850	N	N	10907 237TH AVE NE
8	0	720312	0020	08/14/14	\$785,000	\$796,000	3,310	9	2010	Avg	4,850	N	N	10907 237TH AVE NE
8	0	720316	0410	05/22/12	\$698,000	\$851,000	3,310	9	2012	Avg	8,029	N	N	10651 238TH PL NE
8	0	720313	0040	08/31/12	\$660,000	\$780,000	3,320	9	2010	Avg	5,864	N	N	10775 ELLISTON WAY NE
8	0	720316	0280	02/16/12	\$650,741	\$818,000	3,320	9	2012	Avg	7,098	N	N	10680 238TH PL NE
8	0	720310	0720	11/28/12	\$719,000	\$828,000	3,324	9	2011	Avg	6,206	N	N	23716 NE 109TH PL
8	0	720236	0630	07/18/12	\$640,000	\$767,000	3,330	9	2004	Avg	6,878	N	N	23611 NE 89TH ST
8	0	720236	0750	05/16/12	\$620,000	\$757,000	3,330	9	2004	Avg	8,592	N	N	8602 236TH AVE NE
8	0	720236	0580	07/02/12	\$617,500	\$743,000	3,330	9	2004	Avg	10,267	N	N	8823 237TH PL NE
8	0	720318	0050	12/10/12	\$695,000	\$798,000	3,340	9	2012	Avg	5,250	N	N	23985 NE 100TH ST
8	0	720316	0080	07/20/12	\$655,000	\$784,000	3,350	9	2012	Avg	5,406	N	N	10649 ELLISTON WAY NE
8	0	720316	0320	03/05/12	\$627,990	\$785,000	3,350	9	2012	Avg	7,629	N	N	23736 NE 107TH LN
8	0	720319	0480	12/12/13	\$820,900	\$865,000	3,350	9	2013	Avg	5,893	N	N	10907 240th AVE NE
8	0	720322	0410	08/13/14	\$790,500	\$802,000	3,350	9	2014	Avg	5,416	N	N	9737 242ND WAY NE
8	0	720318	0120	04/30/13	\$709,990	\$786,000	3,355	9	2012	Avg	5,250	N	N	9951 242ND WAY NE
8	0	720319	0440	09/04/13	\$754,990	\$811,000	3,355	9	2013	Avg	7,096	N	N	10793 240TH AVE NE
8	0	720319	0490	09/23/13	\$760,670	\$814,000	3,355	9	2013	Avg	6,736	N	N	10915 240TH AVE NE
8	0	720319	0310	05/21/13	\$725,000	\$798,000	3,355	9	2013	Avg	5,605	N	N	10625 240TH AVE NE
8	0	720320	0090	10/03/13	\$767,000	\$819,000	3,355	9	2013	Avg	5,014	N	N	24169 NE 98TH PL
8	0	720319	0330	08/23/13	\$739,990	\$797,000	3,360	9	2013	Avg	5,642	N	N	10629 240TH AVE NE
8	0	720319	0460	11/14/13	\$769,990	\$815,000	3,360	9	2013	Avg	5,250	N	N	10817 240TH AVE NE
8	0	720230	0220	02/21/13	\$698,888	\$787,000	3,370	9	2003	Avg	6,277	N	N	9423 221ST PL NE
8	0	720230	0050	08/05/13	\$721,888	\$781,000	3,370	9	2003	Avg	6,629	N	N	9634 222ND AVE NE
8	0	720318	0010	10/12/12	\$679,990	\$794,000	3,370	9	2012	Avg	5,579	N	N	23955 NE 100TH ST
8	0	720319	0360	08/09/13	\$797,990	\$862,000	3,380	9	2013	Avg	5,355	N	N	10645 240TH AVE NE
8	0	720316	0260	09/12/12	\$654,000	\$770,000	3,389	9	2012	Avg	4,815	N	N	10668 238TH PL NE
8	0	720310	0830	04/07/14	\$825,000	\$851,000	3,390	9	2010	Avg	6,009	N	N	23717 NE 108TH PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720316	0090	08/30/12	\$640,000	\$757,000	3,410	9	2012	Avg	5,838	N	N	10641 ELLISTON WAY NE
8	0	720316	0090	12/05/14	\$743,000	\$745,000	3,410	9	2012	Avg	5,838	N	N	10641 ELLISTON WAY NE
8	0	720318	0080	03/11/13	\$699,990	\$785,000	3,410	9	2012	Avg	5,781	N	N	24027 NE 100TH ST
8	0	720319	0320	06/26/13	\$724,990	\$791,000	3,410	9	2013	Avg	5,164	N	N	10627 240TH AVE NE
8	0	720310	0660	11/17/14	\$780,000	\$783,000	3,420	9	2010	Avg	6,787	N	N	11034 MUIRWOOD WAY NE
8	0	720316	0270	08/02/12	\$663,000	\$791,000	3,420	9	2012	Avg	6,110	N	N	10674 238TH PL NE
8	0	720316	0310	04/03/12	\$642,200	\$795,000	3,420	9	2012	Avg	6,222	N	N	23744 NE 107TH LN
8	0	720230	0150	06/25/13	\$748,000	\$817,000	3,480	9	2003	Avg	6,357	N	N	9609 222ND AVE NE
8	0	720230	0040	08/04/14	\$808,000	\$820,000	3,480	9	2003	Avg	6,262	N	N	9626 222ND CT NE
8	0	720230	0230	05/16/13	\$725,000	\$799,000	3,480	9	2003	Avg	6,098	N	N	9415 221ST PL NE
8	0	720230	0330	07/29/13	\$770,000	\$834,000	3,480	9	2003	Avg	8,528	N	N	22131 NE 93RD ST
8	0	720319	0510	11/14/13	\$791,990	\$839,000	3,490	9	2013	Avg	5,864	N	N	10943 240TH AVE NE
8	0	720230	0010	07/01/13	\$725,000	\$791,000	3,500	9	2004	Avg	6,704	N	N	9602 222ND CT NE
8	0	720230	0480	10/24/14	\$775,000	\$780,000	3,500	9	2004	Avg	6,226	N	N	9428 222ND AVE NE
8	0	720230	0370	08/15/12	\$659,950	\$784,000	3,500	9	2004	Avg	6,718	N	N	22163 NE 93RD ST
8	0	720236	0470	01/16/14	\$740,000	\$774,000	3,500	9	2005	Avg	7,771	N	N	8932 237TH PL NE
8	0	720236	0350	06/30/14	\$780,000	\$795,000	3,500	9	2005	Avg	7,048	N	N	8914 236TH AVE NE
8	0	720236	0380	02/01/13	\$680,000	\$770,000	3,500	9	2005	Avg	7,169	N	N	8909 237TH PL NE
8	0	720236	0090	04/24/13	\$670,000	\$743,000	3,500	9	2004	Avg	10,787	N	N	8715 236TH AVE NE
8	0	720236	0170	05/23/14	\$788,600	\$808,000	3,500	9	2005	Avg	7,200	N	N	9003 236TH AVE NE
8	0	720236	0220	11/26/12	\$672,000	\$775,000	3,500	9	2005	Avg	6,515	N	N	9041 236TH AVE NE
8	0	720236	0650	07/16/13	\$720,000	\$782,000	3,500	9	2004	Avg	7,161	N	N	8736 236TH AVE NE
8	0	720236	0600	10/08/14	\$790,000	\$796,000	3,500	9	2004	Avg	7,519	N	N	8835 237TH PL NE
8	0	720236	0250	12/09/13	\$755,000	\$796,000	3,500	9	2005	Avg	7,225	N	N	9057 236TH AVE NE
8	0	720236	0760	07/11/14	\$790,000	\$804,000	3,500	9	2004	Avg	9,198	N	N	8548 236TH AVE NE
8	0	720318	0070	09/19/14	\$795,000	\$803,000	3,520	9	2012	Avg	5,250	N	N	23997 NE 100TH ST
8	0	720318	0070	12/12/12	\$699,990	\$803,000	3,520	9	2012	Avg	5,250	N	N	23997 NE 100TH ST
8	0	720318	0030	11/14/12	\$729,500	\$844,000	3,520	9	2012	Avg	5,250	N	N	23969 NE 100TH ST
8	0	720318	0110	05/20/13	\$749,990	\$826,000	3,520	9	2012	Avg	5,288	N	N	9979 242ND WAY NE
8	0	720320	0190	12/19/13	\$781,990	\$822,000	3,520	9	2013	Avg	7,240	N	N	24178 NE 98TH PL
8	0	720320	0080	10/01/13	\$779,990	\$833,000	3,520	9	2013	Avg	6,207	N	N	24187 NE 98TH PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720319	0430	09/27/13	\$789,990	\$845,000	3,525	9	2013	Avg	7,758	N	N	10789 240TH AVE NE
8	0	720316	0100	07/05/12	\$699,990	\$842,000	3,530	9	2012	Avg	8,402	N	N	10633 ELLISTON WAY NE
8	0	720318	0350	02/21/13	\$817,450	\$920,000	3,530	9	2012	Avg	9,528	N	N	10062 240TH AVE NE
8	0	720318	0490	08/19/13	\$800,887	\$864,000	3,540	9	2013	Avg	8,229	N	N	23976 NE 102ND PL
8	0	720318	0150	11/20/12	\$726,644	\$839,000	3,540	9	2012	Avg	7,079	N	N	24068 NE 100TH ST
8	0	720318	0460	07/23/13	\$817,990	\$887,000	3,540	9	2013	Avg	7,378	N	N	23959 NE 102ND PL
8	0	720318	0160	09/06/13	\$778,999	\$837,000	3,545	9	2012	Avg	7,618	N	N	24060 NE 100TH ST
8	0	720318	0090	02/20/13	\$733,596	\$826,000	3,545	9	2012	Avg	6,170	N	N	24043 NE 100TH ST
8	0	720316	0060	03/28/12	\$686,500	\$852,000	3,550	9	2012	Avg	5,926	N	N	10065 ELLISTON WAY NE
8	0	720316	0230	06/13/12	\$699,990	\$848,000	3,550	9	2012	Avg	6,701	N	N	10650 238TH PL NE
8	0	720319	0470	10/15/13	\$812,523	\$866,000	3,550	9	2013	Avg	5,292	N	N	10883 240TH AVE NE
8	0	720319	0370	08/20/13	\$798,990	\$861,000	3,550	9	2013	Avg	5,254	N	N	10661 240TH AVE NE
8	0	720318	0060	03/18/13	\$764,990	\$856,000	3,555	9	2012	Avg	5,250	N	N	23991 NE 100TH ST
8	0	720320	0170	08/27/13	\$789,000	\$849,000	3,555	9	2013	Avg	5,517	N	N	24124 NE 98TH PL
8	0	720230	0210	09/06/13	\$750,000	\$806,000	3,580	9	2003	Avg	6,767	N	N	9431 221ST PL NE
8	0	720236	0500	02/20/13	\$680,000	\$766,000	3,580	9	2005	Avg	7,670	N	N	8902 237TH PL NE
8	0	720322	0400	07/07/14	\$861,990	\$878,000	3,595	9	2014	Avg	5,639	N	N	9711 242ND WAY NE
8	0	720310	1030	10/10/12	\$695,000	\$812,000	3,610	9	2008	Avg	5,958	N	N	10852 MUIRWOOD WAY NE
8	0	720310	1860	12/11/12	\$700,000	\$804,000	3,610	9	2008	Avg	7,165	N	N	10913 ELLISTON WAY NE
8	0	720318	0100	01/23/13	\$755,532	\$857,000	3,625	9	2012	Avg	6,169	N	N	24065 NE 100TH ST
8	0	720319	0500	08/07/13	\$779,990	\$843,000	3,625	9	2013	Avg	6,916	N	N	10935 240TH AVE NE
8	0	720319	0340	07/30/13	\$810,000	\$877,000	3,625	9	2012	Avg	5,147	N	N	10631 240TH AVE NE
8	0	720319	0450	08/14/13	\$798,000	\$861,000	3,625	9	2013	Avg	6,284	N	N	10801 240TH AVE NE
8	0	720320	0100	10/23/13	\$797,990	\$849,000	3,625	9	2013	Avg	5,375	N	N	24141 NE 98TH PL
8	0	720322	0390	08/22/14	\$851,120	\$862,000	3,625	9	2014	Avg	5,270	N	N	9703 242ND WAY NE
8	0	720322	0270	06/16/14	\$814,990	\$833,000	3,625	9	2014	Avg	5,389	N	N	9784 241ST TER NE
8	0	720322	0420	06/18/14	\$859,990	\$878,000	3,625	9	2014	Avg	5,328	N	N	9743 242ND WAY NE
8	0	720319	0350	07/19/13	\$804,990	\$874,000	3,660	9	2013	Avg	5,578	N	N	10633 240TH AVE NE
8	0	720320	0180	01/24/14	\$814,990	\$852,000	3,660	9	2013	Avg	5,535	N	N	2446 NE 98TH PL
8	0	720322	0310	08/22/14	\$839,990	\$851,000	3,660	9	2014	Avg	5,637	N	N	9700 241ST TER NE
8	0	720322	0430	05/06/14	\$850,000	\$873,000	3,660	9	2014	Avg	5,343	N	N	9757 242ND WAY NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720322	0280	08/12/14	\$867,990	\$880,000	3,660	9	2014	Avg	5,175	N	N	9766 241ST TER NE
8	0	720318	0380	09/25/12	\$768,498	\$902,000	3,710	9	2012	Avg	7,825	N	N	10090 240TH AVE NE
8	0	720318	0370	11/29/12	\$791,981	\$912,000	3,720	9	2012	Avg	6,765	N	N	10082 240TH AVE NE
8	0	720320	0120	12/24/13	\$867,500	\$912,000	3,720	9	2013	Avg	6,529	N	N	9787 241ST TER NE
8	0	720318	0140	12/09/13	\$897,990	\$946,000	3,830	9	2013	Avg	8,112	N	N	10002 242ND WAY NE
8	0	720318	0360	06/14/13	\$879,990	\$963,000	3,830	9	2012	Avg	6,860	N	N	10070 240TH AVE NE
8	0	720322	0230	07/22/14	\$948,000	\$964,000	3,830	9	2014	Avg	8,315	N	N	9701 241ST TER NE
8	0	720322	0190	08/18/14	\$1,010,563	\$1,024,000	3,830	9	2014	Avg	7,519	N	N	9637 241ST TER NE
8	0	720322	0030	07/24/14	\$963,990	\$980,000	3,830	9	2014	Avg	6,765	N	N	9726 242ND WAY NE
8	0	720318	0500	08/16/13	\$828,990	\$895,000	3,915	9	2013	Avg	7,479	N	N	23986 NE 102ND PL
8	0	720320	0140	12/24/13	\$863,990	\$908,000	3,915	9	2013	Avg	7,083	N	N	9811 241ST TER NE
8	0	720322	0020	06/18/14	\$959,990	\$980,000	3,915	9	2014	Avg	6,765	N	N	9742 242ND WAY NE
8	0	720322	0040	08/04/14	\$984,990	\$1,000,000	3,950	9	2014	Avg	6,912	N	N	9704 242ND WAY NE
8	0	720230	0100	07/05/12	\$700,000	\$842,000	3,970	9	2003	Avg	11,868	N	N	9670 222ND AVE NE
8	0	720316	0010	10/01/12	\$730,000	\$855,000	3,980	9	2011	Avg	6,682	N	N	10735 ELLISTON WAY NE
8	0	720318	0470	07/08/13	\$849,990	\$925,000	3,980	9	2013	Avg	6,646	N	N	23967 NE 102ND PL
8	0	720230	0540	07/01/14	\$825,000	\$841,000	3,990	9	2003	Avg	6,637	N	N	9342 221ST PL NE
8	0	720230	0110	09/15/14	\$810,000	\$818,000	3,990	9	2003	Avg	7,838	N	N	9641 22ND AVE NE
8	0	720236	0010	07/07/14	\$866,000	\$882,000	3,990	9	2004	Avg	9,786	N	N	8601 236TH AVE NE
8	0	720236	0620	10/25/12	\$710,000	\$826,000	3,990	9	2004	Avg	6,804	N	N	23619 NE 89TH ST
8	0	720236	0510	03/27/13	\$750,000	\$837,000	4,000	9	2005	Avg	7,467	N	N	8856 237TH PL NE
8	0	720236	0720	03/25/14	\$820,000	\$848,000	4,000	9	2004	Avg	8,598	N	N	8628 236TH AVE NE
8	0	720320	0040	12/18/13	\$884,990	\$931,000	4,040	9	2013	Avg	6,595	N	N	9830 242ND WAY NE
8	0	720236	0430	07/01/14	\$920,000	\$938,000	4,080	9	2005	Avg	10,666	N	N	8945 237TH PL NE
8	0	720316	0030	02/06/12	\$758,223	\$957,000	4,080	9	2011	Avg	7,765	N	N	10719 ELLISTON WAY NE
8	0	720316	0050	07/25/12	\$830,812	\$993,000	4,080	9	2012	Avg	8,162	N	N	10703 ELLISTON WAY NE
8	0	720316	0050	09/09/13	\$905,000	\$971,000	4,080	9	2012	Avg	8,162	N	N	10703 ELLISTON WAY NE
8	0	720318	0340	08/15/12	\$790,000	\$938,000	4,080	9	2012	Avg	11,441	N	N	10052 240TH AVE NE
8	0	720318	0410	10/17/12	\$781,988	\$912,000	4,080	9	2012	Avg	10,498	N	N	23988 NE 101ST PL
8	0	720318	0400	11/21/12	\$798,276	\$922,000	4,080	9	2012	Avg	8,425	N	N	23996 NE 101ST PL
8	0	720320	0110	10/10/13	\$829,990	\$885,000	4,080	9	2013	Avg	7,360	N	N	24111 NE 98TH PL

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
8	0	720322	0010	05/06/14	\$922,500	\$948,000	4,080	9	2014	Avg	6,765	N	N	9758 242ND WAY NE
8	0	720236	0790	06/21/12	\$730,000	\$882,000	4,090	9	2004	Avg	13,551	N	N	8524 236TH AVE NE
8	0	720236	0230	06/26/12	\$714,000	\$861,000	4,090	9	2005	Avg	6,945	N	N	9049 236TH AVE NE
8	0	720236	0180	06/05/13	\$771,000	\$846,000	4,090	9	2005	Avg	7,200	N	N	9011 236TH AVE NE
8	0	720310	1050	04/15/14	\$865,000	\$892,000	4,100	9	2008	Avg	6,600	N	N	10836 MUIRWOOD WAY NE
8	0	720310	1390	04/25/13	\$773,000	\$857,000	4,100	9	2008	Avg	9,414	N	N	23618 NE 109TH CT
8	0	720316	0130	02/27/13	\$880,950	\$990,000	4,100	9	2012	Avg	7,278	N	N	10609 ELLISTON WAY NE
8	0	720316	0190	10/29/14	\$950,000	\$955,000	4,100	9	2011	Avg	8,120	N	N	10513 ELLISTON WAY NE
8	0	720316	0400	04/23/12	\$710,000	\$874,000	4,110	9	2011	Avg	7,728	N	N	10663 238TH PL NE
8	0	720318	0480	04/11/13	\$801,990	\$892,000	4,130	9	2012	Avg	11,599	N	N	23981 NE 102ND PL
8	0	720320	0060	11/26/13	\$869,990	\$919,000	4,130	9	2013	Avg	7,340	N	N	9788 242ND WAY NE
8	0	720320	0020	11/15/13	\$888,790	\$941,000	4,130	9	2013	Avg	8,102	N	N	9900 242ND WAY NE
8	0	720320	0130	11/20/13	\$869,990	\$920,000	4,130	9	2013	Avg	7,716	N	N	9799 241ST TER NE
8	0	720318	0390	10/01/12	\$799,200	\$936,000	4,140	9	2012	Avg	8,143	N	N	10098 240TH AVE NE
8	0	720320	0050	10/04/13	\$875,000	\$934,000	4,140	9	2013	Avg	8,269	N	N	9800 242ND WAY NE
8	0	720318	0170	05/16/13	\$794,990	\$876,000	4,280	9	2012	Avg	7,341	N	N	24054 NE 100TH ST
8	0	720320	0010	11/18/13	\$800,000	\$846,000	4,280	9	2013	Avg	5,250	N	N	9939 242ND WAY NE
8	0	720320	0030	12/12/13	\$883,990	\$931,000	4,350	9	2013	Avg	6,475	N	N	9860 242ND WAY NE
8	0	720320	0150	11/13/13	\$937,990	\$993,000	4,475	9	2013	Avg	9,497	N	N	9833 241ST TER NE
8	0	720322	0220	10/15/14	\$1,025,000	\$1,032,000	4,475	9	2014	Avg	8,492	N	N	9697 241ST TER NE
8	0	720322	0260	07/16/14	\$1,035,480	\$1,054,000	4,475	9	2014	Avg	6,642	N	N	9779 241ST TER NE
8	0	720316	0220	09/12/12	\$760,000	\$895,000	4,490	9	2012	Avg	7,391	N	N	10644 238TH PL NE
8	0	720323	0020	06/26/14	\$1,165,000	\$1,188,000	4,950	9	2014	Avg	11,840	N	N	10385 240TH CT NE
10	0	020310	0460	09/24/14	\$400,000	\$404,000	530	6	1949	Good	13,679	Y	Y	3659 E AMES LAKE LN NE
10	0	020400	0175	07/31/14	\$381,000	\$387,000	940	6	1996	Avg	8,946	N	N	3312 279TH AVE NE
10	0	020390	0920	07/15/14	\$340,000	\$346,000	1,130	6	1996	Avg	9,879	N	N	2850 280TH AVE NE
10	0	020310	0450	05/06/13	\$505,000	\$556,000	1,270	6	1971	Avg	26,236	Y	Y	3803 E AMES LAKE LN NE
10	0	020390	0860	01/25/12	\$335,000	\$421,000	1,460	6	1986	Avg	33,716	N	N	2819 280TH AVE NE
10	0	020310	0910	09/23/14	\$475,000	\$479,000	2,300	6	1994	Avg	28,480	N	N	3445 W AMES LAKE DR NE
10	0	020310	0435	09/18/14	\$484,000	\$489,000	690	7	1948	Good	23,244	Y	Y	3821 E AMES LAKE LN NE
10	0	020310	1210	05/07/14	\$379,500	\$390,000	840	7	1978	Avg	17,335	N	N	3449 289TH AVE NE

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Area 071 -- 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
10	0	020310	0770	08/20/13	\$435,000	\$468,000	900	7	2006	Avg	11,554	Y	Y	3026 W AMES LAKE DR NE
10	0	252506	9041	09/04/14	\$505,000	\$511,000	1,010	7	1981	Avg	217,800	N	N	27419 NE 22ND ST
10	0	142800	0740	03/28/12	\$280,000	\$345,000	1,150	7	1976	Avg	52,716	N	N	4205 268TH AVE NE
10	0	321129	0090	06/18/13	\$365,000	\$398,000	1,180	7	1992	Avg	31,256	N	N	27236 NE 31ST PL
10	0	321129	0190	04/22/14	\$418,000	\$430,000	1,180	7	1992	Avg	29,929	N	N	27305 NE 30TH WAY
10	0	321129	0050	06/23/14	\$425,000	\$433,000	1,180	7	1992	Avg	39,189	N	N	27514 NE 31ST CT
10	0	730200	0500	09/17/14	\$345,000	\$348,000	1,240	7	1978	Avg	38,095	N	N	5105 277TH AVE NE
10	0	020310	1065	05/28/14	\$420,000	\$430,000	1,250	7	1977	Avg	22,320	N	N	4025 W AMES LAKE DR NE
10	0	020390	0380	08/21/14	\$326,188	\$330,000	1,300	7	1977	Avg	8,800	N	N	3507 279TH AVE NE
10	0	022506	9016	07/22/14	\$568,000	\$577,000	1,300	7	1980	Avg	213,008	Y	N	25922 NE 80TH ST
10	0	142800	0970	05/21/14	\$540,000	\$553,000	1,300	7	1983	Avg	62,290	N	N	26933 NE UNION HILL RD
10	0	020310	1527	11/18/13	\$390,000	\$412,000	1,310	7	1984	Avg	57,770	N	N	28915 NE 34TH CT
10	0	020390	0440	04/10/14	\$420,000	\$433,000	1,330	7	1977	Good	9,525	N	N	3506 278TH PL NE
10	0	020310	1385	09/28/12	\$425,000	\$496,000	1,420	7	1996	Avg	32,485	N	N	3027 W AMES LAKE DR NE
10	0	318311	0180	08/28/14	\$490,000	\$496,000	1,450	7	1989	Avg	42,646	N	N	904 289TH AVE NE
10	0	318311	0010	11/30/12	\$420,000	\$481,000	1,460	7	1988	Avg	35,771	N	N	1119 289TH AVE NE
10	0	142800	0140	04/12/12	\$399,999	\$491,000	1,510	7	1976	Good	104,544	N	N	4114 260TH AVE NE
10	0	020310	1087	11/19/13	\$365,000	\$385,000	1,580	7	2008	Avg	19,200	N	N	4061 W AMES LAKE DR NE
10	0	321129	0280	08/14/13	\$399,000	\$430,000	1,600	7	1992	Avg	28,373	N	N	27422 NE 30TH WAY
10	0	321129	0170	04/03/13	\$374,089	\$415,000	1,610	7	1992	Avg	32,077	N	N	3005 273RD AVE NE
10	0	172507	9061	07/10/14	\$500,000	\$509,000	1,640	7	1989	Avg	47,044	N	N	29904 NE 52ND ST
10	0	318310	0170	05/15/13	\$375,000	\$412,000	1,640	7	1989	Avg	38,397	N	N	29020 NE 10TH ST
10	0	321129	0370	06/05/14	\$463,000	\$473,000	1,640	7	1992	Avg	29,970	N	N	3040 273RD AVE NE
10	0	020310	0845	07/08/13	\$384,500	\$417,000	1,660	7	1980	Good	18,009	N	N	28004 NE 33RD ST
10	0	891300	0070	11/16/12	\$432,200	\$497,000	1,660	7	1985	Good	21,840	Y	N	1247 293RD AVE NE
10	0	730200	0650	07/20/12	\$350,000	\$417,000	1,700	7	1978	Avg	60,112	N	N	27919 NE 49TH ST
10	0	112506	9029	05/29/13	\$491,000	\$538,000	1,710	7	1957	Good	438,649	N	N	25827 NE 80TH ST
10	0	172507	9023	06/20/12	\$429,000	\$515,000	1,730	7	1971	Avg	216,057	Y	N	5830 302ND AVE NE
10	0	302507	9098	10/17/12	\$430,000	\$499,000	1,760	7	1977	Good	58,370	N	N	1828 290TH AVE NE
10	0	020390	0460	07/28/14	\$407,450	\$414,000	1,810	7	1967	Avg	10,860	N	N	27723 NE 35TH ST
10	0	122506	9015	02/25/13	\$395,000	\$442,000	1,830	7	1923	Good	418,047	N	N	6911 WEST SNOQUALMIE VALLEY RD

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	242506	9087	04/22/13	\$412,000	\$455,000	1,850	7	1990	Avg	53,578	N	N	27011 NE AMES LAKE RD
10	0	730200	0101	08/29/12	\$365,000	\$429,000	1,850	7	1984	Avg	40,075	N	N	4529 AMES LAKE-CARNATION RD NE
10	0	202507	9037	10/01/14	\$510,000	\$514,000	1,870	7	1981	Avg	219,542	N	N	3119 294TH AVE NE
10	0	020310	0635	08/22/13	\$579,000	\$622,000	1,890	7	2009	Avg	17,877	Y	Y	3223 E AMES LAKE DR NE
10	0	020310	0300	11/18/13	\$765,000	\$808,000	1,980	7	1961	Good	25,675	Y	Y	4050 W AMES LAKE DR NE
10	0	020390	0690	12/23/14	\$395,000	\$395,000	1,980	7	1977	Avg	15,354	N	N	27717 NE 34TH ST
10	0	182507	9018	11/20/14	\$340,000	\$341,000	2,050	7	1979	Avg	46,382	N	N	4040 E AMES LAKE DR NE
10	0	020390	0320	04/28/14	\$425,000	\$437,000	2,120	7	2007	Avg	15,297	N	N	3518 279TH AVE NE
10	0	142506	9080	04/10/12	\$559,724	\$687,000	2,150	7	1994	Good	212,572	N	N	24614 NE 52ND PL
10	0	730200	0210	11/07/14	\$442,500	\$444,000	2,170	7	1980	Avg	47,419	N	N	5109 280TH LN NE
10	0	891300	0300	01/29/13	\$433,500	\$489,000	2,250	7	1978	Avg	17,264	N	N	29302 NE 16TH PL
10	0	020310	1487	05/06/13	\$469,000	\$516,000	2,280	7	1983	Avg	46,173	N	N	28129 NE 40TH ST
10	0	172507	9047	12/20/12	\$410,000	\$467,000	2,280	7	1978	Avg	200,811	N	N	29803 NE 52ND ST
10	0	172507	9047	11/04/14	\$410,000	\$412,000	2,280	7	1978	Avg	200,811	N	N	29803 NE 52ND ST
10	0	142506	9059	10/22/13	\$348,900	\$370,000	2,300	7	1980	Good	224,334	N	N	4105 254TH AVE NE
10	0	252506	9080	02/14/13	\$545,000	\$612,000	2,300	7	1998	Avg	217,800	N	N	26515 NE 15TH ST
10	0	172507	9025	09/03/14	\$539,000	\$545,000	2,350	7	1993	Avg	209,088	N	N	29207 NE 52ND ST
10	0	242506	9069	05/27/14	\$587,000	\$601,000	2,370	7	1979	Avg	217,800	N	N	3118 264TH AVE NE
10	0	312507	9045	02/14/12	\$399,000	\$498,000	2,470	7	1977	Avg	211,266	N	N	710 278TH AVE NE
10	0	020310	0625	05/29/14	\$672,000	\$688,000	2,620	7	1992	Avg	21,587	Y	Y	3231 E AMES LAKE DR NE
10	0	730200	0590	08/06/12	\$390,000	\$462,000	1,380	8	1974	Avg	48,351	N	N	27714 NE 47TH ST
10	0	142800	0841	01/23/13	\$435,000	\$491,000	1,520	8	1992	Avg	51,274	N	N	4325 270TH AVE NE
10	0	020310	0525	07/30/14	\$1,146,080	\$1,163,000	1,660	8	1984	VGood	22,937	Y	Y	3439 E AMES LAKE LN NE
10	0	730200	0240	08/01/13	\$439,000	\$474,000	1,670	8	1979	Good	57,906	N	N	5222 279TH AVE NE
10	0	172507	9052	02/07/13	\$441,000	\$496,000	1,690	8	1993	Avg	220,849	N	N	5918 294TH AVE NE
10	0	020310	0507	07/25/13	\$755,000	\$816,000	1,780	8	1979	Good	49,904	Y	Y	3459 E AMES LAKE LN NE
10	0	891300	0060	11/18/13	\$545,000	\$575,000	1,780	8	1983	Avg	21,450	Y	N	1405 293RD AVE NE
10	0	192507	9041	02/13/13	\$440,000	\$494,000	1,800	8	1988	Avg	53,105	N	N	2523 291ST AVE NE
10	0	072507	9039	08/29/12	\$499,000	\$587,000	1,850	8	1989	Avg	309,276	N	N	29127 NE 62ND PL
10	0	697990	0080	11/25/14	\$635,000	\$637,000	1,950	8	1998	Avg	26,359	N	N	2421 QUAIL CREEK WAY NE
10	0	202507	9055	04/23/14	\$505,000	\$519,000	1,980	8	1984	Avg	70,131	N	N	29229 NE TOLT HILL RD

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	891300	0080	05/14/13	\$575,000	\$632,000	1,980	8	1979	Good	25,037	Y	N	1237 293RD AVE NE
10	0	020310	1491	02/14/13	\$459,250	\$516,000	2,030	8	1997	Avg	142,876	N	N	4136 AMES LAKE-CARNATION RD NE
10	0	020310	1330	07/01/14	\$485,000	\$494,000	2,090	8	1991	Avg	47,916	N	N	3036 E AMES LAKE DR NE
10	0	020310	1158	07/26/13	\$405,000	\$438,000	2,120	8	2003	Avg	16,650	N	N	3613 289TH AVE NE
10	0	697992	0090	06/26/14	\$550,000	\$561,000	2,150	8	1997	Avg	27,540	N	N	3046 QUAIL CREEK WAY NE
10	0	142506	9033	04/09/14	\$590,000	\$608,000	2,180	8	1978	Good	223,898	N	N	25614 NE 47TH PL
10	0	142800	0750	12/04/12	\$437,000	\$500,000	2,212	8	1987	Avg	101,494	N	N	4123 268TH AVE NE
10	0	072507	9058	08/11/14	\$585,000	\$593,000	2,220	8	1989	Avg	216,493	Y	N	29104 NE 62ND PL
10	0	142506	9085	06/27/13	\$942,500	\$1,025,000	2,240	8	1990	Avg	192,970	N	N	24803 NE 52ND PL
10	0	697990	0180	11/26/13	\$545,000	\$575,000	2,350	8	1995	Avg	30,337	N	N	27908 NE QUAIL CREEK DR
10	0	302507	9130	04/25/13	\$460,000	\$508,000	2,370	8	1982	Avg	143,312	N	N	28105 NE TOLT HILL RD
10	0	697990	0150	07/23/13	\$550,000	\$595,000	2,370	8	1995	Avg	23,123	N	N	27929 NE QUAIL CREEK DR
10	0	142800	0829	08/09/12	\$380,000	\$450,000	2,380	8	1989	Avg	36,054	Y	N	4308 268TH AVE NE
10	0	142800	0270	06/01/12	\$440,000	\$531,000	2,380	8	1992	Avg	51,244	N	N	4040 264TH AVE NE
10	0	142800	1125	04/09/13	\$425,000	\$471,000	2,410	8	1995	Avg	43,995	N	N	4403 272ND AVE NE
10	0	697990	0260	10/24/12	\$520,000	\$602,000	2,440	8	1997	Avg	23,791	N	N	2621 279TH CT NE
10	0	697990	0390	05/29/14	\$565,000	\$578,000	2,440	8	1996	Avg	22,594	N	N	2525 276TH CT NE
10	0	697991	0010	06/04/13	\$630,000	\$689,000	2,498	8	1997	Avg	30,096	N	N	27905 NE 28TH CT
10	0	020340	0020	07/11/12	\$452,000	\$539,000	2,500	8	1995	Avg	29,861	N	N	27947 NE QUAIL CREEK DR
10	0	697990	0190	08/12/13	\$555,000	\$598,000	2,500	8	1996	Good	29,655	N	N	27903 NE 26TH ST
10	0	697991	0110	12/17/13	\$540,000	\$567,000	2,500	8	1997	Avg	34,958	N	N	27725 NE 30TH ST
10	0	697992	0040	04/14/14	\$542,000	\$558,000	2,500	8	1997	Avg	36,690	N	N	27717 NE 30TH ST
10	0	697990	0200	03/21/14	\$560,300	\$579,000	2,510	8	1995	Good	23,971	N	N	27909 NE 26TH ST
10	0	697991	0120	05/15/13	\$617,000	\$678,000	2,570	8	1997	Avg	27,972	N	N	27732 NE 29TH CT
10	0	142506	9103	07/18/14	\$750,000	\$762,000	2,620	8	2013	Avg	43,832	N	N	24720 NE 52ND PL
10	0	132506	9084	11/25/13	\$586,000	\$618,000	2,710	8	1998	Avg	29,600	N	N	26326 NE 54TH PL
10	0	022506	9017	07/14/14	\$850,000	\$864,000	2,720	8	2007	Avg	183,823	N	N	8020 252ND AVE NE
10	0	730200	0450	03/05/13	\$495,000	\$553,000	2,740	8	1977	Good	38,350	N	N	5314 277TH AVE NE
10	0	697990	0280	04/10/14	\$620,000	\$639,000	2,840	8	1997	Avg	22,913	N	N	2609 279TH CT NE
10	0	020340	0040	04/11/13	\$580,000	\$643,000	2,930	8	1996	Avg	26,629	N	N	28107 NE QUAIL CREEK DR
10	0	142800	0510	07/22/13	\$600,000	\$649,000	2,950	8	1995	Avg	87,120	N	N	5612 264TH AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	202507	9033	12/10/14	\$415,000	\$416,000	3,000	8	1979	Avg	204,732	Y	N	2710 294TH AVE NE
10	0	020310	1320	09/15/14	\$615,000	\$621,000	3,150	8	1992	Avg	24,000	N	N	3058 E AMES LAKE DR NE
10	0	072507	9041	04/14/14	\$500,000	\$515,000	3,150	8	2001	Avg	219,107	N	N	6117 AMES LAKE-CARNATION RD NE
10	0	697990	0370	11/14/14	\$574,000	\$576,000	3,240	8	1998	Avg	22,795	N	N	2526 276TH CT NE
10	0	062407	9022	04/26/12	\$620,000	\$757,000	3,320	8	2005	Avg	217,800	N	N	901 290TH AVE SE
10	0	082507	9019	12/03/14	\$590,000	\$591,000	3,360	8	1989	Avg	218,235	N	N	6120 294TH AVE NE
10	0	252506	9043	03/25/14	\$648,000	\$669,000	3,530	8	1979	Avg	85,813	Y	N	26303 NE 24TH ST
10	0	292507	9012	11/05/14	\$503,000	\$505,000	1,870	9	1996	Avg	156,988	Y	N	1534 294TH AVE NE
10	0	202507	9045	06/23/14	\$649,000	\$662,000	1,890	9	2005	Avg	280,962	Y	N	29836 NE TOLT HILL RD
10	0	020500	0170	09/19/13	\$538,000	\$577,000	1,930	9	1994	Avg	24,904	N	N	26101 NE 27TH DR
10	0	020360	0390	02/12/14	\$565,000	\$588,000	2,030	9	1998	Avg	31,774	N	N	6360 286TH PL NE
10	0	020360	0130	01/03/14	\$505,000	\$529,000	2,190	9	1996	Avg	38,307	N	N	6112 284TH WAY NE
10	0	020360	0460	04/28/12	\$552,000	\$674,000	2,250	9	1998	Avg	43,703	N	N	6401 286TH PL NE
10	0	020500	0270	08/31/12	\$525,000	\$623,000	2,280	9	1993	Avg	40,307	N	N	2512 261ST CT NE
10	0	020360	0310	11/14/12	\$535,000	\$616,000	2,290	9	1997	Avg	44,099	N	N	28650 NE 63RD WAY
10	0	020500	0280	12/13/12	\$530,000	\$610,000	2,310	9	1992	Avg	34,175	N	N	2506 261ST CT NE
10	0	020500	0410	03/20/13	\$540,000	\$605,000	2,320	9	1992	Avg	32,772	N	N	26127 NE 25TH ST
10	0	020500	0410	09/15/14	\$630,000	\$636,000	2,320	9	1992	Avg	32,772	N	N	26127 NE 25TH ST
10	0	133200	0310	09/16/13	\$588,000	\$633,000	2,330	9	1996	Avg	44,866	N	N	4009 251ST WAY NE
10	0	020500	0370	11/01/12	\$499,999	\$582,000	2,410	9	1992	Avg	38,640	N	N	26331 NE 25TH ST
10	0	020360	0260	10/10/12	\$525,000	\$610,000	2,420	9	1997	Avg	20,628	N	N	28659 NE 63RD WAY
10	0	238600	0500	03/12/13	\$520,000	\$578,000	2,430	9	1990	Avg	82,510	N	N	3121 264TH AVE NE
10	0	020500	0010	06/24/14	\$620,000	\$633,000	2,450	9	1994	Avg	55,387	N	N	2540 265TH AVE NE
10	0	302507	9180	03/22/12	\$477,000	\$589,000	2,450	9	2007	Avg	57,867	N	N	27802 NE TOLT HILL RD
10	0	020500	0450	05/14/14	\$633,100	\$650,000	2,470	9	1993	Avg	33,305	N	N	26021 NE 25TH ST
10	0	133200	0110	07/25/14	\$635,000	\$646,000	2,490	9	1997	Avg	40,608	N	N	25110 NE 47TH CT
10	0	252506	9035	08/22/13	\$855,000	\$919,000	2,510	9	1990	Good	217,800	Y	N	2301 268TH AVE NE
10	0	133200	0070	03/27/13	\$525,000	\$589,000	2,530	9	1995	Avg	39,092	N	N	4500 251ST WAY NE
10	0	020500	0420	08/12/13	\$570,000	\$617,000	2,540	9	1993	Avg	33,305	N	N	26119 NE 25TH ST
10	0	133200	0260	03/28/14	\$790,000	\$818,000	2,540	9	1995	Avg	35,074	N	N	25051 NE 42ND PL
10	0	730200	0120	06/10/14	\$695,000	\$710,000	2,550	9	2001	Avg	45,254	N	N	4742 281ST AVE NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	020360	0480	05/03/13	\$547,000	\$603,000	2,650	9	1997	Avg	57,028	N	N	28546 NE 63RD WAY
10	0	020500	0570	06/06/13	\$555,000	\$610,000	2,650	9	1996	Avg	21,546	N	N	25810 NE 25TH ST
10	0	112506	9157	02/23/12	\$540,000	\$673,000	2,650	9	2004	Avg	46,473	N	N	24540 NE UNION HILL RD
10	0	020310	0860	08/15/13	\$690,000	\$743,000	2,680	9	2000	Avg	28,800	N	N	3333 W AMES LAKE DR NE
10	0	020310	0840	04/15/14	\$1,115,000	\$1,148,000	2,720	9	2000	Avg	22,459	Y	Y	3238 W AMES LAKE DR NE
10	0	020500	0430	10/19/12	\$527,800	\$617,000	2,730	9	1992	Avg	33,305	N	N	26111 NE 25TH ST
10	0	133200	0330	05/29/13	\$550,000	\$607,000	2,730	9	1998	Avg	56,972	N	N	25130 NE 47TH CT
10	0	020500	0110	04/23/14	\$650,000	\$670,000	2,760	9	1996	Avg	36,371	N	N	26403 NE 27TH DR
10	0	020360	0200	10/29/12	\$525,000	\$607,000	2,770	9	1997	Avg	42,976	N	N	28551 NE 63RD WAY
10	0	020360	0590	06/27/14	\$641,000	\$653,000	2,770	9	1997	Avg	63,118	N	N	6338 284TH WAY NE
10	0	020360	0590	03/28/12	\$535,000	\$659,000	2,770	9	1997	Avg	63,118	N	N	6338 284TH WAY NE
10	0	020500	0700	06/12/12	\$524,000	\$637,000	2,770	9	1997	Avg	50,529	N	N	26126 NE 27TH DR
10	0	182507	9054	03/23/12	\$505,000	\$623,000	2,770	9	1997	Avg	55,321	N	N	4323 279TH AVE NE
10	0	182507	9005	06/09/14	\$739,000	\$755,000	2,800	9	1999	Avg	246,114	N	N	6135 284TH WAY NE
10	0	133200	0230	06/14/12	\$610,000	\$746,000	2,820	9	1995	Avg	42,543	N	N	4417 251ST WAY NE
10	0	020360	0560	10/09/13	\$597,000	\$635,000	2,840	9	1997	Good	34,203	N	N	28432 NE 63RD WAY
10	0	020500	0200	11/01/13	\$585,000	\$622,000	2,840	9	1993	Avg	22,544	N	N	25923 NE 27TH DR
10	0	022506	9056	06/13/13	\$620,000	\$677,000	2,860	9	2007	Avg	82,764	N	N	25842 NE 80TH ST
10	0	232480	0010	04/25/12	\$580,000	\$726,000	2,860	9	1995	Avg	27,227	N	N	7921 245TH WAY NE
10	0	142506	9110	02/25/14	\$607,000	\$630,000	2,880	9	1991	Avg	108,900	N	N	25033 NE 52ND PL
10	0	302507	9177	02/13/13	\$637,500	\$716,000	2,890	9	2004	Avg	43,621	N	N	29109 NE TOLT HILL RD
10	0	020360	0350	03/03/14	\$589,000	\$611,000	2,900	9	1998	Avg	36,294	N	N	6336 286TH PL NE
10	0	020500	0490	10/22/13	\$609,500	\$649,000	2,930	9	1993	Avg	32,698	N	N	25917 NE 25TH ST
10	0	020340	0090	07/29/14	\$740,000	\$751,000	2,950	9	1998	Avg	57,063	N	N	2626 280TH PL NE
10	0	020500	0190	10/14/13	\$650,000	\$694,000	2,980	9	1993	Avg	24,703	N	N	26007 NE 27TH DR
10	0	020500	0220	02/27/13	\$630,000	\$710,000	2,980	9	1996	Avg	28,648	N	N	25905 NE 27TH DR
10	0	232480	0070	06/10/14	\$740,000	\$758,000	3,000	9	1995	Avg	25,341	N	N	7617 245TH WAY NE
10	0	182507	9086	05/21/14	\$700,000	\$717,000	3,010	9	1996	Avg	46,173	N	N	4375 279TH AVE NE
10	0	697990	0360	07/09/14	\$635,000	\$646,000	3,080	9	1997	Avg	35,430	N	N	27618 NE QUAIL CREEK DR
10	0	133200	0060	02/05/14	\$748,000	\$782,000	3,090	9	1995	Avg	46,882	N	N	4404 251ST WAY NE
10	0	133200	0130	07/05/12	\$522,000	\$634,000	3,100	9	1998	Avg	45,441	N	N	25122 NE 47TH CT

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	020360	0230	12/06/12	\$560,000	\$641,000	3,110	9	1997	Avg	44,940	N	N	28631 NE 63RD WAY
10	0	020360	0120	03/05/14	\$652,000	\$676,000	3,120	9	1996	Avg	41,319	N	N	6104 284TH WAY NE
10	0	020360	0320	04/11/12	\$535,000	\$656,000	3,160	9	1998	Avg	33,600	N	N	28634 NE 63RD WAY
10	0	020500	0520	10/06/14	\$737,500	\$743,000	3,200	9	1993	Avg	36,276	N	N	25837 NE 25TH ST
10	0	232480	0120	12/11/13	\$699,000	\$740,000	3,260	9	1996	Avg	29,830	N	N	7409 245TH WAY NE
10	0	020500	0050	12/18/14	\$735,000	\$736,000	3,270	9	1993	Avg	45,537	N	N	2420 265TH AVE NE
10	0	232480	0240	05/20/13	\$761,000	\$845,000	3,280	9	1996	Avg	26,418	N	N	7432 245TH WAY NE
10	0	232480	0110	06/12/14	\$699,000	\$716,000	3,280	9	1996	Avg	27,441	N	N	7435 245TH WAY NE
10	0	133200	0160	03/05/14	\$747,500	\$777,000	3,290	9	1997	Good	36,284	N	N	25119 NE 47TH CT
10	0	133200	0160	09/19/12	\$660,000	\$782,000	3,290	9	1997	Good	36,284	N	N	25119 NE 47TH CT
10	0	133200	0100	12/10/14	\$685,000	\$686,000	3,320	9	1997	Avg	38,043	N	N	4530 251ST WAY NE
10	0	232480	0160	07/08/13	\$725,000	\$795,000	3,380	9	1997	Avg	23,880	N	N	7221 245TH WAY NE
10	0	232480	0160	06/04/14	\$735,000	\$754,000	3,380	9	1997	Avg	23,880	N	N	7221 245TH WAY NE
10	0	020360	0620	04/17/14	\$691,000	\$711,000	3,460	9	1998	Avg	83,655	N	N	28310 NE 63RD WAY
10	0	302507	9131	04/22/13	\$706,000	\$780,000	3,460	9	2005	Avg	50,907	N	N	27904 NE 21ST ST
10	0	132506	9077	08/28/13	\$790,000	\$848,000	3,470	9	1995	Avg	217,800	N	N	27250 NE 53RD ST
10	0	312507	9015	11/20/12	\$725,000	\$833,000	3,590	9	2008	Avg	198,633	N	N	635 286TH AVE SE
10	0	232480	0150	11/22/13	\$673,000	\$715,000	3,630	9	1996	Avg	48,576	N	N	7225 245TH WAY NE
10	0	133200	0320	10/15/12	\$625,000	\$735,000	3,690	9	1996	Avg	38,883	N	N	4216 251ST WAY NE
10	0	142800	0905	03/12/12	\$620,000	\$768,000	3,730	9	2000	Avg	39,130	N	N	4719 270TH AVE NE
10	0	232480	0350	05/06/14	\$860,000	\$886,000	3,740	9	2000	Avg	32,417	N	N	24507 NE 77TH PL
10	0	142800	0590	11/05/13	\$630,000	\$667,000	3,760	9	2002	Avg	105,850	N	N	5119 268TH AVE NE
10	0	252506	9078	11/12/13	\$650,000	\$687,000	3,960	9	1995	Avg	217,800	N	N	26608 NE 15TH ST
10	0	142506	9106	01/31/12	\$600,000	\$753,000	4,250	9	1993	Avg	72,431	N	N	5316 245TH AVE NE
10	0	022506	9013	06/23/14	\$806,000	\$822,000	2,500	10	1997	Avg	206,474	N	N	8510 258TH AVE NE
10	0	238600	0400	06/11/13	\$910,000	\$991,000	2,530	10	1997	Avg	84,947	N	N	26113 NE 34TH ST
10	0	302507	9170	06/28/13	\$760,000	\$827,000	2,860	10	2000	Avg	32,500	N	N	28411 NE 17TH ST
10	0	111720	0190	08/04/14	\$775,000	\$786,000	3,010	10	1998	Avg	74,390	N	N	25520 NE 39TH WAY
10	0	322507	9047	03/15/12	\$690,000	\$854,000	3,120	10	1989	Avg	218,037	N	N	219 292ND AVE SE
10	0	238600	0110	04/25/13	\$668,000	\$735,000	3,180	10	1990	Good	95,013	N	N	3624 264TH AVE NE
10	0	322507	9046	10/31/12	\$862,500	\$997,000	3,200	10	1991	Avg	216,965	N	N	111 292ND AVE SE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	111720	0170	09/19/14	\$715,000	\$721,000	3,260	10	1997	Avg	110,579	N	N	25626 NE 39TH WAY
10	0	302507	9095	05/22/13	\$849,900	\$932,000	3,260	10	2000	Avg	116,305	N	N	1804 290TH AVE NE
10	0	322507	9060	01/28/14	\$710,000	\$740,000	3,310	10	1990	Avg	202,508	N	N	29221 SE 5TH ST
10	0	864760	0020	11/11/14	\$749,950	\$753,000	3,340	10	2005	Avg	123,600	N	N	28916 NE 2ND PL
10	0	238600	0070	10/29/14	\$795,127	\$799,000	3,360	10	1993	Avg	91,158	N	N	3412 264TH AVE NE
10	0	020310	0200	11/05/13	\$1,150,000	\$1,217,000	3,390	10	2006	Avg	22,789	Y	Y	3642 W AMES LAKE DR NE
10	0	697990	0010	09/05/14	\$975,000	\$986,000	3,420	10	2000	Avg	183,387	Y	N	27517 NE QUAIL CREEK DR
10	0	111720	0110	08/27/12	\$708,000	\$829,000	3,470	10	1997	Avg	79,617	N	N	3925 259TH WAY NE
10	0	111720	0110	10/03/13	\$760,000	\$808,000	3,470	10	1997	Avg	79,617	N	N	3925 259TH WAY NE
10	0	111720	0550	10/14/14	\$760,000	\$765,000	3,530	10	1994	Avg	69,834	N	N	3220 259TH AVE NE
10	0	111720	0430	09/20/12	\$790,000	\$919,000	3,540	10	1998	Avg	88,519	N	N	25927 NE 29TH PL
10	0	022506	9091	11/17/14	\$1,339,990	\$1,345,000	3,610	10	2014	Avg	98,862	N	N	9005 255TH AVE NE
10	0	112506	9037	06/06/12	\$715,000	\$862,000	3,630	10	2007	Avg	243,176	N	N	24805 NE 80TH ST
10	0	022506	9053	08/06/12	\$799,000	\$946,000	3,680	10	2007	Avg	115,869	N	N	25818 NE 80TH ST
10	0	111720	0280	02/05/14	\$800,000	\$832,000	3,680	10	1998	Avg	73,773	N	N	25815 NE 39TH WAY
10	0	312507	9042	08/21/13	\$800,000	\$860,000	3,760	10	1987	Avg	210,830	Y	N	711 278TH AVE NE
10	0	238600	0240	09/29/14	\$850,000	\$857,000	3,870	10	1994	Avg	65,556	N	N	3414 260TH AVE NE
10	0	020500	0310	06/24/14	\$850,000	\$868,000	3,920	10	1996	Avg	37,122	N	N	2515 263RD CT NE
10	0	292507	9072	06/24/12	\$804,500	\$965,000	3,980	10	1985	Avg	42,323	Y	N	1631 292ND PL NE
10	0	302507	9120	07/26/13	\$699,900	\$757,000	4,000	10	2002	Avg	43,995	N	N	29106 NE 17TH ST
10	0	302507	9047	12/02/13	\$1,100,000	\$1,158,000	4,010	10	1992	Avg	557,568	N	N	1823 285TH PL NE
10	0	009830	0200	06/12/14	\$1,298,000	\$1,326,000	4,020	10	2014	Avg	129,003	N	N	2077 297TH WAY SE
10	0	111720	0450	08/15/12	\$880,000	\$1,034,000	4,090	10	1991	Avg	78,616	N	N	25920 NE 29TH PL
10	0	322507	9018	04/25/13	\$853,250	\$942,000	4,210	10	1993	Avg	212,144	N	N	29261 SE 5TH ST
10	0	238600	0250	04/10/14	\$965,000	\$993,000	4,230	10	1989	Avg	74,797	N	N	3438 260TH AVE NE
10	0	723755	0100	08/25/14	\$1,408,762	\$1,426,000	4,280	10	2012	Avg	50,621	N	N	5812 249TH CT NE
10	0	112506	9099	06/03/13	\$950,000	\$1,039,000	4,320	10	2008	Avg	223,898	N	N	25525 NE 67TH PL
10	0	238600	0020	10/08/14	\$885,000	\$891,000	4,470	10	1991	Avg	86,225	N	N	3220 264TH AVE NE
10	0	238600	0300	12/02/14	\$800,000	\$802,000	4,600	10	1990	Avg	67,369	N	N	3441 260TH AVE NE
10	0	009830	0250	08/05/14	\$1,349,990	\$1,369,000	4,910	10	2013	Avg	131,575	N	N	2034 298TH CRES SE
10	0	009830	0260	11/13/14	\$1,320,000	\$1,325,000	4,970	10	2013	Avg	131,007	N	N	2020 298TH CRES SE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	062407	9024	08/12/14	\$1,000,000	\$1,014,000	6,980	10	2006	Avg	217,800	N	N	29015 SE 8TH ST
10	0	085360	0070	08/14/13	\$980,000	\$1,055,000	3,540	11	1998	Avg	128,457	N	N	305 289TH PL NE
10	0	322507	9059	09/16/13	\$815,500	\$872,000	3,690	11	1993	Avg	191,104	N	N	29213 SE 5TH ST
10	0	085360	0020	07/10/14	\$840,000	\$855,000	3,840	11	1998	Avg	85,728	N	N	615 289TH AVE NE
10	0	723755	0310	05/12/14	\$1,225,000	\$1,256,000	3,890	11	2001	Avg	101,930	N	N	25005 NE PATTERSON WAY
10	0	112506	9149	06/05/14	\$1,200,000	\$1,227,000	4,060	11	1999	Avg	63,869	N	N	7322 259TH PL NE
10	0	142506	9116	11/07/14	\$1,187,500	\$1,193,000	4,340	11	2003	Avg	217,800	N	N	4144 244TH AVE NE
10	0	012506	9038	11/25/14	\$2,140,000	\$2,146,000	4,360	11	1997	Avg	453,895	Y	N	8565 261ST AVE NE
10	0	012506	9038	03/27/12	\$1,692,000	\$2,085,000	4,360	11	1997	Avg	453,895	Y	N	8565 261ST AVE NE
10	0	723755	0130	05/20/14	\$1,300,000	\$1,332,000	4,380	11	2001	Avg	74,052	N	N	5830 246TH PL NE
10	0	111720	0390	05/07/14	\$1,150,000	\$1,179,000	4,460	11	2001	Avg	103,382	N	N	25823 NE 30TH CT
10	0	867852	0060	04/24/12	\$1,250,000	\$1,527,000	4,610	11	2004	Avg	159,456	N	N	29840 SE 15TH PL
10	0	009830	0100	01/22/14	\$1,060,000	\$1,106,000	4,620	11	2007	Avg	125,641	N	N	2016 297TH WAY SE
10	0	022506	9043	11/20/12	\$1,220,000	\$1,402,000	4,640	11	2008	Avg	220,413	N	N	8303 250TH AVE NE
10	0	723755	0230	11/20/12	\$1,200,000	\$1,379,000	4,640	11	2003	Avg	64,033	N	N	5825 245TH PL NE
10	0	009830	0140	01/02/13	\$1,050,000	\$1,193,000	4,730	11	2007	Avg	131,347	N	N	1833 297TH WAY SE
10	0	085360	0130	06/21/13	\$1,550,000	\$1,689,000	4,860	11	1998	Avg	109,937	N	N	29130 NE 3RD WAY
10	0	312507	9016	03/04/13	\$1,475,000	\$1,649,000	5,040	11	2000	Avg	204,732	N	N	29122 8TH ST
10	0	723755	0020	07/03/14	\$1,100,000	\$1,120,000	5,070	11	2000	Avg	60,123	N	N	5725 251ST CT NE
10	0	723755	0300	10/23/12	\$1,207,500	\$1,398,000	5,170	11	2004	Good	56,192	N	N	24619 NE PATTERSON WAY
10	0	020310	0440	09/11/14	\$1,210,000	\$1,222,000	5,400	11	1997	Avg	24,740	Y	Y	3811 E AMES LAKE LN NE
10	0	112506	9152	07/18/13	\$1,400,000	\$1,516,000	5,570	11	1999	Avg	118,918	N	N	7325 259TH PL NE
10	0	085360	0150	05/24/14	\$1,680,000	\$1,720,000	5,584	11	1998	Avg	68,257	N	N	29002 NE 3RD WAY
10	0	238600	0420	01/17/14	\$1,310,000	\$1,366,000	5,640	11	1990	Avg	107,615	Y	N	26133 NE 34TH ST
10	0	723755	0260	04/02/12	\$1,650,000	\$2,030,000	5,670	11	2008	Avg	75,794	N	N	5615 245TH AVE NE
10	0	009830	0010	12/12/12	\$1,360,000	\$1,554,000	5,770	11	2007	Avg	126,565	N	N	1710 297TH WAY SE
10	0	723755	0180	04/24/13	\$1,365,000	\$1,507,000	5,770	11	2000	Avg	60,548	N	N	5840 245TH PL NE
10	0	723755	0160	02/20/13	\$1,295,000	\$1,453,000	5,790	11	2007	Avg	60,984	N	N	5829 246TH PL NE
10	0	867850	0020	12/13/14	\$1,575,000	\$1,577,000	5,830	11	2005	Avg	131,116	N	N	1105 TREEMONT WAY SE
10	0	112506	9039	12/12/13	\$1,550,000	\$1,629,000	5,850	11	2005	Avg	211,701	N	N	24406 NE UNION HILL RD
10	0	112506	9153	08/22/14	\$1,525,000	\$1,544,000	5,990	11	2004	Avg	111,078	N	N	7109 259TH PL NE

Improved Sales Used in This Annual Update Analysis

Area 071 -- 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
10	0	302507	9008	02/04/14	\$1,750,000	\$1,822,000	6,010	11	2001	Avg	609,848	N	N	1207 289TH AVE NE
10	0	322507	9035	06/18/14	\$1,600,000	\$1,633,000	6,050	11	2001	Avg	230,652	Y	N	29236 SE 5TH ST
10	0	085360	0310	04/10/12	\$1,350,000	\$1,657,000	6,085	11	2000	Avg	142,725	N	N	105 290TH AVE NE
10	0	085360	0310	08/28/14	\$1,610,000	\$1,629,000	6,085	11	2000	Avg	142,725	N	N	105 290TH AVE NE
10	0	723755	0040	10/11/13	\$1,268,000	\$1,349,000	6,110	11	2001	Avg	111,515	N	N	5712 251ST CT NE
10	0	723755	0170	05/24/13	\$1,225,000	\$1,343,000	6,350	11	2001	Avg	71,438	N	N	5809 246TH PL NE
10	0	085360	0300	05/07/13	\$2,412,500	\$2,656,000	6,800	11	2001	Avg	194,676	N	N	117 290TH AVE NE
10	0	022506	9061	05/13/14	\$1,800,000	\$1,846,000	5,390	12	2007	Avg	193,842	N	N	8212 255TH AVE NE
10	0	022506	9061	01/09/13	\$1,800,000	\$2,041,000	5,390	12	2007	Avg	193,842	N	N	8212 255TH AVE NE
10	0	867850	0060	07/10/14	\$1,550,000	\$1,577,000	6,070	12	1999	Avg	171,626	N	N	29433 SE 15TH PL
10	0	238600	0280	01/05/12	\$1,775,000	\$2,230,000	9,720	12	1988	Good	81,335	N	N	3453 260TH AVE NE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	033960	0190	10/14/14	\$420,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	033960	0280	12/14/12	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	033960	0440	02/02/12	\$207,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	042506	9134	10/20/14	\$1,040,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
7	0	042506	9134	04/29/13	\$192,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	042506	9137	06/23/14	\$626,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	052506	9010	06/13/13	\$14,000	DOR RATIO
7	0	052506	9051	11/15/13	\$700,000	NON-REPRESENTATIVE SALE
7	0	052506	9051	03/20/12	\$600,000	SHORT SALE
7	0	052506	9092	03/20/13	\$300,000	DOR RATIO; IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	052506	9115	02/06/14	\$701,500	OBSOLESCENCE
7	0	062506	9031	04/15/13	\$275,000	FINANCIAL INSTITUTION RESALE; CONTRACT OR CASH SALE; STATEMENT TO DOR
7	0	062506	9147	11/01/12	\$130,684	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	092506	9022	09/03/13	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	092506	9057	09/14/13	\$1,187,500	RELOCATION - SALE TO SERVICE
7	0	092506	9128	11/19/12	\$192,188	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	092506	9148	05/03/13	\$655,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	102506	9103	07/11/12	\$303,000	DIAGNOSTIC OUTLIER; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	102506	9105	04/14/14	\$368,000	EXEMPT FROM EXCISE TAX
7	0	102506	9210	01/10/14	\$617,000	EXEMPT FROM EXCISE TAX
7	0	102506	9236	11/05/14	\$600,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
7	0	102506	9240	12/07/12	\$382,500	SHORT SALE
7	0	133090	0500	12/31/13	\$427,200	EXEMPT FROM EXCISE TAX
7	0	133090	0500	11/13/13	\$427,200	EXEMPT FROM EXCISE TAX
7	0	133090	0500	04/11/14	\$435,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	152506	9037	11/22/13	\$1,057,500	RELOCATION - SALE TO SERVICE
7	0	162100	0010	03/30/12	\$40,000	DOR RATIO
7	0	162506	9026	07/24/12	\$50,000	PREVIOUS IMP. VALUE <= 25K; UNFINISHED AREA; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	162506	9047	08/01/14	\$183,102	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	172506	9036	09/16/13	\$790,000	IMP. COUNT > 1; OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	182506	9089	06/20/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; CHANGE OF USE
7	0	241391	0120	03/19/12	\$50,000	NO MARKET EXPOSURE; SALE DATA DOES NOT MATCH ASSESSED VALUE
7	0	241391	0280	08/25/14	\$552,034	EXEMPT FROM EXCISE TAX
7	0	295440	0210	06/08/12	\$875,000	RELOCATION - SALE TO SERVICE
7	0	295440	0280	08/14/12	\$865,000	RELOCATION - SALE TO SERVICE
7	0	312100	0050	05/25/13	\$720,000	RELOCATION - SALE TO SERVICE
7	0	312150	0340	04/22/14	\$556,000	EXEMPT FROM EXCISE TAX;
7	0	352960	0010	03/27/13	\$775,001	RELOCATION - SALE TO SERVICE
7	0	548090	0020	10/08/13	\$800,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	812160	0080	12/04/12	\$309,000	OBSOLESCENCE
7	0	812161	0170	02/25/13	\$420,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	815580	0280	05/16/12	\$1,040,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	880760	0300	01/06/12	\$156,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
7	0	880780	0070	04/08/14	\$336,880	EXEMPT FROM EXCISE TAX
7	0	880780	0070	10/27/14	\$275,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	880780	0250	12/20/13	\$391,000	NO MARKET EXPOSURE
7	0	880780	0320	06/13/12	\$227,000	NO MARKET EXPOSURE
7	0	880781	0700	08/19/13	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	880781	0740	11/01/13	\$88,383	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
7	0	880781	0890	06/19/14	\$327,506	EXEMPT FROM EXCISE TAX
7	0	880781	0890	08/27/14	\$259,875	FINANCIAL INSTITUTION RESALE
7	0	929085	0030	06/25/12	\$662,170	SHORT SALE
7	0	929085	0100	09/05/13	\$665,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	0	929085	0120	04/20/12	\$630,000	SHORT SALE
7	0	929085	0350	07/30/12	\$750,000	RELOCATION - SALE TO SERVICE
7	0	929087	0090	10/08/14	\$731,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	0	950885	0240	12/06/12	\$375,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	951097	0450	05/30/13	\$655,000	RELOCATION - SALE TO SERVICE
8	0	720226	0350	09/11/14	\$597,000	RELOCATION - SALE TO SERVICE
8	0	720226	0610	03/25/13	\$590,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720227	0160	06/14/13	\$657,000	RELOCATION - SALE TO SERVICE
8	0	720229	0130	08/06/12	\$281,000	NON-REPRESENTATIVE SALE
8	0	720230	0300	07/10/13	\$729,000	RELOCATION - SALE TO SERVICE
8	0	720236	0160	05/17/12	\$149,650	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	0	720236	0420	02/10/12	\$605,000	SHORT SALE
8	0	720236	0620	05/05/12	\$720,000	NO MARKET EXPOSURE
8	0	720238	0050	08/17/12	\$355,000	SHORT SALE
8	0	720238	0300	08/21/12	\$380,000	SHORT SALE
8	0	720310	0830	03/31/14	\$825,000	RELOCATION - SALE TO SERVICE
8	0	720310	1290	10/20/14	\$394,000	AFFORDABLE HOUSING ARCH
8	0	720310	1340	09/18/12	\$332,000	AFFORDABLE HOUSING ARCH
8	0	720310	1350	07/06/12	\$336,000	AFFORDABLE HOUSING ARCH
8	0	720310	1490	06/05/13	\$420,700	AFFORDABLE HOUSING ARCH
8	0	720310	1560	05/08/13	\$325,000	AFFORDABLE HOUSING ARCH
8	0	720310	1580	07/24/14	\$410,000	AFFORDABLE HOUSING ARCH
8	0	720310	1610	05/12/14	\$265,000	AFFORDABLE HOUSING ARCH
8	0	720310	1660	12/20/12	\$220,000	AFFORDABLE HOUSING ARCH
8	0	720310	1680	05/18/12	\$310,000	AFFORDABLE HOUSING ARCH
8	0	720310	1710	03/22/13	\$350,000	AFFORDABLE HOUSING ARCH
8	0	720310	1740	09/03/13	\$379,000	AFFORDABLE HOUSING ARCH
8	0	720310	1750	01/10/14	\$400,000	AFFORDABLE HOUSING ARCH
8	0	720310	1970	07/15/14	\$362,764	AFFORDABLE HOUSING ARCH
8	0	720310	2000	05/29/13	\$420,000	AFFORDABLE HOUSING ARCH
8	0	720310	2050	07/28/14	\$435,000	AFFORDABLE HOUSING ARCH
8	0	720310	2060	01/13/14	\$353,000	AFFORDABLE HOUSING ARCH
8	0	720310	2060	02/23/12	\$335,000	AFFORDABLE HOUSING ARCH
8	0	720310	2080	12/17/14	\$305,000	AFFORDABLE HOUSING ARCH
8	0	720310	2150	04/24/13	\$258,165	EXEMPT FROM EXCISE TAX
8	0	720310	2150	09/18/13	\$231,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	0	720310	2150	05/21/13	\$258,165	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720310	2180	08/05/13	\$264,990	AFFORDABLE HOUSING ARCH
8	0	720310	2200	12/17/12	\$225,000	AFFORDABLE HOUSING ARCH
8	0	720311	0290	03/02/12	\$572,000	RELOCATION - SALE TO SERVICE
8	0	720314	0020	08/09/13	\$392,500	AFFORDABLE HOUSING ARCH
8	0	720314	0040	04/17/14	\$395,000	AFFORDABLE HOUSING ARCH
8	0	720314	0090	11/11/13	\$360,091	AFFORDABLE HOUSING ARCH
8	0	720314	0160	08/17/12	\$362,000	AFFORDABLE HOUSING ARCH
8	0	720314	0180	08/21/14	\$429,000	AFFORDABLE HOUSING ARCH
8	0	720314	0200	01/07/13	\$325,000	AFFORDABLE HOUSING ARCH
8	0	720314	0270	05/15/14	\$386,380	AFFORDABLE HOUSING ARCH
8	0	720314	0320	09/06/12	\$319,330	AFFORDABLE HOUSING ARCH
8	0	720314	0360	12/01/14	\$359,782	AFFORDABLE HOUSING ARCH
8	0	720314	0370	03/06/14	\$343,715	AFFORDABLE HOUSING ARCH
8	0	720314	0440	10/01/13	\$355,563	AFFORDABLE HOUSING ARCH
8	0	720314	0440	12/05/12	\$347,500	AFFORDABLE HOUSING ARCH
8	0	720314	0470	08/15/12	\$340,000	AFFORDABLE HOUSING ARCH
8	0	720314	0520	03/20/14	\$346,895	AFFORDABLE HOUSING ARCH
8	0	720314	0530	03/12/12	\$365,500	AFFORDABLE HOUSING SALES
8	0	720316	0010	10/01/12	\$744,500	RELOCATION - SALE TO SERVICE
8	0	720316	0050	09/08/13	\$905,000	RELOCATION - SALE TO SERVICE
8	0	720317	0210	11/18/14	\$585,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720321	0170	10/03/13	\$691,425	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	0	720321	0190	08/12/13	\$648,701	NO MARKET EXPOSURE
8	0	720322	0050	11/18/14	\$988,830	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720322	0120	11/07/14	\$1,015,600	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720322	0200	12/18/14	\$1,047,000	BUILDER OR DEVELOPER SALES
8	0	720322	0290	11/01/14	\$807,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
8	0	720322	0300	07/24/14	\$895,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720322	0320	12/11/14	\$889,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720322	0340	10/13/14	\$1,028,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	0	720322	0350	11/14/14	\$981,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
8	0	720322	0360	10/20/14	\$955,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720322	0380	12/01/14	\$854,990	SALE DATA DOES NOT MATCH ASSESSED VALUE
8	0	720323	0010	10/15/14	\$1,050,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720323	0040	10/27/14	\$1,049,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
8	0	720323	0050	12/22/14	\$1,149,990	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	009830	0080	09/14/12	\$345,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	009830	0140	12/24/12	\$1,050,000	RELOCATION - SALE TO SERVICE
10	0	009830	0220	10/03/14	\$1,300,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
10	0	012506	9014	09/26/12	\$120,000	DOR RATIO; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
10	0	012506	9014	04/02/13	\$200,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	020310	0745	06/08/12	\$108,147	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
10	0	020310	0745	05/09/14	\$278,500	PREVIOUS IMP. VALUE <= 25K
10	0	020310	1320	07/28/14	\$615,000	RELOCATION - SALE TO SERVICE
10	0	020310	1370	06/30/14	\$170,000	DOR RATIO
10	0	020310	1530	05/30/14	\$475,000	UNFINISHED AREA
10	0	020310	1530	12/13/13	\$150,000	UNFINISHED AREA
10	0	020340	0010	11/08/12	\$400,000	SHORT SALE
10	0	020360	0090	11/26/13	\$412,440	EXEMPT FROM EXCISE TAX
10	0	020360	0090	11/05/14	\$448,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	020360	0190	08/29/12	\$415,000	SHORT SALE
10	0	020390	0600	03/13/14	\$299,056	EXEMPT FROM EXCISE TAX
10	0	020390	0610	07/24/14	\$339,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	020390	0610	11/12/13	\$150,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	020400	0020	03/14/14	\$257,732	NON-REPRESENTATIVE SALE
10	0	020400	0110	11/14/14	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	022506	9045	06/04/14	\$290,000	IMP. COUNT > 1; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	062407	9027	08/09/12	\$460,000	IMP. COUNT > 1
10	0	082407	9051	05/01/14	\$230,000	IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	082507	9026	04/24/12	\$830,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; TIMBER AND FOREST LAND

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	085360	0010	04/26/13	\$1,250,000	NO MARKET EXPOSURE
10	0	085360	0060	03/27/13	\$1,455,000	IMP. COUNT > 1
10	0	085360	0070	12/07/12	\$1,269,221	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	111720	0250	10/28/12	\$700,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	111720	0300	08/31/12	\$635,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	111720	0310	05/08/13	\$559,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	111720	0330	06/14/13	\$610,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	112506	9021	02/16/12	\$200,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	112506	9024	05/14/14	\$204,000	PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED
10	0	112506	9037	02/17/12	\$908,077	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	112506	9056	02/05/13	\$347,000	OBSOLESCENCE
10	0	112506	9126	02/21/12	\$515,000	SHORT SALE
10	0	112506	9149	06/05/14	\$1,200,000	RELOCATION - SALE TO SERVICE
10	0	112506	9160	06/20/12	\$270,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	122506	9038	05/05/14	\$2,280,000	DIAGNOSTIC OUTLIER; REPRESENTATION
10	0	122506	9038	11/19/12	\$2,300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	122506	9038	05/21/13	\$1,300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
10	0	132506	9072	03/30/12	\$600,000	NO MARKET EXPOSURE
10	0	133200	0160	09/19/12	\$660,000	RELOCATION - SALE TO SERVICE
10	0	142506	9103	01/13/12	\$180,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	142800	0130	11/21/12	\$295,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	142800	0941	09/07/12	\$163,940	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	142800	1125	12/13/12	\$259,450	DOR RATIO; QUIT CLAIM DEED
10	0	142800	1330	01/05/12	\$116,906	DOR RATIO; NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
10	0	172507	9056	11/06/12	\$365,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	182507	9017	01/23/13	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	182507	9046	12/18/14	\$580,000	IMP. COUNT > 1
10	0	182507	9070	06/02/14	\$366,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	182507	9092	07/11/13	\$420,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	192507	9053	03/26/12	\$155,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	232480	0010	04/23/12	\$580,000	RELOCATION - SALE TO SERVICE
10	0	232480	0160	04/09/14	\$735,000	RELOCATION - SALE TO SERVICE
10	0	232480	0160	05/03/13	\$725,000	RELOCATION - SALE TO SERVICE
10	0	232480	0240	05/04/13	\$761,000	RELOCATION - SALE TO SERVICE
10	0	232506	9054	05/21/14	\$225,000	EXEMPT FROM EXCISE TAX
10	0	238600	0010	07/26/13	\$540,000	DIAGNOSTIC
10	0	238600	0150	07/14/13	\$945,000	IMP. COUNT > 1
10	0	238600	0500	10/12/12	\$400,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	238600	0510	09/18/12	\$835,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	252506	9002	02/27/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	252506	9039	07/10/13	\$175,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	292507	9036	08/01/12	\$458,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	292507	9074	05/19/12	\$509,250	IMP. COUNT > 1
10	0	302507	9005	03/27/13	\$346,686	EXEMPT FROM EXCISE TAX
10	0	302507	9005	08/14/13	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
10	0	302507	9026	09/01/12	\$393,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	302507	9075	09/23/14	\$215,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	302507	9112	01/29/14	\$300,452	EXEMPT FROM EXCISE TAX
10	0	302507	9112	02/10/14	\$308,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
10	0	302507	9115	08/22/12	\$390,000	SHORT SALE
10	0	302507	9151	03/09/14	\$387,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	302507	9159	09/19/12	\$625,000	SHORT SALE
10	0	312507	9003	03/23/12	\$201,033	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	312507	9018	11/20/13	\$239,000	NO MARKET EXPOSURE
10	0	321129	0230	02/20/13	\$245,000	SHORT SALE
10	0	322507	9014	07/10/14	\$571,000	NO MARKET EXPOSURE
10	0	322507	9014	09/24/12	\$545,000	SHORT SALE
10	0	322507	9031	05/01/12	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	322507	9039	07/05/12	\$310,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	322507	9049	02/15/13	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 071 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	322507	9060	01/25/14	\$710,000	RELOCATION - SALE TO SERVICE
10	0	697990	0120	04/05/12	\$407,000	SHORT SALE
10	0	697990	0180	11/26/13	\$545,000	RELOCATION - SALE TO SERVICE
10	0	697990	0230	06/12/13	\$509,150	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	697990	0230	02/04/14	\$543,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	697990	0270	12/11/12	\$460,000	SHORT SALE
10	0	723755	0140	11/21/13	\$1,026,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	723755	0160	03/21/12	\$700,000	DOR RATIO
10	0	723755	0160	05/14/12	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	730200	0160	07/17/12	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	730200	0320	03/26/13	\$640,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	867851	0010	10/24/12	\$1,400,000	SHORT SALE

Vacant Sales Used in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
007	0	082506	9074	10/01/14	\$295,000	91476	N	N
007	0	092506	9013	04/11/14	\$320,000	464350	N	N
007	0	092506	9076	04/10/14	\$30,000	108900	N	N
007	0	162506	9129	12/12/14	\$299,000	111950	N	N
007	0	162506	9123	07/18/14	\$258,000	53549	N	N
007	0	172506	9070	05/21/14	\$264,000	965290	N	N
007	0	352801	0290	04/18/14	\$299,500	95989	N	N
010	0	020310	1148	05/21/14	\$170,000	286624	N	N
010	0	020310	1102	01/30/13	\$35,000	16720	N	N
010	0	072507	9005	03/24/14	\$205,000	559310	N	N
010	0	112506	9074	05/05/14	\$270,000	472187	N	N
010	0	112506	9159	10/16/13	\$275,000	156366	N	N
010	0	112506	9058	02/08/13	\$40,000	111949	N	N
010	0	122506	9039	04/21/14	\$535,000	217800	Y	N
010	0	122506	9054	10/10/13	\$400,000	84942	Y	N
010	0	122506	9055	12/26/12	\$525,400	218439	Y	N
010	0	142506	9123	07/24/14	\$295,000	221720	N	N
010	0	142506	9037	05/08/14	\$360,000	447796	N	N
010	0	142506	9068	08/13/13	\$193,500	223898	N	N
010	0	142506	9122	05/14/13	\$226,000	221720	N	N
010	0	142506	9048	03/26/13	\$340,000	447796	N	N
010	0	142506	9122	10/12/12	\$229,687	221720	N	N
010	0	142730	0100	03/13/14	\$26,000	20955	N	N
010	0	182507	9008	03/19/13	\$175,000	718740	N	N
010	0	192507	9018	03/24/14	\$150,000	279219	N	N
010	0	202507	9071	05/28/14	\$186,000	49500	N	N
010	0	242506	9026	10/13/14	\$255,000	302742	N	N
010	0	252506	9071	09/12/13	\$230,000	262666	N	N
010	0	312507	9071	11/20/13	\$242,000	95832	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	052506	9071	11/24/14	\$95,500	MULTI-PARCEL SALE; NO MARKET EXPOSURE; TIMBER AND FOREST LAND
007	0	162506	9055	02/01/12	\$50,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
007	0	929087	0160	10/18/12	\$150,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
010	0	072507	9026	11/04/13	\$125,000	OPEN SPACE; MULTI-PARCEL SALE; NO MARKET EXPOSURE; TIMBER AND FOREST LAND
010	0	072507	9026	09/03/13	\$120,000	DOR RATIO; OPEN SPACE; NO MARKET EXPOSURE
010	0	082407	9029	02/15/13	\$175,000	FINANCIAL INSTITUTION RERSALE; MULTI-PARCEL SALE
010	0	082407	9029	08/29/14	\$200,000	OPEN SPACE; MULTI-PARCEL SALE
010	0	082507	9027	07/05/13	\$169,500	OPEN SPACE; TIMBER AND FOREST LAND; FINANCIAL INSTITUTION RESALE
010	0	082507	9017	07/18/12	\$115,500	OPEN SPACE; MULTI-PARCEL SALE
010	0	182507	9029	06/06/14	\$25,000	TIMBER AND FOREST LAND; FINANCIAL INSTITUTION RESALE
010	0	192507	9020	07/29/14	\$188,000	DOR RATIO; NO MARKET EXPOSURE;
010	0	232506	9009	04/25/12	\$10,000	DOR RATIO; PREVIOUS LAND VALUE <=25K
010	0	312507	9041	04/28/14	\$120,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
010	0	312507	9050	01/23/14	\$80,000	DOR RATIO
010	0	730200	0102	06/06/12	\$15,000	STATISTICAL OUTLIER

Mobile Home Sales Used in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
010	0	020310	1325	2/12/2014	\$196,409	1152	3	1980	3	24,000	N	3050 E AMES LAKE DR NE
010	0	192507	9030	10/3/2013	\$210,000	1152	3	1979	3	40,696	N	3127 280TH AVE NE
010	0	142800	0790	12/4/2013	\$180,000	1440	2	1975	3	50,941	N	4020 268TH AVE NE
010	0	020310	1070	10/17/2014	\$250,000	1456	3	1983	3	25,264	N	4031 W AMES LAKE DR NE
010	0	142506	9070	10/31/2014	\$410,000	1620	3	1994	4	95,396	N	25215 NE 52ND PL
010	0	202507	9049	8/27/2014	\$270,000	1624	3	1984	3	42,570	N	29212 NE TOLT HILL RD
010	0	020390	0090	3/27/2014	\$240,000	1624	4	2000	4	8,625	N	27751 NE AMES LAKE RD
010	0	142800	0030	7/28/2014	\$300,000	1782	3	1993	3	127,195	N	4808 260TH AVE NE
010	0	142800	0500	2/21/2014	\$275,000	1782	3	2000	4	108,900	N	5524 264TH AVE NE
010	0	020310	0536	10/2/2013	\$250,000	1848	3	1996	4	26,790	Y	3431 E AMES LAKE DR NE
010	0	142506	9088	8/30/2012	\$432,300	1848	3	1983	4	196,020	N	24900 NE 52ND PL

Mobile Home Sales Removed in this Annual Update Analysis

Area 071

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
007	0	102506	9115	1/13/2014	\$322,241	EXEMPT FROM EXCISE TAX
007	0	102506	9115	5/28/2014	\$280,000	FINANCIAL INSTITUTION RESALE
010	0	020310	1120	10/8/2014	\$152,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
010	0	020310	1350	5/15/2013	\$100,000	NO MARKET EXPOSURE
010	0	020310	1350	1/31/2012	\$75,000	NO MARKET EXPOSURE
010	0	020310	1120	12/18/2013	\$197,732	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
010	0	020310	1120	12/19/2013	\$165,848	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
010	0	020390	0660	12/28/2012	\$164,900	FINANCIAL INSTITUTION RESALE
010	0	020400	0100	4/19/2012	\$225,610	FINANCIAL INSTITUTION RESALE
010	0	020400	0100	1/9/2013	\$135,000	FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
010	0	142506	9088	4/17/2014	\$179,562	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
010	0	142800	0070	12/21/2012	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	0	142800	1291	8/28/2012	\$140,000	NO MARKET EXPOSURE
010	0	142800	1325	12/12/2014	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	0	232506	9049	8/5/2014	\$75,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
010	0	302507	9103	1/21/2012	\$89,200	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
010	0	302507	9082	8/15/2013	\$228,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

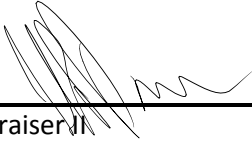
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Sales Verification
- Appeals Response Preparation / Review
- New Construction Evaluation


Appraiser

8/10/2015

Date



King County

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

Lloyd Hara
Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara
King County Assessor