

Residential Revalue

2012 Assessment Roll

**Medina\Hunt Pt.\
Clyde Hill\Beaux
Arts\Meydenbauer**

Area 33

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2012 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2012 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

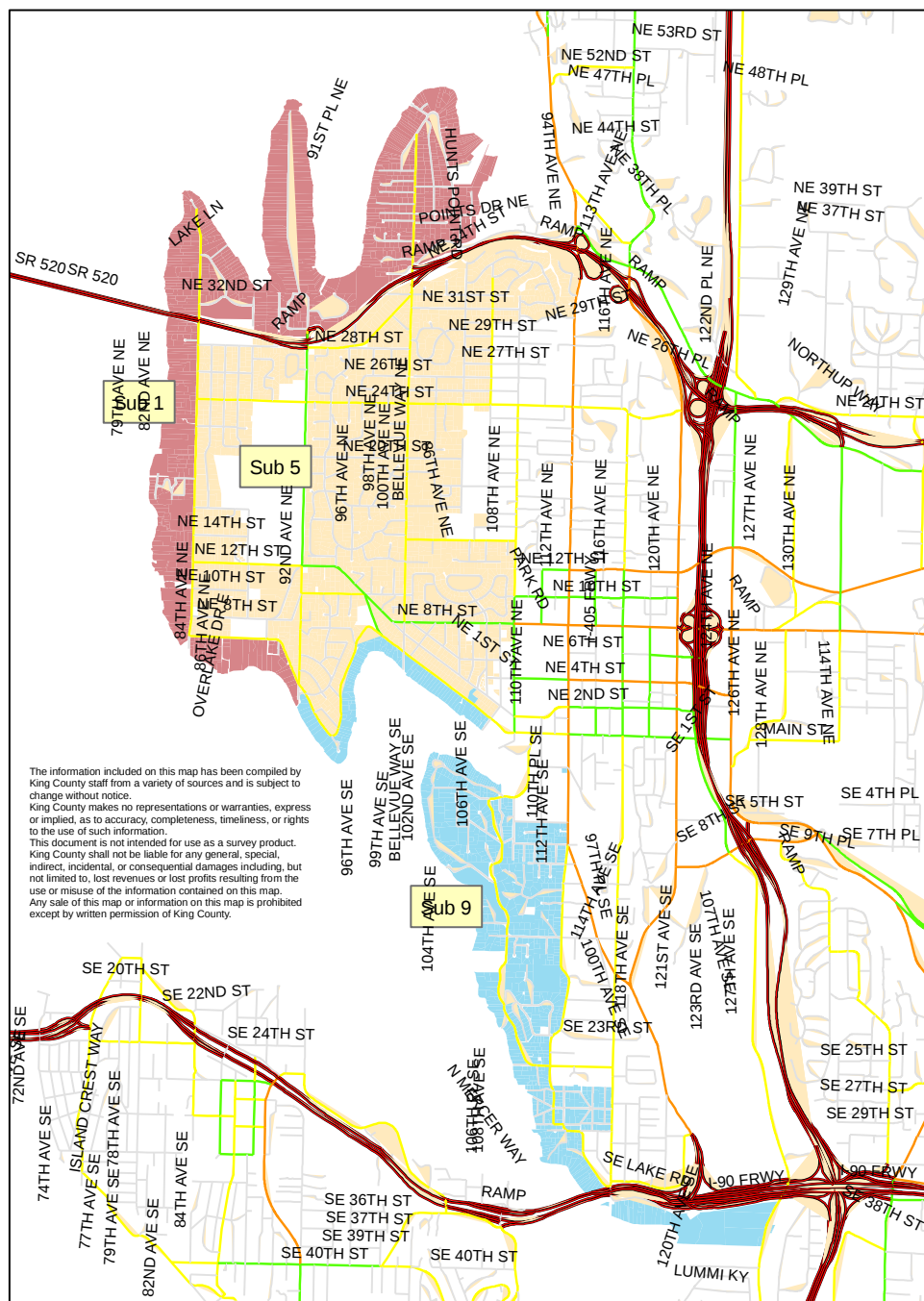
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Sincerely,

Lloyd Hara
Assessor

Area 33



**Medina\Hunt Pt.\
Clyde Hill\Beaux
Arts\Meydenbauer
Housing**



Grade 8/ Year Built 1964/ Total Living Area 2530



Grade 9/ Year Built 1999 /Total Living Area 3280



Grade 10/ Year Built 2000/ Total Living Area 4930



Grade 11/ Year Built 2000/Total Living Area 5750



Grade 12/ Year Built 2009/ Total Living Area 6990



Grade 13/ Year Built 2001 /Total Living Area 8650

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.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: 33-Medina\Hunts Pt.\Clyde Hill\Beaux Arts\Meydenbauer

Number of Improved Sales: 370

Range of Sale Dates: 1/1/2009 – 1/1/2012

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$848,100	\$536,600	\$1,384,700			
2012 Value	\$848,100	\$536,600	\$1,384,700	\$1,538,400	90.0%	11.06%
Change	\$0	\$0	\$0			
% Change	0.0%	0.0%	0.0%			

*Sales are time adjusted to 1/1/2012.

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

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$996,800	\$427,900	\$1,424,700
2012 Value	\$996,800	\$427,900	\$1,424,700
Percent Change	0.0%	0.0%	0.0%

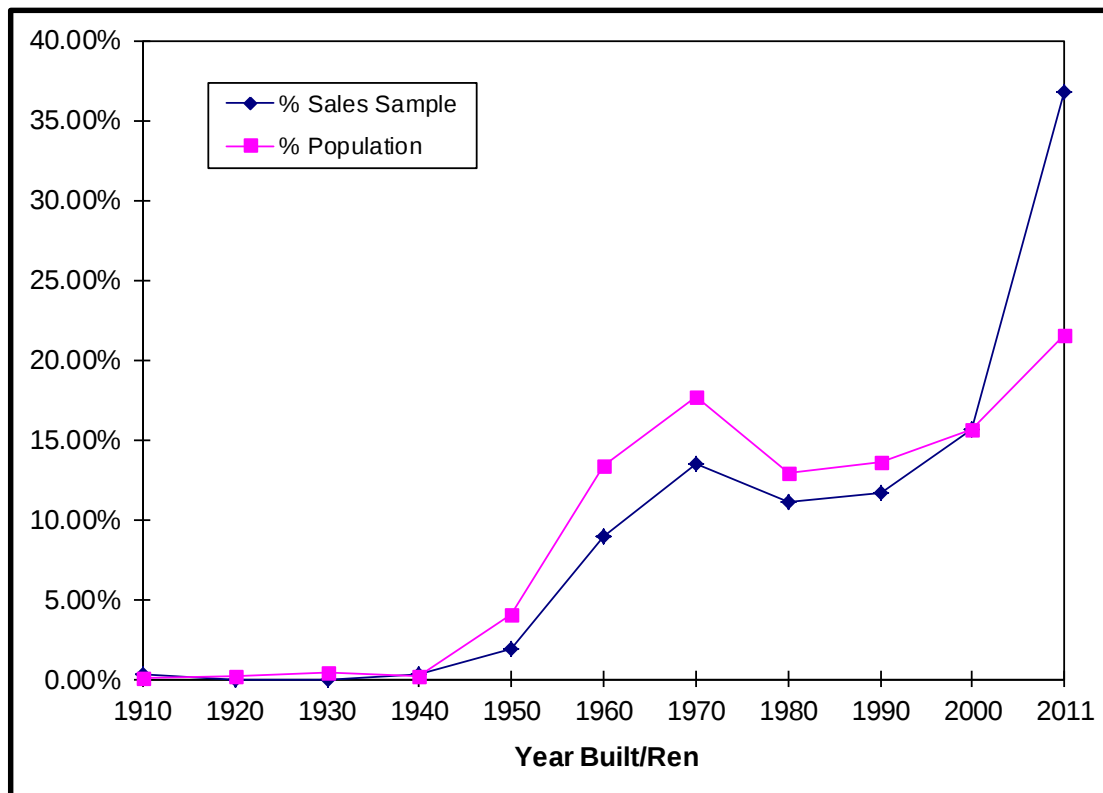
Number of one to three unit residences in the population: 3646

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no adjustment was needed. Area 33 is scheduled for Physical Inspection for 2013/14.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.27%
1920	0	0.00%
1930	0	0.00%
1940	1	0.27%
1950	7	1.89%
1960	33	8.92%
1970	50	13.51%
1980	41	11.08%
1990	43	11.62%
2000	58	15.68%
2011	136	36.76%
	370	

Population		
Year Built/Ren	Frequency	% Population
1910	5	0.14%
1920	9	0.25%
1930	16	0.44%
1940	9	0.25%
1950	150	4.11%
1960	488	13.38%
1970	646	17.72%
1980	470	12.89%
1990	497	13.63%
2000	571	15.66%
2011	785	21.53%
	3646	



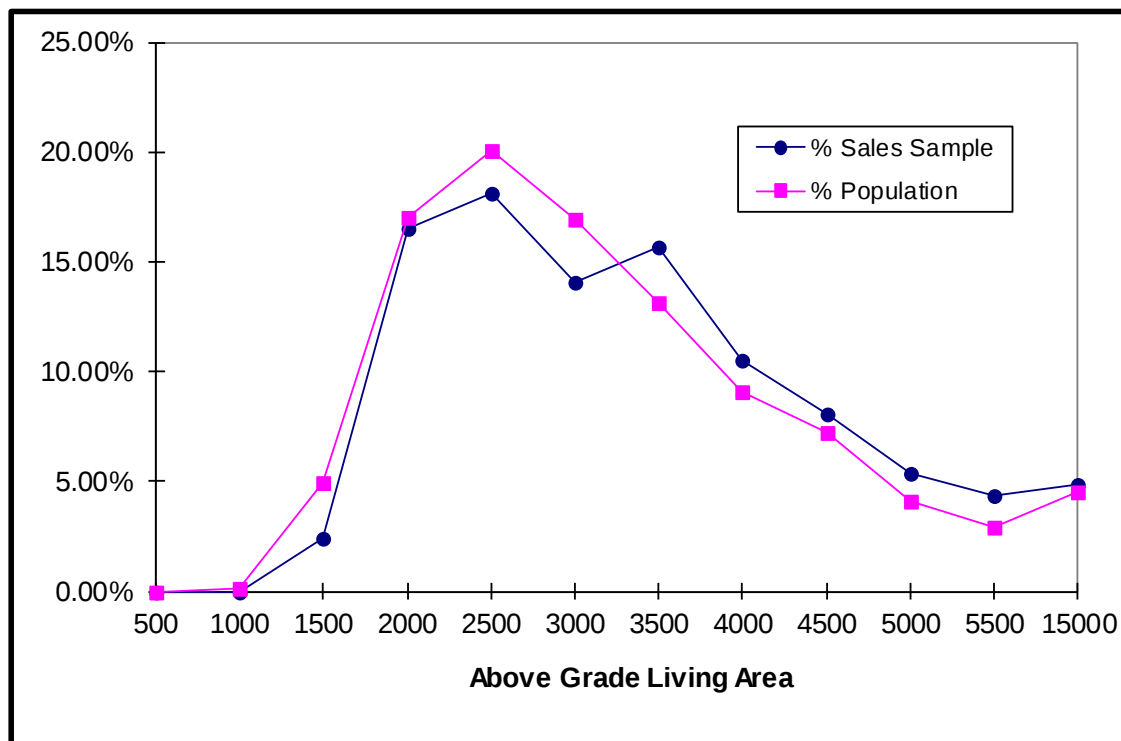
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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	0	0.00%
1500	9	2.43%
2000	61	16.49%
2500	67	18.11%
3000	52	14.05%
3500	58	15.68%
4000	39	10.54%
4500	30	8.11%
5000	20	5.41%
5500	16	4.32%
15000	18	4.86%
	370	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	6	0.16%
1500	181	4.96%
2000	621	17.03%
2500	730	20.02%
3000	617	16.92%
3500	479	13.14%
4000	331	9.08%
4500	262	7.19%
5000	150	4.11%
5500	105	2.88%
15000	164	4.50%
	3646	

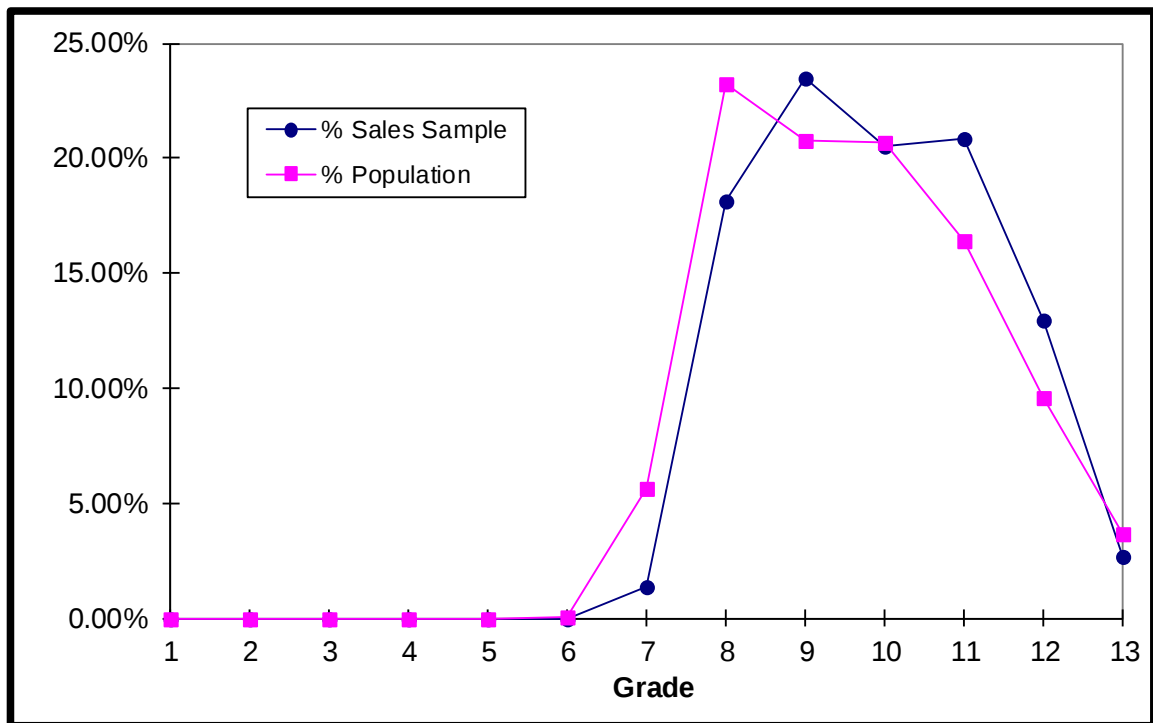


The sales sample frequency distribution follows the population distribution fairly close with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	5	1.35%
8	67	18.11%
9	87	23.51%
10	76	20.54%
11	77	20.81%
12	48	12.97%
13	10	2.70%
	370	

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	2	0.05%
7	205	5.62%
8	848	23.26%
9	756	20.74%
10	754	20.68%
11	599	16.43%
12	350	9.60%
13	132	3.62%
	3646	



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

Sales Screening for Improved Parcel Analysis

In order to ensure that the Assessor's analysis of sales of improved properties best reflects the market value of the majority of the properties within an area, non-typical properties must be removed so a representative sales sample can be analyzed to determine the new valuation level. The following list illustrates examples of non-typical properties which are removed prior to the beginning of the analysis.

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2011
5. Existing residences where the data for 2011 is significantly different than the data for 2012 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2011 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

(See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis for more detailed information)

Land Update

Analysis indicates land values are at or below current market levels as of 1/1/2012. No additional adjustment to land value is required.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that no adjustment was needed. Area 33 is scheduled for Physical Inspection for 2013/14.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 370 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2012. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.0%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) resulting in no change from the 2011 assessments. This no change 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.

Area 33 Adjustments

2012 Total Value = 2011 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.

Standard Area Adjustment

0.00%

No adjustments required.

Area 33 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2012**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 0.989, resulting in an adjusted value of \$519,225 (\$525,000 X .989=\$519,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.918	-8.2%
2/1/2009	0.920	-8.0%
3/1/2009	0.923	-7.7%
4/1/2009	0.925	-7.5%
5/1/2009	0.927	-7.3%
6/1/2009	0.929	-7.1%
7/1/2009	0.932	-6.8%
8/1/2009	0.934	-6.6%
9/1/2009	0.936	-6.4%
10/1/2009	0.939	-6.1%
11/1/2009	0.941	-5.9%
12/1/2009	0.943	-5.7%
1/1/2010	0.945	-5.5%
2/1/2010	0.948	-5.2%
3/1/2010	0.950	-5.0%
4/1/2010	0.952	-4.8%
5/1/2010	0.954	-4.6%
6/1/2010	0.957	-4.3%
7/1/2010	0.959	-4.1%
8/1/2010	0.961	-3.9%
9/1/2010	0.964	-3.6%
10/1/2010	0.966	-3.4%
11/1/2010	0.968	-3.2%
12/1/2010	0.970	-3.0%
1/1/2011	0.973	-2.7%
2/1/2011	0.975	-2.5%
3/1/2011	0.977	-2.3%
4/1/2011	0.979	-2.1%
5/1/2011	0.982	-1.8%
6/1/2011	0.984	-1.6%
7/1/2011	0.986	-1.4%
8/1/2011	0.989	-1.1%
9/1/2011	0.991	-0.9%
10/1/2011	0.993	-0.7%
11/1/2011	0.995	-0.5%
12/1/2011	0.998	-0.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
001	192505	9144	7/14/11	\$547,950	\$541,000	1800	7	1952	Good	8816	N	N	9423 POINTS DR NE
001	353790	0190	8/19/10	\$635,000	\$611,000	1430	8	1952	VGood	12000	N	N	2831 HUNTS POINT RD
001	980870	0370	12/17/09	\$665,000	\$628,000	1480	8	1985	Good	6240	N	N	4437 94TH AVE NE
001	353790	0050	1/25/11	\$710,000	\$692,000	1700	8	1952	Good	15600	N	N	3001 HUNTS POINT RD
001	353790	0100	10/9/10	\$740,000	\$715,000	2030	8	1954	Good	16686	N	N	8314 HUNTS POINT PL
001	980870	0525	3/24/10	\$984,750	\$937,000	2410	8	1994	Avg	8632	N	N	4213 95TH AVE NE
001	866240	0010	9/9/09	\$925,000	\$867,000	1870	9	1968	Good	14700	N	N	9207 NE 38TH ST
001	980870	0605	7/2/09	\$1,180,000	\$1,099,000	2040	9	1994	Good	12096	N	N	4010 94TH AVE NE
001	242504	9208	11/16/11	\$848,500	\$846,000	2230	9	1956	VGood	22700	N	N	2837 76TH AVE NE
001	192505	9138	10/19/09	\$3,495,000	\$3,285,000	2280	9	1960	Good	16700	Y	Y	9002 NE 40TH PL
001	242504	9103	7/2/10	\$750,000	\$719,000	2300	9	1974	Avg	20006	N	N	2835 EVERGREEN POINT RD
001	980870	1105	4/27/10	\$1,040,000	\$992,000	2650	9	1951	VGood	9840	Y	N	4315 92ND AVE NE
001	220740	0030	8/12/10	\$1,380,000	\$1,328,000	3050	9	1964	VGood	15001	Y	N	9048 NE 41ST ST
001	242504	9107	8/21/09	\$1,245,000	\$1,165,000	3130	9	2000	Avg	17424	N	N	3201 78TH PL NE
001	739730	0210	7/13/11	\$1,250,000	\$1,234,000	3720	9	1963	Good	21190	N	N	3239 78TH PL NE
001	242504	9125	6/6/11	\$1,650,000	\$1,624,000	2000	10	1969	Good	15995	Y	N	3655 EVERGREEN POINT RD
001	242504	9070	6/4/10	\$1,110,000	\$1,062,000	2080	10	1983	Avg	20083	Y	N	3215 EVERGREEN POINT RD
001	201870	0210	8/17/09	\$1,500,000	\$1,403,000	2540	10	1953	VGood	30027	Y	N	8297 OVERLAKE DR W
001	399990	0055	2/7/11	\$1,725,000	\$1,683,000	2700	10	1963	VGood	17286	Y	N	1634 RAMBLING LN
001	220740	0020	1/13/10	\$1,550,000	\$1,467,000	3090	10	1966	VGood	15001	N	N	9060 NE 41ST ST
001	980810	0179	11/18/10	\$1,330,000	\$1,289,000	3120	10	1990	Avg	25709	N	N	3930 95TH AVE NE
001	980810	0190	3/23/11	\$950,000	\$930,000	3160	10	1984	Avg	25017	N	N	3926 95TH AVE NE
001	980870	0760	7/29/11	\$1,375,000	\$1,359,000	3540	10	1999	Avg	11875	N	N	4440 95TH AVE NE

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Area 33
(1 to 3 Unit Residences)

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
001	980870	0760	8/19/09	\$1,205,000	\$1,127,000	3540	10	1999	Avg	11875	N	N	4440 95TH AVE NE
001	980850	0015	4/14/09	\$900,000	\$833,000	2680	11	1991	Avg	12535	N	N	9506 NE POINTS DR
001	980810	0150	2/26/10	\$3,050,000	\$2,896,000	3040	11	2008	Avg	15360	Y	N	4225 92ND AVE NE
001	201870	0100	12/1/11	\$1,825,000	\$1,821,000	3180	11	2008	Avg	12348	N	N	8105 OVERLAKE DR W
001	192505	9266	11/13/09	\$1,275,000	\$1,201,000	3340	11	1987	Good	15007	N	N	3462 92ND AVE NE
001	182505	9007	5/31/11	\$1,420,000	\$1,397,000	3380	11	2000	Avg	15000	N	N	9111 NE 42ND ST
001	920890	0004	4/12/10	\$1,735,000	\$1,653,000	3390	11	1981	VGood	20108	N	N	2401 76TH AVE NE
001	920890	0011	12/27/10	\$1,525,000	\$1,483,000	3430	11	1983	Good	20043	N	N	2301 EVERGREEN POINT RD
001	192505	9243	8/1/11	\$1,220,000	\$1,206,000	3520	11	1999	Avg	18526	N	N	9243 POINTS DR NE
001	353490	0535	6/17/10	\$3,900,000	\$3,736,000	3880	11	1996	Avg	35000	Y	Y	3257 HUNTS POINT RD
001	980810	0171	5/1/09	\$1,525,000	\$1,414,000	3930	11	1999	Avg	21621	N	N	3811 97TH AVE NE
001	980870	0686	12/8/11	\$1,675,000	\$1,672,000	3980	11	2009	Avg	8804	N	N	4408 94TH AVE NE
001	637720	0010	8/31/10	\$1,765,000	\$1,701,000	4500	11	1976	Good	21701	N	N	9092 NE 39TH PL
001	242504	9063	9/1/09	\$3,328,000	\$3,116,000	4830	11	1990	Good	22257	Y	Y	3317 EVERGREEN POINT RD
001	242504	9202	5/31/11	\$3,575,000	\$3,518,000	5050	11	2001	Avg	32686	Y	Y	7944 NE 32ND ST
001	192505	9275	9/27/11	\$2,025,000	\$2,010,000	5390	11	2009	Avg	19966	N	N	9298 NE POINTS DR
001	192505	9044	9/13/11	\$2,300,000	\$2,281,000	6190	11	2009	Avg	19583	N	N	9288 NE POINTS DR
001	201870	0211	3/31/11	\$5,397,615	\$5,286,000	7700	11	1983	Good	80150	Y	Y	321 82ND AVE NE
001	242504	9123	6/13/11	\$3,000,000	\$2,955,000	2610	12	1978	Good	17100	Y	Y	3640 EVERGREEN POINT RD
001	242504	9222	7/9/10	\$1,400,000	\$1,343,000	3070	12	1965	VGood	23086	N	N	3427 EVERGREEN POINT RD
001	206800	0180	9/16/10	\$5,689,000	\$5,488,000	3280	12	2006	Avg	15200	Y	Y	8907 NE 36TH ST
001	739730	0170	10/28/09	\$2,462,500	\$2,316,000	3350	12	2000	Good	28078	Y	N	3220 78TH PL NE
001	242504	9081	8/23/11	\$1,872,000	\$1,854,000	3620	12	1989	Avg	23028	Y	N	2609 EVERGREEN POINT RD
001	739730	0051	7/21/09	\$2,000,000	\$1,866,000	4070	12	1987	Good	20000	Y	N	3332 78TH PL NE
001	980870	0920	11/4/09	\$1,642,432	\$1,546,000	4270	12	1992	Good	12350	Y	N	4700 91ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
001	675620	0010	11/9/11	\$2,200,000	\$2,191,000	4300	12	2001	Avg	18760	Y	N	4631 92ND AVE NE
001	192505	9213	9/3/10	\$2,160,000	\$2,082,000	5280	12	2008	Avg	20793	N	N	9416 NE POINTS DR
001	980870	0230	5/18/09	\$3,350,000	\$3,110,000	5400	12	2008	Avg	20999	N	N	3838 92ND AVE NE
001	192505	9253	5/4/10	\$2,400,000	\$2,291,000	5440	12	2008	Avg	22389	Y	N	9436 NE POINTS DR
001	920890	0067	9/24/09	\$2,850,000	\$2,673,000	5510	12	2005	Avg	17084	N	N	1859 EVERGREEN POINT RD
001	399990	0085	6/9/11	\$3,050,000	\$3,003,000	6450	12	1990	Avg	21080	N	N	1633 EVERGREEN POINT RD
001	220740	0010	6/11/09	\$2,700,000	\$2,511,000	3500	13	2005	Avg	15013	Y	N	9072 NE 41ST ST
001	242504	9200	10/1/10	\$3,625,000	\$3,501,000	4670	13	2003	Avg	32425	Y	N	3443 EVERGREEN POINT RD
001	226030	0040	3/31/11	\$6,433,000	\$6,300,000	4860	13	2006	Avg	31700	Y	Y	1465 EVERGREEN POINT RD
001	242504	9062	7/31/09	\$6,095,000	\$5,692,000	4990	13	2003	Avg	27418	Y	Y	3329 EVERGREEN POINT RD
001	242504	9251	12/6/10	\$9,100,000	\$8,834,000	5460	13	1998	Avg	50051	Y	Y	3435 EVERGREEN POINT RD
001	926960	0020	6/9/11	\$3,175,000	\$3,126,000	5510	13	2005	Avg	20482	Y	N	2795 EVERGREEN POINT RD
001	353490	0330	3/11/10	\$11,280,000	\$10,722,000	7460	13	2002	Avg	52272	Y	Y	4344 HUNTS POINT RD
005	412210	0030	6/29/10	\$660,000	\$633,000	1590	7	1954	Good	14351	N	N	3151 103RD PL NE
005	412210	0035	8/1/11	\$670,000	\$662,000	1960	7	1954	VGood	19276	N	N	3203 103RD PL NE
005	247270	0115	5/25/11	\$484,714	\$477,000	1040	8	1981	Avg	12084	N	N	8014 NE 28TH ST
005	542570	0255	2/9/10	\$660,240	\$626,000	1050	8	2007	Avg	8750	N	N	8160 NE 24TH ST
005	252504	9231	3/30/11	\$1,042,500	\$1,021,000	1430	8	1966	VGood	13815	N	N	820 80TH AVE NE
005	326230	0123	4/20/10	\$1,025,000	\$977,000	1440	8	1973	Good	16020	N	N	2420 76TH AVE NE
005	808440	0180	5/20/11	\$717,000	\$705,000	1460	8	1977	Avg	14232	N	N	2501 98TH AVE NE
005	896480	1001	1/25/11	\$779,000	\$759,000	1520	8	1949	Good	13444	N	N	9663 EVERGREEN DR
005	192505	9223	9/14/10	\$503,000	\$485,000	1610	8	1988	Good	12832	N	N	9630 NE 35TH PL
005	201870	0136	12/21/09	\$800,000	\$756,000	1630	8	1963	VGood	10300	N	N	8224 OVERLAKE DR W
005	383550	0025	1/4/11	\$645,000	\$628,000	1640	8	1962	Good	10080	N	N	1040 91ST AVE NE
005	896480	0395	5/26/10	\$890,000	\$851,000	1670	8	1951	Good	12800	Y	N	9856 VINEYARD CREST

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	412270	0070	1/26/10	\$630,000	\$597,000	1730	8	1967	Good	16480	N	N	3312 102ND AVE NE
005	412230	0055	8/24/09	\$750,000	\$702,000	1740	8	1963	Good	19304	N	N	10032 NE 33RD ST
005	808440	0295	5/18/11	\$705,000	\$693,000	1800	8	1978	Good	9719	N	N	2605 98TH AVE NE
005	808540	0325	11/11/09	\$1,000,000	\$942,000	1810	8	1955	Good	16437	Y	N	9601 NE 29TH ST
005	054010	0170	4/12/11	\$630,000	\$618,000	1840	8	1977	Good	24297	N	N	8806 NE POINTS DR
005	412230	0062	12/1/10	\$870,671	\$845,000	1840	8	1963	Good	20852	N	N	10042 NE 33RD ST
005	808540	0276	9/20/11	\$921,000	\$914,000	1840	8	1955	Good	16293	Y	N	2970 96TH AVE NE
005	896480	0500	10/5/10	\$985,000	\$952,000	1850	8	1950	Good	11137	Y	N	9840 BELFAIR RD
005	896480	0997	9/12/11	\$688,000	\$682,000	1850	8	1950	Good	11068	N	N	9645 EVERGREEN DR
005	412290	0050	6/7/10	\$760,000	\$727,000	1910	8	1962	Good	20589	N	N	9632 NE 34TH ST
005	896480	0855	3/8/10	\$1,030,000	\$979,000	1980	8	1999	Avg	11900	Y	N	9322 VINEYARD CREST
005	438920	0695	6/17/11	\$700,000	\$690,000	1990	8	2001	Avg	9148	N	N	710 98TH AVE NE
005	808440	0269	12/12/11	\$750,000	\$749,000	2010	8	1975	Good	10125	N	N	9630 NE 26TH ST
005	542570	0125	11/10/11	\$765,000	\$762,000	2050	8	1981	Good	8339	N	N	2646 80TH AVE NE
005	808490	0070	6/25/09	\$1,035,000	\$964,000	2050	8	1967	Good	17442	Y	N	9201 NE 26TH ST
005	896480	0720	5/5/10	\$865,500	\$826,000	2080	8	1992	Good	10200	N	N	938 SUNSET WAY
005	252504	9195	4/20/11	\$725,000	\$711,000	2100	8	1992	Good	9338	N	N	1049 84TH AVE NE
005	896480	0800	12/15/10	\$915,000	\$889,000	2140	8	1951	Good	14913	Y	N	1021 EVERGREEN DR
005	362504	9076	7/23/09	\$700,000	\$653,000	2170	8	1951	Good	7080	N	N	626 76TH AVE NE
005	546130	0010	6/9/10	\$1,500,000	\$1,436,000	2210	8	1958	Good	19912	Y	N	9135 NE 19TH ST
005	896480	0620	7/15/10	\$1,000,000	\$960,000	2210	8	1953	VGood	12079	Y	N	1016 EVERGREEN DR
005	256630	0055	5/1/10	\$870,000	\$830,000	2230	8	1954	VGood	13584	N	N	1720 95TH AVE NE
005	644730	0325	7/28/09	\$1,350,000	\$1,260,000	2230	8	1947	Good	19220	Y	N	227 UPLAND RD
005	644860	0240	4/20/10	\$1,000,000	\$954,000	2240	8	1974	Good	26154	N	N	8657 NE 19TH PL
005	412290	0130	11/20/09	\$830,000	\$782,000	2280	8	1960	Good	24254	N	N	3251 98TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	412210	0040	3/1/11	\$650,000	\$635,000	2320	8	1955	VGood	14984	N	N	3217 103RD PL NE
005	256630	0030	9/17/09	\$908,000	\$851,000	2330	8	1956	Good	11550	N	N	9425 NE 16TH ST
005	896480	0470	5/20/11	\$1,562,500	\$1,536,000	2330	8	2001	Avg	12791	Y	N	9833 BELFAIR LN
005	896480	0725	7/26/10	\$790,000	\$759,000	2360	8	1949	Good	9600	N	N	930 SUNSET WAY
005	896480	0055	9/2/11	\$1,325,000	\$1,313,000	2370	8	1989	Good	14347	Y	N	9622 HILLTOP RD
005	896480	0770	7/21/09	\$965,000	\$900,000	2420	8	1998	Avg	11522	N	N	917 EVERGREEN DR
005	192505	9098	8/16/10	\$956,000	\$920,000	2470	8	1959	Good	22173	N	N	9220 NE 31ST ST
005	165180	0310	3/9/10	\$1,000,000	\$950,000	2480	8	1968	Avg	20600	N	N	1500 86TH AVE NE
005	896480	0982	6/1/10	\$1,400,000	\$1,339,000	2490	8	2001	Avg	12642	Y	N	9617 EVERGREEN DR
005	932380	0095	6/28/11	\$975,000	\$961,000	2610	8	1957	Good	15497	N	N	9121 NE 16TH ST
005	438920	0721	3/30/10	\$1,041,500	\$992,000	2650	8	2005	Avg	8570	N	N	709 99TH AVE NE
005	542470	0240	8/10/10	\$1,538,000	\$1,479,000	2710	8	1987	VGood	25912	Y	N	600 84TH AVE NE
005	412210	0125	7/5/11	\$530,000	\$523,000	2980	8	1955	VGood	12821	N	N	3118 103RD AVE NE
005	410710	0182	2/9/09	\$1,320,000	\$1,216,000	3080	8	1988	Good	18480	Y	N	9244 NE 13TH ST
005	410710	0182	12/29/11	\$1,275,000	\$1,275,000	3080	8	1988	Good	18480	Y	N	9244 NE 13TH ST
005	201870	0115	3/2/11	\$980,000	\$958,000	3250	8	1995	Avg	19695	N	N	8222 OVERLAKE DR W
005	302530	0145	2/8/11	\$1,183,000	\$1,154,000	3390	8	1959	Good	20412	N	N	7623 NE 14TH ST
005	412270	0190	9/29/10	\$459,000	\$443,000	1530	9	1977	Good	18878	Y	N	9800 NE 34TH ST
005	808490	0095	6/20/11	\$1,016,000	\$1,001,000	1670	9	1966	Good	16200	N	N	9246 NE 25TH ST
005	410710	0190	10/5/10	\$1,230,000	\$1,188,000	1680	9	1951	Good	14850	Y	N	9259 NE 14TH ST
005	890750	0060	3/3/10	\$1,400,000	\$1,330,000	1740	9	1964	Good	19875	Y	N	9040 NE 14TH PL
005	890750	0060	7/19/10	\$1,110,000	\$1,066,000	1740	9	1964	Good	19875	Y	N	9040 NE 14TH PL
005	201870	0185	9/22/10	\$999,894	\$965,000	1770	9	2003	Avg	10812	Y	N	411 84TH AVE NE
005	808540	0335	6/9/10	\$950,000	\$909,000	1800	9	1959	Good	16304	Y	N	9620 NE 28TH ST
005	644860	0110	12/13/10	\$945,000	\$918,000	1880	9	1963	Good	19995	N	N	1801 86TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	439560	0040	3/4/09	\$543,200	\$501,000	1880	9	1974	Good	1435	N	N	229 98TH AVE NE
005	931570	0020	12/30/09	\$886,636	\$838,000	1920	9	1969	VGood	20532	N	N	8623 NE 24TH ST
005	439560	0050	4/25/11	\$524,000	\$514,000	1920	9	1974	Avg	1673	N	N	259 98TH AVE NE
005	438920	0505	8/8/11	\$770,000	\$762,000	2001	9	1947	VGood	9775	Y	N	9830 NE LAKE WASHINGTON BLVD
005	202505	9053	5/4/11	\$838,000	\$823,000	2010	9	1992	Avg	14032	Y	N	9850 NE 34TH ST
005	094280	0020	10/14/10	\$1,250,000	\$1,208,000	2110	9	1963	VGood	20043	N	N	9427 NE 20TH ST
005	546130	0210	12/28/09	\$1,595,000	\$1,507,000	2130	9	1969	Good	22180	Y	N	8909 NE 20TH ST
005	896480	0910	11/7/11	\$780,000	\$777,000	2130	9	1992	VGood	10400	N	N	913 SUNSET WAY
005	302530	0280	8/23/11	\$950,000	\$941,000	2140	9	1991	Good	10206	N	N	7622 NE 14TH ST
005	931560	0060	8/18/10	\$1,195,000	\$1,150,000	2170	9	1965	Good	20140	N	N	8435 NE 21ST PL
005	165150	0010	5/18/11	\$649,995	\$639,000	2230	9	1992	Avg	10200	N	N	3023 92ND AVE NE
005	896480	0230	6/2/09	\$1,480,000	\$1,376,000	2240	9	1990	Avg	10714	Y	N	9829 HILLTOP RD
005	932020	0010	9/14/10	\$725,000	\$699,000	2240	9	1967	Good	18010	N	N	8408 NE 17TH PL
005	302505	9186	11/29/11	\$1,675,000	\$1,671,000	2250	9	1979	Good	19435	Y	N	1432 88TH AVE NE
005	644860	0020	4/24/09	\$930,000	\$862,000	2310	9	1963	Good	20029	N	N	8417 NE 20TH ST
005	932020	0050	3/23/11	\$900,000	\$881,000	2310	9	1964	Good	25697	N	N	8610 NE 17TH ST
005	062690	0050	8/30/10	\$768,000	\$740,000	2340	9	1961	Avg	11250	N	N	920 86TH AVE NE
005	165180	0360	10/16/09	\$896,500	\$842,000	2340	9	1968	Avg	20790	N	N	1414 86TH AVE NE
005	438920	0852	9/9/09	\$1,125,000	\$1,054,000	2340	9	1968	Good	12750	Y	N	9547 NE 1ST ST
005	373800	0080	4/28/10	\$1,125,000	\$1,073,000	2380	9	1962	Good	14300	N	N	914 88TH AVE NE
005	165180	0450	8/11/11	\$1,050,000	\$1,039,000	2390	9	1969	Good	21525	Y	N	1483 88TH AVE NE
005	326230	0975	5/20/09	\$895,000	\$831,000	2390	9	1974	Good	8120	N	N	2411 79TH AVE NE
005	025150	0270	5/24/10	\$635,000	\$607,000	2410	9	1973	VGood	22450	N	N	9200 NE 28TH PL
005	644800	0020	8/18/10	\$750,000	\$722,000	2420	9	1967	Good	18480	N	N	8501 NE 13TH ST
005	254070	0242	11/15/11	\$1,049,950	\$1,046,000	2450	9	2007	Avg	9600	N	N	1028 84TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	326230	1575	4/28/09	\$925,000	\$857,000	2470	9	2000	Avg	10827	N	N	2615 80TH AVE NE
005	252504	9236	7/28/11	\$881,111	\$871,000	2490	9	1994	Avg	18186	N	N	7861 NE 10TH ST
005	054010	0205	3/18/10	\$799,900	\$761,000	2510	9	2008	Avg	25378	N	N	9011 NE 32ND PL
005	207900	0020	8/15/11	\$650,000	\$643,000	2520	9	1978	Good	21074	N	N	3234 95TH PL NE
005	932030	0040	11/9/11	\$1,215,000	\$1,210,000	2540	9	1967	VGood	19056	Y	N	8644 NE 17TH PL
005	542710	0170	9/26/11	\$700,000	\$695,000	2600	9	1985	Avg	17014	N	N	2522 MEDINA CIR
005	373800	0050	6/23/10	\$955,000	\$915,000	2630	9	1961	Good	22050	N	N	915 88TH AVE NE
005	412290	0090	9/29/09	\$815,000	\$765,000	2650	9	2004	Avg	23240	N	N	9670 NE 34TH ST
005	549400	0050	8/23/10	\$905,000	\$871,000	2650	9	1976	Good	9518	N	N	9235 NE 1ST ST
005	326230	0705	5/26/11	\$857,500	\$843,000	2680	9	1982	Avg	12181	N	N	7701 NE 28TH ST
005	542710	0010	3/28/11	\$840,088	\$823,000	2840	9	1979	Good	14939	N	N	2544 MEDINA CIR
005	932380	0110	8/6/09	\$1,487,500	\$1,390,000	2850	9	1968	VGood	14477	Y	N	9037 NE 16TH ST
005	192505	9262	7/6/11	\$750,000	\$740,000	2880	9	2007	Avg	24402	N	N	9015 NE 32ND PL
005	165150	0050	6/3/10	\$1,150,000	\$1,100,000	3000	9	2008	Avg	6526	N	N	2837 92ND PL NE
005	896480	0550	4/15/10	\$1,207,000	\$1,151,000	3040	9	1989	Avg	12005	Y	N	9633 VINEYARD CREST
005	644730	0243	8/18/10	\$1,200,000	\$1,155,000	3080	9	1997	Avg	9527	Y	N	8460 RIDGE RD
005	896480	0005	1/21/10	\$1,500,000	\$1,420,000	3090	9	1950	VGood	18566	Y	N	9619 HILLTOP RD
005	886100	0230	2/22/09	\$1,325,000	\$1,222,000	3130	9	2004	Avg	12464	N	N	10052 NE 30TH PL
005	192505	9127	5/4/11	\$1,025,000	\$1,006,000	3140	9	1952	Good	30091	N	N	9232 NE 31ST ST
005	165190	0180	9/29/10	\$800,000	\$773,000	3240	9	1978	Good	20360	N	N	2505 85TH AVE NE
005	410710	0065	3/18/10	\$1,149,000	\$1,093,000	3270	9	1955	Good	20625	Y	N	9422 NE 14TH ST
005	252504	9192	4/19/11	\$1,050,000	\$1,030,000	3280	9	2001	Avg	11345	N	N	1033 84TH AVE NE
005	896480	0485	8/10/10	\$1,805,000	\$1,736,000	3370	9	2006	Avg	14364	Y	N	927 BELFAIR RD
005	808490	0005	8/4/11	\$1,222,000	\$1,208,000	3510	9	1979	Good	16614	N	N	9525 NE 26TH ST
005	438920	0692	9/11/09	\$988,000	\$926,000	3640	9	2006	Avg	8655	N	N	729 99TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	255900	0010	10/24/11	\$938,000	\$933,000	4350	9	1964	Good	20107	Y	N	2325 92ND AVE NE
005	302505	9036	5/18/11	\$815,000	\$801,000	1220	10	1975	Good	9690	Y	N	2033 89TH AVE NE
005	165600	0040	12/17/09	\$1,350,000	\$1,275,000	1800	10	2005	Avg	20005	Y	N	9060 NE 26TH ST
005	165190	0130	10/5/09	\$803,000	\$754,000	1810	10	1977	Good	23820	N	N	8520 NE 26TH ST
005	247010	0140	10/3/11	\$979,000	\$972,000	1880	10	1966	Good	21150	N	N	2060 79TH AVE NE
005	929090	0070	12/2/10	\$1,400,000	\$1,359,000	1880	10	1973	VGood	22284	Y	N	2116 88TH AVE NE
005	201870	0180	12/21/09	\$1,600,000	\$1,511,000	1940	10	2006	Avg	10812	Y	N	415 84TH AVE NE
005	644860	0150	4/28/09	\$1,400,000	\$1,298,000	1980	10	1964	VGood	20075	Y	N	8649 NE 20TH ST
005	410710	0144	1/28/10	\$995,000	\$943,000	2120	10	1997	Avg	10852	N	N	1344 92ND AVE NE
005	025150	0070	10/28/10	\$1,070,000	\$1,036,000	2130	10	1971	Good	19729	Y	N	2835 95TH AVE NE
005	896480	0070	5/27/10	\$1,850,000	\$1,769,000	2300	10	1999	Avg	18324	Y	N	9600 HILLTOP RD
005	336850	0080	6/15/11	\$1,640,000	\$1,615,000	2450	10	1977	VGood	20150	Y	N	1301 91ST AVE NE
005	955740	0010	2/9/11	\$786,000	\$767,000	2450	10	1997	Avg	20261	N	N	2722 86TH AVE NE
005	025162	0010	4/8/09	\$985,000	\$911,000	2480	10	1977	Good	20100	N	N	2727 93RD AVE NE
005	644860	0010	8/24/09	\$910,000	\$851,000	2520	10	1976	Good	20849	N	N	8411 NE 20TH ST
005	896480	0915	4/9/09	\$1,200,000	\$1,111,000	2540	10	2007	Avg	14200	N	N	907 SUNSET WAY
005	932380	0040	10/25/11	\$1,815,000	\$1,806,000	2620	10	2003	Avg	13799	Y	N	1701 90TH AVE NE
005	025150	0160	9/27/11	\$1,050,000	\$1,042,000	2660	10	1990	Avg	18402	Y	N	9358 NE 30TH ST
005	749000	0020	5/7/10	\$1,485,000	\$1,418,000	2780	10	1967	Good	15480	Y	N	1515 90TH PL NE
005	165160	0060	6/27/11	\$1,175,000	\$1,158,000	2800	10	1968	VGood	20097	Y	N	2601 90TH AVE NE
005	165150	0045	6/18/09	\$950,000	\$884,000	2840	10	2001	Avg	14730	N	N	3040 92ND PL NE
005	438920	0625	1/12/10	\$925,000	\$875,000	3010	10	2005	Avg	7800	N	N	428 98TH AVE NE
005	410710	0287	7/21/09	\$925,000	\$863,000	3020	10	1997	VGood	9450	N	N	9817 NE 14TH ST
005	886100	0005	8/30/10	\$650,000	\$626,000	3030	10	2000	Avg	14201	N	N	10260 NE 30TH PL
005	336850	0050	6/10/09	\$1,591,000	\$1,480,000	3160	10	1991	Good	20010	Y	N	1300 91ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	896480	0010	12/27/10	\$1,650,000	\$1,604,000	3180	10	1995	Good	13627	Y	N	9621 HILLTOP RD
005	252504	9261	7/11/10	\$1,435,000	\$1,377,000	3210	10	1987	Good	16900	N	N	826 76TH AVE NE
005	054010	0546	4/20/11	\$1,665,000	\$1,633,000	3250	10	2010	Avg	23369	N	N	9010 NE 28TH ST
005	929090	0050	7/13/11	\$1,425,000	\$1,407,000	3260	10	1969	Good	18074	N	N	8725 NE 21ST ST
005	252504	9168	8/10/11	\$1,450,000	\$1,434,000	3270	10	2001	Avg	14700	N	N	811 82ND AVE NE
005	302530	0367	6/15/10	\$1,760,000	\$1,686,000	3280	10	1998	Good	19849	Y	N	1556 77TH PL NE
005	254070	0015	7/5/11	\$1,185,000	\$1,169,000	3330	10	1996	Avg	16586	N	N	1036 84TH AVE NE
005	252504	9226	10/12/11	\$1,673,000	\$1,663,000	3345	10	2000	Avg	17058	N	N	7831 NE 10TH ST
005	326230	0057	7/20/11	\$1,320,000	\$1,304,000	3370	10	1990	Avg	16087	N	N	2616 EVERGREEN POINT RD
005	094280	0040	9/22/11	\$1,262,500	\$1,253,000	3420	10	1958	Avg	33645	N	N	1900 94TH AVE NE
005	025150	0040	5/29/09	\$939,000	\$873,000	3460	10	1977	Avg	20327	N	N	2812 94TH AVE NE
005	252504	9211	11/18/10	\$1,200,000	\$1,163,000	3510	10	2003	Avg	9520	N	N	816 82ND AVE NE
005	302505	9105	9/15/09	\$1,212,750	\$1,137,000	3590	10	2000	Avg	11500	N	N	9130 NE 22ND PL
005	192505	9119	10/26/09	\$1,285,000	\$1,208,000	3620	10	1988	Avg	16581	N	N	9415 NE 32ND ST
005	644860	0080	6/18/09	\$1,132,750	\$1,054,000	3650	10	1999	Good	21388	N	N	8409 NE 19TH ST
005	542470	0045	10/26/11	\$1,550,000	\$1,542,000	3680	10	2008	Avg	11386	N	N	8460 NE 7TH ST
005	808440	0401	8/11/10	\$1,500,000	\$1,443,000	3680	10	2004	Avg	9450	N	N	9710 NE 27TH ST
005	896480	0745	5/23/11	\$1,690,000	\$1,662,000	3790	10	2007	Avg	12150	N	N	9322 SUNSET WAY
005	896480	0745	8/10/10	\$1,325,000	\$1,275,000	3790	10	2007	Avg	12150	N	N	9322 SUNSET WAY
005	247000	0090	6/25/10	\$1,675,000	\$1,605,000	3810	10	1969	Good	25493	N	N	1849 77TH AVE NE
005	929090	0020	12/15/09	\$1,200,000	\$1,133,000	3820	10	1966	Good	21922	N	N	2018 87TH AVE NE
005	252504	9152	4/13/10	\$1,900,000	\$1,811,000	3850	10	2008	Avg	15248	N	N	8058 NE 8TH ST
005	410710	0082	4/25/11	\$1,475,000	\$1,447,000	3850	10	1975	Avg	40049	Y	N	1446 92ND AVE NE
005	410710	0064	6/14/10	\$2,398,000	\$2,297,000	3960	10	1988	VGood	33000	Y	N	9420 NE 14TH ST
005	302505	9145	11/10/09	\$1,550,000	\$1,459,000	4120	10	2003	Avg	24887	N	N	9201 NE 19TH ST

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	808440	0145	6/24/09	\$2,275,000	\$2,118,000	4140	10	2008	Avg	10125	N	N	9620 NE 25TH ST
005	808440	0440	11/10/09	\$1,500,000	\$1,412,000	4250	10	2008	Avg	10648	Y	N	9639 NE 28TH ST
005	165150	0040	2/22/11	\$1,450,000	\$1,416,000	4360	10	2007	Avg	12081	N	N	3028 92ND PL NE
005	383550	0015	3/29/10	\$1,675,000	\$1,594,000	4360	10	2003	Avg	10500	N	N	1050 91ST AVE NE
005	332350	0005	3/4/10	\$1,490,000	\$1,416,000	4840	10	2006	Avg	13800	N	N	1006 88TH AVE NE
005	438920	0564	5/7/10	\$700,000	\$668,000	1990	11	2005	Avg	2572	N	N	9807 NE 4TH ST
005	796090	0020	6/11/10	\$1,725,000	\$1,652,000	2160	11	1982	Good	20167	Y	N	2312 88TH PL NE
005	025162	0060	11/3/10	\$966,000	\$935,000	2270	11	1977	Good	19485	N	N	2611 93RD PL NE
005	025150	0110	2/14/11	\$1,225,000	\$1,196,000	2400	11	1985	Good	18633	Y	N	2945 96TH AVE NE
005	896480	0630	6/16/10	\$2,725,000	\$2,610,000	2580	11	2003	Avg	12178	Y	N	9413 VINEYARD CREST
005	165190	0010	11/11/09	\$1,185,000	\$1,116,000	2660	11	1977	Good	23780	N	N	2404 86TH AVE NE
005	054010	0469	11/3/10	\$1,300,000	\$1,259,000	2880	11	1986	Good	24506	N	N	9036 NE 28TH ST
005	025162	0210	5/18/10	\$1,050,000	\$1,003,000	2900	11	1976	Good	18336	N	Y	2712 93RD AVE NE
005	410710	0100	6/26/09	\$1,900,000	\$1,769,000	2910	11	2004	Avg	15221	Y	N	1448 92ND AVE NE
005	383550	2300	9/26/11	\$1,406,000	\$1,396,000	2920	11	1990	Good	9900	Y	N	525 OVERLAKE DR E
005	247020	0040	5/24/11	\$1,275,000	\$1,254,000	3000	11	1965	Good	19863	N	N	1536 79TH PL NE
005	542470	0005	7/13/10	\$2,201,000	\$2,113,000	3010	11	2005	Avg	14250	Y	N	712 84TH AVE NE
005	808440	0430	4/18/11	\$1,400,000	\$1,373,000	3180	11	2001	Avg	10648	N	N	9725 NE 28TH ST
005	896480	0505	9/22/10	\$2,809,000	\$2,711,000	3260	11	2008	Avg	12541	Y	N	9830 BELFAIR RD
005	412250	0040	6/3/09	\$2,150,000	\$1,999,000	3330	11	2004	Avg	20291	Y	N	3232 98TH AVE NE
005	410710	0121	2/25/09	\$1,850,000	\$1,706,000	3340	11	2006	Avg	9712	Y	N	1428 92ND AVE NE
005	410710	0305	9/24/10	\$959,000	\$926,000	3370	11	2001	Avg	6565	N	N	1219 100TH AVE NE
005	247010	0100	1/13/09	\$2,575,000	\$2,366,000	3520	11	1965	Good	40642	N	N	2000 79TH AVE NE
005	254070	0168	2/26/09	\$1,620,000	\$1,494,000	3520	11	1983	Good	16306	N	N	8608 NE 10TH ST
005	201870	0050	6/12/11	\$1,440,000	\$1,418,000	3660	11	1996	Avg	18498	N	N	8206 OVERLAKE DR W

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	302505	9139	1/21/11	\$1,610,000	\$1,568,000	3760	11	2009	Avg	11000	N	N	9008 NE 20TH ST
005	438920	1160	2/24/11	\$1,715,000	\$1,675,000	3840	11	2003	Avg	8568	Y	N	713 95TH AVE NE
005	025160	0020	11/11/09	\$2,500,000	\$2,354,000	3880	11	2000	Avg	20168	Y	N	2715 96TH AVE NE
005	085320	0020	6/23/10	\$1,600,000	\$1,533,000	3910	11	1977	VGood	20001	N	N	1366 91ST AVE NE
005	383550	0405	5/6/11	\$2,600,000	\$2,553,000	4080	11	2009	Avg	11472	N	N	1080 89TH AVE NE
005	438920	0745	3/5/11	\$1,525,000	\$1,491,000	4100	11	2007	Avg	8570	N	N	526 97TH AVE NE
005	542470	0070	11/18/09	\$2,380,000	\$2,242,000	4110	11	2006	Avg	11407	N	N	8636 NE 7TH ST
005	187290	0091	9/26/11	\$1,180,354	\$1,172,000	4165	11	2000	Avg	13611	N	N	710 NE LAKE WASHINGTON BLVD
005	410710	0280	10/13/11	\$1,400,000	\$1,392,000	4220	11	2005	Avg	8641	N	N	1340 99TH AVE NE
005	808440	0185	4/22/11	\$1,520,000	\$1,491,000	4280	11	2001	Avg	14209	N	N	9725 NE 26TH ST
005	326230	0800	7/9/09	\$1,375,000	\$1,282,000	4410	11	2002	Avg	12181	N	N	2655 78TH AVE NE
005	252504	9118	4/25/11	\$1,503,000	\$1,475,000	4540	11	1998	Avg	11489	N	N	7828 NE 8TH ST
005	886100	0185	6/18/10	\$1,700,000	\$1,629,000	4570	11	2007	Avg	11945	N	N	10039 NE 31ST PL
005	383550	0070	7/24/10	\$2,150,000	\$2,065,000	4610	11	2005	Avg	11025	N	N	1020 91ST AVE NE
005	896480	0205	9/14/09	\$2,210,000	\$2,071,000	4650	11	2006	Avg	12802	Y	N	9652 HILLTOP RD
005	808490	0160	6/16/11	\$1,730,000	\$1,704,000	4660	11	2005	Avg	16200	Y	N	9237 NE 25TH ST
005	796090	0060	7/28/10	\$2,500,000	\$2,402,000	4750	11	2008	Avg	20100	Y	N	2317 88TH PL NE
005	254070	0111	6/16/09	\$1,800,000	\$1,675,000	4750	11	2001	Avg	16000	N	N	8629 LAKE WASHINGTON BLVD
005	383550	2870	6/20/11	\$2,750,000	\$2,710,000	4770	11	2009	Avg	13200	Y	N	8846 OVERLAKE DR W
005	758370	0060	5/26/11	\$1,920,000	\$1,888,000	4790	11	2007	Avg	12930	N	N	811 92ND AVE NE
005	326230	1115	5/27/11	\$2,255,000	\$2,218,000	4890	11	2007	Avg	16362	N	N	2058 78TH AVE NE
005	063200	0210	11/16/10	\$2,515,000	\$2,438,000	5010	11	2008	Avg	12792	N	N	9320 NE 19TH ST
005	252504	9031	1/20/09	\$2,995,000	\$2,754,000	5010	11	2008	Avg	17574	N	N	7728 NE 8TH ST
005	438920	0959	12/20/10	\$2,250,000	\$2,187,000	5100	11	2008	Avg	11275	N	N	432 96TH AVE NE
005	252504	9242	7/11/10	\$2,475,000	\$2,375,000	5300	11	2008	Avg	17825	N	N	7801 NE 12TH ST

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	896480	0305	9/23/09	\$2,700,000	\$2,532,000	5310	11	2007	Avg	11113	Y	N	9888 NE 12TH ST
005	932030	0190	8/12/09	\$2,500,000	\$2,337,000	5600	11	2007	Avg	22219	N	N	1610 85TH AVE NE
005	438920	1231	9/2/09	\$2,750,000	\$2,575,000	5860	11	2006	Avg	17400	Y	N	107 94TH AVE NE
005	087800	0050	8/18/10	\$2,900,000	\$2,791,000	7030	11	2007	Avg	20002	N	N	9516 NE 31ST ST
005	302505	9124	5/26/09	\$3,498,000	\$3,250,000	2090	12	2008	Avg	11979	Y	N	1615 92ND AVE NE
005	252504	9238	2/6/09	\$1,900,000	\$1,750,000	2790	12	2005	Avg	16082	N	N	7807 NE 12TH ST
005	302505	9162	3/2/11	\$2,100,000	\$2,052,000	2920	12	2001	Avg	26400	N	N	2331 94TH AVE NE
005	302505	9162	3/2/11	\$1,779,500	\$1,739,000	2920	12	2001	Avg	26400	N	N	2331 94TH AVE NE
005	546130	0060	3/16/11	\$1,800,000	\$1,761,000	2940	12	1995	Avg	18650	Y	N	1895 91ST PL NE
005	932380	0075	4/11/11	\$2,100,000	\$2,058,000	3060	12	2001	Avg	12077	Y	N	1624 90TH AVE NE
005	302505	9011	1/26/11	\$1,700,000	\$1,657,000	3110	12	1998	Avg	20846	Y	N	1604 92ND AVE NE
005	438920	0420	4/26/10	\$1,720,000	\$1,641,000	3160	12	1990	Avg	12750	Y	N	9747 NE 1ST ST
005	438920	0400	4/20/11	\$1,800,000	\$1,766,000	3170	12	1997	Avg	17753	N	N	9735 NE 1ST ST
005	438920	1076	7/1/10	\$3,200,000	\$3,069,000	3220	12	2009	Avg	10400	Y	N	9530 NE 1ST ST
005	890750	0050	11/6/09	\$4,579,000	\$4,310,000	3430	12	2008	Avg	18774	Y	N	9027 NE 15TH ST
005	896480	0490	12/1/10	\$2,455,000	\$2,382,000	3560	12	2008	Avg	10671	Y	N	915 BELFAIR RD
005	410710	0163	8/17/09	\$1,850,000	\$1,730,000	3820	12	2000	Avg	13200	N	N	9207 NE 13TH ST
005	808490	0020	6/16/11	\$2,950,000	\$2,906,000	3820	12	2006	Avg	16616	Y	N	9415 NE 26TH ST
005	302505	9147	11/11/09	\$1,705,000	\$1,605,000	4110	12	1991	Avg	30450	N	N	1810 92ND AVE NE
005	796090	0010	6/2/11	\$2,300,000	\$2,263,000	4150	12	2005	Avg	26652	Y	N	8829 NE 24TH ST
005	438920	0600	8/2/10	\$1,025,000	\$985,000	4166	12	1996	Avg	9132	N	N	405 99TH AVE NE
005	383550	0425	2/12/11	\$2,700,000	\$2,635,000	4200	12	2009	Avg	17225	Y	N	1044 89TH AVE NE
005	302505	9027	1/25/10	\$4,110,000	\$3,893,000	4240	12	2008	Avg	19073	Y	N	1442 88TH AVE NE
005	054010	0514	8/27/09	\$3,200,000	\$2,995,000	4290	12	2008	Avg	30182	N	N	9030 NE 28TH ST
005	886100	0250	8/19/11	\$2,149,000	\$2,127,000	4340	12	2007	Avg	10089	N	N	10222 NE 30TH PL

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
005	808490	0040	6/26/09	\$2,510,000	\$2,338,000	4600	12	2006	Avg	16200	Y	N	9434 NE 25TH ST
005	542470	0115	9/6/11	\$2,475,000	\$2,453,000	4770	12	1993	Good	18569	N	N	8457 NE 7TH ST
005	383550	0525	10/4/10	\$2,550,000	\$2,463,000	5160	12	2009	Avg	10478	Y	N	1060 89TH AVE NE
005	054010	0500	8/4/09	\$3,030,000	\$2,831,000	5360	12	2008	Avg	22776	N	N	9028 NE 28TH ST
005	644860	0122	3/15/11	\$2,448,000	\$2,395,000	5360	12	2007	Avg	21029	N	N	8617 NE 20TH ST
005	808440	0065	2/12/10	\$1,700,000	\$1,613,000	5390	12	2001	Avg	14266	N	N	2423 98TH AVE NE
005	438920	0846	9/17/09	\$3,050,000	\$2,859,000	5460	12	2008	Avg	13600	Y	N	9536 LAKE WASHINGTON BLVD
005	209900	0050	7/1/09	\$1,925,000	\$1,793,000	5540	12	1971	Good	22243	Y	N	9504 NE 13TH ST
005	644730	0265	6/24/09	\$3,900,000	\$3,631,000	5760	12	2008	Avg	16573	N	N	515 UPLAND RD
005	192505	9081	10/14/09	\$2,350,000	\$2,208,000	6180	12	2006	Avg	21697	N	N	9312 NE 32ND ST
005	252504	9100	11/8/11	\$3,000,000	\$2,988,000	7940	12	2007	Avg	27357	N	N	7842 NE 8TH ST
005	192505	9068	11/9/09	\$5,399,900	\$5,084,000	8650	13	2006	Avg	50176	N	N	9407 NE 30TH PL
009	234430	0124	7/1/10	\$550,100	\$528,000	1630	7	1963	Good	10770	N	N	3009 106TH AVE SE
009	066600	0241	11/2/11	\$608,000	\$605,000	1800	7	1979	Avg	10247	N	N	10207 SE 6TH ST
009	234430	0120	6/2/09	\$734,000	\$682,000	1530	8	1980	Good	8931	N	N	10521 SE 30TH ST
009	549720	0070	3/2/10	\$730,000	\$693,000	1600	8	1978	Good	10344	N	N	1012 103RD AVE SE
009	778740	0155	12/23/09	\$736,090	\$695,000	1640	8	1951	VGood	23037	N	N	101 CEDAR CREST LN
009	062405	9024	5/4/10	\$1,985,000	\$1,895,000	1650	8	1996	Avg	23610	Y	Y	1219 96TH AVE SE
009	326830	0090	1/1/09	\$865,000	\$794,000	1960	8	1959	Good	12631	N	N	10204 SE 23RD ST
009	062900	0750	6/24/10	\$715,000	\$685,000	2060	8	1987	Good	9800	N	N	10705 SE 29TH ST
009	062900	0575	7/6/11	\$712,500	\$703,000	2160	8	1931	VGood	11500	N	N	10610 SE 27TH PL
009	257120	0040	6/15/11	\$750,000	\$739,000	2530	8	1964	Good	20350	N	N	10204 SE 13TH PL
009	062405	9076	8/23/10	\$1,270,000	\$1,223,000	2710	8	2005	Avg	18238	Y	N	2005 KILLARNEY WAY
009	573960	1320	12/16/10	\$761,000	\$739,000	2780	8	2000	Avg	11755	N	N	839 104TH AVE SE
009	549311	0110	5/11/11	\$656,535	\$645,000	1420	9	1983	Avg	18939	Y	N	604 97TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
009	066600	0150	4/8/10	\$514,990	\$491,000	1610	9	2009	Avg	1809	N	N	303 BELLEVUE WAY SE
009	066600	0142	5/3/10	\$518,000	\$494,000	1610	9	2009	Avg	1833	N	N	307 BELLEVUE WAY SE
009	066600	0143	4/8/10	\$549,990	\$524,000	1610	9	2009	Avg	1983	N	N	309 BELLEVUE WAY SE
009	066600	0149	4/23/10	\$469,990	\$448,000	1610	9	2009	Avg	2133	N	N	301 BELLEVUE WAY SE
009	032200	0020	4/28/11	\$445,000	\$437,000	1660	9	1986	Avg	3398	N	N	627 BELLEVUE WAY SE
009	066600	0144	4/7/10	\$538,880	\$513,000	1700	9	2009	Avg	1435	N	N	319 BELLEVUE WAY SE
009	066600	0145	5/14/10	\$545,000	\$521,000	1700	9	2009	Avg	1155	N	N	317 BELLEVUE WAY SE
009	066600	0145	9/15/11	\$531,000	\$527,000	1700	9	2009	Avg	1155	N	N	317 BELLEVUE WAY SE
009	066600	0146	4/6/10	\$510,000	\$486,000	1700	9	2009	Avg	1165	N	N	315 BELLEVUE WAY SE
009	066600	0147	5/25/10	\$519,990	\$497,000	1700	9	2009	Avg	1175	N	N	313 BELLEVUE WAY SE
009	066600	0148	4/7/10	\$495,000	\$472,000	1700	9	2009	Avg	2131	N	N	311 BELLEVUE WAY SE
009	052405	9252	4/15/11	\$875,000	\$858,000	1950	9	1964	Good	20150	N	N	10050 SE 16TH ST
009	062900	0430	8/29/11	\$1,075,000	\$1,065,000	2000	9	2001	Avg	9530	N	N	2705 105TH AVE SE
009	062900	0565	11/18/09	\$700,000	\$659,000	2120	9	2001	Avg	7000	N	N	10535 SE 29TH ST
009	549310	0337	6/14/10	\$999,000	\$957,000	2550	9	1958	Good	12333	Y	N	9706 SE 5TH ST
009	052405	9158	12/12/11	\$998,000	\$997,000	2690	9	2003	Avg	10290	N	N	10215 SE 16TH ST
009	082405	9043	1/20/11	\$840,000	\$818,000	2770	9	1977	Good	9170	N	N	2545 104TH AVE SE
009	082405	9132	8/23/10	\$1,575,000	\$1,517,000	2950	9	1908	VGood	18121	Y	N	10315 SE 30TH ST
009	562730	0202	9/7/11	\$850,000	\$843,000	2170	10	1975	Good	15464	Y	N	403 94TH AVE SE
009	062900	0665	12/22/09	\$921,500	\$871,000	2710	10	1996	Avg	10000	N	N	2712 107TH AVE SE
009	062900	0665	5/11/10	\$910,000	\$869,000	2710	10	1996	Avg	10000	N	N	2712 107TH AVE SE
009	234430	0035	4/1/11	\$1,025,000	\$1,004,000	2760	10	1991	Avg	13615	N	N	3237 106TH AVE SE
009	604340	0060	1/7/11	\$850,000	\$827,000	2920	10	1979	Good	20001	N	N	10258 KAYLEN PL
009	234430	0022	2/2/10	\$1,237,500	\$1,173,000	3140	10	2001	Avg	11229	Y	N	3261 106TH AVE SE
009	062405	9057	6/18/10	\$1,127,000	\$1,080,000	3200	10	2004	Avg	8590	N	N	1611 KILLARNEY WAY

Improved Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

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
009	052405	9127	10/4/10	\$823,000	\$795,000	3340	10	1998	Avg	8309	N	N	1632 103RD AVE SE
009	549311	0070	1/26/10	\$1,200,000	\$1,137,000	3800	10	1982	Good	27068	Y	N	501 97TH PL SE
009	549310	0365	5/12/09	\$1,600,000	\$1,485,000	3930	10	1978	VGood	31600	Y	N	510 96TH AVE SE
009	549170	0090	2/1/10	\$1,365,000	\$1,294,000	4060	10	1970	Avg	24858	Y	N	770 96TH AVE SE
009	249810	0065	6/22/10	\$4,283,000	\$4,104,000	4580	10	1985	VGood	17622	Y	Y	9455 NE LAKE WASHINGTON BLVD
009	807790	0030	5/19/09	\$1,300,000	\$1,207,000	4840	10	2007	Avg	11850	N	N	1631 104TH AVE SE
009	062405	9015	11/9/09	\$1,365,000	\$1,285,000	2590	11	1985	Good	41960	Y	N	1833 101ST AVE SE
009	549170	0040	5/19/11	\$1,375,000	\$1,352,000	2660	11	1997	Avg	17334	Y	N	738 96TH AVE SE
009	549310	0338	7/19/10	\$1,731,450	\$1,663,000	3710	11	2008	Avg	10015	Y	N	9738 SE 5TH ST
009	950220	0035	1/26/11	\$1,900,000	\$1,852,000	3730	11	2005	Avg	13676	Y	N	10041 SE 25TH ST
009	386147	0010	12/27/10	\$1,460,000	\$1,420,000	3800	11	1996	Avg	21190	N	N	10128 SE 16TH PL
009	386147	0150	8/17/10	\$1,559,000	\$1,500,000	3860	11	1995	Avg	19741	N	N	1633 100TH PL SE
009	082405	9199	11/19/09	\$1,975,000	\$1,861,000	4210	11	2009	Avg	10043	N	N	10318 25TH ST SE
009	604340	0035	7/5/11	\$1,367,000	\$1,349,000	4340	11	2001	Avg	10640	N	N	10238 SE 16TH ST
009	573960	0075	2/17/10	\$1,833,900	\$1,740,000	4390	11	2007	Avg	15900	Y	N	835 101ST AVE SE
009	383550	0730	6/10/09	\$5,460,000	\$5,078,000	4460	11	1984	VGood	27394	Y	Y	9125 LAKE WASHINGTON BLVD NE
009	386147	0140	6/14/11	\$1,799,000	\$1,772,000	5560	11	1994	Avg	19868	N	N	1649 100TH PL SE
009	249810	0075	6/16/10	\$4,900,000	\$4,693,000	4340	12	1984	Good	19672	Y	Y	9441 NE LAKE WASHINGTON BLVD
009	062405	9040	9/13/11	\$4,980,000	\$4,939,000	4790	12	2006	Avg	19250	Y	Y	2033 KILLARNEY WAY
009	776870	0005	10/4/11	\$3,655,000	\$3,631,000	5550	12	1984	Avg	22530	Y	Y	375 SE SHORELAND DR
009	438920	0945	4/12/11	\$7,030,000	\$6,891,000	6480	13	2003	Avg	39213	Y	Y	9627 LAKE WASHINGTON BLVD NE
009	234430	0065	2/28/11	\$4,450,000	\$4,348,000	6700	13	2006	Avg	34795	Y	Y	3205 106TH AVE SE

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	192505	9055	12/12/11	\$1,963,500	DIAGNOSTIC OUTLIER
001	192505	9109	5/23/10	\$679,950	PRE-IMP>25k
001	192505	9163	8/24/11	\$567,500	DEMO PERMIT ISSUED AFTER SALE
001	192505	9254	8/1/11	\$1,825,000	NON-REPRESENTATIVE SALE
001	192505	9273	11/4/11	\$1,390,000	DOR RATIO;%COMPL
001	201870	0141	6/7/10	\$980,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	201870	0145	4/20/10	\$590,000	PRE-IMP>25k
001	201870	0255	7/22/10	\$1,500,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	206800	0270	8/26/11	\$25,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
001	220740	0040	5/31/11	\$930,000	PRE-IMP>25k
001	242504	9176	5/7/10	\$950,000	PRE-IMP>25k
001	242504	9184	1/26/10	\$1,351,000	DIAGNOSTIC OUTLIER
001	242504	9184	10/26/09	\$1,581,000	BANKRUPTCY - RECEIVER OR TRUSTEE
001	242504	9184	1/9/09	\$3,300,000	QUESTIONABLE PER APPRAISAL
001	242504	9225	3/14/11	\$4,500,000	VALUE CHANGE VIA APPEAL
001	242504	9241	7/30/10	\$2,100,000	OBSOL;PREVIMP<=25K
001	252504	9015	1/12/10	\$5,750,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	252504	9196	10/8/10	\$3,350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	339500	0050	6/12/09	\$1,001,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	339500	0100	10/27/11	\$1,480,000	DIAGNOSTIC OUTLIER
001	353490	0210	2/24/10	\$7,950,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	353490	0270	6/21/10	\$5,500,000	PRE-IMP>25k
001	353490	0450	8/23/11	\$4,799,000	PRE-IMP>25k
001	353690	0070	3/17/11	\$1,600,000	DIAGNOSTIC OUTLIER
001	362504	9040	8/18/11	\$1,125,000	PRE-IMP>25k
001	362504	9055	9/21/09	\$22,000,000	NO MARKET EXPOSURE
001	399990	0035	6/13/11	\$1,450,000	DIAGNOSTIC OUTLIER
001	400050	0075	7/27/11	\$2,500,000	NO MARKET EXPOSURE
001	739730	0120	4/11/11	\$7,250,000	IMP COUNT
001	739730	0211	5/18/09	\$950,000	SHORT SALE
001	739730	0243	6/29/11	\$967,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	739730	0251	12/20/10	\$679,000	PRE-IMP>25k
001	920890	0021	3/29/10	\$875,000	PRE-IMP>25k
001	920890	0072	9/29/11	\$712,000	QUIT CLAIM DEED
001	980810	0140	10/8/09	\$563,906	DOR RATIO
001	980870	0154	8/19/11	\$690,000	PRE-IMP>25k
001	980870	0161	10/15/09	\$700,000	PRE-IMP>25k
001	980870	0805	3/30/11	\$2,625,985	DIAGNOSTIC OUTLIER
001	980870	0880	2/2/09	\$3,675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	980870	0978	11/29/10	\$718,000	PRE-IMP>25k
001	980870	0979	5/25/10	\$4,600,000	PRE-IMP>25k
005	025150	0160	9/28/10	\$1,525,000	RELOCATION - SALE TO SERVICE
005	025160	0020	9/30/11	\$2,765,000	DIAGNOSTIC OUTLIER
005	054010	0065	9/18/09	\$1,150,000	QUIT CLAIM DEED

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	054010	0110	9/18/09	\$779,000	OBSOL
005	054010	0125	11/17/11	\$489,000	%COMPL
005	054010	0546	3/10/09	\$650,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	062690	0080	6/11/09	\$1,500,000	DIAGNOSTIC OUTLIER
005	063200	0045	9/22/10	\$1,000,000	PRE-IMP>25k
005	155210	0110	10/12/11	\$797,000	PRE-IMP>25k
005	155210	0120	11/1/11	\$645,000	PRE-IMP>25k
005	165150	0035	6/21/10	\$1,450,000	DIAGNOSTIC OUTLIER
005	165150	0070	2/1/11	\$535,000	PRE-IMP>25k
005	165180	0040	3/15/10	\$774,000	NON-REPRESENTATIVE SALE
005	165180	0290	9/9/10	\$986,564	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	165180	0320	1/24/11	\$720,000	NO MARKET EXPOSURE
005	165350	0055	4/19/11	\$695,000	PRE-IMP>25k
005	165600	0040	12/17/09	\$1,350,000	RELOCATION - SALE TO SERVICE
005	187290	0006	12/9/09	\$638,000	QUIT CLAIM DEED
005	187290	0040	1/10/11	\$685,000	DIAGNOSTIC OUTLIER
005	187290	0050	1/14/11	\$580,000	FINANCIAL INSTITUTION RESALE
005	192505	9056	7/26/11	\$32,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY
005	192505	9087	7/21/11	\$401,000	PRE-IMP>25k
005	192505	9124	6/16/11	\$660,000	PRE-IMP>25k
005	192505	9150	12/11/09	\$394,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	201870	0041	7/2/09	\$650,000	PRE-IMP>25k
005	201870	0065	12/21/09	\$645,000	PRE-IMP>25k
005	221050	0200	8/22/11	\$1,127,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	247000	0200	3/16/11	\$1,100,000	DIAGNOSTIC OUTLIER
005	249810	0030	12/10/09	\$1,430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	249810	0040	9/11/09	\$1,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
005	252504	9043	2/14/09	\$1,500,000	IMP COUNT;PREVIMP<=25K
005	252504	9043	9/12/11	\$1,330,000	IMP COUNT;PREVIMP<=25K
005	252504	9056	4/27/10	\$2,310,001	DIAGNOSTIC OUTLIER
005	252504	9098	12/28/10	\$260,550	DOR RATIO
005	252504	9133	9/9/09	\$759,000	PRE-IMP>25k
005	252504	9182	11/24/09	\$325,312	QUIT CLAIM DEED
005	252504	9182	11/24/09	\$313,281	QUIT CLAIM DEED
005	252504	9182	11/24/09	\$125,312	QUIT CLAIM DEED
005	256630	0045	5/23/10	\$674,000	DIAGNOSTIC OUTLIER
005	302505	9076	10/21/11	\$3,750,000	DIAGNOSTIC OUTLIER
005	302505	9085	7/21/09	\$1,750,000	NON-REPRESENTATIVE SALE; SHORT SALE
005	302505	9089	12/28/09	\$599,000	PRE-IMP>25k
005	302505	9089	4/15/09	\$547,900	PRE-IMP>25k
005	302505	9101	5/29/10	\$645,000	PRE-IMP>25k
005	302505	9167	8/6/10	\$1,925,000	QUIT CLAIM DEED
005	302530	0206	11/21/11	\$750,000	PRE-IMP>25k
005	302530	0210	8/24/09	\$552,500	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	302530	0271	5/24/11	\$1,300,000	QUIT CLAIM DEED
005	302530	0341	7/25/11	\$1,850,000	DIAGNOSTIC OUTLIER
005	326230	0030	3/25/11	\$555,000	PRE-IMP>25k
005	326230	0030	3/11/09	\$520,000	PRE-IMP>25k
005	326230	0270	7/26/10	\$722,500	PRE-IMP>25k
005	326230	0295	2/3/11	\$1,350,000	DIAGNOSTIC OUTLIER
005	326230	0500	3/5/10	\$508,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	326230	0740	6/17/10	\$820,000	OBSOL
005	326230	0745	7/18/11	\$700,000	PREVIMP<=25K;UNFIN AREA
005	326230	0815	9/23/09	\$1,990,000	NON-REPRESENTATIVE SALE
005	326230	0830	7/30/09	\$800,000	DIAGNOSTIC OUTLIER
005	326230	0945	1/31/11	\$100,000	DOR RATIO
005	326230	0970	11/1/11	\$1,080,000	DIAGNOSTIC OUTLIER
005	326230	1500	7/26/11	\$727,000	PRE-IMP>25k
005	326230	1575	4/28/09	\$925,000	RELOCATION - SALE TO SERVICE
005	362504	9059	5/12/11	\$1,250,398	PRE-IMP>25k
005	383550	0106	5/3/10	\$800,000	PRE-IMP>25k
005	383550	0140	2/26/09	\$601,000	PRE-IMP>25k
005	383550	0415	3/22/10	\$2,700,000	NO MARKET EXPOSURE
005	383550	0415	1/30/09	\$2,700,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	383550	0660	6/4/10	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	383550	2190	6/9/11	\$2,775,000	DIAGNOSTIC OUTLIER
005	383550	2285	1/27/11	\$650,000	PRE-IMP>25k
005	383550	2325	8/13/10	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	383550	2535	11/23/09	\$1,250,000	PRE-IMP>25k
005	410710	0060	9/6/11	\$2,400,000	PRE-IMP>25k
005	410710	0062	1/24/11	\$1,750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0068	1/26/10	\$2,059,000	IMP COUNT
005	410710	0100	1/5/09	\$2,250,000	RELOCATION - SALE TO SERVICE
005	410710	0104	5/28/09	\$1,800,000	PRE-IMP>25k
005	410710	0105	6/10/10	\$1,475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0141	11/12/10	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	410710	0180	7/28/09	\$890,000	PRE-IMP>25k
005	410710	0183	2/5/09	\$5,114,176	DIAGNOSTIC OUTLIER
005	410710	0306	6/27/11	\$465,000	PRE-IMP>25k
005	412210	0170	1/25/10	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	412230	0062	10/11/10	\$870,671	RELOCATION - SALE TO SERVICE
005	412270	0140	12/10/10	\$700,000	NON-REPRESENTATIVE SALE
005	438920	0490	8/2/11	\$670,000	PRE-IMP>25k
005	438920	0530	11/17/11	\$759,470	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
005	438920	0610	6/9/11	\$580,000	PRE-IMP>25k
005	438920	0745	3/3/11	\$1,525,000	RELOCATION - SALE TO SERVICE
005	438920	0750	2/6/09	\$725,000	PRE-IMP>25k
005	438920	0796	12/14/10	\$407,398	DOR RATIO

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	438920	0796	12/14/10	\$65,402	RELATED PARTY, FRIEND, OR NEIGHBOR
005	438920	0852	4/2/09	\$1,450,000	RELOCATION - SALE TO SERVICE
005	438920	1040	6/14/10	\$750,500	PRE-IMP>25k
005	438920	1160	2/24/11	\$1,925,000	RELOCATION - SALE TO SERVICE
005	438920	1260	11/11/09	\$579,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	438920	1282	7/26/11	\$550,000	PRE-IMP>25k
005	542470	0080	9/18/09	\$681,000	PRE-IMP>25k
005	542470	0165	6/3/09	\$1,735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	542470	0205	7/9/09	\$1,783,000	DIAGNOSTIC OUTLIER
005	542470	0232	4/8/11	\$799,500	PRE-IMP>25k
005	542570	0030	10/15/09	\$1,700,000	DIAGNOSTIC OUTLIER
005	542570	0145	7/17/09	\$575,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	542570	0180	3/25/10	\$785,000	PRE-IMP>25k
005	542570	0255	1/11/10	\$505,108	RELOCATION - SALE TO SERVICE
005	542630	0040	9/15/11	\$580,000	PRE-IMP>25k
005	546130	0060	4/16/10	\$2,575,000	RELOCATION - SALE TO SERVICE
005	546130	0130	1/22/09	\$1,450,000	PREVIMP<=25K;SHORT SALE
005	644730	0105	11/22/11	\$1,402,000	PRE-IMP>25k
005	644730	0140	10/25/10	\$1,311,000	PRE-IMP>25k
005	644730	0175	4/5/11	\$1,600,000	PRE-IMP>25k
005	644730	0240	7/20/10	\$3,300,000	OBSOL
005	644730	0241	2/6/09	\$1,050,000	IMP COUNT
005	644860	0122	4/10/09	\$701,000	DOR RATIO
005	758370	0050	11/14/11	\$520,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	758370	0090	5/10/11	\$1,080,000	DIAGNOSTIC OUTLIER
005	796090	0030	11/17/11	\$462,500	DOR RATIO
005	796090	0030	11/10/11	\$154,167	DOR RATIO
005	796090	0030	2/8/10	\$245,628	PARTIAL INTEREST (1/3, 1/2, Etc.)
005	796090	0070	1/8/09	\$995,000	DIAGNOSTIC OUTLIER
005	805600	0071	9/7/11	\$685,000	PRE-IMP>25k
005	808440	0010	8/3/10	\$507,500	PRE-IMP>25k
005	808440	0025	11/17/11	\$535,519	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
005	808440	0050	3/15/10	\$625,000	PRE-IMP>25k
005	808440	0111	6/2/10	\$556,000	PRE-IMP>25k
005	808440	0236	2/17/11	\$499,000	PRE-IMP>25k
005	808440	0251	11/9/10	\$724,000	%COMPL
005	808440	0410	8/3/11	\$620,000	COND FAIR
005	808490	0140	3/15/10	\$450,000	PRE-IMP>25k
005	808490	0160	6/7/11	\$1,775,000	RELOCATION - SALE TO SERVICE
005	808540	0040	3/25/11	\$655,000	DEMO PERMIT ISSUED AFTER SALE
005	808540	0045	3/29/11	\$410,000	DOR RATIO;PREVIMP<=25K
005	808540	0171	10/7/11	\$623,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
005	808600	0360	5/25/10	\$549,950	PRE-IMP>25k
005	886100	0005	1/7/10	\$975,524	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	886100	0020	10/19/11	\$504,900	PRE-IMP>25k
005	886100	0215	5/11/10	\$575,000	PRE-IMP>25k
005	890760	0120	10/14/09	\$1,275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
005	890762	0030	11/23/10	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0185	4/8/09	\$1,300,000	PRE-IMP>25k
005	896480	0240	10/1/09	\$950,000	PRE-IMP>25k
005	896480	0295	5/6/10	\$950,000	PRE-IMP>25k
005	896480	0300	8/10/11	\$1,000,000	PRE-IMP>25k
005	896480	0325	3/22/10	\$1,430,000	DIAGNOSTIC OUTLIER
005	896480	0330	4/29/11	\$856,000	PRE-IMP>25k
005	896480	0330	5/19/10	\$799,000	PRE-IMP>25k
005	896480	0345	2/23/10	\$1,933	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
005	896480	0355	8/11/09	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	896480	0510	6/25/09	\$3,800,000	DIAGNOSTIC OUTLIER
005	896480	0605	6/1/09	\$1,267,000	PRE-IMP>25k
005	896480	0690	9/14/09	\$900,000	PRE-IMP>25k
005	896480	1015	2/23/10	\$650,000	PRE-IMP>25k
005	896480	1030	8/6/09	\$695,000	NON-REPRESENTATIVE SALE
005	931560	0030	2/23/11	\$843,250	UNFIN AREA
005	932030	0100	6/16/11	\$1,790,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	932030	0190	8/10/09	\$2,500,000	RELOCATION - SALE TO SERVICE
005	932380	0060	3/22/11	\$1,100,000	ACTIVE PERMIT BEFORE SALE>25K
005	932380	0060	9/7/10	\$700,000	BUILDER OR DEVELOPER SALES
005	932380	0105	7/18/11	\$1,275,000	DIAGNOSTIC OUTLIER
005	932380	0110	1/28/09	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	932380	0110	6/6/09	\$1,517,500	RELOCATION - SALE TO SERVICE
005	944910	0040	9/27/10	\$1,567,500	OBSOL
005	944910	0080	6/29/10	\$1,260,000	OBSOL
009	052405	9024	3/30/10	\$500,000	PRE-IMP>25k
009	052405	9071	6/23/10	\$2,245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	052405	9126	4/27/10	\$545,000	PRE-IMP>25k
009	062405	9057	4/30/10	\$10,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
009	062405	9070	12/29/10	\$3,000,000	ACTIVE PERMIT BEFORE SALE>25K
009	062900	0065	10/26/11	\$935,000	NO MARKET EXPOSURE
009	062900	0515	6/25/10	\$1,350,000	IMP COUNT
009	062900	0565	10/16/09	\$834,663	BANKRUPTCY - RECEIVER OR TRUSTEE
009	062900	0640	6/4/10	\$725,000	PRE-IMP>25k
009	062900	0645	6/4/10	\$750,000	PRE-IMP>25k
009	062900	0645	12/4/09	\$525,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE
009	062900	0668	9/22/11	\$485,000	PRE-IMP>25k
009	062900	0818	6/9/11	\$1,300,000	FINANCIAL INSTITUTION RESALE
009	082405	9084	6/23/10	\$3,266,050	DIAGNOSTIC OUTLIER
009	082405	9094	6/25/09	\$1,325,000	COND POOR
009	082405	9100	6/27/11	\$992,800	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	082405	9216	10/20/09	\$939,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	234430	0098	6/8/10	\$512,000	PRE-IMP>25k
009	234430	0122	9/15/09	\$852,800	DIAGNOSTIC OUTLIER
009	293901	0030	1/14/11	\$15,250,000	IMP COUNT
009	326830	0030	4/29/11	\$872,500	DEMO PERMIT ISSUED AFTER SALE
009	383550	2357	6/20/11	\$535,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	386140	0030	8/20/10	\$769,000	PRE-IMP>25k
009	386140	0061	10/19/09	\$457,000	PRE-IMP>25k
009	438920	0806	1/25/11	\$2,785,000	DIAGNOSTIC OUTLIER
009	549220	0040	1/28/09	\$1,150,000	UNFIN AREA;NON-REPRESENTATIVE SALE
009	549220	0055	4/25/11	\$470,000	PRE-IMP>25k
009	549220	0060	4/9/09	\$520,000	PRE-IMP>25k
009	549220	0095	10/3/11	\$750,000	QUIT CLAIM DEED
009	549310	0215	11/25/09	\$410,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
009	549310	0325	11/15/11	\$1,212,000	DIAGNOSTIC OUTLIER
009	562730	0180	3/15/11	\$2,550,000	PRE-IMP>25k
009	573960	1300	10/19/10	\$280,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
009	573960	1355	1/6/09	\$500,000	PRE-IMP>25k
009	776870	0135	6/17/10	\$1,299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	776870	0136	11/10/09	\$2,300,000	DIAGNOSTIC OUTLIER
009	776870	0190	5/31/11	\$1,415,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	776870	0205	6/29/09	\$2,070,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	776870	0285	8/12/09	\$615,000	PRE-IMP>25k
009	778740	0050	1/12/09	\$276,076	QUIT CLAIM DEED
009	778740	0070	12/1/09	\$595,000	PRE-IMP>25k
009	778740	0085	5/11/10	\$2,543,000	%COMPL;UNFIN AREA
009	778740	0100	9/19/11	\$1,615,000	DIAGNOSTIC OUTLIER
009	778740	0100	4/13/10	\$1,630,000	DIAGNOSTIC OUTLIER
009	807790	0020	6/20/11	\$470,000	PRE-IMP>25k
009	938910	0035	11/21/11	\$2,300,000	DIAGNOSTIC OUTLIER
009	938910	0070	9/6/11	\$2,175,000	PRE-IMP>25k
009	938910	0105	5/25/11	\$4,200,000	PREVIMP<=25K;MULTI-PARCEL SALE

Vacant Sales Used in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	201870	0160	1/13/2010	\$600,000	9502	N	N
001	242504	9193	5/5/2011	\$850,000	21420	N	N
001	353490	0263	5/27/2011	\$14,750,000	44025	Y	Y
001	353490	0305	8/30/2010	\$5,400,000	39250	Y	Y
001	353790	0110	1/20/2011	\$430,000	10091	N	N
001	739730	0010	11/15/2010	\$3,350,000	35326	Y	Y
001	980870	0325	4/5/2010	\$1,185,000	18373	N	N
005	192505	9045	11/10/2010	\$520,000	20473	N	N
005	249810	0010	4/20/2010	\$1,240,000	11984	Y	N
005	256580	0035	8/11/2009	\$1,000,000	17806	Y	N
005	302505	9191	9/7/2011	\$750,000	12200	N	N
005	326230	0245	12/7/2009	\$790,000	16289	N	N
005	362504	9070	12/15/2009	\$1,100,000	17600	N	N
005	383550	2430	10/27/2009	\$1,800,000	22240	Y	N
005	438920	0645	7/6/2011	\$400,000	8570	N	N
005	438920	1035	10/6/2011	\$615,000	13677	N	N
005	644860	0120	11/14/2009	\$929,644	20901	N	N
005	808440	0025	5/27/2011	\$485,000	7425	N	N
005	808440	0390	6/7/2010	\$16,900	270	N	N
005	808540	0100	12/2/2009	\$1,125,000	16304	Y	N
009	052405	9086	12/21/2009	\$435,000	10500	N	N
009	082405	9319	10/26/2009	\$1,300,000	52307	Y	Y
009	807790	0025	1/24/2011	\$435,000	11925	N	N

***Vacant Sales Removed in this Annual Update Analysis
Area 33
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	201870	0150	5/5/2011	\$819,500	MULTI-PARCEL SALE
009	385990	0035	2/10/2010	\$46,119	QUIT CLAIM DEED
005	542470	0055	7/28/2010	\$1,900,000	TEAR DOWN; NO MARKET EXPOSURE; PLOTTAGE
001	242504	9259	6/25/2009	\$2,000,000	NO MARKET EXPOSURE
001	242504	9177	4/7/2009	\$1,550,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
005	438920	0795	12/14/2010	\$65,402	RELATED PARTY, FRIEND, OR NEIGHBOR
005	410710	0288	11/12/2010	\$180,000	NO MARKET EXPOSURE