

Executive Summary Report

Characteristics-Based Market Adjustment for 2010 Assessment Roll

Area Name / Number: South Kenmore/Finn Hill / 37, Kingsgate/Queensgate / 73

Previous Physical Inspection: 2009, 2004

Improved Sales:

Number of Sales: 729

Range of Sale Dates: 1/1/2008 - 1/1/2010

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price**	Ratio	COV*
2009 Value	\$163,700	\$183,300	\$347,000			
2010 Value	\$163,700	\$178,100	\$341,800	\$372,500	91.8%	8.90%
Change	\$0	-\$5,200	-\$5,200			
% Change	0.0%	-2.8%	-1.5%			

*COV is a measure of uniformity; the lower the number the better the uniformity.

** Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2009 Value	\$170,100	\$164,900	\$335,000
2010 Value	\$170,100	\$159,700	\$329,800
Percent Change	0.0%	-3.2%	-1.6%

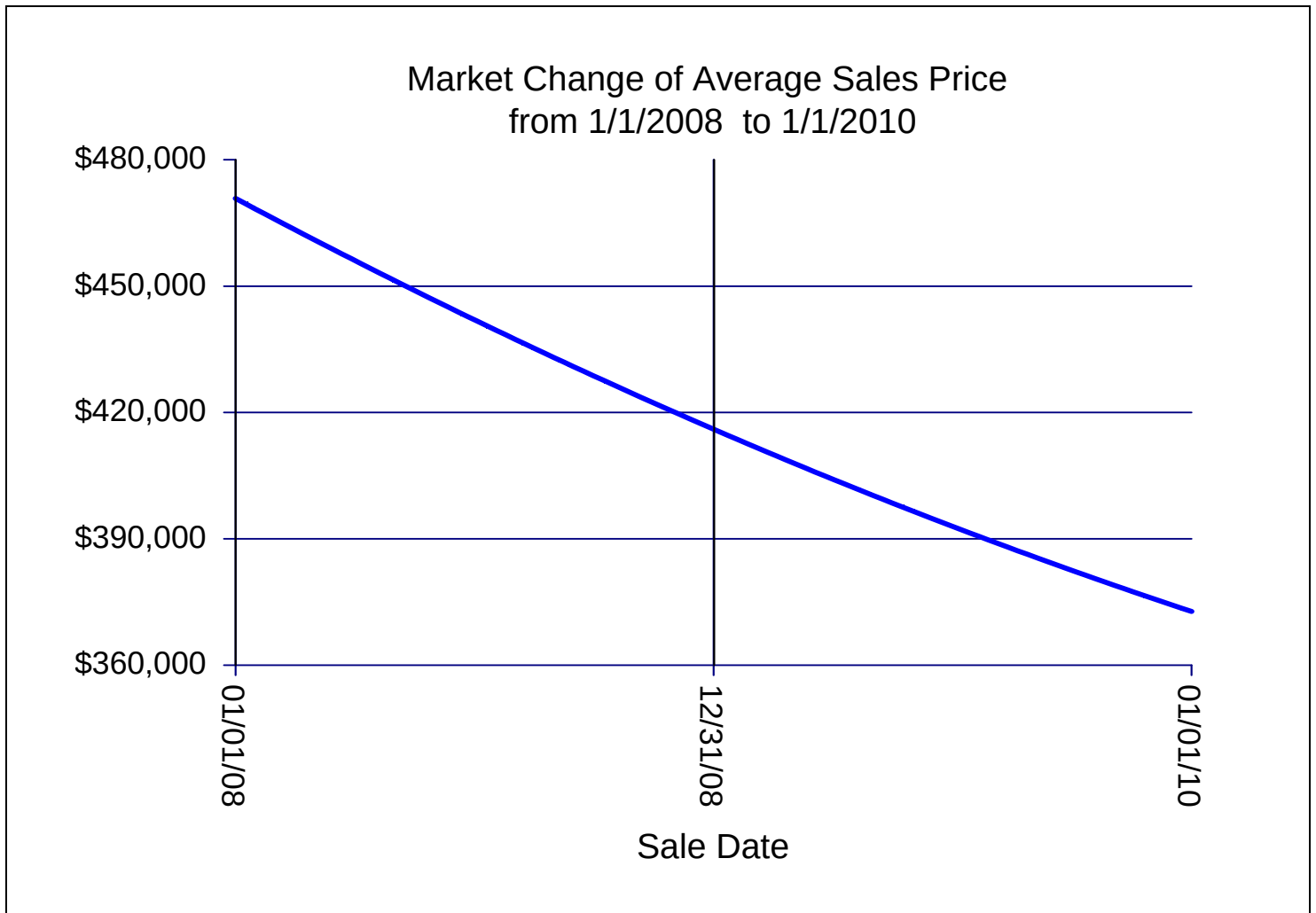
Number of one to three unit residences in the Population: 12,651

Summary of Findings: A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout. For instance, parcels located in Sub Area 3 (Area 73) had a higher assessment level than others and their values were adjusted downward. Parcels in Sub Area 4 (Area 73) had a lower assessment level than others and their values were adjusted upward. Exceptions may be found in the Improved Parcel Update section.

We recommend posting these values for the 2010 assessment roll.

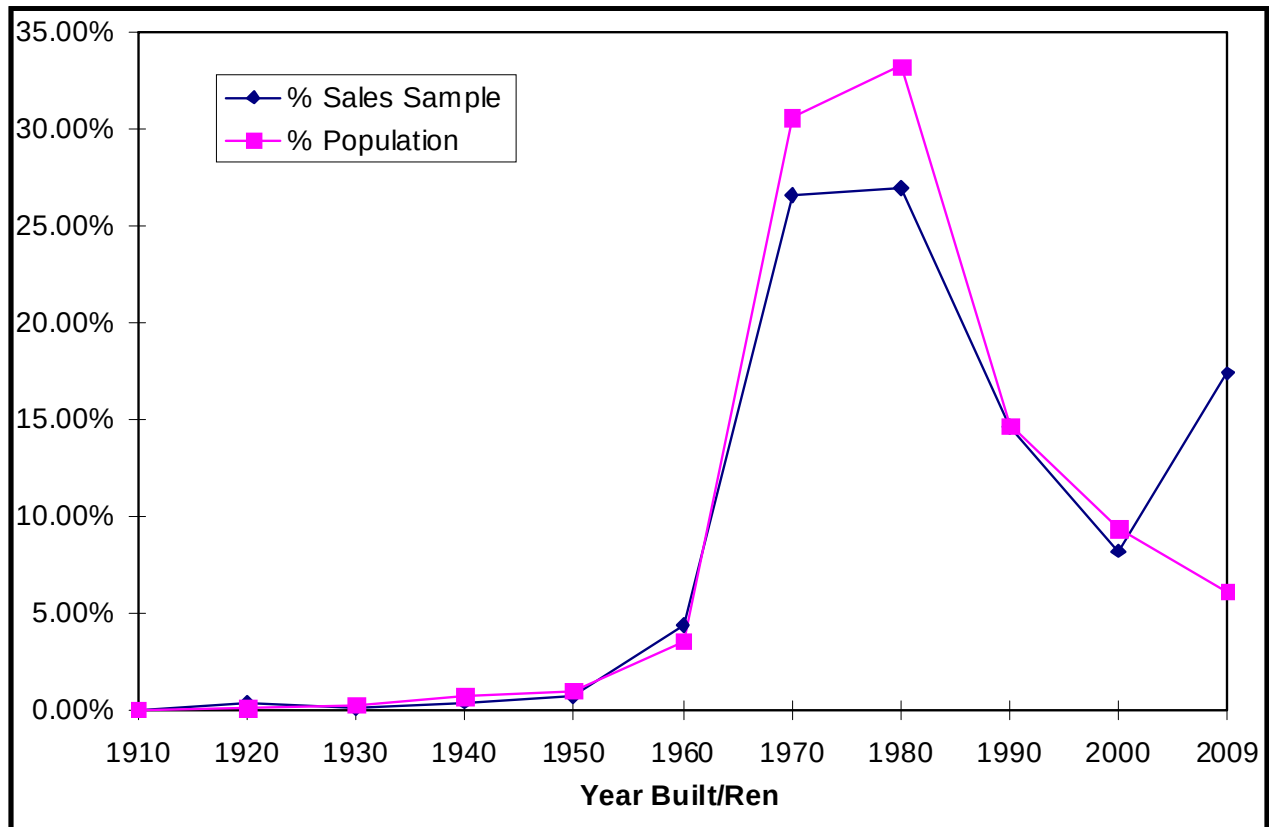
**Market Change of Average Sale Price in Areas 37 and 73
From 1/1/08 to 1/1/10**



Sales Sample Representation of Population - Year Built / Renovated

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	3	0.41%
1930	1	0.14%
1940	3	0.41%
1950	5	0.69%
1960	32	4.39%
1970	194	26.61%
1980	197	27.02%
1990	107	14.68%
2000	60	8.23%
2009	127	17.42%
	729	

Year Built/Ren	Frequency	% Population
1910	7	0.06%
1920	17	0.13%
1930	35	0.28%
1940	91	0.72%
1950	127	1.00%
1960	453	3.58%
1970	3882	30.69%
1980	4213	33.30%
1990	1862	14.72%
2000	1185	9.37%
2009	779	6.16%
	12651	

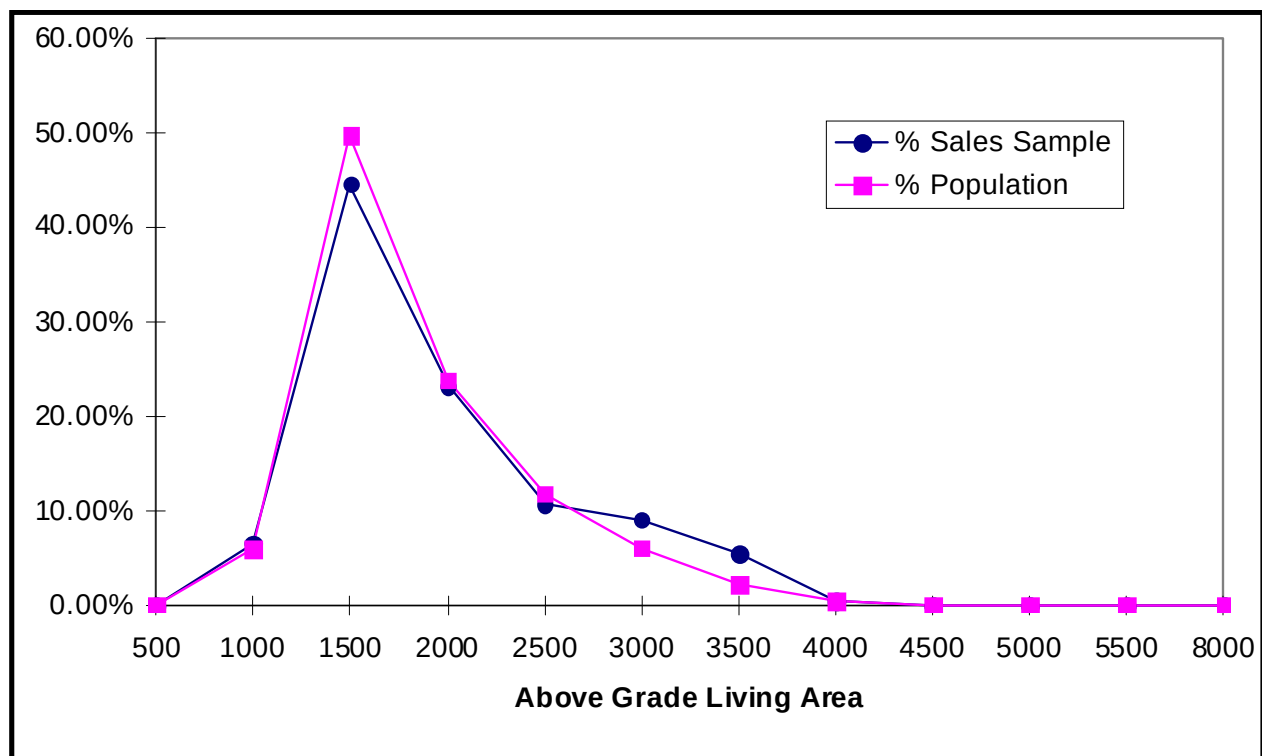


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	48	6.58%
1500	325	44.58%
2000	169	23.18%
2500	78	10.70%
3000	66	9.05%
3500	40	5.49%
4000	3	0.41%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
8000	0	0.00%
	729	

Population		
AGLA	Frequency	% Population
500	4	0.03%
1000	751	5.94%
1500	6279	49.63%
2000	3013	23.82%
2500	1492	11.79%
3000	769	6.08%
3500	281	2.22%
4000	49	0.39%
4500	7	0.06%
5000	3	0.02%
5500	1	0.01%
8000	2	0.02%
	12651	

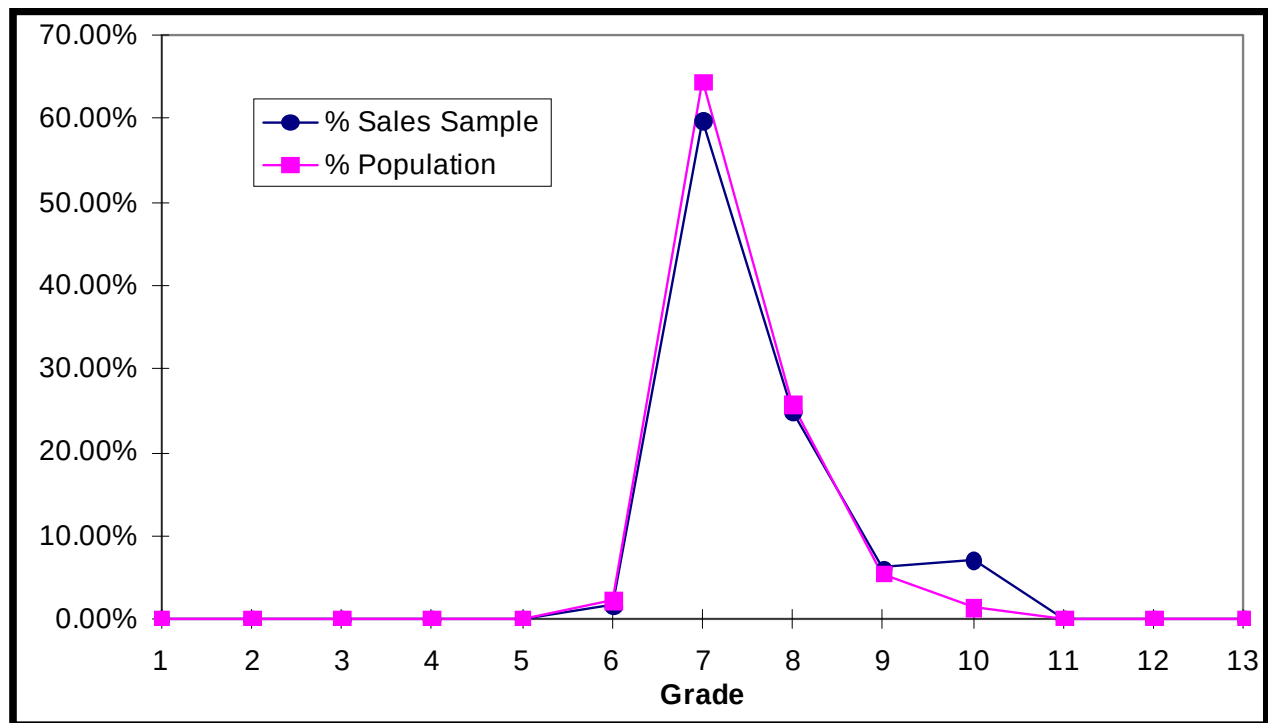


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

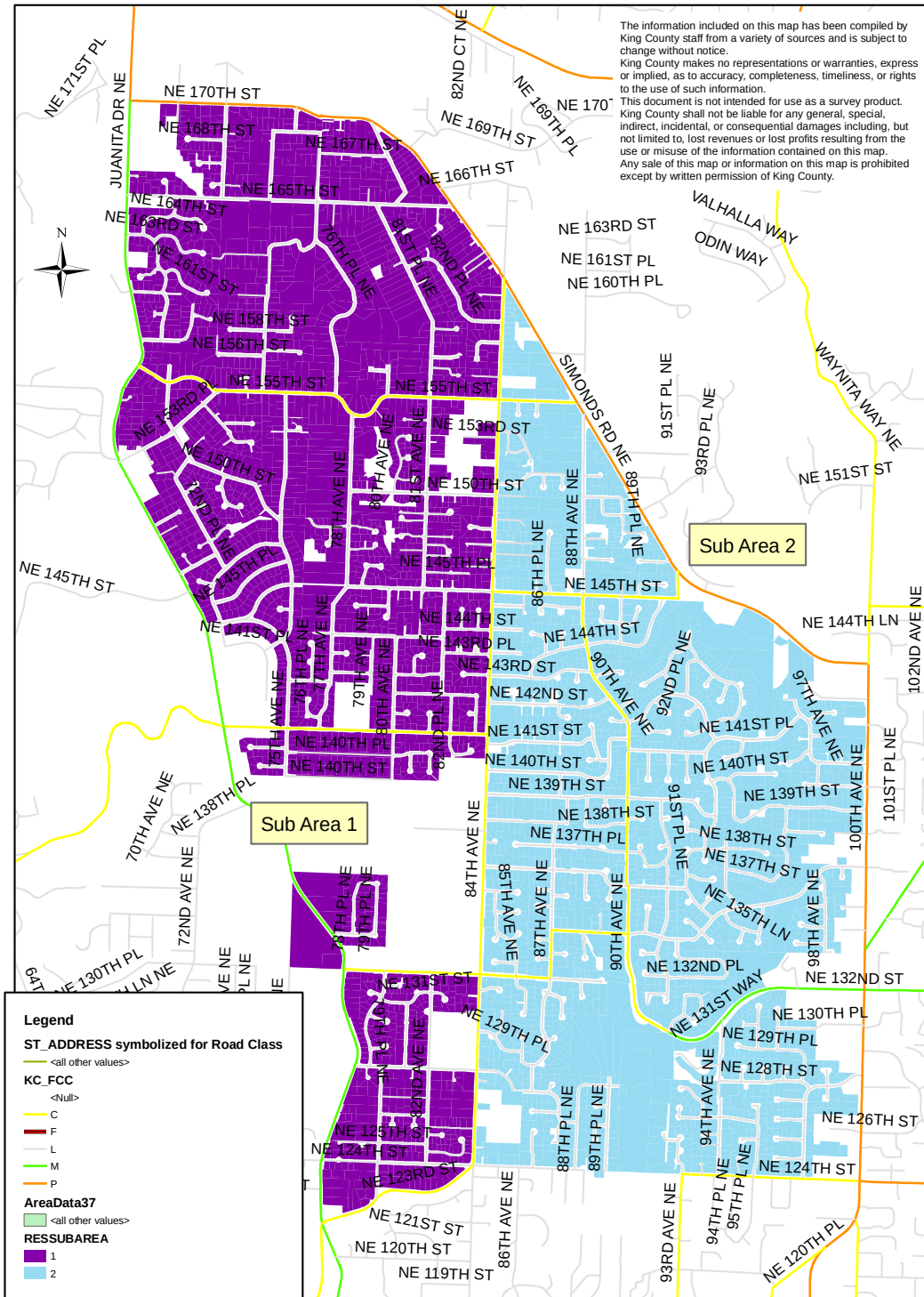
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.14%
6	12	1.65%
7	436	59.81%
8	182	24.97%
9	45	6.17%
10	52	7.13%
11	1	0.14%
12	0	0.00%
13	0	0.00%
729		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	6	0.05%
5	15	0.12%
6	291	2.30%
7	8164	64.53%
8	3274	25.88%
9	704	5.56%
10	191	1.51%
11	5	0.04%
12	1	0.01%
13	0	0.00%
12651		



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

Area 37 Sub Areas



King County

June 15, 2009

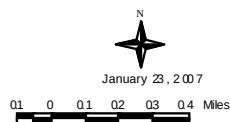
The map displays the NE 405 Freeway area with the following labels and features:

- Subareas (Yellow Boxes):** Sub 3, Sub 4, Sub 5, Sub 6.
- NHDs (White Boxes):** Nhd 1, Nhd 2, Nhd 3, Nhd 4.
- Streets:** 100th Ave NE, 112th Ave NE, 132nd Ave NE, NE 160th St, NE 132nd St, NE 116th St.
- Freeway:** I-405 Freeway.
- Other Labels:** Buckhorn Rd.

A legend in the bottom right corner indicates that yellow boxes represent Subareas and white boxes represent NHDs.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation as to warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map for information on this map is prohibited except by written permission of King County.

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King County

Department of Assessments

 Known slide areas

Annual Update Process

Effective Date of Appraisal: January 1, 2010

Date of Appraisal Report: June 7, 2010

King County Revaluation Cycle

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

Data Utilized

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

Improved Parcel Update

A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for these combined areas consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two location-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout. For instance, parcels located in Sub Area 3 (Area 73) had a higher assessment level than others and their values were adjusted downward. Parcels in Sub Area 4 (Area 73) had a lower assessment level than others and their values were adjusted upward. Exceptions may be found in the Improved Parcel Update section.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 729 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / (.9378879 + 0.03399277 if in SubArea 3 – 0.02829146 if in SubArea 4) x .925 *

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

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

* See Assessor's instructions page 51

Improved Parcel Update (continued)

Exceptions:

- *If multiple houses exist on a parcel, the -1.5 % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) * .985.
- *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- *If “accessory improvements only”, the -1.5 % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) * .985.
- *If land value =< \$1,000 no adjustment is applied.
- *If improvements and accessories =< \$1,000 no further adjustment applied.
- * If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- * If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- *If vacant parcels (no improvement value) only the land adjustment applies.
- *If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied.
- *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- *If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- *Any properties excluded from the annual up-date process are noted in RealProperty.

Mobile Home Update

Mobile Homes received the Total % Change indicated by the sales sample.

$$(2009 \text{ Land Value} + \text{Previous Improvement Value}) * .985$$

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

$$2010 \text{ Improvements Value} = 2010 \text{ Total Value minus } 2010 \text{ Land Value}$$

Model Validation

The resulting assessment level is 91.8%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -1.6%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Ratio studies of assessments before and after this annual update are included later in this report.

Areas 37 and 73 Annual Update Model Adjustments

2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

Standard Area Adjustment

-1.37%

Sub Area 3 (in Area 73)

% Adjustment -4.82%

Sub Area 4 (in Area 73)

% Adjustment 1.69%

Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 3 would *approximately* receive a - 4.82% downward adjustment. 929 parcels in the improved population would receive this adjustment. There were 54 sales.

Generally, Sub Area 3 parcels were at a higher assessment level than the rest of the population. This model corrects for this strata difference.

A parcel in Sub Area 4 would approximately receive a + 1.69% upward adjustment. 1085 parcels in the improved population would receive this adjustment. There were 69 sales. Generally, Sub Area 4 parcels were at a lower assessment level than the rest of the population. This model corrects for this strata difference.

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

84% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Areas 37 and 73 Sale Price changes (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

Market Adjustment to 1/1/2010		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2008	0.791	-20.9%
2/1/2008	0.799	-20.1%
3/1/2008	0.808	-19.2%
4/1/2008	0.817	-18.3%
5/1/2008	0.825	-17.5%
6/1/2008	0.834	-16.6%
7/1/2008	0.843	-15.7%
8/1/2008	0.852	-14.8%
9/1/2008	0.861	-13.9%
10/1/2008	0.869	-13.1%
11/1/2008	0.878	-12.2%
12/1/2008	0.887	-11.3%
1/1/2009	0.895	-10.5%
2/1/2009	0.904	-9.6%
3/1/2009	0.912	-8.8%
4/1/2009	0.921	-7.9%
5/1/2009	0.930	-7.0%
6/1/2009	0.939	-6.1%
7/1/2009	0.947	-5.3%
8/1/2009	0.956	-4.4%
9/1/2009	0.965	-3.5%
10/1/2009	0.974	-2.6%
11/1/2009	0.983	-1.7%
12/1/2009	0.991	-0.9%
1/1/2010	1.000	0.0%

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

Example:	Sales Price	Sales Date	Adjustment factor	Adjusted Sales price*
Sale 1	\$525,000	4/1/2008	0.817	\$429,000
Sale 2	\$475,000	10/1/2009	0.974	\$462,000
Sale 3	\$515,000	7/1/2009	0.947	\$488,000

* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Areas 37 and 73 is $(0.9378879 + 0.0002685941 * \text{SaleDay} + 0.03399277 * 0.07407407 - 0.02829146 * 0.09602195) / (0.9378879 + 0.03399277 * 0.07407407 - 0.02829146 * 0.09602195)$

SaleDay = SaleDate - 40179

Annual Update Ratio Study Report (Before)

2009 Assessments

District/Team: NW / Team 2	Appr. Date: 1/1/2009	Date of Report: 6/3/2010	Sales Dates: 1/2008 - 12/2009
Areas 37 and 73 South Kenmore, Kingsgate	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES
SAMPLE STATISTICS			
Sample size (n)	729		
Mean Assessed Value	347,000		
Mean Adj. Sales Price	372,500		
Standard Deviation AV	80,811		
Standard Deviation SP	90,924		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.933		
Weighted Mean Ratio	0.932		
UNIFORMITY			
Lowest ratio	0.727		
Highest ratio:	1.177		
Coefficient of Dispersion	7.20%		
Standard Deviation	0.085		
Coefficient of Variation	9.02%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.926		
Upper limit	0.941		
95% Confidence: Mean			
Lower limit	0.932		
Upper limit	0.944		
SAMPLE SIZE EVALUATION			
N (population size)	12651		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.085		
Recommended minimum:	11		
Actual sample size:	729		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	377		
# ratios above mean:	352		
z:	0.926		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

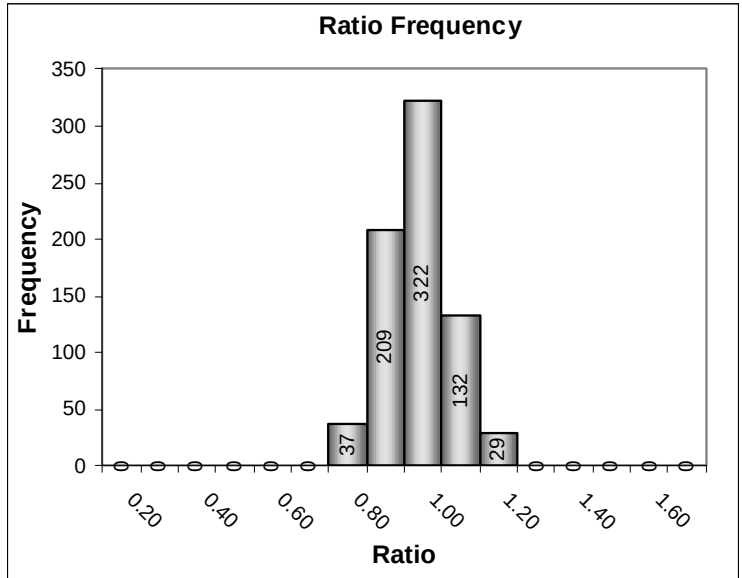
Ratio Frequency

Ratio Bin	Frequency
0.70-0.80	37
0.80-0.90	209
0.90-1.00	322
1.00-1.10	132
1.10-1.20	29
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout areas 37 and 73

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010



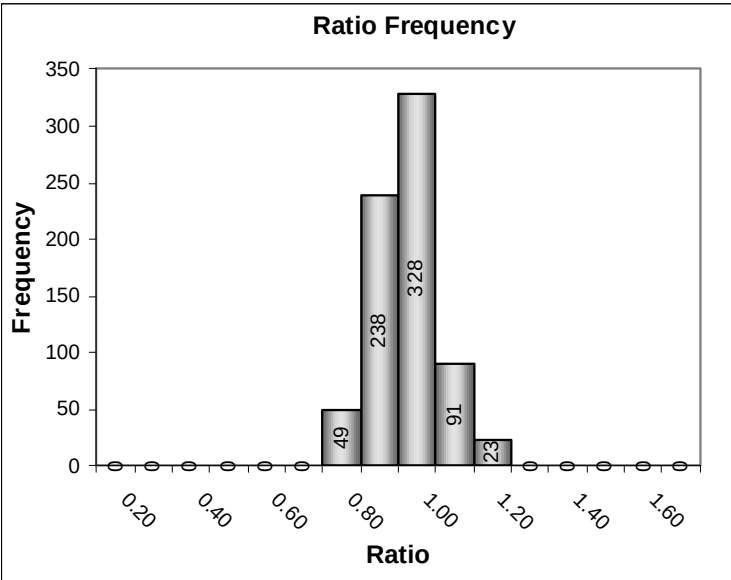
COMMENTS:

1 to 3 Unit Residences throughout areas 37 and 73

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

Annual Update Ratio Study Report (After)

2010 Assessments

District/Team: NW / Team 2	Appr. Date: 1/1/2010	Date of Report: 6/3/2010	Sales Dates: 1/2008 - 12/2009												
Area South Kenmore, Kingsgate	Appr ID: DJOH	Property Type: 1 to 3 Unit Residences	Adjusted for time?: YES												
SAMPLE STATISTICS		 A histogram titled 'Ratio Frequency' showing the distribution of ratios. The x-axis is labeled 'Ratio' and ranges from 0.20 to 1.60 in increments of 0.20. The y-axis is labeled 'Frequency' and ranges from 0 to 350 in increments of 50. The histogram has five bars with the following frequencies: 49 for the 0.70-0.80 ratio bin, 238 for the 0.80-0.90 ratio bin, 328 for the 0.90-1.00 ratio bin, 91 for the 1.00-1.10 ratio bin, and 23 for the 1.10-1.20 ratio bin. All other ratio bins have a frequency of 0. <table border="1"><caption>Histogram Data</caption><thead><tr><th>Ratio Bin</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>49</td></tr><tr><td>0.80-0.90</td><td>238</td></tr><tr><td>0.90-1.00</td><td>328</td></tr><tr><td>1.00-1.10</td><td>91</td></tr><tr><td>1.10-1.20</td><td>23</td></tr></tbody></table>		Ratio Bin	Frequency	0.70-0.80	49	0.80-0.90	238	0.90-1.00	328	1.00-1.10	91	1.10-1.20	23
Ratio Bin	Frequency														
0.70-0.80	49														
0.80-0.90	238														
0.90-1.00	328														
1.00-1.10	91														
1.10-1.20	23														
Sample size (n)	729														
Mean Assessed Value	341,800														
Mean Sales Price	372,500														
Standard Deviation AV	79,918														
Standard Deviation SP	90,924														
ASSESSMENT LEVEL															
Arithmetic Mean Ratio	0.924														
Median Ratio	0.919														
Weighted Mean Ratio	0.918														
UNIFORMITY															
Lowest ratio	0.716														
Highest ratio:	1.161														
Coefficient of Dispersion	7.09%														
Standard Deviation	0.082														
Coefficient of Variation	8.90%														
Price Related Differential (PRD)	1.007														
RELIABILITY															
95% Confidence: Median															
Lower limit	0.912														
Upper limit	0.927														
95% Confidence: Mean															
Lower limit	0.918														
Upper limit	0.930														
SAMPLE SIZE EVALUATION															
N (population size)	12651														
B (acceptable error - in decimal)	0.05														
S (estimated from this sample)	0.082														
Recommended minimum:	11														
Actual sample size:	729														
Conclusion:	OK														
NORMALITY															
Binomial Test															
# ratios below mean:	377														
# ratios above mean:	352														
z:	0.926														
Conclusion:	Normal*														
*i.e. no evidence of non-normality															

COMMENTS:

1 to 3 Unit Residences throughout areas 37 and 73

Uniformity has improved by application of the recommended values.

Sales Prices are adjusted for time to the Assesment Date of 1/1/2010

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.

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	364910	0026	8/28/09	\$255,000	\$246,000	870	6	1950	3	8720	N	N	15354 JUANITA DR NE
37 - 1	563150	0160	6/1/09	\$275,000	\$258,000	1060	6	1933	5	15000	N	N	14619 84TH AVE NE
37 - 1	364910	0038	3/9/09	\$254,000	\$232,000	1220	6	1955	4	15750	N	N	15328 JUANITA DR NE
37 - 1	242604	9137	8/27/09	\$335,000	\$323,000	1250	6	1934	4	20037	N	N	8105 NE 141ST ST
37 - 1	364910	0383	10/27/09	\$282,500	\$277,000	800	7	1970	3	12358	N	N	14824 75TH AVE NE
37 - 1	795480	0110	12/4/08	\$281,500	\$250,000	860	7	1970	3	7980	N	N	14228 79TH AVE NE
37 - 1	769630	0050	6/2/08	\$345,500	\$288,000	910	7	1972	3	7210	N	N	8113 NE 143RD ST
37 - 1	563150	1018	2/20/09	\$274,250	\$250,000	920	7	1983	4	11100	N	N	8316 NE 156TH ST
37 - 1	856870	0025	11/26/08	\$325,000	\$288,000	960	7	1958	3	9998	N	N	15805 75TH AVE NE
37 - 1	358110	0340	7/14/09	\$280,000	\$266,000	980	7	1966	4	7296	N	N	14142 82ND PL NE
37 - 1	358110	0230	9/15/09	\$324,950	\$315,000	980	7	1967	4	8487	N	N	14105 83RD PL NE
37 - 1	358110	0010	8/4/08	\$375,000	\$320,000	980	7	1966	4	7597	N	N	8202 NE 141ST ST
37 - 1	358110	0060	5/28/09	\$350,000	\$328,000	980	7	1966	4	7169	N	N	14139 82ND PL NE
37 - 1	321120	0370	2/4/08	\$330,000	\$264,000	1050	7	1969	3	6500	N	N	7719 NE 142ND CT
37 - 1	364910	0302	10/28/08	\$338,000	\$296,000	1050	7	1955	3	12080	N	N	15015 75TH AVE NE
37 - 1	856870	0060	1/10/08	\$292,500	\$232,000	1060	7	1958	3	9800	N	N	15804 75TH AVE NE
37 - 1	856870	0030	7/9/09	\$245,900	\$234,000	1060	7	1958	3	9998	N	N	15811 75TH AVE NE
37 - 1	357980	0400	8/20/09	\$320,000	\$308,000	1060	7	1961	3	11180	N	N	7422 NE 145TH PL
37 - 1	357970	0080	4/8/09	\$348,500	\$322,000	1060	7	1962	4	11090	N	N	7059 NE 145TH ST
37 - 1	729770	0075	8/25/09	\$250,000	\$241,000	1070	7	1955	3	10500	N	N	7249 NE 158TH ST
37 - 1	856870	0035	8/6/08	\$325,000	\$277,000	1080	7	1958	3	9892	N	N	15817 75TH AVE NE
37 - 1	176160	0050	9/23/09	\$358,000	\$348,000	1100	7	1969	4	9165	N	N	8310 NE 143RD ST
37 - 1	242604	9159	8/18/09	\$330,000	\$317,000	1110	7	1989	3	8274	N	N	14405 82ND AVE NE
37 - 1	384070	0010	4/21/09	\$500,000	\$463,000	1140	7	1995	3	18966	N	N	8303 NE 132ND ST
37 - 1	418980	0030	10/5/09	\$299,000	\$291,000	1150	7	1965	3	11772	N	N	8302 NE 148TH PL
37 - 1	563450	0240	12/12/08	\$300,000	\$267,000	1180	7	1941	4	10059	N	N	7621 NE 170TH ST
37 - 1	379000	0170	4/17/08	\$399,950	\$328,000	1190	7	1966	4	7020	N	N	8248 NE 143RD PL
37 - 1	563450	0320	2/28/08	\$281,000	\$227,000	1200	7	1953	3	13572	N	N	16633 SIMONDS RD NE
37 - 1	563450	0241	4/20/09	\$315,000	\$292,000	1200	7	1954	4	5853	N	N	7627 NE 170TH ST
37 - 1	895050	0260	9/22/09	\$305,000	\$296,000	1200	7	1960	4	9660	N	N	8250 NE 159TH ST
37 - 1	132604	9148	8/17/09	\$323,500	\$311,000	1200	7	1957	3	10000	N	N	15525 74TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	254083	0140	4/1/08	\$414,800	\$339,000	1200	7	1986	3	7172	N	N	8206 NE 140TH PL
37 - 1	639600	0170	2/19/09	\$401,000	\$365,000	1210	7	1993	3	5475	N	N	8008 NE 125TH ST
37 - 1	321120	0380	3/20/08	\$380,000	\$309,000	1220	7	1969	3	6545	N	N	7715 NE 142ND CT
37 - 1	639600	0200	7/8/08	\$375,000	\$317,000	1220	7	1994	3	5164	N	N	8106 NE 125TH ST
37 - 1	562830	0065	10/21/09	\$275,000	\$269,000	1250	7	1959	3	9600	N	N	7423 NE 156TH ST
37 - 1	563150	0122	9/6/09	\$295,000	\$285,000	1250	7	1956	3	9000	N	N	8131 NE 155TH ST
37 - 1	321120	0280	2/25/09	\$327,000	\$298,000	1250	7	1972	4	7344	N	N	7604 NE 142ND ST
37 - 1	357980	0330	9/30/09	\$280,000	\$273,000	1260	7	1959	3	10160	N	N	7405 NE 146TH ST
37 - 1	563450	0137	10/21/09	\$287,500	\$282,000	1260	7	1969	4	12600	N	N	16643 76TH AVE NE
37 - 1	358270	0155	11/13/09	\$297,950	\$294,000	1260	7	1959	3	8634	N	N	7004 NE 158TH ST
37 - 1	364910	0115	12/8/08	\$276,000	\$245,000	1280	7	1951	3	9968	N	N	7200 NE 153RD PL
37 - 1	563150	1049	6/4/09	\$312,500	\$294,000	1280	7	1958	3	7323	N	N	8144 NE 156TH PL
37 - 1	381980	0340	10/8/08	\$380,000	\$331,000	1300	7	1982	4	10800	N	N	7849 NE 140TH PL
37 - 1	321120	0490	11/11/09	\$260,750	\$257,000	1310	7	1973	3	7700	N	N	7811 NE 142ND PL
37 - 1	712000	0070	8/4/09	\$310,000	\$297,000	1340	7	1990	3	4131	N	N	7831 NE 150TH ST
37 - 1	712000	0090	11/19/09	\$315,000	\$311,000	1340	7	1990	3	3930	N	N	7905 NE 150TH ST
37 - 1	770850	0160	9/24/09	\$315,000	\$306,000	1350	7	1982	4	7548	N	N	8024 NE 142ND ST
37 - 1	051800	0090	9/7/08	\$420,000	\$362,000	1370	7	1978	4	10800	N	N	13310 79TH PL NE
37 - 1	364910	0246	7/15/08	\$345,000	\$292,000	1400	7	1960	4	10800	N	N	7325 NE 155TH ST
37 - 1	242604	9117	8/21/08	\$350,000	\$300,000	1400	7	1962	4	10018	N	N	14211 80TH AVE NE
37 - 1	895190	0025	10/13/09	\$267,000	\$261,000	1430	7	1955	3	13295	N	N	8300 NE 158TH ST
37 - 1	358090	0270	7/3/08	\$317,000	\$267,000	1450	7	1962	3	8914	N	N	14202 75TH AVE NE
37 - 1	358090	0200	7/29/09	\$330,000	\$315,000	1450	7	1962	4	8400	N	N	14114 75TH AVE NE
37 - 1	561210	0060	10/8/08	\$326,000	\$284,000	1480	7	1959	3	12056	N	N	7235 NE 156TH ST
37 - 1	376800	0190	9/8/09	\$340,000	\$329,000	1490	7	1967	4	7680	N	N	8304 NE 144TH ST
37 - 1	364910	0220	4/4/08	\$412,000	\$337,000	1490	7	1994	3	10000	N	N	15326 72ND AVE NE
37 - 1	563150	0707	6/23/09	\$247,750	\$234,000	1540	7	1941	3	13333	N	N	7504 NE 155TH ST
37 - 1	327574	0050	7/28/09	\$300,000	\$287,000	1540	7	1977	3	6944	N	N	12909 79TH PL NE
37 - 1	051800	0110	11/12/09	\$410,000	\$404,000	1550	7	1963	4	9984	N	N	13303 79TH PL NE
37 - 1	364910	0170	7/3/08	\$575,000	\$485,000	1550	7	1960	3	30500	N	N	7306 NE 150TH ST
37 - 1	384070	0100	5/20/09	\$360,000	\$337,000	1570	7	1962	4	9680	N	N	8043 NE 132ND ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	563150	0230	5/23/08	\$429,500	\$357,000	1590	7	1960	4	6581	N	N	14904 81ST AVE NE
37 - 1	798090	0072	9/26/08	\$524,000	\$455,000	1600	7	1948	4	15225	N	N	8005 NE 124TH ST
37 - 1	358110	0380	7/15/09	\$330,000	\$314,000	1620	7	1966	4	7296	N	N	14112 82ND PL NE
37 - 1	357980	0135	3/4/08	\$399,500	\$323,000	1620	7	1958	4	10130	N	N	7430 NE 144TH PL
37 - 1	357980	0110	2/10/09	\$307,500	\$279,000	1670	7	1962	4	10670	N	N	14310 75TH AVE NE
37 - 1	515620	0005	12/7/09	\$315,000	\$313,000	1690	7	1959	3	10000	N	N	6803 NE 149TH ST
37 - 1	357970	0075	6/2/09	\$327,000	\$307,000	1730	7	1959	4	15400	N	N	7055 NE 145TH ST
37 - 1	561210	0045	9/11/08	\$357,000	\$308,000	1730	7	1956	3	12373	N	N	7257 NE 156TH ST
37 - 1	358090	0320	7/16/08	\$335,000	\$284,000	1760	7	1962	3	12920	N	N	14236 75TH AVE NE
37 - 1	321120	0230	3/28/08	\$430,000	\$351,000	1790	7	1971	5	8360	N	N	14229 76TH PL NE
37 - 1	563150	0053	6/9/09	\$447,500	\$421,000	1800	7	1987	3	12550	N	N	15101 84TH AVE NE
37 - 1	384070	0813	1/24/08	\$450,000	\$359,000	1830	7	1993	3	9106	N	N	7800 NE 124TH ST
37 - 1	563150	0425	3/27/09	\$419,000	\$385,000	1880	7	1967	5	11429	N	N	15110 78TH AVE NE
37 - 1	132604	9156	12/16/08	\$400,000	\$356,000	1890	7	1992	3	22344	N	N	15520 70TH PL NE
37 - 1	364910	0483	4/2/08	\$418,450	\$342,000	2020	7	1984	3	9732	N	N	7329 NE 150TH ST
37 - 1	135730	0200	7/17/09	\$395,000	\$376,000	2040	7	1977	4	6739	N	N	14513 78TH PL NE
37 - 1	364910	0217	3/31/08	\$390,000	\$318,000	2080	7	1959	4	8880	N	N	7211 NE 153RD PL
37 - 1	659950	0210	6/1/09	\$340,000	\$319,000	2200	7	1973	3	10800	N	N	7607 NE 141ST PL
37 - 1	364910	0342	11/27/09	\$375,000	\$371,000	2350	7	2001	3	4173	N	N	7510 NE 153RD ST
37 - 1	364910	0344	5/7/08	\$509,950	\$422,000	2700	7	2001	3	4161	N	N	7528 NE 153RD PL
37 - 1	358100	0170	6/22/09	\$423,500	\$400,000	2820	7	2005	3	7210	N	N	7353 NE 140TH PL
37 - 1	563150	0059	3/27/08	\$449,500	\$366,000	1180	8	1977	3	12077	N	N	15011 84TH AVE NE
37 - 1	254080	0370	5/25/09	\$395,000	\$370,000	1220	8	1978	4	9099	N	N	13404 78TH PL NE
37 - 1	563150	0799	2/3/09	\$455,000	\$412,000	1280	8	1961	4	26682	N	N	16069 76TH PL NE
37 - 1	563150	1071	1/21/09	\$364,000	\$328,000	1330	8	1984	3	11200	N	N	8113 NE 158TH ST
37 - 1	083700	0110	5/21/09	\$370,000	\$346,000	1370	8	1978	3	8260	N	N	14920 72ND PL NE
37 - 1	254080	0060	3/17/08	\$449,950	\$366,000	1450	8	1978	4	8400	N	N	13411 78TH PL NE
37 - 1	358280	0085	11/18/08	\$365,000	\$322,000	1490	8	1957	4	9900	N	N	15516 70TH AVE NE
37 - 1	364910	0585	2/14/08	\$387,500	\$311,000	1540	8	1978	4	12632	N	N	14711 70TH CT NE
37 - 1	357900	0330	3/7/08	\$460,000	\$372,000	1570	8	1987	3	11516	N	N	7026 NE 163RD ST
37 - 1	132604	9190	12/16/08	\$610,000	\$543,000	1590	8	1980	3	13125	Y	N	7107 NE 159TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	358270	0040	5/1/08	\$435,000	\$359,000	1780	8	1974	3	7013	N	N	15913 70TH AVE NE
37 - 1	083702	0030	7/20/09	\$450,000	\$429,000	1810	8	1990	3	6250	N	N	14937 73RD AVE NE
37 - 1	357900	0640	7/24/08	\$425,000	\$361,000	1820	8	1985	3	8538	N	N	16319 69TH AVE NE
37 - 1	357900	0580	7/2/08	\$435,000	\$367,000	1840	8	1987	3	7650	N	N	7004 NE 164TH ST
37 - 1	357820	0010	3/13/09	\$415,000	\$380,000	1863	8	1998	3	5088	N	N	7817 NE 148TH ST
37 - 1	384070	0505	6/5/09	\$350,000	\$329,000	1880	8	1983	3	9615	N	N	8219 NE 128TH ST
37 - 1	025120	0180	2/8/08	\$469,950	\$377,000	1880	8	1979	4	7056	N	N	14009 81ST PL NE
37 - 1	357730	0070	8/18/08	\$440,000	\$377,000	1900	8	1994	3	12084	N	N	7109 NE 165TH ST
37 - 1	639600	0355	8/15/08	\$525,000	\$449,000	1930	8	1997	3	5154	N	N	7841 NE 125TH ST
37 - 1	563150	1081	11/17/09	\$450,000	\$444,000	1990	8	1994	3	8163	N	N	8120 NE 158TH PL
37 - 1	214070	0080	4/29/09	\$445,900	\$414,000	2090	8	1997	3	10146	N	N	7246 NE 147TH PL
37 - 1	214070	0040	7/27/09	\$467,000	\$446,000	2090	8	1996	3	8233	N	N	7230 NE 147TH PL
37 - 1	730840	0070	3/28/08	\$452,500	\$369,000	2170	8	2002	3	4502	N	N	15511 73RD PL NE
37 - 1	358220	0170	12/16/08	\$408,000	\$363,000	2190	8	1989	3	8010	N	N	7121 NE 168TH ST
37 - 1	254080	0050	7/28/08	\$455,000	\$387,000	2190	8	1978	4	8400	N	N	13405 78TH PL NE
37 - 1	563150	0973	6/3/08	\$534,000	\$446,000	2320	8	1996	3	11565	N	N	8316 NE 161ST PL
37 - 1	242604	9057	10/9/08	\$438,000	\$382,000	2350	8	1997	3	7375	N	N	14245 79TH AVE NE
37 - 1	113761	0010	11/18/09	\$389,000	\$384,000	2420	8	1995	3	5949	N	N	7804 NE 147TH ST
37 - 1	563450	0243	5/11/09	\$490,000	\$457,000	2560	8	2008	3	8846	N	N	7625 NE 170TH ST
37 - 1	384070	0615	6/20/09	\$470,000	\$444,000	2620	8	1998	3	10000	N	N	8014 NE 126TH ST
37 - 1	563450	0242	5/5/09	\$490,000	\$456,000	2680	8	2009	3	7387	N	N	7631 NE 170TH ST
37 - 1	563450	0192	6/9/08	\$620,000	\$519,000	3130	8	2007	3	9116	N	N	7830 NE 165TH ST
37 - 1	083702	0050	9/4/08	\$500,000	\$431,000	1450	9	1991	3	7304	N	N	14933 73RD AVE NE
37 - 1	358280	0100	6/21/08	\$560,000	\$470,000	1950	9	2007	3	14725	N	N	7032 NE 155TH PL
37 - 1	185320	0170	7/20/09	\$459,950	\$438,000	2106	9	1999	3	6200	N	N	12437 83RD PL NE
37 - 1	563150	0258	11/16/09	\$443,550	\$438,000	2317	9	1999	3	5337	N	N	8006 NE 148TH LN
37 - 1	427660	0030	6/16/09	\$475,000	\$448,000	2460	9	1999	3	9052	N	N	8026 NE 162ND CT
37 - 1	563450	0233	8/25/08	\$640,000	\$549,000	2650	9	2007	3	8592	N	N	7535 NE 170TH ST
37 - 1	563150	0941	5/21/09	\$477,000	\$446,000	3050	9	2007	3	8000	N	N	16311 SIMONDS RD NE
37 - 1	563150	0942	6/11/08	\$599,950	\$502,000	3050	9	2007	3	8000	N	N	16307 SIMONDS RD NE
37 - 1	563450	0934	7/1/08	\$689,950	\$581,000	3090	9	2004	3	13475	N	N	7027 NE 170TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	563450	0066	9/28/09	\$755,000	\$734,000	3450	9	2007	3	6396	N	N	16721 74TH AVE NE
37 - 1	619050	0140	3/10/09	\$520,000	\$476,000	2160	10	1998	3	8012	N	N	8009 NE 152ND CT
37 - 1	563150	0222	2/25/08	\$539,000	\$435,000	2540	10	2007	3	4597	N	N	8137 NE 149TH ST
37 - 1	619050	0110	4/22/09	\$525,000	\$487,000	2640	10	1998	3	6407	N	N	8012 NE 151ST CT
37 - 1	111710	0030	1/16/09	\$475,000	\$427,000	2660	10	2007	3	4762	N	N	8119 NE 149TH ST
37 - 1	111710	0070	10/25/08	\$533,550	\$467,000	2660	10	2007	3	7407	N	N	8139 NE 149TH ST
37 - 1	111710	0110	6/6/08	\$606,500	\$507,000	2660	10	2007	3	7222	N	N	8128 NE 149TH ST
37 - 1	619050	0170	12/10/09	\$525,000	\$522,000	2790	10	1999	3	7077	N	N	8026 NE 152ND CT
37 - 1	111710	0010	7/23/08	\$565,950	\$481,000	2800	10	2007	3	5001	N	N	8111 NE 149TH ST
37 - 1	563150	0231	7/10/08	\$573,950	\$485,000	2810	10	2007	3	6075	N	N	8108 NE 149TH ST
37 - 1	445860	0060	8/7/09	\$510,000	\$489,000	2840	10	2009	3	5490	N	N	8133 NE 147TH ST
37 - 1	252480	0060	8/7/08	\$660,000	\$563,000	2850	10	2007	3	5563	N	N	8007 NE 147TH LN
37 - 1	029361	0050	5/28/08	\$599,852	\$500,000	2900	10	2007	3	5803	N	N	8135 NE 150TH ST
37 - 1	029361	0020	7/16/08	\$605,000	\$512,000	2900	10	2007	3	5803	N	N	8107 NE 150TH ST
37 - 1	029361	0100	1/27/09	\$589,950	\$533,000	2900	10	2007	3	6212	N	N	14916 81ST AVE NE
37 - 1	029361	0080	4/16/09	\$580,000	\$537,000	2900	10	2007	3	6767	N	N	8115 NE 150TH ST
37 - 1	029361	0070	4/15/09	\$585,000	\$541,000	2900	10	2007	3	6767	N	N	8127 NE 150TH ST
37 - 1	252480	0020	10/29/08	\$621,000	\$545,000	2920	10	2007	3	5947	N	N	8032 NE 147TH LN
37 - 1	252480	0040	6/25/08	\$669,900	\$563,000	2920	10	2007	3	5399	N	N	8012 NE 147TH LN
37 - 1	029361	0010	10/15/08	\$619,000	\$540,000	2940	10	2007	3	6212	N	N	8105 NE 150TH ST
37 - 1	252480	0050	8/1/08	\$700,000	\$596,000	2940	10	2007	3	8075	N	N	8004 NE 147TH LN
37 - 1	029361	0040	10/13/08	\$580,000	\$506,000	2950	10	2007	3	5803	N	N	8123 NE 150TH ST
37 - 1	029361	0060	4/3/09	\$570,000	\$525,000	2950	10	2007	3	6767	N	N	8131 NE 150TH ST
37 - 1	029361	0030	6/25/08	\$630,000	\$530,000	2950	10	2007	3	5803	N	N	8119 NE 150TH ST
37 - 1	029361	0090	6/19/08	\$687,362	\$577,000	2950	10	2007	3	6767	N	N	8111 NE 150TH ST
37 - 1	619050	0120	3/31/08	\$665,000	\$543,000	2980	10	1999	3	7091	N	N	8006 NE 151ST CT
37 - 1	563150	0288	4/17/09	\$489,000	\$453,000	3000	10	2006	3	11815	N	N	8011 NE 145TH PL
37 - 1	563150	0287	8/25/09	\$535,555	\$516,000	3010	10	2006	3	11386	N	N	8016 NE 145TH PL
37 - 1	364910	0182	9/15/09	\$620,000	\$601,000	3021	10	2007	3	4782	N	N	7328 NE 150TH ST
37 - 1	111710	0060	1/9/09	\$485,000	\$435,000	3050	10	2007	3	4602	N	N	8133 NE 149TH ST
37 - 1	563150	0221	1/18/08	\$602,000	\$479,000	3050	10	2007	3	6602	N	N	8135 NE 149TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 1	111710	0020	8/11/08	\$589,900	\$504,000	3050	10	2007	3	4762	N	N	8113 NE 149TH ST
37 - 1	111710	0080	3/6/08	\$641,000	\$519,000	3050	10	2007	3	4875	N	N	8141 NE 149TH ST
37 - 1	445860	0070	12/3/09	\$525,000	\$521,000	3060	10	2007	3	5025	N	N	8135 NE 147TH ST
37 - 1	445860	0010	10/9/08	\$599,950	\$523,000	3060	10	2007	3	5979	N	N	8107 NE 147TH ST
37 - 1	445860	0030	3/31/09	\$594,950	\$548,000	3200	10	2007	3	5979	N	N	8115 NE 147TH ST
37 - 1	445860	0020	6/19/09	\$559,950	\$529,000	3230	10	2007	3	5750	N	N	8111 NE 147TH ST
37 - 1	445860	0040	12/12/08	\$599,950	\$534,000	3250	10	2007	3	5979	N	N	8113 NE 147TH ST
37 - 1	051800	0010	5/3/09	\$505,000	\$470,000	3360	10	2006	3	9750	N	N	7721 NE 133RD PL
37 - 1	563450	0293	6/26/08	\$655,000	\$551,000	3490	10	2005	3	11316	N	N	16710 79TH PL NE
37 - 1	563150	0085	10/28/09	\$600,000	\$589,000	3680	10	2008	3	9983	N	N	15124 81ST AVE NE
37 - 1	384070	0614	12/30/08	\$920,000	\$823,000	3640	11	2008	3	7260	N	N	8028 NE 126TH ST
37 - 2	375680	0131	10/13/09	\$245,000	\$239,000	640	5	1913	4	12433	N	N	13420 87TH AVE NE
37 - 2	173610	0240	1/11/08	\$360,000	\$286,000	790	7	1969	3	7808	N	N	12610 94TH AVE NE
37 - 2	173610	0040	1/29/09	\$320,000	\$289,000	820	7	1970	3	7560	N	N	9425 NE 126TH PL
37 - 2	290950	0030	10/20/09	\$357,000	\$350,000	820	7	1970	3	8030	N	N	9211 NE 136TH PL
37 - 2	667550	0132	3/7/08	\$315,000	\$255,000	870	7	1983	3	8965	N	N	8640 NE 141ST ST
37 - 2	514510	0250	4/7/09	\$298,000	\$275,000	910	7	1971	4	7041	N	N	14048 90TH PL NE
37 - 2	514510	0020	6/11/09	\$298,000	\$281,000	910	7	1972	3	7193	N	N	9010 NE 141ST ST
37 - 2	113800	0290	2/20/09	\$320,000	\$291,000	910	7	1972	3	7215	N	N	9775 NE 127TH PL
37 - 2	212540	0270	10/23/08	\$310,000	\$271,000	940	7	1985	3	7226	N	N	9903 NE 140TH PL
37 - 2	358521	0220	12/15/09	\$300,000	\$299,000	940	7	1967	3	8055	N	N	8842 NE 138TH ST
37 - 2	039530	0340	3/17/09	\$362,000	\$332,000	940	7	1965	3	11250	N	N	8605 NE 139TH ST
37 - 2	113802	0230	11/20/09	\$267,000	\$264,000	960	7	1970	3	6380	N	N	12403 95TH PL NE
37 - 2	265100	0190	1/10/08	\$340,000	\$270,000	960	7	1969	3	7479	N	N	13713 90TH AVE NE
37 - 2	289661	0110	7/15/08	\$320,000	\$271,000	960	7	1970	4	7324	N	N	9118 NE 139TH ST
37 - 2	667550	0110	3/23/09	\$301,000	\$277,000	960	7	1970	4	7144	N	N	8604 NE 141ST ST
37 - 2	039530	0540	11/4/08	\$329,950	\$290,000	960	7	1965	3	11250	N	N	8416 NE 138TH ST
37 - 2	856460	0060	11/18/09	\$250,000	\$247,000	1010	7	1966	3	10241	N	N	8554 NE 137TH PL
37 - 2	514510	0380	2/21/08	\$354,000	\$285,000	1010	7	1969	3	7089	N	N	14047 90TH PL NE
37 - 2	514500	0310	5/9/08	\$369,000	\$305,000	1010	7	1967	3	7672	N	N	14059 88TH PL NE
37 - 2	357811	0260	12/16/09	\$333,000	\$331,000	1030	7	1983	3	8977	N	N	14115 88TH PL NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 2	113801	0040	12/21/09	\$235,000	\$234,000	1040	7	1969	3	6950	N	N	9826 NE 128TH ST
37 - 2	113800	0040	6/9/08	\$395,000	\$330,000	1040	7	1975	3	7201	N	N	12424 98TH AVE NE
37 - 2	113801	0250	2/15/08	\$439,000	\$353,000	1040	7	1974	4	7900	N	N	12804 97TH AVE NE
37 - 2	113801	0050	4/10/09	\$415,000	\$383,000	1040	7	1974	4	6530	N	N	12812 98TH PL NE
37 - 2	141970	0290	4/21/08	\$400,000	\$329,000	1050	7	1980	3	9190	N	N	12834 97TH PL NE
37 - 2	856450	0260	10/21/09	\$338,000	\$331,000	1050	7	1961	3	10213	N	N	8451 NE 137TH ST
37 - 2	894780	0060	8/7/09	\$283,000	\$271,000	1060	7	1982	3	12152	N	N	8438 NE 145TH ST
37 - 2	894780	0050	7/9/09	\$308,000	\$292,000	1060	7	1962	3	12300	N	N	8432 NE 145TH ST
37 - 2	375510	0440	6/11/09	\$330,000	\$311,000	1060	7	1966	3	9935	N	N	8412 NE 132ND PL
37 - 2	357811	0180	3/20/09	\$358,000	\$329,000	1060	7	1983	3	9078	N	N	8915 NE 142ND WAY
37 - 2	375510	0040	5/6/09	\$387,500	\$361,000	1060	7	1967	5	9750	N	N	8516 NE 136TH ST
37 - 2	113802	0200	11/2/09	\$310,000	\$305,000	1070	7	1970	3	6460	N	N	12423 95TH PL NE
37 - 2	278360	0200	7/2/09	\$386,500	\$366,000	1080	7	1980	3	26499	N	N	8711 NE 129TH CT
37 - 2	141970	0050	3/12/09	\$315,000	\$288,000	1090	7	1980	3	7800	N	N	9611 NE 129TH PL
37 - 2	113802	0170	5/22/09	\$312,000	\$292,000	1100	7	1969	3	8780	N	N	9453 NE 125TH PL
37 - 2	285400	0130	11/13/09	\$299,000	\$295,000	1100	7	1962	3	9604	N	N	13216 87TH AVE NE
37 - 2	212541	0080	8/20/08	\$359,500	\$308,000	1110	7	1986	3	6851	N	N	9738 NE 141ST CT
37 - 2	358521	0350	1/23/09	\$360,000	\$325,000	1120	7	1967	4	10902	N	N	13820 89TH AVE NE
37 - 2	856450	0300	6/10/09	\$371,500	\$350,000	1130	7	1961	4	10187	N	N	8419 NE 137TH ST
37 - 2	172750	0270	2/18/08	\$370,000	\$298,000	1140	7	1972	3	7140	N	N	9207 NE 133RD ST
37 - 2	212541	0300	10/21/08	\$398,450	\$349,000	1150	7	1986	3	11066	Y	N	14107 97TH AVE NE
37 - 2	509790	0240	3/10/09	\$365,000	\$334,000	1160	7	1976	3	7847	N	N	13524 89TH PL NE
37 - 2	290950	0210	12/10/08	\$425,000	\$378,000	1160	7	1970	3	7125	Y	N	13750 93RD AVE NE
37 - 2	667550	0125	4/26/09	\$287,500	\$267,000	1170	7	1963	3	9562	N	N	8628 NE 141ST ST
37 - 2	212540	0280	9/29/09	\$351,000	\$342,000	1170	7	1984	3	7226	N	N	9909 NE 140TH PL
37 - 2	790538	0100	6/4/09	\$315,000	\$296,000	1180	7	1972	3	9802	N	N	13453 95TH AVE NE
37 - 2	212100	0020	2/26/09	\$365,000	\$333,000	1180	7	1979	3	10464	N	N	8428 NE 144TH PL
37 - 2	375480	0040	11/19/09	\$357,000	\$353,000	1180	7	1963	3	9473	N	N	8611 NE 132ND PL
37 - 2	375480	0060	5/2/08	\$445,000	\$367,000	1180	7	1963	4	9180	N	N	8626 NE 132ND PL
37 - 2	667550	0076	11/20/08	\$335,000	\$296,000	1190	7	1990	3	9104	N	N	8617 NE 142ND ST
37 - 2	290950	0080	3/11/08	\$430,000	\$349,000	1200	7	1971	3	9047	Y	N	9236 NE 136TH PL

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 2	229670	0160	5/27/09	\$395,000	\$370,000	1210	7	1969	3	9853	N	N	9032 NE 132ND PL
37 - 2	229741	0090	4/22/08	\$422,000	\$347,000	1220	7	1976	3	7600	N	N	8817 NE 132ND ST
37 - 2	113801	0460	8/25/08	\$340,000	\$292,000	1230	7	1971	4	7965	N	N	12820 95TH AVE NE
37 - 2	375500	0130	7/2/08	\$370,000	\$312,000	1250	7	1966	3	10500	N	N	8648 NE 140TH ST
37 - 2	357480	1810	5/27/08	\$394,500	\$329,000	1250	7	1986	3	9152	N	N	8443 NE 143RD ST
37 - 2	358521	0120	8/25/08	\$419,000	\$360,000	1260	7	1967	4	7350	N	N	13821 88TH AVE NE
37 - 2	790538	0320	5/11/09	\$394,000	\$367,000	1260	7	1977	3	10662	N	N	9221 NE 134TH ST
37 - 2	229670	0210	8/20/09	\$390,000	\$375,000	1260	7	1969	3	7347	N	N	9005 NE 132ND PL
37 - 2	563200	0110	4/8/09	\$277,000	\$256,000	1270	7	1961	3	9360	N	N	15456 85TH AVE NE
37 - 2	192605	9206	11/12/09	\$346,000	\$341,000	1270	7	1982	3	8739	N	N	14440 85TH PL NE
37 - 2	278360	0110	10/24/08	\$405,000	\$355,000	1280	7	1980	3	6930	N	N	12812 87TH AVE NE
37 - 2	358521	0170	10/1/09	\$298,000	\$290,000	1300	7	1967	3	7350	N	N	8807 NE 138TH ST
37 - 2	358521	0320	6/22/09	\$369,950	\$349,000	1300	7	1967	3	7036	N	N	13821 89TH AVE NE
37 - 2	375510	0220	2/19/09	\$270,000	\$246,000	1310	7	1967	3	9761	N	N	8507 NE 135TH ST
37 - 2	375500	0090	8/21/08	\$350,000	\$300,000	1320	7	1966	3	10500	N	N	8616 NE 140TH ST
37 - 2	212100	0240	11/25/08	\$399,000	\$353,000	1330	7	1977	4	10464	N	N	8410 NE 143RD PL
37 - 2	212100	0300	6/2/08	\$451,000	\$376,000	1330	7	1978	4	11670	N	N	8433 NE 143RD PL
37 - 2	755830	0070	6/5/09	\$463,000	\$435,000	1330	7	1981	5	12267	Y	N	13831 97TH AVE NE
37 - 2	769000	0050	9/30/09	\$295,000	\$287,000	1340	7	1961	4	9750	N	N	15226 88TH AVE NE
37 - 2	861530	0110	9/24/09	\$312,000	\$303,000	1340	7	1984	3	7140	N	N	14148 87TH PL NE
37 - 2	182605	9101	11/15/09	\$310,000	\$306,000	1340	7	1969	3	10454	N	N	8403 NE 150TH PL
37 - 2	039530	0410	8/14/08	\$389,000	\$333,000	1350	7	1966	4	9600	N	N	13819 87TH AVE NE
37 - 2	667550	0142	7/14/09	\$392,000	\$373,000	1350	7	1979	3	9889	N	N	8662 NE 141ST ST
37 - 2	563250	0060	8/22/08	\$430,000	\$369,000	1370	7	1983	3	10150	N	N	9010 NE 147TH ST
37 - 2	113801	0320	10/23/09	\$344,000	\$337,000	1380	7	1974	3	7015	N	N	12803 97TH AVE NE
37 - 2	542251	0100	11/20/09	\$385,000	\$380,000	1380	7	1975	3	6742	N	N	9204 NE 139TH ST
37 - 2	113801	0120	8/18/08	\$343,000	\$294,000	1390	7	1974	3	7765	N	N	12815 98TH PL NE
37 - 2	790538	0540	10/7/09	\$270,000	\$263,000	1400	7	1970	3	8425	N	N	13537 93RD AVE NE
37 - 2	229670	0770	5/26/09	\$312,000	\$292,000	1420	7	1968	3	7371	N	N	13518 90TH AVE NE
37 - 2	229670	0400	5/8/09	\$327,000	\$305,000	1420	7	1969	3	7713	N	N	9114 NE 134TH ST
37 - 2	229670	0420	5/12/08	\$405,000	\$336,000	1420	7	1969	3	6298	N	N	13412 91ST PL NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 2	289660	0120	6/3/09	\$370,000	\$348,000	1440	7	1971	4	7800	N	N	9054 NE 137TH CT
37 - 2	865170	0470	10/24/08	\$424,000	\$371,000	1490	7	1976	3	11527	N	N	9411 NE 139TH ST
37 - 2	212100	0030	2/24/09	\$360,000	\$328,000	1500	7	1979	3	10464	N	N	8422 NE 144TH PL
37 - 2	509790	0040	12/26/09	\$380,000	\$379,000	1510	7	1977	3	7412	N	N	13611 88TH PL NE
37 - 2	807880	0230	10/2/08	\$489,950	\$426,000	1510	7	1918	5	7925	N	N	12405 93RD AVE NE
37 - 2	564900	0130	12/10/09	\$338,000	\$336,000	1590	7	1978	3	8750	N	N	9729 NE 140TH ST
37 - 2	542251	0130	8/20/08	\$370,000	\$317,000	1600	7	1973	3	7280	N	N	9130 NE 139TH ST
37 - 2	790538	0280	10/24/08	\$388,500	\$340,000	1600	7	1972	3	15044	N	N	13450 92ND PL NE
37 - 2	039530	0350	12/29/09	\$385,000	\$385,000	1620	7	1965	3	11250	N	N	8611 NE 139TH ST
37 - 2	514510	0210	5/6/09	\$337,000	\$314,000	1650	7	1970	4	8306	N	N	14031 91ST PL NE
37 - 2	212540	0190	6/30/08	\$415,000	\$350,000	1660	7	1982	3	8262	Y	N	14033 97TH AVE NE
37 - 2	755830	0080	9/11/08	\$472,000	\$408,000	1670	7	1981	3	13138	Y	N	13823 97TH AVE NE
37 - 2	667550	0172	11/9/09	\$359,000	\$354,000	1720	7	1990	3	7295	N	N	8621 NE 141ST ST
37 - 2	375510	0430	2/11/08	\$350,000	\$281,000	1730	7	1966	3	11338	N	N	8406 NE 132ND PL
37 - 2	790537	0600	8/19/08	\$465,600	\$399,000	1800	7	1977	5	8176	N	N	13609 98TH AVE NE
37 - 2	265110	0120	3/20/08	\$375,000	\$305,000	1820	7	1969	3	9052	N	N	13732 90TH PL NE
37 - 2	039530	0440	5/14/09	\$429,000	\$400,000	1950	7	1965	5	11250	N	N	8630 NE 138TH ST
37 - 2	856460	0230	9/21/09	\$338,000	\$328,000	1980	7	1967	3	10265	N	N	8711 NE 137TH PL
37 - 2	755830	0060	9/24/08	\$492,500	\$427,000	2150	7	1981	3	11752	Y	N	13826 97TH AVE NE
37 - 2	357480	0520	11/5/08	\$377,000	\$331,000	1160	8	1979	3	7280	N	N	14412 88TH AVE NE
37 - 2	865174	0100	10/12/09	\$355,000	\$347,000	1230	8	1979	3	8000	N	N	14013 92ND PL NE
37 - 2	357480	1380	8/27/09	\$345,000	\$332,000	1260	8	1988	3	7485	N	N	14336 85TH PL NE
37 - 2	357480	1750	11/25/09	\$295,000	\$292,000	1270	8	1980	3	7814	N	N	14329 85TH PL NE
37 - 2	357810	0410	6/5/09	\$360,000	\$338,000	1290	8	1976	4	7951	N	N	9002 NE 142ND WAY
37 - 2	357480	0070	1/30/09	\$370,000	\$334,000	1300	8	1977	3	7123	N	N	14419 91ST AVE NE
37 - 2	865171	0020	12/10/09	\$404,000	\$401,000	1310	8	1977	3	7488	N	N	14020 93RD AVE NE
37 - 2	865172	0420	6/9/08	\$435,000	\$364,000	1380	8	1978	3	8040	N	N	9220 NE 142ND ST
37 - 2	357480	1280	3/9/09	\$385,000	\$352,000	1390	8	1978	3	8772	N	N	8624 NE 143RD ST
37 - 2	661992	0040	4/11/08	\$600,000	\$492,000	1470	8	1976	3	12060	Y	N	12504 89TH PL NE
37 - 2	865173	0450	2/27/08	\$410,000	\$331,000	1490	8	1981	3	8400	N	N	14254 92ND PL NE
37 - 2	357480	1250	4/18/09	\$405,000	\$375,000	1490	8	1978	3	10456	N	N	8710 NE 143RD ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 2	357480	0150	12/10/09	\$376,000	\$374,000	1500	8	1978	3	9445	N	N	8915 NE 144TH PL
37 - 2	086640	0040	7/1/09	\$465,000	\$440,000	1580	8	2009	3	5590	N	N	14051 84TH CT NE
37 - 2	086640	0020	8/7/09	\$473,000	\$453,000	1580	8	2009	3	5804	N	N	14054 84TH CT NE
37 - 2	086640	0010	10/12/09	\$473,000	\$462,000	1580	8	2009	3	5902	N	N	14060 84TH CT NE
37 - 2	865173	0370	6/24/08	\$420,000	\$353,000	1600	8	1979	3	7000	N	N	14209 93RD AVE NE
37 - 2	865174	0070	6/1/09	\$336,000	\$315,000	1630	8	1979	3	7350	N	N	14029 92ND PL NE
37 - 2	319100	0270	10/21/09	\$347,500	\$340,000	1630	8	1984	3	7202	N	N	12620 93RD PL NE
37 - 2	357810	0340	4/2/08	\$475,000	\$388,000	1650	8	1974	4	7951	N	N	9147 NE 142ND WAY
37 - 2	357811	0110	6/24/09	\$374,000	\$354,000	1660	8	1983	3	8779	N	N	8913 NE 142ND ST
37 - 2	376439	0120	2/22/08	\$413,000	\$333,000	1670	8	1991	3	2855	N	N	9211 NE 128TH LN
37 - 2	376439	0010	7/6/09	\$410,000	\$389,000	1670	8	1991	3	2657	N	N	9324 NE 128TH LN
37 - 2	375520	0010	9/2/08	\$405,200	\$349,000	1680	8	1989	3	7201	N	N	9431 NE 130TH PL
37 - 2	212541	0240	4/21/08	\$504,950	\$415,000	1730	8	1987	3	13776	Y	N	9614 NE 141ST PL
37 - 2	358521	0070	5/20/09	\$430,000	\$402,000	1790	8	1967	5	7170	N	N	8802 NE 139TH ST
37 - 2	942900	0130	2/12/09	\$468,890	\$426,000	1820	8	1993	3	7650	N	N	13122 86TH PL NE
37 - 2	376439	0230	1/8/09	\$362,500	\$325,000	1830	8	1991	3	3924	N	N	9305 NE 128TH LN
37 - 2	376439	0090	5/1/08	\$470,000	\$388,000	1830	8	1991	3	3184	N	N	9205 NE 128TH LN
37 - 2	865174	0150	9/2/09	\$392,000	\$378,000	1840	8	1979	3	7770	N	N	14022 92ND PL NE
37 - 2	685510	0030	8/15/08	\$405,000	\$347,000	1850	8	1970	3	10800	Y	N	9726 NE 139TH ST
37 - 2	375520	0270	2/13/09	\$440,000	\$399,000	1860	8	1989	4	7453	N	N	13012 96TH PL NE
37 - 2	376305	0170	4/28/08	\$495,000	\$408,000	1900	8	1988	3	7911	N	N	12924 95TH PL NE
37 - 2	807880	0040	12/29/08	\$435,000	\$389,000	1940	8	1989	3	7649	N	N	12426 93RD AVE NE
37 - 2	755830	0100	11/26/08	\$590,000	\$522,000	1970	8	1981	4	13580	Y	N	13755 97TH AVE NE
37 - 2	375520	0140	8/25/09	\$374,500	\$361,000	2000	8	1989	3	7191	N	N	13024 95TH PL NE
37 - 2	111900	0020	3/9/09	\$525,000	\$480,000	2040	8	1972	3	12820	Y	N	9207 NE 131ST CT
37 - 2	865171	0430	6/2/09	\$420,000	\$394,000	2070	8	1977	4	7500	N	N	14025 93RD AVE NE
37 - 2	942900	0080	8/25/09	\$450,500	\$434,000	2070	8	1993	3	9622	N	N	13103 86TH PL NE
37 - 2	865174	0080	6/20/08	\$510,000	\$428,000	2080	8	1979	4	7350	N	N	14023 92ND PL NE
37 - 2	865171	0340	12/23/08	\$430,000	\$384,000	2090	8	1977	3	8750	Y	N	9334 NE 141ST PL
37 - 2	942900	0120	5/4/09	\$458,500	\$427,000	2090	8	1993	3	7651	N	N	13114 86TH PL NE
37 - 2	375520	0260	2/25/08	\$477,000	\$385,000	2190	8	1989	3	7486	N	N	13016 96TH PL NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
37 - 2	357490	0090	11/9/09	\$436,000	\$429,000	2210	8	1991	3	10238	N	N	8718 NE 144TH CT
37 - 2	192605	9170	2/8/08	\$590,000	\$473,000	2270	8	2002	3	7987	N	N	13425 90TH AVE NE
37 - 2	357490	0050	5/2/08	\$505,000	\$417,000	2290	8	1994	3	8476	N	N	8740 NE 144TH CT
37 - 2	357490	0230	10/2/09	\$487,000	\$474,000	2420	8	1991	3	10679	N	N	8753 NE 144TH CT
37 - 2	025110	0040	7/18/08	\$500,000	\$424,000	2440	8	2001	3	5156	N	N	8406 NE 124TH ST
37 - 2	865172	0050	5/7/08	\$529,500	\$438,000	2480	8	1979	3	8064	N	N	9335 NE 142ND ST
37 - 2	563050	0103	7/7/08	\$500,000	\$422,000	2490	8	2007	3	7550	N	N	14531 92ND AVE NE
37 - 2	302605	9355	9/11/09	\$500,000	\$484,000	2500	8	2001	3	7227	N	N	8411 NE 127TH CT
37 - 2	076690	0200	1/10/08	\$519,000	\$412,000	2540	8	1990	3	7286	N	N	15024 86TH AVE NE
37 - 2	375520	0060	9/3/09	\$480,000	\$464,000	2600	8	1989	3	7200	N	N	13023 95TH PL NE
37 - 2	232972	0170	4/1/09	\$399,900	\$368,000	2630	8	2005	3	4717	N	N	8946 NE 148TH PL
37 - 2	070445	0080	6/25/09	\$495,000	\$468,000	2680	8	1993	3	9228	N	N	14548 86TH PL NE
37 - 2	942900	0180	8/4/09	\$490,000	\$469,000	2830	8	1994	4	8078	N	N	13154 86TH PL NE
37 - 2	077690	0180	10/7/08	\$556,000	\$484,000	2880	8	2003	3	5009	N	N	15219 84TH PL NE
37 - 2	357860	0077	9/4/08	\$455,000	\$392,000	2000	9	1998	3	10001	N	N	8401 NE 157TH PL
37 - 2	357475	0140	7/15/09	\$483,000	\$459,000	2300	9	2005	3	4527	N	N	8814 NE 148TH PL
37 - 2	076690	0140	12/1/09	\$445,000	\$441,000	2490	9	1991	3	8596	N	N	15009 86TH AVE NE
37 - 2	563050	0026	1/23/09	\$510,000	\$460,000	2600	9	1990	3	9375	N	N	14834 88TH AVE NE
37 - 2	357475	0060	7/23/09	\$470,000	\$448,000	2660	9	2006	3	5059	N	N	8831 NE 148TH PL
37 - 2	357475	0120	3/24/08	\$717,450	\$584,000	3110	9	2007	3	5809	N	N	8830 NE 148TH PL
37 - 2	182830	0060	1/15/09	\$673,000	\$605,000	3290	9	2002	3	9168	N	N	8542 NE 128TH ST
37 - 2	182830	0010	1/14/08	\$770,000	\$612,000	3390	9	2003	3	11275	N	N	8433 NE 128TH ST
37 - 2	749101	0070	5/21/08	\$772,750	\$642,000	3000	10	2001	3	6904	N	N	13336 88TH PL NE
37 - 2	563050	0089	8/29/08	\$684,500	\$588,000	3070	10	2007	3	7611	N	N	8807 NE 147TH LN
37 - 2	563050	0070	7/23/08	\$707,000	\$600,000	3250	10	2008	3	8958	N	N	8815 NE 147TH LN
73 - 3	387680	0400	6/3/09	\$315,000	\$296,000	850	6	1969	3	7208	N	N	15618 125TH PL NE
73 - 3	387680	0370	9/8/09	\$245,000	\$237,000	1000	6	1968	3	9785	N	N	12404 NE 157TH ST
73 - 3	387680	0350	7/28/09	\$247,000	\$236,000	1150	6	1968	3	7350	N	N	12418 NE 157TH ST
73 - 3	387680	0130	4/4/09	\$252,500	\$233,000	1320	6	1970	3	7000	N	N	12511 NE 156TH ST
73 - 3	092605	9044	3/28/08	\$484,000	\$395,000	2020	6	1930	5	19580	N	N	16807 124TH AVE NE
73 - 3	387681	0060	5/6/09	\$325,000	\$303,000	900	7	1970	3	7425	N	N	15718 126TH PL NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 3	155250	0180	9/18/08	\$437,000	\$378,000	1190	7	1994	3	7200	N	N	12114 NE 169TH ST
73 - 3	951320	0150	10/1/09	\$350,000	\$341,000	1270	7	1984	3	8744	N	N	16720 126TH AVE NE
73 - 3	387682	0140	10/20/09	\$325,000	\$318,000	1290	7	1976	3	6250	N	N	12500 NE 154TH ST
73 - 3	025500	0210	3/19/09	\$415,000	\$381,000	1320	7	1984	3	6265	N	N	12521 NE 166TH ST
73 - 3	162605	9057	3/30/09	\$339,900	\$313,000	1700	7	1943	3	10324	N	N	15748 124TH AVE NE
73 - 3	155251	0130	7/24/08	\$465,000	\$395,000	1710	7	1994	3	7768	N	N	16605 122ND AVE NE
73 - 3	025500	0470	9/30/09	\$370,800	\$361,000	1850	7	1985	3	7154	N	N	16632 126TH AVE NE
73 - 3	155251	0030	5/22/08	\$450,000	\$374,000	1890	7	1994	3	8307	N	N	12112 NE 168TH PL
73 - 3	025500	0460	4/9/08	\$458,000	\$375,000	2080	7	1984	3	6181	N	N	12600 NE 166TH CT
73 - 3	025500	0310	11/11/08	\$465,000	\$410,000	2090	7	1986	3	11896	N	N	16506 126TH AVE NE
73 - 3	866320	0590	5/6/09	\$362,950	\$338,000	1390	8	1977	3	9800	N	N	16208 122ND AVE NE
73 - 3	866320	0390	2/23/09	\$330,717	\$301,000	1400	8	1978	3	8250	N	N	16109 122ND PL NE
73 - 3	152925	0020	1/29/08	\$510,000	\$407,000	1440	8	2008	3	2574	Y	N	15124 132ND AVE NE
73 - 3	152925	0050	6/16/08	\$504,000	\$423,000	1440	8	2008	3	2574	Y	N	15186 132ND AVE NE
73 - 3	866320	0120	7/31/09	\$340,000	\$325,000	1550	8	1977	4	7200	N	N	16114 121ST AVE NE
73 - 3	152925	0040	8/19/08	\$482,500	\$413,000	1650	8	2008	3	2578	Y	N	15182 132ND AVE NE
73 - 3	152925	0030	9/25/08	\$500,000	\$434,000	1650	8	2008	3	2578	Y	N	15128 132ND AVE NE
73 - 3	152925	0060	1/29/08	\$500,000	\$399,000	1700	8	2008	3	3669	Y	N	15190 132ND AVE NE
73 - 3	152925	0010	6/20/08	\$540,000	\$453,000	1700	8	2008	3	3298	Y	N	15120 132ND AVE NE
73 - 3	697997	0210	12/11/08	\$470,000	\$418,000	1820	8	2008	3	9804	N	N	12460 NE 171ST CT
73 - 3	697997	0200	1/18/08	\$511,500	\$407,000	1830	8	2007	3	3971	N	N	12450 NE 171ST CT
73 - 3	697997	0180	4/29/08	\$504,950	\$416,000	1830	8	2007	3	3431	N	N	12430 NE 171ST CT
73 - 3	697997	0280	1/23/08	\$529,450	\$422,000	1830	8	2007	3	8467	N	N	12414 NE 172ND CT
73 - 3	697997	0240	6/3/09	\$450,000	\$423,000	1950	8	2006	3	3173	N	N	12409 NE 172ND CT
73 - 3	697997	0090	11/4/09	\$445,000	\$438,000	1950	8	2008	3	6688	N	N	12475 NE 171ST CT
73 - 3	919360	0030	9/15/08	\$444,000	\$384,000	1960	8	1996	3	9679	N	N	12132 NE 170TH PL
73 - 3	697997	0230	1/24/08	\$495,450	\$395,000	1970	8	2007	3	3111	N	N	12415 NE 172ND CT
73 - 3	697997	0300	3/21/08	\$489,450	\$398,000	1970	8	2006	3	4543	N	N	17203 125TH PL NE
73 - 3	697997	0110	9/23/08	\$474,950	\$412,000	1970	8	2007	3	3007	N	N	12455 NE 171ST CT
73 - 3	209580	0250	11/17/09	\$360,000	\$355,000	2120	8	1988	3	4512	N	N	16818 118TH AVE NE
73 - 3	209580	0480	1/23/08	\$460,000	\$367,000	2130	8	1987	3	5426	N	N	16611 118TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 3	553650	0340	9/16/09	\$470,000	\$456,000	2170	8	2004	3	5000	N	N	12819 NE 154TH ST
73 - 3	697997	0060	5/7/09	\$453,780	\$423,000	2210	8	2007	3	3546	N	N	12459 NE 171ST PL
73 - 3	382550	0170	8/21/08	\$554,000	\$475,000	2710	8	1989	3	5781	N	N	16813 119TH PL NE
73 - 3	946591	0400	8/27/08	\$473,000	\$406,000	1730	9	1993	3	10525	N	N	12402 NE 160TH ST
73 - 3	894640	0150	8/18/08	\$451,000	\$386,000	2070	9	2001	3	4871	N	N	16880 128TH PL NE
73 - 3	868050	0220	10/16/09	\$455,000	\$445,000	2100	9	1997	3	12338	N	N	12802 NE 156TH ST
73 - 3	894640	0200	8/8/08	\$495,000	\$423,000	2200	9	2001	3	5185	N	N	16981 128TH PL NE
73 - 3	946590	0670	5/21/09	\$521,000	\$487,000	2310	9	1989	3	9409	N	N	16412 125TH CT NE
73 - 3	934850	0430	10/10/08	\$575,000	\$501,000	2520	9	1988	3	10868	N	N	12133 NE 166TH PL
73 - 3	946590	0630	8/20/09	\$507,000	\$488,000	2640	9	1989	3	7210	N	N	16407 125TH CT NE
73 - 3	946590	0180	2/4/08	\$587,500	\$470,000	2650	9	1989	3	6997	N	N	16113 125TH PL NE
73 - 3	946590	0470	11/13/09	\$515,000	\$508,000	2650	9	1989	3	7854	N	N	12505 NE 163RD ST
73 - 3	553650	0230	12/3/09	\$577,000	\$572,000	2800	9	2005	3	5178	Y	N	15378 129TH AVE NE
73 - 3	553650	0400	6/16/09	\$625,000	\$589,000	2860	9	2009	3	14557	N	N	15221 132ND AVE NE
73 - 3	946670	0040	5/1/08	\$620,000	\$512,000	3030	9	1992	3	6724	N	N	16418 124TH CT NE
73 - 3	946591	0250	4/14/09	\$522,000	\$483,000	3280	9	1991	3	8361	N	N	12504 NE 160TH PL
73 - 3	610885	0040	11/14/08	\$615,000	\$542,000	3080	10	2006	3	5623	N	N	12435 NE 155TH PL
73 - 4	794110	0040	12/1/09	\$249,000	\$247,000	700	7	1984	3	1764	N	N	10025 NE 129TH PL
73 - 4	794113	0010	6/19/08	\$307,500	\$258,000	730	7	1986	3	2286	N	N	12868 103RD PL NE
73 - 4	742411	0140	11/16/09	\$369,000	\$364,000	970	7	1975	3	7303	N	N	10314 NE 125TH PL
73 - 4	742411	0140	2/12/08	\$465,000	\$373,000	970	7	1975	3	7303	N	N	10314 NE 125TH PL
73 - 4	375650	0410	2/9/09	\$410,000	\$372,000	1010	7	1963	3	9750	N	N	12828 110TH AVE NE
73 - 4	257030	0030	1/16/08	\$454,000	\$361,000	1050	7	1963	3	9600	N	N	13029 104TH PL NE
73 - 4	305700	0130	11/11/09	\$210,000	\$207,000	1054	7	1982	3	3330	N	N	13147 113TH PL NE
73 - 4	143790	0280	5/16/08	\$426,000	\$353,000	1100	7	1972	4	7350	N	N	11138 NE 129TH ST
73 - 4	375650	0540	3/13/08	\$365,000	\$296,000	1140	7	1962	2	9576	N	N	13025 110TH AVE NE
73 - 4	794110	0300	10/12/09	\$225,000	\$220,000	1160	7	1984	3	1352	N	N	10277 NE 129TH LN
73 - 4	794113	0150	10/17/08	\$300,000	\$262,000	1160	7	1986	3	1535	N	N	12816 103RD PL NE
73 - 4	375830	0460	1/18/08	\$425,000	\$338,000	1160	7	1968	3	9375	N	N	10107 NE 116TH PL
73 - 4	144340	0010	5/12/08	\$430,000	\$356,000	1160	7	1982	3	8160	N	N	12403 106TH PL NE
73 - 4	375830	0380	4/22/08	\$539,950	\$444,000	1160	7	1965	3	11640	N	N	10106 NE 116TH PL

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 4	305700	0480	6/24/08	\$310,000	\$261,000	1178	7	1982	3	2649	N	N	13142 113TH PL NE
73 - 4	794111	0140	12/22/08	\$270,000	\$241,000	1180	7	1984	3	1152	N	N	10219 NE 129TH LN
73 - 4	312720	0043	7/28/09	\$319,990	\$306,000	1190	7	1961	3	9600	N	N	11617 106TH AVE NE
73 - 4	771600	0190	6/17/08	\$370,000	\$310,000	1200	7	1966	3	7200	N	N	11620 110TH AVE NE
73 - 4	866328	0110	9/9/08	\$450,000	\$388,000	1250	7	1983	3	9318	N	N	10618 NE 123RD ST
73 - 4	355891	0040	12/17/09	\$382,000	\$380,000	1270	7	1972	4	8316	N	N	10212 NE 122ND ST
73 - 4	794111	0120	6/9/09	\$340,000	\$320,000	1280	7	1984	3	1280	N	N	10223 NE 129TH LN
73 - 4	771600	0130	9/25/09	\$335,200	\$326,000	1290	7	1967	3	7095	N	N	10924 NE 117TH PL
73 - 4	771600	0160	4/9/09	\$409,000	\$378,000	1290	7	1967	3	8000	N	N	10940 NE 117TH PL
73 - 4	305700	0450	10/26/09	\$265,000	\$260,000	1292	7	1982	3	2080	N	N	13132 113TH PL NE
73 - 4	305700	0310	10/6/08	\$330,000	\$287,000	1292	7	1982	3	2648	N	N	13116 114TH LN NE
73 - 4	355891	0580	9/23/09	\$413,300	\$401,000	1300	7	1968	4	8925	N	N	12207 105TH AVE NE
73 - 4	355880	0240	10/13/08	\$510,000	\$445,000	1320	7	1968	3	8250	N	N	10146 NE 116TH PL
73 - 4	292605	9120	1/28/08	\$410,000	\$327,000	1330	7	1993	3	7458	N	N	12333 103RD AVE NE
73 - 4	355880	0230	4/10/09	\$385,000	\$356,000	1340	7	1967	3	8690	N	N	10152 NE 116TH PL
73 - 4	355880	0190	2/14/08	\$510,000	\$410,000	1340	7	1968	3	9900	N	N	10315 NE 118TH PL
73 - 4	866328	0120	9/11/09	\$330,000	\$319,000	1370	7	1981	3	7210	N	N	10614 NE 123RD ST
73 - 4	355890	0190	12/24/09	\$315,000	\$314,000	1390	7	1969	3	10340	N	N	11862 104TH AVE NE
73 - 4	355890	0360	7/28/09	\$379,950	\$363,000	1400	7	1976	3	9000	N	N	10706 NE 121ST ST
73 - 4	355880	0430	1/12/09	\$380,000	\$341,000	1420	7	1973	3	9200	N	N	11827 104TH AVE NE
73 - 4	143790	0130	1/23/09	\$360,000	\$325,000	1440	7	1972	3	7260	N	N	12917 111TH PL NE
73 - 4	794111	0260	7/3/09	\$285,000	\$270,000	1470	7	1984	3	2436	N	N	10234 NE 129TH LN
73 - 4	292605	9165	9/25/09	\$290,000	\$282,000	1470	7	1959	4	12000	N	N	11104 NE 116TH ST
73 - 4	680150	0010	4/10/09	\$380,000	\$351,000	1560	7	1978	3	9212	N	N	13119 103RD PL NE
73 - 4	257030	0310	6/19/09	\$394,500	\$372,000	1770	7	1963	3	9750	N	N	13003 105TH PL NE
73 - 4	375660	0020	2/28/08	\$425,000	\$343,000	1900	7	1964	4	11248	N	N	12813 109TH AVE NE
73 - 4	312720	0035	11/14/08	\$560,000	\$494,000	2010	7	1951	5	8751	N	N	11631 106TH AVE NE
73 - 4	143791	0160	10/23/08	\$446,200	\$391,000	1060	8	1974	3	4400	N	N	11332 NE 129TH ST
73 - 4	355890	0430	8/20/08	\$565,000	\$484,000	1300	8	1979	4	6045	N	N	12127 107TH AVE NE
73 - 4	794071	0020	7/1/09	\$385,000	\$365,000	1380	8	1987	3	4400	N	N	10222 NE 126TH PL
73 - 4	312670	0060	9/2/08	\$584,250	\$503,000	1380	8	2005	3	15821	N	N	11827 108TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 4	143791	0030	4/13/09	\$439,500	\$406,000	1450	8	1974	4	6720	N	N	11316 NE 128TH ST
73 - 4	143791	0290	7/22/09	\$335,000	\$319,000	1490	8	1973	4	4275	N	N	11314 NE 129TH CT
73 - 4	512840	0060	10/22/09	\$385,000	\$377,000	1550	8	1966	3	10500	N	N	11605 111TH AVE NE
73 - 4	794070	0160	9/16/09	\$417,200	\$404,000	1920	8	1986	3	4120	N	N	12621 102ND AVE NE
73 - 4	312720	0037	3/4/08	\$699,000	\$565,000	1970	8	1996	3	7828	N	N	11637 106TH AVE NE
73 - 4	794071	0170	4/18/08	\$540,000	\$444,000	2080	8	1988	3	5316	N	N	12640 104TH AVE NE
73 - 4	144340	0100	11/19/09	\$467,500	\$462,000	2180	8	1980	3	7215	N	N	10608 NE 125TH PL
73 - 4	292605	9290	7/15/09	\$609,245	\$580,000	2640	8	2009	3	7306	N	N	12321 102ND LN NE
73 - 4	292605	9291	10/23/09	\$605,000	\$593,000	2640	8	2009	3	7306	N	N	12317 102ND LN NE
73 - 4	269545	0060	6/1/09	\$583,000	\$547,000	2780	8	2009	3	7215	N	N	13103 112TH AVE NE
73 - 4	292605	9289	8/3/09	\$598,000	\$572,000	2800	8	2009	3	8968	N	N	12325 102ND LN NE
73 - 4	269545	0040	6/15/09	\$579,900	\$547,000	2850	8	2009	3	7215	N	N	13115 112TH AVE NE
73 - 4	269545	0030	7/1/09	\$579,990	\$549,000	2850	8	2009	3	7215	N	N	13121 112TH AVE NE
73 - 4	269545	0010	9/22/09	\$579,990	\$563,000	2850	8	2009	3	8848	N	N	13133 112TH AVE NE
73 - 4	292605	9119	3/16/09	\$640,000	\$587,000	2900	8	2008	3	8968	N	N	12329 102ND LN NE
73 - 4	269545	0020	7/15/09	\$594,990	\$566,000	3120	8	2009	3	7215	N	N	13127 112TH AVE NE
73 - 4	269545	0050	6/18/09	\$604,990	\$571,000	3120	8	2009	3	7215	N	N	13107 112TH AVE NE
73 - 4	292605	9282	8/13/08	\$765,000	\$654,000	2970	9	2004	3	7411	N	N	11220 NE 116TH PL
73 - 4	007600	0070	7/11/08	\$603,000	\$510,000	2660	10	1999	3	5020	N	N	11634 112TH DR NE
73 - 4	007600	0110	10/29/08	\$699,950	\$614,000	2720	10	2000	4	6082	N	N	11205 NE 117TH ST
73 - 4	007600	0110	10/31/08	\$699,950	\$614,000	2720	10	2000	4	6082	N	N	11205 NE 117TH ST
73 - 4	292605	9284	12/3/09	\$590,000	\$585,000	2950	10	2004	3	7200	N	N	11215 NE 116TH PL
73 - 4	292605	9287	2/5/08	\$900,000	\$721,000	3140	10	2004	3	7635	N	N	11224 NE 116TH PL
73 - 4	292605	9146	1/16/08	\$700,000	\$556,000	3220	10	2004	3	8379	N	N	11219 NE 116TH PL
73 - 4	312670	0039	1/30/08	\$760,000	\$607,000	3640	10	2003	3	7352	N	N	10615 NE 117TH PL
73 - 5	337430	0030	10/6/09	\$405,000	\$395,000	1770	6	1993	3	5246	N	N	13212 125TH AVE NE
73 - 5	320550	0340	10/22/09	\$290,000	\$284,000	850	7	1971	3	11820	N	N	11911 NE 133RD PL
73 - 5	183991	0070	2/14/08	\$400,000	\$321,000	970	7	1970	3	6300	N	N	12200 NE 136TH PL
73 - 5	104900	0580	11/23/09	\$195,000	\$193,000	980	7	1972	3	2870	N	N	12303 NE 149TH CT
73 - 5	387631	2170	5/21/08	\$390,000	\$324,000	980	7	1969	3	7070	N	N	12420 NE 141ST WAY
73 - 5	183991	0440	9/4/09	\$270,000	\$261,000	1000	7	1971	3	7350	N	N	13418 122ND AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 5	320540	0080	2/25/09	\$315,000	\$287,000	1010	7	1968	3	4600	N	N	12001 NE 134TH PL
73 - 5	183991	0430	6/25/09	\$261,000	\$247,000	1020	7	1972	3	8190	N	N	13412 122ND AVE NE
73 - 5	701620	0470	6/8/09	\$341,600	\$321,000	1020	7	1972	3	6900	N	N	15515 118TH PL NE
73 - 5	320550	0360	8/5/09	\$290,000	\$278,000	1030	7	1970	3	11550	N	N	12005 NE 133RD PL
73 - 5	320550	0200	3/20/09	\$313,000	\$287,000	1040	7	1969	3	8640	N	N	13317 121ST AVE NE
73 - 5	104900	0190	7/21/09	\$350,000	\$334,000	1060	7	1972	3	3969	N	N	15016 122ND PL NE
73 - 5	866317	0010	10/14/09	\$339,950	\$332,000	1100	7	1988	3	6719	N	N	13204 128TH AVE NE
73 - 5	387631	3280	10/20/08	\$375,000	\$328,000	1110	7	1976	3	7425	N	N	12530 NE 149TH ST
73 - 5	255864	0100	8/4/08	\$414,000	\$353,000	1110	7	1974	3	7280	N	N	12831 NE 136TH ST
73 - 5	320540	0430	4/17/08	\$336,000	\$276,000	1120	7	1968	3	5775	N	N	13511 121ST AVE NE
73 - 5	104901	0300	8/22/08	\$368,000	\$316,000	1130	7	1972	3	4745	N	N	12120 NE 149TH ST
73 - 5	510470	0010	11/3/08	\$403,500	\$354,000	1130	7	1981	3	11448	N	N	14022 127TH PL NE
73 - 5	255874	0100	11/24/09	\$319,000	\$316,000	1140	7	1989	3	7201	N	N	12707 NE 132ND PL
73 - 5	259770	0050	11/5/09	\$290,000	\$285,000	1150	7	1968	4	7210	N	N	14433 120TH PL NE
73 - 5	387631	0230	8/20/08	\$420,000	\$360,000	1160	7	1972	3	7000	N	N	12635 NE 141ST WAY
73 - 5	387631	3210	7/18/08	\$455,000	\$386,000	1160	7	1976	4	8295	N	N	12710 NE 149TH ST
73 - 5	183992	0180	5/8/08	\$410,500	\$340,000	1170	7	1969	3	7350	N	N	13820 121ST AVE NE
73 - 5	255864	0230	4/23/08	\$434,500	\$358,000	1180	7	1976	3	6438	N	N	13606 128TH AVE NE
73 - 5	092720	0280	9/11/09	\$335,000	\$324,000	1190	7	1976	3	6256	N	N	12455 NE 141ST ST
73 - 5	387631	2820	3/24/08	\$415,000	\$338,000	1220	7	1976	3	7000	N	N	12513 NE 148TH ST
73 - 5	278793	0140	8/13/09	\$357,900	\$343,000	1230	7	1973	4	10560	N	N	13307 129TH PL NE
73 - 5	255864	0080	7/11/08	\$420,000	\$355,000	1230	7	1973	3	8288	N	N	12819 NE 136TH ST
73 - 5	701610	0020	9/23/09	\$335,000	\$325,000	1240	7	1969	4	7632	N	N	11911 NE 151ST PL
73 - 5	255867	0140	1/2/09	\$378,500	\$339,000	1240	7	1975	4	7200	N	N	13500 131ST PL NE
73 - 5	387631	1530	9/30/09	\$349,000	\$340,000	1240	7	1975	3	5335	N	N	12854 NE 145TH PL
73 - 5	387631	0300	9/5/08	\$495,000	\$427,000	1240	7	1972	4	8000	N	N	14130 128TH AVE NE
73 - 5	701631	0250	4/23/09	\$312,000	\$289,000	1250	7	1973	3	7150	N	N	15915 118TH PL NE
73 - 5	387620	1390	5/2/08	\$395,000	\$326,000	1250	7	1968	3	7599	N	N	14032 118TH AVE NE
73 - 5	328830	0030	11/6/09	\$332,500	\$327,000	1250	7	1969	3	7280	N	N	14500 119TH PL NE
73 - 5	701620	0210	9/20/09	\$385,000	\$374,000	1250	7	1970	4	6048	N	N	11815 NE 156TH ST
73 - 5	104901	0330	3/23/09	\$297,500	\$273,000	1260	7	1972	3	2730	N	N	12106 NE 149TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 5	255867	0050	4/16/09	\$330,000	\$305,000	1260	7	1975	3	8250	N	N	13533 131ST AVE NE
73 - 5	320550	0100	6/20/08	\$393,000	\$330,000	1260	7	1972	3	10625	N	N	12107 NE 134TH ST
73 - 5	387630	0290	3/27/08	\$410,000	\$334,000	1260	7	1974	3	6050	N	N	13934 122ND AVE NE
73 - 5	320550	0240	3/19/09	\$434,000	\$398,000	1260	7	1973	3	6864	N	N	12012 NE 133RD PL
73 - 5	183992	0050	1/30/08	\$339,000	\$271,000	1270	7	1969	3	5900	N	N	12006 NE 138TH PL
73 - 5	701631	0270	8/20/09	\$355,250	\$342,000	1270	7	1973	3	7210	N	N	15901 118TH PL NE
73 - 5	320540	0450	6/5/09	\$325,000	\$305,000	1280	7	1968	3	10530	N	N	13431 121ST AVE NE
73 - 5	670660	0090	10/1/09	\$355,000	\$346,000	1290	7	1977	4	8000	N	N	12203 NE 139TH PL
73 - 5	328820	0790	9/22/08	\$420,000	\$364,000	1290	7	1972	3	7875	N	N	14071 117TH AVE NE
73 - 5	866337	0030	1/23/09	\$350,000	\$316,000	1300	7	1988	3	6323	N	N	12249 NE 133RD PL
73 - 5	387631	0750	4/1/08	\$447,000	\$365,000	1300	7	1971	3	7000	N	N	14250 131ST AVE NE
73 - 5	255865	0230	8/24/09	\$406,300	\$391,000	1300	7	1976	3	6000	N	N	13002 NE 136TH ST
73 - 5	104901	0850	11/18/08	\$267,500	\$236,000	1310	7	1973	3	1992	N	N	12212 NE 148TH CT
73 - 5	328830	0620	10/6/09	\$340,000	\$332,000	1310	7	1974	3	9030	N	N	11746 NE 149TH ST
73 - 5	328810	0560	8/26/08	\$350,000	\$301,000	1320	7	1966	3	8784	N	N	14421 118TH AVE NE
73 - 5	183990	0030	5/22/09	\$340,000	\$318,000	1340	7	1968	3	6930	N	N	13212 118TH AVE NE
73 - 5	255873	0040	10/23/08	\$343,000	\$300,000	1350	7	1982	3	7222	N	N	13534 124TH CT NE
73 - 5	670660	0010	5/5/09	\$332,500	\$310,000	1350	7	1959	4	11000	N	N	13906 123RD AVE NE
73 - 5	327500	0010	1/14/08	\$440,000	\$350,000	1360	7	1978	2	6500	N	N	13956 127TH PL NE
73 - 5	387631	1020	1/13/09	\$363,000	\$326,000	1370	7	1973	3	11040	N	N	14409 130TH AVE NE
73 - 5	509830	0030	5/1/09	\$310,500	\$289,000	1380	7	1987	3	7908	N	N	14025 127TH PL NE
73 - 5	320540	0220	1/9/08	\$365,000	\$289,000	1390	7	1968	3	7200	N	N	13530 121ST AVE NE
73 - 5	255871	0110	9/19/08	\$387,500	\$335,000	1390	7	1977	3	8250	N	N	12936 NE 133RD PL
73 - 5	255867	0360	6/24/08	\$410,000	\$345,000	1390	7	1975	4	6500	N	N	12932 NE 136TH PL
73 - 5	255863	0400	1/2/09	\$395,000	\$354,000	1390	7	1974	3	7480	N	N	13825 128TH AVE NE
73 - 5	259770	0110	11/25/08	\$297,300	\$263,000	1400	7	1968	3	7600	N	N	12016 NE 145TH ST
73 - 5	387620	1210	10/20/08	\$374,000	\$327,000	1400	7	1967	4	9048	N	N	11833 NE 142ND ST
73 - 5	328810	0120	9/15/09	\$340,000	\$329,000	1400	7	1966	3	8400	N	N	14428 119TH PL NE
73 - 5	371550	0140	8/26/09	\$325,000	\$313,000	1410	7	1969	3	7980	N	N	13804 125TH AVE NE
73 - 5	371550	0120	11/20/09	\$338,000	\$334,000	1430	7	1969	3	8025	N	N	12522 NE 138TH PL
73 - 5	387631	1350	5/19/08	\$330,000	\$274,000	1460	7	1975	4	6960	N	N	12913 NE 145TH PL

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 5	387631	1420	4/2/08	\$499,000	\$408,000	1460	7	1975	4	6565	N	N	12936 NE 145TH PL
73 - 5	387631	2390	6/18/09	\$349,500	\$330,000	1490	7	1975	4	8925	N	N	14615 125TH AVE NE
73 - 5	104900	0510	3/24/08	\$328,000	\$267,000	1500	7	1972	3	2838	N	N	12301 NE 149TH ST
73 - 5	387631	2770	7/18/08	\$350,000	\$297,000	1530	7	1976	3	7800	N	N	12516 147TH PL NE
73 - 5	212605	9158	11/14/08	\$301,000	\$265,000	1540	7	1963	3	6751	N	N	12407 NE 140TH ST
73 - 5	183991	0470	11/24/09	\$360,000	\$356,000	1540	7	1971	4	7490	N	N	13440 122ND AVE NE
73 - 5	387620	0560	10/27/08	\$340,000	\$298,000	1560	7	1967	3	8500	N	N	12003 NE 143RD PL
73 - 5	328810	0440	6/9/08	\$400,000	\$335,000	1560	7	1966	3	10780	N	N	14455 119TH PL NE
73 - 5	183991	0510	6/9/08	\$424,500	\$355,000	1560	7	1972	4	7220	N	N	12227 NE 136TH PL
73 - 5	255861	0290	1/6/09	\$379,000	\$340,000	1590	7	1973	3	7380	N	N	13822 127TH AVE NE
73 - 5	387610	0360	2/22/08	\$379,950	\$306,000	1600	7	1966	4	7500	N	N	11820 NE 133RD PL
73 - 5	387600	1370	2/2/08	\$440,000	\$352,000	1610	7	1966	4	9000	N	N	11612 NE 133RD ST
73 - 5	866317	0160	3/7/08	\$427,000	\$346,000	1620	7	1988	3	6072	N	N	12727 NE 133RD PL
73 - 5	387620	1480	7/21/08	\$400,000	\$339,000	1630	7	1968	3	8258	N	N	11825 NE 140TH PL
73 - 5	328810	0750	7/17/09	\$375,000	\$357,000	1640	7	1966	4	7350	N	N	14206 118TH AVE NE
73 - 5	866317	0020	11/4/09	\$392,000	\$385,000	1670	7	1958	4	10465	N	N	13212 128TH AVE NE
73 - 5	212605	9200	6/2/08	\$419,000	\$350,000	1690	7	1931	3	12605	N	N	12028 NE 138TH PL
73 - 5	104901	0630	7/8/09	\$227,888	\$216,000	1720	7	1973	3	1968	N	N	12207 147TH PL NE
73 - 5	212605	9264	10/22/09	\$387,000	\$379,000	1730	7	1988	4	9298	N	N	12039 NE 145TH ST
73 - 5	387630	0950	4/14/09	\$345,000	\$319,000	1740	7	1968	3	8680	N	N	14208 123RD AVE NE
73 - 5	638620	0140	9/5/08	\$418,000	\$360,000	1740	7	1987	3	9814	N	N	13006 NE 137TH PL
73 - 5	701631	0020	1/31/08	\$474,500	\$379,000	1800	7	1972	3	7210	N	N	15708 119TH AVE NE
73 - 5	701620	0450	4/2/08	\$490,000	\$400,000	1800	7	1972	3	7519	N	N	15603 118TH PL NE
73 - 5	387631	1490	11/11/08	\$579,000	\$510,000	1810	7	1975	5	6825	N	N	14519 129TH AVE NE
73 - 5	387631	0900	11/24/08	\$379,900	\$336,000	1820	7	1971	3	7790	N	N	14304 130TH AVE NE
73 - 5	328830	0200	9/21/09	\$375,000	\$364,000	1820	7	1969	3	10500	N	N	14829 119TH PL NE
73 - 5	387600	1500	2/18/09	\$375,000	\$341,000	1840	7	1965	3	7300	N	N	11611 NE 135TH ST
73 - 5	255863	0030	6/19/08	\$459,000	\$385,000	1930	7	1974	4	8928	N	N	12817 NE 138TH CT
73 - 5	387631	1000	7/24/09	\$379,000	\$362,000	2030	7	1974	3	7350	N	N	14421 130TH AVE NE
73 - 5	255873	0030	2/26/08	\$570,000	\$460,000	2170	7	1982	4	6556	N	N	13531 124TH CT NE
73 - 5	255869	0080	2/2/09	\$435,000	\$394,000	2240	7	1977	3	9450	N	N	12719 NE 135TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 5	387631	2210	7/3/08	\$444,000	\$374,000	2320	7	1971	3	5500	N	N	14146 124TH PL NE
73 - 5	212605	9254	6/16/08	\$475,000	\$398,000	2360	7	1986	3	9150	N	N	13234 116TH AVE NE
73 - 5	701600	0440	5/20/08	\$375,000	\$312,000	2500	7	1968	4	4725	N	N	15023 117TH PL NE
73 - 5	328830	0660	11/9/09	\$475,000	\$468,000	3220	7	1974	3	7560	N	N	11714 NE 149TH ST
73 - 5	152920	0480	3/23/09	\$445,000	\$409,000	1210	8	1994	3	3500	N	N	13450 NE 148TH ST
73 - 5	701610	0080	4/1/09	\$329,950	\$304,000	1350	8	1969	4	6279	N	N	11920 NE 151ST PL
73 - 5	378700	0210	4/10/08	\$485,000	\$397,000	1420	8	1985	3	7846	N	N	14234 128TH PL NE
73 - 5	328820	0150	9/15/09	\$335,900	\$326,000	1440	8	1966	4	7650	N	N	14304 117TH PL NE
73 - 5	378700	0300	10/12/09	\$425,000	\$415,000	1520	8	1986	3	8512	N	N	14143 129TH AVE NE
73 - 5	866326	0170	10/9/08	\$418,000	\$364,000	1570	8	1986	3	6758	N	N	13372 122ND PL NE
73 - 5	387600	0740	3/12/09	\$320,000	\$293,000	1590	8	1965	3	7700	N	N	11650 NE 138TH ST
73 - 5	387600	0670	10/3/08	\$432,500	\$376,000	1610	8	1966	4	7200	N	N	11612 NE 139TH ST
73 - 5	153090	0160	12/1/08	\$375,000	\$332,000	1690	8	1986	3	3500	N	N	14611 135TH CT NE
73 - 5	866326	0250	12/14/09	\$405,500	\$403,000	1700	8	1986	3	5727	N	N	13343 122ND PL NE
73 - 5	701610	0230	7/30/08	\$384,900	\$328,000	1780	8	1969	4	6500	N	N	11916 NE 153RD PL
73 - 5	387630	0480	9/16/08	\$427,500	\$370,000	1780	8	1969	4	9350	N	N	14020 121ST AVE NE
73 - 5	387610	0820	3/18/08	\$530,000	\$431,000	1800	8	1966	3	7038	N	N	11804 NE 138TH ST
73 - 5	378700	0160	6/16/09	\$419,900	\$396,000	1810	8	1986	3	8422	N	N	14142 129TH AVE NE
73 - 5	387600	2050	9/21/09	\$398,000	\$386,000	1840	8	1965	3	8850	N	N	13806 116TH AVE NE
73 - 5	103645	0300	4/27/09	\$435,000	\$404,000	1860	8	2001	3	3150	N	N	13239 119TH AVE NE
73 - 5	387600	1170	12/14/09	\$320,000	\$318,000	1900	8	1966	3	7200	N	N	13526 115TH AVE NE
73 - 5	103645	0400	4/3/08	\$530,000	\$433,000	2050	8	2001	3	4386	N	N	12008 120TH AVE NE
73 - 5	103645	0150	12/9/09	\$459,000	\$456,000	2050	8	2001	3	3194	N	N	13257 119TH AVE NE
73 - 5	103645	0470	9/11/09	\$490,500	\$475,000	2050	8	2001	3	3150	N	N	13224 120TH AVE NE
73 - 5	328830	0390	1/8/09	\$525,000	\$471,000	2140	8	1991	4	23046	N	N	11704 NE 148TH PL
73 - 5	103645	0180	8/15/08	\$628,000	\$537,000	2190	8	2001	3	3438	N	N	11924 NE 132ND LN
73 - 5	103645	0170	4/17/09	\$600,000	\$555,000	2190	8	2001	3	3785	N	N	11918 NE 132ND LN
73 - 5	103645	0030	9/24/09	\$480,000	\$466,000	2260	8	2001	3	3228	N	N	11939 NE 132ND PL
73 - 5	328820	0930	12/24/08	\$399,000	\$356,000	2400	8	1967	3	8400	N	N	14146 117TH PL NE
73 - 5	104153	0040	4/30/08	\$583,990	\$482,000	2460	8	2004	3	5361	N	N	13101 NE 133RD CT
73 - 5	328810	0500	5/15/09	\$485,000	\$453,000	2620	8	1966	4	9176	N	N	14424 118TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 5	387610	0600	3/11/08	\$475,000	\$385,000	2720	8	1966	3	7920	N	N	13824 119TH AVE NE
73 - 5	387620	0340	12/16/09	\$438,000	\$436,000	2790	8	1967	3	13970	N	N	14355 121ST AVE NE
73 - 5	328820	0090	3/2/09	\$432,000	\$394,000	2900	8	1967	3	7600	N	N	14348 117TH AVE NE
73 - 5	328820	0870	9/23/09	\$523,000	\$508,000	3220	8	1968	3	10000	N	N	14019 117TH PL NE
73 - 5	387620	0020	3/25/08	\$655,000	\$534,000	3220	8	1967	3	8000	N	N	14014 119TH AVE NE
73 - 5	328810	0290	6/26/09	\$480,000	\$454,000	3230	8	1966	3	9576	N	N	14316 118TH AVE NE
73 - 5	162560	0060	8/28/08	\$575,000	\$494,000	2110	9	2007	3	3431	N	N	13947 127TH PL NE
73 - 5	023450	0040	4/17/08	\$545,000	\$448,000	2150	9	1998	3	7527	N	N	13113 NE NE 145TH PL
73 - 5	815960	0290	7/2/08	\$515,000	\$434,000	2190	9	2003	3	3990	N	N	13858 130TH PL NE
73 - 5	815960	0030	10/1/09	\$500,000	\$487,000	2190	9	2002	3	3530	N	N	13111 NE 139TH CT
73 - 5	815960	0050	1/16/09	\$499,500	\$449,000	2260	9	2002	3	4612	N	N	13106 NE 139TH PL
73 - 5	815960	0060	5/22/08	\$535,000	\$445,000	2400	9	2003	3	3713	N	N	13112 NE 139TH ST
73 - 5	162560	0050	11/3/09	\$550,000	\$541,000	2630	9	2007	3	4349	N	N	13953 127TH PL NE
73 - 5	162560	0010	7/31/09	\$550,000	\$526,000	2640	9	2006	3	4745	N	N	12639 NE 140TH ST
73 - 5	212605	9133	8/11/08	\$770,000	\$658,000	3380	10	2003	3	11067	N	N	13029 NE 144TH PL
73 - 6	376530	0140	5/20/09	\$290,000	\$271,000	940	6	1962	3	10125	N	N	10306 NE 137TH PL
73 - 6	202605	9120	3/21/08	\$480,000	\$390,000	1160	6	1918	5	22496	N	N	14272 108TH AVE NE
73 - 6	138730	0470	1/6/09	\$320,000	\$287,000	820	7	1976	3	7488	N	N	15409 110TH PL NE
73 - 6	376540	0130	10/31/08	\$315,000	\$276,000	940	7	1962	4	9350	N	N	10309 NE 136TH PL
73 - 6	376480	0220	8/13/08	\$347,500	\$297,000	940	7	1965	3	8250	N	N	10443 NE 142ND PL
73 - 6	947720	1590	8/13/09	\$280,000	\$269,000	950	7	1977	3	7800	N	N	14109 113TH AVE NE
73 - 6	947720	0460	6/8/09	\$297,500	\$280,000	950	7	1977	3	7150	N	N	14326 113TH AVE NE
73 - 6	810660	0140	8/12/08	\$345,000	\$295,000	950	7	1982	3	8209	N	N	13912 113TH AVE NE
73 - 6	321160	0020	7/8/08	\$322,400	\$272,000	960	7	1971	3	7475	N	N	14107 108TH AVE NE
73 - 6	375470	0490	10/22/09	\$303,500	\$297,000	960	7	1972	3	8400	N	N	13811 108TH AVE NE
73 - 6	814300	0580	10/15/08	\$325,000	\$284,000	990	7	1968	3	7200	N	N	10337 NE 141ST PL
73 - 6	810660	0020	9/1/09	\$310,000	\$299,000	1020	7	1982	3	10654	N	N	11211 NE 140TH ST
73 - 6	138730	0320	3/28/08	\$355,000	\$290,000	1040	7	1976	5	7000	N	N	11116 NE 154TH ST
73 - 6	947720	0540	7/2/08	\$368,000	\$310,000	1040	7	1984	3	7560	N	N	11242 NE 143RD PL
73 - 6	138730	1250	10/14/09	\$345,000	\$337,000	1040	7	1976	3	6600	N	N	10910 NE 151ST ST
73 - 6	138730	0860	6/5/08	\$345,000	\$288,000	1050	7	1968	3	8710	N	N	14819 108TH PL NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 6	920620	0190	5/9/08	\$400,000	\$331,000	1050	7	1963	3	9750	N	N	13213 109TH AVE NE
73 - 6	947720	1230	7/27/09	\$282,500	\$270,000	1080	7	1976	3	10800	N	N	14317 113TH AVE NE
73 - 6	375470	0170	5/2/08	\$370,000	\$305,000	1090	7	1971	3	12600	N	N	10609 NE 138TH PL
73 - 6	138730	1520	3/7/08	\$397,000	\$321,000	1090	7	1976	4	7722	N	N	15307 110TH PL NE
73 - 6	810660	0040	7/17/08	\$394,000	\$334,000	1090	7	1983	3	7468	N	N	13929 113TH AVE NE
73 - 6	138730	0400	11/13/09	\$347,000	\$342,000	1090	7	1976	3	9500	N	N	15412 110TH PL NE
73 - 6	202605	9175	1/26/09	\$345,000	\$311,000	1110	7	1985	4	7831	N	N	14445 105TH CT NE
73 - 6	814300	0070	2/4/09	\$289,000	\$262,000	1120	7	1968	3	8400	N	N	14122 104TH PL NE
73 - 6	375470	0400	7/22/08	\$377,000	\$320,000	1130	7	1972	3	7500	N	N	10633 NE 140TH ST
73 - 6	814310	0230	8/25/09	\$311,500	\$300,000	1140	7	1968	3	9494	N	N	14057 102ND CT NE
73 - 6	330323	0030	9/28/09	\$356,000	\$346,000	1140	7	1972	3	7150	N	N	14014 109TH AVE NE
73 - 6	947700	0430	7/2/08	\$350,000	\$295,000	1150	7	1967	3	7800	N	N	14535 114TH AVE NE
73 - 6	691873	0250	9/21/08	\$414,500	\$359,000	1160	7	1976	3	7068	N	N	14430 102ND AVE NE
73 - 6	138730	1310	8/14/08	\$352,000	\$301,000	1190	7	1975	3	11128	N	N	10927 NE 151ST ST
73 - 6	321160	0390	4/15/09	\$342,000	\$316,000	1190	7	1972	3	7210	N	N	14124 107TH AVE NE
73 - 6	321160	0150	4/10/09	\$355,000	\$328,000	1190	7	1972	3	7210	N	N	10624 NE 140TH ST
73 - 6	814310	0070	7/29/09	\$299,250	\$286,000	1200	7	1968	3	6300	N	N	10328 NE 141ST ST
73 - 6	620440	0470	9/24/08	\$315,000	\$273,000	1210	7	1975	3	8800	N	N	10629 NE 145TH PL
73 - 6	691873	0190	8/4/08	\$415,000	\$354,000	1210	7	1976	3	8120	N	N	10145 NE 144TH PL
73 - 6	376480	0540	1/5/09	\$300,000	\$269,000	1220	7	1966	3	5355	N	N	14340 104TH AVE NE
73 - 6	947720	1530	3/13/08	\$375,000	\$304,000	1220	7	1977	3	7565	N	N	11223 NE 141ST PL
73 - 6	795506	0010	3/14/08	\$390,000	\$316,000	1220	7	1974	3	7575	N	N	14439 106TH PL NE
73 - 6	947720	1400	5/27/08	\$379,400	\$316,000	1220	7	1977	4	8346	N	N	11128 NE 141ST PL
73 - 6	321160	0660	9/21/09	\$300,000	\$291,000	1230	7	1969	3	7475	N	N	10715 NE 142ND ST
73 - 6	814310	0590	7/7/08	\$347,500	\$293,000	1240	7	1973	4	7209	N	N	10204 NE 139TH ST
73 - 6	947720	1350	1/29/09	\$325,000	\$294,000	1240	7	1977	3	6600	N	N	11224 NE 141ST PL
73 - 6	947700	0190	7/25/09	\$335,000	\$320,000	1240	7	1977	4	7200	N	N	11134 NE 145TH ST
73 - 6	947720	1040	7/18/08	\$399,500	\$339,000	1240	7	1976	3	7300	N	N	14246 112TH AVE NE
73 - 6	138730	0910	3/25/08	\$397,000	\$323,000	1250	7	1968	3	6500	N	N	10813 NE 149TH ST
73 - 6	138730	0550	2/5/08	\$442,500	\$354,000	1250	7	1969	3	9250	N	N	10816 NE 154TH PL
73 - 6	330323	0250	10/29/08	\$346,000	\$303,000	1260	7	1972	3	7519	N	N	14054 108TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 6	947720	1380	7/15/09	\$370,000	\$352,000	1270	7	1977	3	8611	N	N	11204 NE 141ST PL
73 - 6	620442	0030	6/19/08	\$435,000	\$365,000	1270	7	1979	3	8580	N	N	14912 106TH AVE NE
73 - 6	814310	0420	5/14/09	\$284,000	\$265,000	1280	7	1969	4	7482	N	N	10205 NE 139TH ST
73 - 6	321160	0600	2/20/08	\$360,000	\$290,000	1280	7	1969	3	7210	N	N	14142 105TH AVE NE
73 - 6	814310	0730	6/23/09	\$326,500	\$309,000	1280	7	1968	3	9000	N	N	14040 102ND PL NE
73 - 6	947700	1200	12/17/09	\$277,000	\$276,000	1300	7	1967	3	8250	N	N	14704 112TH AVE NE
73 - 6	947700	1320	6/10/08	\$365,700	\$306,000	1300	7	1967	3	8460	N	N	14723 112TH AVE NE
73 - 6	947710	0720	3/20/09	\$350,000	\$321,000	1300	7	1968	3	7350	N	N	14312 112TH AVE NE
73 - 6	321160	0070	10/13/09	\$330,500	\$323,000	1300	7	1969	3	7210	N	N	14045 108TH AVE NE
73 - 6	138730	1240	5/21/08	\$417,000	\$347,000	1300	7	1975	3	7575	N	N	10916 NE 151ST ST
73 - 6	620441	0050	5/8/08	\$399,950	\$331,000	1310	7	1977	3	8050	N	N	10617 NE 146TH ST
73 - 6	376480	0620	11/9/09	\$335,000	\$330,000	1330	7	1965	3	8100	N	N	14384 104TH AVE NE
73 - 6	138730	1380	1/12/09	\$360,000	\$323,000	1340	7	1976	3	9880	N	N	14907 110TH AVE NE
73 - 6	795500	0050	12/15/09	\$318,000	\$316,000	1360	7	1969	3	7150	N	N	10614 NE 143RD ST
73 - 6	814310	0680	9/3/08	\$380,000	\$327,000	1360	7	1968	3	9750	N	N	14010 102ND PL NE
73 - 6	330323	0160	5/15/09	\$342,000	\$319,000	1380	7	1971	3	11060	N	N	14011 109TH AVE NE
73 - 6	376480	0330	8/11/08	\$350,000	\$299,000	1390	7	1966	3	7440	N	N	10404 NE 143RD ST
73 - 6	947720	0490	12/5/08	\$359,900	\$319,000	1390	7	1984	4	6600	N	N	14346 113TH AVE NE
73 - 6	620440	0460	6/25/09	\$345,888	\$327,000	1390	7	1976	3	8000	N	N	10630 NE 145TH PL
73 - 6	795506	0090	7/21/09	\$349,950	\$334,000	1390	7	1973	3	7252	N	N	10506 NE 144TH ST
73 - 6	321160	0790	11/25/08	\$319,800	\$283,000	1430	7	1969	3	9600	N	N	14137 105TH AVE NE
73 - 6	376530	0130	7/27/09	\$345,000	\$329,000	1440	7	1962	4	10125	N	N	10312 NE 137TH PL
73 - 6	620442	0200	6/24/08	\$399,964	\$336,000	1440	7	1978	3	7973	N	N	14913 106TH AVE NE
73 - 6	620442	0180	6/7/08	\$438,000	\$366,000	1440	7	1978	3	9000	N	N	14931 106TH AVE NE
73 - 6	779655	0120	2/8/08	\$382,000	\$306,000	1480	7	1986	3	4709	N	N	10123 NE 144TH CT
73 - 6	138730	0020	9/22/08	\$370,000	\$321,000	1480	7	1973	3	8240	N	N	11006 NE 149TH ST
73 - 6	664740	0200	8/19/09	\$330,000	\$317,000	1490	7	1983	4	7200	N	N	11011 NE 135TH PL
73 - 6	330323	0090	11/5/08	\$379,000	\$333,000	1490	7	1972	4	5525	N	N	14048 109TH AVE NE
73 - 6	795506	0190	6/5/09	\$360,000	\$338,000	1500	7	1974	3	6868	N	N	10511 NE 144TH ST
73 - 6	947710	0090	2/11/08	\$384,300	\$308,000	1510	7	1968	3	7920	N	N	14341 109TH AVE NE
73 - 6	947710	1300	4/20/09	\$360,000	\$334,000	1510	7	1967	3	10500	N	N	11105 NE 145TH ST

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
73 - 6	947710	1110	8/14/08	\$410,000	\$351,000	1510	7	1968	4	6893	N	N	14245 110TH AVE NE
73 - 6	947700	1410	8/19/08	\$423,000	\$362,000	1520	7	1967	3	13175	N	N	14619 111TH AVE NE
73 - 6	947710	0130	1/28/08	\$377,500	\$301,000	1530	7	1968	3	8125	N	N	14321 109TH AVE NE
73 - 6	947700	0250	7/20/09	\$286,000	\$272,000	1540	7	1967	3	7000	N	N	11215 NE 146TH ST
73 - 6	664740	0250	8/19/08	\$330,000	\$283,000	1540	7	1982	3	7773	N	N	10912 NE 135TH PL
73 - 6	138730	0940	9/3/08	\$350,000	\$301,000	1540	7	1968	3	7200	N	N	10833 NE 149TH ST
73 - 6	620441	0040	4/8/09	\$340,000	\$314,000	1540	7	1977	3	10209	N	N	10613 NE 146TH ST
73 - 6	620442	0090	8/18/09	\$359,950	\$346,000	1540	7	1979	3	8400	N	N	15016 106TH AVE NE
73 - 6	814300	0260	5/30/08	\$474,400	\$395,000	1540	7	1968	3	5600	N	N	10404 NE 142ND ST
73 - 6	779655	0140	9/24/09	\$380,000	\$369,000	1560	7	1985	3	4344	N	N	10113 NE 144TH CT
73 - 6	620442	0070	5/19/09	\$339,000	\$317,000	1570	7	1979	3	8268	N	N	14934 106TH AVE NE
73 - 6	947700	0230	4/8/09	\$370,000	\$342,000	1570	7	1967	3	7920	N	N	14518 112TH AVE NE
73 - 6	795506	0180	2/20/08	\$455,000	\$366,000	1600	7	1974	3	6650	N	N	10505 NE 144TH ST
73 - 6	947710	0390	7/23/09	\$403,650	\$385,000	1600	7	1968	3	8250	N	N	14040 110TH AVE NE
73 - 6	947700	1300	10/21/08	\$345,000	\$302,000	1610	7	1967	3	12375	N	N	14745 112TH AVE NE
73 - 6	330323	0220	1/20/09	\$320,000	\$288,000	1620	7	1972	3	7210	N	N	14032 108TH AVE NE
73 - 6	947700	1490	10/3/08	\$325,000	\$283,000	1630	7	1967	3	7200	N	N	11012 NE 145TH ST
73 - 6	376550	0120	8/20/08	\$367,900	\$315,000	1630	7	1964	3	10530	N	N	10625 NE 137TH PL
73 - 6	947710	1200	11/11/09	\$350,000	\$345,000	1630	7	1967	3	7344	N	N	14336 109TH AVE NE
73 - 6	947710	0180	10/30/09	\$400,000	\$393,000	1630	7	1968	3	8480	N	N	10812 NE 143RD ST
73 - 6	947700	0650	11/11/09	\$325,000	\$320,000	1640	7	1967	3	11730	N	N	14720 114TH AVE NE
73 - 6	947720	0360	9/5/08	\$397,200	\$342,000	1650	7	1977	4	8400	N	N	14144 113TH AVE NE
73 - 6	664740	0220	8/7/09	\$322,000	\$308,000	1680	7	1982	3	7263	N	N	11018 NE 135TH PL
73 - 6	691871	0270	5/27/08	\$395,800	\$330,000	1930	7	1975	3	7425	N	N	14336 103RD AVE NE
73 - 6	138730	1140	6/12/08	\$400,000	\$335,000	2040	7	1969	3	7350	N	N	15218 108TH PL NE
73 - 6	947710	1280	6/17/09	\$304,000	\$287,000	2090	7	1967	3	7505	N	N	14384 109TH AVE NE
73 - 6	947700	0970	8/26/08	\$345,000	\$296,000	2190	7	1967	3	6580	N	N	14711 114TH AVE NE
73 - 6	144180	0140	9/21/09	\$335,000	\$325,000	1180	8	1976	3	7700	N	N	13537 105TH AVE NE
73 - 6	144180	0230	11/11/09	\$349,950	\$345,000	1190	8	1976	4	9100	N	N	10520 NE 136TH PL
73 - 6	144180	0210	6/11/09	\$367,000	\$346,000	1230	8	1976	3	10656	N	N	10521 NE 136TH PL
73 - 6	144181	0140	5/24/08	\$499,950	\$416,000	1500	8	1978	4	13814	N	N	10510 NE 135TH LN

Improved Sales Used in this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water- front	Situs Address
73 - 6	376465	0130	3/6/09	\$380,000	\$347,000	1710	8	1998	3	3619	N	N	14442 108TH PL NE
73 - 6	620441	0150	6/23/09	\$395,000	\$373,000	1750	8	1977	3	7957	N	N	14720 106TH AVE NE
73 - 6	620443	0150	3/15/08	\$511,950	\$416,000	1760	8	1980	3	16500	N	N	10652 NE 154TH PL
73 - 6	620443	0250	9/22/08	\$435,000	\$377,000	1860	8	1979	3	12512	N	N	15333 106TH AVE NE
73 - 6	202605	9179	4/16/08	\$459,000	\$377,000	1900	8	1991	3	9682	N	N	10605 NE 143RD ST
73 - 6	101550	0330	7/9/08	\$452,000	\$382,000	1930	8	1980	4	8260	N	N	10020 NE 140TH ST
73 - 6	376465	0020	9/16/09	\$365,000	\$354,000	2010	8	1998	3	4307	N	N	14441 108TH PL NE
73 - 6	202605	9180	7/24/09	\$410,000	\$391,000	2010	8	1991	3	11444	N	N	10601 NE 143RD ST
73 - 6	101551	0130	2/10/09	\$395,000	\$358,000	2110	8	1980	3	6692	N	N	13919 101ST PL NE
73 - 6	001130	0140	9/30/08	\$430,000	\$374,000	2250	8	2002	3	4089	N	N	10065 NE 142ND PL
73 - 6	202555	0010	7/1/09	\$529,720	\$502,000	2260	8	1994	3	6386	N	N	14427 113TH AVE NE
73 - 6	202605	9081	5/18/09	\$585,000	\$547,000	3150	9	2009	3	6950	N	N	13945 105TH CT NE
73 - 6	202605	9188	12/10/08	\$760,000	\$676,000	3160	9	2009	3	7214	N	N	13953 105TH CT NE
73 - 6	202605	9189	3/26/08	\$699,000	\$570,000	3200	9	2007	3	5711	N	N	13939 105TH CT NE
73 - 6	202605	9190	6/2/09	\$640,000	\$601,000	3410	9	2008	3	6500	N	N	13933 105TH CT NE
73 - 6	202605	9192	4/15/08	\$749,500	\$615,000	3410	9	2007	3	5199	N	N	13921 105TH CT NE

**Improved Sales Removed from this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	132604	9175	9/26/08	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	135730	0110	4/25/08	\$338,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	135730	0180	6/24/08	\$177,500	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 1	242604	9043	4/24/09	\$293,300	DIAGNOSTIC OUTLIER
37 - 1	242604	9055	8/19/09	\$270,000	DIAGNOSTIC OUTLIER
37 - 1	321121	0020	4/4/08	\$264,000	QUIT CLAIM DEED
37 - 1	327573	0250	5/1/09	\$134,175	QUIT CLAIM DEED
37 - 1	357980	0355	1/27/09	\$377,500	QUIT CLAIM DEED
37 - 1	358100	0010	3/17/09	\$306,000	NON-REPRESENTATIVE SALE
37 - 1	364910	0035	8/6/08	\$271,346	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 1	364910	0035	3/25/09	\$180,000	FORCED SALE
37 - 1	364910	0101	8/6/09	\$260,000	DIAGNOSTIC OUTLIER
37 - 1	364910	0102	11/16/09	\$232,000	DIAGNOSTIC OUTLIER
37 - 1	364910	0160	10/26/09	\$685,000	MORE THAN 1 HOUSE
37 - 1	364910	0246	7/14/08	\$310,660	NON-REPRESENTATIVE SALE
37 - 1	364910	0320	9/16/09	\$255,000	DIAGNOSTIC OUTLIER
37 - 1	364910	0570	9/3/09	\$243,900	DIAGNOSTIC OUTLIER
37 - 1	364910	0632	8/13/08	\$540,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 1	364910	0687	7/22/09	\$343,950	DIAGNOSTIC OUTLIER
37 - 1	376800	0190	3/6/09	\$205,000	FORCED SALE
37 - 1	381980	0140	12/4/09	\$195,162	EXEMPT FROM EXCISE TAX
37 - 1	445860	0050	10/9/09	\$488,000	DIAGNOSTIC OUTLIER
37 - 1	445860	0080	9/2/09	\$487,000	DIAGNOSTIC OUTLIER
37 - 1	505400	0030	8/18/08	\$253,397	QUIT CLAIM DEED
37 - 1	563150	0200	9/11/08	\$317,000	DIAGNOSTIC OUTLIER
37 - 1	563150	0287	7/8/09	\$575,500	RELOCATION - SALE TO SERVICE
37 - 1	563150	0600	11/18/09	\$533,772	EXEMPT FROM EXCISE TAX
37 - 1	563150	0690	6/6/08	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	563150	0905	11/24/08	\$170,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 1	563150	0906	10/22/09	\$423,323	ACTIVE PERMIT BEFORE SALE > \$25,000
37 - 1	563150	0973	12/18/09	\$171,708	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 1	563450	0101	4/16/09	\$399,900	QUIT CLAIM DEED
37 - 1	563450	0146	10/12/09	\$365,000	MORE THAN 1 HOUSE
37 - 1	563450	0150	12/9/09	\$500,000	MORE THAN 1 HOUSE
37 - 1	712000	0140	10/27/09	\$242,000	DIAGNOSTIC OUTLIER
37 - 1	731350	0010	10/21/09	\$365,000	ACTIVE PERMIT BEFORE SALE > \$25,000
37 - 1	731350	0040	10/14/09	\$414,984	ACTIVE PERMIT BEFORE SALE > \$25,000
37 - 1	731350	0060	12/7/09	\$354,013	ACTIVE PERMIT BEFORE SALE > \$25,000
37 - 1	731350	0080	11/2/09	\$366,280	ACTIVE PERMIT BEFORE SALE > \$25,000
37 - 1	731350	0100	11/12/09	\$415,888	DATA DOES NOT MATCH SALE
37 - 1	915990	0050	7/23/08	\$530,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	039530	0040	3/13/08	\$114,897	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	070445	0180	2/22/09	\$164,000	QUIT CLAIM DEED
37 - 2	172751	0070	2/8/08	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	192605	9035	8/26/09	\$560,000	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	212100	0240	6/11/08	\$457,500	RELOCATION - SALE TO SERVICE

**Improved Sales Removed from this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	229670	0350	4/8/08	\$122,659	QUIT CLAIM DEED
37 - 2	229670	0460	9/10/09	\$403,000	DIAGNOSTIC OUTLIER
37 - 2	229670	0800	2/13/08	\$417,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	302605	9004	9/4/08	\$550,000	NO MARKET EXPOSURE
37 - 2	302605	9204	7/25/08	\$374,900	TEAR DOWN
37 - 2	302605	9329	4/9/08	\$440,000	DIAGNOSTIC OUTLIER
37 - 2	357480	1010	10/13/09	\$290,000	DIAGNOSTIC OUTLIER
37 - 2	357480	1320	10/1/08	\$331,000	DIAGNOSTIC OUTLIER
37 - 2	357480	2025	11/5/09	\$200,000	DIAGNOSTIC OUTLIER
37 - 2	357810	0410	4/3/08	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
37 - 2	357811	0280	10/26/09	\$109,635	QUIT CLAIM DEED
37 - 2	357860	0088	6/2/08	\$250,000	QUIT CLAIM DEED
37 - 2	375510	0120	8/24/09	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	509790	0040	7/15/09	\$270,000	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	509790	0310	9/29/08	\$365,000	NO MARKET EXPOSURE
37 - 2	509790	0310	7/25/08	\$289,450	NO MARKET EXPOSURE
37 - 2	563200	0110	12/23/08	\$335,110	BANKRUPTCY - RECEIVER OR TRUSTEE
37 - 2	769000	0050	6/9/08	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
37 - 2	856450	0020	10/25/09	\$258,136	EXEMPT FROM EXCISE TAX
37 - 2	856450	0320	1/4/08	\$350,000	QUIT CLAIM DEED
37 - 2	865170	0500	12/29/09	\$326,338	GOVERNMENT AGENCY
37 - 2	942900	0180	2/28/09	\$490,000	RELOCATION - SALE TO SERVICE
73 - 3	387680	0150	7/20/09	\$233,000	DIAGNOSTIC OUTLIER
73 - 3	387682	0300	10/29/09	\$242,000	DIAGNOSTIC OUTLIER
73 - 3	610885	0040	9/2/08	\$615,000	RELOCATION - SALE TO SERVICE
73 - 3	610885	0120	9/23/09	\$500,000	DIAGNOSTIC OUTLIER
73 - 3	697997	0060	11/24/08	\$492,500	RELOCATION - SALE TO SERVICE
73 - 3	934610	0080	9/26/08	\$425,000	NON-REPRESENTATIVE SALE
73 - 3	946590	0670	5/21/09	\$521,000	RELOCATION - SALE TO SERVICE
73 - 4	143790	0420	6/30/09	\$352,000	OBSOLESCENCE > 0
73 - 4	144340	0090	6/20/08	\$614,000	DIAGNOSTIC OUTLIER
73 - 4	144580	0070	4/22/09	\$280,500	DIAGNOSTIC OUTLIER
73 - 4	144580	0210	2/14/08	\$197,303	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 4	269545	0070	9/15/09	\$594,990	PERCENT COMPLETE CODED
73 - 4	269545	0080	9/24/09	\$609,990	PERCENT COMPLETE CODED
73 - 4	269545	0090	10/19/09	\$594,990	PERCENT COMPLETE CODED
73 - 4	269545	0100	10/1/09	\$609,990	PERCENT COMPLETE CODED
73 - 4	269545	0110	9/28/09	\$609,990	PERCENT COMPLETE CODED
73 - 4	269545	0120	10/19/09	\$599,990	PERCENT COMPLETE CODED
73 - 4	269545	0130	12/17/09	\$599,990	ACTIVE PERMIT BEFORE SALE > \$25,000
73 - 4	305700	0420	6/18/08	\$145,342	QUIT CLAIM DEED
73 - 4	355890	0190	10/2/09	\$415,000	BANKRUPTCY - RECEIVER OR TRUSTEE
73 - 4	355891	0630	11/5/08	\$20,000	PARTIAL INTEREST
73 - 4	355891	0630	11/5/08	\$170,000	QUIT CLAIM DEED
73 - 4	375540	0130	12/2/08	\$372,000	DIAGNOSTIC OUTLIER
73 - 4	375650	0150	3/18/08	\$2,000	DOR RATIO

**Improved Sales Removed from this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
73 - 4	375650	0460	4/6/09	\$250,000	DIAGNOSTIC OUTLIER
73 - 4	375830	0250	8/29/08	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
73 - 4	771600	0030	8/5/08	\$186,000	PARTIAL INTEREST
73 - 4	794111	0110	3/18/09	\$271,000	QUIT CLAIM DEED
73 - 4	866328	0170	7/20/09	\$146,458	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	092720	0030	7/8/08	\$298,000	NON-REPRESENTATIVE SALE
73 - 5	103645	0030	5/7/09	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	162560	0020	12/7/09	\$340,000	MORE THAN 1 HOUSE
73 - 5	162605	9033	9/18/08	\$300,000	DIAGNOSTIC OUTLIER
73 - 5	183991	0300	12/8/09	\$173,400	EXEMPT FROM EXCISE TAX
73 - 5	255869	0190	3/4/08	\$370,000	QUIT CLAIM DEED
73 - 5	320550	0240	3/17/09	\$434,000	QUIT CLAIM DEED
73 - 5	320550	0340	10/1/08	\$191,886	QUIT CLAIM DEED
73 - 5	328810	0120	6/10/09	\$240,000	DIAGNOSTIC OUTLIER
73 - 5	328810	0330	11/13/09	\$440,000	DIAGNOSTIC OUTLIER
73 - 5	328810	0350	1/30/08	\$749,950	DATA DOES NOT MATCH SALE
73 - 5	328810	0740	3/19/09	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	328820	0910	5/11/09	\$309,900	BANKRUPTCY - RECEIVER OR TRUSTEE
73 - 5	328830	0750	10/13/09	\$278,900	DIAGNOSTIC OUTLIER
73 - 5	387600	0290	5/7/08	\$347,000	DIAGNOSTIC OUTLIER
73 - 5	387600	0290	2/5/08	\$383,476	FORCED SALE
73 - 5	387610	0920	6/11/08	\$400,000	UNFINISHED AREA > 0
73 - 5	387620	0490	12/31/08	\$388,000	DIAGNOSTIC OUTLIER
73 - 5	387630	0450	9/10/09	\$410,000	UNFINISHED AREA > 0
73 - 5	387630	0530	11/11/09	\$413,000	UNFINISHED AREA > 0
73 - 5	387631	0260	4/24/08	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	387631	1790	3/3/08	\$150,206	RELATED PARTY, FRIEND, OR NEIGHBOR
73 - 5	387631	1800	12/7/09	\$153,200	PARTIAL INTEREST
73 - 5	638620	0060	3/5/08	\$97,518	QUIT CLAIM DEED
73 - 5	701620	0150	10/28/09	\$163,814	DOR RATIO
73 - 5	954290	0170	7/16/08	\$365,000	UNFINISHED AREA > 0
73 - 6	056530	0140	11/13/09	\$300,000	DIAGNOSTIC OUTLIER
73 - 6	085570	0130	8/21/09	\$315,000	DIAGNOSTIC OUTLIER
73 - 6	138730	0070	2/29/08	\$140,000	QUIT CLAIM DEED
73 - 6	138730	0360	2/13/09	\$355,000	ACTIVE PERMIT BEFORE SALE > \$25,000
73 - 6	138730	0360	2/20/09	\$355,000	ACTIVE PERMIT BEFORE SALE > \$25,000
73 - 6	138730	0400	5/21/09	\$252,000	DIAGNOSTIC OUTLIER
73 - 6	138730	0980	7/21/09	\$230,000	DIAGNOSTIC OUTLIER
73 - 6	138730	1320	4/25/08	\$129,817	QUIT CLAIM DEED
73 - 6	138730	1760	1/6/09	\$190,742	QUIT CLAIM DEED
73 - 6	139550	0200	10/5/09	\$200,000	DIAGNOSTIC OUTLIER
73 - 6	144181	0140	5/28/08	\$499,950	RELOCATION - SALE TO SERVICE
73 - 6	202605	9191	4/23/08	\$744,000	DIAGNOSTIC OUTLIER
73 - 6	330323	0020	5/16/08	\$94,159	QUIT CLAIM DEED
73 - 6	376480	0490	3/18/08	\$262,000	DIAGNOSTIC OUTLIER
73 - 6	521080	0010	11/14/08	\$262,000	RELATED PARTY, FRIEND, OR NEIGHBOR

***Improved Sales Removed from this Annual Update Analysis
Areas 37 and 73
(1 to 3 Unit Residences)***

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
73 - 6	620440	0370	6/1/09	\$134,902	QUIT CLAIM DEED
73 - 6	620442	0180	6/7/08	\$438,000	RELOCATION - SALE TO SERVICE
73 - 6	779655	0140	9/19/09	\$380,000	RELOCATION - SALE TO SERVICE
73 - 6	814300	0580	10/13/08	\$325,000	RELOCATION - SALE TO SERVICE
73 - 6	947710	0600	1/16/09	\$250,000	DIAGNOSTIC OUTLIER

***Vacant Sales Used in this Annual Update Analysis
Areas 37 and 73***

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
37 - 1	563150	0906	4/7/2009	\$160,000	6959	N	N
37 - 1	563150	0907	12/7/2009	\$160,000	5942	N	N
37 - 1	731350	0010	4/7/2009	\$160,000	4824	N	N
37 - 1	731350	0020	7/15/2009	\$160,000	4502	N	N
37 - 1	731350	0030	7/15/2009	\$160,000	4751	N	N
37 - 1	731350	0040	4/7/2009	\$160,000	5051	N	N
37 - 1	731350	0050	6/25/2009	\$160,000	4500	N	N
37 - 1	731350	0060	6/25/2009	\$160,000	4500	N	N
37 - 1	731350	0070	7/15/2009	\$160,000	4655	N	N
37 - 1	731350	0080	6/25/2009	\$160,000	7723	N	N
37 - 1	731350	0090	4/7/2009	\$160,000	7000	N	N
37 - 1	731350	0100	4/7/2009	\$160,000	8667	N	N
37 - 2	086640	0010	9/24/2008	\$185,000	5902	N	N
37 - 2	086640	0020	9/24/2008	\$185,000	5804	N	N
37 - 2	086640	0040	9/24/2008	\$185,000	5590	N	N
37 - 2	086640	0050	9/24/2008	\$185,000	5924	N	N
73 - 5	212605	9284	5/1/2008	\$169,000	6601	N	N

***Vacant Sales Removed from this Annual Update Analysis
Areas 37 and 73***

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
37 - 1	242604	9152	7/8/2008	\$37,063	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
37 - 1	384070	0614	1/29/2008	\$287,500	PERSONAL PROPERTY INCLUDED
37 - 2	086640	0030	3/20/2008	\$250,000	NON-REPRESENTATIVE SALE
73 - 3	152605	9105	11/14/2008	\$3,500	PARTIAL INTEREST
73 - 3	152605	9105	6/5/2008	\$3,000	PARTIAL INTEREST
73 - 5	162605	9028	10/2/2009	\$350,000	DOR RATIO

**Mobile Home Sales Used in this Annual Update Analysis
Areas 37 and 73**

Area - Sub Area	Major	Minor	SaleDate	Sale Price	Lot Size	View	Water- front
37 - 1	563150	1017	6/23/2009	\$250,000	12900	N	N
73 - 3	951120	0110	11/18/2008	\$199,000	5601	N	N
73 - 3	951120	0140	1/8/2008	\$180,000	6341	N	N
73 - 3	951120	0350	9/25/2009	\$172,750	6534	N	N
73 - 3	951120	0370	11/11/2008	\$245,000	5956	N	N
73 - 3	951120	0510	9/22/2009	\$207,000	6138	N	N
73 - 3	951120	0610	2/20/2008	\$250,000	7157	N	N
73 - 3	951120	0690	9/24/2008	\$174,950	4763	Y	N
73 - 3	951120	0910	12/21/2009	\$249,000	7942	N	N
73 - 3	951120	1160	10/1/2009	\$189,000	6376	Y	N
73 - 3	951120	1230	1/9/2008	\$159,500	5727	N	N
73 - 3	951120	1310	10/17/2008	\$215,000	4273	N	N
73 - 3	951120	1470	10/14/2009	\$182,000	6093	Y	N
73 - 3	951120	1520	10/14/2009	\$159,950	4490	N	N

**Mobile Home Sales Removed from this Annual Update Analysis
Areas 37 and 73**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
37 - 2	894300	0045	12/18/2009	\$379,169	GOVERNMENT AGENCY
73 - 3	951120	1070	8/6/2009	\$87,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

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

Highest and Best Use

RCW 84.40.030 All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

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

WAC 458-07-030 (3) True and fair value -- Highest and best use. Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less

productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

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

Date of Value Estimate

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. [1961 c 15 §84.36.005]

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. [1989 c 246 § 4]

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 a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

Property rights appraised:

Fee Simple

Wash Constitution Article 7 § 1 Taxation: *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914) *“the entire [fee] estate is to be assessed and taxed as a unit”*

Folsom v. Spokane County, 111 Wn. 2d 256 (1988) *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”

Assumptions and Limiting Conditions:

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
2. *No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

Scope of Work Performed:

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



King County

Department of Assessments

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Lloyd Hara Assessor

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 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;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those 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 valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor