

# East Woodinville / Bear Creek / Trilogy

Area: 095

## *Residential Revalue for 2015 Assessment Roll*



Area 95 is located in unincorporated north King County between Interstate 405 and State Route 202, and is more specifically nestled between the cities of Woodinville, Redmond and Duvall. Housing stock in the area is dominated by newer single family detached homes built between 1990 and the present with a resurgence of new construction. The area's sylvan environment outside the urban growth boundary features groomed subdivisions woven around equestrian estates and acreage properties; with the exception of Trilogy at Redmond Ridge, a (planned unit development) 55 and older community. The area enjoys numerous parks, trails and open spaces, as well as direct links to nearby cities with a full range of commercial and professional services.



**King County**

**Department of Assessments**

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

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**Lloyd Hara**  
**Assessor**

Dear Property Owners:

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

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

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

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

Sincerely,

Lloyd Hara  
Assessor

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## Area 095 Housing Profile



Grade 6/Year Built 1979/Total Living Area 1010  
Account Number: 727310-0226



Grade 7/Year Built 1983/Total Living Area 2400  
Account Number: 032606-9079



Grade 8/Year Built 1973/Total Living Area 3710  
Account Number: 124310-0115



Grade 9/Year Built 2002/Total Living Area 3900  
Account Number: 352606-9064



Grade 10/ Year Built 2000/ Total Living Area 3920  
Account Number: 222606-9042



Grade 11/Year Built 2002/Total Living Area 4540  
Account Number: 222606-9028

## Area 095 Housing Profile...Continued



Grade 12/Year Built 1989/Total Living Area 5510  
Account Number: 405450-0350



Grade 13/Year Built 1991/Total Living Area 14030  
Account Number: 405451-0220

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

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

## Residential Building Grades

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

# Executive Summary

## East Woodinville / Bear Creek / Trilogy - Area 095

### Physical Inspection

**Appraisal Date:** 1/1/2015

**Previous Physical Inspection:** 2007

**Number of Improved Sales:** 785

**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>	\$244,700	\$418,500	\$663,200			7.88%
<b>2015 Value</b>	\$246,000	\$436,400	\$682,400	\$719,900	94.6%	7.21%
<b>\$ Change</b>	+\$1,300	+\$17,900	+\$19,200			
<b>% Change</b>	+0.5%	+4.3%	+2.9%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 7.21% is an improvement from the previous COD of 7.88%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$253,300	\$413,600	\$666,900
<b>2015 Value</b>	\$255,300	\$424,500	\$679,800
<b>\$ Change</b>	+\$2,000	+\$10,900	+\$12,900
<b>% Change</b>	+0.8%	+2.6%	+1.9%

Number of one to three unit residences in the population: 4,687

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 095 – East Woodinville / Bear Creek / Trilogy, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

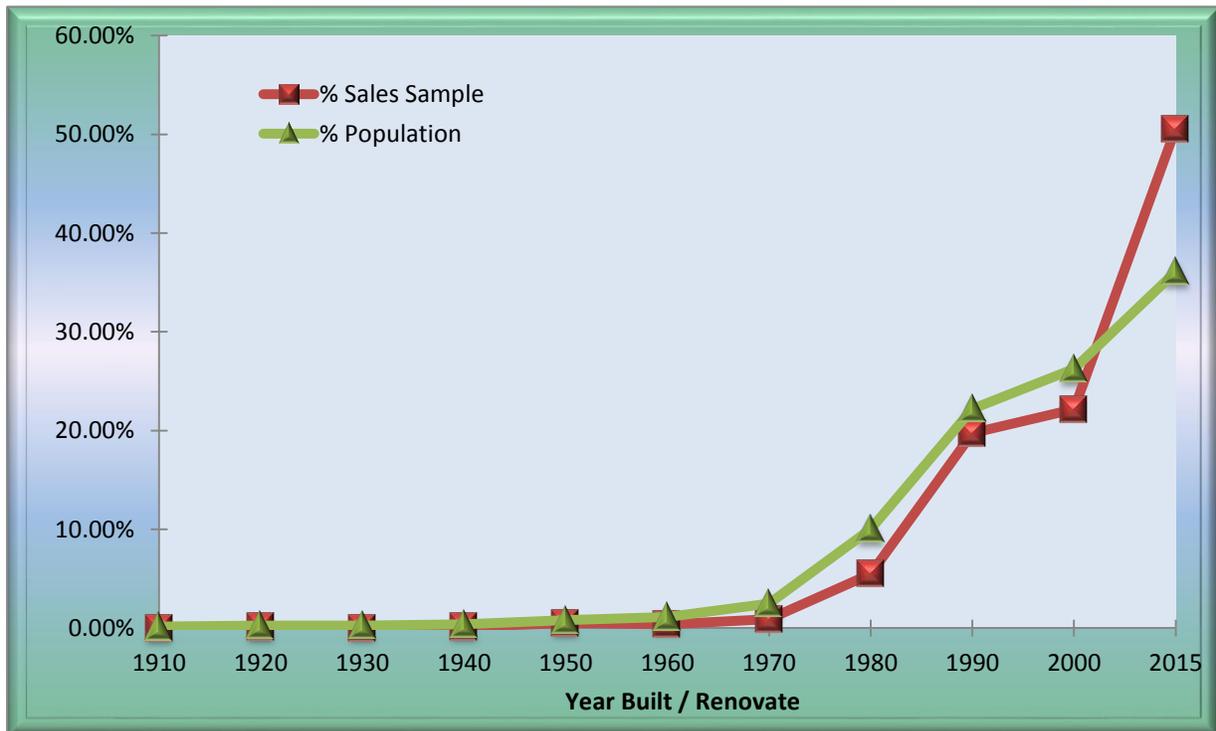
## Sales Sample Representation of Population Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.13%
1930	0	0.00%
1940	1	0.13%
1950	4	0.51%
1960	3	0.38%
1970	7	0.89%
1980	43	5.48%
1990	155	19.75%
2000	174	22.17%
2015	397	50.57%
	785	

### Population

Year Built/Ren	Frequency	% Population
1910	7	0.15%
1920	12	0.26%
1930	12	0.26%
1940	17	0.36%
1950	37	0.79%
1960	53	1.13%
1970	116	2.47%
1980	470	10.03%
1990	1,041	22.21%
2000	1,230	26.24%
2015	1,692	36.10%
	4,687	



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.

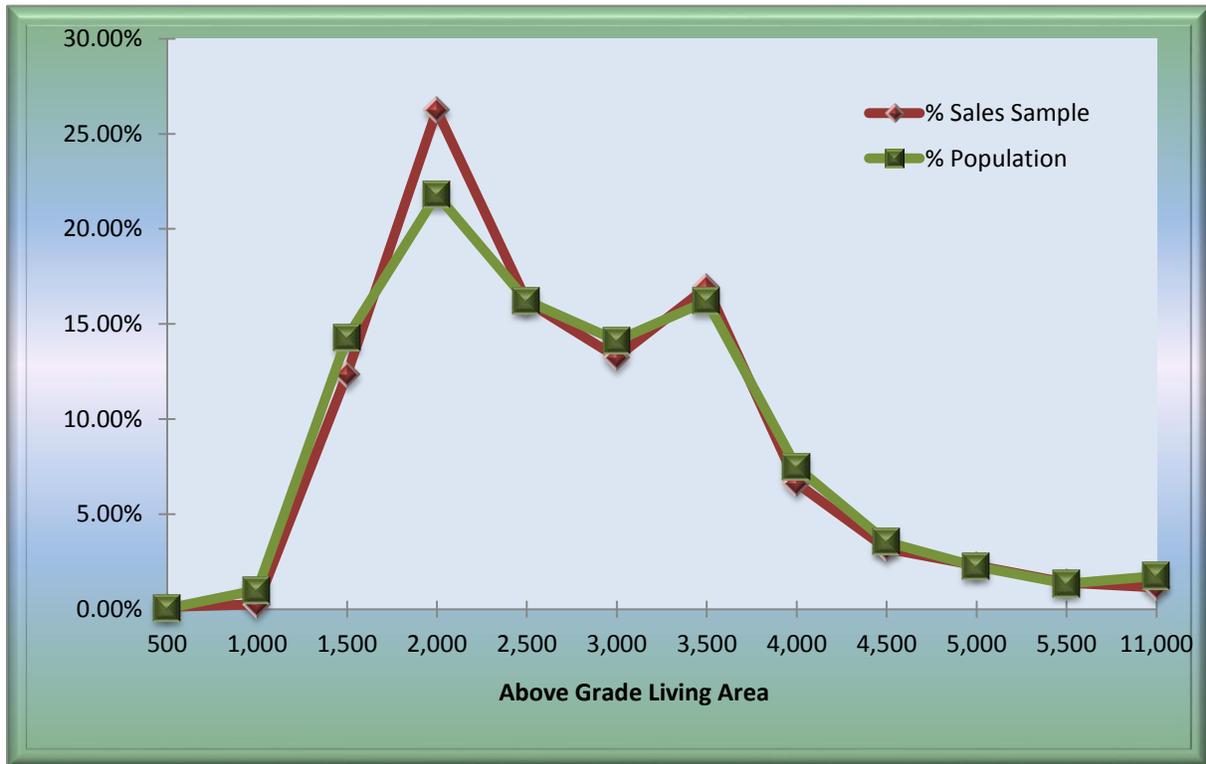
## Sales Sample Representation of Population Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	1	0.13%
1,000	2	0.25%
1,500	97	12.36%
2,000	206	26.24%
2,500	127	16.18%
3,000	104	13.25%
3,500	133	16.94%
4,000	52	6.62%
4,500	25	3.18%
5,000	18	2.29%
5,500	11	1.40%
11,000	9	1.15%
	785	

### Population

AGLA	Frequency	% Population
500	2	0.04%
1,000	47	1.00%
1,500	669	14.27%
2,000	1,022	21.80%
2,500	760	16.22%
3,000	662	14.12%
3,500	759	16.19%
4,000	350	7.47%
4,500	166	3.54%
5,000	105	2.24%
5,500	63	1.34%
11,000	82	1.75%
	4,687	



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

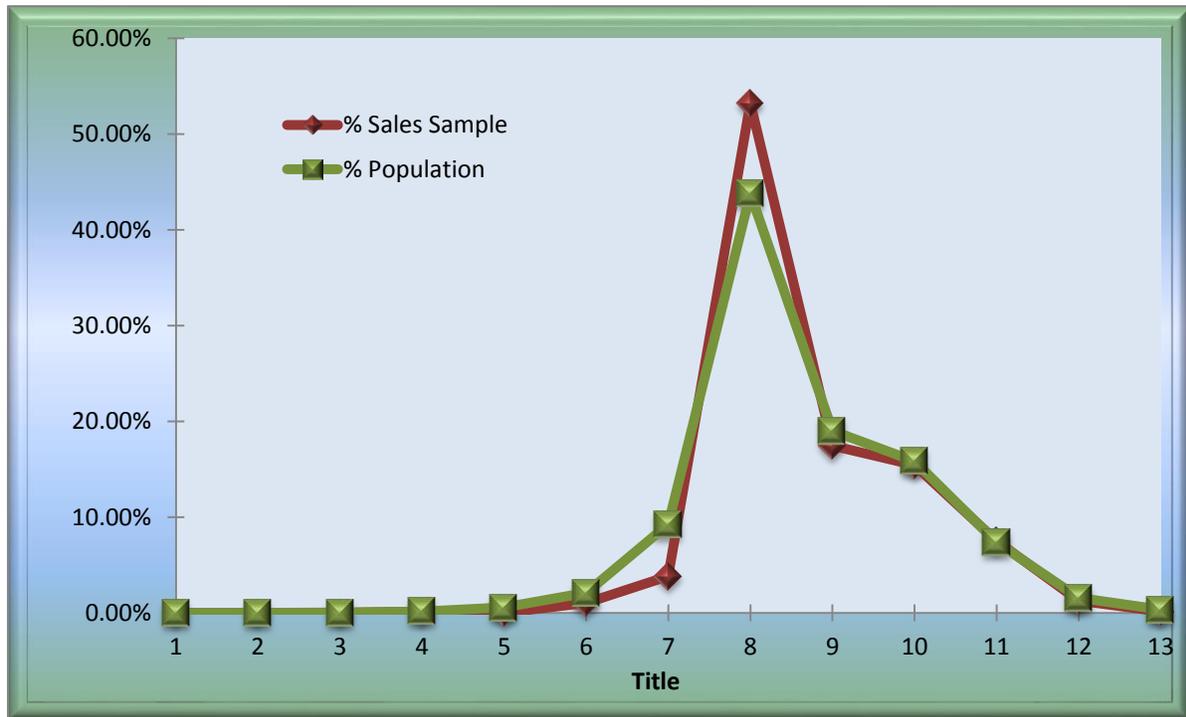
## Sales Sample Representation of Population Building Grade

### Sales

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.13%
5	0	0.00%
6	8	1.02%
7	30	3.82%
8	418	53.25%
9	137	17.45%
10	121	15.41%
11	59	7.52%
12	10	1.27%
13	1	0.13%
785		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	7	0.15%
5	26	0.55%
6	98	2.09%
7	433	9.24%
8	2,054	43.82%
9	892	19.03%
10	742	15.83%
11	346	7.38%
12	73	1.56%
13	15	0.32%
4,687		



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

# Physical Inspection Process

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

**Date of Appraisal Report: August 3, 2015**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Ron Guidry – Appraiser II: Team lead, coordination, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection and report writing.
- David McCourt – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Diana Brown – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Elizabeth Shirer – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.
- Mark Monahan – Appraiser I: Sales verification, appraisal analysis, land appraisal, physical inspection and total valuation.

## 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 \$10,000 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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

## Physical Inspection Process ... Continued

### Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

### Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

# Area Information

## Name or Designation

Area 095 - East Woodinville / Bear Creek / Trilogy

## Boundaries

The northern boundary of Area 95 is the King-Snohomish county line. The eastern boundary is West Snoqualmie Valley Rd NE. The southern boundary is NE Novelty Hill Rd with the exception of quarter section/township/ranges NE 34-26-06, all of 35-26-06 and SW 3626-06. The western boundary extends along portions of Avondale Rd NE, Bear Creek Rd NE and 204<sup>th</sup> AV NE.

## Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

## Area Description

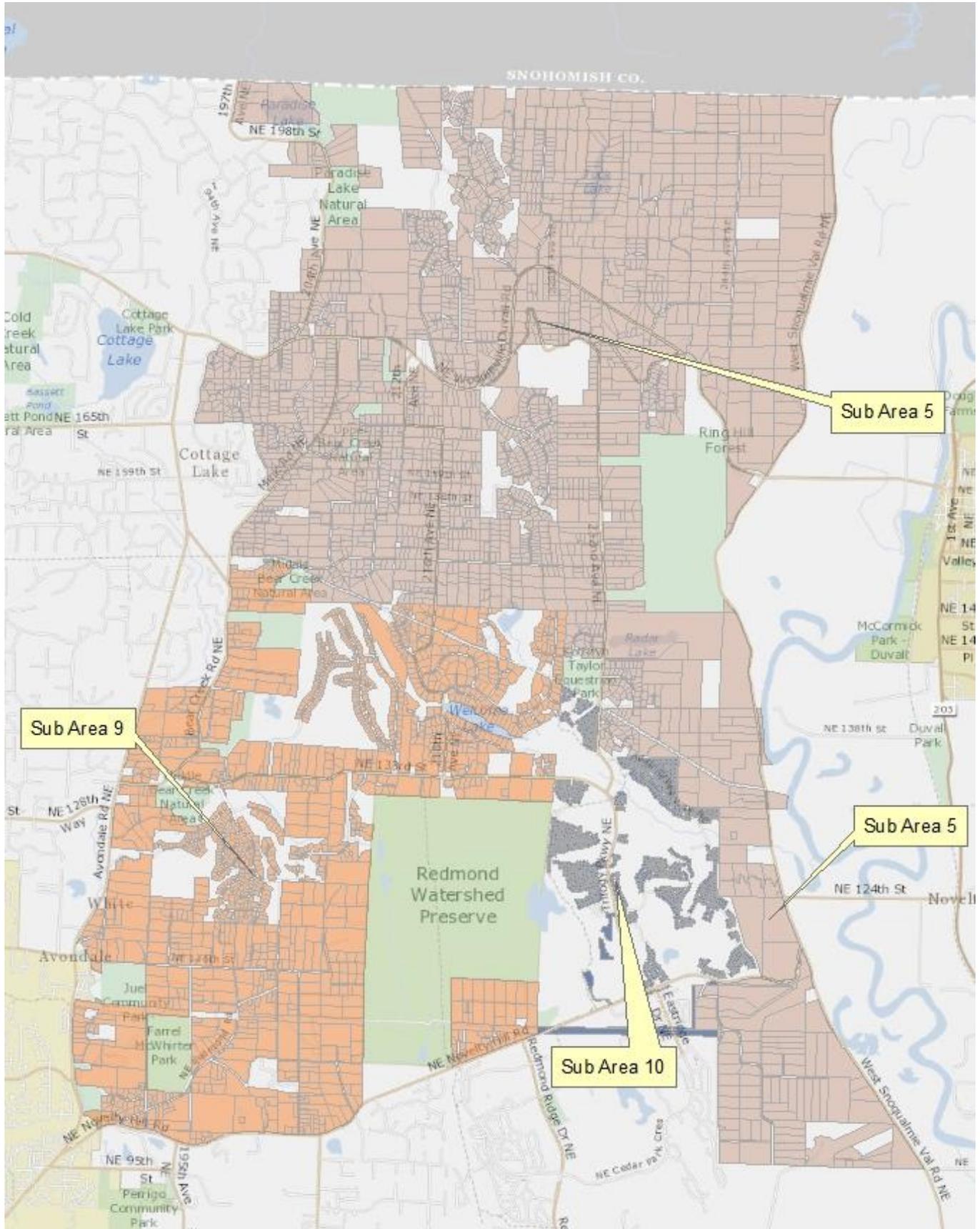
Area 095 is located about 20 miles northeast of Seattle in north King County between Interstate 405 and State Route 202. Located in unincorporated King County, the area is conveniently situated between the cities of Woodinville, Redmond and Duvall. There are three subareas and five neighborhoods in Area 095. The area generally features gently rolling hills with a number of streams and ravines; extreme topography and steep slopes are concentrated along the area's eastern boundary at West Snoqualmie Valley Rd NE. Significant features that enhance the area include; Paradise Lake, an 18 acre lake; Tuck Lake, a private 12 acre lake; Welcome Lake, a 17 acre lake in Lake of the Woods; man-made, Radar Lake, that sits on a 100+ acre site, the largest parcel in Area 095; Tolt Pipeline Trail, a 12-mile long, 100 ft. wide, equestrian/pedestrian trail in the Tolt pipeline right-of-way; Redmond Watershed Preserve, an 800-acre natural open space public park and trail system.

Area 095 is divided into 3 Sub Areas with 5 neighborhoods.

- **Area 95-5** extends south from King-Snohomish county line to the Tolt Pipeline trail then follows the trail southeast to the eastern boundary of 95-10 (Trilogy) and finally meandering south along the western edge of Snoqualmie Valley past NE Novelty Hill Rd to NE 100<sup>th</sup> ST, encompassing all or portions of neighborhoods 1, 2, 3 & 4.
- **Area 95-9** extends south from the Tolt Pipeline trail to NE Novelty Hill Rd and east from Avondale & Bear Creek Rd NE to 95-10 (Trilogy), 95-9 includes portions of neighborhoods 2 and 3 as well as the plats of Bear Creek Country Club, Shadowbrook and Lake of the Woods.
- **Area 95-10** extends south from the Tolt Pipeline trail to NE Novelty Rd and is wedged between subareas 95-9 and 95-5. Subarea 10 is exclusively the (PUD) planned unit development of Trilogy at Redmond Ridge with over 1,500 single-family homes. Trilogy at Redmond Ridge is also designated Neighborhood 0.

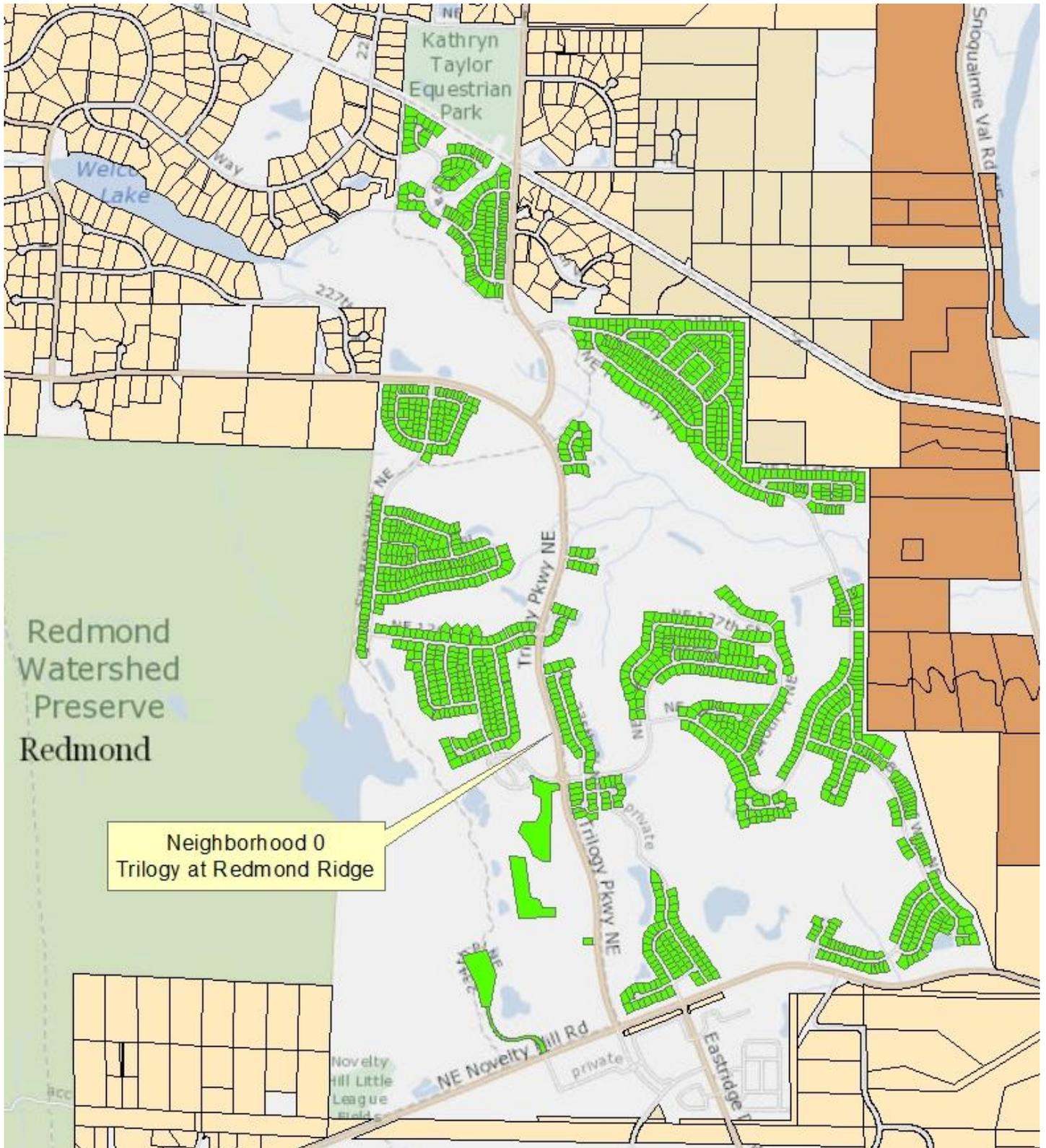
Area 095 is influenced and impacted by the numerous streams, creeks, ponds and wetlands that make up the Bear Creek Drainage Basin, a healthy ecosystem returning over 30,000 Salmon annually. Floodplain, floodway and environmental impacts can render many properties severely restricted or undevelopable. Despite restrictions, market data indicates an ongoing and robust market in Area 095.

# Area 095 Sub Area Map





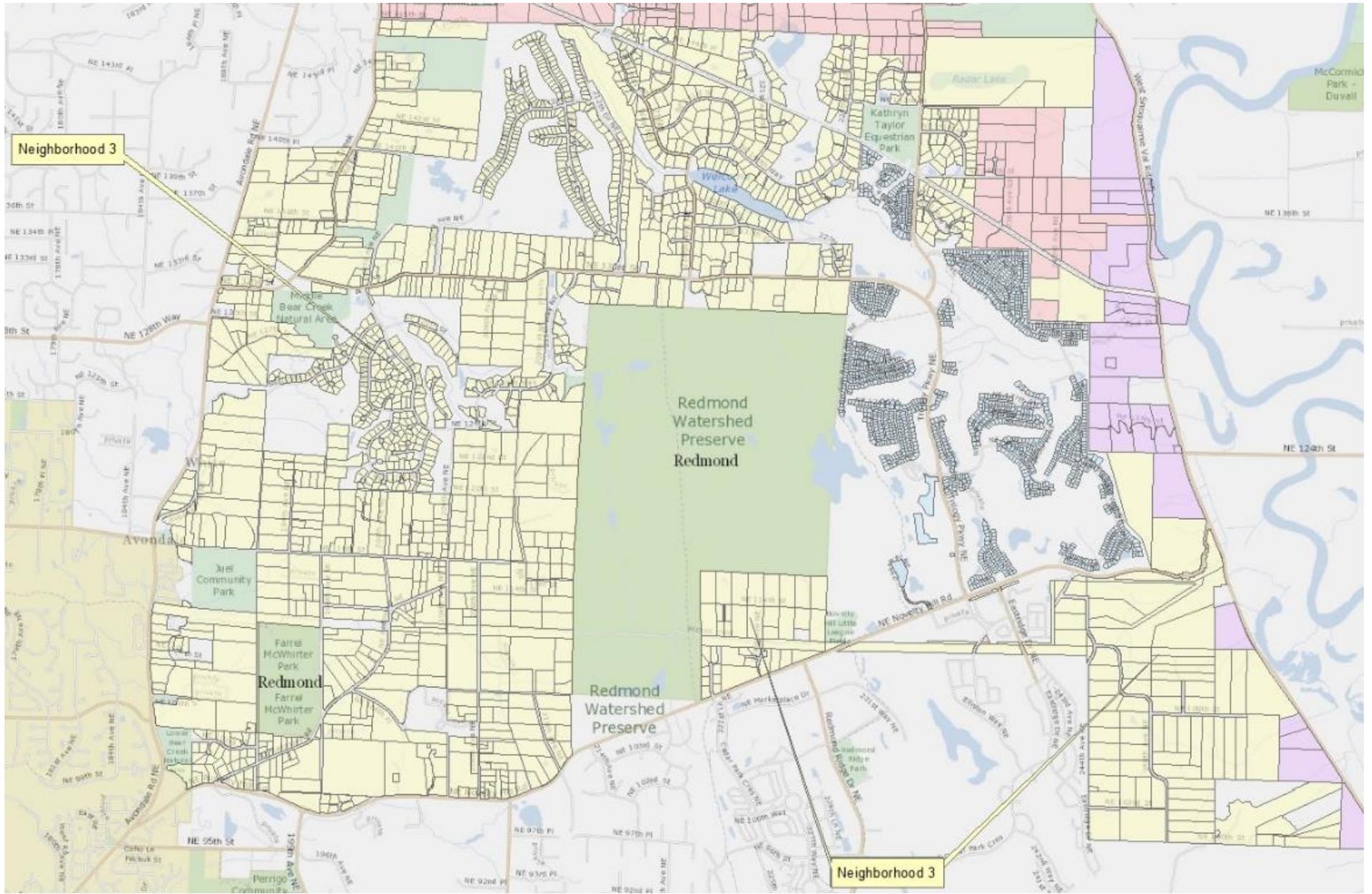
# Neighborhood 0 -Trilogy at Redmond Ridge Map



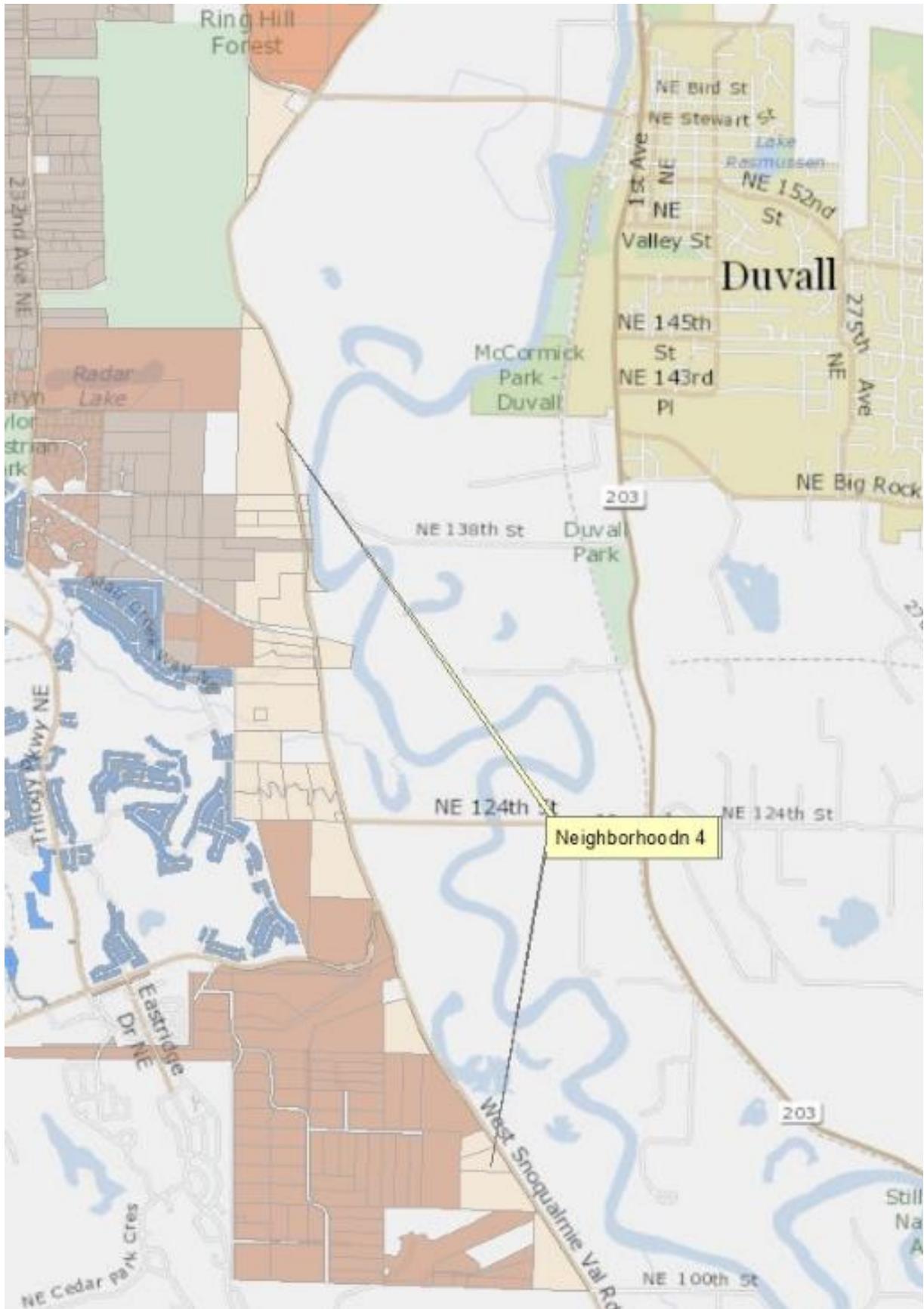




# Neighborhood 3 Map



# Neighborhood 4 Map



# Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015.

There are 5,194 parcels in Area 95, of which 269 are vacant. A total of 3,274 of the parcels are tax lots with the remainder being platted. There were a very limited number of vacant parcel sales in Area 95 during the last three years. The Sales Comparison approach was utilized to determine land value and supplemented by the analysis of allocated land values from improved properties. Tear down, mobile home and accessory only sales were also analyzed in support and development of the Land Valuation Model. The Land Valuation Model is used to value tax lots primarily and serve as a basis for valuing plats where various attributes both positive and negative can affect value.

Negative adjustments for impacts such as topography, steep slope, erosion, landslide hazards, wetland, streams, restrictive shape, easements, high voltage power lines and gas pipelines and others where made where necessary. The extent of the adjustment is dependent on the aggregate effect of all impacts on a parcel. These impacts tend to prohibit future development of parcels if vacant or interim use and tend to restrict the use and enjoyment of existing improved properties.

Positive adjustments for territorial and/or Cascade views were made on applicable properties. The majority of properties with marketable views are located along the western ridge of the Snoqualmie Valley and a few in Trilogy at Redmond Ridge. These adjustments are supported by land sales and paired sales of improved properties.

There are 60 waterfront parcels in Area 95 of which most are located on Tuck Lake or in Lake of the Woods. Tuck Lake waterfront property lot size is calculated using dry lot square footage. Dry lot square footage is then used as the basis to determine the tax lot land schedule value to which \$50,000 is added. Lake of the Woods waterfront property is valued per tax lot land schedule plus \$275,000. A small number (5) of properties are located on the Snoqualmie River. No adjustments were made for these river properties as the parcels are split by West Snoqualmie Valley Rd and positive attributes of river frontage is usually offset by negative attributes such as flooding or channel migration.

Based primarily on location and access, five (5) Neighborhoods have been identified within Area 95, they are neighborhood 0,1,2,3 and 4. While neighborhoods tend to be distinct, there is often no clear boundary between them. See attached Neighborhood map.

**Neighborhood 0:** Extends south from about NE 140<sup>th</sup> ST to Novelty Hill Rd NE then east from Redmond Watershed Preserve park to about 242<sup>nd</sup> AV NE. The neighborhood consist of 1,527 parcels and is known as Trilogy at Redmond Ridge - a planned unit development zoned URPSO, Urban Reserve Special Overlay. (Refer to area Master Plans for land use restrictions) Trilogy is a 55 and older community situated around an 18-hole golf course, there are also community walking trails, green belts and open space tracts. Non-impacted base land values range from \$200,000 to \$234,000. Attached homes are designated 'Townhouse Plat' with a base land value of \$200,000. Parcels on the golf course add another \$50,000 to \$150,000 depending on site quality and supporting sales data, the same holds true for greenbelt locations with another 5% to 10% upward adjustment. There are a few 'view' parcels in the neighborhood. The degree and quality of the view determine the appropriate land schedule adjustment. Based on paired sales analysis the negative impact of topography appears localized within Division 11 and reflected in a lower lot values. See supplemental adjustments – Trilogy at Redmond Ridge.

## Land Valuation...Continued

**Neighborhood 1:** Extends south from the King/Snohomish county line to NE Old Woodinville-Duvall Rd then east from about 204<sup>th</sup> AVE NE to West Snoqualmie Valley RD NE. Neighborhood 1 consist of 861 parcels of which 120 are platted and the remainder tax lots. Tax lots in neighborhood 1, can be characterized as single family estate size lots of 1 to 5 acres with RA5 or RA10 zoning, (Rural Area, one dwelling lot per 5 or 10 acres). Half of the homes in neighborhood 1 enjoy accessory outbuildings; from simple storage sheds to barns and equestrian riding arenas. The value of these structures range from \$1,000 to \$800,000. The area is part of the Bear Creek drainage basin and is laced with streams, ponds and wetlands. The severity of impacts and base land value reductions are determined by jurisdictional designation, GIS mapping and appraiser observations with supporting sales data.

**Neighborhood 2:** South of neighborhood 1, Neighborhood 2 extends from NE Old Woodinville-Duvall Rd south to about NE 145<sup>th</sup> ST then east from 194<sup>th</sup> AV NE & Mink Rd NE to Ring Hill Forest. In addition there is a small disjointed enclave of (30) tax lots south of Radar Lake assigned Neighborhood 2. These lots are surrounded by smaller platted parcels associated with neighborhood 3. Neighborhood 2 consist of 1,157 parcels of which 336 are platted and the remainder tax lots. The plat of Saybrook is one of the larger subdivisions in Neighborhood 2. Tax lots in neighborhood 2, can be characterized as single family estate size lots of 1 to 5 acres with RA5 or RA10 zoning, (Rural Area, one dwelling lot per 5 or 10 acres). Half of the homes in Neighborhood 2 enjoy accessory outbuildings, from small storage sheds to elaborate barns and equestrian facilities, ranging in value from \$1,000 to \$480,000.

**Neighborhood 3:** Extends south from about NE 145<sup>th</sup> ST to NE Novelty Hill Rd then east from Avondale Rd NE to neighborhood 0, (Trilogy at Redmond Ridge) a section of Neighborhood 3 extends south of NE Novelty Hill Rd to NE 100<sup>th</sup> ST and east from about 243<sup>rd</sup> AV NE to W Snoqualmie Valley Rd NE. Neighborhood 3 consist of 1,617 parcels of which 1,172 are platted and the remainder tax lots. Larger platted subdivisions in this neighborhood includes Bear Creek Country Club, The Hedges, Lake of the Woods and Shadowbrook. There is a golf course as well as several public parks, open spaces and lakes in Neighborhood 3, including man made Radar Lake. Typical platted sites in the neighborhood are about three-quarters of an acre in size. Tax lots in neighborhood 3, can be characterized as single family estate size lots of 1 to 5 acres with RA5 or RA10 zoning, (Rural Area, one dwelling lot per 5 or 10 acres). Over half the homes in Neighborhood 3 enjoy accessory outbuildings, from simple storage sheds to elaborate barns and equestrian facilities, ranging in value from \$1,000 to \$1,000,000+.

**Neighborhood 4:** Extends south from NE Woodinville-Duvall Rd along W Snoqualmie Valley Rd NE to about NE 100<sup>th</sup> ST and consist of 32 parcels that are only accessed via W Snoqualmie Valley Rd NE. The neighborhood is burdened with some the steepest topography in Area 95 yet rewarded with expansive Snoqualmie valley views. Based on supporting sales data, topography and limited access are key factors in the area's diminished site values compared to adjacent Area 95 neighborhoods.

# Land Model

## Model Development, Description and Conclusions

There were 15 vacant land sales in Area 095 within the sale date range, (1/1/2012 to 12/31/2014) - 8 of those sales were used in the analysis, 7 were removed.

The Land Model accounts for impacts that are common or typical for specific neighborhoods. In most cases negative adjustments are made for impacts such as floodplain, floodway, topography, easements and other environmental impacts. The extent of the adjustment was dependent on the aggregate effect of all impacts on the parcel. These impacts tend to present difficulties in the future development of parcels if vacant or interim use. In the case of improved properties these impacts can affect enjoyment of all or portions of a property. The aggregate impact of all environmental influences fit into one of six possible categories. The categories are, mild, moderate, significant, high, extreme and non-buildable. The range of downward adjustments to the scheduled land value for the first five categories is 5% to 50%. The final category is non-buildable has a range of 75% to 90% deducted from the land schedule value. Typically for a non-buildable parcel, the Assessor has documentation on file showing this parcel to be unbuildable. However this category can also include properties where certainty exists as to its lack of development potential. Examples being a vacant parcel 100% impacted by wetlands or extreme topography. These adjustments are supported by land sales and paired sales of improved properties.

Negative adjustments for traffic nuisance, high voltage power lines, gas pipeline and difficult, steep or undeveloped access were made where applicable. Positive adjustments were made for views and waterfront locations. The majority of the marketable views requiring an upward adjustment were instances where the parcel had elevation creating an enhanced view amenity. These adjustments either negative or positive are supported by land sales and paired sales of improved properties.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

Tax Lot Land Schedule					
AC	SfLot	NH1	NH2	NH3	NH 4
0.05	2,178	\$131,800	\$ 146,500	\$ 162,900	\$ 137,200
0.1	4,356	\$136,400	\$ 151,600	\$ 168,600	\$ 142,000
0.15	6,534	\$141,000	\$ 156,700	\$ 174,200	\$ 146,800
0.2	8,712	\$145,500	\$ 161,800	\$ 179,700	\$ 151,500
0.25	10,890	\$149,000	\$ 165,600	\$ 184,000	\$ 155,100
0.3	13,068	\$152,400	\$ 169,400	\$ 188,300	\$ 158,700
0.35	15,246	\$155,800	\$ 173,200	\$ 192,400	\$ 162,200
0.4	17,424	\$159,200	\$ 177,000	\$ 196,700	\$ 165,800
0.45	19,602	\$162,600	\$ 180,700	\$ 200,800	\$ 169,300
0.5	21,780	\$166,000	\$ 184,600	\$ 205,100	\$ 172,900
0.55	23,958	\$169,500	\$ 188,400	\$ 209,400	\$ 176,500
0.6	26,136	\$172,800	\$ 192,100	\$ 213,500	\$ 180,000
0.65	28,314	\$176,300	\$ 196,000	\$ 217,800	\$ 183,600
0.7	30,492	\$179,600	\$ 199,700	\$ 221,900	\$ 187,000
0.75	32,670	\$183,100	\$ 203,500	\$ 226,200	\$ 190,600
0.8	34,848	\$186,700	\$ 207,400	\$ 230,500	\$ 194,400
0.85	37,026	\$189,900	\$ 211,100	\$ 234,600	\$ 197,700
0.9	39,204	\$193,300	\$ 214,900	\$ 238,900	\$ 201,300
0.95	41,382	\$196,800	\$ 218,700	\$ 243,000	\$ 204,900
1	43,560	\$200,100	\$ 222,500	\$ 247,300	\$ 208,400
1.25	54,450	\$216,200	\$ 240,200	\$ 267,000	\$ 225,100
1.5	65,340	\$232,100	\$ 257,900	\$ 286,600	\$ 241,600
1.75	76,230	\$248,000	\$ 275,600	\$ 306,300	\$ 258,200
2	87,120	\$264,000	\$ 293,400	\$ 326,000	\$ 274,900
2.25	98,010	\$277,600	\$ 308,500	\$ 342,800	\$ 289,000
2.5	108,900	\$291,200	\$ 323,600	\$ 359,600	\$ 303,200
2.75	119,790	\$304,900	\$ 338,900	\$ 376,600	\$ 317,500
3	130,680	\$315,000	\$ 354,000	\$ 393,400	\$ 328,000
3.25	141,570	\$326,200	\$ 366,700	\$ 407,500	\$ 339,700
3.5	152,460	\$337,500	\$ 379,400	\$ 421,500	\$ 351,400
3.75	163,350	\$348,800	\$ 392,000	\$ 435,600	\$ 363,200
4	174,240	\$356,000	\$ 404,600	\$ 449,700	\$ 370,600
4.25	185,130	\$367,100	\$ 417,300	\$ 463,700	\$ 382,300
4.5	196,020	\$378,300	\$ 429,900	\$ 477,800	\$ 393,900

## Land Value Model Calibration...Continued

Tax Lot Land Schdule.....continued					
AC	SfLot	NH1	NH2	NH3	NH 4
5	217,800	\$396,100	\$455,300	\$ 505,900	\$412,400
5.5	239,580	\$413,600	\$475,500	\$ 528,400	\$430,600
6	261,360	\$426,300	\$495,800	\$ 550,800	\$443,800
6.5	283,140	\$443,700	\$515,900	\$ 573,300	\$462,000
7	304,920	\$455,800	\$536,200	\$ 595,800	\$474,600
7.5	326,700	\$468,700	\$551,400	\$ 612,700	\$488,000
8	348,480	\$481,500	\$566,500	\$ 629,600	\$501,300
8.5	370,260	\$494,400	\$581,700	\$ 646,400	\$514,800
9	392,040	\$507,400	\$596,900	\$ 663,300	\$528,300
9.5	413,820	\$518,100	\$609,600	\$ 677,400	\$539,500
10	435,600	\$528,900	\$622,300	\$ 691,500	\$550,800
11	479,160	\$546,000	\$642,500	\$ 713,900	\$568,500
12	522,720	\$563,300	\$662,800	\$ 736,400	\$586,500
13	566,280	\$580,500	\$682,900	\$ 758,900	\$604,400
14	609,840	\$597,600	\$703,200	\$ 781,300	\$622,300
15	653,400	\$606,300	\$713,300	\$ 792,600	\$631,300
16	696,960	\$619,100	\$728,400	\$ 809,500	\$644,600
17	740,520	\$632,100	\$743,700	\$ 826,300	\$658,200
18	784,080	\$645,000	\$758,900	\$ 843,200	\$671,600
19	827,640	\$657,800	\$774,000	\$ 860,100	\$684,900
20	871,200	\$670,700	\$789,200	\$ 876,900	\$698,400
25	1,089,000	\$713,700	\$839,800	\$ 933,100	\$743,100
30	1,306,800	\$756,800	\$890,400	\$ 989,400	\$788,000
35	1,524,600	\$799,800	\$941,000	\$1,045,600	\$832,800
40	1,742,400	\$842,800	\$991,600	\$1,101,700	\$877,500

Note – Base land values are interpolated between sizes.

## Land Value Model Calibration...Continued

PLAT NAME	MAJOR	NEIGHBOR HOOD	AVERAGE YR BUILT	AVERAGE GRADE	Value
ASHLEY COURT	029320	3	1,999	10	Tax Lot Land Schedule
ASPEN GLEN	029370	1	1,995	10	Tax Lot Land Schedule
ASPEN GLEN DIV NO. 02	029371	1	1,996	10	Tax Lot Land Schedule
ASPENWOOD	029380	1	1,993	10	Tax Lot Land Schedule
AVONDALE DOWNS	033950	3	1,981	8	Tax Lot Land Schedule
BEAR CREEK COUNTRY CLUB	062410	3	1,984	9	Supplemental
BEAR CREEK COUNTRY CLUB DIV NO. 02	062411	3	1,988	9	Supplemental
BEAR CREEK COUNTRY CLUB DIV NO. 03	062412	3	1,989	10	Supplemental
BEAR CREEK FARMS	062510	3	1,968	7	Tax Lot Land Schedule
BEAR CREEK FARMS 2ND PLAT	062610	3	1,976	7	Tax Lot Land Schedule
BEAR CREEK HIGHLANDS	062620	2	1,984	8	\$237,000 to \$243,000
BEAR CREEK MEADOWS	062640	2	1,989	9	\$232,000 to \$236,000
BEAR CREEK PARK ESTATES ADD	062650	2	1,978	7	Tax Lot Land Schedule
BIRCHWOOD MEADOW	081840	3	1,997	9	Tax Lot Land Schedule
BRAMLEY LANE	104120	2	1,995	9	\$197,000 to \$220,000
BURKE-FARRARS KIRKLAND DIV NO. 24	124310	3	1,965	7	Tax Lot Land Schedule
BURKE-FARRARS KIRKLAND DIV NO. 24 SUPL	124350	3	1,968	8	Tax Lot Land Schedule
CARRIAGE ESTATES	140070	2	1,991	9	\$236,000 to \$243,000
CLIFFORDS COTTAGE LK FARMS	162870	2	1,982	8	Tax Lot Land Schedule
COLLIN CREEK DIV NO. 01	168580	3	1,996	10	Tax Lot Land Schedule
COLLIN CREEK DIV NO. 02	168581	3	1,997	10	Tax Lot Land Schedule
EASTWOOD ACRES	221580	3	1,993	9	Tax Lot Land Schedule
GREAT NORTHWEST BUILDERS	287240	2	1,971	6	Tax Lot Land Schedule
HEDGES THE	321650	3	2,002	11	Tax Lot Land Schedule x (2.30)
HENLEY PARK ESTATES	324950	2	1,993	9	\$235,000
LAKE OF THE WOODS DIV NO. 01	405450	3	1,988	10	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 02	405451	3	1,991	11	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 03	405452	3	1,991	10	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 04	405453	3	1,993	10	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 05	405454	3	1,994	10	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 06	405455	3	1,994	10	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS DIV NO. 07	405456	3	1,995	9	Tax Lot Land Schedule x (0.98)
LAKE OF THE WOODS EAST PH 01	405470	3	1,997	9	Supplemental
LAKE OF THE WOODS EAST PH 02	405471	3	1,998	9	Supplemental
LAKE OF THE WOODS EAST PH 03	405472	3	1,997	9	Supplemental
LAKE OF THE WOODS SOUTH DIV NO. 01	405500	3	1,994	9	Tax Lot Schedule x (0.98)
LEXINGTON	429810	1	1,995	9	Tax Lot Land Schedule
LEXINGTON DIV NO. 02	429821	1	1,995	8	Tax Lot Land Schedule
LEXINGTON SOUTH	429870	1	1,996	9	Tax Lot Land Schedule
MASTIN ADD TO RING HILL	520100	2	1,994	8	\$200,000 to \$220,000
MINK ROAD RANCH SITES	554780	2	1,977	8	Tax Lot Land Schedule
PARADISE LAKE GARDENS	662630	1	1,968	7	Tax Lot Land Schedule
PARADISE WOODS	662730	1	1,981	7	Tax Lot Land Schedule
PARADISE WOODS	662730	1	1,981	8	Tax Lot Land Schedule
RANCHETTES EAST	714600	2	1,983	7	Tax Lot Land Schedule
RICHLAND ACRES NO. 03	727310	3	1,963	7	Tax Lot Land Schedule
RIDGE AT BEAR CREEK THE	729890	2	1,997	9	\$237,000 to \$243,000

## Land Value Model Calibration...Continued

PLAT NAME	MAJOR	NEIGHBOR HOOD	AVERAGE YR BUILT	AVERAGE GRADE	Value
SAYBROOK ESTATES DIV NO. 01	757490	2	1,992	9	Supplemental
SAYBROOK ESTATES DIV NO. 02	757491	2	1,993	10	Supplemental
SHADOWBROOK DIV NO. 01	770196	3	1,990	11	Tax Lot Land Schedule x (1.35)
SHADOWBROOK DIV NO. 02	770199	3	1,994	10	Tax Lot Land Schedule x (1.35)
SHADOWBROOK DIV NO. 03	770198	3	1,994	11	Tax Lot Land Schedule x (1.60)
SMITH-TURNER SUBDIVISION	782765	1	1,980	7	Tax Lot Land Schedule
STROMSLAND TRS	805350	3	1,970	7	Tax Lot Land Schedule
TRILOGY AT REDMOND RIDGE	868221	0	2,002	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 02	868222	0	2,002	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 05	868225	0	2,004	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 06	868226	0	2,004	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 08	868228	0	2,005	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 10	868230	0	2,007	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 11	868231	0	2,009	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 12	868232	0	2,011	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 13	868233	0	2,012	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 3	868223	0	2,003	8	\$200,000 to \$234,000
TRILOGY AT REDMOND RIDGE DIV 9	868229	0	2,006	8	\$200,000 to \$234,000
WINTER WOODS	948577	2	1,997	8	\$232,000 to \$238,000
WITHERS ADD NO. 02	949280	2	1,981	7	Tax Lot Land Schedule
WOODINLAKE TRAILS	951670	1	1,983	7	Tax Lot Land Schedule

Environmental/Sensitive Area Impact	Adjustment	EXAMPLES
Mild	less 5% to 10%	Small portion of the site is impacted
Moderate	less 20%	1/3 portion of site impacted
Significant	less 30%	Buildable but majority of site impacted
High	less 40%	Buildable but most of site impacted
Extreme	less 50%	Questionable building site
Non-Developable	less 75% to 90%	
<b>External Nuisances</b>		
Traffic Noise		
Moderate	less 5%	W Snoqualmie Valley Rd., Novelty Hill Rd.
High	less 10%	Wood-Duvall Rd., Avondale
Powerlines	less 10% to 35%	Lines adjacent, across; across w/tower
Gas Pipeline	less 10% to 15%	Line adjacent to property; across property
Difficult/Restricted/Undeveloped Access	less 5%-30%	Gravel; dirt; steep; no road; 4wd only
<b>Views Territorial/Cascade</b>		
Average	add 5%	limited scope due to trees
Good	add 10%	portion of 180 degree view blocked
Excellent	add 20%	180 degree limited or no disruptions
Adjacent to Greenbelt	add 5% to 10%	degree and quality of location
<b>Golf Course</b>		
Bear Creek Country Club	\$25,000	Lump sum addition
Trilogy at Redmond Ridge	\$50,000 to \$150,000	Lump sum addition; quality of location

The Environmental/Sensitive Area percentage adjustment represents the cumulative measurable negative effect of all environmental impacts on a parcel.

## Land Value Model Calibration...Continued

<b>Supplemental</b> Lake of the Woods East 1, 2 & 3	
Size in Acres	Value
1	\$ 227,000
1.1	\$ 232,000
1.2	\$ 237,000
1.3	\$ 242,000
1.4	\$ 248,000
1.5	\$ 254,000
1.6	\$ 260,000
1.7	\$ 266,000
1.8	\$ 272,000
1.9	\$ 278,000
2	\$ 284,000
2.1	\$ 292,000
2.2	\$ 300,000
2.3	\$ 308,000
2.4	\$ 316,000
2.5	\$ 322,000
2.6	\$ 328,000
2.7	\$ 334,000
2.8	\$ 340,000
2.9	\$ 346,000
3	\$ 352,000

<b>Supplemental</b> - Bear Creek Country Club 062410; 062411; 062412		
Size in Acres	Non Golf	On Course
<0.30	\$ 186,000	\$ 211,000
0.30 to 0.40	\$ 189,000	\$ 214,000
0.40 to 0.50	\$ 196,000	\$ 221,000
0.50 to 0.60	\$ 205,000	\$ 230,000
0.60 to 0.65	\$ 209,000	\$ 234,000
0.65 to 0.70	\$ 213,000	\$ 238,000
0.70 to 0.75	\$ 221,000	\$ 246,000
0.75 to 0.80	\$ 226,000	\$ 251,000
>.80	\$ 230,000	\$ 255,000

<b>Supplemental</b> - Plat Values Trilogy at Redmond Ridge	
Detached Homes;	\$ 234,000
Division 11 (868231);	\$ 225,000
PresentUse - Townhome Plat;	\$ 200,000

<b>Supplemental</b> Saybrook Estates Division No. 1 & 2 757490; 757491	
Size	Value
<b>&lt;0.50</b>	<b>Schedule</b>
0.50 to 0.75	\$ 236,000
0.75 to 1.25	\$ 243,000
1.25 to 1.50	\$ 248,000
1.50 to 2.00	\$ 254,000
<b>&gt;2.00</b>	<b>Schedule</b>

# Improved Parcel Valuation

## Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Improved Sales Used In This Physical Inspection Analysis" and "Improved Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor's cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor's cost model was developed by the King County Department of Assessments in the early 1970's. It was recalibrated in 1990 to roughly approximate Marshall & Swift's square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, the analysis showed that AgeC (Age of the building), Total RCN (Replacement Cost New of all associated improvements), Good Condition, Very Good Condition, Neighborhood 2, Sub Area 10 (Trilogy), Attached Homes in Trilogy and the plats of Bear Creek Country Club and Shadowbrook were influential in the market.

Cost based EMV models tend to work best in more heterogeneous areas like Area 95, they account for a wide range of variables that can impact value. The variable Total RCN takes into account all improvements associated with the property. The variables for AgeC, Good Condition and Very Good Condition account for depreciation since the variable Total RCN does not. Because Good and Very Good Condition were the only condition variables, properties in Fair Condition were exceptions to EMV. More than 87% of single family residences in Area 95 were valued using EMV. The remaining properties were value using RCNLD, Adjusted RCNLD or Adjusted EMV.

Improvements valued using methods other than EMV are typically exception parcels. Exception parcels in Area 95 include but are not limited to Poor Condition, Grade 13, Grade < 4, Improvement Count > 1, improvements with percent complete, obsolescence or net condition.

## Improved Parcel Valuation...Continued

### **Manufactured Homes:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Mobile Home Sales Used In This Physical Inspection Analysis" and "Mobile Home Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2014 update for the 2015 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

There are 88 manufactured homes serving as the primary residence in Area 95. During the value date range (1/1/2012 to 12/31/2014) there were only 6 manufactured home sales considered "good" market sales. Lack of adequate sales representation influenced the valuation method for this population; total Replacement Cost New Less Depreciation + Base Land, (RCNLD + Base Land). All manufactured homes in Area 95 were field-reviewed and characteristics updated.

A list of improved sales used and those considered not reflective of market are included in the following sections

# Improved Parcel Total Value Model Calibration

Variable	Definition
BaseLandC	2015 Adjusted Base Land Value
AgeC	Age of Building
BearCreekCC	Plat of Bear Creek Country Club
GoodYN	House Condition Good
Nghb2YN	Located in Neighborhood 2
AttachedHomes	Attached Homes in The Plat of Trilogy at Redmond Ridge
ShadowBrook	Plat of Shadow Brook
Sub10YN	Sub Area 10
TotalRcnC	Total Building Cost Before Depreciation
VGoodYN	House Condition is Very Good

## Multiplicative Model

$(1-0.05) * 1.46533039382129 - 0.0748236215103834 * \text{AgeC} + 0.267941552142593 * \text{BaseLandC} +$   
 $0.0350596243534385 * \text{BearCreekCC} + 0.0307100183145128 * \text{GoodYN} - 0.0284373121421043 * \text{Nghb2YN}$   
 $- 0.0240692047356006 * \text{PresentUseX} + 0.000110124871774543 * \text{SaleDay} -$   
 $1.16959277310908E-07 * \text{SaleDaySq} - 0.0256460522334347 * \text{ShadowBrook} + 0.0506737538675297 * \text{Sub10YN}$   
 $+ 0.637725970712534 * \text{TotalRcnC} + 0.0667601046874922 * \text{VGoodYN}$

## EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet
- Net condition, Obsolescence and Percent Complete greater than 0
- Condition equal to 1 (Poor condition)

Of the improved parcels in the population, 3432 parcels increased in value. They were comprised of 0 single family residences on commercially zoned land and 3432 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 151 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.

## Supplemental Models and Exceptions

Supplemental Models	Value Adjustment
The Hedges (Grade 12)	EMV * 1.05
The Hedges (Grade 13)	EMV * 1.30
Lake of the Woods (Grade 12 & 13)	EMV * 1.04

## Area 095 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 1.078, resulting in an adjusted value of \$512,000 ( $\$475,000 * 1.078 = \$512,050$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.298	29.8%
2/1/2012	1.284	28.4%
3/1/2012	1.271	27.1%
4/1/2012	1.257	25.7%
5/1/2012	1.244	24.4%
6/1/2012	1.231	23.1%
7/1/2012	1.219	21.9%
8/1/2012	1.207	20.7%
9/1/2012	1.196	19.6%
10/1/2012	1.185	18.5%
11/1/2012	1.174	17.4%
12/1/2012	1.164	16.4%
1/1/2013	1.153	15.3%
2/1/2013	1.144	14.4%
3/1/2013	1.135	13.5%
4/1/2013	1.126	12.6%
5/1/2013	1.117	11.7%
6/1/2013	1.108	10.8%
7/1/2013	1.100	10.0%
8/1/2013	1.092	9.2%
9/1/2013	1.085	8.5%
10/1/2013	1.078	7.8%
11/1/2013	1.071	7.1%
12/1/2013	1.064	6.4%
1/1/2014	1.057	5.7%
2/1/2014	1.051	5.1%
3/1/2014	1.046	4.6%
4/1/2014	1.040	4.0%
5/1/2014	1.035	3.5%
6/1/2014	1.029	2.9%
7/1/2014	1.025	2.5%
8/1/2014	1.020	2.0%
9/1/2014	1.015	1.5%
10/1/2014	1.011	1.1%
11/1/2014	1.007	0.7%
12/1/2014	1.004	0.4%
1/1/2015	1.000	0.0%

## Area 095 Market Value Changes Over Time

The time adjustment formula for Area 095 is:  $1/EXP(0.000110124871774545 * SaleDay - 1.16959277310906E-07 * SaleDaySq)$

$SaleDay = SaleDate - 42005$

$SaleDaySq = (SaleDate - 42005)^2$

## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.6%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +1.9%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 7.88% to 7.21%.

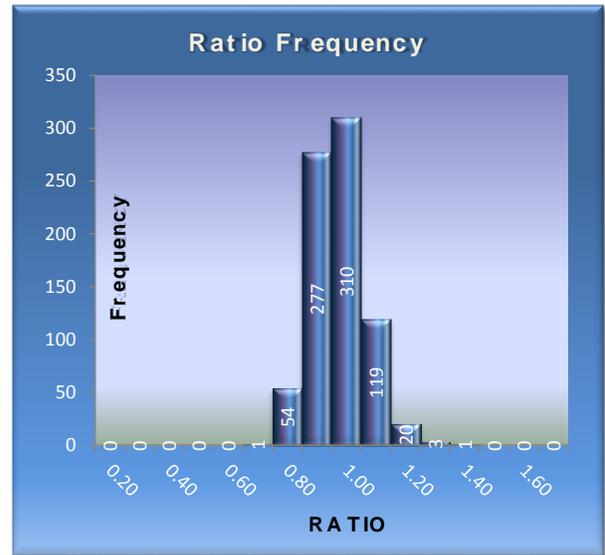
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Physical Inspection Ratio Study Report (Before) - 2014 Assessments

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b> 1/1/2014	<b>Date of Report:</b> 8/3/2015	<b>Sales Dates:</b> 1/2012 - 12/2014
<b>Area Name: East Woodinville / Bear Creek / Trilogy</b>	<b>Appr ID:</b> RGUI	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> Yes
<b>Area Number: 95</b>			

SAMPLE STATISTICS	
<i>Sample size (n)</i>	785
<i>Mean Assessed Value</i>	663,200
<i>Mean Adj. Sales Price</i>	719,900
<i>Standard Deviation AV</i>	259,677
<i>Standard Deviation SP</i>	273,905
ASSESSMENT LEVEL	
<i>Arithmetic Mean Ratio</i>	0.922
<i>Median Ratio</i>	0.916
<i>Weighted Mean Ratio</i>	0.921
UNIFORMITY	
<i>Lowest ratio</i>	0.683
<i>Highest ratio:</i>	1.368
<i>Coefficient of Dispersion</i>	7.88%
<i>Standard Deviation</i>	0.091
<i>Coefficient of Variation</i>	9.84%
<i>Price Related Differential (PRD)</i>	1.001
RELIABILITY	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.909
<i>Upper limit</i>	0.924
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.916
<i>Upper limit</i>	0.929
SAMPLE SIZE EVALUATION	
<i>N (population size)</i>	4687
<i>B (acceptable error - in decimal)</i>	0.05
<i>S (estimated from this sample)</i>	0.091
<b>Recommended minimum:</b>	13
<i>Actual sample size:</i>	785
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	412
<i># ratios above mean:</i>	373
<i>z:</i>	1.392
<b>Conclusion:</b>	<b>Normal*</b>
<i>*i.e. no evidence of non-normality</i>	



**COMMENTS:**

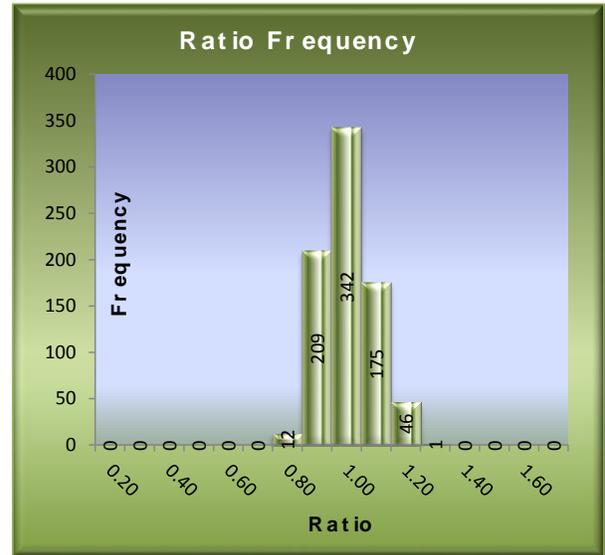
1 to 3 Unit Residences throughout Area 095

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

## Physical Inspection Ratio Study Report (After) - 2015 Assessments

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: East Woodinville / Bear Creek / Trilogly</b>	<b>1/1/2015</b>	<b>8/3/2015</b>	<b>1/2011 - 12/2014</b>
<b>Area Number: 95</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>RGUI</b>	<b>1 to 3 Unit Residences</b>	<b>Yes</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	785
<b>Mean Assessed Value</b>	681,200
<b>Mean Sales Price</b>	719,900
<b>Standard Deviation AV</b>	247,084
<b>Standard Deviation SP</b>	273,905
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.953
<b>Median Ratio</b>	0.946
<b>Weighted Mean Ratio</b>	0.946
UNIFORMITY	
<b>Lowest ratio</b>	0.719
<b>Highest ratio:</b>	1.252
<b>Coefficient of Dispersion</b>	7.21%
<b>Standard Deviation</b>	0.084
<b>Coefficient of Variation</b>	8.81%
<b>Price Related Differential (PRD)</b>	1.008
RELIABILITY	
<b>95% Confidence: Median</b>	
<i>Lower limit</i>	0.938
<i>Upper limit</i>	0.954
<b>95% Confidence: Mean</b>	
<i>Lower limit</i>	0.948
<i>Upper limit</i>	0.959
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4687
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.084
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	785
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
<i># ratios below mean:</i>	416
<i># ratios above mean:</i>	369
<i>z:</i>	1.678
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 095

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

## Improved Sales Used in this Physical Inspection Analysis - Area 095 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
5	1	082606	9002	10/29/14	\$355,000	\$357,000	1,350	6	1947	Avg	368,517	N	N	18350 204TH AVE NE
5	1	092606	9103	04/08/14	\$375,000	\$389,000	1,140	7	1959	Good	40,290	N	N	22011 NE 170TH PL
5	1	032606	9145	07/29/13	\$450,000	\$491,000	1,370	7	1984	Avg	221,720	N	N	24127 NE 193RD PL
5	1	662730	0020	08/14/13	\$499,950	\$544,000	1,400	7	1981	VGood	29,004	N	N	17625 201ST AVE NE
5	1	662730	0160	01/02/14	\$380,000	\$401,000	1,400	7	1981	Good	35,870	N	N	20118 NE 176TH ST
5	1	102606	9084	06/06/13	\$485,000	\$536,000	1,470	7	1978	Good	81,021	N	N	17817 230TH AVE NE
5	1	042606	9028	08/26/13	\$494,500	\$537,000	1,990	7	1988	Avg	207,781	N	N	22427 NE 200TH ST
5	1	032606	9146	10/16/12	\$399,950	\$471,000	2,000	7	1986	Avg	222,156	N	N	24104 NE 193RD PL
5	1	092606	9112	11/01/12	\$600,000	\$704,000	3,580	7	2008	Avg	57,063	N	N	17922 218TH AVE NE
5	1	092606	9136	12/13/12	\$470,000	\$545,000	1,430	8	1982	Avg	58,370	N	N	21832 NE 175TH ST
5	1	102606	9170	05/09/13	\$492,000	\$548,000	1,540	8	1988	Good	55,756	N	N	17926 236TH AVE NE
5	1	102606	9139	05/10/13	\$391,000	\$435,000	1,620	8	1985	Avg	60,000	N	N	23500 NE 184TH ST
5	1	951670	0120	07/05/12	\$322,000	\$392,000	1,650	8	1982	Avg	37,100	N	N	20525 NE 179TH ST
5	1	092606	9128	03/28/12	\$582,000	\$732,000	1,680	8	1972	Good	153,766	N	N	17130 217TH PL NE
5	1	102606	9158	12/12/12	\$385,000	\$446,000	1,850	8	1987	Avg	36,287	N	N	23517 NE WOODINVILLE-DUVALL
5	1	082606	9184	10/02/14	\$535,000	\$540,000	1,960	8	1978	Good	47,044	N	N	20012 NE 177TH ST
5	1	102606	9172	06/18/14	\$540,000	\$554,000	2,050	8	1989	Good	34,222	N	N	17912 236TH PL NE
5	1	951670	0210	06/17/12	\$427,000	\$523,000	2,060	8	1989	Avg	50,447	N	N	17727 205TH AVE NE
5	1	042606	9095	10/14/14	\$542,950	\$548,000	2,070	8	1988	Avg	39,768	N	N	19524 226TH AVE NE
5	1	032606	9101	12/05/14	\$515,000	\$516,000	2,130	8	1986	Avg	219,978	N	N	20244 230TH AVE NE
5	1	662730	0190	09/26/12	\$459,950	\$545,000	2,240	8	1981	Good	36,940	N	N	17636 201ST AVE NE
5	1	032606	9053	06/07/13	\$575,000	\$636,000	2,310	8	1992	Good	105,415	N	N	24315 NE 188TH ST
5	1	092606	9009	06/09/14	\$649,950	\$668,000	2,350	8	1994	Good	63,162	N	N	21801 NE 175TH ST
5	1	112606	9050	05/14/13	\$565,000	\$629,000	2,350	8	1991	Avg	207,781	N	N	18120 244TH AVE NE
5	1	032606	9097	03/22/13	\$660,000	\$744,000	2,570	8	1983	Avg	217,800	N	N	22811 NE 202ND ST
5	1	102606	9100	07/09/13	\$503,500	\$553,000	2,640	8	1978	Good	47,916	N	N	17528 228TH PL NE
5	1	032606	9131	06/11/14	\$599,000	\$615,000	2,790	8	1989	Avg	230,868	N	N	18905 240TH AVE NE
5	1	092606	9142	11/24/14	\$480,000	\$482,000	2,870	8	1977	Avg	35,757	N	N	21716 NE 176TH PL
5	1	092606	9076	11/09/12	\$589,000	\$689,000	3,000	8	1993	Avg	158,558	N	N	17918 214TH AVE NE



## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	1	032606	9072	09/10/13	\$588,000	\$636,000	3,120	8	1982	Avg	86,794	Y	Y	19218 229TH AVE NE
5	1	092606	9173	06/12/13	\$599,000	\$662,000	3,140	8	2008	Avg	42,975	N	N	22020 NE 175TH ST
5	1	951670	0220	09/20/13	\$597,950	\$645,000	3,190	8	1983	Good	48,202	N	N	17717 205TH AVE NE
5	1	102606	9140	04/15/14	\$570,000	\$591,000	3,280	8	1990	Good	74,447	N	N	23503 NE 184TH ST
5	1	032606	9118	06/30/14	\$760,000	\$778,000	3,300	8	1984	Avg	165,528	N	N	19014 233RD AVE NE
5	1	662630	0095	05/19/14	\$749,950	\$773,000	3,430	8	2013	Avg	64,441	N	N	19503 204TH AVE NE
5	1	662630	0090	08/25/14	\$745,000	\$757,000	3,600	8	2014	Avg	57,860	N	N	19503 204TH AVE NE
5	1	022606	9047	09/26/12	\$788,000	\$935,000	3,980	8	2009	Avg	399,881	Y	N	20004 244TH AVE NE
5	1	102606	9016	08/16/13	\$748,000	\$814,000	1,950	9	1998	Avg	218,671	N	N	24225 NE 172ND ST
5	1	092606	9164	12/12/13	\$549,000	\$582,000	2,270	9	1989	Good	86,684	N	N	17335 220TH PL NE
5	1	092606	9006	06/13/12	\$598,000	\$733,000	2,390	9	2000	Avg	219,715	N	N	17530 214TH AVE NE
5	1	042606	9075	09/23/13	\$633,500	\$683,000	2,420	9	1987	Good	43,995	N	N	19319 224TH CT NE
5	1	429810	0060	05/09/14	\$590,000	\$609,000	2,430	9	1993	Avg	32,496	N	N	18616 215TH WAY NE
5	1	429870	0030	09/06/13	\$595,000	\$644,000	2,500	9	1996	Avg	29,484	N	N	21730 NE 181ST PL
5	1	429810	0110	01/03/12	\$447,500	\$580,000	2,550	9	1997	Avg	32,644	N	N	21304 NE 189TH ST
5	1	102606	9134	08/25/14	\$619,000	\$629,000	2,560	9	2002	Avg	43,608	N	N	23508 NE 184TH ST
5	1	042606	9084	06/01/12	\$522,500	\$643,000	2,640	9	1987	Avg	52,707	N	N	22638 NE 192ND CT
5	1	429810	0090	02/09/12	\$507,000	\$649,000	2,670	9	1996	Avg	35,319	N	N	21316 NE 189TH ST
5	1	429810	0240	08/05/14	\$660,000	\$672,000	2,680	9	1993	Avg	28,243	N	N	18614 214TH AVE NE
5	1	429810	0350	04/24/13	\$600,000	\$671,000	2,710	9	1999	Avg	36,990	N	N	18619 213TH AVE NE
5	1	429810	0070	05/28/14	\$630,000	\$648,000	2,740	9	1993	Avg	43,101	N	N	18808 215TH WAY NE
5	1	042606	9099	11/20/13	\$692,000	\$737,000	2,790	9	1991	Good	53,143	N	N	19420 226TH AVE NE
5	1	951670	0030	05/16/13	\$546,000	\$607,000	2,830	9	1984	Good	38,222	N	N	20511 NE 177TH ST
5	1	429810	0450	08/20/13	\$600,000	\$652,000	2,860	9	1993	Avg	27,409	N	N	18327 215TH WAY NE
5	1	032606	9015	12/04/12	\$707,000	\$821,000	3,030	9	1987	Good	216,928	N	N	18516 236TH AVE NE
5	1	042606	9053	10/23/13	\$811,500	\$870,000	3,160	9	1988	Good	123,749	N	N	22421 NE 202ND ST
5	1	052606	9024	05/12/14	\$950,000	\$981,000	3,200	9	2003	Good	258,746	N	N	20229 NE 198TH ST
5	1	102606	9044	10/10/14	\$785,000	\$792,000	3,200	9	1972	Good	53,357	N	N	17525 228TH PL NE
5	1	102606	9149	09/12/13	\$581,000	\$628,000	3,420	9	1987	Avg	38,495	N	N	18203 236TH AVE NE
5	1	429810	0130	02/28/14	\$640,000	\$669,000	3,550	9	1994	Avg	34,307	N	N	21220 NE 189TH ST
5	1	032606	9013	05/23/13	\$800,000	\$888,000	3,650	9	2000	Avg	207,781	N	N	19015 244TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	1	092606	9192	09/26/14	\$880,000	\$890,000	4,060	9	1996	Good	52,707	N	N	18350 222ND WAY NE
5	1	032606	9163	07/24/12	\$645,000	\$780,000	4,100	9	1999	Avg	45,654	N	N	23506 185TH PL NE
5	1	112606	9045	06/20/14	\$1,135,000	\$1,164,000	4,820	9	2002	Good	244,716	N	N	16903 246TH AVE NE
5	1	429810	0360	09/20/13	\$779,000	\$841,000	2,790	10	1999	Avg	52,758	N	N	18607 213TH AVE NE
5	1	029380	0870	09/11/14	\$710,800	\$720,000	2,880	10	1992	Avg	36,820	N	N	19105 222ND WAY NE
5	1	029380	0890	06/22/12	\$645,400	\$789,000	2,990	10	1992	Avg	30,754	N	N	18925 222ND WAY NE
5	1	102606	9075	09/13/13	\$627,000	\$678,000	3,050	10	1991	Avg	36,048	N	N	18109 236TH AVE NE
5	1	029380	0480	06/18/13	\$697,000	\$769,000	3,120	10	1995	Avg	35,737	N	N	19710 222ND AVE NE
5	1	029380	0130	03/14/12	\$574,000	\$726,000	3,140	10	1992	Avg	32,977	N	N	18808 222ND WAY NE
5	1	102606	9095	06/24/14	\$839,000	\$860,000	3,200	10	2000	Avg	203,425	N	N	18415 244TH AVE NE
5	1	029380	0920	03/02/12	\$620,000	\$787,000	3,220	10	1992	Avg	37,106	N	N	18729 222ND WAY NE
5	1	029380	0630	08/12/13	\$685,000	\$746,000	3,230	10	1993	Avg	48,505	N	N	21908 NE 198TH ST
5	1	029380	0820	05/28/13	\$710,000	\$787,000	3,260	10	1995	Avg	62,871	N	N	21825 NE 194TH ST
5	1	029380	0690	04/21/14	\$829,000	\$859,000	3,270	10	1994	Avg	76,514	N	N	19717 219TH AVE NE
5	1	042606	9062	09/05/12	\$790,000	\$943,000	3,280	10	1996	Avg	164,656	N	N	19621 216TH AVE NE
5	1	029380	0900	10/06/14	\$829,950	\$838,000	3,430	10	1992	Avg	42,775	N	N	18913 222ND WAY NE
5	1	029370	0180	02/15/12	\$590,000	\$753,000	3,440	10	1996	Avg	35,978	N	N	21707 NE 203RD ST
5	1	032606	9104	07/01/14	\$800,000	\$819,000	3,530	10	1993	Avg	221,284	N	N	18810 236TH AVE NE
5	1	092606	9140	07/21/14	\$879,000	\$897,000	3,590	10	2005	Avg	89,640	N	N	22652 NE OLD WOODINVILLE-
5	1	029370	0160	05/21/12	\$550,000	\$679,000	3,640	10	1994	Avg	38,024	N	N	21723 NE 203RD ST
5	1	102606	9108	12/10/13	\$955,000	\$1,014,000	3,640	10	1998	Avg	217,800	N	N	17510 233RD PL NE
5	1	029380	0410	09/24/14	\$824,000	\$833,000	3,650	10	1996	Avg	57,538	N	N	19723 223RD AVE NE
5	1	029370	0210	08/10/12	\$625,000	\$752,000	3,750	10	1995	Avg	23,862	N	N	21738 NE 201ST CT
5	1	029370	0110	09/26/14	\$775,000	\$784,000	3,890	10	1996	Avg	34,513	N	N	21732 NE 203RD ST
5	1	029380	0340	11/19/13	\$830,000	\$885,000	4,150	10	1997	Avg	64,903	N	N	19502 223RD AVE NE
5	1	112606	9052	04/03/13	\$925,000	\$1,040,000	3,920	11	1999	Avg	266,587	Y	N	16727 W SNOQUALMIE VALLEY RD
5	1	029380	0580	09/05/13	\$860,000	\$932,000	5,550	11	1994	Avg	72,556	N	N	22112 NE 194TH ST
5	2	152606	9069	04/24/14	\$355,000	\$367,000	1,060	6	1969	Avg	44,866	N	N	14619 232ND AVE NE
5	2	172606	9051	05/23/14	\$306,000	\$315,000	780	7	1989	Good	13,500	N	N	15210 MINK RD NE
5	2	152606	9051	08/22/13	\$440,000	\$478,000	1,310	7	1969	Avg	41,658	N	N	14915 232ND AVE NE
5	2	162606	9178	09/10/14	\$535,000	\$542,000	1,330	7	1979	VGood	110,642	N	N	21323 NE 156TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	2	162606	9069	10/29/14	\$600,000	\$604,000	1,350	7	1997	Good	187,313	N	N	21622 NE 150TH ST
5	2	162606	9139	08/21/14	\$462,500	\$470,000	1,390	7	1977	Avg	51,400	N	N	21220 NE 156TH ST
5	2	162606	9077	08/10/12	\$408,700	\$492,000	1,400	7	1976	Good	55,321	N	N	21616 NE 159TH ST
5	2	949280	0020	09/30/14	\$425,000	\$429,000	1,400	7	1982	Good	43,332	N	N	21619 NE 154TH ST
5	2	162606	9106	08/13/14	\$399,000	\$406,000	1,490	7	1987	VGood	39,265	N	N	16201 216TH AVE NE
5	2	162606	9024	07/30/12	\$400,000	\$483,000	1,520	7	1977	VGood	51,400	N	N	21210 NE 156TH ST
5	2	949280	0040	09/27/13	\$378,553	\$408,000	1,570	7	1982	Avg	41,400	N	N	21721 NE 154TH ST
5	2	172606	9257	11/11/13	\$415,250	\$443,000	1,670	7	1986	Good	35,050	N	N	14919 210TH AVE NE
5	2	222606	9020	10/19/12	\$425,000	\$500,000	2,580	7	1987	Avg	113,256	N	N	22823 NE 145TH ST
5	2	102606	9120	05/08/14	\$589,900	\$609,000	3,160	7	1993	Avg	66,646	N	N	22819 NE 166TH ST
5	2	082606	9016	12/12/14	\$458,000	\$459,000	3,280	7	1979	Avg	62,726	N	N	21030 NE 169TH ST
5	2	172606	9180	09/30/13	\$455,000	\$490,000	1,070	8	1983	Avg	52,272	N	N	21027 NE 161ST PL
5	2	092606	9060	06/24/13	\$389,000	\$428,000	1,180	8	1978	Avg	48,787	N	N	21506 NE 165TH ST
5	2	162606	9065	10/25/13	\$440,000	\$471,000	1,260	8	1979	Good	42,993	N	N	22124 NE 150TH ST
5	2	152606	9041	12/27/12	\$510,000	\$589,000	1,310	8	2008	Avg	87,991	N	N	15720 232ND AVE NE
5	2	152606	9054	09/10/13	\$408,000	\$441,000	1,310	8	1983	Avg	51,853	N	N	23021 NE 150TH ST
5	2	162606	9136	09/20/12	\$424,000	\$504,000	1,320	8	1977	Good	48,787	N	N	21820 NE 164TH ST
5	2	082606	9127	01/09/12	\$340,000	\$440,000	1,330	8	1977	Good	43,560	N	N	16919 199TH PL NE
5	2	102606	9039	07/19/13	\$454,950	\$498,000	1,360	8	1977	Good	25,600	N	N	17410 232ND AVE NE
5	2	102606	9040	06/25/12	\$358,350	\$437,000	1,390	8	1980	Avg	44,431	N	N	17315 232ND AVE NE
5	2	162606	9198	10/03/14	\$450,000	\$454,000	1,390	8	1981	Avg	44,866	N	N	15417 223RD AVE NE
5	2	172606	9149	10/17/13	\$619,950	\$665,000	1,400	8	1979	Good	79,930	N	N	15411 206TH AVE NE
5	2	172606	9179	12/23/14	\$432,000	\$432,000	1,410	8	1981	Good	51,763	N	N	15832 210TH AVE NE
5	2	162606	9129	07/26/13	\$589,950	\$645,000	1,440	8	1978	VGood	101,494	N	N	14810 216TH AVE NE
5	2	082606	9181	04/25/12	\$428,000	\$533,000	1,480	8	1979	Good	57,934	N	N	17119 198TH AVE NE
5	2	162606	9154	07/25/12	\$365,000	\$441,000	1,480	8	1978	Avg	49,222	N	N	21808 NE 150TH ST
5	2	082606	9180	10/21/14	\$440,000	\$443,000	1,550	8	1979	Avg	56,192	N	N	17103 198TH AVE NE
5	2	082606	9180	05/29/12	\$372,000	\$458,000	1,550	8	1979	Avg	56,192	N	N	17103 198TH AVE NE
5	2	162606	9084	09/05/14	\$429,000	\$435,000	1,550	8	1983	Avg	50,529	N	N	21726 NE 156TH ST
5	2	162870	0195	12/16/13	\$540,000	\$572,000	1,570	8	1977	Good	87,347	N	N	17215 195TH PL NE
5	2	082606	9085	09/03/14	\$460,000	\$466,000	1,590	8	1979	Avg	50,965	N	N	20521 NE 169TH PL

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	2	162606	9064	04/12/13	\$365,000	\$409,000	1,600	8	1977	Avg	45,302	N	N	21634 NE 154TH ST
5	2	162606	9153	04/23/13	\$389,000	\$435,000	1,600	8	1978	Avg	49,222	N	N	21824 NE 150TH ST
5	2	162606	9111	05/07/12	\$469,000	\$582,000	1,610	8	1977	Avg	115,869	N	N	21225 NE 159TH ST
5	2	172606	9146	09/04/13	\$410,000	\$444,000	1,710	8	1984	Avg	36,468	N	N	20922 NE 156TH ST
5	2	172606	9291	08/28/12	\$510,000	\$610,000	1,710	8	1997	Avg	41,180	N	N	14923 206TH AVE NE
5	2	162606	9054	04/04/14	\$585,000	\$608,000	1,760	8	1978	Avg	95,396	N	N	21619 NE 150TH ST
5	2	162606	9144	07/09/13	\$625,000	\$686,000	1,970	8	1978	VGood	41,506	N	N	21919 NE 161ST ST
5	2	172606	9233	06/14/12	\$430,000	\$527,000	2,020	8	1985	Avg	45,857	N	N	20711 NE 156TH ST
5	2	092606	9132	05/20/14	\$450,000	\$464,000	2,060	8	1953	Avg	44,866	N	N	21533 NE WOODINVILLE-DUVALL
5	2	162606	9176	05/15/12	\$475,000	\$588,000	2,250	8	1979	Good	46,609	N	N	21810 NE 156TH ST
5	2	082606	9239	03/02/12	\$485,900	\$617,000	2,310	8	1997	Avg	35,149	N	N	20116 NE 168TH PL
5	2	162606	9091	10/25/13	\$625,000	\$670,000	2,400	8	1973	VGood	46,173	N	N	15705 216TH AVE NE
5	2	162606	9220	09/05/14	\$562,000	\$570,000	2,400	8	1983	VGood	97,138	N	N	14913 219TH AVE NE
5	2	172606	9262	11/13/12	\$587,500	\$687,000	2,480	8	1986	VGood	42,436	N	N	14910 206TH AVE NE
5	2	714600	0070	06/03/13	\$559,000	\$619,000	2,490	8	1998	VGood	64,468	N	N	21827 NE WOODINVILLE-DUVALL
5	2	222606	9031	05/15/13	\$650,000	\$723,000	2,580	8	1989	Avg	230,868	N	N	24121 NE 140TH ST
5	2	082606	9238	08/15/12	\$500,000	\$601,000	2,610	8	1998	Avg	36,228	N	N	20103 NE WOODINVILLE-DUVALL
5	2	152606	9104	05/29/13	\$655,000	\$726,000	2,730	8	2002	Avg	54,956	N	N	15026 232ND AVE NE
5	2	162606	9253	05/06/14	\$483,500	\$499,000	2,740	8	1995	Avg	45,732	N	N	15418 216TH AVE NE
5	2	172606	9243	11/27/13	\$580,000	\$617,000	2,750	8	1985	Avg	35,000	N	N	19906 NE 154TH ST
5	2	162606	9018	11/30/12	\$474,750	\$552,000	2,760	8	1995	Avg	111,078	N	N	14600 221ST AVE NE
5	2	162606	9242	05/01/14	\$625,000	\$646,000	2,790	8	1988	VGood	46,366	N	N	22627 NE 150TH ST
5	2	062620	0050	04/18/12	\$523,000	\$653,000	3,070	8	1984	Good	35,046	N	N	20249 NE 164TH PL
5	2	062620	0200	07/19/12	\$575,000	\$697,000	3,270	8	1984	Avg	45,095	N	N	20201 NE 163RD ST
5	2	092606	9085	08/30/13	\$655,000	\$710,000	3,410	8	1998	Good	188,179	N	N	21340 NE 167TH PL
5	2	172606	9261	03/07/14	\$655,000	\$684,000	3,780	8	1987	Avg	39,850	N	N	14924 206TH AVE NE
5	2	082606	9162	07/05/13	\$599,000	\$658,000	1,710	9	1977	VGood	50,094	N	N	17219 197TH AVE NE
5	2	172606	9182	01/02/14	\$465,000	\$491,000	1,980	9	1981	Avg	40,075	N	N	20533 NE 162ND ST
5	2	172606	9018	05/25/12	\$495,000	\$610,000	2,040	9	1991	Avg	39,689	N	N	16404 199TH CT NE
5	2	082606	9208	09/16/13	\$530,000	\$573,000	2,500	9	1987	Avg	76,665	N	N	16626 203RD PL NE
5	2	172606	9227	07/02/13	\$552,500	\$607,000	2,630	9	1984	Avg	38,075	N	N	20519 NE 150TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	2	324950	0060	05/12/13	\$589,950	\$657,000	2,630	9	1993	Avg	36,489	N	N	16909 237TH PL NE
5	2	324950	0130	05/10/13	\$610,000	\$679,000	2,630	9	1994	Good	35,599	N	N	23729 NE 170TH ST
5	2	102606	9011	08/30/12	\$600,000	\$717,000	2,700	9	2000	Avg	66,646	N	N	23029 NE 166TH ST
5	2	324950	0100	07/03/13	\$630,000	\$692,000	2,840	9	1993	Avg	31,728	N	N	16924 237TH PL NE
5	2	082606	9231	09/05/13	\$735,000	\$796,000	2,920	9	1990	Avg	116,895	N	N	16728 201ST PL NE
5	2	729890	0010	09/24/14	\$640,000	\$647,000	2,970	9	1998	Avg	34,981	N	N	15002 225TH AVE NE
5	2	324950	0220	09/14/12	\$589,000	\$701,000	3,020	9	1995	Avg	31,667	N	N	23730 NE 170TH ST
5	2	082606	9203	06/27/12	\$600,000	\$732,000	3,030	9	1987	Good	108,046	N	N	20928 NE 169TH ST
5	2	729890	0110	09/09/13	\$615,000	\$665,000	3,100	9	1997	Good	25,667	N	N	15060 225TH AVE NE
5	2	092606	9014	08/09/13	\$740,000	\$806,000	3,110	9	1985	VGood	178,596	N	N	21614 NE 165TH ST
5	2	172606	9145	07/03/14	\$599,000	\$613,000	3,150	9	1989	Avg	42,890	N	N	20820 NE 156TH ST
5	2	082606	9022	11/25/13	\$875,000	\$932,000	3,160	9	1979	VGood	142,876	N	N	17109 205TH AVE NE
5	2	152606	9085	04/08/13	\$805,000	\$904,000	3,200	9	1979	Good	193,406	Y	N	15206 232ND AVE NE
5	2	172606	9198	09/18/14	\$850,000	\$860,000	3,260	9	1984	Good	91,911	N	N	15014 MINK RD NE
5	2	140070	0090	07/24/13	\$745,000	\$815,000	3,350	9	1991	VGood	34,397	N	N	19722 NE 169TH ST
5	2	324950	0210	10/28/13	\$620,000	\$664,000	3,390	9	1997	Good	44,766	N	N	23735 NE 170TH ST
5	2	324950	0210	08/09/12	\$595,000	\$716,000	3,390	9	1997	Good	44,766	N	N	23735 NE 170TH ST
5	2	062640	0020	09/18/14	\$734,000	\$743,000	3,490	9	1990	Good	18,521	N	N	19934 NE 155TH ST
5	2	140070	0150	07/22/14	\$730,000	\$745,000	3,550	9	1991	Good	35,689	N	N	19721 NE 169TH ST
5	2	729890	0060	03/31/14	\$600,000	\$624,000	3,560	9	1997	Avg	30,021	N	N	15032 225TH AVE NE
5	2	152606	9094	04/22/13	\$850,000	\$951,000	3,750	9	2004	Avg	102,801	N	N	22932 NE 150TH ST
5	2	152606	9135	12/11/14	\$930,000	\$932,000	4,150	9	2009	Avg	84,942	Y	N	16416 232ND AVE NE
5	2	757491	0010	08/13/13	\$650,000	\$708,000	2,390	10	1991	Good	42,839	N	N	22018 NE 168TH CT
5	2	757491	0060	10/15/12	\$595,000	\$701,000	2,460	10	1992	Good	51,853	N	N	16725 SAYBROOK DR NE
5	2	757491	0420	12/01/14	\$632,500	\$634,000	2,720	10	1994	Avg	37,258	N	N	22517 NE 157TH CT
5	2	757491	0220	07/31/14	\$795,000	\$810,000	2,920	10	1995	VGood	32,219	N	N	16015 223RD AVE NE
5	2	757491	0780	05/14/14	\$766,950	\$791,000	3,030	10	1992	Good	30,007	N	N	15905 SAYBROOK DR NE
5	2	757491	1010	05/16/12	\$705,000	\$872,000	3,060	10	1993	VGood	36,960	N	N	16407 224TH AVE NE
5	2	757491	0100	06/10/13	\$805,000	\$890,000	3,100	10	1991	Good	58,422	N	N	16621 SAYBROOK DR NE
5	2	757491	0530	11/01/13	\$773,000	\$827,000	3,160	10	1992	Good	40,938	N	N	16402 SAYBROOK DR NE
5	2	102606	9131	04/22/13	\$759,950	\$850,000	3,200	10	1998	VGood	87,323	N	N	16735 237TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	2	757490	0130	04/10/12	\$632,500	\$792,000	3,250	10	1991	Good	39,236	N	N	16802 227TH AVE NE
5	2	757491	0650	09/11/14	\$805,000	\$816,000	3,320	10	1991	Good	38,032	N	N	22617 NE 166TH ST
5	2	757491	0130	04/02/12	\$720,000	\$904,000	3,340	10	1992	Good	31,545	N	N	22414 NE 166TH ST
5	2	757491	1160	04/05/12	\$633,500	\$795,000	3,390	10	1997	Good	45,842	Y	N	16614 SAYBROOK DR NE
5	2	757491	0890	08/24/12	\$743,000	\$890,000	3,420	10	1994	VGood	32,535	N	N	15924 223RD AVE NE
5	2	757491	0360	01/27/12	\$640,000	\$823,000	3,430	10	1997	Good	35,890	N	N	15611 224TH CT NE
5	2	757491	1030	03/12/12	\$745,000	\$943,000	3,450	10	1993	Good	36,353	N	N	16207 224TH AVE NE
5	2	102606	9130	06/10/13	\$700,000	\$774,000	3,470	10	1998	Good	62,244	N	N	16807 238TH AVE NE
5	2	757490	0090	02/20/14	\$810,000	\$848,000	3,490	10	1991	Good	43,190	N	N	16617 227TH AVE NE
5	2	757491	0940	09/19/13	\$775,000	\$837,000	3,490	10	1991	Avg	36,023	N	N	16010 224TH AVE NE
5	2	757491	0490	11/14/14	\$864,500	\$869,000	3,520	10	1992	Good	35,991	N	N	16006 SAYBROOK DR NE
5	2	757491	0600	01/17/14	\$816,000	\$860,000	3,580	10	1992	Good	30,840	N	N	22512 NE 165TH CT
5	2	757491	1150	07/19/13	\$840,000	\$920,000	3,610	10	1992	Good	33,866	Y	N	16608 SAYBROOK DR NE
5	2	757491	0230	02/11/13	\$772,000	\$880,000	3,630	10	1993	VGood	55,608	N	N	15709 223RD AVE NE
5	2	757491	0960	04/09/12	\$640,000	\$802,000	3,690	10	1993	Avg	35,310	N	N	16208 224TH AVE NE
5	2	102606	9190	03/18/13	\$710,000	\$802,000	3,770	10	1998	Avg	87,122	N	N	16714 237TH AVE NE
5	2	757490	0140	07/18/13	\$840,000	\$920,000	3,800	10	1991	Good	37,324	N	N	16814 227TH AVE NE
5	2	757490	0140	06/06/12	\$710,000	\$872,000	3,800	10	1991	Good	37,324	N	N	16814 227TH AVE NE
5	2	757491	0820	05/24/12	\$717,000	\$885,000	3,860	10	1996	Good	36,823	N	N	15815 SAYBROOK DR NE
5	2	222606	9018	11/12/14	\$805,000	\$809,000	3,960	10	2000	Avg	38,615	N	N	14016 236TH AVE NE
5	2	152606	9049	11/06/12	\$945,000	\$1,107,000	4,030	10	2003	Avg	182,080	Y	N	15316 232ND AVE NE
5	2	757491	0880	04/11/14	\$935,000	\$970,000	4,080	10	1994	Good	38,236	N	N	15728 223RD AVE NE
5	2	757491	0520	04/23/13	\$775,000	\$867,000	4,360	10	1992	Good	39,027	N	N	16216 SAYBROOK DR NE
5	2	162606	9053	06/27/12	\$805,000	\$982,000	4,510	10	2007	Avg	238,708	N	N	21825 NE 164TH ST
5	2	152606	9032	07/25/13	\$1,148,078	\$1,256,000	5,320	10	2000	Avg	402,930	N	N	16329 232ND AVE NE
5	2	162870	0186	12/18/12	\$770,000	\$891,000	3,720	11	1990	Good	41,785	N	N	19435 NE 169TH PL
5	2	082606	9226	09/21/12	\$775,300	\$921,000	3,820	11	1991	Good	161,172	N	N	20917 NE 169TH ST
5	2	162606	9063	04/18/13	\$1,165,000	\$1,305,000	4,760	11	2001	Avg	209,523	N	N	21417 NE 149TH ST
5	2	172606	9248	11/19/12	\$1,445,500	\$1,687,000	5,790	11	2002	Avg	118,047	N	N	21115 NE 155TH PL
5	3	352606	9045	07/22/13	\$630,000	\$689,000	1,980	8	1986	Good	218,671	N	N	10722 244TH AVE NE
5	3	352606	9070	05/28/14	\$799,000	\$822,000	2,580	8	1984	Avg	209,523	N	N	24927 NE 108TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
5	3	405471	0030	04/04/12	\$479,000	\$601,000	2,580	9	1998	Avg	26,525	N	N	13839 233RD CT NE
5	3	405470	0350	05/03/13	\$630,000	\$703,000	2,620	9	1998	Avg	46,842	N	N	23511 NE 140TH ST
5	3	405471	0190	07/01/14	\$695,000	\$712,000	2,620	9	1998	Avg	51,354	N	N	23337 NE 138TH WAY
5	3	405472	0040	07/02/13	\$619,500	\$681,000	2,620	9	1998	Avg	27,149	N	N	23311 NE 142ND PL
5	3	405472	0240	05/14/12	\$505,000	\$625,000	2,650	9	1998	Avg	32,863	N	N	14217 229TH AVE NE
5	3	405470	0230	11/30/12	\$506,000	\$588,000	2,730	9	1998	Avg	34,167	N	N	23217 NE 141ST PL
5	3	405471	0210	12/18/13	\$619,000	\$656,000	2,730	9	1998	Avg	39,131	N	N	23315 NE 138TH WAY
5	3	405470	0290	05/20/13	\$628,200	\$698,000	2,880	9	1998	Avg	42,068	N	N	23436 NE 140TH ST
5	3	405472	0160	05/02/13	\$699,900	\$781,000	3,150	9	1998	Good	39,708	N	N	14336 231ST CT NE
5	3	405472	0070	04/18/14	\$635,000	\$658,000	3,250	9	1998	Avg	30,915	N	N	23215 NE 142ND PL
5	3	405470	0300	10/21/14	\$680,000	\$685,000	3,310	9	1998	Avg	50,951	N	N	23432 NE 140TH ST
5	3	405472	0140	01/08/13	\$759,000	\$873,000	3,350	9	1998	Avg	62,310	N	N	23115 NE 144TH ST
5	4	232606	9029	03/12/13	\$707,000	\$800,000	3,440	9	1991	Good	217,800	N	N	24633 NE 133RD ST
5	4	262606	9030	12/03/12	\$1,890,000	\$2,197,000	6,220	12	2000	Avg	223,462	Y	N	24525 NE 126TH ST
9	2	172606	9239	09/26/13	\$545,000	\$587,000	2,470	8	1987	Avg	35,050	N	N	19817 NE 148TH ST
9	3	805350	0040	08/25/14	\$800,000	\$813,000	500	4	1950	Avg	412,077	N	N	10019 206TH AVE NE
9	3	292606	9029	01/17/14	\$368,000	\$387,000	960	6	1945	VGood	13,760	N	N	20210 NE 116TH ST
9	3	192606	9035	07/22/14	\$299,000	\$305,000	1,070	6	1942	Avg	189,486	N	N	13410 AVONDALE RD NE
9	3	805350	0221	04/23/14	\$445,000	\$461,000	1,520	6	1970	Avg	38,703	N	N	10318 206TH AVE NE
9	3	062510	0005	06/02/14	\$315,000	\$324,000	1,530	6	1970	Good	26,997	N	N	13461 BEAR CREEK RD NE
9	3	192606	9112	07/30/14	\$375,000	\$382,000	1,720	6	1988	Avg	56,192	N	N	13322 AVONDALE RD NE
9	3	062510	0050	10/29/12	\$280,000	\$328,000	1,910	6	1989	Avg	56,628	N	N	20011 NE 133RD ST
9	3	062510	0067	12/28/12	\$350,000	\$404,000	1,060	7	1933	VGood	43,608	N	N	20326 NE 133RD ST
9	3	033950	0180	02/06/14	\$455,000	\$477,000	1,380	7	1920	Good	28,284	N	N	19128 NE REDMOND RD
9	3	062610	0023	06/11/14	\$600,000	\$616,000	1,510	7	1979	VGood	53,898	N	N	13505 208TH AVE NE
9	3	192606	9054	05/08/14	\$450,000	\$465,000	1,510	7	1954	Avg	43,560	N	N	13611 BEAR CREEK RD NE
9	3	062610	0006	10/21/13	\$420,000	\$450,000	1,670	7	1975	Good	47,590	N	N	20433 NE 133RD ST
9	3	805350	0160	08/20/13	\$475,000	\$516,000	1,680	7	1978	Good	90,169	N	N	10704 206TH AVE NE
9	3	212606	9041	04/25/14	\$560,000	\$579,000	1,780	7	1972	Good	43,094	N	N	13307 220TH CT NE
9	3	312606	9136	07/10/12	\$384,000	\$466,000	1,990	7	1983	Avg	43,387	N	N	19114 NE NOVELTY HILL RD
9	3	124310	0193	12/03/13	\$399,000	\$424,000	1,490	8	1969	Good	10,010	N	N	19232 NE REDMOND RD

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	124310	0201	09/26/12	\$560,000	\$664,000	2,210	8	1964	Good	58,084	N	N	19325 NE REDMOND RD
9	3	322606	9042	07/27/13	\$460,000	\$503,000	2,270	8	1973	Avg	106,286	N	N	11208 204TH AVE NE
9	3	062510	0181	05/08/14	\$535,000	\$552,000	2,280	8	2004	Avg	65,836	N	N	13812 196TH AVE NE
9	3	727310	0015	09/10/13	\$610,000	\$660,000	2,610	8	1976	Avg	109,771	N	N	11808 194TH AVE NE
9	3	124350	0014	07/22/13	\$527,000	\$577,000	2,780	8	1981	Avg	147,232	N	N	19621 NE REDMOND RD
9	3	292606	9062	08/11/14	\$840,000	\$855,000	3,050	8	2004	Avg	33,920	N	N	11635 201ST PL NE
9	3	332606	9031	11/23/13	\$799,500	\$851,000	3,170	8	1985	Good	137,649	N	N	11316 224TH AVE NE
9	3	292606	9045	12/23/14	\$600,000	\$600,000	3,260	8	1969	Avg	91,040	N	N	21056 NE 117TH ST
9	3	332606	9041	09/13/12	\$560,000	\$667,000	3,360	8	1985	Avg	52,272	N	N	22109 NE 114TH ST
9	3	062410	0530	09/24/12	\$650,000	\$771,000	1,900	9	1983	Avg	13,498	Y	N	14227 209TH AVE NE
9	3	062410	0920	04/26/13	\$562,500	\$629,000	2,070	9	1984	Avg	12,300	N	N	20701 NE 142ND ST
9	3	805350	0300	11/22/13	\$705,000	\$751,000	2,160	9	1978	VGood	116,340	N	N	10332 208TH CT NE
9	3	062411	0780	09/11/13	\$568,000	\$614,000	2,190	9	1992	Avg	15,498	N	N	13903 209TH AVE NE
9	3	062410	0990	09/29/14	\$725,000	\$733,000	2,420	9	1984	Avg	12,000	N	N	14116 205TH AVE NE
9	3	124310	0136	06/12/14	\$784,000	\$805,000	2,460	9	1989	Avg	111,078	N	N	19851 NE REDMOND RD
9	3	062410	0570	06/12/12	\$615,000	\$754,000	2,470	9	1984	Avg	13,723	N	N	14243 209TH AVE NE
9	3	033950	0160	10/08/14	\$662,000	\$668,000	2,500	9	1984	Avg	36,947	N	N	19124 NE 103RD ST
9	3	202606	9072	10/17/13	\$700,000	\$751,000	2,540	9	1989	Good	36,525	N	N	14326 BEAR CREEK RD NE
9	3	062410	0820	01/27/13	\$643,000	\$736,000	2,550	9	1984	Good	12,233	N	N	14216 209TH AVE NE
9	3	062411	0020	09/25/14	\$730,000	\$738,000	2,560	9	1988	Avg	13,129	N	N	14275 212TH DR NE
9	3	062410	0220	08/02/13	\$755,000	\$824,000	2,680	9	1986	Good	12,831	N	N	14212 206TH PL NE
9	3	062410	0280	12/18/12	\$580,000	\$671,000	2,750	9	1984	Avg	13,194	N	N	14215 207TH PL NE
9	3	062510	0161	01/02/14	\$604,750	\$639,000	2,790	9	2001	Avg	27,850	N	N	13434 BEAR CREEK RD NE
9	3	062510	0027	02/24/13	\$806,000	\$915,000	2,830	9	1993	Good	81,457	N	N	19511 NE 133RD ST
9	3	062410	0010	12/08/14	\$645,000	\$646,000	2,930	9	1983	Avg	19,900	N	N	13905 205TH AVE NE
9	3	062411	0770	07/10/14	\$750,000	\$767,000	3,000	9	1989	Avg	16,064	N	N	13849 209TH AVE NE
9	3	062411	0770	03/16/12	\$635,000	\$802,000	3,000	9	1989	Avg	16,064	N	N	13849 209TH AVE NE
9	3	081840	0020	03/09/12	\$656,500	\$831,000	3,040	9	1997	Avg	59,241	N	N	9914 197TH CT NE
9	3	062411	0740	07/11/13	\$690,000	\$757,000	3,140	9	1987	Avg	13,812	Y	N	13829 209TH AVE NE
9	3	292606	9031	04/15/14	\$879,500	\$912,000	3,150	9	2008	Avg	106,722	N	N	11658 204TH AVE NE
9	3	062411	0320	01/09/14	\$638,000	\$673,000	3,160	9	1987	Avg	19,445	N	N	13940 209TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	062410	0390	11/29/12	\$660,000	\$768,000	3,170	9	1983	Avg	12,624	N	N	14222 207TH PL NE
9	3	292606	9083	05/07/14	\$900,000	\$930,000	3,170	9	1985	Avg	226,076	N	N	12925 206TH AVE NE
9	3	062411	1050	07/17/12	\$699,999	\$849,000	3,360	9	1987	Avg	12,592	Y	N	14121 209TH AVE NE
9	3	062410	1110	10/02/14	\$725,000	\$733,000	3,440	9	1982	Avg	14,237	N	N	13924 205TH AVE NE
9	3	302606	9078	11/12/13	\$700,000	\$747,000	3,750	9	1986	Avg	82,450	N	N	19220 NE 127TH ST
9	3	805350	0302	11/21/13	\$718,000	\$765,000	3,750	9	1979	Good	41,048	N	N	10021 208TH CT NE
9	3	405456	0120	10/08/14	\$970,000	\$979,000	3,840	9	1996	Avg	53,696	N	N	22620 NE 144TH CT
9	3	805350	0460	07/16/13	\$765,000	\$838,000	4,010	9	1984	Avg	208,217	N	N	10620 210TH AVE NE
9	3	062410	0210	02/21/12	\$595,000	\$758,000	4,030	9	1983	Avg	12,192	N	N	14209 206TH PL NE
9	3	062410	0430	02/24/12	\$775,000	\$986,000	4,160	9	1983	Good	12,208	N	N	14206 207TH PL NE
9	3	322606	9054	12/20/12	\$822,500	\$951,000	4,310	9	1986	Avg	236,384	N	N	10818 206TH AVE NE
9	3	062411	0660	10/17/14	\$1,000,000	\$1,009,000	4,529	9	1987	Avg	15,726	Y	N	13737 209TH AVE NE
9	3	405452	0180	07/25/12	\$699,950	\$846,000	2,510	10	1992	Good	54,343	N	N	21533 NE 143RD PL
9	3	062411	0630	10/19/12	\$947,000	\$1,115,000	2,640	10	1986	Good	14,378	Y	N	13719 209TH AVE NE
9	3	062412	0020	04/16/13	\$617,000	\$691,000	2,700	10	1988	Avg	25,200	N	N	13618 212TH DR NE
9	3	405450	0570	11/08/13	\$700,000	\$748,000	2,780	10	1988	Good	40,166	N	N	13611 218TH AVE NE
9	3	770199	0400	07/20/12	\$628,000	\$761,000	2,790	10	1996	Avg	16,361	N	N	19844 NE 124TH PL
9	3	770199	0520	05/15/13	\$720,000	\$801,000	2,790	10	1995	Good	15,029	N	N	12215 201ST CT NE
9	3	062411	0060	09/17/12	\$1,072,600	\$1,276,000	2,860	10	1988	Good	12,019	N	N	14251 212TH DR NE
9	3	770199	0380	10/15/14	\$795,000	\$802,000	2,890	10	1997	Avg	16,397	N	N	19852 NE 124TH PL
9	3	405456	0140	09/26/14	\$820,000	\$829,000	2,950	10	1995	Avg	35,108	N	N	22629 NE 144TH CT
9	3	770199	0720	12/11/13	\$835,000	\$886,000	2,960	10	1994	Good	15,818	N	N	19841 NE 124TH CT
9	3	770199	0570	05/04/12	\$704,400	\$875,000	3,000	10	1993	Avg	28,537	N	N	20007 NE 122ND PL
9	3	062411	1000	08/05/14	\$950,000	\$968,000	3,030	10	1986	Avg	14,338	N	N	20812 NE 141ST ST
9	3	168580	0040	06/04/13	\$775,000	\$858,000	3,050	10	1995	Avg	18,389	N	N	14233 214TH WAY NE
9	3	405454	0140	04/28/14	\$820,000	\$848,000	3,060	10	1994	Avg	31,728	N	N	22013 NE 143RD ST
9	3	168580	0070	12/06/12	\$725,000	\$842,000	3,070	10	1995	Avg	28,902	N	N	14247 214TH WAY NE
9	3	062410	0930	08/12/13	\$860,000	\$937,000	3,100	10	1999	Avg	12,302	N	N	20615 NE 142ND ST
9	3	405454	0110	06/05/13	\$754,500	\$835,000	3,100	10	1994	Avg	30,021	N	N	22010 NE 143RD ST
9	3	062410	0290	06/05/13	\$850,500	\$941,000	3,110	10	1984	Avg	18,794	N	N	14219 207TH PL NE
9	3	770199	0480	11/09/12	\$635,000	\$743,000	3,110	10	1995	Avg	15,374	N	N	20114 NE 122ND PL

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	770199	0040	06/17/14	\$840,000	\$862,000	3,120	10	1996	Avg	18,334	N	N	12237 198TH AVE NE
9	3	770199	0560	07/29/14	\$840,000	\$856,000	3,130	10	1993	Good	21,810	N	N	20003 NE 122ND PL
9	3	062410	0760	10/22/13	\$714,000	\$765,000	3,140	10	1989	Avg	16,144	N	N	14242 209TH AVE NE
9	3	405452	0210	06/20/12	\$745,000	\$911,000	3,140	10	1991	Good	50,230	N	N	14115 216TH WAY NE
9	3	770199	0460	04/14/14	\$825,000	\$855,000	3,140	10	1994	Avg	20,195	N	N	12215 202ND AVE NE
9	3	770199	0260	12/10/13	\$780,000	\$828,000	3,180	10	1997	Avg	18,962	N	N	12029 201ST PL NE
9	3	062510	0062	09/23/13	\$635,000	\$685,000	3,210	10	1991	Avg	43,060	N	N	20321 NE 133RD ST
9	3	770199	0430	08/16/12	\$780,000	\$937,000	3,210	10	1994	Good	17,090	N	N	12419 198TH DR NE
9	3	770199	0700	12/31/14	\$825,000	\$825,000	3,210	10	1993	Avg	18,901	N	N	19834 NE 123RD CT
9	3	168580	0100	06/24/14	\$875,000	\$897,000	3,220	10	1996	Avg	22,588	N	N	14305 214TH WAY NE
9	3	062410	0040	09/10/13	\$722,000	\$781,000	3,250	10	1983	Avg	21,589	N	N	13923 205TH AVE NE
9	3	062411	1010	08/08/13	\$670,000	\$730,000	3,260	10	1986	Avg	14,850	N	N	20816 NE 141ST ST
9	3	770199	0250	07/30/13	\$870,000	\$950,000	3,280	10	1995	Avg	26,560	N	N	12035 201ST PL NE
9	3	770199	0300	05/16/14	\$862,500	\$890,000	3,280	10	1996	Avg	24,440	N	N	12040 201ST PL NE
9	3	322606	9049	12/08/14	\$1,237,500	\$1,240,000	3,290	10	2008	Avg	41,327	N	N	21017 NE 115TH ST
9	3	202606	9042	06/14/13	\$725,000	\$801,000	3,310	10	1990	Avg	47,916	N	N	13323 211TH PL NE
9	3	062411	0920	07/25/14	\$762,500	\$778,000	3,330	10	1986	Avg	15,258	N	N	20817 NE 141ST ST
9	3	062411	0910	06/26/12	\$750,000	\$916,000	3,360	10	1986	Avg	15,044	N	N	20821 NE 141ST ST
9	3	062411	0050	06/04/14	\$760,000	\$781,000	3,370	10	1991	Avg	12,447	N	N	14257 212TH DR NE
9	3	062411	0050	11/01/12	\$720,000	\$845,000	3,370	10	1991	Avg	12,447	N	N	14257 212TH DR NE
9	3	062411	0450	04/10/12	\$730,000	\$914,000	3,390	10	1987	Good	16,025	Y	N	13720 209TH AVE NE
9	3	212606	9094	05/31/13	\$850,000	\$942,000	3,400	10	1987	Avg	128,066	N	N	14311 217TH PL NE
9	3	405452	0170	03/17/14	\$813,000	\$847,000	3,440	10	1992	Avg	58,051	N	N	21519 NE 143RD PL
9	3	405456	0260	08/08/13	\$902,250	\$984,000	3,440	10	1995	Good	37,192	N	N	22612 NE 142ND PL
9	3	062411	0930	07/24/14	\$845,000	\$862,000	3,460	10	1986	Avg	15,745	N	N	20813 NE 141ST ST
9	3	405456	0180	08/23/12	\$770,000	\$923,000	3,460	10	1995	Avg	35,989	N	N	22614 NE 143RD CT
9	3	405456	0170	06/11/14	\$875,000	\$899,000	3,470	10	1995	Avg	32,109	N	N	22618 NE 143RD CT
9	3	405500	0020	05/20/13	\$785,000	\$872,000	3,470	10	1994	Avg	27,952	N	N	13501 227TH AVE NE
9	3	405452	0110	02/21/13	\$759,000	\$863,000	3,500	10	1992	Avg	66,417	N	N	21531 NE 144TH PL
9	3	062411	0640	11/26/13	\$890,000	\$947,000	3,640	10	1988	Avg	14,827	Y	N	13725 209TH AVE NE
9	3	062410	0130	06/12/13	\$850,000	\$939,000	3,700	10	1983	Good	13,520	N	N	14103 205TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	168581	0030	11/13/13	\$850,000	\$907,000	3,840	10	1996	Avg	31,285	N	N	21458 NE 143RD ST
9	3	062411	0160	01/31/13	\$750,000	\$857,000	3,880	10	1987	Avg	24,015	N	N	20925 NE 142ND ST
9	3	192606	9198	05/31/12	\$926,000	\$1,140,000	3,880	10	1999	Avg	105,415	N	N	19030 NE 133RD CT
9	3	062411	0540	12/05/14	\$1,175,000	\$1,178,000	4,060	10	1991	Avg	20,822	N	N	13611 212TH DR NE
9	3	405450	0330	05/22/12	\$772,000	\$953,000	4,070	10	1987	Avg	65,100	N	N	22116 NE 140TH WAY
9	3	405453	0360	06/14/13	\$873,000	\$964,000	4,130	10	1997	Avg	32,782	N	N	21723 NE 139TH ST
9	3	062411	0460	11/18/14	\$865,000	\$869,000	4,210	10	1986	Avg	15,815	Y	N	13712 209TH AVE NE
9	3	062410	0540	02/17/14	\$988,000	\$1,035,000	4,240	10	1987	Avg	13,762	N	N	14231 209TH AVE NE
9	3	062410	0240	09/18/12	\$890,000	\$1,058,000	4,260	10	1983	Avg	12,264	N	N	20606 NE 142ND ST
9	3	062411	0690	03/20/14	\$964,800	\$1,005,000	4,270	10	1987	Avg	13,871	Y	N	13805 209TH AVE NE
9	3	062412	0270	06/14/12	\$899,000	\$1,102,000	4,530	10	1987	Avg	24,181	N	N	13809 212TH DR NE
9	3	405452	0240	11/13/12	\$908,500	\$1,062,000	4,710	10	1993	Good	40,010	N	N	14019 216TH WAY NE
9	3	202606	9061	10/17/12	\$1,400,000	\$1,650,000	4,770	10	1986	VGood	215,186	N	N	19744 NE 143RD ST
9	3	405450	0220	04/02/13	\$925,000	\$1,040,000	5,150	10	1988	Good	53,247	N	N	22615 NE 140TH WAY
9	3	405456	0060	02/19/14	\$1,207,500	\$1,264,000	5,340	10	1994	Avg	51,613	N	N	14210 227TH AVE NE
9	3	770196	0930	08/29/13	\$775,000	\$841,000	2,890	11	1990	Avg	22,218	N	N	12813 198TH DR NE
9	3	770196	0130	10/17/14	\$820,000	\$827,000	2,980	11	1990	Avg	18,935	N	N	12936 195TH PL NE
9	3	770196	1220	06/26/14	\$800,000	\$820,000	2,990	11	1990	Avg	16,809	N	N	19735 NE 127TH PL
9	3	770196	0530	08/26/13	\$795,900	\$864,000	3,070	11	1990	Avg	15,180	N	N	12709 197TH PL NE
9	3	405450	0290	05/29/13	\$739,000	\$819,000	3,120	11	1988	Avg	43,820	N	N	22524 NE 140TH WAY
9	3	770196	0030	08/19/13	\$850,000	\$924,000	3,120	11	1990	Avg	20,281	N	N	19710 NE 129TH WAY
9	3	770196	0450	11/26/13	\$790,000	\$841,000	3,170	11	1993	Avg	17,497	N	N	12837 197TH PL NE
9	3	770196	0990	08/19/14	\$870,000	\$884,000	3,190	11	1990	Avg	14,565	N	N	12623 198TH DR NE
9	3	770196	0990	06/16/14	\$862,000	\$885,000	3,190	11	1990	Avg	14,565	N	N	12623 198TH DR NE
9	3	770196	0990	01/10/12	\$716,000	\$926,000	3,190	11	1990	Avg	14,565	N	N	12623 198TH DR NE
9	3	770196	0250	08/11/14	\$890,000	\$906,000	3,220	11	1994	Avg	15,467	N	N	12934 193RD CT NE
9	3	770196	1300	10/17/12	\$682,500	\$804,000	3,260	11	1992	Avg	20,561	N	N	12810 197TH PL NE
9	3	770196	0660	11/04/13	\$770,000	\$823,000	3,320	11	1990	Avg	15,835	N	N	19619 NE 125TH CT
9	3	770196	0330	08/28/12	\$775,000	\$927,000	3,380	11	1990	Avg	26,301	N	N	12908 195TH PL NE
9	3	770199	0600	06/04/13	\$900,000	\$996,000	3,420	11	1993	Avg	31,181	N	N	20030 NE 121ST ST
9	3	770196	0040	06/11/12	\$739,900	\$908,000	3,450	11	1990	Avg	19,574	N	N	19624 NE 129TH WAY

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	770196	0770	03/19/14	\$988,000	\$1,029,000	3,490	11	1990	Avg	36,352	N	N	12618 198TH DR NE
9	3	405450	0480	04/12/13	\$1,000,000	\$1,122,000	3,520	11	1988	Good	80,893	N	N	21910 NE 140TH WAY
9	3	405450	0520	08/07/13	\$1,117,500	\$1,219,000	3,520	11	1987	Good	69,086	N	N	21735 NE 140TH PL
9	3	770199	0290	06/14/13	\$889,000	\$982,000	3,550	11	1994	Avg	25,138	N	N	12036 201ST PL NE
9	3	770199	0350	08/01/13	\$1,050,000	\$1,147,000	3,600	11	1993	Good	36,760	N	N	12214 202ND AVE NE
9	3	405450	0560	12/01/13	\$885,000	\$941,000	3,640	11	1988	Avg	40,166	N	N	13713 218TH AVE NE
9	3	770196	0700	07/01/13	\$805,000	\$885,000	3,660	11	1990	Avg	18,000	N	N	19835 NE 125TH PL
9	3	770199	0310	07/10/12	\$840,000	\$1,021,000	3,690	11	1996	Avg	22,068	N	N	12112 202ND AVE NE
9	3	062411	0200	04/24/13	\$870,000	\$973,000	3,700	11	1986	Avg	22,588	Y	N	14132 209TH AVE NE
9	3	312606	9138	05/09/12	\$1,100,000	\$1,365,000	3,700	11	1999	Avg	103,139	N	N	19410 NE 113TH ST
9	3	405451	0270	08/27/14	\$1,250,000	\$1,269,000	3,830	11	1990	Good	41,263	N	Y	22135 NE 140TH WAY
9	3	405451	0270	03/28/13	\$1,100,000	\$1,239,000	3,830	11	1990	Good	41,263	N	Y	22135 NE 140TH WAY
9	3	770196	0120	04/10/13	\$878,000	\$986,000	3,830	11	1990	Good	17,672	N	N	19512 NE 129TH WAY
9	3	770196	0670	11/21/12	\$840,000	\$980,000	3,840	11	1990	Avg	18,471	N	N	19625 NE 125TH CT
9	3	770196	0740	04/30/13	\$1,050,000	\$1,173,000	4,020	11	1990	Avg	28,456	N	N	12520 198TH DR NE
9	3	405450	0180	07/24/14	\$985,000	\$1,005,000	4,030	11	1988	Avg	36,762	N	N	22405 NE 140TH WAY
9	3	405450	0590	06/26/14	\$910,000	\$933,000	4,040	11	1987	Avg	50,479	N	N	13417 218TH AVE NE
9	3	405451	0310	12/01/14	\$1,035,000	\$1,038,000	4,090	11	1991	Avg	51,908	N	Y	13939 224TH CT NE
9	3	062412	0290	09/04/12	\$930,000	\$1,110,000	4,170	11	1988	Avg	25,401	Y	N	13713 212TH DR NE
9	3	770196	0720	10/17/14	\$1,080,000	\$1,089,000	4,200	11	1990	Avg	35,267	N	N	12438 198TH DR NE
9	3	405453	0110	08/27/13	\$1,285,000	\$1,395,000	4,230	11	1991	Good	35,932	N	N	13943 225TH PL NE
9	3	321650	0450	06/13/12	\$1,325,000	\$1,625,000	4,520	11	2002	Avg	26,896	N	N	21108 NE 129TH CT
9	3	062410	0640	07/01/13	\$995,000	\$1,094,000	4,540	11	1985	Avg	25,828	N	N	14271 209TH AVE NE
9	3	321650	0435	03/21/14	\$1,495,000	\$1,557,000	4,680	11	2004	Avg	22,716	N	N	21122 NE 129TH CT
9	3	321650	0160	04/25/12	\$1,325,000	\$1,652,000	4,690	11	2004	Avg	42,866	N	N	20510 NE 126TH CT
9	3	321650	0240	06/24/13	\$1,450,000	\$1,598,000	4,690	11	2005	Avg	20,850	N	N	20529 NE 126TH WAY
9	3	062412	0250	02/14/12	\$945,000	\$1,207,000	4,700	11	1988	Avg	28,478	Y	N	13905 212TH DR NE
9	3	292606	9085	10/17/13	\$1,550,000	\$1,664,000	4,720	11	2001	Avg	225,640	N	N	12827 206TH AVE NE
9	3	770198	0090	08/20/13	\$1,200,000	\$1,305,000	4,920	11	1994	Avg	36,626	N	N	12409 203RD AVE NE
9	3	062411	0310	06/03/13	\$1,275,000	\$1,412,000	4,975	11	1987	Avg	20,130	N	N	20915 NE 140TH CT
9	3	405454	0090	04/17/14	\$1,185,000	\$1,228,000	5,020	11	1994	Avg	42,614	N	N	14405 221ST AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

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
9	3	405450	0270	09/25/12	\$1,310,000	\$1,554,000	5,065	11	1988	VGood	58,839	N	N	14017 227TH AVE NE
9	3	405453	0370	11/21/13	\$1,100,000	\$1,172,000	5,120	11	1991	Avg	34,647	N	N	21729 NE 139TH ST
9	3	321650	0510	06/18/12	\$1,336,000	\$1,636,000	5,210	11	2002	Avg	74,091	N	N	13228 211TH WAY NE
9	3	405450	0390	10/07/14	\$1,365,000	\$1,379,000	5,310	11	1989	Good	57,346	N	N	14137 221ST AVE NE
9	3	405450	0100	11/14/12	\$943,500	\$1,103,000	5,710	11	1988	Avg	56,568	N	N	22107 NE 140TH WAY
9	3	062411	0650	10/08/12	\$1,365,000	\$1,613,000	6,130	11	1991	Avg	15,277	Y	N	13731 209TH AVE NE
9	3	062411	0590	01/27/14	\$1,138,000	\$1,197,000	3,132	12	1997	Avg	15,151	Y	N	13625 209TH AVE NE
9	3	770196	0880	10/23/13	\$1,133,000	\$1,215,000	4,640	12	1990	Avg	33,434	N	N	19975 NE 129TH ST
9	3	770196	0900	11/13/13	\$1,131,900	\$1,208,000	4,640	12	1991	Avg	38,798	N	N	19995 NE 129TH ST
9	3	405453	0160	08/20/13	\$1,575,000	\$1,713,000	5,020	12	1991	Good	86,986	N	N	22125 NE 141ST PL
9	3	770196	0830	01/16/13	\$1,065,000	\$1,223,000	5,030	12	1991	Avg	39,279	N	N	19925 NE 129TH ST
9	3	770198	0080	09/17/13	\$1,509,950	\$1,632,000	5,250	12	1991	Good	40,344	N	N	12417 203RD AVE NE
9	3	405453	0260	06/27/14	\$1,820,000	\$1,865,000	6,640	12	1993	Avg	53,330	N	N	21909 NE 141ST ST
9	3	321650	0250	07/30/12	\$2,575,000	\$3,110,000	6,730	12	2001	Avg	55,350	N	N	12535 208TH PL NE
9	3	405450	0160	08/31/12	\$2,255,125	\$2,697,000	6,750	12	1987	Good	60,763	N	Y	22321 NE 140TH WAY
9	3	405451	0010	01/24/13	\$2,025,000	\$2,320,000	5,570	13	1998	Avg	75,563	N	Y	22134 NE 137TH ST
10	0	868221	0940	12/28/12	\$329,900	\$380,000	1,210	8	2002	Avg	3,900	N	N	11663 239TH AVE NE
10	0	868226	0130	12/19/13	\$390,000	\$413,000	1,300	8	2004	Avg	2,983	N	N	12625 SUN BREAK WAY NE
10	0	868226	0870	09/12/14	\$344,000	\$348,000	1,300	8	2005	Avg	4,659	N	N	22883 NE 128TH PL
10	0	868226	2020	01/24/12	\$285,000	\$366,000	1,300	8	2005	Avg	3,025	N	N	22936 NE 132ND PL
10	0	868226	2120	03/04/13	\$330,000	\$374,000	1,300	8	2005	Avg	2,984	N	N	22826 NE 132ND PL
10	0	868228	1110	11/13/12	\$325,000	\$380,000	1,300	8	2005	Avg	4,796	N	N	12106 BIG LEAF WAY NE
10	0	868228	1220	10/14/14	\$439,888	\$444,000	1,300	8	2005	Avg	6,515	N	N	12236 BIG LEAF WAY NE
10	0	868229	1130	11/11/12	\$359,000	\$420,000	1,300	8	2007	Avg	3,609	N	N	13747 MORGAN DR NE
10	0	868229	1260	12/08/13	\$430,000	\$456,000	1,300	8	2007	Avg	5,823	N	N	13667 MORGAN DR NE
10	0	868229	1620	02/19/14	\$385,100	\$403,000	1,300	8	2007	Avg	4,110	N	N	23713 NE 134TH PL
10	0	868229	1970	09/24/14	\$398,000	\$402,000	1,300	8	2006	Avg	3,865	N	N	13495 ADAIR CREEK WAY NE
10	0	868229	2040	07/25/13	\$339,950	\$371,000	1,300	8	2007	Avg	4,769	N	N	13537 ADAIR CREEK WAY NE
10	0	868232	1160	05/23/13	\$399,900	\$444,000	1,300	8	2013	Avg	4,040	N	N	23824 NE 126TH PL
10	0	868232	1190	04/29/13	\$376,400	\$420,000	1,300	8	2013	Avg	3,120	N	N	23812 NE 126TH PL
10	0	868226	0360	07/13/12	\$290,000	\$352,000	1,340	8	2005	Avg	5,196	N	N	22833 NE 130TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868226	0500	05/02/14	\$415,000	\$429,000	1,340	8	2005	Avg	4,225	N	N	23047 NE 130TH ST
10	0	868226	0790	06/26/12	\$295,000	\$360,000	1,340	8	2005	Avg	4,411	N	N	22827 NE 128TH PL
10	0	868226	2170	05/30/14	\$415,000	\$427,000	1,340	8	2004	Avg	4,664	N	N	13291 228TH PL NE
10	0	868226	2380	09/05/14	\$381,000	\$386,000	1,340	8	2004	Avg	4,447	N	N	13233 SUN BREAK WAY NE
10	0	868228	1830	01/27/13	\$389,000	\$445,000	1,340	8	2006	Avg	5,140	N	N	24133 NE 122ND ST
10	0	868229	1830	10/10/12	\$325,000	\$384,000	1,340	8	2006	Avg	3,900	N	N	23629 NE 135TH WAY
10	0	868230	0310	04/13/14	\$459,000	\$476,000	1,340	8	2008	Avg	7,137	N	N	24149 NE 131ST TER
10	0	868230	0960	08/27/13	\$407,500	\$442,000	1,340	8	2008	Avg	5,905	N	N	13334 239TH WAY NE
10	0	868230	1610	07/23/13	\$390,000	\$426,000	1,340	8	2008	Avg	4,257	N	N	13213 239TH WAY NE
10	0	868230	1910	07/22/14	\$389,000	\$397,000	1,340	8	2007	Avg	4,122	N	N	23692 NE TWINBERRY WAY
10	0	868221	1020	09/17/12	\$357,500	\$425,000	1,350	8	2002	Avg	3,900	N	N	11616 239TH AVE NE
10	0	868223	0360	03/25/13	\$352,000	\$396,000	1,350	8	2003	Avg	3,672	N	N	12344 232ND WAY NE
10	0	868223	0400	05/07/14	\$428,000	\$442,000	1,350	8	2003	Avg	3,900	N	N	12376 232ND WAY NE
10	0	868223	0400	05/08/12	\$348,000	\$431,000	1,350	8	2003	Avg	3,900	N	N	12376 232ND WAY NE
10	0	868223	0550	09/16/14	\$428,000	\$433,000	1,350	8	2003	Avg	4,225	N	N	12522 232ND WAY NE
10	0	868226	0480	05/28/14	\$429,000	\$441,000	1,350	8	2005	Avg	6,315	N	N	23031 NE 130TH ST
10	0	868226	2330	09/30/14	\$455,000	\$460,000	1,350	8	2004	Avg	4,286	N	N	22830 NE 132ND ST
10	0	868226	2330	02/25/13	\$350,000	\$397,000	1,350	8	2004	Avg	4,286	N	N	22830 NE 132ND ST
10	0	868226	2360	09/20/12	\$337,000	\$400,000	1,350	8	2004	Avg	4,204	N	N	13217 SUN BREAK WAY NE
10	0	868226	2400	07/18/14	\$430,000	\$439,000	1,350	8	2004	Avg	4,003	N	N	13249 SUN BREAK WAY NE
10	0	868226	2410	06/05/13	\$393,750	\$436,000	1,350	8	2004	Avg	4,131	N	N	13257 SUN BREAK WAY NE
10	0	868228	0110	05/15/12	\$315,000	\$390,000	1,350	8	2005	Avg	4,939	N	N	24253 NE VINE MAPLE WAY
10	0	868229	1780	08/22/13	\$409,950	\$445,000	1,350	8	2007	Avg	4,319	N	N	23724 NE SALAL PL
10	0	868229	1860	12/09/13	\$387,000	\$411,000	1,350	8	2006	Avg	7,624	N	N	23617 NE 135TH WAY
10	0	868229	2180	07/25/14	\$410,000	\$418,000	1,350	8	2007	Avg	3,926	N	N	23578 NE TWINBERRY WAY
10	0	868230	1850	06/15/12	\$330,000	\$404,000	1,350	8	2007	Avg	4,644	N	N	23734 NE TWINBERRY WAY
10	0	868231	0460	07/09/14	\$498,800	\$510,000	1,350	8	2008	Avg	4,614	Y	N	12408 243RD TER NE
10	0	868232	0140	07/05/13	\$429,000	\$471,000	1,350	8	2010	Avg	4,595	N	N	12449 240TH PL NE
10	0	868232	0220	11/20/13	\$397,600	\$423,000	1,350	8	2010	Avg	4,097	N	N	23867 NE 124TH TER
10	0	868228	0490	08/01/14	\$431,500	\$440,000	1,370	8	2005	Avg	4,866	N	N	24563 NE VINE MAPLE WAY
10	0	868221	1030	10/28/14	\$391,265	\$394,000	1,440	8	2002	Avg	3,900	N	N	11622 239TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868223	0330	03/26/12	\$322,500	\$406,000	1,440	8	2003	Avg	5,122	N	N	12304 232ND WAY NE
10	0	868223	0340	04/28/14	\$427,000	\$441,000	1,440	8	2003	Avg	4,094	N	N	12328 232ND WAY NE
10	0	868223	0450	02/20/14	\$341,000	\$357,000	1,440	8	2003	Avg	3,900	N	N	12402 232ND WAY NE
10	0	868226	0470	06/19/14	\$437,000	\$448,000	1,440	8	2005	Avg	4,225	N	N	23023 NE 130TH ST
10	0	868226	0470	06/26/13	\$369,950	\$407,000	1,440	8	2005	Avg	4,225	N	N	23023 NE 130TH ST
10	0	868226	0830	07/25/13	\$412,500	\$451,000	1,440	8	2005	Avg	4,544	N	N	22859 NE 128TH PL
10	0	868226	2340	09/06/12	\$349,000	\$416,000	1,440	8	2004	Avg	4,839	N	N	13201 SUN BREAK WAY NE
10	0	868226	2650	01/06/14	\$420,000	\$443,000	1,440	8	2004	Avg	5,233	N	N	13274 SUN BREAK WAY NE
10	0	868229	1440	04/25/14	\$450,000	\$466,000	1,440	8	2006	Avg	5,253	N	N	23652 NE 135TH WAY
10	0	868229	1760	03/07/13	\$325,000	\$368,000	1,440	8	2006	Avg	4,800	N	N	23712 NE SALAL PL
10	0	868229	2130	06/03/13	\$355,000	\$393,000	1,440	8	2007	Avg	4,225	N	N	23548 NE TWINBERRY WAY
10	0	868230	0990	09/17/12	\$365,000	\$434,000	1,440	8	2008	Avg	7,295	N	N	13350 239TH WAY NE
10	0	868230	1200	04/18/12	\$325,000	\$406,000	1,440	8	2007	Avg	4,231	N	N	23823 NE SALAL PL
10	0	868230	1870	08/08/12	\$322,500	\$388,000	1,440	8	2007	Avg	4,075	N	N	23722 NE TWINBERRY WAY
10	0	868230	2030	05/21/14	\$413,800	\$426,000	1,440	8	2007	Avg	4,421	N	N	23620 NE TWINBERRY WAY
10	0	868232	0130	11/26/13	\$420,000	\$447,000	1,440	8	2010	Avg	4,378	N	N	12455 240TH PL NE
10	0	868232	0230	08/29/13	\$410,000	\$445,000	1,440	8	2011	Avg	4,090	N	N	23863 NE 124TH TER
10	0	868226	0120	07/11/12	\$419,900	\$510,000	1,510	8	2004	Avg	3,567	N	N	12617 SUN BREAK WAY NE
10	0	868226	1010	09/10/14	\$473,000	\$479,000	1,510	8	2005	Avg	4,555	N	N	23139 NE 128TH PL
10	0	868226	1010	07/26/13	\$369,000	\$403,000	1,510	8	2005	Avg	4,555	N	N	23139 NE 128TH PL
10	0	868226	2030	12/04/13	\$435,000	\$462,000	1,510	8	2005	Avg	3,904	N	N	22928 NE 132ND PL
10	0	868228	0240	07/10/13	\$464,000	\$509,000	1,510	8	2006	Avg	3,876	N	N	24248 NE VINE MAPLE WAY
10	0	868228	0690	05/28/13	\$439,950	\$488,000	1,510	8	2005	Avg	4,918	N	N	25497 NE 118TH PL
10	0	868228	1170	11/13/14	\$449,000	\$451,000	1,510	8	2005	Avg	6,852	N	N	12154 BIG LEAF WAY NE
10	0	868228	1270	06/25/13	\$455,000	\$501,000	1,510	8	2006	Avg	4,011	N	N	12316 BIG LEAF WAY NE
10	0	868228	1280	02/25/13	\$315,000	\$357,000	1,510	8	2006	Avg	3,966	N	N	12324 BIG LEAF WAY NE
10	0	868228	2200	12/05/13	\$484,950	\$515,000	1,510	8	2005	Avg	5,077	N	N	24004 NE ADAIR RD
10	0	868229	1610	06/24/13	\$451,000	\$497,000	1,510	8	2007	Avg	4,174	N	N	23721 NE 134TH PL
10	0	868229	1910	09/05/13	\$395,000	\$428,000	1,510	8	2006	Avg	4,658	N	N	13459 ADAIR CREEK WAY NE
10	0	868229	1940	06/30/14	\$419,000	\$429,000	1,510	8	2006	Avg	4,980	N	N	13477 ADAIR CREEK WAY NE
10	0	868229	1980	03/16/12	\$407,000	\$514,000	1,510	8	2006	Avg	5,134	N	N	13501 ADAIR CREEK WAY NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868229	2020	09/15/14	\$450,000	\$456,000	1,510	8	2006	Avg	4,908	N	N	13525 ADAIR CREEK WAY NE
10	0	868230	0410	04/11/12	\$399,900	\$500,000	1,510	8	2007	Avg	4,472	N	N	24233 NE 131ST TER
10	0	868230	0440	06/08/12	\$400,000	\$491,000	1,510	8	2007	Avg	4,472	N	N	24245 NE 131ST TER
10	0	868230	1370	04/24/13	\$410,000	\$458,000	1,510	8	2007	Avg	3,567	N	N	23781 NE 134TH ST
10	0	868232	0280	06/14/12	\$406,005	\$497,000	1,510	8	2012	Avg	3,765	N	N	12426 240TH PL NE
10	0	868232	0310	05/02/12	\$424,214	\$527,000	1,510	8	2012	Avg	3,962	N	N	12442 240TH PL NE
10	0	868232	0320	09/16/14	\$485,000	\$491,000	1,510	8	2010	Avg	3,961	N	N	12448 240TH PL NE
10	0	868232	1180	12/19/12	\$367,366	\$425,000	1,510	8	2013	Avg	4,203	N	N	23816 NE 126TH PL
10	0	868226	2470	05/30/12	\$440,000	\$542,000	1,560	8	2005	Avg	5,137	N	N	13262 228TH PL NE
10	0	868228	2180	09/23/14	\$509,000	\$515,000	1,560	8	2006	Avg	4,675	Y	N	23930 NE ADAIR RD
10	0	868229	0740	03/06/13	\$429,000	\$486,000	1,560	8	2007	Avg	6,687	N	N	23023 NE 139TH CT
10	0	868231	0550	01/17/12	\$380,000	\$490,000	1,560	8	2011	Avg	4,775	N	N	12443 243RD TER NE
10	0	868232	0120	03/21/12	\$407,795	\$514,000	1,560	8	2011	Avg	4,814	N	N	12463 240TH PL NE
10	0	868232	0660	05/09/14	\$539,000	\$556,000	1,560	8	2011	Avg	7,570	N	N	23921 NE 127TH ST
10	0	868221	0280	02/21/13	\$478,800	\$544,000	1,570	8	2002	Avg	5,740	N	N	12258 235TH PL NE
10	0	868221	0480	11/05/13	\$480,000	\$513,000	1,570	8	2002	Avg	5,813	N	N	11763 238TH PL NE
10	0	868223	1150	09/10/13	\$479,000	\$518,000	1,570	8	2003	Avg	5,200	N	N	12532 231ST AVE NE
10	0	868225	0160	05/08/12	\$396,000	\$491,000	1,570	8	2004	Avg	5,027	N	N	13123 234TH CT NE
10	0	868226	0320	08/12/13	\$495,000	\$539,000	1,570	8	2005	Avg	4,500	N	N	12939 SUN BREAK WAY NE
10	0	868226	0640	12/13/13	\$495,000	\$525,000	1,570	8	2005	Avg	4,675	N	N	22860 NE 129TH PL
10	0	868226	1180	04/13/12	\$389,000	\$486,000	1,570	8	2004	Avg	4,500	N	N	23048 NE 127TH WAY
10	0	868228	1600	07/08/14	\$592,350	\$606,000	1,570	8	2006	Avg	4,665	N	N	12375 ADAIR CREEK WAY NE
10	0	868229	1640	01/23/14	\$495,000	\$521,000	1,570	8	2006	Avg	4,500	N	N	23720 NE 134TH PL
10	0	868230	0460	09/10/12	\$425,000	\$506,000	1,570	8	2008	Avg	4,853	N	N	13027 243RD PL NE
10	0	868230	1330	06/10/14	\$505,000	\$519,000	1,570	8	2007	Avg	5,259	N	N	23757 NE 134TH ST
10	0	868231	0420	05/21/12	\$454,000	\$561,000	1,570	8	2008	Avg	5,151	N	N	12377 243RD PL NE
10	0	868232	1200	07/23/13	\$515,363	\$564,000	1,590	8	2013	Avg	4,773	N	N	23806 NE 126TH PL
10	0	868232	1230	07/30/13	\$576,223	\$629,000	1,590	8	2013	Avg	4,590	N	N	12630 237TH WAY NE
10	0	868232	1260	12/13/12	\$439,898	\$510,000	1,590	8	2013	Avg	4,500	N	N	23737 NW 127TH ST
10	0	868232	1270	12/13/12	\$410,244	\$475,000	1,590	8	2013	Avg	4,500	N	N	23745 NE 127TH ST
10	0	868232	1300	10/19/13	\$549,000	\$589,000	1,590	8	2013	Avg	4,500	N	N	23815 NE 127TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868233	0100	01/29/13	\$548,153	\$627,000	1,590	8	2012	Avg	5,442	Y	N	23828 NE GREENS CROSSING RD
10	0	868233	0120	12/23/13	\$592,386	\$627,000	1,590	8	2013	Avg	4,677	Y	N	23842 NE GREENS CROSSING RD
10	0	868226	1040	04/21/14	\$515,000	\$533,000	1,610	8	2004	Avg	5,000	N	N	23163 NE 128TH PL
10	0	868233	0070	12/13/12	\$588,449	\$682,000	1,610	8	2013	Avg	5,000	N	N	23953 NE GREENS CROSSING RD
10	0	868226	2250	06/01/12	\$394,000	\$485,000	1,640	8	2005	Avg	5,178	N	N	13219 228TH PL NE
10	0	868228	0030	04/09/13	\$420,000	\$471,000	1,640	8	2005	Avg	4,307	N	N	24429 NE VINE MAPLE WAY
10	0	868229	1090	04/14/14	\$502,000	\$520,000	1,640	8	2007	Avg	4,396	N	N	13771 MORGAN DR NE
10	0	868232	0980	03/14/14	\$566,986	\$591,000	1,640	8	2013	Avg	5,288	N	N	23814 NE GREENS CROSSING RD
10	0	868221	0320	01/09/14	\$470,000	\$496,000	1,660	8	2002	Avg	5,704	N	N	12219 235TH PL NE
10	0	868221	0580	09/07/12	\$524,000	\$625,000	1,660	8	2002	Avg	4,616	N	N	11653 238TH PL NE
10	0	868223	0960	05/15/12	\$451,500	\$559,000	1,660	8	2003	Avg	4,500	N	N	23113 NE 124TH PL
10	0	868223	1360	04/23/12	\$377,700	\$471,000	1,660	8	2003	Avg	4,500	N	N	12526 230TH PL NE
10	0	868226	0180	03/12/13	\$479,000	\$542,000	1,660	8	2005	Avg	4,500	N	N	12665 SUN BREAK WAY NE
10	0	868226	1250	12/11/14	\$545,000	\$546,000	1,660	8	2005	Avg	5,581	N	N	22890 NE 127TH WAY
10	0	868221	0800	10/15/12	\$407,400	\$480,000	1,670	8	2002	Avg	5,000	N	N	11670 238TH PL NE
10	0	868221	1340	09/14/12	\$430,000	\$512,000	1,670	8	2002	Avg	5,121	N	N	12242 235TH PL NE
10	0	868225	0350	10/09/14	\$507,000	\$512,000	1,670	8	2004	Avg	6,460	N	N	23351 NE 126TH ST
10	0	868226	0630	03/07/13	\$505,000	\$572,000	1,670	8	2005	Avg	4,675	N	N	22868 NE 129TH PL
10	0	868226	1650	07/10/14	\$554,000	\$566,000	1,670	8	2004	Avg	4,996	N	N	12832 231ST PL NE
10	0	868226	2530	08/22/13	\$495,000	\$538,000	1,670	8	2005	Avg	5,801	N	N	13230 228TH PL NE
10	0	868229	1650	05/15/13	\$503,000	\$559,000	1,670	8	2006	Avg	4,500	N	N	23726 NE 134TH PL
10	0	868229	1650	03/20/12	\$435,000	\$549,000	1,670	8	2006	Avg	4,500	N	N	23726 NE 134TH PL
10	0	868231	0300	11/27/12	\$485,000	\$565,000	1,670	8	2011	Avg	5,267	N	N	12470 243RD TER NE
10	0	868231	0590	11/07/13	\$553,377	\$591,000	1,670	8	2013	Avg	5,152	N	N	12450 ADAIR CREEK WAY NE
10	0	868231	0630	12/18/13	\$500,000	\$530,000	1,670	8	2013	Avg	5,623	N	N	12418 ADAIR CREEK WAY NE
10	0	868232	0880	04/01/12	\$465,000	\$584,000	1,670	8	2011	Avg	5,050	N	N	23919 NE GREENS CROSSING RD
10	0	868232	1390	05/06/13	\$586,488	\$654,000	1,670	8	2013	Avg	4,680	N	N	23804 NE 127TH ST
10	0	868233	0050	11/18/12	\$468,082	\$546,000	1,670	8	2013	Avg	4,696	N	N	23971 NE GREENS CROSSING RD
10	0	868221	0980	11/06/13	\$505,000	\$540,000	1,680	8	2002	Avg	6,558	N	N	11627 239TH AVE NE
10	0	868229	0400	05/07/12	\$385,000	\$478,000	1,680	8	2007	Avg	5,659	N	N	13742 MORGAN DR NE
10	0	868229	0580	08/14/13	\$550,000	\$599,000	1,680	8	2007	Avg	7,170	N	N	23124 NE DEVON WAY

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868229	1730	05/13/14	\$530,000	\$547,000	1,680	8	2006	Avg	4,950	N	N	23717 NE SALAL PL
10	0	868230	1230	02/20/14	\$554,950	\$581,000	1,680	8	2007	Avg	5,433	N	N	13443 MAHONIA PL NE
10	0	868231	0360	10/15/13	\$555,000	\$596,000	1,680	8	2008	Avg	4,590	N	N	12422 243RD PL NE
10	0	868231	0430	09/14/14	\$560,000	\$567,000	1,680	8	2008	Avg	4,647	N	N	12374 243RD TER NE
10	0	868226	1140	06/18/14	\$564,000	\$578,000	1,690	8	2004	Avg	4,500	N	N	23120 NE 127TH WAY
10	0	868221	0170	10/23/13	\$510,000	\$546,000	1,810	8	2002	Avg	5,771	N	N	12283 235TH PL NE
10	0	868221	1060	10/31/13	\$470,000	\$503,000	1,810	8	2003	Avg	3,900	N	N	11640 239TH AVE NE
10	0	868223	0310	08/08/13	\$519,000	\$566,000	1,810	8	2002	Avg	5,144	N	N	12315 232ND TER NE
10	0	868223	0520	12/23/13	\$432,000	\$457,000	1,810	8	2003	Avg	3,900	N	N	12514 232ND WAY NE
10	0	868226	2230	08/26/14	\$489,000	\$496,000	1,810	8	2004	Avg	4,220	N	N	13243 228TH PL NE
10	0	868226	2630	12/06/13	\$505,000	\$536,000	1,810	8	2004	Avg	3,992	N	N	13258 SUN BREAK WAY NE
10	0	868228	0070	05/13/14	\$479,000	\$494,000	1,810	8	2005	Avg	4,939	N	N	24337 NE VINE MAPLE WAY
10	0	868228	0480	04/29/14	\$510,000	\$527,000	1,810	8	2005	Avg	5,793	N	N	24571 NE VINE MAPLE WAY
10	0	868228	0540	03/16/12	\$351,500	\$444,000	1,810	8	2005	Avg	4,740	N	N	24523 NE VINE MAPLE WAY
10	0	868228	0640	05/25/12	\$407,500	\$502,000	1,810	8	2005	Avg	4,740	N	N	24556 NE 118TH PL
10	0	868229	1790	07/24/12	\$405,000	\$490,000	1,810	8	2006	Avg	3,600	N	N	23718 NE SALAL PL
10	0	868230	2010	12/23/12	\$405,000	\$468,000	1,810	8	2007	Avg	4,058	N	N	23632 NE TWINBERRY WAY
10	0	868229	0250	05/30/13	\$579,000	\$642,000	1,850	8	2007	Avg	4,572	N	N	13841 231ST LN NE
10	0	868223	0940	09/05/14	\$590,000	\$598,000	1,860	8	2003	Avg	4,500	N	N	23035 NE 124TH PL
10	0	868223	1390	10/22/13	\$518,000	\$555,000	1,860	8	2003	Avg	4,648	N	N	12502 230TH PL NE
10	0	868230	1270	04/23/13	\$472,500	\$528,000	1,860	8	2007	Avg	4,757	N	N	13407 MAHONIA PL NE
10	0	868231	0270	06/11/12	\$493,715	\$605,000	1,860	8	2011	Avg	6,378	N	N	12612 ADAIR CREEK WAY NE
10	0	868231	0510	03/12/13	\$502,550	\$568,000	1,860	8	2012	Avg	5,100	N	N	12411 243RD TER NE
10	0	868221	0120	08/14/12	\$540,865	\$650,000	1,870	8	2012	Avg	5,015	N	N	23140 NE 123RD ST
10	0	868221	0820	04/18/12	\$445,000	\$556,000	1,870	8	2002	Avg	4,890	N	N	11716 238TH PL NE
10	0	868223	1110	06/09/14	\$579,000	\$595,000	1,870	8	2003	Avg	6,275	N	N	12547 232ND WAY NE
10	0	868223	1210	08/05/14	\$554,000	\$564,000	1,870	8	2004	Avg	5,580	N	N	12422 231ST AVE NE
10	0	868223	1210	07/23/13	\$481,500	\$527,000	1,870	8	2004	Avg	5,580	N	N	12422 231ST AVE NE
10	0	868225	0380	01/05/12	\$484,950	\$628,000	1,870	8	2004	Avg	5,189	N	N	23264 NE 126TH ST
10	0	868226	0090	06/19/13	\$590,000	\$651,000	1,870	8	2004	Avg	4,500	N	N	12567 SUN BREAK WAY NE
10	0	868226	0330	09/02/14	\$599,000	\$608,000	1,870	8	2005	Avg	4,500	N	N	13009 SUN BREAK WAY NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868226	0740	04/22/14	\$587,000	\$608,000	1,870	8	2005	Avg	4,809	N	N	22870 NE 128TH PL
10	0	868226	1210	03/22/13	\$482,500	\$544,000	1,870	8	2004	Avg	4,524	N	N	23024 NE 127TH WAY
10	0	868226	1430	06/06/13	\$592,000	\$655,000	1,870	8	2004	Avg	4,500	N	N	23033 NE 127TH WAY
10	0	868228	1480	07/25/14	\$592,500	\$604,000	1,870	8	2006	Avg	4,751	N	N	12255 243RD PL NE
10	0	868229	0450	04/30/14	\$495,000	\$512,000	1,870	8	2006	Avg	4,765	N	N	23127 NE DEVON WAY
10	0	868229	1660	10/02/12	\$435,000	\$515,000	1,870	8	2006	Avg	4,500	N	N	23732 NE 134TH PL
10	0	868229	1720	05/08/14	\$559,950	\$578,000	1,870	8	2006	Avg	4,950	N	N	23725 NE SALAL PL
10	0	868230	1790	06/09/14	\$535,000	\$549,000	1,870	8	2007	Avg	6,681	N	N	13321 ADAIR CREEK WAY NE
10	0	868231	0540	03/19/13	\$500,815	\$565,000	1,870	8	2012	Avg	4,989	N	N	12435 243RD TER NE
10	0	868231	0600	12/17/13	\$575,900	\$610,000	1,870	8	2013	Avg	5,152	N	N	12442 ADAIR CREEK WAY NE
10	0	868231	0620	12/17/13	\$555,500	\$589,000	1,870	8	2013	Avg	5,624	N	N	12426 ADAIR CREEK WAY NE
10	0	868232	0900	11/05/14	\$580,000	\$583,000	1,870	8	2009	Avg	5,300	N	N	23907 NE GREENS CROSSING RD
10	0	868232	1150	12/13/12	\$569,467	\$660,000	1,870	8	2013	Avg	4,763	N	N	23830 NE 126TH PL
10	0	868232	1320	03/21/13	\$540,350	\$610,000	1,870	8	2013	Avg	4,500	N	N	23827 NE 127TH ST
10	0	868232	1380	10/05/12	\$502,030	\$594,000	1,870	8	2012	Avg	4,680	N	N	23810 NE 127TH ST
10	0	868232	1410	12/07/12	\$510,006	\$592,000	1,870	8	2012	Avg	4,680	N	N	23736 NE 127TH ST
10	0	868226	0100	01/24/13	\$405,000	\$464,000	1,900	8	2004	Avg	2,984	N	N	12601 SUN BREAK WAY NE
10	0	868226	0850	07/29/14	\$504,975	\$515,000	1,900	8	2005	Avg	4,871	N	N	22867 NE 128TH LN
10	0	868226	2000	03/27/13	\$375,000	\$422,000	1,900	8	2005	Avg	3,133	N	N	22952 NE 132ND PL
10	0	868228	0270	09/03/14	\$530,000	\$537,000	1,900	8	2006	Avg	2,983	N	N	24306 NE VINE MAPLE WAY
10	0	868228	0710	05/01/14	\$499,900	\$517,000	1,900	8	2005	Avg	4,279	N	N	24581 NE 118TH PL
10	0	868228	0780	02/25/14	\$455,000	\$476,000	1,900	8	2005	Avg	3,542	N	N	11843 BIG LEAF WAY NE
10	0	868228	1140	12/14/12	\$355,000	\$411,000	1,900	8	2005	Avg	5,097	N	N	12130 BIG LEAF WAY NE
10	0	868228	1190	04/16/14	\$514,900	\$534,000	1,900	8	2005	Avg	5,606	N	N	12212 BIG LEAF WAY NE
10	0	868228	1250	11/12/13	\$459,950	\$491,000	1,900	8	2006	Avg	3,306	N	N	12300 BIG LEAF WAY NE
10	0	868229	0630	09/05/13	\$459,500	\$498,000	1,900	8	2007	Avg	3,973	N	N	13784 MORGAN DR NE
10	0	868230	1770	05/02/13	\$385,000	\$429,000	1,900	8	2007	Avg	4,039	N	N	13335 ADAIR CREEK WAY NE
10	0	868232	0260	09/27/12	\$392,000	\$464,000	1,900	8	2011	Avg	3,434	N	N	12416 240TH PL NE
10	0	868232	0260	02/22/12	\$385,000	\$490,000	1,900	8	2011	Avg	3,434	N	N	12416 240TH PL NE
10	0	868232	0330	02/20/12	\$390,000	\$497,000	1,900	8	2010	Avg	3,282	N	N	12456 240TH PL NE
10	0	868232	0940	03/21/12	\$390,000	\$492,000	1,900	8	2011	Avg	3,733	N	N	23847 NE GREENS CROSSING RD

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868232	0990	02/20/14	\$554,769	\$581,000	1,900	8	2013	Avg	3,879	N	N	23820 NE GREENS CROSSING RD
10	0	868232	1040	11/28/12	\$419,900	\$489,000	1,900	8	2010	Avg	3,418	Y	N	23850 NE GREENS CROSSING RD
10	0	868230	0600	07/12/13	\$495,000	\$543,000	1,910	8	2007	Avg	3,754	N	N	24271 NE 130TH PL
10	0	868228	0930	05/07/14	\$591,000	\$610,000	1,920	8	2005	Avg	4,753	N	N	11874 BIG LEAF WAY NE
10	0	868230	0720	08/29/12	\$459,950	\$550,000	1,920	8	2008	Avg	4,750	N	N	24210 NE 131ST TER
10	0	868223	0230	06/07/13	\$542,000	\$599,000	1,930	8	2004	Avg	5,580	N	N	12427 232ND TER NE
10	0	868223	1190	10/21/14	\$542,000	\$546,000	1,930	8	2003	Avg	4,500	N	N	12438 231ST AVE NE
10	0	868226	1920	07/09/13	\$530,000	\$582,000	1,930	8	2004	Avg	4,500	N	N	13240 230TH PL NE
10	0	868226	2260	11/06/14	\$515,000	\$518,000	1,930	8	2005	Avg	5,570	N	N	13211 228TH PL NE
10	0	868226	2460	10/05/12	\$422,500	\$499,000	1,930	8	2005	Avg	5,936	N	N	13270 228TH PL NE
10	0	868229	0830	06/17/13	\$619,000	\$683,000	1,930	8	2006	Avg	5,718	N	N	23038 NE 139TH CT
10	0	868229	1630	10/07/14	\$559,000	\$564,000	1,930	8	2006	Avg	5,520	N	N	23714 NE 134TH PL
10	0	868226	0140	12/18/13	\$688,700	\$730,000	1,960	8	2013	Avg	4,500	N	N	12633 SUN BREAK WAY NE
10	0	868231	0530	09/10/13	\$667,800	\$722,000	1,960	8	2013	Avg	5,177	N	N	12427 243RD TER NE
10	0	868232	0860	02/12/13	\$607,382	\$692,000	1,960	8	2013	Avg	6,569	N	N	23931 NE GREENS CROSSING RD
10	0	868232	0950	12/07/12	\$615,518	\$714,000	1,960	8	2013	Avg	6,584	N	N	23841 NE GREENS CROSSING RD
10	0	868232	1100	11/08/13	\$593,514	\$634,000	1,960	8	2013	Avg	4,500	N	N	23860 NE 126TH PL
10	0	868232	1110	10/09/13	\$705,907	\$759,000	1,960	8	2013	Avg	4,500	N	N	23854 NE 126TH PL
10	0	868232	1120	11/07/12	\$607,426	\$711,000	1,960	8	2012	Avg	4,500	N	N	23848 NE 126TH PL
10	0	868232	1130	02/21/13	\$550,657	\$626,000	1,960	8	2013	Avg	4,500	N	N	23842 NE 126TH PL
10	0	868232	1280	11/01/13	\$609,867	\$652,000	1,960	8	2013	Avg	4,500	N	N	23803 NE 127TH ST
10	0	868232	1290	09/27/13	\$535,588	\$577,000	1,960	8	2013	Avg	4,500	N	N	23809 NE 127TH ST
10	0	868232	1310	12/02/13	\$609,465	\$648,000	1,960	8	2013	Avg	4,500	N	N	23821 NE 127TH ST
10	0	868232	1330	09/03/13	\$563,359	\$610,000	1,960	8	2013	Avg	4,497	N	N	23833 NE 127TH ST
10	0	868233	0030	12/06/12	\$597,143	\$693,000	1,960	8	2013	Avg	10,646	Y	N	12794 240TH PL NE
10	0	868233	0040	08/14/12	\$533,514	\$641,000	1,960	8	2012	Avg	5,511	N	N	23977 NE GREENS CROSSING RD
10	0	868233	0060	10/14/12	\$538,181	\$635,000	1,960	8	2012	Avg	5,000	N	N	23963 NE GREENS CROSSING RD
10	0	868233	0080	11/19/12	\$501,555	\$585,000	1,960	8	2013	Avg	5,000	N	N	23945 NE GREENS CROSSING RD
10	0	868233	0090	04/01/13	\$565,900	\$637,000	1,960	8	2013	Avg	5,000	N	N	23939 NE GREENS CROSSING RD
10	0	868233	0110	10/31/12	\$663,900	\$779,000	1,960	8	2012	Avg	5,132	Y	N	23834 NE GREENS CROSSING RD
10	0	868221	1210	06/11/13	\$667,500	\$738,000	2,150	8	2002	Avg	6,638	N	N	11812 239TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868231	0720	04/04/13	\$669,950	\$753,000	2,150	8	2011	Avg	6,638	N	N	12433 ADAIR CREEK WAY NE
10	0	868232	0350	07/09/14	\$741,500	\$758,000	2,150	8	2010	Avg	5,760	N	N	12468 240TH PL NE
10	0	868221	0650	05/27/14	\$715,000	\$736,000	2,160	8	2002	Avg	5,581	N	N	23728 NE 116TH PL
10	0	868221	0660	04/10/14	\$779,950	\$809,000	2,160	8	2002	Avg	7,867	N	N	23720 NE 116TH PL
10	0	868222	0080	06/06/13	\$610,000	\$675,000	2,160	8	2002	Avg	5,747	N	N	12431 235TH PL NE
10	0	868223	1240	05/22/14	\$645,000	\$664,000	2,160	8	2004	Avg	6,520	N	N	12407 231ST AVE NE
10	0	868226	0260	03/11/14	\$699,000	\$729,000	2,160	8	2005	Avg	5,580	N	N	12821 SUN BREAK WAY NE
10	0	868226	1360	11/06/12	\$619,000	\$725,000	2,160	8	2005	Avg	6,225	N	N	22871 NE 127TH WAY
10	0	868230	0810	02/27/13	\$673,000	\$764,000	2,160	8	2007	Avg	6,338	N	N	24132 NE 131ST TER
10	0	868221	0190	06/11/13	\$630,650	\$697,000	2,170	8	2002	Avg	5,752	N	N	12299 235TH PL NE
10	0	868223	0260	07/31/12	\$614,888	\$742,000	2,170	8	2003	Avg	5,580	N	N	12403 232ND TER NE
10	0	868225	0250	10/30/13	\$650,000	\$696,000	2,170	8	2004	Avg	6,232	N	N	23418 NE 129TH CT
10	0	868226	0650	02/11/13	\$580,000	\$661,000	2,170	8	2005	Avg	6,838	N	N	22852 NE 129TH PL
10	0	868228	0910	04/03/14	\$700,000	\$727,000	2,170	8	2005	Avg	5,837	N	N	11858 BIG LEAF WAY NE
10	0	868228	1390	07/16/13	\$720,000	\$789,000	2,170	8	2006	Avg	5,617	N	N	12216 243RD PL NE
10	0	868228	2110	07/09/13	\$700,000	\$768,000	2,170	8	2005	Avg	7,672	N	N	23836 NE ADAIR RD
10	0	868228	2190	01/09/12	\$535,000	\$692,000	2,170	8	2006	Avg	7,176	N	N	23938 NE ADAIR RD
10	0	868229	0230	12/13/12	\$635,000	\$736,000	2,170	8	2007	Avg	8,560	N	N	13859 231ST LN NE
10	0	868230	0060	09/21/12	\$673,217	\$800,000	2,170	8	2012	Avg	8,008	N	N	23677 NE TWINBERRY WAY
10	0	868230	0240	07/18/12	\$605,000	\$733,000	2,170	8	2008	Avg	7,006	N	N	13149 ADAIR CREEK WAY NE
10	0	868230	0640	08/28/14	\$740,000	\$751,000	2,170	8	2008	Avg	8,678	N	N	24270 NE 131ST TER
10	0	868230	0680	06/18/13	\$602,955	\$665,000	2,170	8	2013	Avg	5,890	N	N	24242 NE 131ST TER
10	0	868230	0700	11/01/13	\$679,000	\$726,000	2,170	8	2011	Avg	5,890	N	N	24226 NE 131ST TER
10	0	868230	0900	04/16/14	\$656,000	\$680,000	2,170	8	2007	Avg	6,600	N	N	13228 239TH WAY NE
10	0	868230	1670	08/27/12	\$599,999	\$718,000	2,170	8	2008	Avg	6,300	N	N	13306 ADAIR CREEK WAY NE
10	0	868230	1690	11/15/12	\$635,000	\$742,000	2,170	8	2007	Avg	6,564	N	N	13316 ADAIR CREEK WAY NE
10	0	868231	0220	08/27/14	\$765,000	\$777,000	2,170	8	2012	Avg	6,750	N	N	12652 ADAIR CREEK WAY NE
10	0	868231	0220	11/14/12	\$675,346	\$789,000	2,170	8	2012	Avg	6,750	N	N	12652 ADAIR CREEK WAY NE
10	0	868231	0750	01/09/13	\$617,790	\$710,000	2,170	8	2013	Avg	6,792	N	N	12457 ADAIR CREEK WAY NE
10	0	868231	0760	05/11/12	\$604,000	\$749,000	2,170	8	2012	Avg	6,792	N	N	12607 ADAIR CREEK WAY NE
10	0	868232	0440	12/12/12	\$684,103	\$793,000	2,170	8	2013	Avg	7,419	Y	N	12626 240TH PL NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868232	0610	07/17/13	\$715,000	\$783,000	2,170	8	2011	Avg	7,153	Y	N	23958 NE 127TH ST
10	0	868232	0640	07/22/13	\$593,648	\$650,000	2,170	8	2013	Avg	7,665	Y	N	23939 NE 127TH ST
10	0	868223	0610	06/02/14	\$802,000	\$825,000	2,210	8	2003	Avg	6,327	N	N	23216 NE 126TH ST
10	0	868221	0550	12/12/12	\$619,000	\$718,000	2,280	8	2002	Avg	5,584	N	N	11707 238TH PL NE
10	0	868222	0150	06/06/14	\$835,000	\$858,000	2,280	8	2002	Avg	6,815	N	N	12430 235TH PL NE
10	0	868228	1070	08/07/14	\$752,500	\$766,000	2,280	8	2005	Avg	6,230	N	N	12105 BIG LEAF WAY NE
10	0	868229	1420	08/21/12	\$585,000	\$701,000	2,280	8	2006	Avg	6,172	N	N	23640 NE 135TH WAY
10	0	868231	0770	03/21/12	\$585,000	\$738,000	2,280	8	2011	Avg	6,753	N	N	12615 ADAIR CREEK WAY NE
10	0	868225	0010	04/11/13	\$620,000	\$696,000	2,290	8	2004	Avg	7,378	N	N	23405 NE 131ST PL
10	0	868226	1730	02/20/13	\$660,000	\$750,000	2,290	8	2004	Avg	6,200	N	N	23006 NE 130TH ST
10	0	868229	2090	07/09/14	\$737,000	\$754,000	2,290	8	2007	Avg	9,772	N	N	13567 ADAIR CREEK WAY NE
10	0	868221	0040	10/29/12	\$656,445	\$771,000	2,300	8	2012	Avg	5,580	N	N	23133 NE 123RD ST
10	0	868221	0620	10/15/13	\$653,000	\$701,000	2,300	8	2002	Avg	5,603	N	N	23752 NE 116TH PL
10	0	868223	0070	11/21/13	\$830,000	\$884,000	2,300	8	2003	Avg	6,750	N	N	12334 232ND TER NE
10	0	868223	0890	04/13/12	\$625,000	\$782,000	2,300	8	2003	Avg	6,659	N	N	12409 230TH PL NE
10	0	868225	0200	06/07/13	\$669,000	\$740,000	2,300	8	2004	Avg	5,580	N	N	23425 NE 129TH CT
10	0	868225	0330	06/24/14	\$675,000	\$692,000	2,300	8	2004	Avg	5,611	N	N	23343 NE 126TH ST
10	0	868226	0200	08/30/12	\$610,000	\$729,000	2,300	8	2005	Avg	5,580	N	N	12711 SUN BREAK WAY NE
10	0	868228	0840	10/24/12	\$680,000	\$800,000	2,300	8	2005	Avg	9,294	N	N	11810 BIG LEAF WAY NE
10	0	868228	1080	06/17/14	\$738,500	\$758,000	2,300	8	2005	Avg	6,009	N	N	12115 BIG LEAF WAY NE
10	0	868228	1360	06/07/13	\$704,000	\$779,000	2,300	8	2006	Avg	5,697	N	N	12240 243RD PL NE
10	0	868228	1380	05/09/13	\$699,900	\$780,000	2,300	8	2006	Avg	5,580	N	N	12224 243RD PL NE
10	0	868228	2000	07/26/13	\$772,600	\$845,000	2,300	8	2005	Avg	6,361	N	N	23923 NE ADAIR RD
10	0	868229	0880	08/02/13	\$725,000	\$791,000	2,300	8	2007	Avg	7,275	N	N	13938 MORGAN DR NE
10	0	868229	0970	05/22/13	\$560,000	\$622,000	2,300	8	2007	Avg	8,559	N	N	13933 MORGAN DR NE
10	0	868229	1590	09/13/13	\$679,900	\$735,000	2,300	8	2007	Avg	6,200	N	N	23735 NE 134TH PL
10	0	868230	0820	08/12/12	\$629,000	\$756,000	2,300	8	2009	Avg	9,203	N	N	24124 NE 131ST TER
10	0	868230	1020	11/15/12	\$669,000	\$782,000	2,300	8	2007	Avg	6,400	N	N	13424 MAHONIA PL NE
10	0	868230	1050	12/02/14	\$705,000	\$707,000	2,300	8	2007	Avg	6,400	N	N	13442 MAHONIA PL NE
10	0	868232	0680	03/13/12	\$777,340	\$983,000	2,300	8	2012	Avg	6,182	Y	N	12614 239TH PL NE
10	0	868232	0690	12/06/12	\$674,137	\$783,000	2,300	8	2013	Avg	6,711	Y	N	23912 NE GREENS CROSSING RD

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868222	0030	09/20/13	\$634,000	\$684,000	2,310	8	2002	Avg	5,788	N	N	12333 235TH PL NE
10	0	868226	1810	07/18/13	\$675,000	\$739,000	2,310	8	2004	Avg	6,752	N	N	22840 NE 130TH ST
10	0	868228	1470	02/14/13	\$689,000	\$785,000	2,310	8	2006	Avg	6,309	N	N	12247 243RD PL NE
10	0	868228	1690	06/08/12	\$607,500	\$746,000	2,310	8	2006	Avg	6,130	N	N	12303 ADAIR CREEK WAY NE
10	0	868229	0770	04/10/13	\$630,000	\$707,000	2,310	8	2007	Avg	8,566	N	N	23057 NE 139TH CT
10	0	868229	1410	09/20/12	\$599,000	\$712,000	2,310	8	2006	Avg	5,580	N	N	23634 NE 135TH WAY
10	0	868230	0660	06/06/13	\$590,000	\$653,000	2,310	8	2008	Avg	5,976	N	N	24258 NE 131ST TER
10	0	868231	0700	03/12/12	\$602,824	\$763,000	2,310	8	2011	Avg	6,641	N	N	12417 ADAIR CREEK WAY NE
10	0	868231	0710	12/07/12	\$629,359	\$731,000	2,310	8	2013	Avg	6,640	N	N	12425 ADAIR CREEK WAY NE
10	0	868232	0590	12/09/12	\$693,166	\$804,000	2,310	8	2012	Avg	6,891	Y	N	23938 NE 12TH ST
10	0	868232	0600	09/11/14	\$739,000	\$749,000	2,310	8	2010	Avg	7,348	Y	N	23948 NE 127TH ST
10	0	868232	0700	02/05/13	\$690,249	\$788,000	2,310	8	2013	Avg	6,626	Y	N	23920 NE GREENS CROSSING RD
10	0	868232	0740	09/21/12	\$738,351	\$877,000	2,310	8	2012	Avg	7,075	Y	N	23960 NE GREENS CROSSING RD
10	0	868232	1240	12/03/13	\$758,489	\$806,000	2,310	8	2013	Avg	6,108	N	N	12636 NE 127TH ST
10	0	868232	1430	05/22/12	\$675,981	\$835,000	2,310	8	2012	Avg	5,850	N	N	23720 NE 127TH ST
10	0	868223	0010	05/02/13	\$610,000	\$681,000	2,320	8	2002	Avg	6,825	N	N	23215 NE 123RD ST
10	0	868229	0780	08/06/13	\$619,000	\$675,000	2,320	8	2006	Avg	8,833	N	N	23068 NE 139TH CT
10	0	868230	0400	06/19/14	\$728,050	\$747,000	2,320	8	2008	Avg	6,775	N	N	13022 242ND PL NE
10	0	868229	0860	10/23/13	\$725,000	\$777,000	2,380	8	2006	Avg	7,704	N	N	23020 NE 139TH CT
10	0	868230	0890	08/28/14	\$699,800	\$710,000	2,380	8	2010	Avg	6,600	N	N	13222 239TH WAY NE
10	0	868232	0090	05/19/14	\$818,000	\$843,000	2,380	8	2011	Avg	9,374	Y	N	23884 NE 124TH TER
10	0	868232	0630	09/06/13	\$628,127	\$680,000	2,380	8	2013	Avg	8,185	Y	N	23947 NE 127TH ST
10	0	868222	0430	04/08/14	\$765,000	\$794,000	2,390	8	2003	Avg	7,220	N	N	23766 NE GREENS CROSSING RD
10	0	868223	0720	02/03/12	\$605,900	\$777,000	2,390	8	2004	Avg	5,562	N	N	23004 NE 126TH ST
10	0	868229	0660	11/26/14	\$699,950	\$702,000	2,390	8	2007	Avg	7,489	N	N	13856 MORGAN DR NE
10	0	868230	1000	06/07/12	\$650,000	\$798,000	2,410	8	2007	Avg	8,367	N	N	13412 MAHONIA PL NE
10	0	868232	0720	02/17/12	\$650,786	\$830,000	2,410	8	2012	Avg	7,100	Y	N	23940 NE GREENS CROSSING RD
10	0	868222	0460	03/05/14	\$740,900	\$774,000	2,420	8	2002	Avg	6,427	N	N	23779 NE GREENS CROSSING RD
10	0	868228	1670	08/07/13	\$745,000	\$812,000	2,520	8	2006	Avg	5,673	N	N	12319 ADAIR CREEK WAY NE
10	0	868232	1470	12/07/12	\$674,359	\$783,000	2,520	8	2013	Avg	6,762	N	N	12627 237TH WAY NE
10	0	868232	1250	06/16/13	\$719,044	\$794,000	2,590	8	2013	Avg	5,916	N	N	23729 NE 127TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868228	0350	08/15/12	\$560,000	\$673,000	2,620	8	2005	Avg	6,022	N	N	24518 NE VINE MAPLE WAY
10	0	868228	1090	09/05/12	\$580,000	\$692,000	2,620	8	2005	Avg	5,912	N	N	12125 BIG LEAF WAY NE
10	0	868222	0390	07/23/14	\$750,000	\$765,000	2,630	8	2003	Avg	7,957	N	N	12550 237TH WAY NE
10	0	868229	0910	12/17/13	\$699,950	\$742,000	2,630	8	2007	Avg	6,764	N	N	13952 MORGAN DR NE
10	0	868228	1710	06/20/14	\$754,800	\$774,000	2,770	8	2006	Avg	7,781	N	N	24180 NE 122ND ST
10	0	868228	1710	11/12/12	\$580,000	\$678,000	2,770	8	2006	Avg	7,781	N	N	24180 NE 122ND ST
10	0	868221	0680	05/23/13	\$698,847	\$776,000	2,680	9	2013	Avg	7,697	N	N	23713 NE 116TH PL
10	0	868222	0230	10/17/14	\$779,950	\$787,000	2,680	9	2002	Avg	7,625	N	N	23722 NE GREENS CROSSING RD
10	0	868222	0440	07/14/13	\$729,000	\$799,000	2,680	9	2003	Avg	7,220	N	N	23774 NE GREENS CROSSING RD
10	0	868225	0090	05/04/14	\$775,000	\$801,000	2,680	9	2004	Avg	7,392	N	N	13142 234TH CT NE
10	0	868228	1960	06/03/14	\$930,000	\$956,000	2,680	9	2006	Avg	11,214	N	N	24025 NE ADAIR RD
10	0	868229	1060	07/12/12	\$659,000	\$800,000	2,680	9	2007	Avg	9,616	N	N	13823 MORGAN DR NE
10	0	868232	0520	12/18/12	\$840,431	\$973,000	2,680	9	2012	Avg	8,467	Y	N	12762 240TH PL NE
10	0	868232	0530	04/05/13	\$891,891	\$1,002,000	2,680	9	2013	Avg	7,949	Y	N	12770 240TH PL NE
10	0	868221	0070	06/19/12	\$675,500	\$826,000	2,690	9	2002	Avg	7,525	N	N	23109 NE 123RD ST
10	0	868226	1550	05/24/12	\$717,001	\$885,000	2,690	9	2004	Avg	12,189	N	N	12714 232ND PL NE
10	0	868230	0010	12/02/12	\$750,000	\$872,000	2,690	9	2007	Avg	10,443	N	N	23613 NE TWINBERRY WAY
10	0	868232	0080	08/14/12	\$900,287	\$1,082,000	2,690	9	2012	Avg	7,289	Y	N	23878 NE 124TH TER
10	0	868232	0510	06/19/13	\$819,954	\$904,000	2,690	9	2013	Avg	7,783	Y	N	12754 240TH PL NE
10	0	868221	1230	02/22/13	\$717,000	\$815,000	2,700	9	2002	Avg	7,192	N	N	11828 239TH AVE NE
10	0	868222	0200	11/13/14	\$760,000	\$764,000	2,700	9	2002	Avg	6,750	N	N	12328 235TH PL NE
10	0	868223	0130	05/10/12	\$710,000	\$880,000	2,700	9	2004	Avg	6,750	N	N	12504 232ND TER NE
10	0	868228	2030	10/21/13	\$979,000	\$1,050,000	2,700	9	2006	Avg	7,694	N	N	23837 NE ADAIR RD
10	0	868229	1050	07/08/14	\$810,000	\$828,000	2,700	9	2007	Avg	8,572	N	N	13831 MORGAN DR NE
10	0	868229	2190	12/15/14	\$850,000	\$851,000	2,700	9	2012	Avg	9,854	N	N	23583 NE TWINBERRY WAY
10	0	868229	2190	04/19/12	\$697,443	\$871,000	2,700	9	2012	Avg	9,854	N	N	23583 NE TWINBERRY WAY
10	0	868232	0460	06/10/14	\$865,000	\$889,000	2,700	9	2014	Avg	8,650	Y	N	12712 240TH PL NE
10	0	868226	1820	02/27/14	\$775,000	\$810,000	2,800	9	2005	Avg	8,590	N	N	13128 SUN BREAK WAY NE
10	0	868229	0950	09/11/13	\$824,000	\$891,000	2,800	9	2007	Avg	8,437	N	N	13945 MORGAN DR NE
10	0	868232	0670	05/03/12	\$837,018	\$1,040,000	2,800	9	2012	Avg	8,585	Y	N	12628 239TH PL NE
10	0	868221	0450	10/24/12	\$745,000	\$876,000	2,860	9	2002	Avg	7,282	N	N	11829 239TH AVE NE

## Improved Sales Used in this Physical Inspection Analysis - Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
10	0	868221	0470	04/15/13	\$850,000	\$953,000	3,100	9	2002	Avg	8,711	N	N	11813 239TH AVE NE
10	0	868221	0060	07/10/12	\$790,000	\$960,000	3,360	9	2010	Avg	10,707	N	N	23117 123RD AVE NE
10	0	868222	0180	08/27/12	\$825,000	\$987,000	3,360	9	2002	Avg	6,750	N	N	12406 235TH PL NE
10	0	868223	0760	07/24/14	\$850,000	\$867,000	3,360	9	2004	Avg	6,750	N	N	22915 NE 126TH ST
10	0	868231	0320	11/01/13	\$933,987	\$999,000	3,360	9	2013	Avg	6,840	N	N	12454 243RD TER NE
10	0	868232	0450	12/18/13	\$990,662	\$1,050,000	3,360	9	2013	Avg	9,005	Y	N	12704 240TH PL NE
10	0	868232	0470	06/10/13	\$1,048,474	\$1,159,000	3,360	9	2013	Avg	10,741	Y	N	12720 240TH PL NE
10	0	868232	0480	09/18/12	\$1,075,000	\$1,278,000	3,360	9	2011	Avg	11,139	Y	N	12730 240TH PL NE
10	0	868229	1070	10/05/12	\$795,000	\$940,000	3,370	9	2007	Avg	10,027	N	N	13815 MORGAN DR NE
10	0	868230	0100	01/10/12	\$740,000	\$957,000	3,370	9	2008	Avg	14,196	N	N	23747 NE TWINBERRY WAY
10	0	868232	1480	05/23/13	\$862,082	\$957,000	3,540	9	2013	Avg	6,750	N	N	12619 237TH WAY NE
10	0	868225	0110	02/21/13	\$755,000	\$858,000	3,560	9	2004	Avg	9,746	N	N	13158 234TH CT NE

## Improved Sales Removed in this Physical Inspection Analysis Area 095 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	032606	9104	07/24/13	\$135,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
5	1	032606	9118	02/24/14	\$541,122	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	1	032606	9114	02/24/12	\$595,000	FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
5	1	032606	9144	03/20/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	1	032606	9110	08/24/12	\$206,250	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
5	1	042606	9075	03/20/13	\$448,000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	042606	9058	07/09/13	\$575,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	1	042606	9109	12/08/14	\$943,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
5	1	042606	9058	04/02/14	\$578,622	FINANCIAL INSTITUTION RESALE
5	1	042606	9040	05/27/14	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	042606	9069	12/20/13	\$555,000	NON-REPRESENTATIVE SALE
5	1	082606	9174	07/17/14	\$402,250	BANKRUPTCY - RECEIVER OR TRUSTEE
5	1	092606	9035	06/11/14	\$203,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	1	092606	9131	08/24/14	\$383,250	RELATED PARTY, FRIEND, OR NEIGHBOR
5	1	092606	9171	05/30/14	\$565,000	SHORT SALE
5	1	092606	9059	08/11/12	\$1,140,000	UNFINISHED AREA; MOBILE HOME; RELOCATION - SALE TO SERVICE
5	1	092606	9059	08/14/12	\$1,140,000	UNFINISHED AREA; RELOCATION - SALE BY SERVICE
5	1	102606	9041	09/19/14	\$643,219	MULTI-PARCEL SALE
5	1	102606	9158	09/05/12	\$351,545	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	1	102606	9084	02/18/13	\$316,100	BANKRUPTCY - IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	1	102606	9100	04/15/13	\$320,000	BANKRUPTCY - IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	1	102606	9060	09/06/13	\$679,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	1	102606	9024	02/08/12	\$265,500	NON-REPRESENTATIVE SALE
5	1	102606	9063	01/27/12	\$725,800	NON-REPRESENTATIVE SALE
5	1	112606	9006	02/12/13	\$250,088	NON-REPRESENTATIVE SALE
5	1	112606	9048	01/27/14	\$849,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	1	429810	0450	08/16/13	\$600,000	RELOCATION - SALE TO SERVICE
5	2	082606	9226	01/27/12	\$548,386	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	2	082606	9053	06/21/12	\$308,000	IMP. COUNT > 1; NON-REPRESENTATIVE SALE; TEAR DOWN

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	2	082606	9083	04/16/14	\$904,500	PERSONAL PROPERTY MH
5	2	082606	9046	11/07/14	\$740,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	092606	9022	02/22/12	\$500,000	PERCENT NET CONDITION; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	2	152606	9067	02/13/14	\$224,800	TEAR DOWN
5	2	152606	9061	12/10/12	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	2	152606	9017	12/03/14	\$921,500	UNFINISHED AREA
5	2	162606	9097	10/07/13	\$79,971	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
5	2	162606	9185	02/17/12	\$275,000	NON-REPRESENTATIVE SALE
5	2	162870	0186	12/18/12	\$770,000	RELOCATION - SALE TO SERVICE;
5	2	172606	9221	09/19/14	\$468,228	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	2	172606	9134	04/30/12	\$408,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	2	172606	9261	04/20/12	\$498,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	172606	9134	07/23/12	\$400,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
5	2	172606	9009	08/27/12	\$590,000	OPEN SPACE; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
5	2	172606	9050	08/20/14	\$879,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	2	172606	9145	07/20/14	\$599,000	RELOCATION - SALE TO SERVICE;
5	2	222606	9049	10/01/13	\$465,600	NON-REPRESENTATIVE SALE; SHORT SALE
5	2	324950	0060	04/29/13	\$589,950	RELOCATION - SALE TO SERVICE
5	2	324950	0210	09/13/13	\$620,000	RELOCATION - SALE TO SERVICE
5	2	714600	0070	06/02/13	\$559,000	RELOCATION - SALE TO SERVICE
5	2	757491	0930	02/23/12	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
5	2	757491	0010	07/17/13	\$650,000	RELOCATION - SALE TO SERVICE
5	2	757491	0230	02/05/13	\$772,000	RELOCATION - SALE TO SERVICE
5	2	757491	1150	07/19/13	\$840,000	RELOCATION - SALE TO SERVICE
5	2	757491	0860	08/11/14	\$800,000	UNFINISHED AREA
5	3	405470	0300	10/21/14	\$685,000	RELOCATION - SALE TO SERVICE
5	4	232606	9029	10/24/12	\$515,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
5	4	262606	9025	03/22/13	\$1,306,481	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	4	262606	9025	07/03/14	\$774,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	2	172606	9048	04/29/13	\$415,000	IMP. COUNT > 1
9	2	172606	9079	08/24/12	\$1,380,000	NON REPRESENTATIVE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	062410	1020	03/12/13	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	062410	0780	11/16/12	\$559,730	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
9	3	062410	1140	12/06/12	\$560,000	NON-REPRESENTATIVE SALE
9	3	062410	0370	06/25/12	\$530,000	SHORT SALE
9	3	062411	0770	07/10/14	\$750,000	RELOCATION - SALE TO SERVICE; CORPORATE AFFILIATES
9	3	062411	0610	05/15/14	\$1,085,000	INCORRECT IMP. CHARACERISTIC DATA
9	3	062411	0380	01/28/13	\$920,000	UNFINISHED AREA
9	3	062412	0300	05/20/13	\$955,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
9	3	062510	0125	06/25/14	\$500,000	DIAGNOSTIC OUTLIER SAS-2 MODEL DEVELOPMENT EXCLUSION
9	3	062510	0181	07/19/13	\$336,000	BANKRUPTCY - RECEIVER OR TRUSTEE
9	3	062510	0071	06/03/14	\$905,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	062510	0100	01/28/14	\$385,000	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
9	3	062510	0170	11/21/13	\$612,052	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	062510	0049	05/15/13	\$580,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	062610	0030	11/27/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	081840	0060	08/10/12	\$590,000	SHORT SALE
9	3	124310	0140	12/29/14	\$325,000	IMP. COUNT > 1; NON-REPRESENTATIVE SALE; PARTIAL INTEREST (1/3, 1/2, Etc.)
9	3	124350	0014	01/10/13	\$661,307	CORRECTION DEED; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
9	3	168581	0030	11/26/12	\$433,125	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
9	3	202606	9066	09/12/12	\$2,400	DOR RATIO; EASEMENT OR RIGHT-OF-WAY; NO MARKET EXPOSURE
9	3	202606	9028	08/06/12	\$2,528,988	IMP. COUNT > 1
9	3	202606	9031	11/16/12	\$360,000	IMP. COUNT > 1; GOV'T TO GOV'T
9	3	202606	9026	08/27/14	\$226,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	202606	9008	11/28/12	\$617,500	UNFINISHED AREA; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	212606	9094	05/30/13	\$850,000	RELOCATION - SALE TO SERVICE
9	3	212606	9111	08/09/12	\$2,733,375	UNFINISHED AREA
9	3	292606	9099	11/15/12	\$555,000	NO MARKET EXPOSURE; CORPORATE AFFILIATES
9	3	292606	9044	08/13/12	\$502,000	SHORT SALE
9	3	292606	9073	12/26/12	\$449,200	SHORT SALE
9	3	292606	9111	09/19/13	\$308,000	UNFINISHED AREA; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
9	3	302606	9075	08/23/12	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	3	312606	9037	12/17/12	\$367,400	GOV'T TO GOV'T
9	3	312606	9006	08/08/13	\$300,547	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	3	321650	0130	06/18/14	\$1,073,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
9	3	322606	9044	07/13/12	\$481,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	322606	9059	02/03/12	\$550,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
9	3	332606	9036	02/13/12	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	3	405450	0350	08/09/13	\$895,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
9	3	405451	0200	05/20/14	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	405452	0160	04/18/14	\$748,100	EXEMPT FROM EXCISE TAX
9	3	405452	0200	11/21/14	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	405452	0180	07/25/12	\$694,950	RELOCATION - SALE TO SERVICE
9	3	405453	0440	04/26/12	\$815,000	SHORT SALE
9	3	727310	0067	06/02/14	\$96,500	DOR RATIO; QUIT CLAIM DEED
9	3	727310	0126	08/13/13	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	727310	0210	05/28/13	\$250,000	IMP. COUNT > 1; NO MARKET EXPOSURE
9	3	727310	0040	10/22/13	\$525,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	3	727310	0220	01/17/12	\$350,000	OPEN SPACE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
9	3	727310	0026	10/17/14	\$420,000	SHORT SALE
9	3	770199	0350	07/12/13	\$1,050,000	RELOCATION - SALE TO SERVICE
9	3	770199	0570	05/04/12	\$704,400	RELOCATION - SALE TO SERVICE
9	3	805350	0282	03/28/13	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	868221	0440	05/09/12	\$612,500	NON-REPRESENTATIVE SALE
10	0	868223	0110	06/20/13	\$800,000	QUESTIONABLE PER APPRAISAL
10	0	868223	0730	11/04/13	\$706,000	QUESTIONABLE PER APPRAISAL
10	0	868223	0450	06/12/13	\$379,567	EXEMPT FROM EXCISE TAX
10	0	868226	2220	05/23/12	\$299,000	QUESTIONABLE PER APPRAISAL
10	0	868226	2430	09/18/12	\$359,000	QUESTIONABLE PER APPRAISAL
10	0	868226	0880	12/09/14	\$393,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	868226	2380	04/03/12	\$260,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	868226	0360	01/24/12	\$260,000	NON REPRESENTATIVE SALE
10	0	868226	1970	08/06/12	\$272,000	NON REPRESENTATIVE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	868226	0550	02/09/12	\$320,000	SHORT SALE
10	0	868228	0780	11/26/13	\$384,406	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	868228	0560	06/06/12	\$435,000	SHORT SALE
10	0	868229	0050	10/24/13	\$293,504	AFFORDABLE HOUSING SALES
10	0	868229	0060	08/12/14	\$409,750	AFFORDABLE HOUSING SALES
10	0	868229	0130	07/24/12	\$315,000	AFFORDABLE HOUSING SALES
10	0	868229	0200	03/08/12	\$256,000	AFFORDABLE HOUSING SALES
10	0	868229	1880	05/14/14	\$357,000	AFFORDABLE HOUSING SALES
10	0	868229	2110	09/11/12	\$295,000	AFFORDABLE HOUSING SALES
10	0	868229	2120	12/02/14	\$310,000	AFFORDABLE HOUSING SALES; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	0	868229	0040	08/21/13	\$257,925	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
10	0	868229	0010	04/16/12	\$300,000	NO MARKET EXPOSURE
10	0	868229	2170	08/10/12	\$276,000	NON-REPRESENTATIVE SALE
10	0	868229	2180	04/04/12	\$260,000	SHORT SALE
10	0	868230	0080	08/23/13	\$723,394	NON-REPRESENTATIVE SALE
10	0	868230	0500	07/31/12	\$251,500	AFFORDABLE HOUSING SALES
10	0	868230	1420	08/02/13	\$341,112	AFFORDABLE HOUSING SALES
10	0	868230	1430	07/26/12	\$250,000	AFFORDABLE HOUSING SALES
10	0	868230	1410	12/24/13	\$294,000	AFFORDABLE HOUSING SALES; NO MARKET EXPOSURE
10	0	868230	2070	01/09/12	\$373,341	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER APPRAISAL
10	0	868230	1270	02/20/13	\$340,070	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
10	0	868230	2070	04/10/12	\$265,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	868232	1220	08/21/13	\$627,567	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	868232	0750	03/20/14	\$1,150,000	INCORRECT IMP. CHARACERISTIC DATA

## Vacant Sales Used in this Physical Inspection Analysis Area 095

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
095	5	1	032606	9126	08/10/12	\$160,000	216,493	N	N
095	5	1	112606	9043	04/03/13	\$165,000	304,048	Y	N
095	5	2	172606	9196	05/01/14	\$180,000	69,260	N	N
095	5	3	262606	9039	06/03/13	\$302,500	436,507	N	N
095	9	3	124350	0012	07/03/14	\$265,000	90,169	N	N
095	9	3	124350	0012	08/19/13	\$225,000	90,169	N	N
095	9	3	292606	9024	07/28/14	\$300,000	113,256	N	N
095	9	3	292606	9048	06/26/14	\$500,000	81,892	N	N

## Vacant Sales Removed in this Physical Inspection Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	092606	9063	08/19/13	\$160,000	MULTI-PARCEL SALE
5	1	092606	9122	08/19/13	\$160,000	MULTI-PARCEL SALE
5	1	092606	9123	08/19/13	\$160,000	MULTI-PARCEL SALE
5	2	082606	9114	05/21/14	\$215,000	MULTI-PARCEL SALE; SHORT SALE
5	2	082606	9209	08/13/14	\$76,847	EXEMPT FROM EXCISE TAX
5	2	092606	9109	04/03/13	\$65,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
5	2	092606	9118	04/03/13	\$65,000	MULTI-PARCEL SALE; QUIT CLAIM DEED
5	2	092606	9109	03/05/13	\$130,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
5	2	092606	9118	03/05/13	\$130,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
5	2	222606	9017	11/04/13	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	2	554780	0060	06/06/13	\$12,000	NO MARKET EXPOSURE
5	2	554780	0035	03/21/13	\$360,000	MULTI-PARCEL SALE
5	4	232606	9020	12/14/12	\$125,000	MULTI-PARCEL SALE
5	4	232606	9023	12/14/12	\$125,000	MULTI-PARCEL SALE
5	4	232606	9022	12/14/12	\$200,000	MULTI-PARCEL SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	3	124350	0012	08/10/12	\$182,273	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	3	312606	9051	06/14/14	\$1,000	NO MARKET EXPOSURE
9	3	322606	9076	03/25/14	\$1,080,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
9	3	322606	9019	02/12/13	\$481,000	TEAR DOWN
9	3	405453	0120	10/29/12	\$1,250,000	MULTI-PARCEL SALE
9	3	727310	0055	06/18/12	\$1,920,000	MULTI-PARCEL SALE
9	3	805350	0266	09/30/13	\$195,000	GOV'T TO GOV'T; MULTI-PARCEL SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

## Mobile Home Sales Used in this Physical Inspection Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
095	1	032606	9057	10/23/13	\$310,000	\$332,000	1,232	3	1997	Good	43,560	N	23924 NE 190TH ST
095	1	102606	9160	05/21/13	\$201,000	\$223,000	1,232	4	1987	Excel	105,415	N	23519 NE 180TH PL
095	2	162606	9126	10/13/14	\$270,000	\$272,000	1,440	3	1979	Good	109,771	N	14706 221ST AVE NE
095	2	714600	0080	04/30/14	\$275,500	\$285,000	1,848	3	1980	Avg	70,131	N	21845 NE WOODINVILLE-DUVALL RD
095	3	322606	9053	06/02/14	\$235,000	\$241,000	1,344	3	1985	Fair	52,272	N	11219 206TH AVE NE
095	3	062510	0105	08/22/14	\$320,000	\$325,000	1,620	3	1988	Good	145,312	N	13522 198TH AVE NE

## Mobile Home Sales Removed in this Physical Inspection Analysis Area 095

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	1	032606	9057	07/30/13	\$197,000	REAL PROPERTY MH; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
5	1	092606	9034	08/24/12	\$150,000	REAL PROPERTY MH; MOBILE HOME; NON-REPRESENTATIVE SALE
5	2	152606	9090	09/05/13	\$229,000	REAL PROPERTY MH; MOBILE HOME; NO MARKET EXPOSURE
5	3	352606	9079	10/22/14	\$440,000	REAL PROPERTY MH; MOBILE HOME; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	3	352606	9039	06/25/14	\$250,000	REAL PROPERTY MH; MOBILE HOME; NON-REPRESENTATIVE SALE
9	3	805350	0041	01/26/12	\$153,000	REAL PROPERTY MH; MOBILE HOME; FINANCIAL INSTITUTION RESALE

# USPAP 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, Assessor's 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.*

## USPAP Compliance...Continued

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

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

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

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

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

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

### **Date of Value Estimate**

#### **RCW 84.36.005**

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

#### **RCW 36.21.080**

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

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

## USPAP Compliance...Continued

### 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.

## USPAP Compliance...Continued

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.

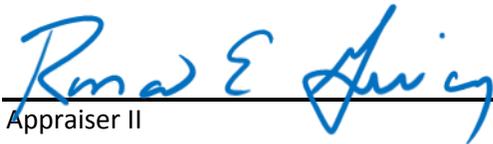
### Certification:

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.

## USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:
  - Mark Monahan, David McCourt, Elizabeth Shirer, Diana Brown
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation
- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:
  - Ronald Guidry
    - Data Collection
    - Sales Verification
    - Appeals Response Preparation / Review
    - Appeal Hearing Attendance
    - Physical Inspection Model Development and Report Preparation
    - Land and Total Valuation
    - New Construction Evaluation

  
Appraiser II

8/11/2015

Date



## King County

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

**Lloyd Hara**

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor