

# NW Renton Hill

Area: 085

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## *Residential Revalue for 2015 Assessment Roll*



*Obtained from [movoto.com](http://movoto.com) /Monterey Terrace neighborhood*

The majority of Area 85 is located within Renton city limits just east of I-405 and downtown Renton. It lies south of the Newport/Newcastle area and north of Hwy 169. The area is densely populated with less than 5% of the residential parcels as vacant land. It is an established area with roughly half of the homes being of average quality and built in the 1940's through 1960's. Since the City of Renton has instituted changes in zoning to allow for greater density, nearly half of the remaining improvements have been built in the past ten years.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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## King County

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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.

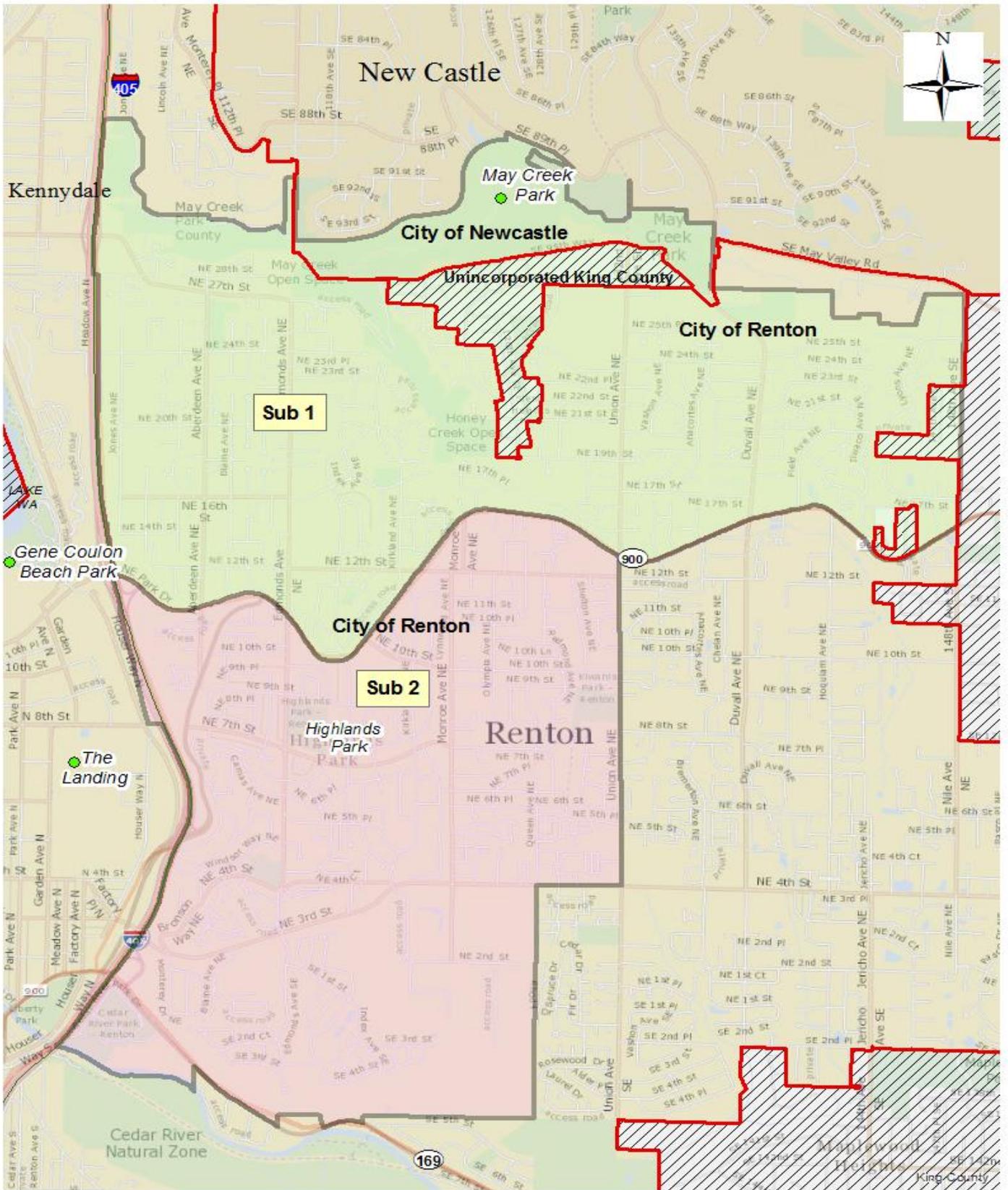
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

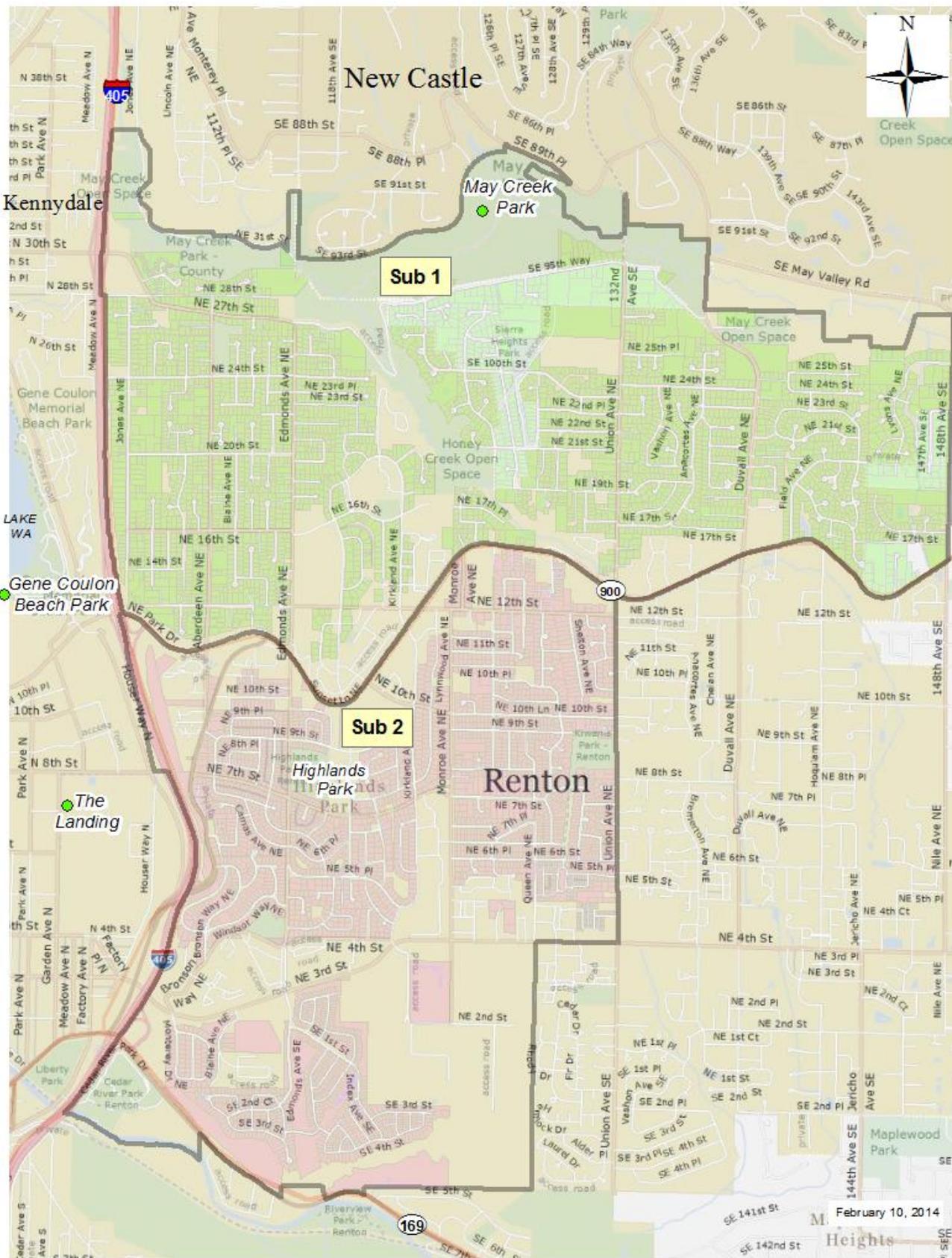
Lloyd Hara  
Assessor

# Area 085 Map



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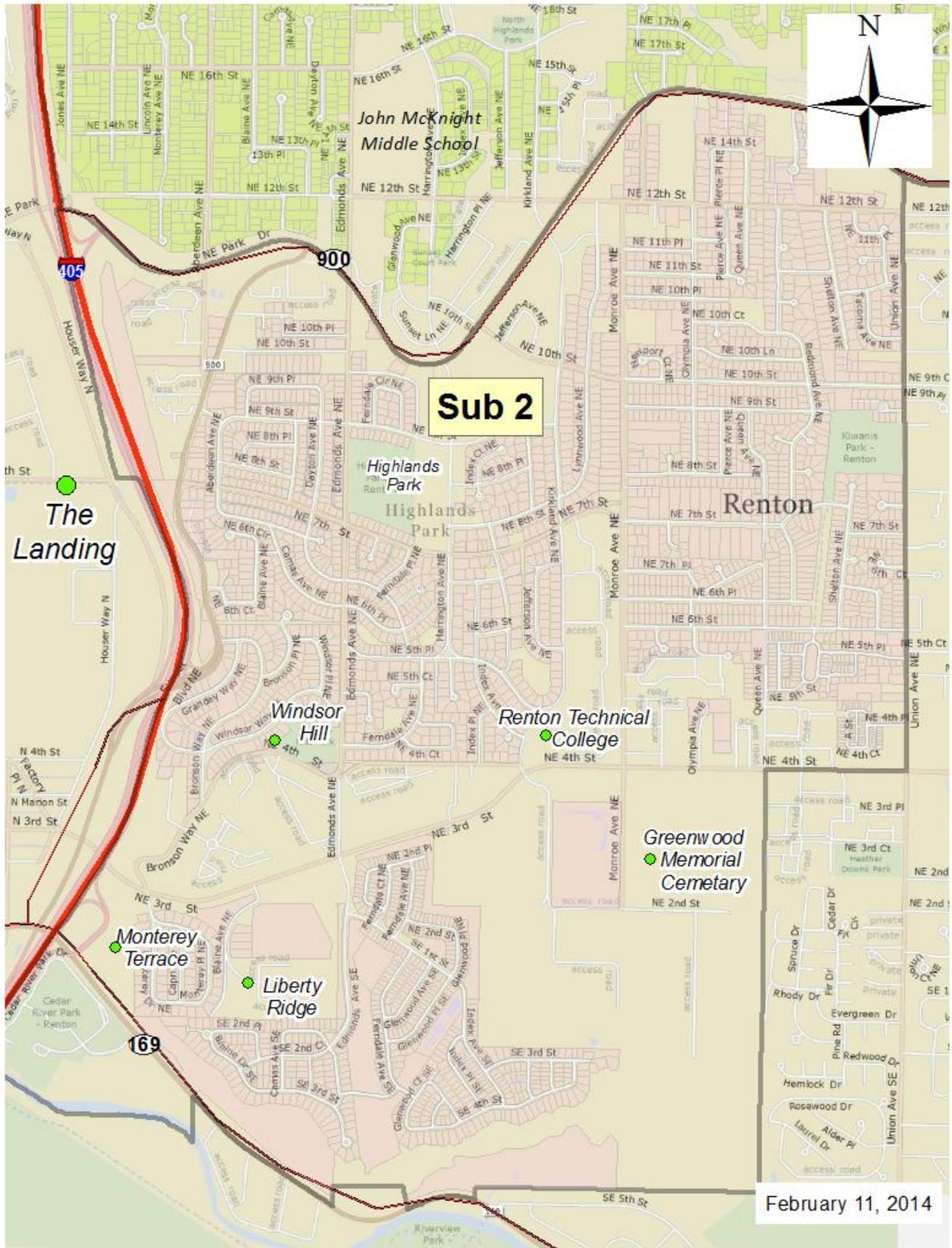
# Area 085 Map



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# Sub Area 2 Map



February 11, 2014

## Area 085 Housing Profile



Grade 5/ Year Built 1943/ Total Living Area 660  
Account Number 041800-0035



Grade 6/ Year Built 1981/ Total Living Area 1160  
Account Number 880540-0060



Grade 7/ Year Built 1994/ Total Living Area 1580  
Account Number 917280-0140



Grade 8/ Year Built 1996/ Total Living Area 2560  
Account Number 804405-0080



Grade 9/ Year Built 1990/ Total Living Area 2820  
Account Number 731200-0120



Grade 10/ Year Built 2008/ Total Living Area 3650  
Account Number 802977-0340

## Area 085 Housing Profile



Grade 11/ Year Built 2007/ Total Living Area 5020  
Account Number 334390-3202

# 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

## NW Renton Hill - Area 085

### Annual Update

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

**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 761  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$152,600	\$187,400	\$340,000			8.77%
<b>2015 Value</b>	\$162,200	\$199,000	\$361,200	\$385,200	94.2%	8.42%
<b>\$ Change</b>	+\$9,600	+\$11,600	+\$21,200			
<b>% Change</b>	+6.3%	+6.2%	+6.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 8.42% is an improvement from the previous COD of 8.77%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$151,200	\$157,100	\$308,300
<b>2015 Value</b>	\$160,600	\$167,400	\$328,000
<b>\$ Change</b>	+\$9,400	+\$10,300	+\$19,700
<b>% Change</b>	+6.2%	+6.6%	+6.4%

**Number of one to three unit residences in the population:** 6,497

**Summary of Findings** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes (Grade 5's and below) were generally at lower assessment levels than the rest of the population. Liberty Ridge and Summerwind Plats (Majors 430730-430735 and 807900-807905 respectively) were also at lower assessment levels than the rest of the population. In addition, Subarea 2 was at lower assessment levels than the rest of the population. Finally, homes in Very Good condition were also generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

## Area 085 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+3.92%	3,123	48%

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

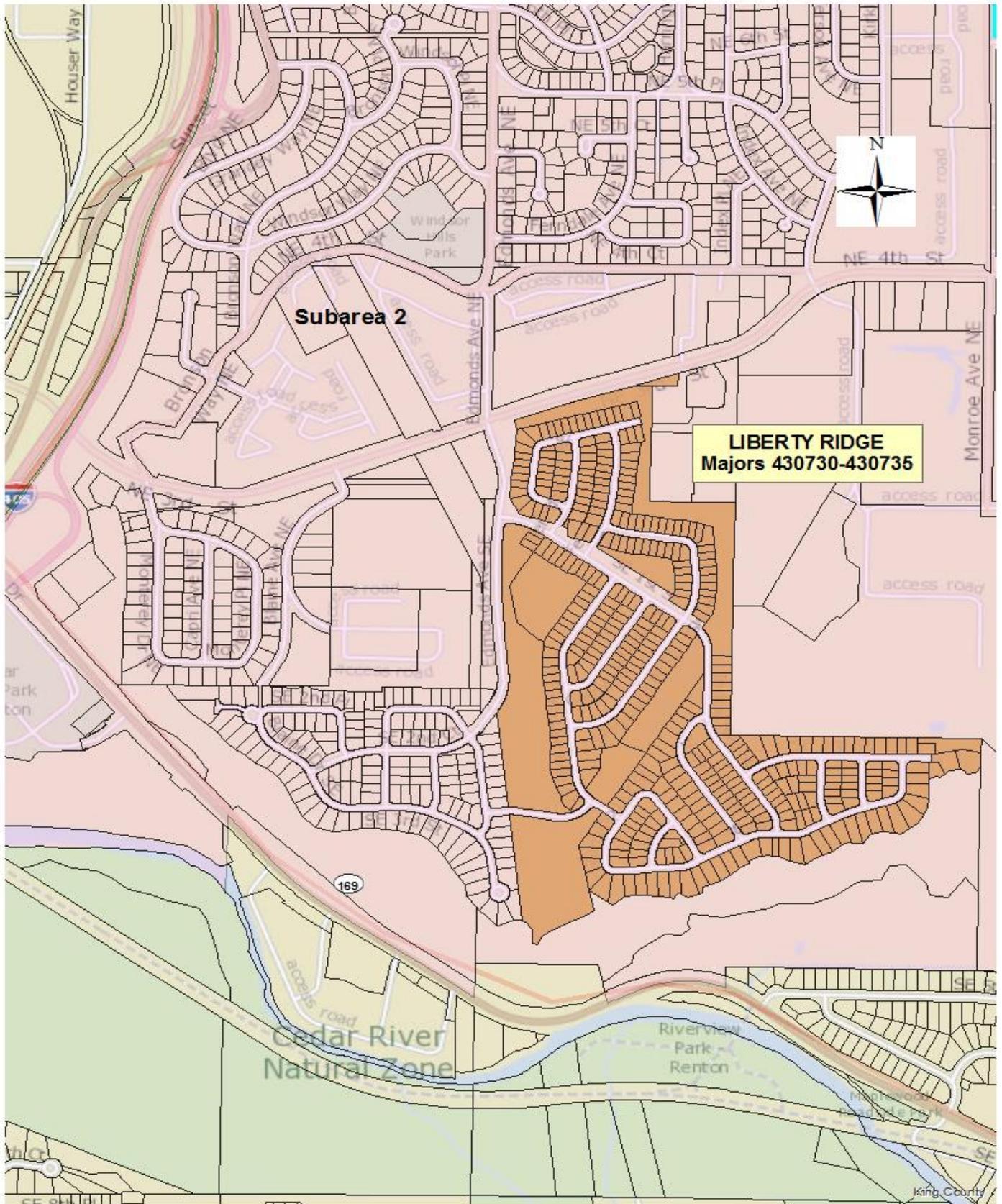
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Grades &lt;= 5</b> (w/o homes in Very Good Condition & Sub 2)	+10.42%	52	806	6%
<b>Majors 430730-430735 Liberty Ridge</b>	+12.98%	44	431	10%
<b>Majors 807900-807905 Summerwind</b>	+12.38%	32	289	11%
<b>Sub 2</b> (w/o Liberty Ridge, VG Cond & Grades <= 5)	+6.60%	172	1634	11%
<b>Very Good Condition</b> (w/o Summerwind, Sub 2 & Grades <= 5)	+13.32%	81	458	18%

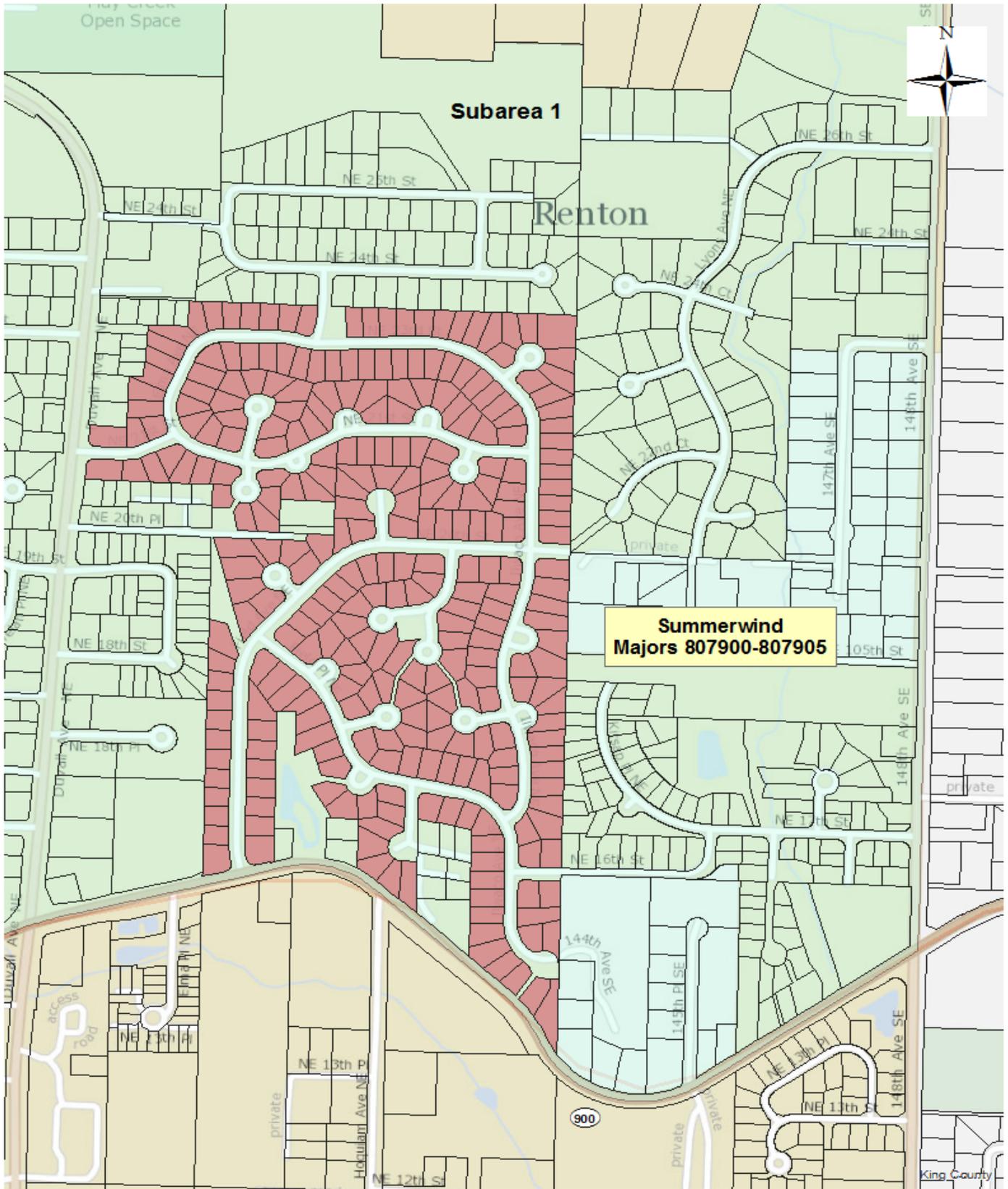
There were no properties that would receive a multiple variable adjustment.

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 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes (Grade 5's and below) were generally at lower assessment levels than the rest of the population. Liberty Ridge and Summerwind Plats (Majors 430730-430735 and 807900-807905 respectively) were also at lower assessment levels than the rest of the population. In addition, Subarea 2 was at lower assessment levels than the rest of the population. Finally, homes in Very Good condition were also generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

# Area 085 - Plat Map



# Area 085 - Plat Map



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## Area 085 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building	Range of Year Built
430730-430735	Liberty Ridge	45	431	10%	NE, NW & SE 3-23-5	2	7	2002-2012
807900-807905	Summerwind	32	289	11%	NW & SW 16-23-5	1	8 & 9	1987-1994

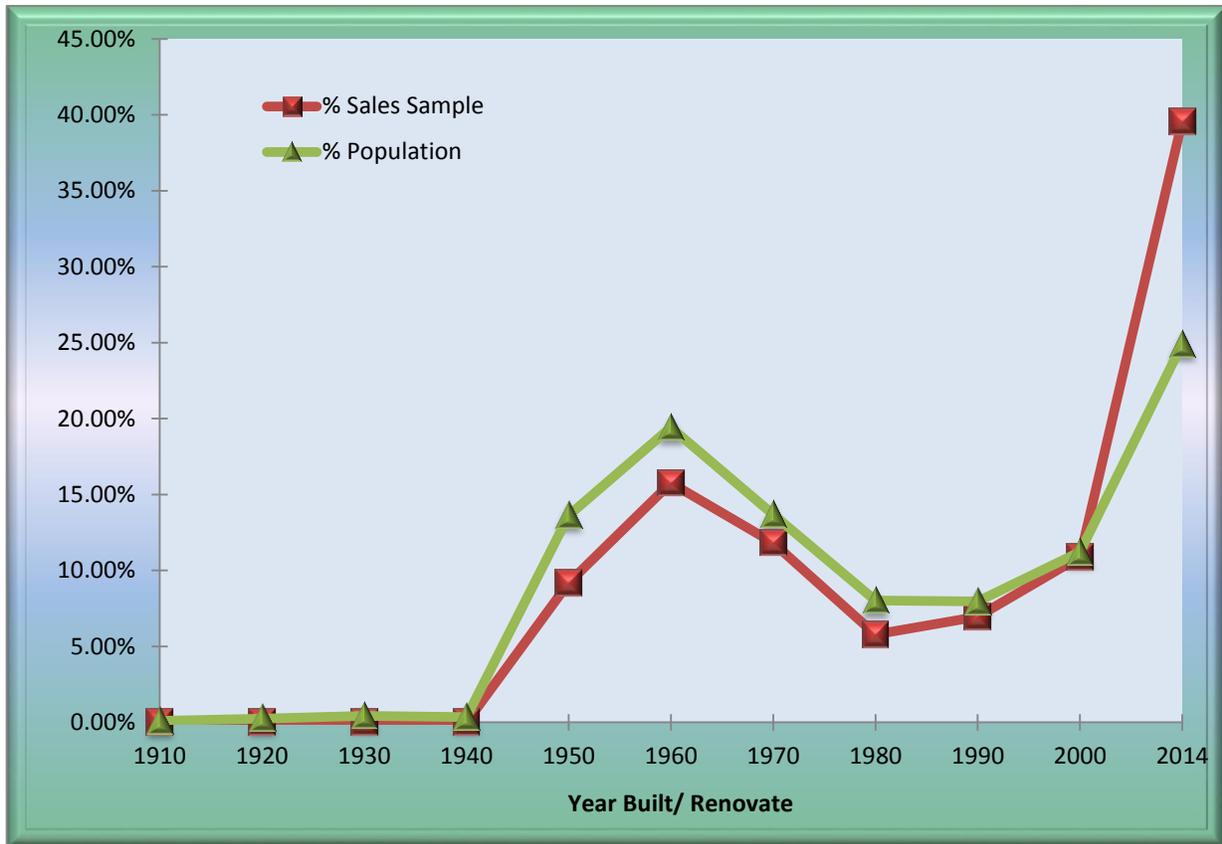
## Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	70	9.20%
1960	120	15.77%
1970	90	11.83%
1980	44	5.78%
1990	53	6.96%
2000	83	10.91%
2014	301	39.55%
761		

### Population

Year Built/Ren	Frequency	% Population
1910	6	0.09%
1920	16	0.25%
1930	28	0.43%
1940	23	0.35%
1950	886	13.64%
1960	1,262	19.42%
1970	890	13.70%
1980	522	8.03%
1990	517	7.96%
2000	729	11.22%
2014	1,618	24.90%
6,497		



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.

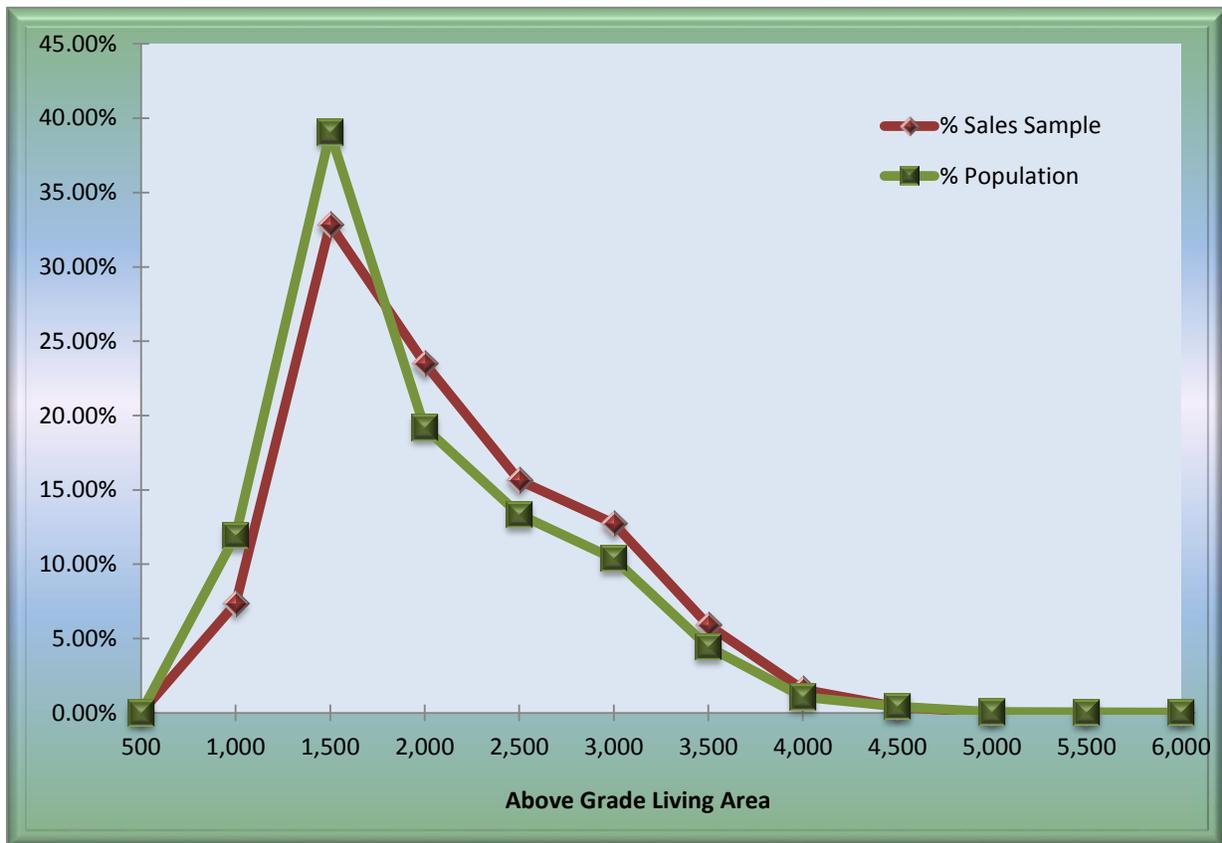
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	56	7.36%
1,500	250	32.85%
2,000	179	23.52%
2,500	119	15.64%
3,000	97	12.75%
3,500	45	5.91%
4,000	12	1.58%
4,500	3	0.39%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
761		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	776	11.94%
1,500	2,536	39.03%
2,000	1,247	19.19%
2,500	867	13.34%
3,000	674	10.37%
3,500	289	4.45%
4,000	70	1.08%
4,500	28	0.43%
5,000	5	0.08%
5,500	3	0.05%
6,000	2	0.03%
6,497		



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.

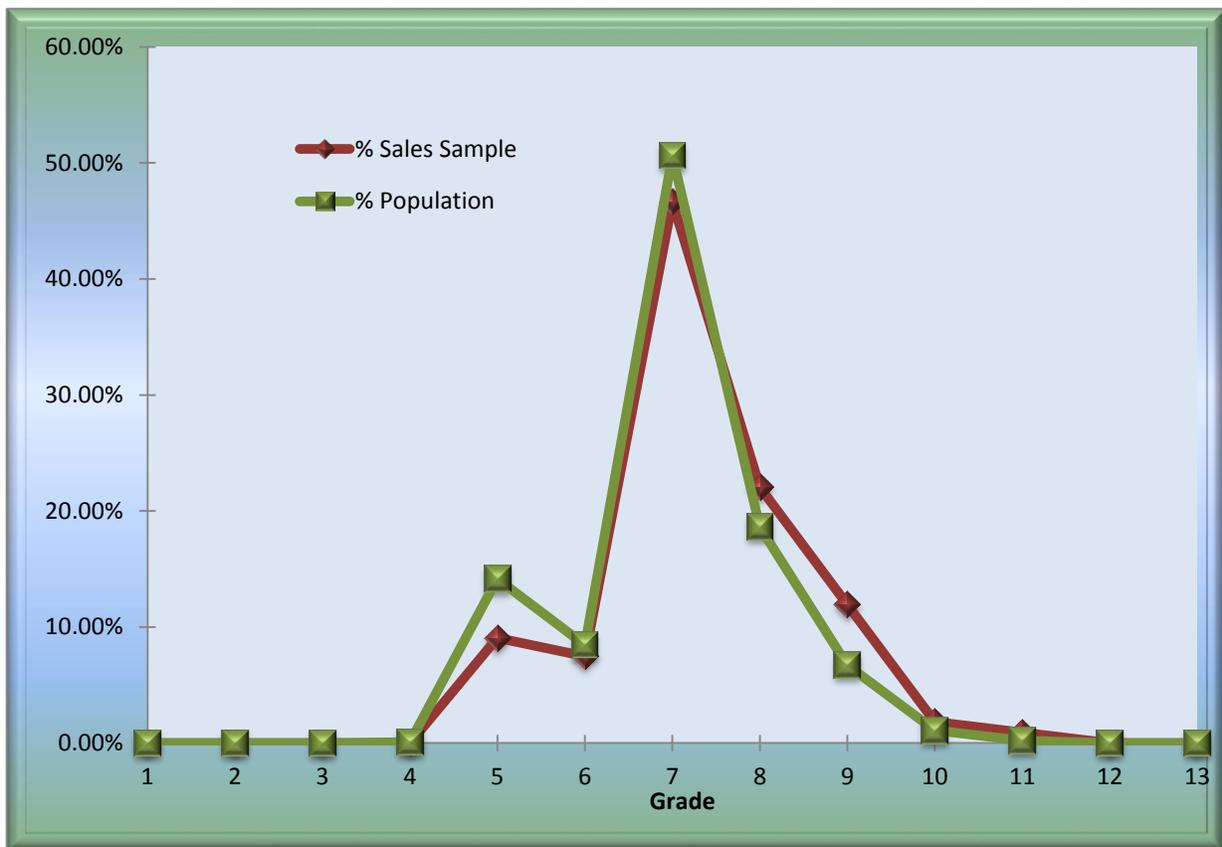
## Sales Sample Representation of Population Building Grade

### Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	69	9.07%
6	57	7.49%
7	355	46.65%
8	168	22.08%
9	91	11.96%
10	14	1.84%
11	7	0.92%
12	0	0.00%
13	0	0.00%
	761	

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.09%
5	920	14.16%
6	549	8.45%
7	3,290	50.64%
8	1,210	18.62%
9	437	6.73%
10	71	1.09%
11	14	0.22%
12	0	0.00%
13	0	0.00%
	6,497	



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

## Area 085 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 1.107, resulting in an adjusted value of \$525,000 ( $\$475,000 * 1.107 = \$525,825$ ) – truncated to the nearest \$1000.

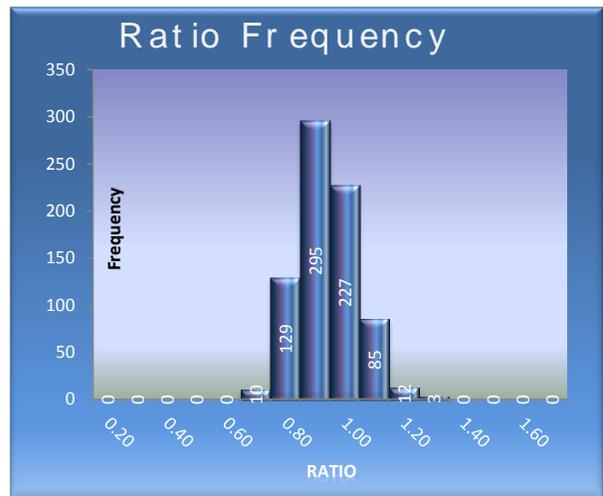
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.398	39.8%
2/1/2012	1.380	38.0%
3/1/2012	1.363	36.3%
4/1/2012	1.346	34.6%
5/1/2012	1.330	33.0%
6/1/2012	1.314	31.4%
7/1/2012	1.298	29.8%
8/1/2012	1.283	28.3%
9/1/2012	1.267	26.7%
10/1/2012	1.253	25.3%
11/1/2012	1.238	23.8%
12/1/2012	1.225	22.5%
1/1/2013	1.211	21.1%
2/1/2013	1.198	19.8%
3/1/2013	1.186	18.6%
4/1/2013	1.174	17.4%
5/1/2013	1.162	16.2%
6/1/2013	1.150	15.0%
7/1/2013	1.139	13.9%
8/1/2013	1.128	12.8%
9/1/2013	1.117	11.7%
10/1/2013	1.107	10.7%
11/1/2013	1.097	9.7%
12/1/2013	1.088	8.8%
1/1/2014	1.079	7.9%
2/1/2014	1.070	7.0%
3/1/2014	1.062	6.2%
4/1/2014	1.054	5.4%
5/1/2014	1.047	4.7%
6/1/2014	1.040	4.0%
7/1/2014	1.033	3.3%
8/1/2014	1.027	2.7%
9/1/2014	1.020	2.0%
10/1/2014	1.015	1.5%
11/1/2014	1.009	0.9%
12/1/2014	1.005	0.5%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 085 is:  $(.914175384783191 - 0.0537887748205893 * 0.07095926 - 0.0733382996632488 * 0.05913272 - 0.0687982950737959 * 0.04204993 - 0.000126865000266761 * \text{SaleDay} + 1.78591982450316E-07 * \text{SaleDaySq} - 0.0229759937143948 * 0.2299606 - 0.0758506831729419 * 0.1116951) / (.914175384783191 - 0.0537887748205893 * 0.07095926 - 0.0733382996632488 * 0.05913272 - 0.0687982950737959 * 0.04204993 - 0.0229759937143948 * 0.2299606 - 0.0758506831729419 * 0.1116951)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2

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

<b>District: SE / Team: 2</b>	<b>Appr. Date:</b> 1/1/2014	<b>Date of Report:</b> 7/7/2015	<b>Sales Dates:</b> 1/2012 - 12/2014
<b>Area Name: NW Renton Hill</b>	<b>Appr ID:</b> CLIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 085</b>			

SAMPLE STATISTICS	
<b>Sample size (n)</b>	761
<b>Mean Assessed Value</b>	\$340,000
<b>Mean Adj. Sales Price</b>	\$385,200
<b>Standard Deviation AV</b>	\$124,944
<b>Standard Deviation SP</b>	\$141,590
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.889
<b>Median Ratio</b>	0.882
<b>Weighted Mean Ratio</b>	0.883
UNIFORMITY	
<b>Lowest ratio</b>	0.626
<b>Highest ratio:</b>	1.240
<b>Coefficient of Dispersion</b>	8.77%
<b>Standard Deviation</b>	0.098
<b>Coefficient of Variation</b>	11.01%
<b>Price Related Differential (PRD)</b>	1.007
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.874
Upper limit	0.890
<b>95% Confidence: Mean</b>	
Lower limit	0.882
Upper limit	0.896
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,497
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.098
<b>Recommended minimum:</b>	15
<b>Actual sample size:</b>	761
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	406
# ratios above mean:	355
z:	1.849
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

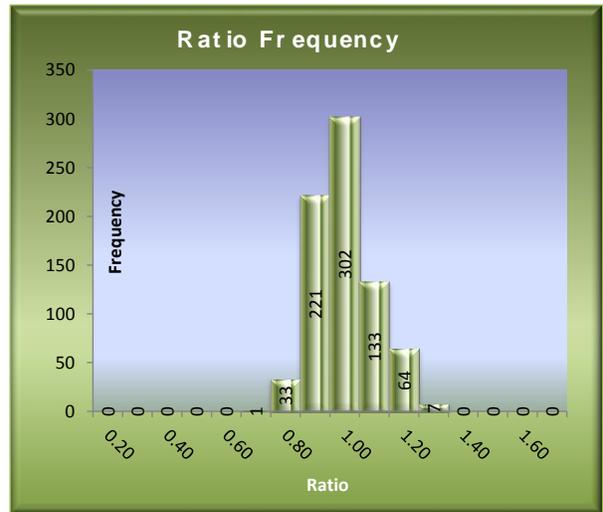
1 to 3 Unit Residences throughout Area 085

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

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

<b>District: SE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: NW Renton Hill</b>	1/1/2015	7/7/2015	1/2012 - 12/2014
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 085</b>	CLIE	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
<b>Sample size (n)</b>	761
<b>Mean Assessed Value</b>	\$361,200
<b>Mean Sales Price</b>	\$385,200
<b>Standard Deviation AV</b>	\$127,805
<b>Standard Deviation SP</b>	\$141,590
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.948
<b>Median Ratio</b>	0.942
<b>Weighted Mean Ratio</b>	0.938
UNIFORMITY	
<b>Lowest ratio</b>	0.690
<b>Highest ratio:</b>	1.288
<b>Coefficient of Dispersion</b>	8.42%
<b>Standard Deviation</b>	0.101
<b>Coefficient of Variation</b>	10.62%
<b>Price Related Differential (PRD)</b>	1.012
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.932
Upper limit	0.950
<b>95% Confidence: Mean</b>	
Lower limit	0.941
Upper limit	0.956
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	6,497
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.101
<b>Recommended minimum:</b>	16
<b>Actual sample size:</b>	761
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	403
# ratios above mean:	358
z:	1.631
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 085.

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: July 7, 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 21 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +6.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.066, 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 neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Low Grade homes (Grade 5's and below) were generally at lower assessment levels than the rest of the population. Liberty Ridge and Summerwind Plats (Majors 430730-430735 and 807900-807905 respectively) were also at lower assessment levels than the rest of the population. In

addition, Subarea 2 was at lower assessment levels than the rest of the population. Finally, homes in Very Good condition were also generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

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:

$$\begin{aligned} 2015 \text{ Total Value} = & 2014 \text{ Total Value} * (1 - 0.05) / (.914175384783191 - 0.0537887748205893 * \\ & \text{LowGradelessVGD} - 0.0733382996632488 * \text{Majors430730-430735} - 0.0687982950737959 * \\ & \text{Majors807900-807905} - 0.0229759937143948 * \text{Sub2lessLibertyRidgeVGdLowGrd} - \\ & 0.0758506831729419 * \text{VGoodLessSummerwind}) \end{aligned}$$

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

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

## Mobile Home Update

There were no good sales of mobile homes within Area 085. Due to this lack of sales, it was determined that the Total % Change indicated by the Area's sales sample as reflected on the Executive Summary page of +6.2%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.062 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.942. 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 +6.4%. This increase is due partly to market changes over time and the previous assessment levels.

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

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.062.
- 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) \* 1.062.
- 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 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	311990	0152	07/01/13	\$157,000	\$178,000	860	5	1955	Good	10,000	N	N	1167 ABERDEEN AVE NE
1	0	722780	1550	10/25/13	\$175,000	\$192,000	1,130	5	1943	Good	10,236	N	N	1510 JEFFERSON AVE NE
1	0	032305	9167	07/23/14	\$259,000	\$266,000	1,210	5	1948	Good	17,389	N	N	14424 SE RENTON-ISSAQUAH RD
1	0	722780	1770	05/11/12	\$165,000	\$219,000	1,420	5	1943	Good	10,134	N	N	1520 HARRINGTON AVE NE
1	0	722780	2020	04/24/13	\$210,000	\$244,000	1,440	5	1943	Good	16,046	N	N	1923 HARRINGTON AVE NE
1	0	722780	0065	10/16/14	\$199,000	\$201,000	1,440	5	1943	Avg	9,477	N	N	1915 HARRINGTON AVE NE
1	0	722780	1955	09/19/14	\$162,000	\$165,000	1,440	5	1943	Good	7,641	N	N	1730 HARRINGTON AVE NE
1	0	722780	0225	03/21/14	\$180,000	\$190,000	1,440	5	1943	Avg	6,750	N	N	1428 KIRKLAND AVE NE
1	0	722780	1505	03/20/14	\$248,500	\$262,000	1,440	5	1943	Good	9,870	N	N	1419 KIRKLAND AVE NE
1	0	722780	1360	06/10/13	\$220,000	\$252,000	1,440	5	1943	Good	12,780	N	N	1165 GLENNWOOD AVE NE
1	0	722780	1695	04/20/12	\$194,000	\$259,000	1,440	5	1943	Good	11,737	N	N	2801 NE 13TH ST
1	0	722780	1580	09/17/14	\$232,000	\$236,000	1,440	5	1943	VGood	5,911	N	N	2807 NE 16TH ST
1	0	722780	1805	03/26/14	\$206,005	\$217,000	1,460	5	1943	Good	10,472	N	N	1427 INDEX AVE NE
1	0	722780	1805	06/17/14	\$232,000	\$240,000	1,460	5	1943	Good	10,472	N	N	1427 INDEX AVE NE
1	0	722780	1690	04/20/12	\$214,000	\$286,000	1,750	5	1943	Good	16,875	N	N	2800 NE 12TH ST
1	0	722780	0105	03/21/12	\$185,000	\$251,000	1,750	5	1943	Avg	9,106	N	N	1910 KIRKLAND AVE NE
1	0	722780	0040	06/04/14	\$190,000	\$197,000	1,750	5	1943	Good	10,284	N	N	1916 HARRINGTON CIR NE
1	0	722780	0055	09/09/14	\$199,500	\$203,000	1,750	5	1943	Good	8,116	N	N	2024 HARRINGTON CIR NE
1	0	722780	0055	11/24/14	\$247,000	\$248,000	1,750	5	1943	Good	8,116	N	N	2024 HARRINGTON CIR NE
1	0	722780	1600	06/10/14	\$249,900	\$259,000	1,890	5	1943	Good	14,170	N	N	1531 JEFFERSON AVE NE
1	0	719350	0030	07/10/12	\$254,900	\$330,000	940	6	1957	Good	7,150	Y	N	1409 MONTEREY AVE NE
1	0	032305	9208	06/03/14	\$320,000	\$332,000	940	6	1952	VGood	10,758	N	N	10423 148TH AVE SE
1	0	032305	9137	02/11/14	\$235,000	\$250,000	1,030	6	1958	VGood	7,405	N	N	4706 NE 24TH ST
1	0	334390	2003	09/20/13	\$257,000	\$285,000	1,050	6	1954	Good	9,505	N	N	2401 ABERDEEN AVE NE
1	0	334390	1841	06/24/13	\$188,000	\$214,000	1,070	6	1949	VGood	7,500	N	N	1709 ABERDEEN AVE NE
1	0	042305	9167	10/08/13	\$244,500	\$269,000	1,240	6	1943	VGood	7,978	N	N	2709 NE 22ND ST
1	0	334390	3240	07/22/14	\$452,000	\$464,000	1,270	6	1980	Good	148,975	N	N	1733 NE 20TH ST
1	0	354230	0045	07/09/13	\$315,000	\$357,000	1,760	6	2003	Avg	13,125	N	N	2533 NE 20TH ST
1	0	334390	1764	06/14/13	\$295,000	\$337,000	2,030	6	1943	Good	8,800	Y	N	2010 NE 12TH ST
1	0	327618	0270	03/24/14	\$351,000	\$370,000	880	7	1980	Good	11,219	N	N	1718 MONTEREY AVE NE
1	0	327618	0240	09/04/14	\$290,000	\$295,000	880	7	1981	Avg	7,200	N	N	1814 MONTEREY AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	778840	0060	06/04/13	\$211,500	\$242,000	910	7	1955	Avg	8,925	N	N	4009 NE 23RD PL
1	0	778840	0025	10/04/13	\$212,000	\$234,000	910	7	1955	Good	9,240	N	N	4002 NE 23RD PL
1	0	778900	0080	09/30/14	\$253,905	\$257,000	940	7	1958	VGood	8,400	N	N	3902 NE 22ND ST
1	0	778840	0170	09/26/14	\$230,000	\$233,000	940	7	1957	Avg	10,875	N	N	3802 NE 22ND PL
1	0	778900	0140	08/06/13	\$190,799	\$214,000	940	7	1958	Good	8,400	N	N	3913 NE 22ND ST
1	0	334450	0081	01/28/14	\$225,500	\$241,000	990	7	1995	Avg	9,569	Y	N	1529 JONES AVE NE
1	0	034570	0180	07/16/14	\$250,000	\$257,000	990	7	1981	Avg	10,556	N	N	2223 NE 23RD ST
1	0	034570	0190	12/17/12	\$248,500	\$302,000	990	7	1981	Avg	7,507	N	N	2302 CAMAS AVE NE
1	0	042800	0150	07/18/14	\$269,950	\$277,000	990	7	1961	VGood	9,950	N	N	10330 126TH AVE SE
1	0	334390	3042	07/01/14	\$274,500	\$283,000	1,000	7	1954	Avg	10,500	N	N	2732 JONES AVE NE
1	0	327618	0210	11/17/14	\$311,000	\$313,000	1,000	7	1981	Avg	7,880	N	N	1915 MONTEREY AVE NE
1	0	523000	0130	10/09/13	\$360,000	\$396,000	1,010	7	2013	Avg	15,048	N	N	10218 147TH AVE SE
1	0	754100	0010	06/19/14	\$226,500	\$234,000	1,010	7	1959	Good	7,253	N	N	2525 NE 25TH ST
1	0	034570	0150	11/06/14	\$310,000	\$312,000	1,010	7	1981	Avg	10,005	N	N	2211 NE 23RD ST
1	0	034570	0040	07/29/14	\$315,000	\$323,000	1,010	7	1981	Good	7,338	N	N	2303 BLAINE AVE NE
1	0	034570	0340	06/10/14	\$306,888	\$318,000	1,010	7	1981	Avg	7,719	N	N	2314 BLAINE AVE NE
1	0	802620	0080	07/15/14	\$372,000	\$382,000	1,010	7	1969	VGood	10,550	N	N	2448 MONTEREY AVE NE
1	0	688220	0140	09/30/14	\$275,000	\$279,000	1,030	7	1968	Good	7,184	N	N	1617 CAMAS AVE NE
1	0	278770	0600	07/26/12	\$225,000	\$289,000	1,050	7	1968	Good	7,917	N	N	1730 WHITMAN AVE NE
1	0	278770	0380	07/03/13	\$321,000	\$364,000	1,050	7	1968	Good	7,200	N	N	1902 ANACORTES AVE NE
1	0	183950	0065	08/05/14	\$279,000	\$286,000	1,060	7	1955	Good	9,450	N	N	1416 KENNEWICK AVE NE
1	0	354230	0080	03/07/13	\$245,000	\$289,000	1,080	7	1977	Good	8,710	N	N	2004 GLENNWOOD AVE NE
1	0	778920	0025	12/30/13	\$213,300	\$230,000	1,090	7	2002	Avg	9,284	N	N	10410 126TH AVE SE
1	0	334450	0140	10/21/13	\$349,950	\$384,000	1,100	7	1942	VGood	14,141	N	N	2025 JONES AVE NE
1	0	334390	3644	02/25/14	\$275,000	\$292,000	1,120	7	1977	Good	10,728	N	N	2408 JONES AVE NE
1	0	802955	0170	05/01/13	\$379,995	\$440,000	1,140	7	2002	Avg	4,578	N	N	2213 KENNEWICK PL NE
1	0	248241	0110	05/08/13	\$319,500	\$369,000	1,140	7	1978	Good	7,945	N	N	4624 NE 22ND PL
1	0	004950	0160	11/13/13	\$324,000	\$353,000	1,150	7	2013	Avg	7,984	N	N	2518 WHITMAN CT NE
1	0	334390	1526	06/24/13	\$293,500	\$334,000	1,150	7	1962	Good	8,970	N	N	2332 ABERDEEN AVE NE
1	0	278770	0930	06/14/13	\$290,000	\$331,000	1,160	7	1969	Good	8,045	N	N	1822 WHITMAN CT NE
1	0	278770	1070	06/24/13	\$355,000	\$404,000	1,170	7	1969	VGood	8,771	N	N	4108 NE 19TH ST

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	278772	0700	09/16/14	\$331,500	\$337,000	1,170	7	1977	Avg	7,928	N	N	2126 WHITMAN AVE NE
1	0	606140	0160	09/18/14	\$330,000	\$335,000	1,170	7	1969	Good	9,920	N	N	5209 NE 24TH ST
1	0	917280	0100	09/10/12	\$251,000	\$317,000	1,180	7	1994	Avg	7,794	N	N	2107 CAMAS AVE NE
1	0	334390	2759	09/09/13	\$295,000	\$328,000	1,180	7	2008	Avg	5,000	N	N	1829 NE 24TH ST
1	0	920250	0180	04/14/14	\$340,000	\$356,000	1,180	7	1983	Avg	8,256	N	N	2826 NE 23RD PL
1	0	278770	0070	08/11/13	\$287,235	\$322,000	1,180	7	1968	VGood	7,210	N	N	4213 NE 17TH ST
1	0	334390	1757	01/10/13	\$315,000	\$380,000	1,190	7	2002	Avg	5,012	N	N	2028 NE 12TH ST
1	0	278772	0140	07/15/14	\$303,000	\$311,000	1,190	7	1969	VGood	11,542	N	N	4434 NE 23RD CT
1	0	334390	0781	07/25/12	\$243,900	\$314,000	1,190	7	1959	Good	9,135	N	N	2221 NE 28TH ST
1	0	334390	0781	10/27/14	\$299,000	\$302,000	1,190	7	1959	Good	9,135	N	N	2221 NE 28TH ST
1	0	334390	1884	09/11/12	\$215,000	\$271,000	1,200	7	1943	VGood	7,500	N	N	1801 ABERDEEN AVE NE
1	0	688220	0240	04/09/14	\$261,000	\$274,000	1,200	7	1968	VGood	7,200	N	N	1701 BLAINE AVE NE
1	0	034570	0230	12/21/12	\$244,000	\$296,000	1,220	7	1981	Avg	7,253	N	N	2326 CAMAS AVE NE
1	0	334450	0180	12/17/13	\$250,000	\$270,000	1,220	7	1962	Good	15,100	Y	N	2124 HIGH AVE NE
1	0	334390	0209	03/07/14	\$252,500	\$267,000	1,230	7	1961	Good	7,955	N	N	1917 EDMONDS AVE NE
1	0	345000	0040	02/27/12	\$199,900	\$273,000	1,230	7	1966	Good	9,089	N	N	4604 NE 17TH ST
1	0	278772	0610	05/02/12	\$254,500	\$339,000	1,240	7	1977	Good	9,069	N	N	4315 NE 20TH CT
1	0	278772	0010	02/03/12	\$242,000	\$334,000	1,250	7	1977	Avg	7,347	N	N	1916 ANACORTES AVE NE
1	0	278772	0050	08/21/13	\$349,950	\$391,000	1,250	7	1977	VGood	7,992	N	N	2014 ANACORTES AVE NE
1	0	344950	0035	09/30/14	\$322,000	\$326,000	1,250	7	1964	Good	12,231	N	N	3424 NE 17TH PL
1	0	778920	0070	06/03/14	\$235,000	\$244,000	1,250	7	1959	Good	15,603	N	N	12611 SE 105TH PL
1	0	278770	0140	02/26/14	\$315,000	\$334,000	1,250	7	1968	Avg	7,210	N	N	4401 NE 17TH ST
1	0	278770	0580	10/28/14	\$309,500	\$312,000	1,250	7	1968	Avg	7,320	N	N	1718 WHITMAN AVE NE
1	0	952640	0050	02/26/14	\$285,000	\$302,000	1,260	7	1977	Good	7,610	N	N	1824 CAMAS AVE NE
1	0	344950	0135	06/25/14	\$276,900	\$286,000	1,270	7	1958	Good	7,566	N	N	1717 MONROE AVE NE
1	0	334390	1282	12/12/13	\$320,000	\$346,000	1,270	7	1958	VGood	14,400	N	N	2200 NE 24TH ST
1	0	183950	0115	07/12/14	\$320,000	\$329,000	1,270	7	1961	Good	6,811	N	N	1516 LINCOLN AVE NE
1	0	688220	0070	06/12/12	\$207,950	\$272,000	1,290	7	1968	Good	7,879	N	N	1716 CAMAS AVE NE
1	0	082305	9145	10/13/14	\$321,000	\$325,000	1,300	7	1941	Good	18,836	N	N	1170 CAMAS AVE NE
1	0	042810	0580	07/16/14	\$350,000	\$360,000	1,300	7	1979	Good	10,800	N	N	10318 125TH AVE SE
1	0	042800	0225	06/20/14	\$237,000	\$245,000	1,300	7	1960	Good	8,160	N	N	10241 126TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	606140	0220	06/07/12	\$225,000	\$295,000	1,300	7	1969	Avg	9,648	N	N	5208 NE 24TH ST
1	0	334390	0094	08/07/12	\$199,900	\$256,000	1,310	7	1961	Avg	7,345	N	N	2533 EDMONDS AVE NE
1	0	683870	0150	06/22/12	\$280,000	\$365,000	1,320	7	1993	Avg	7,214	N	N	2013 ABERDEEN PL NE
1	0	230920	0020	07/24/12	\$273,000	\$351,000	1,330	7	2003	Avg	3,178	Y	N	2435 NE 13TH ST
1	0	722780	1991	01/09/13	\$275,000	\$332,000	1,330	7	2000	Avg	6,130	N	N	1815 HARRINGTON AVE NE
1	0	248241	0040	01/02/13	\$325,500	\$393,000	1,330	7	1978	Good	9,109	N	N	4517 NE 22ND PL
1	0	278772	0170	09/29/14	\$395,000	\$400,000	1,330	7	1969	VGood	11,733	N	N	4437 NE 23RD CT
1	0	278770	0210	09/16/14	\$360,000	\$366,000	1,330	7	1968	Avg	7,111	N	N	4418 NE 17TH ST
1	0	278770	0440	04/17/14	\$359,000	\$376,000	1,340	7	1968	Good	7,200	N	N	1801 ANACORTES AVE NE
1	0	034570	0160	03/18/14	\$299,950	\$316,000	1,360	7	1981	Avg	9,260	N	N	2215 NE 23RD ST
1	0	920250	0150	11/04/14	\$355,000	\$358,000	1,360	7	1983	Good	7,417	N	N	2809 NE 23RD PL
1	0	917280	0040	02/19/13	\$260,000	\$309,000	1,370	7	1994	Avg	7,210	N	N	2020 CAMAS AVE NE
1	0	042810	0560	04/30/14	\$267,000	\$279,000	1,370	7	1979	Good	10,825	N	N	10308 125TH AVE SE
1	0	329540	0010	04/01/14	\$335,000	\$352,000	1,370	7	1965	VGood	13,485	N	N	1726 DUVAL AVE NE
1	0	272000	0120	11/04/14	\$295,000	\$297,000	1,380	7	1963	Good	7,575	N	N	2424 DAYTON AVE NE
1	0	278770	1090	01/18/13	\$274,000	\$329,000	1,380	7	1969	Avg	9,522	N	N	4102 NE 19TH ST
1	0	278772	1070	07/03/13	\$350,000	\$397,000	1,390	7	1976	Good	7,725	N	N	4215 NE 20TH ST
1	0	334390	2845	12/30/13	\$369,950	\$398,000	1,390	7	1977	Good	10,731	N	N	2622 JONES AVE NE
1	0	920250	0220	04/19/13	\$315,000	\$366,000	1,390	7	1983	Avg	7,123	N	N	2802 NE 23RD PL
1	0	722780	2030	06/23/14	\$350,000	\$361,000	1,400	7	1963	Avg	9,569	Y	N	2023 HARRINGTON PL NE
1	0	719350	0040	10/25/13	\$369,950	\$405,000	1,400	7	1974	VGood	7,650	N	N	1422 MONTEREY AVE NE
1	0	334390	1850	06/09/14	\$300,000	\$311,000	1,400	7	1968	Good	10,304	N	N	1625 MONTEREY CT NE
1	0	952640	0060	12/12/12	\$289,900	\$353,000	1,400	7	1967	Avg	8,134	N	N	1825 CAMAS AVE NE
1	0	248241	0130	06/10/14	\$335,000	\$347,000	1,410	7	1978	Good	9,133	N	N	4612 NE 22ND PL
1	0	248241	0120	02/04/13	\$267,500	\$319,000	1,420	7	1978	VGood	10,388	N	N	4618 NE 22ND PL
1	0	683870	0060	12/04/14	\$280,000	\$281,000	1,430	7	1993	Avg	7,222	N	N	2118 ABERDEEN PL NE
1	0	278770	0670	08/15/12	\$285,000	\$363,000	1,430	7	1969	Good	7,692	N	N	1826 WHITMAN AVE NE
1	0	019200	0100	06/01/14	\$262,000	\$272,000	1,430	7	1965	Good	7,228	N	N	2517 NE 24TH ST
1	0	334390	1195	09/10/12	\$211,200	\$267,000	1,430	7	1965	Good	7,680	N	N	1501 BLAINE AVE NE
1	0	230920	0150	09/23/13	\$251,000	\$278,000	1,450	7	2001	Avg	3,000	N	N	2428 NE 13TH ST
1	0	230920	0170	08/02/13	\$278,000	\$312,000	1,450	7	2001	Avg	4,000	N	N	2436 NE 13TH ST

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	815583	0060	08/11/14	\$297,000	\$304,000	1,450	7	1994	Avg	7,562	N	N	1254 BLAINE AVE NE
1	0	278775	0050	09/18/13	\$385,000	\$427,000	1,450	7	1978	VGood	9,272	N	N	4119 NE 24TH ST
1	0	278770	0030	10/10/14	\$359,500	\$364,000	1,450	7	1968	Avg	7,210	N	N	4125 NE 17TH ST
1	0	334390	1340	08/04/14	\$330,000	\$338,000	1,460	7	1985	Avg	9,261	N	N	2207 NE 27TH ST
1	0	019200	0090	10/16/13	\$285,000	\$313,000	1,460	7	1965	Good	7,043	N	N	2509 NE 24TH ST
1	0	230920	0140	10/12/12	\$255,000	\$318,000	1,470	7	2001	Avg	3,032	N	N	2424 NE 13TH ST
1	0	230920	0130	08/09/12	\$256,000	\$327,000	1,470	7	2002	Avg	3,153	N	N	2420 NE 13TH ST
1	0	344950	0110	07/12/13	\$245,000	\$277,000	1,480	7	1958	Good	8,015	N	N	1616 NEWPORT AVE NE
1	0	019200	0120	05/20/14	\$320,000	\$333,000	1,480	7	1965	Good	7,225	N	N	2533 NE 24TH ST
1	0	334390	1247	03/27/12	\$230,000	\$311,000	1,490	7	1973	Good	12,070	N	N	2024 BLAINE AVE NE
1	0	932012	0040	05/22/13	\$310,000	\$357,000	1,520	7	1996	Avg	4,503	N	N	1162 MONTEREY AVE NE
1	0	230920	0080	11/22/13	\$320,000	\$348,000	1,540	7	2002	Avg	3,000	N	N	1213 DAYTON PL NE
1	0	019210	0015	05/31/12	\$232,500	\$306,000	1,550	7	1968	Good	8,903	N	N	2648 NE 24TH ST
1	0	227000	0070	10/30/14	\$280,000	\$282,000	1,560	7	2003	Avg	4,350	N	N	1170 EDMONDS PL NE
1	0	230920	0040	04/15/14	\$310,000	\$325,000	1,560	7	2001	Avg	3,002	N	N	1218 DAYTON PL NE
1	0	722780	0005	04/23/13	\$247,000	\$287,000	1,560	7	2001	Avg	3,717	N	N	2009 HARRINGTON CIR NE
1	0	334450	0100	02/28/14	\$440,000	\$466,000	1,560	7	1957	Good	22,125	Y	N	1809 JONES AVE NE
1	0	334390	1926	05/31/13	\$325,000	\$373,000	1,580	7	1961	VGood	10,550	N	N	2119 ABERDEEN AVE NE
1	0	722780	1581	05/07/14	\$305,450	\$319,000	1,600	7	2013	Avg	3,573	N	N	2811 NE 16TH ST
1	0	334390	1183	07/09/14	\$340,000	\$350,000	1,600	7	1958	Good	7,324	N	N	1417 BLAINE AVE NE
1	0	778900	0260	08/22/14	\$269,000	\$275,000	1,610	7	1958	Avg	8,401	N	N	4020 NE 21ST ST
1	0	133270	0270	05/19/14	\$215,000	\$224,000	1,610	7	1979	Good	2,040	N	N	2906 KENNEWICK PL NE
1	0	133270	0010	12/16/14	\$305,000	\$306,000	1,610	7	1979	Good	1,968	N	N	2958 KENNEWICK PL NE
1	0	278770	0640	06/20/14	\$325,000	\$336,000	1,620	7	1969	Good	7,201	N	N	1802 WHITMAN AVE NE
1	0	334390	2651	05/29/12	\$345,000	\$454,000	1,630	7	2009	Avg	17,400	N	N	1908 NE 16TH ST
1	0	332740	0030	07/01/13	\$325,000	\$369,000	1,630	7	1965	Good	8,096	N	N	1211 DAYTON AVE NE
1	0	032305	9110	04/26/13	\$240,000	\$279,000	1,640	7	1956	VGood	12,632	N	N	1500 UNION AVE NE
1	0	334390	2460	01/28/13	\$299,900	\$359,000	1,640	7	1962	Good	7,918	N	N	1916 NE 16TH ST
1	0	722780	1582	01/13/14	\$290,000	\$311,000	1,650	7	2013	Avg	2,971	N	N	2813 NE 16TH ST
1	0	917280	0150	04/15/13	\$300,000	\$350,000	1,650	7	1994	Avg	7,209	N	N	2007 CAMAS AVE NE
1	0	354230	0039	04/30/14	\$319,000	\$333,000	1,650	7	1998	Avg	6,399	N	N	1902 116TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	778840	0180	08/12/14	\$261,000	\$267,000	1,660	7	1957	Avg	11,200	N	N	3814 NE 22ND PL
1	0	064630	0070	11/13/13	\$261,500	\$285,000	1,660	7	1961	Good	7,455	N	N	2408 NE 23RD ST
1	0	227000	0100	02/18/13	\$269,000	\$320,000	1,670	7	2003	Avg	4,350	N	N	1158 EDMONDS PL NE
1	0	815582	0090	07/26/12	\$320,088	\$411,000	1,670	7	1990	Avg	7,203	N	N	1419 CAMAS AVE NE
1	0	334390	0779	01/02/13	\$289,500	\$350,000	1,690	7	1984	Avg	11,276	N	N	2230 NE 27TH ST
1	0	345000	0070	04/19/13	\$255,500	\$297,000	1,700	7	1967	Good	9,140	N	N	4512 NE 17TH ST
1	0	272000	0040	08/29/12	\$293,450	\$372,000	1,710	7	1962	VGood	7,575	N	N	2501 DAYTON AVE NE
1	0	815583	0020	12/02/14	\$404,000	\$406,000	1,720	7	1995	Avg	7,202	N	N	1331 BLAINE AVE NE
1	0	683870	0100	08/26/13	\$356,000	\$397,000	1,730	7	1993	Avg	7,200	N	N	2014 ABERDEEN PL NE
1	0	880920	0040	06/26/13	\$345,000	\$392,000	1,760	7	2002	Avg	4,750	N	N	2578 UNION AVE NE
1	0	880920	0050	10/17/12	\$390,000	\$485,000	1,760	7	2002	Avg	7,955	N	N	2582 UNION AVE NE
1	0	779100	0070	06/11/13	\$305,000	\$349,000	1,760	7	2000	Avg	6,263	N	N	4012 NE 18TH ST
1	0	334450	0221	12/10/12	\$320,000	\$390,000	1,760	7	2012	Avg	9,945	N	N	1607 NE 24TH ST
1	0	779100	0073	06/25/13	\$330,000	\$375,000	1,770	7	2001	Avg	7,357	N	N	4003 NE 18TH ST
1	0	683870	0010	05/09/13	\$350,000	\$404,000	1,770	7	1993	Avg	7,276	N	N	2105 ABERDEEN PL NE
1	0	666908	0010	09/22/14	\$413,900	\$420,000	1,770	7	2007	Avg	5,236	N	N	2416 BLAINE AVE NE
1	0	225385	0090	03/12/12	\$310,000	\$421,000	1,780	7	2003	Avg	5,446	N	N	1801 DAYTON AVE NE
1	0	329545	0080	03/21/12	\$255,000	\$345,000	1,780	7	2000	Avg	5,064	N	N	1621 MONROE AVE NE
1	0	004950	0090	12/05/14	\$372,000	\$373,000	1,780	7	1962	Avg	7,914	N	N	2521 WHITMAN CT NE
1	0	815582	0080	07/25/13	\$348,500	\$393,000	1,790	7	1992	Avg	7,311	N	N	1425 CAMAS AVE NE
1	0	109131	0150	06/17/13	\$365,000	\$416,000	1,805	7	2002	Avg	5,654	N	N	4720 NE 19TH ST
1	0	064630	0170	12/20/12	\$244,900	\$297,000	1,810	7	1959	Good	10,800	N	N	2413 NE 23RD ST
1	0	042305	9349	02/28/12	\$228,000	\$312,000	1,838	7	1997	Avg	4,586	N	N	4004 NE 19TH ST
1	0	032305	9118	08/20/13	\$346,000	\$387,000	1,860	7	1995	Avg	7,736	N	N	1950 UNION AVE NE
1	0	516970	0022	09/15/14	\$334,950	\$340,000	1,880	7	1980	VGood	16,262	N	N	4706 NE 18TH ST
1	0	082305	9185	05/20/14	\$326,000	\$339,000	1,880	7	1966	Good	7,200	N	N	1171 CAMAS AVE NE
1	0	334390	2018	05/21/13	\$360,000	\$414,000	1,890	7	2006	Avg	5,060	N	N	2023 NE 24TH PL
1	0	225385	0030	12/10/12	\$330,000	\$402,000	1,900	7	2003	Avg	5,356	N	N	1903 DAYTON AVE NE
1	0	334390	1242	08/07/14	\$335,000	\$343,000	1,900	7	1962	VGood	7,584	N	N	1909 BLAINE AVE NE
1	0	227000	0130	05/30/13	\$331,000	\$380,000	1,930	7	2003	Avg	6,880	N	N	2406 NE 11TH CT
1	0	109131	0040	08/21/12	\$360,000	\$458,000	1,940	7	2001	Avg	5,570	N	N	1829 ELMA AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	329545	0030	04/25/13	\$285,000	\$331,000	1,950	7	2000	Avg	4,554	N	N	1628 MONROE AVE NE
1	0	802955	0100	07/17/13	\$385,000	\$435,000	1,950	7	2001	Good	5,200	N	N	2230 KENNEWICK PL NE
1	0	666908	0120	12/15/14	\$405,000	\$406,000	1,980	7	2007	Avg	5,020	N	N	2517 BLAINE AVE NE
1	0	666908	0050	08/10/12	\$332,000	\$424,000	1,990	7	2007	Avg	5,064	N	N	2514 BLAINE AVE NE
1	0	278770	0860	07/25/13	\$301,000	\$339,000	1,990	7	1969	Avg	9,722	N	N	4131 NE 19TH ST
1	0	188764	0260	08/22/12	\$320,000	\$407,000	2,030	7	2002	Avg	4,916	N	N	2003 QUEEN AVE NE
1	0	329545	0100	05/18/12	\$255,000	\$337,000	2,040	7	2000	Avg	4,500	N	N	1609 MONROE AVE NE
1	0	278772	0220	08/02/12	\$315,000	\$404,000	2,090	7	1989	Avg	8,763	N	N	4324 NE 22ND CT
1	0	042305	9358	12/05/12	\$335,000	\$409,000	2,092	7	2002	Avg	6,599	N	N	2207 UNION AVE NE
1	0	225385	0110	04/23/13	\$382,000	\$444,000	2,110	7	2003	Avg	8,903	N	N	1806 DAYTON AVE NE
1	0	042305	9275	06/26/13	\$340,000	\$387,000	2,130	7	2003	Avg	4,543	N	N	1611 NEWPORT AVE NE
1	0	042305	9375	06/20/12	\$250,000	\$326,000	2,130	7	2006	Avg	5,562	N	N	4007 14TH PL
1	0	004950	0140	02/12/14	\$389,500	\$414,000	2,160	7	1963	Good	8,285	N	N	2506 WHITMAN CT NE
1	0	042305	9409	09/28/14	\$440,000	\$446,000	2,230	7	2011	Avg	5,650	N	N	1707 REDMOND CT NE
1	0	802955	0230	05/22/13	\$404,700	\$466,000	2,250	7	2001	Avg	5,771	N	N	1914 NE 23RD ST
1	0	802955	0160	05/16/14	\$433,000	\$451,000	2,280	7	2001	Good	7,568	N	N	2207 KENNEWICK PL NE
1	0	802955	0020	07/01/14	\$431,000	\$444,000	2,300	7	2001	Avg	6,087	N	N	2304 MONTEREY AVE NE
1	0	334390	3647	10/28/14	\$436,300	\$440,000	2,320	7	1952	VGood	9,420	N	N	1726 NE 24TH ST
1	0	109131	0140	11/03/14	\$426,950	\$430,000	2,350	7	2001	Avg	5,589	N	N	4726 NE 19TH ST
1	0	188764	0270	04/16/13	\$398,000	\$464,000	2,470	7	2002	Avg	4,660	N	N	2001 QUEEN AVE NE
1	0	365540	0060	08/08/14	\$445,000	\$455,000	2,470	7	2005	Avg	4,565	N	N	2503 CAMAS AVE NE
1	0	666908	0020	12/26/14	\$449,400	\$450,000	2,490	7	2007	Avg	5,064	N	N	2422 BLAINE AVE NE
1	0	042305	9152	04/13/12	\$385,000	\$516,000	2,550	7	1995	Avg	15,990	N	N	2601 FERNDAL PL NE
1	0	666908	0150	06/26/12	\$266,000	\$346,000	2,620	7	1965	Avg	10,542	N	N	2501 BLAINE AVE NE
1	0	042305	9396	08/30/12	\$340,100	\$431,000	2,830	7	2012	Avg	7,004	N	N	2519 NE 22ND ST
1	0	523000	0020	06/30/14	\$500,000	\$515,000	3,720	7	2014	Avg	15,048	N	N	10217 148TH AVE SE
1	0	334450	0210	10/08/13	\$238,000	\$262,000	910	8	1974	Avg	21,190	N	N	2301 JONES AVE NE
1	0	133270	0260	09/15/13	\$375,000	\$416,000	1,160	8	1979	VGood	1,920	N	N	2908 KENNEWICK PL NE
1	0	174999	0140	02/12/13	\$339,950	\$405,000	1,250	8	2012	Avg	6,712	N	N	1808 PIERCE AVE NE
1	0	174999	0150	12/20/12	\$335,000	\$407,000	1,250	8	2012	Avg	5,870	N	N	1814 PIERCE AVE NE
1	0	535820	0090	10/07/13	\$220,900	\$243,000	1,260	8	1963	Good	7,238	N	N	2608 NE 18TH ST

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	042305	9322	10/17/13	\$360,000	\$395,000	1,280	8	1977	VGood	7,635	N	N	2825 NE 21ST ST
1	0	334450	0085	10/15/14	\$383,000	\$387,000	1,290	8	1958	Good	19,607	Y	N	1617 JONES AVE NE
1	0	723090	0120	10/27/14	\$339,950	\$343,000	1,290	8	1979	Avg	7,641	N	N	1420 DAYTON CT NE
1	0	042305	9321	03/19/12	\$273,000	\$370,000	1,290	8	1977	Good	7,635	N	N	2819 NE 21ST ST
1	0	174999	0130	07/09/12	\$351,540	\$455,000	1,370	8	2012	Avg	7,159	N	N	1802 PIERCE AVE NE
1	0	174999	0160	07/24/12	\$350,000	\$450,000	1,370	8	2012	Avg	6,705	N	N	1820 PIERCE AVE NE
1	0	327618	0110	07/23/13	\$395,000	\$445,000	1,370	8	1981	VGood	7,887	N	N	1801 MONTEREY AVE NE
1	0	807900	0140	04/23/13	\$375,000	\$436,000	1,420	8	1987	Avg	8,356	N	N	5007 NE 21ST ST
1	0	807900	0310	05/16/13	\$386,500	\$446,000	1,430	8	1987	Good	7,874	N	N	2212 ELMA AVE NE
1	0	807900	0090	06/27/13	\$359,900	\$409,000	1,430	8	1987	Avg	7,221	N	N	2025 FIELD AVE NE
1	0	807901	0470	11/19/13	\$419,000	\$456,000	1,440	8	1989	Good	8,138	N	N	5040 NE 21ST ST
1	0	042305	9271	04/26/13	\$305,000	\$354,000	1,450	8	1965	Good	9,175	N	N	1708 EDMONDS AVE NE
1	0	334390	1253	07/24/13	\$425,000	\$479,000	1,460	8	1990	Good	15,669	N	N	2007 BLAINE AVE NE
1	0	535830	0050	04/22/14	\$357,000	\$374,000	1,470	8	1968	Good	7,220	N	N	2616 NE 19TH ST
1	0	947750	0100	11/21/12	\$265,000	\$325,000	1,480	8	1981	Avg	7,783	N	N	2318 VASHON CT NE
1	0	535830	0100	06/19/14	\$346,150	\$358,000	1,480	8	1966	Good	7,200	N	N	2533 NE 19TH ST
1	0	535830	0110	03/26/12	\$263,800	\$357,000	1,510	8	1970	Good	7,200	N	N	2515 NE 19TH ST
1	0	182870	0140	01/15/14	\$321,000	\$344,000	1,510	8	1974	Avg	7,284	N	N	1606 KENNEWICK AVE NE
1	0	395650	0110	07/24/12	\$315,000	\$405,000	1,520	8	1996	Avg	5,814	N	N	2024 NE 28TH PL
1	0	662590	0120	02/06/14	\$350,000	\$373,000	1,560	8	1974	Avg	9,848	N	N	12117 SE 96TH PL
1	0	109400	0120	12/17/12	\$264,000	\$321,000	1,560	8	1967	Avg	10,701	N	N	4519 NE 24TH ST
1	0	723090	0100	12/15/14	\$417,000	\$418,000	1,590	8	1979	Good	11,454	N	N	1408 DAYTON CT NE
1	0	344985	0070	03/14/14	\$419,950	\$443,000	1,670	8	2013	Avg	4,825	N	N	1517 PIERCE AVE NE
1	0	344985	0060	07/23/14	\$419,950	\$431,000	1,670	8	2013	Avg	3,167	N	N	1523 PIERCE AVE NE
1	0	344985	0050	06/20/14	\$420,000	\$434,000	1,670	8	2013	Avg	3,149	N	N	1524 PIERCE AVE NE
1	0	344985	0040	04/16/14	\$420,000	\$440,000	1,670	8	2013	Avg	6,160	N	N	1518 PIERCE AVE NE
1	0	662591	0100	01/31/14	\$389,000	\$415,000	1,700	8	1979	VGood	11,100	N	N	9616 123RD AVE SE
1	0	109400	0020	05/30/12	\$265,000	\$349,000	1,700	8	1967	Avg	10,250	N	N	4620 NE 24TH ST
1	0	662590	0010	04/15/14	\$360,000	\$377,000	1,730	8	1977	Avg	10,700	N	N	9607 122ND AVE SE
1	0	929200	0380	08/18/14	\$425,000	\$434,000	1,740	8	1969	VGood	9,682	N	N	12510 SE 100TH ST
1	0	109400	0030	12/15/14	\$429,950	\$431,000	1,740	8	1967	Avg	10,875	N	N	4614 NE 24TH ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	344985	0030	12/20/13	\$394,950	\$426,000	1,750	8	2013	Avg	3,195	N	N	1512 PIERCE AVE NE
1	0	344985	0020	04/17/14	\$384,950	\$403,000	1,750	8	2013	Avg	3,005	N	N	1506 PIERCE AVE NE
1	0	807903	0350	09/10/14	\$441,500	\$449,000	1,780	8	1993	Avg	9,592	N	N	4905 NE 19TH CT
1	0	807904	0330	09/27/14	\$406,500	\$412,000	1,780	8	1992	Avg	8,621	N	N	5205 NE 16TH ST
1	0	395650	0080	10/15/12	\$349,500	\$435,000	1,800	8	1996	Avg	6,509	N	N	2008 NE 28TH PL
1	0	804405	0120	08/08/12	\$313,000	\$400,000	1,850	8	1996	Avg	4,551	N	N	3908 NE 19TH ST
1	0	807900	0080	12/31/13	\$330,000	\$355,000	1,850	8	1987	Avg	7,228	N	N	2029 FIELD AVE NE
1	0	807904	0140	10/06/14	\$429,000	\$434,000	1,860	8	1994	Avg	11,122	N	N	1601 HOQUIAM PL NE
1	0	174999	0080	02/13/13	\$341,000	\$406,000	1,860	8	2012	Avg	9,985	N	N	1723 QUEEN AVE NE
1	0	334390	1647	10/23/12	\$358,500	\$445,000	1,870	8	1999	Avg	8,438	N	N	2115 NE 17TH ST
1	0	723090	0030	10/31/13	\$340,000	\$372,000	1,880	8	1979	Good	7,605	N	N	1507 DAYTON CT NE
1	0	182870	0040	06/11/13	\$335,000	\$383,000	1,880	8	1974	Good	7,790	N	N	1619 KENNEWICK AVE NE
1	0	334390	1648	11/01/12	\$352,900	\$437,000	1,890	8	1999	Avg	6,390	N	N	2121 NE 17TH PL
1	0	334390	1641	08/27/14	\$365,000	\$372,000	1,900	8	1979	Avg	7,614	N	N	1604 ABERDEEN AVE NE
1	0	344950	0050	10/15/14	\$505,000	\$511,000	1,910	8	2007	Avg	9,825	N	N	3506 NE 17TH PL
1	0	344950	0050	02/05/13	\$465,950	\$556,000	1,910	8	2007	Avg	9,825	N	N	3506 NE 17TH PL
1	0	344950	0045	10/13/14	\$495,000	\$501,000	1,910	8	2007	Avg	12,075	N	N	3436 NE 17TH PL
1	0	807904	0450	06/12/12	\$349,950	\$458,000	1,920	8	1993	Avg	7,236	N	N	1806 ILWACO AVE NE
1	0	388832	0040	01/25/13	\$290,000	\$348,000	1,940	8	2000	Avg	5,000	N	N	1913 KIRKLAND PL NE
1	0	929086	0040	04/09/12	\$369,898	\$497,000	1,940	8	2005	Avg	7,330	N	N	2029 KENNEWICK PL NE
1	0	334390	1649	11/06/13	\$389,000	\$425,000	1,950	8	1999	Good	5,477	N	N	2127 NE 17TH PL
1	0	174999	0060	10/30/12	\$357,950	\$443,000	1,960	8	2012	Avg	4,655	N	N	1735 QUEEN CT NE
1	0	174999	0090	10/22/12	\$349,500	\$434,000	1,970	8	2012	Avg	6,450	N	N	1709 QUEEN CT NE
1	0	174999	0110	02/14/13	\$363,300	\$432,000	1,970	8	2012	Avg	8,087	N	N	1715 QUEEN CT NE
1	0	174999	0100	01/22/13	\$349,950	\$420,000	1,990	8	2012	Avg	6,830	N	N	1701 QUEEN CT NE
1	0	807904	0600	07/15/13	\$430,000	\$486,000	2,000	8	1992	Good	8,382	N	N	1711 ILWACO AVE NE
1	0	813210	0080	04/30/14	\$465,000	\$486,000	2,020	8	1995	Avg	8,784	N	N	2501 KENNEWICK PL NE
1	0	807904	0240	07/03/13	\$405,000	\$460,000	2,030	8	1992	Avg	9,381	N	N	1521 ILWACO AVE NE
1	0	334390	1967	09/18/13	\$340,000	\$377,000	2,030	8	1998	Avg	6,427	N	N	2319 ABERDEEN AVE NE
1	0	174999	0070	09/18/12	\$355,000	\$447,000	2,060	8	2012	Avg	4,992	N	N	1729 QUEEN CT NE
1	0	174999	0010	07/16/12	\$364,950	\$471,000	2,060	8	2012	Avg	7,018	N	N	3617 NE 19TH ST

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	947750	0060	08/13/14	\$484,000	\$495,000	2,060	8	1980	Avg	13,501	N	N	2210 VASHON CT NE
1	0	174999	0120	02/05/14	\$370,000	\$394,000	2,080	8	2013	Avg	5,395	N	N	1736 PIERCE AVE NE
1	0	042305	9354	12/19/13	\$397,000	\$428,000	2,090	8	2001	Avg	6,637	N	N	2618 FERNDALE CT NE
1	0	395650	0040	10/09/12	\$385,000	\$480,000	2,090	8	1996	Avg	8,891	N	N	2007 NE 28TH PL
1	0	344985	0010	11/14/13	\$388,000	\$423,000	2,090	8	2013	Avg	4,110	N	N	1500 PIERCE AVE NE
1	0	807904	0270	09/23/13	\$420,000	\$465,000	2,100	8	1993	Good	7,821	N	N	1509 ILWACO AVE NE
1	0	082305	9229	06/25/13	\$399,900	\$455,000	2,100	8	2005	Avg	9,230	N	N	2320 NE 11TH CT
1	0	807904	0490	06/23/14	\$470,000	\$485,000	2,150	8	1992	Avg	8,221	N	N	1815 ILWACO AVE NE
1	0	042305	9369	06/04/14	\$392,500	\$407,000	2,150	8	2005	Avg	7,303	N	N	2103 HARRINGTON PL NE
1	0	807900	0190	10/28/14	\$415,000	\$419,000	2,150	8	1987	Avg	8,173	N	N	2122 FIELD AVE NE
1	0	813210	0250	12/27/13	\$519,000	\$559,000	2,170	8	1995	VGood	7,422	N	N	2511 KENNEWICK AVE NE
1	0	804410	0010	12/13/13	\$365,000	\$395,000	2,180	8	1994	Avg	7,304	N	N	1600 DAYTON AVE NE
1	0	807901	0310	06/11/14	\$464,000	\$480,000	2,180	8	1989	Good	7,203	N	N	5053 NE 23RD ST
1	0	174999	0030	08/28/12	\$354,950	\$450,000	2,190	8	2012	Avg	5,338	N	N	1813 QUEEN CT NE
1	0	334210	3373	08/14/12	\$283,000	\$361,000	2,200	8	2001	Avg	7,562	N	N	2807 LINCOLN PL NE
1	0	174999	0050	12/07/12	\$366,500	\$447,000	2,200	8	2012	Avg	4,543	N	N	1803 QUEEN CT NE
1	0	807901	0400	05/29/13	\$371,500	\$426,000	2,230	8	1988	Avg	7,505	N	N	2217 ILWACO AVE NE
1	0	344985	0090	04/17/14	\$376,200	\$394,000	2,240	8	2013	Avg	3,746	N	N	1505 PIERCE AVE NE
1	0	344985	0080	01/15/14	\$437,500	\$469,000	2,240	8	2013	Avg	4,055	N	N	1511 PIERCE AVE NE
1	0	334390	1896	04/04/13	\$335,000	\$392,000	2,240	8	2005	Avg	6,708	N	N	1905 ABERDEEN AVE NE
1	0	807901	0190	06/26/14	\$440,000	\$454,000	2,250	8	1989	Avg	7,526	N	N	5114 NE 23RD ST
1	0	804405	0040	08/07/14	\$419,950	\$430,000	2,260	8	1996	Avg	5,164	N	N	1918 SHELTON CT NE
1	0	807902	0220	07/25/12	\$350,000	\$450,000	2,260	8	1990	Avg	8,261	N	N	1907 ILWACO AVE NE
1	0	929086	0200	06/03/14	\$379,050	\$393,000	2,260	8	2005	Avg	6,726	N	N	2116 MONTEREY CT NE
1	0	929086	0130	02/08/12	\$325,000	\$448,000	2,260	8	2005	Avg	6,094	N	N	1816 NE 21ST ST
1	0	807901	0460	03/21/14	\$461,000	\$486,000	2,260	8	1988	Avg	9,550	N	N	5046 NE 21ST ST
1	0	807901	0280	05/22/13	\$420,000	\$483,000	2,270	8	1989	Good	7,368	N	N	5041 NE 23RD ST
1	0	334210	3369	07/07/14	\$481,000	\$495,000	2,286	8	2002	Avg	8,269	N	N	2835 LINCOLN PL NE
1	0	344920	0050	09/11/12	\$379,950	\$479,000	2,320	8	2001	Avg	6,720	N	N	2638 NE 24TH CT
1	0	807901	0220	11/17/14	\$440,000	\$443,000	2,350	8	1989	Avg	7,203	N	N	5054 NE 23RD ST
1	0	559205	0070	07/24/13	\$392,000	\$442,000	2,360	8	2001	Avg	4,911	N	N	1309 MONTEREY AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	042305	9135	02/07/12	\$378,012	\$521,000	2,410	8	2011	Avg	5,070	N	N	2503 NE 23RD ST
1	0	929086	0140	09/23/14	\$455,000	\$462,000	2,440	8	2005	Avg	5,001	N	N	1822 NE 21ST ST
1	0	807904	0510	09/20/12	\$385,000	\$484,000	2,450	8	1991	Avg	7,737	N	N	5108 NE 18TH CT
1	0	807904	0030	08/14/13	\$401,500	\$450,000	2,470	8	1992	Avg	7,261	N	N	1707 FIELD PL NE
1	0	104130	0130	07/12/13	\$440,000	\$498,000	2,470	8	1992	Good	8,753	N	N	4630 NE 21ST PL
1	0	929086	0080	04/15/14	\$437,000	\$458,000	2,500	8	2005	Avg	6,542	N	N	2121 KENNEWICK PL NE
1	0	334390	2483	04/18/13	\$459,950	\$535,000	2,520	8	2012	Avg	5,115	N	N	1432 MONTEREY AVE NE
1	0	813210	0040	04/08/14	\$476,378	\$500,000	2,530	8	1995	Avg	8,095	N	N	2418 KENNEWICK AVE SE
1	0	807901	0130	06/11/13	\$463,000	\$529,000	2,530	8	1989	Avg	8,472	N	N	5219 NE 23RD CT
1	0	606140	0290	05/01/12	\$430,000	\$572,000	2,540	8	2011	Avg	9,648	N	N	5014 NE 24TH ST
1	0	032305	9313	02/04/13	\$400,000	\$478,000	2,550	8	2003	Avg	6,139	N	N	2007 ELMA PL NE
1	0	807904	0060	04/25/12	\$373,000	\$498,000	2,560	8	1992	Good	9,594	N	N	1631 FIELD PL NE
1	0	807904	0010	10/08/13	\$432,000	\$476,000	2,560	8	1992	Avg	9,164	N	N	1803 FIELD PL NE
1	0	807903	0040	04/30/13	\$440,000	\$510,000	2,570	8	1990	Avg	8,025	N	N	1700 FIELD AVE NE
1	0	807900	0450	08/26/13	\$405,000	\$452,000	2,570	8	1987	Avg	7,202	N	N	4924 NE 23RD ST
1	0	334390	2908	05/21/12	\$375,000	\$495,000	2,580	8	2001	Avg	10,673	N	N	1803 NE 27TH CT
1	0	174999	0040	11/08/12	\$367,500	\$453,000	2,590	8	2012	Avg	5,863	N	N	1809 QUEEN CT NE
1	0	174999	0020	08/22/12	\$380,000	\$483,000	2,590	8	2012	Avg	4,514	N	N	3611 NE 19TH ST
1	0	231100	0020	06/14/13	\$398,602	\$455,000	2,590	8	2005	Avg	4,640	N	N	1761 MONROE AVE NE
1	0	231100	0040	08/22/12	\$439,950	\$559,000	2,590	8	2006	Avg	4,704	N	N	1771 MONROE AVE NE
1	0	334390	2012	06/22/12	\$389,000	\$507,000	2,600	8	2005	Avg	6,490	N	N	2018 NE 24TH PL
1	0	807901	0230	06/03/14	\$475,000	\$492,000	2,600	8	1989	Avg	7,210	N	N	5050 NE 23RD ST
1	0	807902	0300	01/27/12	\$382,000	\$529,000	2,610	8	1990	Avg	9,086	N	N	1904 ILWACO AVE NE
1	0	807902	0040	08/21/13	\$472,000	\$527,000	2,610	8	1990	Good	7,724	N	N	5112 NE 19TH ST
1	0	231100	0091	05/21/13	\$396,000	\$456,000	2,610	8	2007	Avg	5,005	N	N	1756 MONROE AVE NE
1	0	042305	9417	02/12/13	\$462,500	\$551,000	2,630	8	2012	Avg	7,773	N	N	2518 NE 24TH PL
1	0	042305	9416	05/12/13	\$430,000	\$496,000	2,660	8	2012	Avg	6,251	N	N	2522 NE 24TH PL
1	0	334390	1897	03/15/12	\$350,000	\$475,000	2,660	8	2005	Avg	5,304	N	N	1909 ABERDEEN AVE NE
1	0	042305	9138	11/13/12	\$439,950	\$542,000	2,670	8	2012	Avg	7,002	N	N	2504 NE 24TH PL
1	0	418720	0070	08/14/13	\$495,000	\$554,000	2,670	8	2010	Avg	10,001	N	N	5015 NE 25TH ST
1	0	042305	9139	05/14/13	\$484,995	\$559,000	2,690	8	2012	Avg	10,150	N	N	2632 EDMONDS AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	807904	0540	02/14/14	\$448,600	\$477,000	2,720	8	1992	Avg	7,810	N	N	5105 NE 18TH CT
1	0	522650	0250	10/15/14	\$478,000	\$483,000	2,780	8	1989	Avg	7,290	N	N	1808 CHELAN PL NE
1	0	929086	0110	10/24/12	\$450,000	\$558,000	2,830	8	2005	Avg	6,626	N	N	2120 KENNEWICK PL NE
1	0	032305	9315	01/31/12	\$370,000	\$512,000	2,900	8	2003	Avg	6,165	N	N	2015 ELMA PL NE
1	0	418720	0170	04/11/12	\$455,000	\$611,000	2,980	8	2010	Avg	10,001	N	N	5206 NE 25TH ST
1	0	418720	0090	08/13/12	\$455,000	\$581,000	2,980	8	2010	Avg	10,162	N	N	5105 NE 25TH ST
1	0	418720	0290	04/01/13	\$487,500	\$571,000	3,080	8	2010	Avg	10,400	N	N	4900 SE 25TH ST
1	0	606140	0300	03/08/12	\$435,000	\$592,000	3,090	8	2011	Avg	9,648	N	N	5008 NE 24TH ST
1	0	032305	9244	04/08/14	\$552,500	\$580,000	3,090	8	2003	Avg	8,210	N	N	4806 NE 20TH ST
1	0	224980	0080	05/23/14	\$445,000	\$462,000	1,630	9	1987	Avg	8,702	N	N	1903 NE 29TH CT
1	0	334390	2906	03/15/13	\$409,000	\$482,000	1,890	9	2001	Avg	7,544	N	N	1815 NE 27TH CT
1	0	344890	0030	09/30/13	\$519,050	\$573,000	1,950	9	2013	Avg	5,424	N	N	3824 NE 23RD PL
1	0	224980	0030	11/14/13	\$472,500	\$515,000	2,170	9	1988	Good	8,322	N	N	1906 NE 29TH CT
1	0	934760	0080	02/16/13	\$405,000	\$482,000	2,320	9	2000	Avg	5,829	N	N	1807 NE 26TH PL
1	0	802977	0420	01/10/14	\$515,000	\$553,000	2,340	9	2007	Avg	4,540	N	N	1715 KITSAP PL NE
1	0	344982	0180	10/16/12	\$405,000	\$504,000	2,410	9	1998	Avg	6,850	N	N	3412 NE 21ST ST
1	0	344982	0390	05/28/13	\$430,000	\$494,000	2,420	9	1998	Avg	5,822	N	N	2310 OLYMPIA AVE NE
1	0	344981	0010	06/22/12	\$430,000	\$560,000	2,451	9	1997	Avg	6,955	N	N	2407 OLYMPIA AVE NE
1	0	344980	0250	09/28/12	\$429,950	\$539,000	2,490	9	1998	Avg	9,521	N	N	2516 MONROE CT NE
1	0	803540	0270	07/01/13	\$645,000	\$732,000	2,490	9	1997	VGood	19,726	N	N	5308 NE 22ND CT
1	0	344980	0170	06/19/13	\$458,000	\$522,000	2,500	9	1996	Avg	7,576	N	N	3201 NE 25TH ST
1	0	344981	0180	04/01/13	\$399,950	\$468,000	2,500	9	1998	Avg	5,986	N	N	3512 NE 24TH CT
1	0	344981	0180	03/13/14	\$495,000	\$523,000	2,500	9	1998	Avg	5,986	N	N	3512 NE 24TH CT
1	0	344890	0010	05/09/14	\$559,950	\$584,000	2,500	9	2013	Avg	5,517	N	N	3830 NE 23RD PL
1	0	344890	0420	06/18/13	\$613,670	\$700,000	2,500	9	2013	Avg	8,282	N	N	3813 NE 23RD PL
1	0	344890	0360	05/02/14	\$609,720	\$637,000	2,500	9	2013	Avg	7,400	N	N	3709 NE 24TH ST
1	0	344890	0050	01/14/14	\$607,965	\$652,000	2,500	9	2013	Avg	5,010	N	N	3812 NE 23RD PL
1	0	344890	0230	07/15/14	\$596,135	\$613,000	2,500	9	2013	Avg	5,042	N	N	3834 NE 24TH CT
1	0	344890	0420	09/22/14	\$620,000	\$629,000	2,500	9	2013	Avg	8,282	N	N	3813 NE 23RD PL
1	0	344890	0080	03/20/14	\$595,640	\$628,000	2,500	9	2013	Avg	5,987	N	N	3829 NE 24TH CT
1	0	344890	0060	12/18/13	\$574,450	\$620,000	2,500	9	2013	Avg	5,848	N	N	3806 NE 23RD PL

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	731200	0240	06/23/14	\$442,000	\$456,000	2,520	9	1990	Avg	7,253	N	N	4516 NE 26TH CT
1	0	802977	0170	05/11/13	\$512,500	\$592,000	2,550	9	2006	Avg	4,510	N	N	5403 NE 17TH ST
1	0	183950	0055	11/14/14	\$530,000	\$533,000	2,590	9	2006	Avg	7,891	N	N	1500 KENNEWICK AVE NE
1	0	666925	0100	07/29/14	\$512,000	\$525,000	2,600	9	2005	Avg	4,506	N	N	2528 CAMAS AVE NE
1	0	344890	0320	07/23/14	\$610,360	\$626,000	2,610	9	2013	Avg	5,562	N	N	3708 NE 24TH ST
1	0	344982	0400	04/22/13	\$425,000	\$494,000	2,640	9	1998	Avg	5,690	N	N	2316 OLYMPIA AVE NE
1	0	334390	3607	08/14/12	\$432,000	\$551,000	2,640	9	2005	Avg	7,560	N	N	1711 NE 23RD ST
1	0	344890	0020	09/06/13	\$543,450	\$604,000	2,640	9	2013	Avg	10,364	N	N	3836 NE 23RD PL
1	0	025950	0240	07/10/12	\$375,000	\$485,000	2,670	9	2007	Avg	4,534	N	N	2021 FERNDALE AVE NE
1	0	025950	0230	12/18/14	\$465,750	\$467,000	2,670	9	2007	Avg	4,534	N	N	2020 FERNDALE AVE NE
1	0	344890	0220	08/20/14	\$599,895	\$612,000	2,670	9	2013	Avg	5,064	N	N	3902 NE 24TH CT
1	0	344890	0380	11/06/13	\$551,950	\$603,000	2,700	9	2013	Avg	6,908	N	N	3729 NE 24TH PL
1	0	802977	0470	06/05/14	\$550,000	\$570,000	2,700	9	2007	Avg	5,150	N	N	5302 NE 17TH PL
1	0	334390	3642	06/12/13	\$450,000	\$514,000	2,700	9	1977	Good	14,000	N	N	2514 JONES AVE NE
1	0	344890	0350	11/08/13	\$589,160	\$643,000	2,720	9	2013	Avg	6,697	N	N	2328 QUEEN AVE NE
1	0	344982	0100	12/24/14	\$535,000	\$536,000	2,730	9	1998	Avg	7,246	N	N	2317 OLYMPIA AVE NE
1	0	344982	0410	07/05/12	\$407,500	\$528,000	2,730	9	1998	Avg	6,000	N	N	2324 OLYMPIA AVE NE
1	0	344890	0330	04/08/14	\$553,322	\$581,000	2,730	9	2013	Avg	8,056	N	N	3702 NE 24TH ST
1	0	042305	9391	01/04/12	\$365,000	\$511,000	2,740	9	2006	Avg	5,350	N	N	3915 NE 21ST ST
1	0	344890	0300	11/12/14	\$611,895	\$616,000	2,750	9	2013	Avg	6,160	N	N	3720 N 24TH ST
1	0	516970	0158	09/19/12	\$349,000	\$439,000	2,750	9	2006	Avg	6,170	N	N	4503 NE 18TH CIR
1	0	344890	0390	10/01/13	\$583,540	\$644,000	2,790	9	2013	Avg	7,926	N	N	3735 NE 23RD PL
1	0	344890	0430	06/26/13	\$593,450	\$675,000	2,790	9	2013	Avg	13,713	N	N	3819 NE 23RD PL
1	0	344890	0410	12/05/13	\$593,450	\$643,000	2,810	9	2013	Avg	6,553	N	N	3805 NE 23RD PL
1	0	042305	9395	03/08/12	\$390,000	\$531,000	2,810	9	2006	Avg	5,360	N	N	4005 NE 21ST ST
1	0	042305	9395	08/29/14	\$526,000	\$536,000	2,810	9	2006	Avg	5,360	N	N	4005 NE 21ST ST
1	0	042305	9393	03/26/14	\$514,950	\$542,000	2,820	9	2006	Avg	6,420	N	N	3927 NE 21ST ST
1	0	042305	9393	08/03/12	\$357,000	\$457,000	2,820	9	2006	Avg	6,420	N	N	3927 NE 21ST ST
1	0	334390	1769	12/11/12	\$600,000	\$731,000	2,870	9	2006	Avg	8,241	N	N	1319 ABERDEEN AVE NE
1	0	344980	0020	06/17/13	\$556,000	\$634,000	2,900	9	1996	Avg	8,260	N	N	3226 NE 26TH CT
1	0	042305	9400	03/07/12	\$432,000	\$589,000	2,910	9	2011	Avg	5,001	N	N	1904 REDMOND AVE NE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	344890	0400	12/09/13	\$631,265	\$683,000	2,920	9	2013	Avg	8,046	N	N	3741 NE 23RD PL
1	0	344890	0340	10/02/13	\$571,950	\$631,000	2,930	9	2013	Avg	7,740	N	N	3703 N 24TH ST
1	0	128800	0020	04/10/13	\$490,000	\$572,000	2,960	9	2003	Avg	4,500	N	N	4107 NE 27TH PL
1	0	025950	0190	06/24/13	\$575,000	\$654,000	2,980	9	2007	Avg	5,079	N	N	2023 GLENNWOOD AVE NE
1	0	666925	0030	02/09/12	\$370,000	\$510,000	2,990	9	2005	Avg	5,564	N	N	2418 CAMAS AVE NE
1	0	334390	3651	07/29/13	\$550,000	\$619,000	3,040	9	2011	Avg	6,312	N	N	2512 JONES AVE NE
1	0	344890	0370	10/18/13	\$604,260	\$664,000	3,040	9	2013	Avg	8,398	N	N	3725 NE 24TH ST
1	0	025950	0270	05/05/14	\$478,000	\$499,000	3,040	9	2007	Avg	4,535	N	N	2027 FERNDALE AVE NE
1	0	344890	0040	11/26/13	\$606,950	\$659,000	3,040	9	2013	Avg	5,008	N	N	3818 NE 23RD PL
1	0	334390	3611	12/03/12	\$509,950	\$623,000	3,090	9	2012	Avg	7,069	N	N	2202 JONES AVE NE
1	0	344890	0070	03/25/14	\$625,175	\$658,000	3,090	9	2013	Avg	6,665	N	N	3821 NE 24TH CT
1	0	344890	0310	05/08/14	\$643,440	\$671,000	3,100	9	2013	Avg	7,168	N	N	3714 NE 24TH ST
1	0	032305	9318	03/10/13	\$430,000	\$507,000	3,110	9	2006	Avg	7,616	N	N	4130 NE 22ND ST
1	0	042305	9384	08/30/13	\$461,000	\$514,000	3,130	9	2006	Avg	5,260	N	N	3719 NE 19TH ST
1	0	334390	2505	08/07/13	\$599,990	\$673,000	3,130	9	2013	Avg	5,783	N	N	2004 NE 12TH ST
1	0	802977	0400	06/24/13	\$499,000	\$568,000	3,140	9	2006	Avg	7,030	N	N	1723 KITSAP PL NE
1	0	344982	0430	10/06/14	\$553,000	\$560,000	3,160	9	2005	Avg	9,072	N	N	2540 LYNNWOOD AVE NE
1	0	344890	0090	09/02/14	\$645,525	\$657,000	3,170	9	2013	Avg	6,491	N	N	3835 NE 24TH CT
1	0	334450	0132	01/08/13	\$545,000	\$657,000	3,190	9	2012	Avg	5,592	N	N	2001 JONES AVE NE
1	0	334450	0129	12/13/12	\$565,000	\$688,000	3,190	9	2012	Avg	5,000	N	N	2007 JONES AVE NE
1	0	025950	0050	12/17/13	\$468,000	\$505,000	3,190	9	2007	Avg	4,500	N	N	2524 NE 21ST ST
1	0	344982	0300	09/07/12	\$480,000	\$607,000	3,200	9	1998	Good	10,524	N	N	3519 NE 23RD CT
1	0	344982	0040	12/06/13	\$550,000	\$596,000	3,220	9	1997	Avg	10,199	N	N	3414 NE 23RD PL
1	0	803540	0220	02/22/13	\$629,950	\$747,000	3,220	9	1997	Avg	14,169	N	N	2211 LYONS AVE NE
1	0	344980	0210	07/05/12	\$425,000	\$551,000	3,260	9	1996	Avg	9,759	N	N	3225 NE 25TH ST
1	0	344982	0020	02/07/13	\$558,000	\$666,000	3,270	9	1997	Avg	7,205	N	N	3426 NE 23RD PL
1	0	803540	0350	07/18/13	\$630,000	\$711,000	3,280	9	1999	Avg	14,527	N	N	2003 LYONS AVE NE
1	0	803540	0490	07/12/13	\$670,000	\$758,000	3,300	9	1998	Avg	13,579	N	N	2406 LYONS AVE NE
1	0	042305	9387	11/18/14	\$540,000	\$543,000	3,370	9	2007	Avg	4,850	N	N	1810 QUEEN PL NE
1	0	802977	0220	03/13/13	\$509,000	\$600,000	3,370	9	2007	Avg	5,230	N	N	1608 LYONS PL NE
1	0	334390	2495	07/30/14	\$650,000	\$666,000	1,820	10	2014	Avg	5,639	N	N	1215 MONTEREY AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	334390	2490	05/20/14	\$669,950	\$697,000	2,490	10	2013	Avg	10,292	N	N	1209 MONTEREY AVE NE
1	0	802977	0190	10/15/14	\$745,000	\$753,000	3,190	10	2006	Avg	4,840	N	N	1607 LYONS AVE NE
1	0	334390	2510	06/11/14	\$719,950	\$745,000	3,240	10	2013	Avg	6,863	N	N	1200 MONTEREY AVE NE
1	0	802977	0010	12/18/13	\$661,000	\$714,000	3,290	10	2006	Avg	5,450	N	N	1707 MOUNT BAKER AVE NE
1	0	802977	0180	01/24/13	\$535,000	\$641,000	3,460	10	2006	Avg	6,940	N	N	1601 LYONS AVE NE
1	0	802977	0040	02/21/13	\$660,000	\$783,000	3,490	10	2006	Avg	5,630	N	N	1702 MOUNT BAKER AVE NE
1	0	802977	0350	10/31/13	\$630,000	\$689,000	3,500	10	2006	Avg	6,350	N	N	1726 KITSAP PL NE
1	0	802977	0250	07/10/12	\$667,000	\$863,000	3,510	10	2007	Avg	6,670	N	N	5370 NE 17TH ST
1	0	802977	0020	02/24/12	\$563,700	\$772,000	3,510	10	2006	Avg	6,120	N	N	1701 MOUNT BAKER AVE NE
1	0	334390	2515	02/19/14	\$770,000	\$818,000	3,540	10	2013	Avg	4,779	N	N	1206 MONTEREY AVE NE
1	0	947755	0060	03/01/14	\$670,000	\$710,000	3,700	10	2008	Avg	11,490	N	N	1730 MOUNT BAKER AVE NE
1	0	032305	9325	11/07/13	\$775,000	\$846,000	3,750	10	2008	Avg	8,070	N	N	5362 NE 16TH ST
1	0	032305	9269	05/28/14	\$849,500	\$882,000	2,810	11	2013	Avg	8,350	N	N	5380 NE 16TH ST
1	0	947758	0030	10/14/14	\$962,000	\$973,000	3,340	11	2013	Avg	5,700	N	N	1515 LYONS AVE NE
1	0	947758	0110	06/26/14	\$971,971	\$1,003,000	3,460	11	2013	Avg	6,738	N	N	1512 LYONS AVE NE
1	0	032305	9323	02/04/14	\$905,000	\$965,000	3,630	11	2012	Avg	8,070	N	N	5374 NE 16TH ST
1	0	032305	9323	05/07/13	\$897,500	\$1,038,000	3,630	11	2012	Avg	8,070	N	N	5374 NE 16TH ST
1	0	334450	0119	08/28/13	\$815,000	\$909,000	3,740	11	2006	Avg	9,869	Y	N	1925 JONES AVE NE
1	0	032305	9327	07/03/14	\$1,025,000	\$1,056,000	4,370	11	2008	Avg	10,860	N	N	5350 NE 16TH ST
2	0	042100	0185	06/11/14	\$200,000	\$207,000	700	5	1953	VGood	4,700	N	N	751 REDMOND AVE NE
2	0	042100	0500	07/21/14	\$209,995	\$216,000	700	5	1953	VGood	7,303	N	N	3918 NE 6TH PL
2	0	722750	1055	02/05/14	\$230,000	\$245,000	720	5	1942	VGood	5,040	N	N	2300 NE 8TH PL
2	0	722750	0995	07/25/12	\$155,000	\$199,000	720	5	1942	Good	4,900	N	N	2107 NE 9TH ST
2	0	722750	1975	07/02/13	\$145,000	\$165,000	750	5	1942	Good	8,100	N	N	645 GLENNWOOD CT NE
2	0	041800	0170	07/22/13	\$207,750	\$234,000	770	5	1953	Good	5,200	N	N	3319 NE 7TH PL
2	0	042450	0020	08/20/12	\$155,000	\$197,000	800	5	1955	Good	5,600	N	N	3407 NE 8TH ST
2	0	722750	1395	10/06/13	\$170,000	\$187,000	900	5	1942	Good	4,872	N	N	2207 NE 7TH ST
2	0	722750	0865	05/19/14	\$141,800	\$147,000	930	5	1942	Good	4,743	N	N	821 DAYTON AVE NE
2	0	042300	0035	11/24/14	\$225,000	\$226,000	960	5	1954	Good	6,500	N	N	858 PIERCE AVE NE
2	0	042200	0045	03/04/13	\$215,000	\$254,000	960	5	1954	VGood	5,400	N	N	770 REDMOND AVE NE
2	0	042500	0175	10/13/14	\$208,950	\$211,000	960	5	1956	Good	5,700	N	N	3517 NE 10TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	042300	0220	02/24/14	\$174,500	\$185,000	960	5	1954	Good	6,000	N	N	3607 NE 8TH ST
2	0	042100	0600	03/12/13	\$145,000	\$171,000	960	5	1953	Avg	6,240	N	N	624 SHELTON AVE NE
2	0	042300	0215	02/13/14	\$195,000	\$207,000	960	5	1954	Good	6,000	N	N	3613 NE 8TH ST
2	0	042300	0030	09/10/13	\$179,000	\$199,000	960	5	1954	Good	6,500	N	N	862 PIERCE AVE NE
2	0	722750	2225	12/03/13	\$240,000	\$260,000	980	5	1942	VGood	5,940	N	N	631 FERNDAL AVE NE
2	0	722750	1115	02/01/12	\$110,000	\$152,000	1,000	5	1942	Avg	6,240	N	N	2223 NE 8TH PL
2	0	041800	0070	07/03/13	\$185,515	\$211,000	1,010	5	1952	Good	5,668	N	N	3500 NE 7TH PL
2	0	722750	1535	05/14/13	\$193,000	\$223,000	1,010	5	1942	Good	5,607	N	N	2411 NE 7TH ST
2	0	722750	0795	09/11/12	\$135,000	\$170,000	1,010	5	1942	Good	6,632	N	N	764 DAYTON AVE NE
2	0	722750	0480	08/22/13	\$189,900	\$212,000	1,020	5	1942	VGood	5,893	N	N	908 FERNDAL CIR NE
2	0	042200	0090	07/03/12	\$173,000	\$224,000	1,030	5	1954	Good	5,500	N	N	771 REDMOND AVE NE
2	0	722750	0205	03/27/12	\$130,000	\$176,000	1,030	5	1942	Good	5,320	N	N	909 EDMONDS AVE NE
2	0	722750	1450	10/16/14	\$240,000	\$243,000	1,040	5	1942	VGood	5,382	N	N	687 DAYTON AVE NE
2	0	722750	0175	07/12/13	\$185,000	\$209,000	1,040	5	1942	Good	5,600	N	N	2416 NE 9TH PL
2	0	722750	1860	05/21/12	\$135,000	\$178,000	1,050	5	1942	Good	8,556	N	N	648 FERNDAL PL NE
2	0	722750	1235	09/04/13	\$217,000	\$241,000	1,060	5	1942	VGood	5,022	N	N	2302 NE 7TH ST
2	0	722750	1235	01/26/12	\$175,000	\$243,000	1,060	5	1942	VGood	5,022	N	N	2302 NE 7TH ST
2	0	041800	0120	02/13/14	\$173,800	\$185,000	1,080	5	1952	Good	5,665	N	N	3312 NE 7TH PL
2	0	722750	2465	11/30/12	\$188,500	\$231,000	1,090	5	1942	Good	6,575	Y	N	625 CAMAS AVE NE
2	0	722750	1325	04/08/13	\$215,000	\$251,000	1,140	5	1942	VGood	5,700	N	N	2201 NE 6TH PL
2	0	722750	0670	06/19/12	\$128,000	\$167,000	1,140	5	1942	Good	5,400	N	N	2519 NE 9TH ST
2	0	722750	0315	12/26/13	\$187,000	\$201,000	1,150	5	1942	Avg	7,211	N	N	2312 NE 9TH ST
2	0	722750	0145	09/10/12	\$140,111	\$177,000	1,170	5	1942	Avg	5,095	N	N	2316 NE 9TH PL
2	0	722750	0410	05/04/12	\$167,900	\$223,000	1,170	5	1942	VGood	5,700	N	N	909 FERNDAL CIR NE
2	0	041800	0295	04/24/13	\$150,000	\$174,000	1,170	5	1952	Good	5,200	N	N	3307 NE 6TH PL
2	0	041800	0320	04/13/12	\$139,000	\$186,000	1,210	5	1952	Good	5,200	N	N	3322 NE 6TH ST
2	0	722750	1755	04/18/12	\$142,000	\$190,000	1,300	5	1942	VGood	6,390	N	N	2603 NE 7TH ST
2	0	722750	0160	09/05/13	\$206,500	\$230,000	1,360	5	1942	Good	7,100	N	N	2404 NE 9TH PL
2	0	042100	0620	02/22/13	\$223,000	\$265,000	1,380	5	1953	Good	6,700	N	N	604 SHELTON AVE NE
2	0	042400	0145	07/07/14	\$230,000	\$237,000	1,390	5	1954	Avg	6,000	N	N	3301 NE 9TH ST
2	0	042300	0080	03/12/12	\$161,600	\$220,000	1,440	5	1954	Avg	6,104	N	N	817 QUEEN AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	042100	0075	01/31/14	\$243,000	\$259,000	1,440	5	1953	VGood	3,800	N	N	691 REDMOND AVE NE
2	0	722780	0905	04/14/14	\$235,000	\$246,000	1,440	5	1943	Good	12,210	N	N	2805 NE 8TH ST
2	0	722780	0665	03/25/14	\$270,000	\$284,000	1,570	5	1943	Good	12,954	N	N	551 INDEX AVE NE
2	0	722750	1180	11/07/12	\$170,000	\$210,000	1,650	5	1942	VGood	4,799	N	N	2115 NE 8TH ST
2	0	041800	0125	05/21/13	\$225,000	\$259,000	1,740	5	1952	Good	5,669	N	N	3306 NE 7TH PL
2	0	722780	0660	05/22/14	\$300,000	\$312,000	2,040	5	1943	Good	10,812	N	N	555 INDEX AVE NE
2	0	041800	0310	05/14/14	\$155,000	\$161,000	700	6	1952	VGood	5,200	N	N	3310 NE 6TH ST
2	0	722750	1645	06/03/14	\$230,000	\$238,000	720	6	2007	Good	5,600	N	N	2512 NE 7TH ST
2	0	947620	0285	12/20/13	\$159,000	\$172,000	720	6	1943	Avg	9,900	N	N	512 BRONSON PL NE
2	0	042450	0085	02/24/14	\$181,000	\$192,000	800	6	1955	VGood	6,313	N	N	813 NEWPORT CT NE
2	0	042400	0015	01/16/14	\$176,000	\$189,000	800	6	1954	VGood	6,000	N	N	3405 NE 10TH ST
2	0	042450	0100	10/08/14	\$189,900	\$192,000	800	6	1955	VGood	5,600	N	N	3431 NE 8TH ST
2	0	947620	0010	01/17/14	\$179,500	\$192,000	810	6	1943	Good	6,800	N	N	551 GRANDEY WAY NE
2	0	311990	0020	02/26/13	\$155,000	\$184,000	830	6	1941	Good	5,006	N	N	717 SUNSET BLVD NE
2	0	042520	0160	04/24/13	\$170,000	\$197,000	870	6	1959	Good	4,929	N	N	3705 NE 9TH CT
2	0	947620	0035	11/20/14	\$190,000	\$191,000	880	6	1943	Avg	6,900	N	N	473 GRANDEY WAY NE
2	0	801110	0071	03/10/14	\$199,900	\$211,000	900	6	1961	Avg	6,039	N	N	3624 NE 7TH ST
2	0	042100	0465	06/17/14	\$269,500	\$279,000	940	6	1978	Good	7,276	N	N	680 SHELTON AVE NE
2	0	082305	9118	09/26/12	\$148,500	\$186,000	950	6	1949	Good	9,195	N	N	2204 NE 10TH PL
2	0	042100	0460	04/22/14	\$205,000	\$214,000	960	6	1953	Good	8,664	N	N	682 SHELTON AVE NE
2	0	042100	0055	09/18/14	\$187,500	\$190,000	970	6	1968	Good	5,900	N	N	675 REDMOND AVE NE
2	0	947620	0360	10/08/12	\$172,449	\$215,000	980	6	1943	Avg	6,289	Y	N	423 WINDSOR WAY NE
2	0	947620	0580	07/10/14	\$250,000	\$257,000	1,010	6	1944	VGood	8,711	N	N	554 WINDSOR PL NE
2	0	947620	0020	06/07/13	\$176,000	\$201,000	1,010	6	1943	VGood	7,384	Y	N	509 GRANDEY WAY NE
2	0	042520	0171	09/25/13	\$178,500	\$197,000	1,020	6	1958	Avg	5,715	N	N	3625 NE 9TH ST
2	0	042520	0050	08/19/13	\$240,000	\$268,000	1,020	6	2013	Avg	5,702	N	N	3718 NE 9TH ST
2	0	042500	0050	04/12/13	\$165,000	\$192,000	1,020	6	1959	Avg	5,525	N	N	3611 NE 10TH LN
2	0	041800	0325	06/23/13	\$229,888	\$262,000	1,030	6	1952	VGood	5,200	N	N	3328 6TH ST NE
2	0	042100	0555	05/20/14	\$200,000	\$208,000	1,050	6	1967	Good	5,000	N	N	4020 NE 6TH ST
2	0	947620	0170	05/14/13	\$170,000	\$196,000	1,060	6	1943	VGood	10,000	Y	N	458 GRANDEY WAY NE
2	0	042100	0305	11/10/14	\$195,000	\$196,000	1,080	6	1953	Good	7,020	N	N	655 SHELTON AVE NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	947620	0300	01/25/13	\$192,500	\$231,000	1,090	6	2002	Avg	6,910	N	N	506 BRONSON PL NE
2	0	880540	0090	05/13/14	\$289,000	\$301,000	1,090	6	1981	VGood	7,315	N	N	4024 NE 6TH CT
2	0	880540	0050	10/29/13	\$219,000	\$240,000	1,090	6	1981	Avg	7,600	N	N	4000 NE 6TH CT
2	0	042500	0065	10/21/14	\$180,000	\$182,000	1,150	6	1958	Good	5,695	N	N	3527 NE 10TH LN
2	0	042500	0260	04/04/13	\$230,000	\$269,000	1,150	6	1954	Good	7,070	N	N	3601 NE 9TH ST
2	0	042500	0235	12/23/14	\$190,500	\$191,000	1,170	6	1957	Good	5,700	N	N	3618 NE 9TH ST
2	0	042400	0105	08/20/13	\$180,000	\$201,000	1,170	6	1954	Good	6,000	N	N	871 OLYMPIA AVE NE
2	0	041900	0015	09/17/14	\$299,950	\$305,000	1,170	6	1953	VGood	5,400	N	N	3517 NE 6TH ST
2	0	947670	0040	03/15/12	\$169,800	\$231,000	1,170	6	1943	VGood	11,000	Y	N	405 GRANDEY WAY NE
2	0	042400	0125	02/04/13	\$178,000	\$213,000	1,210	6	1954	Avg	6,000	N	N	3325 NE 9TH ST
2	0	042400	0120	12/26/12	\$165,000	\$200,000	1,220	6	1954	Avg	6,000	N	N	3401 NE 9TH ST
2	0	947620	0485	09/29/14	\$261,490	\$265,000	1,220	6	1943	Good	8,467	Y	N	428 WINDSOR WAY NE
2	0	042000	0085	08/27/14	\$238,000	\$243,000	1,240	6	1953	VGood	5,700	N	N	3707 NE 6TH PL
2	0	947620	0290	10/17/14	\$190,000	\$192,000	1,260	6	1943	Good	10,900	N	N	510 BRONSON PL NE
2	0	042520	0055	11/19/13	\$213,847	\$233,000	1,300	6	1959	Avg	5,702	N	N	3724 NE 9TH ST
2	0	947620	0595	05/09/12	\$153,000	\$203,000	1,330	6	1944	Avg	7,860	Y	N	506 WINDSOR PL NE
2	0	042100	0580	08/19/13	\$225,500	\$252,000	1,330	6	1968	VGood	5,200	N	N	651 UNION AVE NE
2	0	042500	0060	04/01/13	\$215,000	\$252,000	1,400	6	1958	Good	5,525	N	N	3535 NE 10TH LN
2	0	722750	1765	07/12/13	\$239,500	\$271,000	1,430	6	1942	VGood	5,490	N	N	2613 NE 7TH ST
2	0	042520	0195	06/19/12	\$180,000	\$235,000	1,460	6	1958	Good	8,910	N	N	862 REDMOND AVE NE
2	0	922590	0065	03/28/12	\$227,000	\$307,000	1,460	6	1944	VGood	10,871	N	N	2307 NE 10TH ST
2	0	042400	0115	06/13/12	\$243,500	\$319,000	1,610	6	1954	VGood	6,000	N	N	3407 NE 9TH ST
2	0	722780	0770	07/14/14	\$284,900	\$293,000	1,750	6	1943	VGood	7,742	N	N	666 INDEX PL NE
2	0	082305	9130	02/12/13	\$235,000	\$280,000	910	7	1955	VGood	9,514	N	N	1000 ABERDEEN AVE NE
2	0	297230	0040	05/15/12	\$180,000	\$238,000	930	7	1983	Avg	7,949	N	N	4004 NE 10TH ST
2	0	894850	0065	11/24/14	\$210,000	\$211,000	970	7	1968	Avg	8,874	N	N	3029 NE 7TH ST
2	0	559290	0200	04/29/14	\$456,800	\$477,000	980	7	2008	Avg	7,200	Y	N	89 MONTEREY PL NE
2	0	091150	0015	01/30/13	\$196,000	\$234,000	990	7	1958	Good	9,746	N	N	1216 QUEEN AVE NE
2	0	106140	0410	01/13/12	\$220,000	\$307,000	1,010	7	1962	Good	8,250	N	N	1013 REDMOND AVE NE
2	0	329180	0140	11/07/14	\$230,000	\$232,000	1,020	7	1980	Good	9,310	N	N	471 NE EDMONDS CT
2	0	042520	0145	07/03/14	\$265,000	\$273,000	1,020	7	1959	VGood	8,610	N	N	3704 NE 9TH CT

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	298740	0025	10/09/14	\$253,000	\$256,000	1,030	7	1997	Avg	6,250	N	N	1006 REDMOND AVE NE
2	0	298740	0025	04/26/12	\$171,900	\$229,000	1,030	7	1997	Avg	6,250	N	N	1006 REDMOND AVE NE
2	0	106150	0360	10/16/14	\$287,000	\$290,000	1,030	7	1963	Good	11,772	N	N	3903 NE 11TH CT
2	0	807440	0105	01/17/14	\$247,000	\$265,000	1,050	7	1958	Good	9,259	N	N	850 KIRKLAND AVE NE
2	0	042550	0050	11/08/12	\$170,000	\$210,000	1,070	7	1961	Good	6,300	N	N	3506 NE 10TH PL
2	0	806290	0030	07/15/14	\$275,000	\$283,000	1,080	7	1976	Good	8,099	N	N	1160 OLYMPIA AVE NE
2	0	042540	0070	07/17/14	\$238,000	\$245,000	1,090	7	1959	Good	6,132	Y	N	3311 NE 11TH PL
2	0	894850	0005	04/25/14	\$200,000	\$209,000	1,090	7	1963	Good	7,416	N	N	3001 NE 8TH ST
2	0	106140	0360	07/01/14	\$280,000	\$289,000	1,090	7	1962	Good	10,710	N	N	1044 REDMOND AVE NE
2	0	894850	0005	05/16/14	\$201,088	\$209,000	1,090	7	1963	Good	7,416	N	N	3001 NE 8TH ST
2	0	329180	0510	06/10/14	\$310,000	\$321,000	1,100	7	1984	Good	7,650	N	N	2714 NE 4TH CT
2	0	042550	0160	10/01/13	\$300,000	\$331,000	1,100	7	1961	Good	6,384	N	N	3520 NE 10TH CT
2	0	807420	0100	10/15/14	\$266,000	\$269,000	1,120	7	1957	Good	8,250	N	N	3004 NE 5TH PL
2	0	807420	0150	06/06/12	\$199,950	\$262,000	1,120	7	1957	Good	7,650	N	N	625 KIRKLAND AVE NE
2	0	042540	0025	04/28/14	\$260,000	\$272,000	1,120	7	1958	Good	6,132	N	N	3318 NE 11TH PL
2	0	508590	0005	02/07/12	\$220,000	\$303,000	1,120	7	1958	Good	8,040	N	N	1021 OLYMPIA AVE NE
2	0	780920	0055	06/18/14	\$220,000	\$227,000	1,130	7	1958	Avg	12,519	N	N	823 MONROE AVE NE
2	0	092305	9206	07/15/14	\$374,000	\$384,000	1,140	7	1963	VGood	15,600	N	N	3917 NE 6TH ST
2	0	106150	0370	06/06/12	\$208,000	\$273,000	1,140	7	1963	Good	11,856	N	N	3901 NE 11TH CT
2	0	245720	0020	10/16/13	\$229,500	\$252,000	1,140	7	1961	Good	12,390	N	N	829 INDEX CT NE
2	0	723630	0030	06/20/14	\$274,950	\$284,000	1,150	7	1958	VGood	11,000	N	N	479 HARRINGTON AVE NE
2	0	042540	0115	07/15/14	\$237,000	\$244,000	1,160	7	1958	Good	6,132	N	N	3406 NE 11TH ST
2	0	723630	0050	11/02/12	\$205,000	\$253,000	1,170	7	1958	Avg	7,917	N	N	512 HARRINGTON AVE NE
2	0	337770	0090	11/06/13	\$255,000	\$278,000	1,170	7	1986	Avg	9,114	N	N	574 NEWPORT AVE NE
2	0	329180	0440	05/11/12	\$255,000	\$338,000	1,180	7	1983	Good	7,920	N	N	474 FERNDAL AVE NE
2	0	329180	0420	08/13/12	\$291,000	\$371,000	1,200	7	1984	Good	7,920	N	N	514 FERNDAL AVE NE
2	0	802974	0050	03/04/14	\$284,000	\$301,000	1,240	7	2002	Avg	4,184	N	N	523 QUEEN AVE NE
2	0	285480	0060	04/18/12	\$185,000	\$248,000	1,240	7	1959	Avg	7,860	N	N	1054 LYNNWOOD AVE NE
2	0	807440	0035	10/30/14	\$315,000	\$318,000	1,250	7	1958	Good	8,289	N	N	851 LYNNWOOD AVE NE
2	0	780900	0060	05/08/13	\$250,000	\$289,000	1,250	7	1967	Good	8,307	N	N	808 LYNNWOOD AVE NE
2	0	802974	0020	08/24/12	\$265,000	\$337,000	1,270	7	2002	Avg	4,191	N	N	509 QUEEN AVE NE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	559290	0065	04/05/13	\$307,000	\$359,000	1,270	7	1956	VGood	10,500	Y	N	119 MONTEREY DR NE
2	0	559290	0230	12/24/14	\$320,000	\$320,000	1,270	7	1956	Good	7,400	Y	N	122 CAPRI AVE NE
2	0	285480	0055	05/17/12	\$239,900	\$317,000	1,270	7	1961	VGood	7,879	N	N	1060 LYNNWOOD AVE NE
2	0	329180	0550	08/25/12	\$250,000	\$318,000	1,280	7	1980	Good	7,971	N	N	2837 NE 4TH CT
2	0	285480	0220	04/14/14	\$280,000	\$294,000	1,290	7	1958	Avg	7,524	N	N	1023 LYNNWOOD AVE NE
2	0	091150	0125	01/13/14	\$283,000	\$303,000	1,300	7	1958	Good	9,750	N	N	1309 QUEEN AVE NE
2	0	329180	0190	08/21/12	\$215,000	\$274,000	1,300	7	1984	Good	7,875	N	N	405 FERNDALE AVE NE
2	0	245720	0010	06/13/12	\$222,000	\$290,000	1,300	7	1961	Good	7,089	N	N	821 INDEX CT NE
2	0	723610	0015	05/20/14	\$259,000	\$269,000	1,320	7	1957	Good	8,625	N	N	2931 NE 5TH PL
2	0	042500	0275	08/26/13	\$242,000	\$270,000	1,320	7	1956	VGood	6,500	N	N	870 QUEEN AVE NE
2	0	723630	0065	07/18/14	\$275,000	\$282,000	1,320	7	1959	Good	7,695	N	N	509 INDEX AVE NE
2	0	245720	0160	09/25/13	\$234,000	\$259,000	1,320	7	1958	Good	7,410	N	N	2919 NE 8TH PL
2	0	802974	0080	05/09/13	\$272,000	\$314,000	1,330	7	2002	Avg	3,959	N	N	529 QUEEN AVE NE
2	0	723650	0050	08/19/14	\$310,998	\$318,000	1,330	7	1959	Good	8,200	N	N	409 JEFFERSON AVE NE
2	0	802974	0090	09/27/12	\$245,000	\$307,000	1,330	7	2002	Avg	3,959	N	N	527 QUEEN AVE NE
2	0	329180	0710	11/20/14	\$338,000	\$340,000	1,370	7	1986	Avg	7,500	N	N	2719 NE 4TH CT
2	0	723610	0050	01/21/13	\$210,000	\$252,000	1,390	7	1959	Good	7,821	N	N	504 INDEX AVE NE
2	0	559290	0100	04/23/13	\$292,000	\$339,000	1,400	7	1955	Good	7,200	Y	N	141 CAPRI AVE NE
2	0	807420	0175	11/06/14	\$274,000	\$276,000	1,400	7	1958	Good	8,364	N	N	562 JEFFERSON AVE NE
2	0	165753	0650	07/05/12	\$155,000	\$201,000	1,440	7	2004	Avg	1,273	N	N	446 TACOMA PL NE
2	0	106150	0200	10/30/12	\$215,500	\$267,000	1,450	7	1963	Good	7,480	N	N	1162 SHELTON AVE NE
2	0	165753	0630	05/20/13	\$190,000	\$219,000	1,460	7	2004	Avg	1,785	N	N	438 TACOMA PL NE
2	0	165753	0660	10/24/13	\$204,000	\$224,000	1,460	7	2004	Avg	2,244	N	N	450 TACOMA PL NE
2	0	508590	0010	12/05/12	\$215,000	\$263,000	1,470	7	1958	Avg	8,040	N	N	1017 OLYMPIA AVE NE
2	0	723130	0055	10/19/12	\$275,000	\$342,000	1,470	7	1961	Good	9,134	Y	N	659 BLAINE AVE NE
2	0	285480	0090	07/10/14	\$307,150	\$316,000	1,480	7	1959	Good	6,752	N	N	1018 LYNNWOOD AVE NE
2	0	285480	0095	07/08/14	\$292,600	\$301,000	1,520	7	1959	Good	7,123	N	N	1012 LYNNWOOD AVE NE
2	0	746141	0130	11/02/12	\$280,000	\$346,000	1,550	7	1978	Good	7,000	N	N	1005 NEWPORT CT NE
2	0	559290	0265	08/09/12	\$293,000	\$375,000	1,560	7	1956	Good	8,894	Y	N	182 MONTEREY PL NE
2	0	806290	0070	09/09/14	\$272,000	\$277,000	1,560	7	1959	Good	6,300	N	N	1106 OLYMPIA AVE NE
2	0	165753	0020	02/03/12	\$185,000	\$256,000	1,570	7	2005	Avg	1,355	N	N	4024 NE 4TH PL

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	042200	0010	06/15/12	\$220,000	\$288,000	1,580	7	1954	VGood	5,250	N	N	3800 NE 8TH CT
2	0	042200	0010	11/06/14	\$299,950	\$302,000	1,580	7	1954	VGood	5,250	N	N	3800 NE 8TH CT
2	0	430730	1010	04/05/12	\$262,500	\$353,000	1,590	7	2002	Avg	3,898	N	N	203 GLENNWOOD AVE SE
2	0	430735	0960	05/28/13	\$287,590	\$330,000	1,590	7	2004	Avg	4,562	N	N	324 KIRKLAND PL SE
2	0	430731	0110	05/17/13	\$240,000	\$277,000	1,590	7	2003	Avg	3,600	N	N	2635 NE 2ND ST
2	0	430732	0020	03/13/14	\$285,000	\$301,000	1,590	7	2003	Avg	3,480	N	N	280 GLENNWOOD CT SE
2	0	106140	0260	07/03/12	\$210,000	\$272,000	1,590	7	1962	VGood	9,486	N	N	1072 REDMOND AVE NE
2	0	165753	0010	07/20/12	\$180,000	\$232,000	1,600	7	2005	Avg	2,244	N	N	4046 4TH PL
2	0	723650	0005	11/04/13	\$337,500	\$369,000	1,600	7	1959	Good	7,200	N	N	463 INDEX AVE NE
2	0	297230	0060	12/17/14	\$405,300	\$406,000	1,610	7	1983	VGood	7,939	N	N	3914 NE 10TH ST
2	0	894475	0820	07/29/13	\$255,000	\$287,000	1,620	7	1997	Avg	3,958	N	N	538 SHELTON PL NE
2	0	894475	0790	12/21/13	\$275,000	\$297,000	1,620	7	1997	Avg	3,639	N	N	522 SHELTON PL NE
2	0	106150	0510	11/20/13	\$330,000	\$359,000	1,620	7	1964	VGood	8,400	N	N	1108 TACOMA AVE NE
2	0	106150	0510	10/15/14	\$350,000	\$354,000	1,620	7	1964	VGood	8,400	N	N	1108 TACOMA AVE NE
2	0	780920	0005	12/16/14	\$292,000	\$293,000	1,650	7	1958	Good	14,633	N	N	921 MONROE AVE NE
2	0	780920	0005	10/22/12	\$230,000	\$286,000	1,650	7	1958	Good	14,633	N	N	921 MONROE AVE NE
2	0	951099	0020	08/27/12	\$237,000	\$301,000	1,660	7	2003	Avg	3,251	N	N	3813 NE 14TH ST
2	0	042540	0080	03/21/14	\$307,500	\$324,000	1,670	7	1958	VGood	6,804	N	N	3301 NE 11TH PL
2	0	430731	0040	04/03/12	\$245,000	\$330,000	1,680	7	2003	Avg	3,914	N	N	131 GLENNWOOD PL NE
2	0	430730	1070	11/14/13	\$284,900	\$310,000	1,680	7	2003	Avg	3,480	N	N	156 FERNDAL AVE SE
2	0	430731	0370	04/17/14	\$300,000	\$314,000	1,680	7	2004	Avg	3,842	N	N	118 GLENNWOOD PL NE
2	0	430732	0060	05/30/12	\$230,000	\$303,000	1,680	7	2003	Avg	4,277	N	N	306 GLENNWOOD CT SE
2	0	092305	9196	03/27/13	\$306,200	\$359,000	1,680	7	2004	Avg	5,479	N	N	3616 NE 11TH ST
2	0	430733	0120	09/17/14	\$320,000	\$325,000	1,680	7	2003	Avg	4,584	N	N	2736 SE 4TH ST
2	0	092305	9230	03/30/12	\$331,000	\$447,000	1,710	7	2011	Avg	5,000	N	N	534 MONROE AVE NE
2	0	165753	0350	05/19/14	\$280,000	\$291,000	1,720	7	2005	Avg	1,916	N	N	442 SHELTON PL NE
2	0	165753	0490	11/28/12	\$182,000	\$223,000	1,720	7	2005	Avg	1,851	N	N	439 TACOMA AVE NE
2	0	922590	0055	07/22/14	\$380,000	\$390,000	1,750	7	1968	VGood	10,870	N	N	2301 NE 10TH ST
2	0	922590	0055	04/24/12	\$300,000	\$401,000	1,750	7	1968	VGood	10,870	N	N	2301 NE 10TH ST
2	0	165753	0180	12/04/14	\$294,500	\$296,000	1,760	7	2005	Avg	2,688	N	N	3912 NE 4TH CIR
2	0	894475	0460	08/20/13	\$298,000	\$333,000	1,780	7	1997	Avg	4,417	N	N	3829 NE 6TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	807420	0160	06/29/14	\$265,000	\$273,000	1,800	7	1957	VGood	7,650	N	N	617 KIRKLAND AVE NE
2	0	106140	0330	02/13/14	\$275,000	\$292,000	1,800	7	1962	Good	8,383	N	N	3701 NE 10TH CT
2	0	165753	0360	07/06/12	\$179,000	\$232,000	1,830	7	2005	Avg	1,487	N	N	446 SHELTON PL NE
2	0	165753	0510	06/03/13	\$270,000	\$309,000	1,830	7	2005	Avg	1,436	N	N	433 TACOMA AVE NE
2	0	106150	0860	10/18/13	\$300,900	\$330,000	1,830	7	1963	VGood	11,115	N	N	1014 SHELTON AVE NE
2	0	106150	0040	10/08/13	\$299,500	\$330,000	1,830	7	1962	Good	14,840	N	N	1057 SHELTON AVE NE
2	0	430730	1000	03/06/13	\$308,000	\$364,000	1,870	7	2002	Good	3,480	N	N	177 GLENNWOOD AVE SE
2	0	894475	0250	05/15/13	\$235,000	\$271,000	1,870	7	1998	Avg	3,283	N	N	509 QUEEN PL NE
2	0	894475	0850	05/21/14	\$288,400	\$300,000	1,870	7	1997	Avg	3,230	N	N	3911 NE 5TH PL
2	0	165753	0450	12/22/14	\$289,950	\$290,000	1,870	7	2004	Avg	1,436	N	N	461 TACOMA AVE NE
2	0	165753	0290	07/27/12	\$240,000	\$308,000	1,890	7	2005	Avg	2,214	N	N	431 SHELTON PL NE
2	0	894475	0640	03/07/14	\$350,000	\$370,000	1,930	7	1998	Avg	5,120	N	N	3929 NE 5TH PL
2	0	042305	9398	03/13/13	\$330,000	\$389,000	1,950	7	2009	Avg	3,369	N	N	1329 MONROE AVE NE
2	0	042305	9397	01/23/13	\$315,000	\$378,000	1,950	7	2012	Avg	3,020	N	N	1331 MONROE AVE NE
2	0	722750	1369	06/10/14	\$369,990	\$383,000	1,960	7	2002	Avg	7,133	N	N	2119 NE 6TH CIR
2	0	430734	0490	08/12/14	\$325,000	\$332,000	1,960	7	2004	Avg	3,543	N	N	212 FERNDAL CT NE
2	0	430735	0450	05/31/14	\$289,950	\$301,000	1,960	7	2004	Avg	3,480	N	N	316 INDEX PL SE
2	0	430730	1200	02/27/14	\$325,000	\$344,000	1,960	7	2003	Avg	4,096	N	N	2847 NE 1ST ST
2	0	807440	0090	09/12/12	\$277,000	\$349,000	1,960	7	1958	Good	8,250	N	N	830 KIRKLAND AVE NE
2	0	894475	0730	05/14/14	\$340,000	\$354,000	1,970	7	1997	Avg	3,716	N	N	504 SHELTON CT NE
2	0	722780	0626	12/27/13	\$361,000	\$389,000	2,020	7	2005	Good	5,947	N	N	2916 NE 5TH PL
2	0	430734	0630	11/08/12	\$233,000	\$287,000	2,120	7	2004	Avg	3,765	N	N	253 FERNDAL AVE NE
2	0	807420	0185	08/25/14	\$370,000	\$377,000	2,120	7	1958	Good	7,650	N	N	600 JEFFERSON AVE NE
2	0	430732	0160	04/25/14	\$360,000	\$376,000	2,160	7	2002	Avg	4,958	N	N	275 HARRINGTON CT SE
2	0	430734	0050	03/19/12	\$245,088	\$332,000	2,160	7	2004	Avg	5,276	N	N	201 EDMONDS PL NE
2	0	430730	1040	07/11/13	\$339,000	\$384,000	2,160	7	2002	Good	3,444	N	N	172 FERNDAL AVE SE
2	0	430732	0280	07/30/14	\$340,000	\$348,000	2,160	7	2003	Avg	5,455	N	N	301 GLENNWOOD CT SE
2	0	430735	0920	11/21/12	\$295,000	\$362,000	2,160	7	2004	Avg	4,216	N	N	300 KIRKLAND PL SE
2	0	430734	0670	02/27/14	\$360,000	\$382,000	2,160	7	2004	Avg	3,935	N	N	2603 NE 2ND PL
2	0	430735	0190	11/07/13	\$295,000	\$322,000	2,160	7	2004	Avg	3,583	N	N	326 INDEX AVE SE
2	0	430732	0250	08/15/13	\$349,900	\$392,000	2,160	7	2003	Avg	5,606	N	N	271 GLENNWOOD CT SE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	430731	0160	12/26/12	\$305,000	\$370,000	2,160	7	2003	Avg	3,785	N	N	2605 NE 2ND ST
2	0	430735	0590	11/13/13	\$330,000	\$360,000	2,160	7	2004	Avg	4,793	N	N	2914 SE 4TH ST
2	0	395590	0200	11/21/12	\$321,500	\$395,000	2,200	7	2001	Avg	5,115	N	N	250 BLAINE CT SE
2	0	430730	1160	07/22/14	\$349,000	\$358,000	2,280	7	2003	Avg	4,096	N	N	2823 NE 1ST ST
2	0	430730	0790	04/10/14	\$345,250	\$362,000	2,280	7	2003	Avg	4,919	N	N	222 GLENNWOOD AVE SE
2	0	430734	0650	04/23/14	\$315,000	\$330,000	2,280	7	2004	Avg	3,675	N	N	265 FERNDALE AVE NE
2	0	807440	0205	02/04/13	\$260,000	\$310,000	2,310	7	1958	Good	7,854	N	N	824 JEFFERSON AVE NE
2	0	430730	0300	11/21/14	\$352,500	\$354,000	2,340	7	2002	Avg	4,050	N	N	247 FERNDALE AVE SE
2	0	430730	0240	04/02/14	\$361,000	\$379,000	2,340	7	2002	Avg	4,020	N	N	211 FERNDALE AVE SE
2	0	947670	0035	07/10/14	\$400,000	\$412,000	2,350	7	1965	Good	13,680	Y	N	407 GRANDEY WAY NE
2	0	430733	0280	08/20/14	\$355,000	\$362,000	2,390	7	2003	Avg	6,775	N	N	251 INDEX PL SE
2	0	430732	0230	10/14/14	\$345,000	\$349,000	2,390	7	2003	Avg	6,976	N	N	259 GLENNWOOD CT SE
2	0	395590	0960	03/27/13	\$390,500	\$458,000	2,490	7	2001	Avg	6,208	N	N	2235 SE 3RD ST
2	0	395590	0150	12/29/14	\$360,000	\$360,000	2,490	7	2001	Avg	4,751	N	N	255 CAMAS AVE SE
2	0	395590	0760	11/02/12	\$296,500	\$367,000	2,510	7	2001	Avg	5,495	N	N	274 CAMAS AVE SE
2	0	395590	0640	08/27/13	\$350,500	\$391,000	2,510	7	2001	Avg	5,641	N	N	2405 SE 2ND PL
2	0	395590	0940	08/14/13	\$430,000	\$481,000	2,510	7	2001	VGood	8,049	N	N	2227 SE 3RD ST
2	0	430733	0070	07/17/14	\$419,500	\$431,000	2,550	7	2003	Avg	7,200	Y	N	2815 SE 4TH ST
2	0	430734	0360	02/20/13	\$295,000	\$350,000	2,560	7	2003	Avg	3,741	N	N	227 FERNDALE CT NE
2	0	430730	0710	03/26/13	\$340,000	\$399,000	2,560	7	2012	Avg	3,480	N	N	185 GLENNWOOD PL SE
2	0	430735	0400	07/08/13	\$345,000	\$391,000	2,560	7	2004	Avg	3,480	N	N	282 INDEX PL SE
2	0	430734	0130	06/22/14	\$374,000	\$386,000	2,580	7	2004	Avg	6,260	N	N	249 EDMONDS PL NE
2	0	092305	9253	03/02/12	\$345,000	\$471,000	2,660	7	2011	Avg	6,000	N	N	540 MONROE AVE NE
2	0	395590	0520	03/04/14	\$410,000	\$434,000	2,670	7	2001	Avg	5,708	N	N	2207 SE 2ND PL
2	0	395590	0130	01/27/14	\$341,400	\$365,000	2,670	7	2000	Avg	4,900	N	N	251 CAMAS AVE SE
2	0	395590	0010	11/27/13	\$410,500	\$446,000	2,740	7	2001	Avg	6,916	N	N	2418 SE 2ND PL
2	0	395590	0260	03/04/13	\$380,000	\$449,000	2,740	7	2000	Avg	5,469	N	N	2218 SE 2ND PL
2	0	395590	0570	03/19/14	\$450,000	\$475,000	3,040	7	2001	Avg	6,353	N	N	268 BLAINE DR SE
2	0	395590	0310	10/31/12	\$410,000	\$507,000	3,040	7	2000	Avg	7,713	N	N	2118 SE 2ND PL
2	0	395590	0370	09/11/13	\$419,000	\$465,000	3,040	7	2001	Avg	9,710	Y	N	253 BLAINE DR SE
2	0	430733	0050	03/21/14	\$342,417	\$361,000	3,390	7	2003	Avg	7,950	Y	N	2803 SE 4TH ST

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	430730	0160	04/17/13	\$407,000	\$474,000	3,390	7	2002	Avg	4,500	N	N	121 FERNDALE AVE SE
2	0	430733	0050	07/21/14	\$439,900	\$452,000	3,390	7	2003	Avg	7,950	Y	N	2803 SE 4TH ST
2	0	430733	0320	04/23/12	\$310,000	\$414,000	3,390	7	2003	Avg	4,702	N	N	211 INDEX PL SE
2	0	395590	0420	07/15/13	\$429,950	\$486,000	3,420	7	2001	Avg	8,005	N	N	263 BLAINE DR SE
2	0	430735	1100	02/20/12	\$387,000	\$531,000	3,880	7	2004	Avg	8,717	Y	N	3103 SE 4TH ST
2	0	430735	1180	09/15/14	\$430,000	\$437,000	3,880	7	2004	Avg	8,432	N	N	320 LYNNWOOD AVE SE
2	0	430735	0730	11/13/14	\$506,000	\$509,000	3,880	7	2004	Good	8,370	N	N	2906 SE 3RD ST
2	0	430733	0200	06/11/13	\$312,001	\$357,000	4,040	7	2003	Avg	6,198	N	N	309 INDEX PL SE
2	0	430733	0060	08/31/12	\$422,000	\$535,000	4,110	7	2004	Avg	7,860	Y	N	2809 SE 4TH ST
2	0	559290	0195	06/17/13	\$499,000	\$569,000	1,040	8	2004	Good	7,200	Y	N	103 MONTEREY PL NE
2	0	245720	0105	09/20/13	\$267,500	\$296,000	1,070	8	1958	Good	7,140	N	N	845 JEFFERSON AVE NE
2	0	559290	0285	11/04/14	\$435,000	\$439,000	1,330	8	1956	Good	9,663	Y	N	158 MONTEREY PL NE
2	0	723650	0025	08/29/14	\$306,000	\$312,000	1,560	8	1966	Good	7,500	N	N	408 INDEX PL NE
2	0	947620	0470	06/24/13	\$330,000	\$376,000	1,600	8	1943	VGood	6,000	Y	N	422 WINDSOR WAY NE
2	0	311990	0205	04/29/13	\$299,500	\$347,000	1,650	8	1956	Good	22,280	Y	N	672 SUNSET BLVD NE
2	0	559290	0300	10/15/12	\$300,000	\$374,000	1,710	8	1953	Avg	7,739	Y	N	114 MONTEREY PL NE
2	0	807420	0085	12/18/13	\$379,950	\$410,000	1,750	8	1957	VGood	7,590	N	N	479 KIRKLAND AVE NE
2	0	559290	0020	12/02/14	\$410,000	\$412,000	1,760	8	1956	Good	7,819	Y	N	57 MONTEREY DR NE
2	0	329180	0670	06/30/14	\$439,000	\$453,000	1,810	8	2006	Avg	7,904	N	N	407 INDEX PL NE
2	0	297230	0140	08/21/14	\$352,500	\$360,000	1,920	8	1992	Avg	33,630	N	N	3907 NE 10TH ST
2	0	092305	9174	08/07/13	\$290,000	\$325,000	1,950	8	1958	Good	15,600	N	N	3923 NE 6TH ST
2	0	042305	9360	10/17/14	\$345,000	\$349,000	2,040	8	2004	Avg	5,875	N	N	1408 QUEEN AVE NE
2	0	801110	0095	06/10/14	\$415,000	\$430,000	2,090	8	2000	Avg	6,045	N	N	685 NEWPORT CT NE
2	0	947620	0350	10/13/14	\$471,750	\$477,000	2,120	8	2001	Avg	8,200	Y	N	411 WINDSOR WAY NE
2	0	092305	9138	04/30/14	\$415,000	\$433,000	2,130	8	1989	Avg	22,731	N	N	820 MONROE AVE NE
2	0	042200	0075	07/11/14	\$389,950	\$401,000	2,240	8	2013	Avg	5,500	N	N	778 QUEEN AVE NE
2	0	720790	0030	06/09/14	\$400,000	\$414,000	2,370	8	2013	Avg	3,692	N	N	3703 NE 14TH ST
2	0	720790	0010	06/02/14	\$389,950	\$404,000	2,370	8	2013	Avg	5,991	N	N	3715 NE 14TH ST
2	0	720790	0020	03/14/14	\$389,950	\$412,000	2,370	8	2013	Avg	3,683	N	N	3709 NE 14TH ST
2	0	756970	0060	08/24/12	\$322,000	\$409,000	2,430	8	2007	Avg	4,573	N	N	4034 NE 9TH PL
2	0	082305	9144	12/18/12	\$312,000	\$379,000	2,460	8	2005	Avg	5,950	Y	N	665 BLAINE CT NE

## Improved Sales Used in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	720790	0120	02/21/14	\$399,950	\$424,000	2,580	8	2013	Avg	5,459	N	N	1459 REDMOND AVE NE
2	0	720790	0040	06/28/14	\$410,000	\$423,000	2,590	8	2013	Avg	5,425	N	N	3716 NE 14TH ST
2	0	720790	0050	08/08/14	\$424,950	\$435,000	2,760	8	2013	Avg	3,846	N	N	3710 NE 14TH ST
2	0	720790	0070	06/18/14	\$424,950	\$439,000	2,760	8	2013	Avg	4,587	N	N	3717 NE 14TH ST
2	0	720790	0090	04/25/14	\$419,950	\$439,000	2,760	8	2013	Avg	3,866	N	N	3705 NE 14TH ST
2	0	756970	0070	12/21/12	\$396,950	\$482,000	2,780	8	2007	Avg	4,500	N	N	4029 NE 9TH PL
2	0	720790	0110	09/15/14	\$418,000	\$425,000	2,810	8	2013	Avg	4,750	N	N	3706 NE 14TH ST
2	0	720790	0100	05/27/14	\$419,950	\$436,000	2,810	8	2013	Avg	6,081	N	N	3712 NE 14TH ST
2	0	722750	2511	07/16/12	\$415,000	\$536,000	2,150	9	2003	Avg	6,344	Y	N	604 BRONSON PL NE
2	0	947620	0710	06/08/14	\$530,000	\$549,000	2,470	9	2009	Avg	7,200	Y	N	353 BRONSON WAY NE
2	0	330780	0080	11/09/12	\$366,000	\$451,000	2,500	9	1978	VGood	21,070	N	N	1303 REDMOND PL NE
2	0	092305	9252	05/27/14	\$450,800	\$468,000	2,510	9	2009	Avg	5,311	N	N	1176 QUEEN AVE NE
2	0	330780	0060	11/19/12	\$377,000	\$463,000	2,520	9	2004	Avg	8,480	N	N	1321 REDMOND PL NE
2	0	722750	2508	08/05/13	\$425,000	\$477,000	2,620	9	2003	Avg	8,531	Y	N	614 BRONSON PL NE
2	0	330780	0070	12/12/12	\$395,000	\$481,000	2,690	9	2004	Avg	8,800	N	N	1315 REDMOND PL NE
2	0	722750	2507	07/09/14	\$545,000	\$561,000	2,760	9	2002	Avg	17,377	Y	N	615 BRONSON PL NE
2	0	092305	9187	11/30/12	\$557,000	\$681,000	3,400	10	2008	Avg	7,840	N	N	1152 QUEEN AVE NE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	004950	0060	10/10/12	\$183,500	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	004950	0160	01/24/13	\$211,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	019210	0015	02/10/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	0	032305	9004	09/22/14	\$775,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	032305	9137	04/29/13	\$156,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	032305	9240	10/28/12	\$125,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	032305	9303	02/13/12	\$54,892	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	032305	9323	01/24/14	\$905,000	RELOCATION - SALE TO SERVICE
1	0	042305	9040	08/24/14	\$435,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	042305	9073	08/26/13	\$265,000	LACK OF REPRESENTATION FOR OLDER HOME
1	0	042305	9077	12/23/14	\$515,000	5 LOT SHORT PLAT APPLIED FOR
1	0	042305	9138	01/26/12	\$300,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES; ESTATE ADMINISTRATOR OR GUARDIAN
1	0	042305	9165	10/17/13	\$168,000	PERSONAL PROPERTY INCLUDED; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGH.
1	0	042305	9191	05/20/14	\$268,809	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	042305	9197	04/24/12	\$475,000	NO MARKET EXPOSURE
1	0	042305	9372	12/18/13	\$272,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	042305	9384	03/28/13	\$383,250	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
1	0	042305	9388	11/18/13	\$362,250	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	042305	9388	01/22/13	\$696,045	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	042305	9395	07/28/14	\$526,000	RELOCATION - SALE TO SERVICE
1	0	042800	0075	04/09/12	\$145,000	NON-REPRESENTATIVE SALE
1	0	042800	0145	09/29/14	\$160,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	042800	0150	03/26/14	\$120,000	IMP CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO; ESTATE ADMIN OR GUARDIAN
1	0	042810	0560	12/17/13	\$339,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	042810	0580	07/07/14	\$322,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	064630	0070	07/08/13	\$285,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	082305	9123	05/29/13	\$190,000	PREVIOUS IMP. VALUE <= 25K
1	0	082305	9183	09/24/14	\$189,500	NON-REPRESENTATIVE SALE
1	0	133270	0050	09/12/12	\$320,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	133270	0240	09/20/12	\$245,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	133270	0270	10/18/13	\$8,466	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
1	0	188764	0270	01/10/13	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	225320	0010	05/08/13	\$189,000	IMP CHARACTERISTICS CHANGED SINCE SALE
1	0	225320	0060	03/13/13	\$160,500	NON-REPRESENTATIVE SALE
1	0	230920	0070	03/27/12	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	231100	0091	05/21/13	\$396,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	0	278770	0070	04/16/13	\$410,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	278770	0070	05/10/13	\$349,562	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	278770	0180	03/27/14	\$189,570	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	0	278770	0380	01/24/13	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	278770	0600	02/02/12	\$319,777	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	278770	0780	10/22/13	\$211,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	278770	0860	08/30/13	\$301,000	QUIT CLAIM DEED
1	0	278770	1010	02/21/12	\$114,117	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	278770	1150	07/30/13	\$230,200	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	278772	0170	01/23/14	\$281,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	278772	1040	03/18/14	\$253,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	329545	0080	01/10/12	\$205,001	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	334390	0043	04/24/13	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	334390	0086	06/27/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	334390	0093	01/29/13	\$169,000	NON-REPRESENTATIVE SALE
1	0	334390	0202	11/06/14	\$320,000	NON-REPRESENTATIVE SALE
1	0	334390	1100	08/14/14	\$170,000	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	334390	1182	10/10/14	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334390	1234	11/13/14	\$341,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	334390	1250	07/25/13	\$185,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	1282	07/25/13	\$322,920	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	334390	1401	07/18/14	\$494,500	OBSOLESCENCE
1	0	334390	1401	03/19/14	\$265,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	334390	1403	12/16/14	\$635,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	334390	1526	02/04/13	\$373,179	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	334390	1649	08/01/12	\$117,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334390	1808	04/20/12	\$163,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	334390	2003	05/06/13	\$120,000	DOR RATIO; QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	334390	2007	01/27/14	\$340,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	0	334390	2007	03/20/13	\$177,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	334390	2063	04/29/13	\$262,120	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	334390	2520	09/15/14	\$794,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	334390	2525	04/14/14	\$794,264	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	0	334390	2650	12/17/14	\$290,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	334390	3451	11/16/12	\$140,000	LACK OF REPRESENTATION FOR OLDER HOME
1	0	334390	3485	07/11/12	\$241,315	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	334390	3600	12/06/13	\$550,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	334390	3644	03/07/12	\$186,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	334450	0081	05/08/13	\$292,076	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	334510	0002	12/17/14	\$730,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	334510	0331	02/13/13	\$164,500	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	334510	0343	08/23/12	\$187,000	NON-REPRESENTATIVE SALE
1	0	344890	0100	11/24/14	\$632,500	PERCENT COMPLETE
1	0	344890	0110	11/10/14	\$606,940	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	344890	0190	12/07/14	\$589,675	PREVIOUS IMP. VALUE <= 25K
1	0	344890	0210	10/14/14	\$610,685	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
1	0	344890	0240	11/26/14	\$684,205	PREVIOUS IMP. VALUE <= 25K
1	0	344890	0250	10/23/14	\$605,295	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	344890	0260	11/24/14	\$602,450	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	344890	0290	08/28/14	\$636,230	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	0	344980	0130	01/28/14	\$300,000	PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	354230	0015	07/03/12	\$158,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	354230	0015	04/05/12	\$145,000	IMP CHARACTERISTICS CHANGED SINCE SALE; DOR RATIO
1	0	354230	0039	02/24/14	\$133,172	DOR RATIO; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	388832	0010	01/03/13	\$248,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	388832	0040	07/02/12	\$243,012	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	388832	0110	07/03/12	\$262,000	NON-REPRESENTATIVE SALE
1	0	516970	0134	07/09/13	\$202,500	NON-REPRESENTATIVE SALE; SHORT SALE
1	0	516970	0137	02/08/13	\$120,500	PREVIOUS IMP. VALUE <= 25K
1	0	516970	0138	10/28/13	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR GUARDIAN
1	0	523000	0020	04/03/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	523000	0130	12/28/12	\$201,000	QUIT CLAIM DEED; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	666908	0030	05/09/14	\$353,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	688220	0210	02/24/14	\$212,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	719350	0040	07/24/13	\$255,708	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	722780	0025	11/18/14	\$250,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
1	0	722780	0065	04/29/14	\$228,736	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	0	722780	1290	09/17/14	\$249,400	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	0	722780	1315	09/17/14	\$249,400	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
1	0	722780	1365	05/13/13	\$186,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	0	722780	1555	03/25/13	\$164,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1600	10/02/13	\$284,257	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	722780	1660	09/16/14	\$308,400	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	0	722780	1805	07/29/13	\$114,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	722780	1805	07/16/13	\$172,550	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	722780	1991	10/23/12	\$201,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	723090	0070	09/26/13	\$290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	754100	0010	01/13/14	\$239,225	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	778840	0065	06/20/14	\$192,326	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	778900	0080	04/28/14	\$95,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
1	0	778900	0080	10/16/13	\$258,850	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	778900	0140	04/17/13	\$265,530	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	0	778900	0140	05/21/13	\$265,530	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
1	0	778920	0075	11/11/13	\$294,687	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T TO GOV'T

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	802977	0060	09/02/12	\$515,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	802977	0240	08/17/12	\$633,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
1	0	802977	0440	11/05/12	\$415,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
1	0	804410	0100	02/27/12	\$270,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	807900	0090	02/22/13	\$286,031	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	0	807901	0310	06/11/14	\$464,000	RELOCATION - SALE TO SERVICE
1	0	807902	0180	09/04/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	807903	0480	03/29/13	\$281,500	NON-REPRESENTATIVE SALE
1	0	807904	0200	02/22/12	\$320,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	0	807905	0030	10/17/12	\$285,000	NON-REPRESENTATIVE SALE
1	0	893650	0060	09/16/13	\$169,000	NON-REPRESENTATIVE SALE
1	0	920250	0220	04/19/13	\$315,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	0	920250	0260	06/04/12	\$205,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	929086	0200	01/16/14	\$361,585	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	947750	0050	08/06/12	\$304,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
1	0	947750	0120	04/14/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	947758	0100	12/19/14	\$1,060,500	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	041800	0065	04/16/13	\$184,950	PREVIOUS IMP. VALUE <= 25K
2	0	041800	0120	03/12/13	\$310,964	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	041800	0330	08/08/14	\$199,950	PREVIOUS IMP. VALUE <= 25K
2	0	041800	0365	08/23/12	\$167,500	PREVIOUS IMP. VALUE <= 25K
2	0	041800	0415	05/24/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T
2	0	041800	0495	04/06/12	\$100,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	041800	0530	10/28/13	\$170,000	PREVIOUS IMP. VALUE <= 25K
2	0	041900	0035	10/15/14	\$187,000	PREVIOUS IMP. VALUE <= 25K
2	0	042000	0045	09/03/14	\$170,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	042100	0040	02/19/13	\$148,000	PREVIOUS IMP. VALUE <= 25K
2	0	042100	0040	10/22/12	\$101,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PREVIOUS IMP. VALUE <= 25K
2	0	042100	0295	02/16/12	\$264,023	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	042100	0305	04/09/14	\$180,807	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	042100	0510	04/06/12	\$91,500	NON-REPRESENTATIVE SALE; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	0	042100	0530	07/03/13	\$162,900	PREVIOUS IMP. VALUE <= 25K
2	0	042100	0545	01/16/14	\$185,000	PREVIOUS IMP. VALUE <= 25K
2	0	042100	0545	07/09/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PREVIOUS IMP. VALUE <= 25K
2	0	042200	0045	12/13/12	\$156,001	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	042200	0060	11/01/12	\$90,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; CONTRACT OR CASH SALE
2	0	042300	0035	05/29/13	\$105,000	NO MARKET EXPOSURE
2	0	042300	0060	11/01/13	\$173,500	PREVIOUS IMP. VALUE <= 25K
2	0	042300	0170	04/22/13	\$203,165	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	042300	0170	04/22/13	\$186,964	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	042300	0170	10/15/14	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	042300	0175	07/30/13	\$186,900	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	042300	0215	01/27/12	\$98,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042300	0220	10/25/13	\$303,819	SEGREGATION AND/OR MERGER; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042305	9184	12/01/14	\$180,000	PREVIOUS IMP. VALUE <= 25K
2	0	042400	0115	02/20/12	\$124,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	042450	0010	02/03/12	\$130,000	NON-REPRESENTATIVE SALE
2	0	042450	0035	08/27/14	\$130,000	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	042450	0035	05/12/13	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; PREVIOUS IMP. VALUE <= 25K
2	0	042500	0150	09/10/12	\$130,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042500	0230	12/30/14	\$150,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	042500	0265	02/01/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	042520	0030	10/31/12	\$110,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	042520	0055	03/13/13	\$254,422	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	042520	0115	02/01/12	\$127,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	042520	0205	10/03/14	\$165,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	042540	0080	06/13/13	\$226,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	082305	9141	05/22/12	\$55,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	092305	9119	02/02/12	\$172,951	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	092305	9119	06/27/12	\$127,434	NO MARKET EXPOSURE; DOR RATIO; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	092305	9178	01/09/14	\$120,000	PREVIOUS IMP. VALUE <= 25K
2	0	092305	9178	01/24/13	\$339,198	BANKRUPTCY-RECEIVER OR TRUSTEE; PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
2	0	092305	9178	12/04/12	\$339,198	PREVIOUS IMP. VALUE <= 25K; EXEMPT FROM EXCISE TAX
2	0	092305	9252	09/18/12	\$182,336	DOR RATIO; QUIT CLAIM DEED
2	0	092305	9258	12/16/14	\$399,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	106150	0860	04/08/13	\$479,472	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	172305	9096	01/27/12	\$258,460	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	0	172305	9096	07/19/12	\$146,000	NON-REPRESENTATIVE SALE; DOR RATIO; FINANCIAL INSTITUTION RESALE
2	0	285480	0035	06/07/12	\$120,000	DOR RATIO; NO MARKET EXPOSURE
2	0	285480	0215	08/20/13	\$32,000	QUIT CLAIM DEED; DOR RATIO
2	0	285480	0270	10/29/13	\$265,000	SHORT SALE
2	0	297230	0060	04/02/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	298740	0115	01/03/12	\$192,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	329180	0250	03/28/14	\$276,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	395590	0130	10/28/13	\$427,797	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	395590	0150	11/25/14	\$308,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	395590	0640	04/03/13	\$272,295	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	395590	0870	05/11/12	\$250,000	NON-REPRESENTATIVE SALE
2	0	395590	1350	06/05/12	\$230,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
2	0	430730	0300	08/21/14	\$352,500	RELOCATION - SALE TO SERVICE
2	0	430731	0040	02/10/12	\$176,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	430731	0050	08/14/14	\$346,521	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	430733	0050	08/06/13	\$357,647	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	430734	0320	07/09/12	\$269,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	430734	0360	11/09/12	\$325,418	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	430734	0380	06/11/14	\$323,594	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	430734	0600	03/28/13	\$222,500	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	430734	0600	01/25/12	\$133,000	DOR RATIO; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
2	0	430734	0650	03/05/14	\$302,315	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	430735	0220	10/29/14	\$303,451	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	430735	1200	05/02/14	\$448,836	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	430735	1200	08/27/14	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	720790	0060	07/17/14	\$420,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	720790	0080	08/08/14	\$424,950	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	722750	0020	08/14/14	\$171,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	0125	05/29/12	\$101,302	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	722750	0145	03/12/12	\$250,700	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	0145	04/02/12	\$214,390	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	0190	10/03/13	\$155,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR OR GUARDIAN
2	0	722750	0210	12/04/13	\$130,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
2	0	722750	0250	02/28/13	\$110,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	722750	0260	10/09/12	\$85,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	0	722750	0315	04/17/13	\$326,997	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	0350	05/20/13	\$298,138	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	0350	03/11/14	\$113,000	IMP. CHARACTERISTICS CHANGED SINCE SALE PREVIOUS IMP. VALUE <= 25K
2	0	722750	0355	12/06/12	\$175,000	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	0355	02/05/13	\$105,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	0380	12/24/14	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	0450	09/09/14	\$222,900	PREVIOUS IMP. VALUE <= 25K
2	0	722750	0520	12/12/12	\$166,000	NON-REPRESENTATIVE SALE
2	0	722750	0525	03/31/14	\$190,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	722750	0525	08/14/13	\$208,385	NO MARKET EXPOSURE; GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	722750	0730	03/20/12	\$79,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	0740	11/07/14	\$217,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	0740	07/16/14	\$133,500	PREVIOUS IMP. VALUE <= 25K; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	722750	0750	05/30/12	\$118,500	NON-REPRESENTATIVE SALE
2	0	722750	0795	04/13/12	\$85,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	722750	0830	05/28/14	\$151,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	0880	01/23/13	\$97,501	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	0910	06/24/14	\$139,000	PREVIOUS IMP. VALUE <= 25K

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	722750	0950	05/06/13	\$121,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	0	722750	1015	07/17/12	\$117,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	722750	1105	05/17/12	\$235,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
2	0	722750	1105	01/23/12	\$110,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	722750	1135	03/30/12	\$113,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	722750	1170	06/26/14	\$235,867	PREVIOUS IMP. VALUE <= 25K
2	0	722750	1180	08/31/12	\$354,273	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	0	722750	1300	05/18/12	\$151,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	1320	02/05/13	\$110,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	1325	11/02/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR GUARDIAN
2	0	722750	1395	04/26/13	\$214,819	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	1400	05/08/12	\$205,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
2	0	722750	1470	06/30/14	\$162,000	EXEMPT FROM EXCISE TAX; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	722750	1610	02/29/12	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	722750	1650	06/14/12	\$109,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	1735	04/24/13	\$110,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	722750	1750	05/08/14	\$168,202	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	1765	06/29/12	\$346,018	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	1765	10/30/12	\$151,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	722750	1835	08/14/14	\$154,900	PREVIOUS IMP. VALUE <= 25K
2	0	722750	1835	03/26/14	\$249,989	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
2	0	722750	1870	09/07/12	\$108,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	722750	1870	03/14/13	\$105,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; PREVIOUS IMP. VALUE <= 25K
2	0	722750	1925	03/11/13	\$125,560	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY-RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	722750	2055	03/26/12	\$104,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	2135	09/07/12	\$110,000	NON-REPRESENTATIVE SALE
2	0	722750	2155	07/14/14	\$208,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	2370	04/26/12	\$128,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722750	2395	11/12/14	\$173,000	PREVIOUS IMP. VALUE <= 25K
2	0	722750	2395	06/09/14	\$153,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	722750	2465	07/24/12	\$161,468	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	722750	2480	02/01/13	\$135,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	722780	0695	02/23/12	\$132,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	722780	0715	03/16/12	\$183,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	722780	0770	04/01/13	\$314,819	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	722780	0775	03/28/14	\$463,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	722780	0790	12/28/12	\$165,000	PREVIOUS IMP. VALUE <= 25K
2	0	722780	0895	03/26/14	\$239,000	PREVIOUS IMP. VALUE <= 25K
2	0	722780	0895	02/24/12	\$145,000	PREVIOUS IMP. VALUE <= 25K
2	0	723130	0025	11/07/13	\$214,200	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	723130	0065	07/02/14	\$258,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	723130	0115	02/22/12	\$160,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
2	0	723610	0050	08/14/12	\$247,895	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	723610	0060	06/24/14	\$189,000	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
2	0	723630	0025	09/24/14	\$175,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	723630	0080	07/02/12	\$160,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	756970	0070	07/12/12	\$363,452	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	756970	0100	07/27/12	\$295,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	780900	0045	06/03/13	\$309,203	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	780900	0045	09/07/13	\$287,081	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	780920	0025	02/14/12	\$112,199	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	780920	0035	06/18/14	\$131,128	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	780920	0050	09/20/13	\$248,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	801110	0055	06/17/14	\$280,000	PREVIOUS IMP. VALUE <= 25K
2	0	801110	0074	05/31/12	\$158,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	801110	0074	11/09/12	\$125,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	801110	0120	10/24/14	\$543,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
2	0	801110	0125	11/17/14	\$545,000	PERCENT COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
2	0	801110	0130	09/26/14	\$504,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	802974	0070	03/29/12	\$180,000	NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis Area 085 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	806290	0040	08/07/12	\$284,000	LACK OF REPRESENTATION FOR OLDER HOME
2	0	807420	0150	04/30/12	\$84,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	807420	0195	05/16/12	\$157,000	NON-REPRESENTATIVE SALE
2	0	880910	0080	05/14/14	\$31,763	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	894475	0020	01/23/14	\$165,490	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	894475	0530	02/02/12	\$177,000	NON-REPRESENTATIVE SALE
2	0	894475	0790	09/04/13	\$434,950	MULTI-PARCEL SALE
2	0	922590	0055	01/30/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	947620	0020	02/20/13	\$145,000	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	947620	0365	01/09/12	\$160,000	SALE DATA DOES NOT MATCH ASESSSED VALUE
2	0	947620	0470	10/03/12	\$382,500	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	947620	0470	12/19/12	\$195,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	947620	0485	02/07/14	\$184,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
2	0	947670	0055	03/24/14	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	947670	0065	04/26/12	\$140,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	0	947670	0070	10/18/12	\$145,000	SALE DATA DOES NOT MATCH ASESSSED VALUE
2	0	947670	0131	07/29/13	\$152,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	0	947670	0135	04/22/14	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR GUARDIAN

## Vacant Sales Used in this Annual Update Analysis Area 085

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	032305	9004	09/11/14	\$225,000	16,150	N	N
1	0	032305	9095	05/31/13	\$151,000	20,037	N	N
1	0	032305	9233	04/01/14	\$270,000	43,570	N	N
1	0	032305	9291	03/11/12	\$212,000	15,000	N	N
1	0	032305	9322	05/21/14	\$275,000	44,581	N	N
1	0	334390	2483	10/19/12	\$132,500	5,115	N	N
1	0	334390	2530	08/22/14	\$205,000	7,954	N	N
1	0	334390	3602	02/26/13	\$195,000	7,670	N	N
1	0	334390	3637	07/25/14	\$185,000	7,926	N	N
1	0	334450	0129	03/23/12	\$150,000	5,000	N	N
1	0	334450	0132	03/20/12	\$150,000	5,592	N	N
1	0	334510	0002	03/17/14	\$195,000	8,150	N	N
1	0	606140	0100	02/14/13	\$145,000	9,840	N	N
1	0	722780	1625	03/19/13	\$155,000	11,180	N	N
1	0	802620	0110	07/11/14	\$172,000	8,457	N	N
2	0	041800	0430	02/24/12	\$82,500	5,200	N	N
2	0	042200	0075	05/03/13	\$130,000	5,500	N	N
2	0	092305	9208	02/08/13	\$100,000	7,840	N	N
2	0	722780	0931	06/03/14	\$90,000	6,058	N	N
2	0	801110	0045	09/25/13	\$270,000	6,720	N	N
2	0	801110	0082	05/06/14	\$140,000	9,490	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 085

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	042305	9040	02/17/14	\$85,000	NON-REPRESENTATIVE SALE; TEAR DOWN
1	0	042305	9396	02/07/12	\$75,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
1	0	342405	9161	02/25/13	\$37,000	NO MARKET EXPOSURE
1	0	344890	0130	11/16/14	\$599,690	SALES DATA DOES NOT MATCH ASSESSED VALUE; NEW IMP DATA NOT PICKED UP
1	0	344890	0140	12/19/14	\$659,545	SALES DATA DOES NOT MATCH ASSESSED VALUE; NEW IMP DATA NOT PICKED UP
1	0	344890	0180	12/12/14	\$609,655	SALES DATA DOES NOT MATCH ASSESSED VALUE; NEW IMP DATA NOT PICKED UP
1	0	778920	0050	03/29/13	\$450,000	SALES DATA DOES NOT MATCH ASSESSED VALUE; NEW IMP DATA NOT PICKED UP

## Mobile Home Sales Removed in this Annual Update Analysis Area 085

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	523000	0080	11/06/13	\$202,230	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	523000	0080	11/05/13	\$213,600	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

### **Scope of Work Performed:**

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

## Certification:

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

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

None

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

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

- Data Collection
- Sales Verification
- Appeals Response Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

*Carolyn Lapsell*

7/7/2015

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Appraiser II

Date



## King County

**Department of Assessments**  
King County Administration Bldg.  
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**Lloyd Hara**  
**Assessor**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor