

Residential Revalue

2012 Assessment Roll

North Sammamish Plateau

Area 35

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<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.

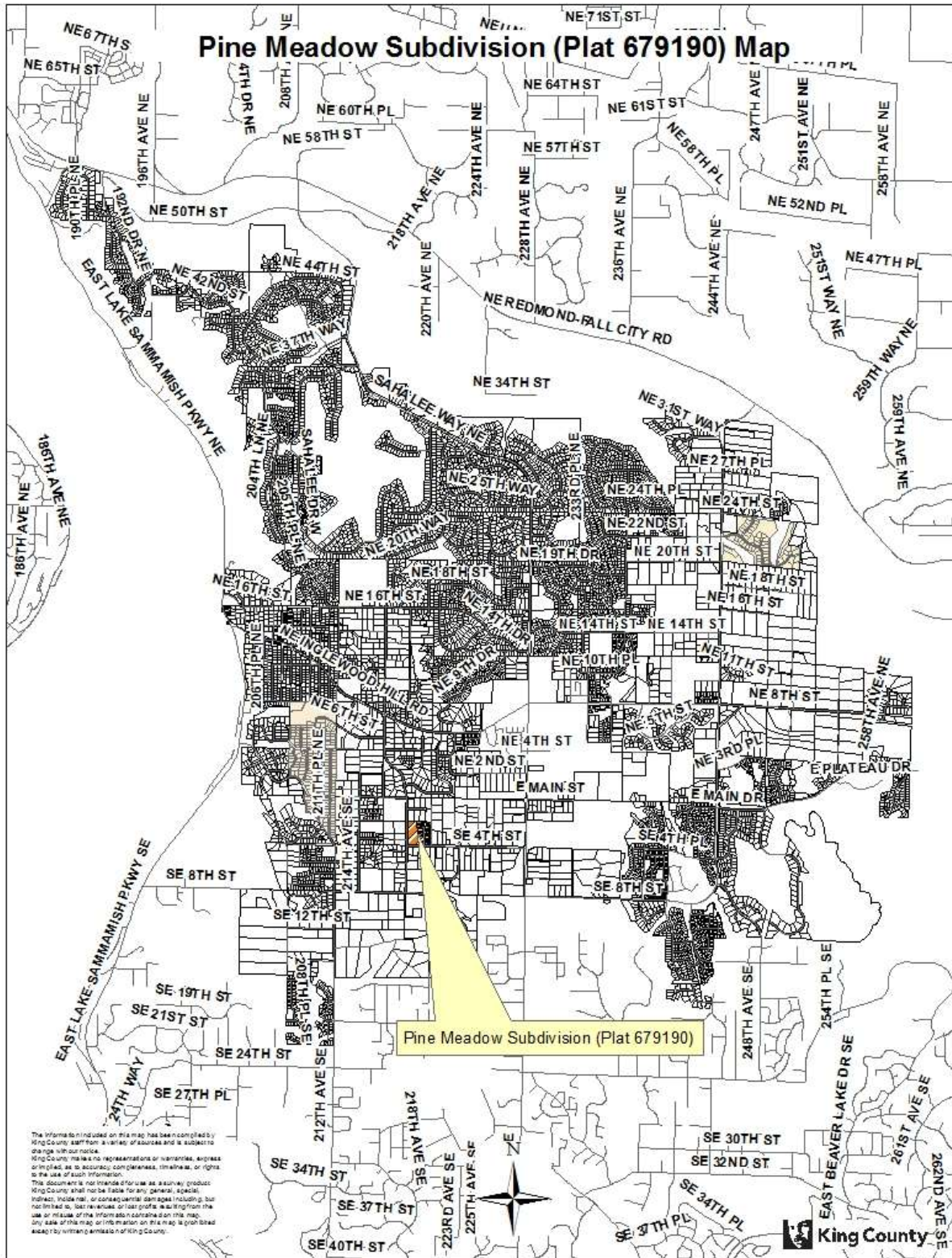
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

<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



North Sammamish Plateau Housing



Grade 6/ Year Built 1916/ Total Living Area 1510



Grade 7/ Year Built 1982/Total Living Area 1910



Grade 9/ Year Built 1997/ Total Living Area 2750



Grade 10/ Year Built 2005/Total Living Area 3240



Grade 11/ Year Built 1990/ Total Living Area 4280



Grade 12/ Year Built 1996/Total Living Area 4920

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: North Sammamish Plateau

Number of Improved Sales: 935

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	\$216,900	\$299,800	\$516,700			
2012 Value	\$212,500	\$293,200	\$505,700	\$550,700	91.8%	7.04%
Change	-\$4,400	-\$6,600	-\$11,000			
% Change	-2.0%	-2.2%	-2.1%			

*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	\$224,500	\$259,800	\$484,300
2012 Value	\$220,000	\$255,200	\$475,200
Percent Change	-2.0%	-1.8%	-1.9%

Number of one to three unit residences in the population: 8071

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 the area required a single standard area adjustment **except** parcels located in Pine Meadow Subdivision (Plat 679190), which received an additional downward adjustment due to higher assessment ratio than other parcels. (See map, page 4).

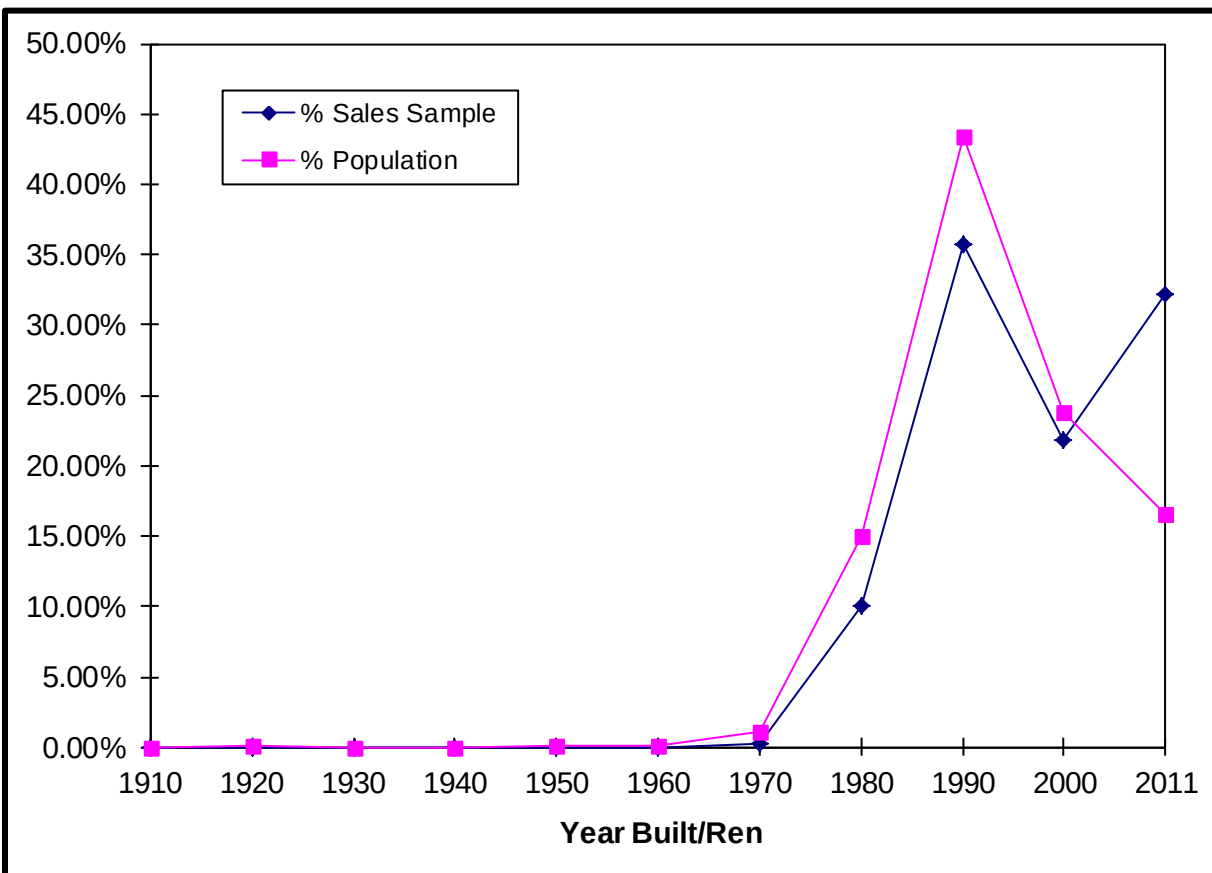
We recommend posting these values for the 2012 Assessment Roll.

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Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	2	0.21%
1980	94	10.05%
1990	334	35.72%
2000	204	21.82%
2011	301	32.19%
	935	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.02%
1920	4	0.05%
1930	1	0.01%
1940	2	0.02%
1950	5	0.06%
1960	12	0.15%
1970	85	1.05%
1980	1208	14.97%
1990	3501	43.38%
2000	1918	23.76%
2011	1333	16.52%
	8071	

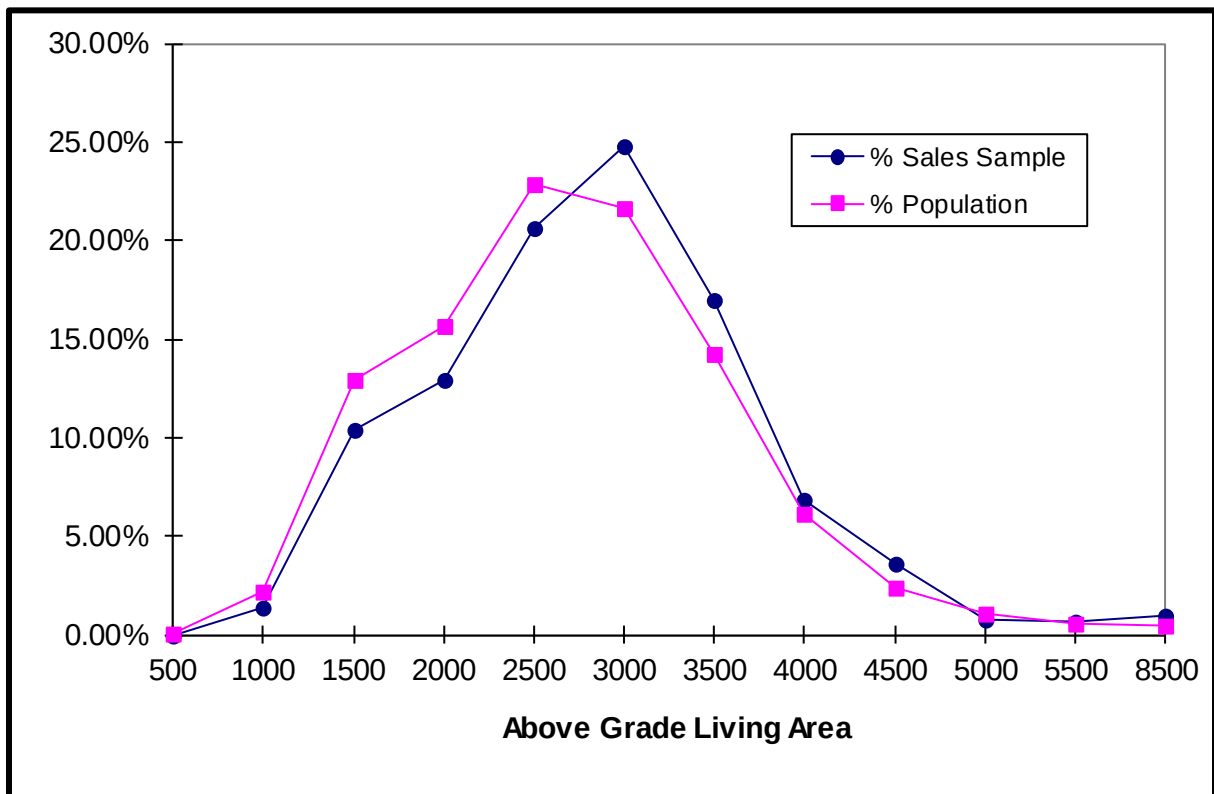


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	13	1.39%
1500	97	10.37%
2000	121	12.94%
2500	193	20.64%
3000	232	24.81%
3500	159	17.01%
4000	64	6.84%
4500	34	3.64%
5000	7	0.75%
5500	6	0.64%
8500	9	0.96%
	935	

Population		
AGLA	Frequency	% Population
500	2	0.02%
1000	177	2.19%
1500	1042	12.91%
2000	1263	15.65%
2500	1845	22.86%
3000	1745	21.62%
3500	1146	14.20%
4000	494	6.12%
4500	192	2.38%
5000	84	1.04%
5500	42	0.52%
8500	39	0.48%
	8071	

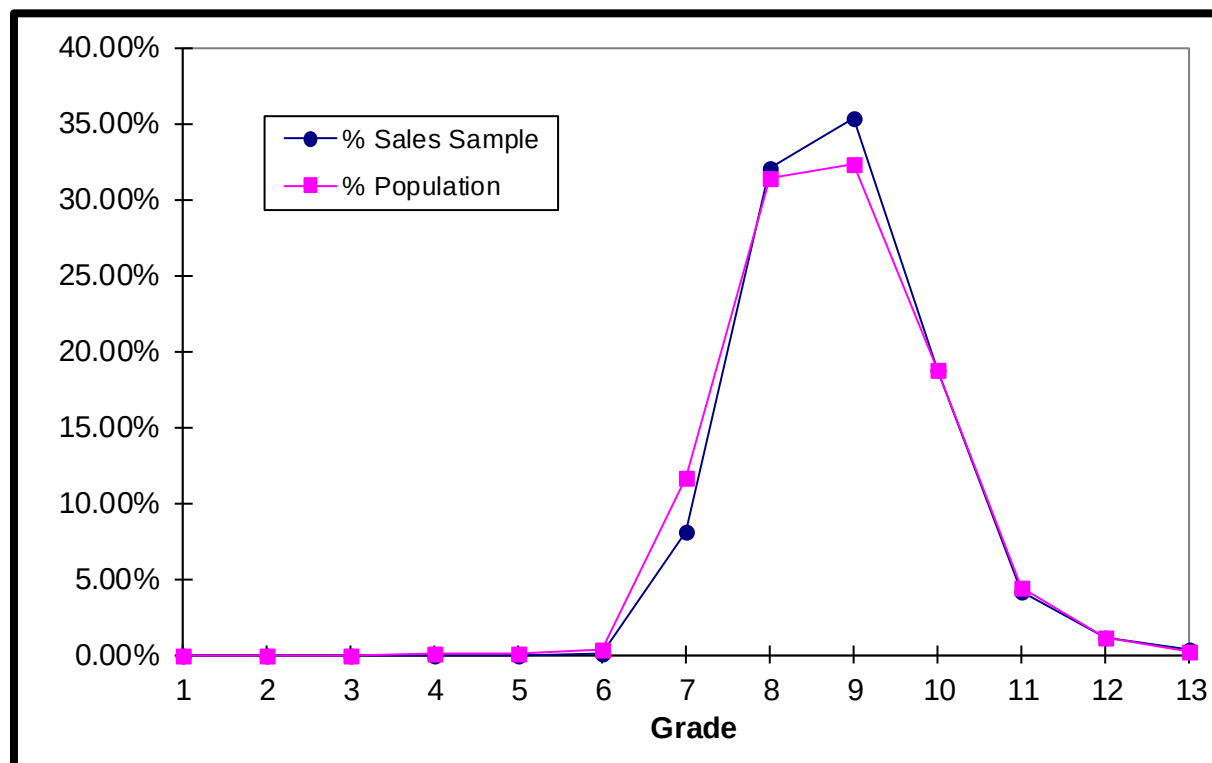


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	0	0.00%
6	1	0.11%
7	76	8.13%
8	300	32.09%
9	330	35.29%
10	175	18.72%
11	39	4.17%
12	11	1.18%
13	3	0.32%
	935	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	1	0.01%
6	28	0.35%
7	940	11.65%
8	2529	31.33%
9	2605	32.28%
10	1515	18.77%
11	351	4.35%
12	88	1.09%
13	13	0.16%
	8071	



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal 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

Based on the 13 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

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 the area required a single standard area adjustment **except** parcels located in Pine Meadow Subdivision (Plat 679190), which received an additional downward adjustment due to higher assessment ratio than other parcels. (See map, page 4)

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 935 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 was one sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

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.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -1.9%. 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.

Area 35 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

-1.77%

**Pine Meadow
Subdivision
(Plat 679190)**

Yes

% Adjustment

-12.97%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Pine Meadow subdivision (Plat 679190) would *approximately* receive a -12.97% downward adjustment. 20 parcels in the improved population would receive this adjustment. There were 18 sales.

99.8% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 35 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
679190	Pin Meadows	18	20	90%	SW-33-26-6	3	9	2010 thru 2011	SE 4 th St. and 220 th Ave SE

Area 35 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, 2009 would be adjusted by the time trend factor of 0.919, resulting in an adjusted value of \$482,000 ($\$525,000 \times 0.919 = \$482,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.899	-10.1%
2/1/2009	0.902	-9.8%
3/1/2009	0.905	-9.5%
4/1/2009	0.908	-9.2%
5/1/2009	0.910	-9.0%
6/1/2009	0.913	-8.7%
7/1/2009	0.916	-8.4%
8/1/2009	0.919	-8.1%
9/1/2009	0.922	-7.8%
10/1/2009	0.924	-7.6%
11/1/2009	0.927	-7.3%
12/1/2009	0.930	-7.0%
1/1/2010	0.933	-6.7%
2/1/2010	0.936	-6.4%
3/1/2010	0.938	-6.2%
4/1/2010	0.941	-5.9%
5/1/2010	0.944	-5.6%
6/1/2010	0.947	-5.3%
7/1/2010	0.950	-5.0%
8/1/2010	0.952	-4.8%
9/1/2010	0.955	-4.5%
10/1/2010	0.958	-4.2%
11/1/2010	0.961	-3.9%
12/1/2010	0.964	-3.6%
1/1/2011	0.966	-3.4%
2/1/2011	0.969	-3.1%
3/1/2011	0.972	-2.8%
4/1/2011	0.975	-2.5%
5/1/2011	0.977	-2.3%
6/1/2011	0.980	-2.0%
7/1/2011	0.983	-1.7%
8/1/2011	0.986	-1.4%
9/1/2011	0.989	-1.1%
10/1/2011	0.992	-0.8%
11/1/2011	0.994	-0.6%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	681780	1210	11/18/11	\$280,000	\$279,000	760	7	1981	Good	10334	N	N	22937 NE 27TH PL
002	681780	0950	10/06/10	\$328,000	\$314,000	850	7	1982	Good	11985	N	N	2907 230TH AVE NE
002	681781	0200	09/03/10	\$329,000	\$314,000	850	7	1984	Avg	11851	N	N	3021 230TH PL NE
002	771580	0200	10/13/10	\$335,000	\$321,000	860	7	1982	Good	7200	N	N	1820 211TH PL NE
002	681781	0270	05/26/11	\$315,000	\$309,000	900	7	1983	Avg	10637	N	N	3033 229TH PL NE
002	681780	0460	04/04/11	\$292,000	\$285,000	920	7	1981	Avg	11985	N	N	2525 231ST AVE NE
002	681780	1090	11/03/11	\$347,000	\$345,000	920	7	1983	Good	11609	N	N	22967 NE 26TH PL
002	681780	0520	01/09/11	\$255,000	\$247,000	940	7	1981	Avg	10700	N	N	23005 NE 27TH ST
002	681780	0030	03/23/11	\$391,000	\$381,000	1010	7	1985	Good	13309	N	N	22819 NE 25TH WAY
002	771580	1100	11/30/11	\$260,000	\$259,000	1020	7	1982	Avg	8120	N	N	21137 NE 18TH ST
002	771580	0610	12/11/09	\$369,000	\$344,000	1030	7	1981	Good	7490	N	N	20905 NE 19TH PL
002	660022	0630	06/09/09	\$340,000	\$311,000	1090	7	1982	Good	15103	N	N	22831 NE 21ST PL
002	771580	0270	05/12/09	\$415,000	\$378,000	1120	7	1983	Good	9785	N	N	1853 211TH PL NE
002	771580	0670	12/21/10	\$310,000	\$299,000	1130	7	1981	Avg	7623	N	N	1820 210TH CT NE
002	660022	0300	03/03/11	\$475,000	\$462,000	1180	7	1981	Good	12753	N	N	2200 229TH AVE NE
002	681780	0020	10/21/09	\$405,000	\$375,000	1190	7	1985	Good	12145	N	N	22811 NE 25TH WAY
002	681780	0170	10/12/11	\$352,000	\$349,000	1190	7	1983	Avg	12266	N	N	22914 NE 24TH PL
002	664400	0060	04/12/11	\$324,950	\$317,000	1220	7	1987	Avg	7461	N	N	1806 225TH PL NE
002	660022	0130	10/08/09	\$360,000	\$333,000	1270	7	1981	Good	11982	N	N	2316 228TH PL NE
002	660022	0200	04/07/11	\$377,000	\$368,000	1270	7	1982	Avg	17649	N	N	2413 231ST PL NE
002	660022	0200	09/30/09	\$370,000	\$342,000	1270	7	1982	Avg	17649	N	N	2413 231ST PL NE
002	681780	0690	05/27/11	\$320,000	\$314,000	1290	7	1981	Good	10957	N	N	23028 NE 28TH ST
002	771580	1270	10/20/09	\$468,000	\$433,000	1320	7	1981	Avg	6930	Y	N	21003 NE 18TH PL
002	681780	1250	06/30/11	\$360,000	\$354,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL
002	681780	1250	06/30/11	\$360,000	\$354,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL

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Area 35
(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
002	681780	1250	09/16/10	\$399,950	\$383,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL
002	681780	1440	07/13/10	\$336,000	\$319,000	1380	7	1984	Avg	11443	N	N	22804 NE 25TH WAY
002	660022	0700	02/23/09	\$336,500	\$304,000	1390	7	1984	Avg	17219	N	N	2011 228TH PL NE
002	681780	0410	07/28/09	\$365,000	\$335,000	1390	7	1981	Good	10847	N	N	2532 231ST AVE NE
002	771580	1090	04/06/10	\$384,900	\$362,000	1430	7	1984	Avg	9240	N	N	21131 NE 18TH ST
002	771580	1080	11/09/09	\$353,000	\$328,000	1460	7	1982	Avg	7957	N	N	21125 NE 18TH ST
002	664400	0100	07/08/11	\$370,000	\$364,000	1470	7	1987	Avg	7567	N	N	1831 225TH PL NE
002	771580	0450	06/03/09	\$425,000	\$388,000	1520	7	1983	Good	7125	N	N	1817 211TH CT NE
002	660022	0090	02/10/09	\$395,000	\$357,000	1620	7	1981	Avg	14467	N	N	2311 228TH PL NE
002	681780	1360	04/09/10	\$380,000	\$358,000	1630	7	1984	Avg	11000	N	N	22847 NE 26TH ST
002	771580	0010	05/04/11	\$380,000	\$372,000	1650	7	1982	Avg	7722	N	N	21144 NE 16TH ST
002	681780	0910	06/24/11	\$385,000	\$378,000	1690	7	1984	Avg	16061	N	N	2928 230TH AVE NE
002	771580	1190	04/19/10	\$377,000	\$355,000	1710	7	1981	Avg	7626	N	N	21002 NE 17TH ST
002	771580	0470	11/04/10	\$390,000	\$375,000	1740	7	1982	Avg	6555	N	N	1802 211TH WAY NE
002	750400	1190	02/04/09	\$407,000	\$367,000	1000	8	1976	Avg	12410	N	N	2241 SAHALEE DR W
002	357840	0700	07/17/09	\$330,000	\$303,000	1010	8	1981	Avg	11700	N	N	1340 222ND PL NE
002	357840	1190	12/07/11	\$290,000	\$289,000	1010	8	1980	Avg	13077	N	N	1139 222ND PL NE
002	357840	1670	05/28/10	\$278,000	\$263,000	1010	8	1981	Avg	12464	N	N	22509 NE 14TH DR
002	771580	1150	03/10/10	\$353,000	\$332,000	1030	8	1981	Avg	8256	N	N	21038 NE 17TH ST
002	287290	0460	02/03/11	\$265,000	\$257,000	1090	8	1985	Avg	11349	N	N	1824 226TH PL NE
002	807840	0270	05/07/09	\$385,000	\$351,000	1130	8	1984	Avg	8673	N	N	2632 234TH AVE NE
002	807840	0390	12/04/09	\$385,000	\$358,000	1130	8	1984	Avg	7679	N	N	2525 233RD PL NE
002	287290	0410	12/21/09	\$404,000	\$376,000	1150	8	1983	Good	9910	N	N	1837 226TH PL NE
002	357840	0030	02/05/10	\$420,000	\$393,000	1170	8	1983	Avg	13383	N	N	22626 NE 14TH DR
002	193905	0130	11/06/09	\$363,000	\$337,000	1180	8	1988	Avg	9755	N	N	22624 NE 14TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	193905	0140	03/28/10	\$365,000	\$343,000	1180	8	1988	Avg	7985	N	N	22630 NE 14TH PL
002	195442	0380	06/21/09	\$390,000	\$357,000	1180	8	1988	Avg	6810	N	N	913 223RD CT NE
002	865152	0040	03/15/10	\$493,000	\$463,000	1200	8	1985	Good	7070	N	N	21053 NE 42ND ST
002	865151	0370	05/27/09	\$410,000	\$374,000	1220	8	1981	Avg	9283	N	N	20924 NE 44TH ST
002	865151	0400	04/06/10	\$335,000	\$315,000	1220	8	1981	Avg	9019	N	N	20900 NE 44TH ST
002	178540	0180	04/22/09	\$329,900	\$300,000	1240	8	1981	Avg	12916	N	N	2219 226TH PL NE
002	807840	0180	06/21/11	\$367,500	\$361,000	1250	8	1984	Avg	8437	N	N	2617 234TH AVE NE
002	178540	0260	11/17/09	\$412,000	\$383,000	1260	8	1981	Avg	17036	N	N	2220 226TH PL NE
002	865151	1400	11/10/09	\$420,000	\$390,000	1280	8	1984	Avg	8677	N	N	4323 210TH PL NE
002	807841	0100	06/18/09	\$415,000	\$380,000	1310	8	1987	Avg	7668	N	N	23343 NE 29TH PL
002	721572	1510	02/04/09	\$400,000	\$361,000	1330	8	1999	Avg	4490	N	N	24235 SE 9TH ST
002	807841	0080	05/19/10	\$407,000	\$385,000	1340	8	1987	Avg	9169	N	N	2824 233RD PL NE
002	807842	0150	06/20/11	\$405,000	\$398,000	1340	8	1988	Avg	7698	N	N	2832 234TH PL NE
002	865151	0360	06/09/09	\$387,500	\$354,000	1340	8	1984	Avg	9371	N	N	20932 NE 44TH ST
002	807843	0330	06/16/11	\$431,500	\$424,000	1350	8	1988	Avg	8894	N	N	23440 NE 28TH PL
002	325990	0060	09/18/09	\$385,000	\$355,000	1370	8	1991	Avg	7391	N	N	1717 221ST PL NE
002	325990	0190	06/09/10	\$345,000	\$327,000	1370	8	1991	Avg	7200	N	N	1738 221ST PL NE
002	195440	0200	09/29/09	\$340,000	\$314,000	1380	8	1988	Avg	7088	N	N	940 221ST AVE NE
002	195440	0220	04/21/10	\$345,000	\$325,000	1380	8	1988	Avg	6516	N	N	954 221ST AVE NE
002	807848	0010	08/23/10	\$428,000	\$408,000	1380	8	1990	Avg	9639	N	N	23551 NE 29TH ST
002	865151	1010	06/02/10	\$425,000	\$402,000	1380	8	1982	Avg	8531	N	N	20716 NE 42ND PL
002	287290	0140	03/17/10	\$437,000	\$411,000	1390	8	1984	Avg	14684	N	N	22623 NE 19TH PL
002	178540	0190	07/06/11	\$350,000	\$344,000	1400	8	1981	Avg	12115	N	N	2213 226TH PL NE
002	865151	1310	11/12/10	\$412,500	\$397,000	1440	8	1984	Avg	8574	N	N	20923 NE 44TH ST
002	357840	0720	05/12/10	\$419,900	\$397,000	1450	8	1984	Good	9748	N	N	22025 NE 16TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	865152	0070	07/17/09	\$400,000	\$367,000	1450	8	1985	Avg	7253	N	N	4123 211TH CT NE
002	865152	0350	09/01/10	\$460,000	\$439,000	1450	8	1986	Avg	8013	N	N	21113 NE 43RD PL
002	357840	0650	11/04/09	\$402,500	\$373,000	1470	8	1983	Avg	16763	N	N	22119 NE 13TH PL
002	357840	0860	05/10/10	\$410,000	\$387,000	1470	8	1984	Avg	10575	N	N	22014 NE 13TH PL
002	664620	0400	08/27/10	\$410,000	\$391,000	1470	8	1990	Avg	7206	N	N	22305 NE 17TH CT
002	771580	0920	04/22/11	\$385,000	\$376,000	1470	8	1980	Avg	9000	N	N	21027 NE 17TH ST
002	807841	0040	09/01/09	\$385,000	\$355,000	1480	8	1987	Avg	8000	N	N	2732 233RD PL NE
002	287290	0440	04/06/10	\$380,900	\$359,000	1520	8	1984	Good	9608	N	N	1819 226TH PL NE
002	865151	1480	03/25/11	\$437,000	\$426,000	1520	8	1982	Avg	9334	N	N	20820 NE 42ND ST
002	896199	0030	07/02/10	\$354,050	\$336,000	1530	8	1999	Avg	5794	N	N	427 243RD PL SE
002	896199	0060	06/08/10	\$365,000	\$346,000	1530	8	1999	Avg	6118	N	N	445 243RD PL SE
002	896199	0080	09/11/09	\$380,000	\$351,000	1530	8	1999	Good	5838	N	N	457 243RD PL SE
002	896199	0100	10/28/09	\$390,000	\$362,000	1530	8	1999	Avg	6636	N	N	469 243RD PL SE
002	896199	0120	09/20/11	\$333,000	\$330,000	1530	8	1999	Avg	5568	N	N	481 243RD PL SE
002	896199	0120	04/06/10	\$350,000	\$330,000	1530	8	1999	Avg	5568	N	N	481 243RD PL SE
002	896199	0130	05/03/10	\$387,000	\$365,000	1530	8	1999	Avg	6489	N	N	485 243RD PL SE
002	721572	1960	03/12/10	\$420,000	\$395,000	1560	8	1999	Avg	5382	N	N	24253 SE 11TH PL
002	178540	0380	05/27/10	\$383,000	\$362,000	1580	8	1987	Avg	15566	N	N	22614 NE 20TH PL
002	325990	0180	10/28/10	\$408,000	\$392,000	1600	8	1991	Avg	9092	N	N	1734 221ST PL NE
002	357840	0470	06/01/10	\$409,000	\$387,000	1600	8	1982	Avg	16299	N	N	1235 224TH PL NE
002	807841	0030	08/04/10	\$331,000	\$315,000	1620	8	1985	Avg	7606	N	N	2726 233RD PL NE
002	178540	0300	07/14/10	\$391,500	\$372,000	1640	8	1981	Avg	15258	N	N	2207 227TH AVE NE
002	357840	0190	04/07/11	\$370,000	\$361,000	1640	8	1984	Avg	11542	N	N	1440 224TH AVE NE
002	721572	1180	12/06/10	\$385,000	\$371,000	1650	8	1999	Avg	4533	N	N	24225 SE 10TH PL
002	721572	1240	09/29/09	\$406,000	\$375,000	1650	8	2000	Avg	5514	N	N	24218 SE 10TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	721572	1520	12/17/09	\$410,000	\$382,000	1650	8	1999	Avg	4395	N	N	24227 SE 9TH ST
002	721573	0760	07/14/10	\$400,000	\$380,000	1650	8	2001	Avg	5132	N	N	1431 242ND PL SE
002	721573	0930	04/24/09	\$399,000	\$363,000	1650	8	2001	Avg	4648	N	N	24208 SE 14TH CT
002	750420	0180	02/13/09	\$407,200	\$368,000	1660	8	1978	Good	5005	N	N	20811 NE 25TH ST
002	195441	0300	10/13/09	\$425,000	\$393,000	1680	8	1988	Avg	7477	N	N	916 225TH CT NE
002	195441	0310	08/13/09	\$425,000	\$391,000	1680	8	1987	Avg	8205	N	N	920 225TH CT NE
002	807840	0160	10/14/10	\$414,000	\$397,000	1720	8	1985	Avg	8979	N	N	2625 234TH AVE NE
002	750420	0020	08/26/09	\$300,000	\$276,000	1740	8	1971	Avg	3600	N	N	2406 SAHALEE DR W
002	865151	1290	10/27/10	\$394,000	\$378,000	1750	8	1984	Avg	9551	N	N	4334 209TH AVE NE
002	815800	0030	06/01/09	\$417,520	\$381,000	1770	8	1987	Avg	7203	N	N	22542 NE 18TH ST
002	865151	0680	04/20/11	\$425,000	\$415,000	1770	8	1983	Avg	9680	N	N	20427 NE 41ST ST
002	863576	0040	12/03/11	\$327,950	\$327,000	1770	8	1999	Avg	3993	N	N	714 239TH PL SE
002	863576	0400	09/29/09	\$327,000	\$302,000	1770	8	1999	Avg	3337	N	N	23995 SE 7TH LN
002	195440	0060	08/08/11	\$393,000	\$388,000	1790	8	1989	Avg	7167	N	N	920 221ST AVE NE
002	807841	0350	11/15/11	\$379,000	\$377,000	1790	8	1987	Avg	6821	N	N	2729 233RD PL NE
002	863575	1290	12/03/10	\$408,000	\$393,000	1790	8	1998	Avg	4200	N	N	509 239TH AVE SE
002	863575	1300	01/03/11	\$400,000	\$387,000	1790	8	1998	Avg	4200	N	N	508 239TH AVE SE
002	863575	1480	04/09/09	\$425,000	\$386,000	1790	8	1999	Avg	4200	N	N	517 240TH AVE SE
002	721572	0980	07/06/11	\$417,000	\$410,000	1800	8	1999	Avg	5393	N	N	24242 SE 9TH ST
002	721572	1280	07/20/09	\$435,000	\$399,000	1800	8	2000	Avg	7739	N	N	923 242ND CT SE
002	721572	1320	11/04/11	\$425,000	\$423,000	1800	8	2000	Avg	4504	N	N	934 234TH CT SE
002	721572	1460	01/12/09	\$452,500	\$407,000	1800	8	1999	Avg	5299	N	N	901 243RD PL SE
002	721573	0740	12/15/09	\$425,000	\$396,000	1800	8	2001	Avg	4324	N	N	1423 242ND PL SE
002	721573	0800	04/27/11	\$425,000	\$415,000	1800	8	2001	Avg	6689	N	N	1443 242ND PL SE
002	721573	0840	03/17/11	\$400,500	\$390,000	1800	8	2001	Avg	5933	N	N	1430 242ND PL SE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	721573	0890	09/06/11	\$390,000	\$386,000	1800	8	2001	Avg	5875	N	N	24211 SE 14TH CT
002	721573	0970	06/15/11	\$421,000	\$413,000	1800	8	2001	Avg	4991	N	N	1404 242ND PL SE
002	287290	0290	09/21/11	\$398,000	\$394,000	1820	8	1984	Good	10400	N	N	22525 NE 19TH PL
002	807843	0290	09/14/10	\$445,000	\$426,000	1820	8	1988	Avg	7035	N	N	2808 235TH PL NE
002	807845	0440	10/08/10	\$450,000	\$431,000	1820	8	1990	Avg	7008	N	N	2509 238TH CT NE
002	863576	0050	06/23/11	\$339,000	\$333,000	1820	8	1999	Avg	3897	N	N	708 239TH PL SE
002	863576	0110	02/12/10	\$364,000	\$341,000	1820	8	1999	Avg	2935	N	N	23948 SE 7TH ST
002	863576	0390	03/29/10	\$345,000	\$325,000	1820	8	1999	Avg	2948	N	N	23987 SE 7TH LN
002	863576	0540	11/02/10	\$325,000	\$312,000	1820	8	1999	Avg	3016	N	N	740 239TH LN SE
002	195441	0180	04/27/11	\$385,000	\$376,000	1840	8	1988	Avg	6548	N	N	22461 NE 10TH ST
002	660022	0580	12/20/11	\$358,000	\$358,000	1860	8	1983	Avg	13813	N	N	22910 NE 20TH PL
002	807841	0120	09/19/11	\$422,500	\$418,000	1860	8	1987	Good	9472	N	N	2836 234TH PL NE
002	807841	0120	07/15/09	\$450,000	\$413,000	1860	8	1987	Good	9472	N	N	2836 234TH PL NE
002	660022	0330	03/15/11	\$353,000	\$344,000	1870	8	1985	Avg	12198	N	N	22904 NE 21ST ST
002	807842	0110	06/28/10	\$460,000	\$437,000	1870	8	1988	Avg	8604	N	N	2814 234TH PL NE
002	807848	0130	05/10/11	\$475,000	\$465,000	1870	8	1990	Avg	13608	N	N	23534 NE 29TH ST
002	750440	0350	05/11/10	\$452,000	\$427,000	1890	8	1978	Avg	12002	N	N	1624 219TH PL NE
002	807843	0120	10/18/11	\$415,000	\$412,000	1890	8	1988	Avg	9341	N	N	2617 236TH PL NE
002	195440	0520	03/29/10	\$430,000	\$405,000	1910	8	1987	Avg	7503	N	N	805 222ND PL NE
002	195443	0030	03/04/10	\$417,900	\$392,000	1910	8	1989	Avg	8665	N	N	22456 NE 9TH DR
002	807844	0130	05/05/10	\$467,500	\$441,000	1910	8	1990	Avg	7541	N	N	23416 NE 25TH WAY
002	721572	0490	05/12/10	\$450,000	\$425,000	1910	8	1999	Avg	5366	N	N	24003 SE 11TH PL
002	721572	0570	11/09/09	\$450,000	\$418,000	1910	8	1999	Avg	5649	N	N	24032 SE 11TH PL
002	225390	0160	08/11/11	\$400,000	\$395,000	1910	8	2003	Avg	3840	N	N	1105 231ST PL NE
002	807845	0180	10/10/11	\$345,000	\$342,000	1940	8	1990	Avg	7151	N	N	2502 239TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	721572	0870	08/04/09	\$445,000	\$409,000	1940	8	1999	Avg	6911	N	N	24033 SE 9TH CT
002	664620	0380	09/07/10	\$450,000	\$430,000	1950	8	1990	Avg	7720	Y	N	22302 NE 17TH CT
002	178540	0480	11/24/09	\$450,000	\$418,000	1960	8	1981	Avg	13127	N	N	22410 NE 20TH ST
002	752500	0080	11/01/10	\$440,000	\$423,000	1970	8	1980	Avg	14892	N	N	1833 220TH PL NE
002	750420	0210	11/02/09	\$334,000	\$310,000	1980	8	1977	Avg	5840	N	N	2425 209TH AVE NE
002	807841	0280	07/22/09	\$450,000	\$413,000	1980	8	1987	Good	9061	N	N	23239 NE 29TH CT
002	807846	0610	09/04/09	\$486,000	\$448,000	1980	8	1993	Avg	6630	N	N	2459 239TH PL NE
002	195444	0030	05/05/11	\$424,000	\$415,000	2010	8	1987	Avg	8568	N	N	22330 NE 11TH PL
002	807845	0470	11/19/09	\$485,000	\$451,000	2010	8	1990	Good	7366	N	N	23702 NE 25TH WAY
002	815800	0020	08/22/11	\$364,000	\$360,000	2010	8	1985	Avg	7362	N	N	1809 226TH PL NE
002	225390	0180	11/16/09	\$429,500	\$399,000	2010	8	2002	Avg	3087	N	N	1037 231ST PL NE
002	807846	0210	10/17/11	\$427,000	\$424,000	2030	8	1991	Avg	8082	N	N	23400 NE 24TH PL
002	807843	0060	12/30/10	\$440,000	\$425,000	2050	8	1988	Avg	8254	N	N	2628 235TH CT NE
002	195442	0250	06/10/11	\$464,000	\$455,000	2070	8	1988	Avg	6886	N	N	919 223RD PL NE
002	807846	0260	03/01/10	\$450,000	\$422,000	2070	8	1991	Avg	9419	N	N	2421 237TH CT NE
002	178540	0350	05/19/11	\$392,000	\$384,000	2080	8	1984	Avg	16962	N	N	2021 227TH AVE NE
002	863575	1390	11/25/09	\$447,000	\$415,000	2080	8	1998	Avg	5310	N	N	568 239TH AVE SE
002	896199	0050	05/09/11	\$420,000	\$411,000	2080	8	1999	Avg	4057	N	N	439 243RD PL SE
002	896199	0160	10/23/09	\$421,125	\$390,000	2080	8	1999	Avg	4556	N	N	468 243RD PL SE
002	195443	0370	09/15/09	\$461,540	\$426,000	2090	8	1990	Avg	8664	N	N	22443 NE 9TH DR
002	751070	0090	04/27/10	\$450,000	\$425,000	2090	8	1986	Avg	15000	N	N	1326 232ND PL NE
002	865151	0050	11/12/09	\$466,000	\$433,000	2090	8	1983	Avg	7622	N	N	4121 209TH PL NE
002	865152	0340	04/26/10	\$466,000	\$440,000	2090	8	1988	Avg	8261	N	N	21109 NE 43RD PL
002	865151	1280	05/27/10	\$433,600	\$410,000	2100	8	1984	Avg	8908	N	N	4326 209TH AVE NE
002	195441	0200	12/07/11	\$420,000	\$419,000	2120	8	1987	Avg	7429	N	N	22479 NE 10TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	865152	0370	07/13/09	\$460,000	\$422,000	2120	8	1987	Avg	8808	N	N	4227 212TH AVE NE
002	282506	9077	10/22/09	\$530,000	\$491,000	2130	8	1983	Avg	43560	N	N	21426 NE 16TH ST
002	807845	0170	04/20/10	\$506,000	\$477,000	2130	8	1994	Avg	7224	N	N	2488 239TH PL NE
002	865151	1100	04/22/11	\$398,000	\$389,000	2130	8	1982	Avg	11267	N	N	4214 208TH AVE NE
002	941640	0420	06/24/11	\$418,000	\$411,000	2140	8	2002	Avg	4450	N	N	819 233RD PL NE
002	195441	0230	06/27/11	\$490,000	\$482,000	2150	8	1990	Avg	7468	N	N	915 225TH CT NE
002	195441	0230	03/16/10	\$500,000	\$470,000	2150	8	1990	Avg	7468	N	N	915 225TH CT NE
002	721572	0610	04/13/10	\$475,300	\$448,000	2170	8	1999	Avg	5866	N	N	24002 SE 11TH PL
002	721572	1710	08/27/09	\$470,000	\$433,000	2170	8	1999	Avg	5667	N	N	1140 243RD PL SE
002	721572	1760	09/25/10	\$477,000	\$457,000	2170	8	2000	Avg	5973	N	N	1224 243RD PL SE
002	721572	1940	07/02/10	\$485,000	\$461,000	2170	8	1999	Avg	4984	N	N	1133 243RD PL SE
002	721573	0150	04/08/10	\$475,000	\$447,000	2170	8	2000	Avg	5500	N	N	24027 SE 12TH PL
002	721573	0230	10/22/09	\$445,000	\$412,000	2170	8	2001	Avg	5052	N	N	1108 241ST AVE SE
002	721573	0300	05/25/10	\$472,500	\$447,000	2170	8	2000	Avg	5862	N	N	24002 SE 12TH PL
002	195444	0190	10/13/11	\$480,000	\$476,000	2200	8	1988	Avg	7537	N	N	1013 221ST AVE NE
002	807846	0890	04/01/11	\$524,950	\$512,000	2200	8	1992	Avg	7351	N	N	23608 NE 24TH PL
002	865150	1130	11/01/11	\$455,000	\$452,000	2200	8	1981	Avg	9311	N	N	20535 NE 37TH WAY
002	225390	0010	05/06/11	\$400,000	\$391,000	2220	8	2003	Avg	3510	N	N	1034 231ST PL NE
002	865152	0110	07/09/09	\$450,000	\$413,000	2230	8	1984	Avg	7718	N	N	4128 211TH CT NE
002	142530	0030	10/22/09	\$500,000	\$463,000	2230	8	1997	Good	8269	N	N	23128 NE 18TH ST
002	807846	0240	08/02/10	\$495,000	\$471,000	2250	8	1991	Avg	9586	N	N	2424 233RD PL NE
002	807844	0020	11/15/11	\$451,000	\$449,000	2260	8	1990	Avg	8070	N	N	2425 233RD AVE NE
002	807845	0230	05/03/11	\$485,000	\$474,000	2260	8	1990	Avg	11453	N	N	23814 NE 27TH ST
002	865151	1350	10/15/09	\$439,950	\$407,000	2260	8	1984	Avg	12130	N	N	4322 210TH CT NE
002	807848	0040	07/01/10	\$499,950	\$475,000	2270	8	1990	Avg	10731	N	N	23575 NE 29TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	437940	0300	06/22/10	\$600,000	\$569,000	2270	8	2009	Avg	3474	N	N	1244 236TH PL NE
002	437940	0300	07/14/09	\$650,000	\$596,000	2270	8	2009	Avg	3474	N	N	1244 236TH PL NE
002	807843	0260	04/07/10	\$432,000	\$407,000	2280	8	1990	Avg	7035	N	N	2712 235TH PL NE
002	225390	0190	04/12/11	\$425,000	\$415,000	2290	8	2002	Avg	5883	N	N	1033 231ST PL NE
002	225390	0020	09/19/11	\$425,500	\$421,000	2300	8	2002	Avg	4290	N	N	1030 231ST PL NE
002	863576	0240	11/16/09	\$393,950	\$366,000	2330	8	1999	Avg	4041	N	N	743 239TH LN SE
002	863576	0620	05/13/09	\$420,000	\$383,000	2330	8	1999	Avg	4099	N	N	23969 SE 7TH ST
002	807846	0780	05/26/10	\$507,950	\$481,000	2340	8	1992	Avg	8942	N	N	2447 238TH PL NE
002	865151	0750	09/03/09	\$450,000	\$415,000	2340	8	1984	Avg	8844	N	N	4114 204TH AVE NE
002	750446	0210	07/09/10	\$395,000	\$375,000	2370	8	1978	Good	12074	N	N	21618 NE 16TH ST
002	195440	0280	10/22/09	\$462,000	\$428,000	2380	8	1988	Avg	6867	N	N	22117 NE 10TH PL
002	807845	0030	01/13/10	\$503,000	\$470,000	2410	8	1990	Good	8688	N	N	2418 236TH AVE NE
002	697995	0030	04/30/10	\$530,000	\$500,000	2410	8	1996	Avg	12355	N	N	22620 NE 19TH ST
002	865152	0170	07/01/11	\$475,000	\$467,000	2460	8	1984	Avg	13035	Y	N	4122 211TH PL NE
002	863575	0760	08/05/09	\$425,000	\$391,000	2460	8	1998	Avg	4200	N	N	23824 SE 5TH ST
002	863575	0820	06/01/10	\$455,000	\$431,000	2460	8	1999	Avg	4200	N	N	23926 SE 5TH ST
002	863575	0930	09/19/11	\$385,000	\$381,000	2460	8	1998	Avg	4200	N	N	534 240TH AVE SE
002	863575	0990	07/01/10	\$453,000	\$430,000	2460	8	1998	Avg	4200	N	N	570 240TH AVE SE
002	681781	0100	05/05/09	\$487,500	\$444,000	2480	8	1984	Good	16196	N	N	3014 230TH PL NE
002	896197	0020	03/02/11	\$489,000	\$475,000	2490	8	1999	Avg	5963	N	N	24313 SE 2ND CT
002	941640	0090	06/04/10	\$480,000	\$455,000	2510	8	2002	Avg	6000	N	N	830 233RD PL NE
002	941640	0350	02/23/10	\$470,000	\$441,000	2510	8	2002	Avg	6468	N	N	907 233RD PL NE
002	941640	0460	08/15/11	\$475,000	\$469,000	2510	8	2002	Avg	6630	N	N	23302 NE 8TH PL
002	865152	0390	08/30/11	\$515,000	\$509,000	2520	8	1984	Good	7000	N	N	4211 212TH AVE NE
002	159200	0200	03/23/10	\$564,000	\$530,000	2540	8	1984	Avg	10613	N	N	1324 229TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	142530	0050	06/29/11	\$559,000	\$549,000	2560	8	1998	Avg	6078	N	N	1722 232ND AVE NE
002	750410	0790	07/27/09	\$492,000	\$452,000	2580	8	1982	Good	11730	N	N	22229 NE 25TH WAY
002	957803	0160	12/17/09	\$525,000	\$489,000	2590	8	2005	Avg	5286	N	N	905 244TH CT SE
002	751070	0080	03/30/10	\$480,000	\$452,000	2660	8	1987	Good	15106	N	N	1316 232ND PL NE
002	896197	0120	02/24/10	\$479,000	\$449,000	2670	8	1999	Avg	7331	N	N	24306 SE 2ND CT
002	941640	0450	09/21/11	\$473,500	\$469,000	2670	8	2001	Avg	5250	N	N	23306 NE 8TH PL
002	185490	0520	12/14/10	\$525,000	\$507,000	2670	8	2004	Avg	9297	N	N	256 247TH PL NE
002	185490	0640	04/05/11	\$528,000	\$515,000	2670	8	2003	Avg	7991	N	N	223 247TH PL NE
002	807845	0500	12/14/10	\$525,000	\$507,000	2680	8	1992	Avg	7829	N	N	23606 NE 25TH WAY
002	865151	0980	09/23/09	\$468,500	\$433,000	2680	8	1984	Good	8062	N	N	20715 NE 43RD ST
002	185490	0490	03/12/09	\$530,000	\$480,000	2680	8	2003	Avg	5909	N	N	268 247TH PL NE
002	751070	0070	02/08/10	\$480,000	\$449,000	2820	8	1986	Good	15123	N	N	1306 232ND PL NE
002	290930	0400	09/11/09	\$585,000	\$540,000	2820	8	2001	Avg	6630	N	N	213 239TH WAY SE
002	290930	0410	07/29/10	\$619,000	\$589,000	2860	8	2001	Avg	6732	N	N	217 239TH WAY SE
002	290930	0410	07/22/10	\$619,000	\$589,000	2860	8	2001	Avg	6732	N	N	217 239TH WAY SE
002	290930	0410	09/10/09	\$630,000	\$581,000	2860	8	2001	Avg	6732	N	N	217 239TH WAY SE
002	185490	0020	04/13/10	\$542,000	\$511,000	2860	8	2004	Avg	7507	N	N	217 245TH PL NE
002	185490	0040	11/04/09	\$545,000	\$506,000	2860	8	2003	Avg	8209	N	N	218 245TH PL NE
002	185490	0390	12/30/09	\$555,000	\$518,000	2880	8	2003	Avg	6530	N	N	24631 NE 3RD PL
002	865152	0300	07/13/10	\$560,000	\$532,000	2890	8	1984	Good	12455	N	N	21122 NE 43RD PL
002	290930	0150	11/02/11	\$550,000	\$547,000	2900	8	2002	Avg	5505	N	N	320 239TH WAY SE
002	290930	0360	10/29/10	\$575,000	\$552,000	2920	8	2002	Avg	10246	N	N	145 239TH WAY SE
002	185490	0240	09/22/09	\$570,000	\$526,000	2990	8	2003	Avg	5669	N	N	225 246TH CT NE
002	185490	0340	11/06/09	\$530,000	\$492,000	2990	8	2003	Avg	5784	N	N	24611 NE 3RD PL
002	185490	0380	11/21/11	\$490,000	\$488,000	2990	8	2003	Avg	5006	N	N	24627 NE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	185490	0460	06/02/10	\$589,000	\$558,000	2990	8	2004	Avg	6577	N	N	24758 NE 3RD WAY
002	185490	0370	11/07/11	\$495,500	\$493,000	3160	8	2003	Avg	5006	N	N	24623 NE 3RD PL
002	941640	0440	11/28/11	\$500,000	\$498,000	3200	8	2001	Avg	6454	N	N	807 233RD PL NE
002	290930	0200	12/10/09	\$599,000	\$558,000	3200	8	2003	Avg	5251	N	N	230 239TH WAY SE
002	282506	9070	08/22/11	\$595,000	\$588,000	1480	9	1982	Good	48351	N	N	1010 227TH AVE NE
002	750411	0190	09/21/11	\$524,950	\$520,000	1600	9	1987	Good	10732	N	N	22625 NE 26TH CT
002	193912	0440	03/26/10	\$400,000	\$376,000	1640	9	1989	Avg	9576	N	N	1923 235TH CT NE
002	865150	0370	05/19/11	\$499,950	\$490,000	1690	9	1983	Avg	10164	N	N	3908 206TH PL NE
002	865150	0370	03/14/11	\$499,950	\$486,000	1690	9	1983	Avg	10164	N	N	3908 206TH PL NE
002	865158	0640	06/16/09	\$538,000	\$492,000	1690	9	1985	Avg	7986	N	N	4233 202ND AVE NE
002	750402	0660	11/01/10	\$370,000	\$356,000	1700	9	1977	Avg	11880	N	N	2120 SAHALEE DR E
002	193912	0530	06/01/10	\$429,950	\$407,000	1770	9	1989	Avg	9418	N	N	1925 234TH CT NE
002	865150	0630	08/11/11	\$525,000	\$518,000	1790	9	1984	Avg	10551	N	N	3714 204TH CT NE
002	750402	0520	04/01/10	\$520,000	\$489,000	1800	9	1977	Avg	11730	N	N	2314 SAHALEE DR E
002	750402	0050	06/24/10	\$585,000	\$555,000	1810	9	1978	Good	12000	N	N	2910 SAHALEE DR E
002	193910	0200	05/09/11	\$388,000	\$380,000	1820	9	1987	Avg	8018	N	N	22909 NE 17TH PL
002	865153	0290	03/22/11	\$645,000	\$628,000	1920	9	1984	Avg	12000	Y	N	3811 203RD AVE NE
002	750404	0180	12/17/10	\$395,000	\$381,000	1950	9	1980	Avg	13674	N	N	3518 208TH PL NE
002	750400	0450	04/15/10	\$490,000	\$462,000	1960	9	1977	Avg	12000	N	N	2326 209TH PL NE
002	865154	0020	06/16/10	\$440,000	\$417,000	1970	9	1981	Avg	8400	N	N	3612 211TH PL NE
002	750400	0200	05/22/09	\$449,500	\$410,000	1980	9	1975	Avg	13132	N	N	2005 213TH AVE NE
002	750400	1370	06/21/10	\$510,000	\$484,000	1980	9	1976	Avg	11881	N	N	21462 NE 20TH CT
002	865154	0010	05/03/11	\$369,000	\$361,000	1980	9	1981	Avg	8568	N	N	21125 NE 36TH ST
002	865151	0250	01/28/11	\$395,745	\$383,000	2000	9	1982	Avg	29723	Y	N	4404 211TH CT NE
002	750401	0500	11/24/09	\$500,000	\$465,000	2010	9	1976	Avg	14355	N	N	3111 211TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	437940	0290	01/12/09	\$575,000	\$518,000	2010	9	2008	Avg	3606	N	N	1248 236TH PL NE
002	750400	1130	05/15/09	\$425,000	\$387,000	2020	9	1976	Avg	13600	Y	N	2303 SAHALEE DR W
002	750400	0630	06/04/10	\$402,500	\$381,000	2030	9	1974	Avg	12495	N	N	2205 209TH PL NE
002	750400	0980	05/18/11	\$375,000	\$367,000	2030	9	1973	Avg	13855	N	N	2405 SAHALEE DR W
002	865150	0830	01/20/10	\$435,000	\$407,000	2050	9	1982	Avg	14328	N	N	20411 NE 38TH PL
002	193910	0160	06/03/11	\$399,000	\$391,000	2060	9	1987	Avg	9560	N	N	22916 NE 16TH PL
002	664620	0210	10/26/09	\$450,000	\$417,000	2060	9	1990	Avg	6924	Y	N	1804 221ST PL NE
002	752500	0030	02/17/09	\$600,000	\$542,000	2060	9	1980	Good	11374	Y	N	1818 220TH PL NE
002	159200	0510	08/26/10	\$449,000	\$429,000	2090	9	1984	Avg	9568	N	N	23007 NE 13TH ST
002	750401	0100	04/15/10	\$482,500	\$455,000	2110	9	1976	Avg	12000	N	N	3204 SAHALEE DR W
002	865150	0090	06/23/11	\$477,700	\$469,000	2110	9	1981	Avg	18450	N	N	20721 NE 38TH ST
002	750401	0130	10/20/11	\$387,000	\$384,000	2130	9	1975	Avg	12000	N	N	3234 SAHALEE DR W
002	750401	0750	05/27/11	\$465,000	\$456,000	2130	9	1976	Avg	11900	N	N	3406 211TH AVE NE
002	807720	0160	05/17/11	\$439,950	\$431,000	2140	9	1987	Avg	9337	N	N	23304 NE 22ND ST
002	807721	0600	09/28/10	\$508,000	\$487,000	2160	9	1990	Good	8893	N	N	2335 236TH AVE NE
002	193910	0490	02/08/10	\$430,000	\$403,000	2170	9	1987	Avg	8668	N	N	23007 NE 18TH CT
002	750400	1280	12/18/09	\$500,000	\$466,000	2180	9	1973	Avg	13463	N	N	2205 SAHALEE DR W
002	896197	0350	05/18/10	\$493,800	\$467,000	2180	9	1999	Avg	8035	N	N	24276 SE 1ST PL
002	159200	0720	05/20/10	\$499,000	\$472,000	2190	9	1987	Avg	7224	N	N	1412 231ST CT NE
002	750400	1160	02/12/10	\$439,000	\$411,000	2190	9	1976	Avg	14875	N	N	2253 SAHALEE DR W
002	750400	0930	08/05/10	\$442,000	\$421,000	2210	9	1972	VGood	12495	N	N	2421 SAHALEE DR W
002	721572	0680	04/10/09	\$500,000	\$454,000	2210	9	1999	Avg	8430	N	N	24042 SE 10TH CT
002	721572	0760	03/26/09	\$501,000	\$454,000	2210	9	1999	Avg	6840	N	N	24031 SE 10TH ST
002	193910	0100	11/11/09	\$522,500	\$485,000	2220	9	1988	Avg	9974	N	N	1711 229TH AVE NE
002	437940	0310	07/14/09	\$635,000	\$582,000	2220	9	2008	Avg	3879	N	N	1240 236TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	865153	0440	12/20/11	\$500,000	\$499,000	2240	9	1984	Good	12791	N	N	3804 203RD AVE NE
002	356040	0050	03/16/11	\$650,000	\$633,000	2240	9	2010	Avg	7305	N	N	23422 NE 11TH CT
002	356040	0090	03/08/10	\$685,000	\$643,000	2240	9	2010	Avg	8550	N	N	23425 NE 11TH CT
002	193911	0300	10/19/11	\$450,000	\$447,000	2260	9	1987	Avg	8387	N	N	23030 NE 19TH DR
002	193912	0520	04/21/11	\$463,000	\$452,000	2260	9	1989	Avg	7536	N	N	1926 234TH CT NE
002	750404	0050	11/15/11	\$425,000	\$423,000	2260	9	1984	Avg	11628	N	N	3506 210TH PL NE
002	437940	0670	08/12/09	\$599,950	\$552,000	2260	9	2009	Avg	5638	N	N	1107 236TH PL NE
002	356040	0160	03/11/10	\$600,000	\$564,000	2260	9	2010	Avg	6600	N	N	23410 NE 10TH PL
002	750402	1530	11/08/09	\$460,000	\$427,000	2280	9	1978	Avg	12000	N	N	2915 SAHALEE DR E
002	750410	0030	12/07/10	\$460,000	\$444,000	2280	9	1980	Avg	12240	N	N	22214 NE 28TH PL
002	865158	0400	11/16/09	\$528,000	\$490,000	2280	9	1985	Avg	8581	N	N	4220 201ST AVE NE
002	437940	0660	09/09/09	\$595,000	\$549,000	2280	9	2009	Avg	3893	N	N	1115 236TH PL NE
002	356040	0130	03/18/10	\$620,000	\$583,000	2280	9	2010	Avg	5500	N	N	23440 NE 10TH PL
002	865153	0340	04/12/11	\$646,500	\$631,000	2300	9	1984	Avg	12413	Y	N	20214 NE 38TH CT
002	322460	0100	08/23/10	\$508,000	\$485,000	2300	9	1999	Avg	5943	N	N	24210 E MAIN DR
002	322460	0130	03/22/11	\$492,000	\$479,000	2300	9	1999	Avg	6542	N	N	109 242ND AVE SE
002	322460	0260	10/26/10	\$490,000	\$471,000	2300	9	1999	Avg	6453	N	N	129 242ND AVE SE
002	865158	0800	08/18/11	\$500,000	\$494,000	2310	9	1985	Avg	9726	N	N	20149 NE 42ND ST
002	322460	0480	02/04/10	\$470,000	\$440,000	2310	9	1998	Avg	7691	N	N	110 243RD PL SE
002	159200	0910	04/29/10	\$558,000	\$527,000	2320	9	1988	Avg	14603	N	N	22922 NE 15TH PL
002	193913	0680	10/16/09	\$512,231	\$474,000	2320	9	1992	Avg	8917	N	N	23021 NE 18TH ST
002	750402	0040	04/16/09	\$499,900	\$454,000	2330	9	1978	Avg	12750	N	N	2914 SAHALEE DR E
002	807721	0670	02/22/10	\$506,000	\$474,000	2330	9	1989	Avg	9530	N	N	23436 NE 23RD ST
002	750402	1540	08/29/09	\$470,000	\$433,000	2340	9	1978	Avg	11875	N	N	2921 SAHALEE DR E
002	750411	0300	05/03/11	\$424,000	\$415,000	2340	9	1988	Avg	12797	N	N	2722 226TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	807720	0390	08/18/09	\$468,000	\$431,000	2340	9	1987	Good	7245	N	N	2207 233RD AVE NE
002	750401	0370	02/06/10	\$550,000	\$515,000	2350	9	1976	Good	12350	N	N	21024 NE 33RD PL
002	896198	0370	07/04/11	\$489,000	\$481,000	2360	9	2000	Avg	7034	N	N	186 241ST PL SE
002	437940	0050	02/22/11	\$633,000	\$615,000	2360	9	2006	Avg	4814	N	N	23514 NE 13TH PL
002	750402	0920	06/12/09	\$524,950	\$480,000	2370	9	1977	Avg	12075	N	N	2305 SAHALEE DR E
002	865158	0440	01/07/10	\$519,470	\$485,000	2370	9	1985	Avg	8354	N	N	4308 201ST AVE NE
002	807721	0820	12/22/10	\$492,500	\$476,000	2380	9	1989	Avg	8133	N	N	2215 234TH AVE NE
002	865153	0420	05/07/10	\$539,000	\$509,000	2380	9	1983	Avg	12912	N	N	20325 NE 38TH ST
002	322460	0270	06/08/11	\$540,000	\$530,000	2380	9	1999	Avg	5846	N	N	135 242ND AVE SE
002	170305	0150	12/09/09	\$520,000	\$484,000	2380	9	2003	Avg	5137	N	N	2211 239TH PL NE
002	170305	0210	03/18/10	\$539,950	\$508,000	2380	9	2002	Avg	5245	N	N	2210 238TH PL NE
002	170305	0490	03/15/11	\$517,400	\$504,000	2380	9	2002	Avg	6123	N	N	2201 238TH PL NE
002	159200	0370	08/13/10	\$509,000	\$485,000	2400	9	1987	Avg	13383	N	N	22904 NE 12TH PL
002	865158	0230	06/01/11	\$510,000	\$500,000	2400	9	1986	Avg	8486	N	N	20134 NE 44TH ST
002	664620	0800	08/25/09	\$517,000	\$476,000	2410	9	1990	Avg	16854	N	N	1705 224TH CT NE
002	856296	0050	10/27/09	\$495,000	\$459,000	2410	9	1988	Avg	11248	N	N	22634 NE 15TH PL
002	865158	0750	08/19/11	\$510,000	\$504,000	2410	9	1985	Avg	8906	N	N	20109 NE 42ND ST
002	193910	0080	05/26/10	\$520,000	\$492,000	2420	9	1987	Avg	9618	N	N	1727 229TH AVE NE
002	193910	0380	09/28/11	\$435,000	\$431,000	2420	9	1990	Avg	9802	N	N	1851 230TH AVE NE
002	193913	0590	12/06/10	\$487,900	\$470,000	2420	9	1990	Avg	6983	N	N	1807 231ST AVE NE
002	664620	0790	02/19/09	\$559,775	\$506,000	2420	9	1990	Avg	13556	Y	N	1701 224TH CT NE
002	750400	1320	01/31/11	\$480,000	\$465,000	2420	9	1990	Avg	11953	N	N	2113 SAHALEE DR W
002	062981	1180	05/04/10	\$535,000	\$505,000	2420	9	1999	Avg	8305	N	N	24856 NE 2ND CT
002	306641	0530	06/04/10	\$542,000	\$513,000	2430	9	1988	Avg	11159	N	N	2121 221ST PL NE
002	306641	0580	04/15/10	\$485,000	\$457,000	2430	9	1988	Avg	10567	N	N	2134 221ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	031950	0530	06/01/10	\$540,000	\$511,000	2450	9	1995	Avg	9185	N	N	23147 NE 15TH CT
002	896198	0350	12/01/10	\$500,500	\$482,000	2450	9	2000	Avg	6723	N	N	178 241ST PL SE
002	193912	0280	05/16/11	\$526,000	\$515,000	2460	9	1990	Avg	8465	N	N	1821 235TH PL NE
002	863575	0050	10/11/10	\$603,750	\$579,000	2460	9	1999	Avg	5500	N	N	23771 SE 7TH PL
002	750402	0610	10/01/11	\$520,160	\$516,000	2480	9	1978	Avg	12070	N	N	2206 SAHALEE DR E
002	437940	0140	06/20/10	\$660,000	\$626,000	2480	9	2007	Avg	10280	N	N	1235 235TH CT NE
002	193912	0240	05/24/10	\$520,000	\$492,000	2490	9	1990	Avg	6884	N	N	23409 NE 19TH DR
002	170305	0450	08/05/09	\$530,000	\$487,000	2490	9	2002	Avg	7912	N	N	2209 238TH PL NE
002	750410	1630	04/22/11	\$492,500	\$481,000	2500	9	1990	Avg	13500	N	N	2827 223RD PL NE
002	807721	0780	09/19/11	\$495,000	\$490,000	2500	9	1988	Avg	7721	N	N	2313 234TH CT NE
002	193912	0070	11/09/10	\$460,000	\$442,000	2520	9	1990	Avg	7987	N	N	1824 231ST PL NE
002	865161	0380	07/08/11	\$589,000	\$579,000	2520	9	1999	Avg	6276	N	N	20528 NE 31ST ST
002	750410	0650	02/12/09	\$520,000	\$470,000	2530	9	1983	Avg	13806	N	N	2439 222ND AVE NE
002	193912	0170	08/24/11	\$535,000	\$529,000	2540	9	1989	Avg	8600	N	N	23211 NE 18TH PL
002	437940	0430	05/28/09	\$600,000	\$548,000	2540	9	2006	Avg	5354	N	N	1125 235TH PL NE
002	750410	0090	04/13/11	\$480,000	\$468,000	2550	9	1984	Avg	14751	N	N	2825 222ND AVE NE
002	750410	0150	06/05/09	\$582,000	\$532,000	2560	9	1987	Avg	9828	N	N	2818 220TH PL NE
002	193913	0020	06/09/10	\$574,000	\$544,000	2580	9	1990	Avg	8344	N	N	1751 233RD PL NE
002	941640	0180	04/13/10	\$549,000	\$517,000	2580	9	2002	Avg	5299	N	N	1024 233RD PL NE
002	437940	0170	06/20/11	\$527,000	\$518,000	2600	9	2005	Avg	5720	N	N	1238 235TH CT NE
002	437940	0180	09/13/10	\$580,300	\$555,000	2600	9	2005	Avg	5093	N	N	1306 235TH CT NE
002	437940	0380	10/05/11	\$512,500	\$508,000	2600	9	2005	Avg	4950	N	N	1213 235TH PL NE
002	437940	0510	03/12/09	\$720,000	\$652,000	2600	9	2006	Avg	6455	N	N	1027 235TH PL NE
002	031950	0400	05/17/10	\$595,000	\$563,000	2610	9	1994	Avg	10030	N	N	23226 NE 14TH PL
002	807721	0050	05/21/10	\$540,000	\$511,000	2610	9	1990	Avg	8145	N	N	23417 NE 22ND ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	941640	0190	07/07/10	\$570,000	\$542,000	2610	9	2001	Avg	6385	N	N	1026 233RD PL NE
002	941640	0280	02/26/10	\$550,000	\$516,000	2610	9	2001	Avg	7066	N	N	1009 233RD PL NE
002	941640	0290	06/08/10	\$550,000	\$521,000	2610	9	2001	Avg	7476	N	N	233RD PL NE
002	170305	0140	09/06/11	\$510,000	\$505,000	2610	9	2003	Avg	5309	N	N	2213 239TH PL NE
002	750410	1650	03/17/10	\$524,000	\$492,000	2620	9	1979	Avg	10902	N	N	2813 223RD PL NE
002	031950	0500	09/29/10	\$530,000	\$508,000	2630	9	1996	Avg	9628	N	N	23150 NE NE 15TH CT
002	159200	0570	03/20/09	\$530,000	\$480,000	2630	9	1990	Avg	10955	N	N	23034 NE 13TH ST
002	664620	0220	07/15/11	\$525,000	\$517,000	2630	9	1990	Avg	6003	Y	N	1808 221ST PL NE
002	750410	0190	10/07/11	\$525,000	\$521,000	2630	9	1987	Avg	9347	N	N	2844 220TH PL NE
002	807720	0100	07/08/11	\$547,500	\$539,000	2630	9	1986	Good	8481	N	N	2010 232ND PL NE
002	031950	0180	11/12/09	\$555,000	\$515,000	2640	9	1996	Avg	9640	N	N	1516 233RD PL NE
002	159200	0440	09/24/09	\$479,300	\$443,000	2640	9	1984	Avg	10442	N	N	1200 230TH AVE NE
002	159200	0480	07/07/09	\$472,500	\$433,000	2650	9	1988	Avg	11535	N	N	1212 230TH AVE NE
002	807721	0540	08/03/09	\$600,000	\$551,000	2650	9	1990	Good	9435	N	N	2220 235TH CT NE
002	356040	0010	05/05/10	\$676,000	\$638,000	2660	9	2010	Avg	6842	N	N	23462 NE 11TH CT
002	356040	0030	01/06/11	\$642,000	\$621,000	2660	9	2010	Avg	6000	N	N	23442 NE 11TH CT
002	356040	0040	03/04/11	\$685,000	\$666,000	2660	9	2010	Avg	6274	N	N	23432 NE 11 th Court
002	356040	0060	10/31/11	\$650,000	\$646,000	2660	9	2010	Avg	10340	N	N	23412 NE 11 th Court
002	356040	0080	05/23/11	\$705,000	\$691,000	2660	9	2010	Avg	8573	N	N	23415 NE 11 th Court
002	193913	0040	05/15/09	\$552,000	\$503,000	2670	9	1990	Avg	8716	N	N	1735 233RD PL NE
002	170305	0050	12/17/09	\$620,000	\$578,000	2670	9	2001	Avg	7582	N	N	2210 239TH PL NE
002	750401	0380	10/18/10	\$480,000	\$461,000	2690	9	1976	Avg	12000	N	N	21016 NE 33RD PL
002	750401	0380	08/10/09	\$545,000	\$501,000	2690	9	1976	Avg	12000	N	N	21016 NE 33RD PL
002	193910	0570	11/18/11	\$444,180	\$442,000	2700	9	1990	Avg	8515	N	N	23006 NE 19TH DR
002	941640	0130	08/12/10	\$555,000	\$529,000	2700	9	2001	Avg	8298	N	N	1008 233RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	193913	0090	10/21/09	\$472,000	\$437,000	2710	9	1990	Avg	9022	N	N	23266 NE 17TH ST
002	750404	0100	08/12/09	\$490,000	\$451,000	2710	9	1987	Avg	12760	N	N	3504 209TH PL NE
002	750415	0120	01/04/11	\$460,000	\$445,000	2710	9	1979	Avg	12600	N	N	2240 SAHALEE DR W
002	193910	0460	04/07/11	\$512,500	\$500,000	2720	9	1987	Avg	8852	N	N	1801 230TH AVE NE
002	865150	0280	12/01/10	\$525,000	\$506,000	2730	9	1982	Avg	11200	N	N	3816 206TH PL NE
002	062981	1320	12/05/11	\$523,750	\$522,000	2730	9	1999	Avg	6908	N	N	24854 NE 3RD PL
002	031950	0150	02/17/11	\$570,000	\$553,000	2750	9	1996	Avg	8545	N	N	1508 233RD AVE NE
002	031950	0460	04/20/10	\$565,000	\$533,000	2750	9	1996	Avg	6702	Y	N	1436 232ND AVE NE
002	159200	0690	06/09/10	\$553,500	\$524,000	2750	9	1984	Avg	10472	N	N	1400 231ST CT NE
002	863575	0440	09/07/11	\$535,400	\$530,000	2760	9	1998	Avg	8384	N	N	525 237TH AVE SE
002	062981	1090	04/12/10	\$550,000	\$518,000	2770	9	1998	Avg	7837	N	N	24858 NE 1ST PL
002	635260	0490	12/17/10	\$685,000	\$661,000	2770	9	2002	Avg	8049	N	N	19333 NE 42ND CT
002	062981	1000	08/11/09	\$580,000	\$533,000	2780	9	1998	Avg	8687	N	N	24861 NE 1ST PL
002	322460	0200	04/02/10	\$570,888	\$537,000	2790	9	1999	Avg	6647	N	N	24110 SE 1ST CT
002	322460	0280	08/02/10	\$540,000	\$514,000	2790	9	1999	Avg	7187	N	N	144 242ND AVE SE
002	322460	0310	09/28/09	\$520,000	\$481,000	2790	9	1999	Avg	5423	N	N	122 242ND AVE SE
002	896198	0340	07/17/09	\$559,000	\$513,000	2790	9	2000	Avg	7734	N	N	170 241ST PL SE
002	863575	0510	03/30/10	\$568,000	\$534,000	2810	9	1998	Avg	6738	N	N	429 237TH AVE SE
002	863575	0580	07/16/09	\$540,000	\$495,000	2810	9	1998	Avg	6759	N	N	23729 SE 4TH PL
002	863575	0720	07/27/09	\$560,000	\$514,000	2810	9	1999	Avg	7038	N	N	23716 SE 5TH PL
002	193911	0120	10/07/09	\$515,000	\$476,000	2820	9	1987	Avg	7156	N	N	1828 232ND CT NE
002	193913	0070	04/24/09	\$586,950	\$534,000	2820	9	1990	Avg	8307	N	N	23284 NE 17TH ST
002	750400	0600	07/19/10	\$420,500	\$400,000	2820	9	1977	Avg	10974	N	N	2305 209TH PL NE
002	750410	0270	07/26/11	\$550,000	\$542,000	2830	9	1984	Avg	14940	N	N	2843 220TH PL NE
002	437940	0610	06/29/09	\$630,000	\$577,000	2830	9	2005	Avg	6633	N	N	1139 236TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	750400	1260	08/26/11	\$475,000	\$469,000	2840	9	1976	Avg	19196	N	N	2213 SAHALEE DR W
002	750404	0020	11/11/09	\$528,000	\$490,000	2840	9	1984	Avg	12420	N	N	3525 SAHALEE DR W
002	750410	1140	03/26/10	\$580,000	\$546,000	2840	9	1982	Avg	10332	N	N	22103 NE 26TH PL
002	193913	0240	10/21/09	\$530,000	\$491,000	2850	9	1990	Avg	8968	N	N	23286 NE 16TH PL
002	750411	0580	06/16/10	\$637,500	\$604,000	2850	9	1984	Avg	9600	N	N	2707 226TH PL NE
002	896198	0320	01/15/10	\$567,500	\$530,000	2850	9	2000	Avg	6577	N	N	169 241ST PL SE
002	750410	0560	12/10/10	\$563,000	\$543,000	2860	9	1984	Avg	12750	N	N	2417 220TH PL NE
002	863575	0570	11/30/11	\$536,000	\$534,000	2860	9	1998	Avg	7376	N	N	23730 SE 4TH PL
002	437940	0700	06/21/11	\$578,000	\$568,000	2860	9	2005	Avg	6656	N	N	809 235TH AVE NE
002	863575	0450	11/17/09	\$530,000	\$492,000	2880	9	1998	Avg	6687	N	N	519 237TH AVE SE
002	322460	0190	05/12/09	\$580,000	\$529,000	2880	9	1999	Avg	7551	N	N	24116 SE 1ST CT
002	322460	0360	06/14/10	\$566,000	\$537,000	2880	9	1998	Avg	7090	N	N	127 242ND CT SE
002	031950	0220	05/12/11	\$599,500	\$587,000	2890	9	1997	Avg	8560	N	N	1515 233RD PL NE
002	664620	0190	06/21/11	\$490,000	\$481,000	2890	9	1990	Avg	7142	Y	N	22122 NE 18TH ST
002	664620	0190	04/03/11	\$500,000	\$487,000	2890	9	1990	Avg	7142	Y	N	22122 NE 18TH ST
002	807721	0630	03/04/11	\$569,500	\$554,000	2900	9	1989	Avg	10831	N	N	23522 NE 23RD ST
002	031950	0020	10/28/11	\$551,500	\$548,000	2910	9	1994	Avg	7252	N	N	1414 233RD AVE NE
002	159200	0620	04/14/10	\$570,000	\$537,000	2950	9	1990	Avg	11009	N	N	23014 NE 13TH ST
002	159200	0620	04/14/10	\$570,000	\$537,000	2950	9	1990	Avg	11009	N	N	23014 NE 13TH ST
002	865158	0490	11/14/10	\$545,000	\$524,000	2950	9	1986	Good	8639	N	N	4325 201ST PL NE
002	721572	0310	09/24/09	\$548,800	\$507,000	2970	9	1999	Avg	10254	N	N	23990 SE 10TH ST
002	721572	0840	12/21/10	\$515,000	\$497,000	2970	9	2001	Avg	8090	N	N	24009 SE 9TH CT
002	721573	0010	09/20/10	\$585,000	\$560,000	2970	9	2001	Avg	6986	N	N	1314 241ST PL SE
002	721573	0360	08/26/10	\$585,000	\$559,000	2970	9	2000	Avg	11960	N	N	1221 240TH WAY SE
002	721573	0440	09/07/11	\$565,000	\$559,000	2970	9	2001	Avg	11784	N	N	1425 240TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
002	721573	0460	06/01/10	\$615,000	\$582,000	2970	9	2001	Avg	6373	N	N	24032 SE 15TH PL
002	721573	0610	06/21/11	\$550,000	\$540,000	2970	9	2001	Avg	6175	N	N	1413 241ST PL SE
002	571190	0220	09/13/10	\$714,000	\$683,000	2970	9	2004	Avg	7488	N	N	25225 NE 3RD PL
002	571190	0110	03/06/09	\$795,000	\$720,000	2980	9	2003	Avg	11780	N	N	25406 NE 3RD PL
002	437940	0320	07/14/10	\$680,000	\$647,000	2980	9	2005	Avg	6344	N	N	1236 236TH PL NE
002	170305	0090	02/17/10	\$590,000	\$553,000	2990	9	2003	Avg	6606	N	N	2218 239TH PL NE
002	170305	0270	12/13/11	\$550,000	\$549,000	2990	9	2003	Avg	5515	N	N	2220 238TH PL NE
002	356040	0020	06/22/10	\$700,000	\$664,000	2990	9	2010	Avg	6000	N	N	23452 NE 11TH CT
002	356040	0070	08/20/10	\$685,000	\$654,000	2990	9	2010	Avg	7089	N	N	23405 NE 11TH CT
002	356040	0100	04/05/10	\$729,654	\$687,000	2990	9	2010	Avg	6955	N	N	23435 NE 11TH CT
002	356040	0120	10/06/10	\$695,000	\$666,000	2990	9	2009	Avg	7874	N	N	23450 NE 10TH PL
002	356040	0150	05/26/10	\$684,900	\$648,000	2990	9	2010	Avg	5500	N	N	23420 NE 10TH PL
002	807720	0210	12/06/09	\$557,000	\$518,000	3000	9	1987	Avg	8308	N	N	2302 233RD AVE NE
002	863575	0420	03/07/11	\$569,000	\$553,000	3000	9	1999	Avg	7000	N	N	537 237TH AVE SE
002	437940	0810	07/26/10	\$799,900	\$761,000	3000	9	2010	Avg	6614	N	N	23505 NE 10TH PL
002	437940	0690	05/14/09	\$608,000	\$554,000	3010	9	2005	Avg	7628	N	N	805 235TH AVE NE
002	159200	0350	03/18/11	\$525,000	\$511,000	3070	9	1984	Good	10683	N	N	22914 NE 12TH PL
002	750410	1110	12/21/09	\$500,000	\$466,000	3070	9	1982	Avg	14118	N	N	22204 NE 25TH WAY
002	172506	9057	08/24/10	\$961,000	\$917,000	3090	9	1997	Avg	17175	Y	N	20005 NE 42ND ST
002	437940	0770	09/29/09	\$737,000	\$681,000	3120	9	2007	Avg	5875	N	N	23521 NE 10TH PL
002	571190	0250	04/22/09	\$606,000	\$551,000	3140	9	2003	Avg	10626	N	N	25315 NE 3RD PL
002	750400	0280	10/12/09	\$540,000	\$500,000	3150	9	1975	Avg	11269	N	N	2074 211TH AVE NE
002	721572	0370	09/01/11	\$615,000	\$608,000	3150	9	1999	Avg	11613	N	N	23950 SE 10TH ST
002	721572	0380	01/21/11	\$585,000	\$566,000	3150	9	1999	Avg	9760	N	N	23955 SE 10TH ST
002	721572	0470	05/19/10	\$580,000	\$548,000	3150	9	1999	Avg	10335	N	N	1107 240TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 35
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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
002	721572	0800	02/24/10	\$500,000	\$469,000	3150	9	1999	Avg	8655	N	N	24030 SE 10TH ST
002	721572	0930	08/15/11	\$571,457	\$564,000	3150	9	1999	Avg	11919	N	N	24026 SE 9TH CT
002	721573	0490	05/09/11	\$550,000	\$538,000	3150	9	2001	Avg	9807	N	N	1420 240TH WAY SE
002	721573	0650	10/20/11	\$515,000	\$512,000	3150	9	2001	Avg	6853	N	N	1434 241ST PL SE
002	571190	0120	11/24/09	\$785,000	\$730,000	3160	9	2003	Avg	13481	N	N	25316 NE 3RD PL
002	356040	0110	05/19/10	\$745,000	\$704,000	3160	9	2010	Avg	12179	N	N	23455 NE 11TH CT
002	437940	0790	08/26/09	\$825,000	\$760,000	3210	9	2009	Avg	5753	N	N	23513 NE 10TH PL
002	571190	0240	07/02/10	\$631,300	\$600,000	3220	9	2004	Avg	8085	N	N	25303 NE 3RD PL
002	437940	0800	03/17/10	\$840,000	\$789,000	3290	9	2010	Avg	6324	N	N	23509 NE 10TH PL
002	437940	0820	04/13/10	\$840,000	\$792,000	3290	9	2010	Avg	5904	N	N	23501 NE 10TH PL
002	290930	0700	04/15/10	\$610,000	\$575,000	3300	9	2004	Avg	8555	N	N	331 239TH CT SE
002	800147	0130	08/23/10	\$765,000	\$730,000	3410	9	2000	Avg	8976	N	N	20525 NE 22ND CT
002	290930	0690	05/10/11	\$650,000	\$636,000	3410	9	2003	Avg	6654	N	N	327 239TH CT SE
002	290930	0760	11/15/10	\$670,000	\$645,000	3410	9	2003	Avg	9507	N	N	310 239TH CT SE
002	306641	0640	06/21/11	\$592,000	\$581,000	3420	9	1989	Avg	11114	N	N	22122 NE 21ST WAY
002	306640	0030	09/21/10	\$580,000	\$555,000	3620	9	1988	Avg	13369	N	N	2017 216TH PL NE
002	800147	0250	09/09/10	\$755,000	\$722,000	3760	9	2001	Avg	6807	N	N	20533 NE 23RD CT
002	290930	0460	10/15/09	\$646,000	\$598,000	3870	9	2001	Avg	7981	N	N	218 238TH AVE SE
002	800147	0320	08/27/10	\$785,000	\$750,000	3980	9	2000	Avg	7285	N	N	20514 NE 23RD CT
002	290930	0530	01/18/11	\$720,000	\$697,000	4020	9	2003	Avg	8042	N	N	215 238TH AVE SE
002	290930	0640	10/23/09	\$674,000	\$624,000	4210	9	2001	Avg	9414	N	N	23803 SE 2ND PL
002	750400	0120	05/13/09	\$900,000	\$820,000	4230	9	1978	Good	12138	N	N	2066 213TH AVE SE
002	865153	0350	02/22/11	\$850,000	\$826,000	4250	9	1983	Good	14405	Y	N	20211 NE 38TH CT
002	920650	0080	07/07/09	\$1,150,000	\$1,054,000	5290	9	1985	VGood	48352	N	N	19669 NE 44TH PL
002	306640	0140	02/24/09	\$550,000	\$497,000	2090	10	1986	Avg	10306	N	N	21604 NE 22ND CT

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Area 35
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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
002	865148	0490	12/17/09	\$532,500	\$496,000	2110	10	1986	Avg	8982	N	N	20333 NE 34TH CT
002	306640	0770	11/07/11	\$455,000	\$453,000	2140	10	1987	Avg	11149	N	N	2008 216TH PL NE
002	306641	0250	10/15/09	\$518,000	\$480,000	2210	10	1987	Avg	10024	N	N	2028 223RD PL NE
002	750411	0550	10/16/09	\$530,000	\$491,000	2240	10	1987	Avg	12263	N	N	2722 226TH AVE NE
002	750401	0090	11/11/11	\$418,000	\$416,000	2350	10	1977	Avg	12000	N	N	3132 SAHALEE DR W
002	306640	0090	02/02/10	\$533,500	\$499,000	2430	10	1987	Avg	10020	N	N	2119 216TH PL NE
002	750403	0010	12/02/09	\$548,000	\$510,000	2440	10	1978	Avg	11000	N	N	20803 NE 26TH PL
002	750410	1350	11/12/10	\$525,000	\$505,000	2440	10	1983	Avg	11799	N	N	22105 NE 28TH PL
002	750410	1350	09/22/09	\$500,000	\$462,000	2440	10	1983	Avg	11799	N	N	22105 NE 28TH PL
002	750410	1260	07/21/11	\$510,000	\$502,000	2460	10	1982	Avg	12672	N	N	2618 221ST AVE NE
002	865148	0640	11/14/11	\$517,500	\$515,000	2500	10	1987	Avg	8894	N	N	20347 NE 34TH CT
002	750403	0200	08/31/11	\$433,000	\$428,000	2510	10	1979	Avg	13000	Y	N	2732 209TH AVE NE
002	306640	0800	06/21/10	\$513,000	\$487,000	2520	10	1987	Avg	10142	N	N	2023 217TH PL NE
002	306641	0130	06/27/11	\$519,500	\$511,000	2520	10	1987	Avg	10950	N	N	2318 223RD CT NE
002	306640	0880	06/04/10	\$560,000	\$530,000	2540	10	1989	Avg	10487	N	N	2034 217TH PL NE
002	306640	0810	11/16/10	\$546,500	\$526,000	2550	10	1988	Avg	10235	N	N	2029 217TH PL NE
002	750403	0080	12/03/09	\$529,000	\$492,000	2550	10	1978	Avg	10800	N	N	20849 NE 26TH PL
002	306640	0740	04/26/10	\$555,000	\$524,000	2580	10	1986	Avg	10000	N	N	2036 216TH PL NE
002	182930	0430	11/24/10	\$465,000	\$448,000	2590	10	1989	Avg	10793	N	N	2931 223RD AVE NE
002	306641	0040	12/11/10	\$539,000	\$520,000	2590	10	1987	Avg	10000	N	N	22104 NE 23RD ST
002	357530	0295	06/08/09	\$516,285	\$472,000	2590	10	1998	Avg	8642	Y	N	1548 EAST LAKE SAMMAMISH PKWY NE
002	182930	0040	09/13/10	\$525,000	\$502,000	2600	10	1988	Avg	10500	N	N	22329 NE 30TH ST
002	182930	0160	04/04/11	\$618,000	\$603,000	2610	10	1990	Avg	17644	N	N	3042 224TH AVE NE
002	750410	1100	06/08/11	\$528,000	\$518,000	2620	10	1987	Avg	13366	N	N	22212 NE 25TH WAY
002	240550	0070	04/18/11	\$520,000	\$508,000	2630	10	1990	Avg	8879	N	N	1911 224TH PL NE

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Area 35
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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
002	306641	0960	09/13/11	\$545,000	\$539,000	2630	10	1987	Avg	10400	N	N	22021 NE 23RD ST
002	750410	1390	07/13/10	\$525,000	\$499,000	2650	10	1983	Avg	10458	N	N	22213 NE 28TH PL
002	721572	0180	06/02/09	\$710,000	\$648,000	2650	10	2000	Avg	11798	N	N	23919 SE 8TH PL
002	306640	0110	03/17/11	\$569,500	\$554,000	2660	10	1988	Avg	11481	N	N	21607 NE 22ND CT
002	306641	0720	06/23/10	\$600,000	\$569,000	2680	10	1987	Avg	11911	N	N	2141 222ND PL NE
002	327589	0530	07/20/10	\$590,000	\$561,000	2700	10	1994	Avg	9863	N	N	19124 NE 46TH CT
002	865148	0190	05/24/11	\$665,000	\$651,000	2760	10	1987	Good	16271	N	N	20625 NE 34TH PL
002	182930	0230	09/29/09	\$580,000	\$536,000	2770	10	1987	Avg	14045	Y	N	22328 NE 31ST ST
002	306640	0260	05/26/10	\$550,000	\$520,000	2770	10	1987	Avg	11786	N	N	2114 219TH PL NE
002	327589	0150	05/10/11	\$615,000	\$602,000	2810	10	1992	Avg	14650	N	N	19110 NE 48TH ST
002	240550	0100	10/23/09	\$542,000	\$502,000	2830	10	1990	Avg	8169	N	N	22316 NE 19TH ST
002	750411	0450	02/20/09	\$699,000	\$632,000	2830	10	1989	Good	19586	Y	N	2727 226TH AVE NE
002	240550	0130	09/21/09	\$595,000	\$550,000	2840	10	1990	Avg	9963	N	N	22218 NE 19TH ST
002	750411	0110	06/19/09	\$570,000	\$522,000	2880	10	1985	Good	10126	N	N	2503 227TH PL NE
002	205010	0390	10/14/09	\$966,000	\$894,000	2900	10	1997	Avg	21027	Y	N	5133 189TH AVE NE
002	750410	1080	06/09/10	\$540,000	\$512,000	2900	10	1984	Avg	12496	N	N	22228 NE 25TH WAY
002	182930	0480	01/15/10	\$585,000	\$547,000	2910	10	1987	Avg	10420	N	N	22317 NE 31ST ST
002	327589	0400	01/26/09	\$627,000	\$565,000	2910	10	1993	Avg	8250	N	N	4604 191ST PL NE
002	920650	0020	05/20/11	\$735,000	\$720,000	2910	10	2005	Avg	8400	N	N	19643 NE 44TH PL
002	205010	0010	07/06/10	\$689,000	\$655,000	2920	10	1994	Avg	10483	N	N	5331 188TH PL NE
002	158700	0070	12/16/09	\$875,000	\$815,000	2940	10	2005	Avg	7618	N	N	4123 198TH CT NE
002	182930	0400	11/16/09	\$585,000	\$543,000	2980	10	1986	Avg	10079	N	N	22241 NE 31ST ST
002	306640	0640	11/25/09	\$529,000	\$492,000	2980	10	1985	Good	10018	N	N	21801 NE 22ND ST
002	306640	0240	06/23/09	\$610,000	\$558,000	3000	10	1987	Avg	13118	N	N	21826 NE 22ND ST
002	750405	0110	03/03/11	\$479,000	\$466,000	3000	10	1984	Avg	12600	N	N	3341 SAHALEE WAY NE

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Area 35
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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
002	635260	0180	05/20/10	\$762,500	\$721,000	3000	10	2000	Avg	8262	N	N	19191 NE 44TH CT
002	750401	0630	11/17/10	\$582,500	\$561,000	3060	10	1977	Avg	11900	N	N	3110 211TH AVE NE
002	865161	0020	11/13/09	\$663,500	\$616,000	3080	10	1999	Avg	8252	N	N	20526 NE 33RD CT
002	865161	1010	04/15/10	\$770,000	\$726,000	3090	10	2000	Avg	6657	N	N	20556 NE 29TH ST
002	865161	1280	08/20/10	\$735,000	\$701,000	3090	10	1999	Avg	6245	N	N	20623 NE 28TH CT
002	635260	0700	06/14/11	\$812,400	\$797,000	3090	10	2002	Avg	7194	N	N	4475 194TH WAY NE
002	951092	0100	08/05/11	\$660,000	\$651,000	3100	10	1992	Avg	17381	N	N	24107 SE 16TH PL
002	951092	0100	08/05/11	\$660,000	\$651,000	3100	10	1992	Avg	17381	N	N	24107 SE 16TH PL
002	062981	0890	02/10/10	\$630,000	\$590,000	3100	10	1998	Avg	9890	N	N	112 246TH WAY SE
002	327589	0350	12/23/09	\$640,000	\$597,000	3110	10	1993	Avg	8802	N	N	19126 NE 45TH PL
002	062981	0320	11/01/10	\$625,000	\$601,000	3110	10	1997	Avg	10891	N	N	24416 SE 4TH PL
002	062981	0590	12/20/10	\$568,000	\$548,000	3110	10	1997	Avg	9667	N	N	24536 SE 1ST ST
002	865161	1020	05/11/10	\$765,000	\$723,000	3130	10	2001	Avg	6821	N	N	2830 206TH TER NE
002	865161	1050	03/18/11	\$739,500	\$720,000	3130	10	2001	Avg	6028	N	N	2812 206TH TER NE
002	951092	0120	10/21/09	\$640,000	\$593,000	3140	10	1994	Avg	14421	N	N	24115 SE 16TH PL
002	182930	0110	04/07/11	\$606,500	\$592,000	3200	10	1987	Avg	14951	N	N	22410 NE 30TH CT
002	750402	0880	07/30/10	\$786,000	\$748,000	3210	10	1978	Good	12000	N	N	2315 216TH PL NE
002	750411	0650	10/11/10	\$610,000	\$585,000	3220	10	1985	Avg	9600	N	N	2517 226TH PL NE
002	750411	0850	09/12/11	\$561,800	\$556,000	3230	10	1984	Avg	10597	N	N	22621 NE 25TH WAY
002	865161	1110	10/29/10	\$755,000	\$725,000	3230	10	1999	Avg	7639	N	N	2722 206TH TER NE
002	327589	0670	04/14/09	\$645,000	\$586,000	3250	10	1993	Avg	12308	N	N	4504 194TH WAY NE
002	865161	1290	12/13/11	\$685,000	\$684,000	3300	10	2000	Avg	6660	N	N	20631 NE 28TH CT
002	635260	0300	07/15/11	\$750,000	\$738,000	3300	10	2001	Avg	6793	N	N	19173 NE 43RD CT
002	750410	1550	03/23/11	\$550,000	\$536,000	3350	10	1984	Avg	8364	N	N	2708 224TH AVE NE
002	721572	0260	04/09/10	\$700,000	\$659,000	3350	10	1999	Avg	11314	N	N	23953 SE 8TH PL

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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
002	635260	0500	11/14/11	\$765,000	\$762,000	3410	10	2002	Avg	6972	N	N	4109 194TH PL NE
002	158700	0080	12/01/09	\$810,000	\$753,000	3420	10	2003	Avg	13668	N	N	4113 198TH CT NE
002	865161	0050	04/18/11	\$779,000	\$761,000	3430	10	1998	Avg	8552	N	N	20550 NE 33RD CT
002	865161	0050	02/12/10	\$778,000	\$729,000	3430	10	1998	Avg	8552	N	N	20550 NE 33RD CT
002	865161	0140	02/23/10	\$757,000	\$710,000	3430	10	1998	Avg	8438	N	N	20565 NE 33RD CT
002	232700	0060	06/15/09	\$865,000	\$791,000	3430	10	2003	Avg	15144	N	N	24116 NE 1ST PL
002	327589	0300	04/29/09	\$715,000	\$651,000	3450	10	1994	Avg	8841	N	N	19115 NE 45TH PL
002	750410	1410	05/05/09	\$562,500	\$512,000	3450	10	1983	Avg	11235	N	N	2731 223RD AVE NE
002	062981	0570	09/08/10	\$700,000	\$669,000	3490	10	1998	Avg	11061	N	N	24522 SE 1ST ST
002	062981	0900	06/28/09	\$725,000	\$664,000	3490	10	1998	Avg	9100	N	N	118 246TH WAY SE
002	721572	0200	09/08/09	\$850,000	\$784,000	3490	10	2000	Avg	14140	N	N	23927 SE 8TH PL
002	327589	0620	04/14/11	\$641,790	\$626,000	3500	10	1994	Avg	9650	N	N	4527 194TH WAY NE
002	158700	0130	04/12/10	\$866,800	\$817,000	3500	10	2005	Avg	34143	N	N	4138 198TH CT NE
002	143758	0610	04/09/10	\$765,000	\$721,000	3500	10	2004	Avg	8493	N	N	224 259TH AVE NE
002	062981	0460	04/14/10	\$599,000	\$564,000	3522	10	1998	Avg	9555	N	N	147 245TH PL SE
002	062981	0630	04/26/10	\$705,000	\$665,000	3522	10	1998	Good	9350	N	N	134 245TH PL SE
002	635260	0240	03/27/09	\$755,000	\$685,000	3540	10	2000	Avg	6851	N	N	19174 NE 43RD CT
002	062981	0250	08/31/09	\$750,000	\$691,000	3547	10	1998	Avg	12602	N	N	447 245TH AVE SE
002	062981	0280	05/17/11	\$748,000	\$732,000	3547	10	1998	Avg	12837	N	N	409 245TH AVE SE
002	750410	0420	07/21/11	\$595,000	\$586,000	3550	10	1983	Avg	13410	N	N	2609 221ST AVE NE
002	865161	1240	07/28/09	\$785,000	\$721,000	3590	10	1998	Avg	7065	N	N	20630 NE 28TH CT
002	865161	1300	01/07/10	\$788,000	\$736,000	3590	10	2000	Avg	6466	N	N	20639 NE 28TH CT
002	062981	0870	06/07/10	\$740,000	\$701,000	3600	10	1997	Good	10140	N	N	24623 SE 1ST ST
002	143758	0040	06/19/09	\$847,500	\$775,000	3620	10	2005	Avg	9817	N	N	257 259TH AVE NE
002	750410	0860	12/16/11	\$570,000	\$569,000	3630	10	1983	Avg	12000	N	N	2413 223RD PL NE

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Area 35
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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
002	635260	0040	06/07/10	\$785,000	\$744,000	3655	10	1999	Avg	8706	N	N	19178 NE 44TH CT
002	635260	0040	05/26/10	\$785,000	\$743,000	3655	10	1999	Avg	8706	N	N	19178 NE 44TH CT
002	750410	1090	03/15/11	\$590,000	\$574,000	3760	10	1984	Avg	11782	N	N	22220 NE 25TH WAY
002	635260	0290	07/14/11	\$800,000	\$787,000	3760	10	2001	Avg	10708	N	N	19167 NE 43RD CT
002	143758	0590	04/26/10	\$798,000	\$753,000	3810	10	2005	Avg	8244	N	N	208 259TH AVE NE
002	800147	0570	09/02/10	\$775,000	\$740,000	3850	10	2001	Avg	8774	N	N	2220 204TH PL NE
002	062981	0410	06/14/10	\$730,000	\$692,000	3890	10	1999	Avg	9324	N	N	24508 SE 3RD CT
002	290930	0010	08/23/11	\$748,000	\$739,000	3890	10	2003	Avg	8800	N	N	328 240TH PL SE
002	143758	0240	08/27/09	\$770,000	\$709,000	3950	10	2004	Avg	8261	N	N	25803 NE 1ST PL
002	143758	0520	10/21/09	\$776,000	\$719,000	3970	10	2004	Avg	8204	N	N	207 259TH PL NE
002	290930	0040	07/28/10	\$785,000	\$747,000	4010	10	2001	Avg	9019	N	N	310 240TH PL SE
002	143758	0470	06/10/09	\$840,000	\$768,000	4030	10	2005	Avg	7401	N	N	238 259TH PL NE
002	143758	0430	09/10/09	\$787,000	\$726,000	4150	10	2004	Avg	7363	N	N	206 259TH PL NE
002	750402	1150	09/13/10	\$630,000	\$603,000	4160	10	1978	Avg	12000	N	N	2719 SAHALEE DR E
002	205010	0460	06/26/09	\$925,000	\$847,000	4180	10	1997	Avg	12077	N	N	5318 188TH PL NE
002	865161	1040	06/14/10	\$782,500	\$742,000	4370	10	2001	Avg	5879	N	N	2818 206TH TER NE
002	750410	1030	12/15/10	\$705,000	\$680,000	4470	10	1983	Avg	10300	N	N	2534 224TH PL NE
002	716760	0140	11/23/11	\$750,000	\$747,000	4600	10	2001	Avg	9760	N	N	25714 NE 4TH PL
002	290930	0080	05/28/10	\$797,500	\$755,000	4630	10	2001	Avg	8685	N	N	327 240TH PL SE
002	143758	0270	09/28/10	\$1,050,000	\$1,006,000	5180	10	2006	Avg	10370	N	N	25815 NE 1ST PL
002	752595	0080	12/03/09	\$920,000	\$856,000	2720	11	1987	Good	33104	Y	N	1625 207TH AVE NE
002	743020	0100	03/13/09	\$1,000,000	\$906,000	3110	11	2007	Avg	9444	N	N	4539 205TH PL NE
002	357530	0425	11/23/10	\$785,000	\$756,000	3180	11	1991	Avg	21100	Y	N	20319 NE 15TH PL
002	865161	0830	12/04/09	\$1,325,000	\$1,233,000	3270	11	1999	Avg	12424	N	N	2747 204TH LN NE
002	752675	0030	03/04/11	\$785,000	\$763,000	3340	11	1994	Avg	18318	Y	N	1628 204TH AVE NE

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Area 35
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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
002	752675	0160	12/04/09	\$840,000	\$781,000	3400	11	1993	Avg	25353	Y	N	1629 204TH AVE NE
002	752499	0050	09/23/09	\$1,535,000	\$1,418,000	3410	11	1997	Avg	43069	Y	N	1736 205TH PL NE
002	750400	0410	05/03/11	\$1,068,000	\$1,044,000	3722	11	1998	Avg	12000	N	N	2222 209TH PL NE
002	865149	0090	04/15/10	\$915,000	\$862,000	3727	11	2000	Avg	29209	N	N	3306 203RD PL NE
002	865161	1840	01/06/09	\$1,080,000	\$972,000	3950	11	2000	Avg	9953	N	N	20435 NE 31ST ST
002	800147	0660	08/10/10	\$950,000	\$906,000	3960	11	2002	Avg	12771	N	N	1903 205TH PL NE
002	800147	0400	09/25/11	\$1,050,000	\$1,041,000	4000	11	2003	Avg	7498	N	N	2203 204TH PL NE
002	865149	0050	09/14/11	\$910,000	\$901,000	4040	11	1999	Avg	14703	N	N	3316 203RD PL NE
002	800147	0610	12/10/09	\$1,199,950	\$1,117,000	4040	11	2002	Avg	10936	Y	N	1915 205TH PL NE
002	062980	0280	10/06/09	\$1,185,000	\$1,096,000	4110	11	1998	Avg	26955	N	N	113 WINDSOR DR SE
002	743020	0070	03/04/09	\$1,250,000	\$1,131,000	4120	11	2008	Avg	14961	N	N	4563 205TH PL NE
002	062980	0310	11/04/09	\$980,000	\$909,000	4170	11	1997	Avg	23920	N	N	137 WINDSOR DR SE
002	865161	1890	09/15/09	\$1,250,000	\$1,154,000	4260	11	2000	Avg	11321	Y	N	20430 NE 31ST ST
002	357530	0928	10/19/11	\$885,000	\$879,000	4300	11	1990	Avg	22750	Y	N	1520 204TH AVE NE
002	865161	0950	10/28/11	\$1,399,000	\$1,391,000	4595	11	2000	Avg	12102	Y	N	2451 204TH TER NE
002	062980	0440	06/03/10	\$1,375,000	\$1,302,000	4720	11	1997	Avg	31012	N	N	803 WINDSOR DR SE
002	752595	0160	01/07/10	\$1,000,000	\$933,000	2810	12	1990	Avg	16724	Y	N	20432 NE 16TH ST
002	865161	0760	04/23/10	\$1,215,000	\$1,146,000	4770	12	1999	Avg	18847	N	N	2927 204TH LN NE
002	062980	0660	06/02/11	\$1,380,000	\$1,353,000	4790	12	1999	Avg	25412	N	N	24419 SE 7TH CT
002	062980	0330	05/09/11	\$1,586,000	\$1,551,000	5780	12	2000	Avg	23316	N	N	153 WINDSOR DR SE
002	062980	0450	07/01/09	\$1,678,000	\$1,537,000	5950	12	1999	Avg	31763	N	N	811 WINDSOR DR SE
002	062980	0390	03/03/10	\$1,450,000	\$1,361,000	6320	12	2001	Avg	25143	N	N	615 WINDSOR DR SE
002	062980	0390	03/03/10	\$1,437,500	\$1,349,000	6320	12	2001	Avg	25143	N	N	615 WINDSOR DR SE
003	124010	0050	04/01/10	\$262,500	\$247,000	990	6	1974	Good	11298	N	N	817 216TH AVE NE
003	856290	0820	04/27/11	\$272,000	\$266,000	910	7	1976	Good	18713	N	N	129 210TH AVE NE

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Area 35
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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
003	357530	3755	12/03/10	\$292,500	\$282,000	930	7	1978	Good	7500	N	N	903 209TH AVE NE
003	357530	5050	10/22/09	\$290,000	\$269,000	1010	7	1975	Avg	10000	N	N	907 211TH AVE NE
003	432370	0170	12/08/09	\$337,000	\$314,000	1080	7	1977	Good	17598	N	N	21228 NE 12TH ST
003	432360	0020	07/15/10	\$335,000	\$319,000	1090	7	1975	Avg	9600	N	N	1034 212TH AVE NE
003	357530	2595	12/24/09	\$299,000	\$279,000	1140	7	1976	Avg	10000	N	N	902 207TH AVE NE
003	605465	0020	05/19/09	\$349,500	\$319,000	1140	7	1978	Avg	8400	N	N	415 222ND AVE NE
003	357530	4770	08/11/10	\$313,500	\$299,000	1150	7	1980	Avg	13000	N	N	21016 NE 15TH ST
003	357530	2590	04/23/09	\$440,000	\$400,000	1180	7	1976	Good	10000	N	N	910 207TH AVE NE
003	357530	3375	01/27/10	\$356,500	\$333,000	1200	7	1978	Good	10000	N	N	20808 NE 15TH ST
003	357530	4415	05/21/10	\$303,000	\$287,000	1220	7	1974	Avg	12500	N	N	1307 210TH AVE NE
003	256132	0030	01/09/09	\$320,000	\$288,000	1240	7	1977	Avg	9504	N	N	21625 NE 8TH ST
003	256133	0100	11/22/11	\$340,000	\$339,000	1240	7	1977	Avg	11790	N	N	714 218TH AVE NE
003	357530	3806	06/01/09	\$320,000	\$292,000	1240	7	1974	Good	10000	N	N	1019 209TH AVE NE
003	432370	0240	04/13/11	\$256,503	\$250,000	1250	7	1975	Good	9511	N	N	21240 NE 10TH PL
003	918651	0020	12/10/09	\$464,000	\$432,000	1260	7	1981	Good	45311	N	N	21818 SE 1ST ST
003	918651	0080	10/06/10	\$475,000	\$455,000	1260	7	1981	Avg	53125	N	N	21807 SE 1ST ST
003	357530	5420	03/25/11	\$299,950	\$292,000	1270	7	1976	Good	10000	N	N	1117 211TH PL NE
003	357530	3300	04/14/10	\$337,000	\$318,000	1280	7	1972	Good	11820	N	N	1545 209TH AVE NE
003	256135	0050	07/13/10	\$310,000	\$295,000	1300	7	1981	Good	10508	N	N	21507 NE 8TH ST
003	605465	0080	07/15/11	\$310,000	\$305,000	1300	7	1977	Good	9680	N	N	22110 NE 3RD PL
003	357530	2761	05/19/11	\$238,500	\$234,000	1320	7	1974	Avg	7500	N	N	920 207TH PL NE
003	256133	0130	04/29/09	\$337,000	\$307,000	1350	7	1977	Good	9694	N	N	732 218TH AVE NE
003	357530	3422	05/14/10	\$300,000	\$284,000	1350	7	1968	Good	10000	N	N	20817 NE 15TH ST
003	605465	0120	08/27/10	\$287,500	\$275,000	1350	7	1977	Avg	9600	N	N	235 221ST AVE NE
003	332506	9145	07/23/09	\$449,000	\$412,000	1380	7	1982	Good	14230	N	N	420 222ND AVE NE

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Area 35
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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
003	856290	0610	12/27/11	\$440,000	\$440,000	1450	7	1983	Avg	13095	Y	N	21007 NE 4TH ST
003	856290	0860	03/21/11	\$367,500	\$358,000	1450	7	1990	Avg	14880	N	N	204 208TH AVE NE
003	432370	0270	11/05/09	\$415,000	\$385,000	1540	7	1981	Good	9288	N	N	21216 NE 10TH PL
003	332506	9143	04/10/09	\$380,000	\$345,000	1680	7	1983	Good	39204	N	N	232 222ND PL NE
003	357530	3760	11/23/11	\$230,000	\$229,000	1680	7	1979	Avg	7500	N	N	909 209TH AVE NE
003	750418	0130	11/10/09	\$395,000	\$367,000	1710	7	1989	Avg	21485	Y	N	1022 215TH AVE NE
003	357530	4016	09/26/11	\$316,300	\$313,000	1770	7	1978	Good	10000	N	N	832 209TH AVE NE
003	856290	1810	10/24/11	\$415,000	\$412,000	2030	7	1990	Avg	12880	N	N	445 210TH AVE NE
003	856290	0100	05/05/10	\$426,000	\$402,000	2330	7	1979	Good	11340	N	N	214 211TH PL NE
003	357530	5509	05/10/10	\$465,000	\$439,000	2340	7	1978	Good	12500	N	N	1515 212TH AVE NE
003	856290	0440	11/04/10	\$550,000	\$529,000	2610	7	1985	Good	11214	Y	N	246 210TH PL NE
003	357530	1095	03/24/09	\$425,000	\$385,000	980	8	1979	Good	10000	Y	N	1207 206TH AVE NE
003	357530	5438	04/23/09	\$400,000	\$364,000	1110	8	2006	Avg	5000	N	N	1222 211TH AVE NE
003	124010	0088	08/23/10	\$377,000	\$360,000	1180	8	1976	Avg	12223	N	N	21615 NE 16TH ST
003	111730	0030	01/26/10	\$445,300	\$416,000	1250	8	1981	Good	37039	N	N	21316 SE 3RD ST
003	357530	5635	09/26/11	\$395,000	\$391,000	1400	8	1984	Good	7800	N	N	1524 211TH PL NE
003	111730	0050	08/10/11	\$348,950	\$344,000	1550	8	1982	Avg	27003	N	N	21313 SE 3RD ST
003	357530	5434	08/24/09	\$370,858	\$342,000	1580	8	2008	Avg	5000	N	N	1280 211TH AVE NE
003	225150	0090	05/23/11	\$415,000	\$406,000	1680	8	1978	Good	14725	N	N	208 207TH AVE NE
003	750446	0020	06/10/09	\$445,000	\$407,000	1680	8	1979	Avg	10135	N	N	1525 218TH PL NE
003	124010	0081	12/07/11	\$325,000	\$324,000	1720	8	1974	Avg	48351	N	N	1509 216TH AVE NE
003	358250	0180	11/23/11	\$324,000	\$323,000	1720	8	1985	Avg	43560	N	N	768 222ND PL NE
003	856290	2000	08/19/09	\$380,000	\$350,000	1780	8	1993	Avg	10720	N	N	421 209TH AVE NE
003	332506	9087	09/01/10	\$639,000	\$610,000	1810	8	1980	Avg	86990	N	N	22609 SE 4TH ST
003	224970	0070	06/29/11	\$401,000	\$394,000	1890	8	1991	Avg	22500	N	N	102 206TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	222506	9076	07/22/11	\$455,000	\$448,000	2000	8	1985	Avg	61855	N	N	24100 NE 27TH PL
003	432370	0210	03/17/10	\$487,500	\$458,000	2090	8	2006	Avg	9249	N	N	21231 NE 12TH ST
003	357530	5154	08/20/10	\$410,000	\$391,000	2160	8	1968	Avg	17500	N	N	21015 NE 11TH ST
003	613450	0160	07/20/10	\$505,000	\$480,000	2190	8	2002	Avg	8010	N	N	2527 248TH PL NE
003	613450	0040	09/04/09	\$450,000	\$415,000	2230	8	2002	Avg	6656	N	N	24821 NE 25TH ST
003	788090	0030	05/27/11	\$495,500	\$486,000	2260	8	1989	Avg	13295	N	N	21518 NE 9TH PL
003	124070	0053	10/28/09	\$570,000	\$528,000	2270	8	1974	Good	21779	N	N	21405 E MAIN DR
003	357530	5512	07/13/10	\$550,000	\$523,000	2300	8	2010	Avg	7500	N	N	1533 212TH AVE NE
003	062720	0040	05/04/10	\$500,000	\$472,000	2350	8	2009	Avg	5731	N	N	23348 NE 7TH CT
003	856290	1410	02/15/11	\$415,000	\$403,000	2380	8	1998	Avg	12080	N	N	29 210TH PL SE
003	856290	1920	06/22/09	\$685,000	\$627,000	2390	8	2008	Avg	10720	N	N	442 209TH AVE NE
003	185308	1210	09/08/11	\$562,000	\$556,000	2400	8	2010	Avg	5000	N	N	1661 208TH PL SE
003	357530	5632	11/21/11	\$484,950	\$483,000	2420	8	2011	Avg	5000	N	N	1528 211 th PL NE
003	357530	5630	12/16/11	\$489,950	\$489,000	2420	8	2011	Avg	5000	N	N	1534 211 th PI NE
003	357530	2394	02/03/10	\$483,000	\$452,000	2450	8	2008	Avg	5000	N	N	1410 207TH AVE NE
003	185308	1030	06/02/10	\$678,500	\$642,000	2530	8	2010	Avg	8479	N	N	1881 211TH AVE SE
003	062720	0070	11/23/09	\$540,000	\$502,000	2560	8	2008	Avg	5145	N	N	23318 NE 7TH CT
003	357530	5380	02/08/11	\$460,000	\$446,000	2570	8	2008	Avg	10000	N	N	905 211TH PL NE
003	062720	0030	04/09/10	\$545,000	\$513,000	2600	8	2009	Avg	5131	N	N	23358 NE 7TH CT
003	062720	0060	12/22/09	\$548,000	\$511,000	2600	8	2008	Avg	4793	N	N	23328 NE 7TH CT
003	185308	1150	02/10/11	\$591,742	\$574,000	2610	8	2010	Avg	6000	N	N	20820 SE 16TH ST
003	124070	0079	09/28/10	\$608,000	\$582,000	2620	8	1976	Good	34848	N	N	21718 SE 5TH PL
003	856290	1080	03/16/10	\$525,000	\$493,000	2640	8	1999	Avg	10800	N	N	312 211TH PL SE
003	342506	9103	10/24/11	\$533,000	\$530,000	2660	8	1993	Avg	35032	N	N	23410 SE 8TH ST
003	357530	5027	01/24/11	\$457,273	\$443,000	2690	8	2010	Avg	5000	N	N	1210 210TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	357530	5029	02/03/11	\$460,000	\$446,000	2690	8	2010	Avg	5000	N	N	1208 210TH AVE NE
003	185308	0010	10/04/10	\$647,000	\$620,000	2710	8	2010	Avg	5763	N	N	20865 SE 16TH ST
003	062720	0050	12/17/09	\$540,000	\$503,000	2710	8	2009	Avg	4637	N	N	23338 NE 7TH CT
003	029020	0120	09/13/11	\$553,000	\$547,000	2730	8	2003	Avg	7274	N	N	110 214TH PL SE
003	062720	0010	01/11/10	\$675,000	\$630,000	2820	8	2009	Avg	7229	N	N	23301 NE 7TH CT
003	185308	1000	04/26/10	\$690,000	\$651,000	2830	8	2010	Avg	6137	N	N	1851 211TH AVE SE
003	357530	5625	12/01/11	\$549,500	\$548,000	2870	8	2011	Avg	5000	N	N	1546 211TH PL NE
003	272506	9096	07/30/09	\$410,000	\$377,000	2950	8	1972	Good	49658	N	N	1225 244TH AVE NE
003	062720	0020	03/08/10	\$648,000	\$608,000	3010	8	2009	Avg	8118	N	N	23368 NE 7TH CT
003	185308	0240	08/09/11	\$629,950	\$622,000	3120	8	2011	Avg	5802	N	N	1850 208TH PL SE
003	185308	0310	03/26/11	\$619,950	\$604,000	3120	8	2010	Avg	5047	N	N	1970 208TH PL SE
003	185308	1250	02/26/11	\$619,950	\$602,000	3120	8	2010	Avg	5000	N	N	1781 208TH PL SE
003	185308	1270	02/08/11	\$625,000	\$606,000	3120	8	2010	Avg	5001	N	N	1821 208TH PL SE
003	185308	0220	12/25/11	\$599,950	\$600,000	3200	8	2011	Avg	5001	N	N	1820 208TH PL SE
003	185308	0500	06/06/11	\$670,000	\$657,000	3200	8	2011	Avg	9099	N	N	20986 SE 22ND PL
003	185308	1290	06/23/11	\$629,950	\$619,000	3200	8	2011	Avg	5040	N	N	1841 208TH PL SE
003	185308	0360	12/15/10	\$659,950	\$637,000	3210	8	2010	Avg	5756	N	N	20787 SE 20TH ST
003	185308	0390	05/10/11	\$669,950	\$655,000	3210	8	2010	Avg	5455	N	N	20867 SE 20TH ST
003	185308	0210	06/15/11	\$634,950	\$623,000	3240	8	2011	Avg	6309	N	N	1810 208 th PL SE
003	185308	0300	04/13/11	\$619,950	\$605,000	3240	8	2011	Avg	5699	N	N	1960 208TH PL SE
003	185308	1280	12/17/10	\$629,950	\$608,000	3240	8	2010	Avg	5001	N	N	1831 208TH PL SE
003	185308	0290	12/09/10	\$669,950	\$646,000	3310	8	2010	Avg	7708	N	N	1950 208TH PL SE
003	185308	0510	11/21/11	\$650,000	\$648,000	3310	8	2011	Avg	6035	N	N	20966 SE 22ND PL
003	185308	1320	01/26/11	\$804,950	\$780,000	3310	8	2010	Avg	9791	N	N	1891 208 th PI SE
003	185308	0370	12/17/10	\$659,950	\$637,000	3340	8	2010	Avg	6130	N	N	20797 SE 20TH ST

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Area 35
(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
003	185308	0320	08/24/10	\$644,950	\$616,000	3350	8	2010	Avg	7165	N	N	1980 208TH PL SE
003	185308	0260	05/11/11	\$680,000	\$665,000	3390	8	2010	Avg	8133	N	N	1890 208TH PL SE
003	185308	0460	05/17/11	\$689,950	\$675,000	3390	8	2011	Avg	9389	N	N	2031 210TH PL SE
003	185308	0520	07/12/11	\$689,950	\$679,000	3390	8	2010	Avg	6559	N	N	20926 SE 22ND PL
003	185308	0570	08/08/11	\$689,950	\$681,000	3390	8	2011	Avg	6298	N	N	20836 NE 22ND PL
003	185308	0230	05/20/11	\$649,950	\$636,000	3450	8	2011	Avg	5033	N	N	1830 208TH PL SE
003	185308	0280	09/21/11	\$699,000	\$692,000	3450	8	2011	Avg	9623	N	N	1930 208TH PL SE
003	185308	0350	05/19/11	\$669,950	\$656,000	3450	8	2011	Avg	5593	N	N	20767 SE 20TH ST
003	185308	0470	09/12/11	\$705,000	\$698,000	3450	8	2011	Avg	7756	N	N	21005 SE 20TH ST
003	185308	0490	06/30/11	\$689,950	\$678,000	3450	8	2011	Avg	6886	N	N	2046 210TH PL SE
003	185308	0550	05/13/11	\$689,990	\$675,000	3450	8	2011	Avg	7111	N	N	20876 SE 22ND PL
003	185308	0580	02/08/11	\$709,850	\$689,000	3450	8	2010	Avg	8838	N	N	2086 210TH PL SE
003	185308	1260	09/19/11	\$640,000	\$634,000	3450	8	2011	Avg	5001	N	N	1811 208TH PL SE
003	185308	1300	07/12/11	\$661,000	\$650,000	3450	8	2011	Avg	5341	N	N	1861 208TH PL SE
003	185308	0270	03/01/11	\$668,639	\$650,000	3460	8	2010	Avg	8916	N	N	1920 208TH PL SE
003	185308	0340	04/21/11	\$730,000	\$713,000	3460	8	2011	Avg	7043	N	N	20757 SE 20TH ST
003	185308	0380	05/04/11	\$719,950	\$704,000	3460	8	2011	Avg	6630	N	N	20837 SE 20TH ST
003	185308	0540	08/23/11	\$745,660	\$737,000	3460	8	2011	Avg	7977	N	N	20896 SE 22ND PL
003	185308	0590	02/07/11	\$674,950	\$655,000	3460	8	2010	Avg	8798	N	N	21068 SE 20TH ST
003	185308	0760	08/30/11	\$666,950	\$659,000	3460	8	2011	Avg	6000	N	N	2038 211TH PL SE
003	185308	0400	12/17/10	\$685,000	\$661,000	3490	8	2010	Avg	5515	N	N	20897 SE 20TH ST
003	225150	0190	01/06/10	\$375,000	\$350,000	1670	9	1978	Avg	12100	N	N	316 207TH AVE NE
003	864440	0160	09/10/09	\$508,000	\$469,000	1810	9	1979	Good	77101	N	N	21312 NE 6TH ST
003	864440	0050	08/24/10	\$587,500	\$561,000	1910	9	1978	Avg	26480	N	N	642 213TH PL NE
003	867730	0900	05/08/10	\$475,250	\$449,000	1970	9	1983	Avg	16078	N	N	24223 NE 7TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
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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
003	541160	0270	04/25/09	\$456,000	\$415,000	1980	9	2004	Avg	4193	N	N	320 222ND AVE NE
003	867730	0590	02/17/09	\$460,000	\$416,000	2030	9	1984	Avg	12368	N	N	24244 NE 5TH PL
003	222506	9084	12/20/10	\$495,000	\$478,000	2130	9	1988	Avg	50965	N	N	24116 NE 27TH PL
003	321600	0070	04/27/10	\$520,000	\$491,000	2140	9	1993	Avg	21779	N	N	2402 245TH PL NE
003	856290	0590	01/28/10	\$785,000	\$734,000	2160	9	2007	Avg	11270	Y	N	241 210TH PL NE
003	867730	0460	08/06/10	\$465,000	\$443,000	2290	9	1983	Avg	12224	N	N	24213 NE 5TH PL
003	322506	9004	05/24/11	\$412,000	\$404,000	2300	9	1979	Avg	60112	N	N	123 LOUIS THOMPSON RD NE
003	864440	0070	08/24/11	\$429,000	\$424,000	2350	9	1978	Avg	69696	N	N	641 213TH PL NE
003	864440	0150	09/09/10	\$482,500	\$461,000	2390	9	1978	Avg	40480	N	N	609 216TH AVE NE
003	864440	0240	12/12/10	\$444,000	\$428,000	2420	9	1978	Avg	37120	N	N	406 219TH AVE NE
003	262506	9028	08/02/11	\$560,000	\$552,000	2450	9	1988	Good	54619	N	N	24412 NE 19TH ST
003	262506	9028	07/27/09	\$570,000	\$523,000	2450	9	1988	Good	54619	N	N	24412 NE 19TH ST
003	867730	0690	07/17/11	\$454,900	\$448,000	2450	9	1984	Avg	13148	N	N	24113 NE 6TH PL
003	554770	0200	03/29/11	\$505,000	\$492,000	2470	9	2000	Avg	5762	N	N	529 235TH AVE NE
003	262506	9096	07/10/09	\$650,000	\$596,000	2500	9	1988	Good	54589	N	N	24426 NE 19TH ST
003	185308	1170	02/25/11	\$620,907	\$603,000	2530	9	2010	Avg	6553	N	N	20790 SE 16TH ST
003	867730	0530	12/02/11	\$472,000	\$471,000	2560	9	1983	Avg	13251	N	N	422 242ND PL NE
003	867730	0530	06/21/10	\$475,000	\$451,000	2560	9	1983	Avg	13251	N	N	422 242ND PL NE
003	856290	0030	05/20/10	\$632,764	\$598,000	2570	9	2006	Avg	11340	N	N	24 211TH PL NE
003	867730	0570	08/24/11	\$480,000	\$474,000	2590	9	1984	Avg	12100	N	N	24243 NE 5TH PL
003	918630	0310	10/14/09	\$510,000	\$472,000	2590	9	1979	Good	26000	N	N	21821 NE 4TH ST
003	867730	0560	05/13/11	\$469,000	\$459,000	2630	9	1983	Avg	12424	N	N	24239 NE 5TH PL
003	918630	0340	04/25/11	\$565,000	\$552,000	2660	9	1981	Avg	25200	N	N	313 219TH AVE NE
003	918630	0360	06/17/09	\$589,000	\$539,000	2680	9	1987	Good	47480	N	N	304 219TH AVE NE
003	554770	0260	11/21/09	\$490,000	\$455,000	2690	9	2000	Avg	5520	N	N	530 234TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	554770	0150	10/08/10	\$549,950	\$527,000	2700	9	2001	Avg	5310	N	N	23439 NE 5TH ST
003	856290	0020	03/22/10	\$640,000	\$602,000	2710	9	2006	Avg	11340	N	N	16 211TH PL NE
003	679190	0060	06/13/11	\$583,000	\$572,000	2770	9	2011	Avg	5558	N	N	249 218TH PL SE
003	272506	9131	06/19/09	\$635,000	\$581,000	2900	9	1985	Good	81675	N	N	23909 NE 14TH ST
003	185308	0980	10/27/09	\$630,000	\$584,000	2910	9	2008	Avg	5378	N	N	1821 211TH AVE SE
003	185308	1020	03/18/10	\$720,000	\$677,000	2910	9	2010	Avg	10902	N	N	1871 211TH AVE SE
003	856290	1560	08/04/09	\$715,000	\$657,000	2930	9	2007	Avg	6908	N	N	424 211TH AVE NE
003	679190	0120	08/22/11	\$560,500	\$554,000	2940	9	2011	Avg	4227	N	N	236 218TH PL SE
003	679190	0200	12/27/10	\$570,000	\$551,000	2940	9	2010	Avg	4805	N	N	300 218TH PL SE
003	679190	0210	04/15/11	\$565,650	\$552,000	2940	9	2010	Avg	4601	N	N	314 218TH PL SE
003	679190	0080	07/06/11	\$598,690	\$589,000	2960	9	2010	Avg	7069	N	N	229 218TH PL SE
003	679190	0130	09/27/11	\$565,000	\$560,000	2960	9	2011	Avg	4208	N	N	244 218TH PL SE
003	679190	0140	06/28/11	\$580,000	\$570,000	2960	9	2010	Avg	6276	N	N	252 218TH PL SE
003	679190	0150	07/21/11	\$587,000	\$578,000	2960	9	2011	Avg	5250	N	N	260 218TH PL SE
003	679190	0190	03/22/11	\$580,000	\$565,000	2960	9	2010	Avg	5375	N	N	292 218TH PL SE
003	856290	0600	10/16/09	\$850,000	\$787,000	2980	9	2007	Avg	11256	Y	N	251 210TH PL NE
003	679190	0240	06/16/11	\$577,500	\$567,000	3000	9	2010	Avg	4200	N	N	356 218TH PL SE
003	554770	0160	03/14/11	\$593,000	\$577,000	3020	9	2001	Avg	6109	N	N	23443 NE 5TH ST
003	185308	1010	08/19/11	\$630,000	\$622,000	3080	9	2011	Avg	5950	N	N	1861 211TH AVE SE
003	679190	0070	06/01/11	\$617,000	\$605,000	3090	9	2011	Avg	4858	N	N	239 218TH PL SE
003	679190	0260	12/28/10	\$575,000	\$556,000	3090	9	2010	Avg	5859	N	N	384 218TH PL SE
003	332506	9165	11/17/11	\$545,000	\$543,000	3110	9	1999	Avg	22216	N	N	245 223RD PL NE
003	241370	0050	12/15/10	\$530,000	\$511,000	3110	9	1999	Avg	7081	N	N	20701 NE 8TH ST
003	131380	0030	11/05/09	\$610,000	\$566,000	3110	9	2005	Avg	6571	N	N	426 209TH PL SE
003	185308	0430	09/10/10	\$632,500	\$605,000	3120	9	2010	Avg	5000	N	N	20967 SE 20TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	124010	0149	02/19/10	\$815,000	\$764,000	3170	9	1998	Avg	37599	N	N	1406 218TH AVE NE
003	918630	0040	06/17/09	\$572,500	\$524,000	3220	9	1980	Good	35000	N	N	21911 NE 1ST ST
003	131380	0070	05/10/10	\$631,000	\$596,000	3240	9	2005	Avg	6134	N	N	425 209TH PL SE
003	124010	0139	05/27/10	\$700,000	\$662,000	3250	9	2008	Avg	8628	N	N	21904 NE 11TH ST
003	025540	0030	09/22/10	\$625,000	\$598,000	3260	9	2003	Avg	7799	N	N	427 210TH PL SE
003	025540	0050	07/09/10	\$640,000	\$608,000	3260	9	2003	Avg	8319	N	N	439 210TH PL SE
003	131380	0090	10/21/09	\$610,000	\$565,000	3300	9	2005	Avg	7476	N	N	411 209TH PL SE
003	679190	0110	09/08/11	\$626,450	\$620,000	3320	9	2011	Avg	5761	N	N	228 218TH PL SE
003	679190	0230	02/08/11	\$647,850	\$628,000	3320	9	2010	Avg	5250	N	N	342 218TH PL SE
003	185308	0440	10/14/10	\$634,950	\$609,000	3330	9	2010	Avg	5000	N	N	20987 20TH AVE
003	185308	1200	05/27/09	\$650,000	\$593,000	3340	9	2008	Avg	5000	N	N	1641 208TH PL SE
003	679190	0220	10/20/10	\$660,000	\$633,000	3340	9	2010	Avg	5379	N	N	328 218TH PL SE
003	332506	9130	09/21/10	\$544,950	\$522,000	3370	9	1991	Avg	50965	N	N	632 219TH AVE NE
003	342506	9123	01/28/10	\$698,000	\$653,000	3420	9	2009	Avg	11450	Y	N	24444 NE 1ST CT
003	185308	0970	06/20/11	\$610,000	\$599,000	3470	9	2007	Avg	5807	N	N	1811 211TH AVE SE
003	679190	0050	11/23/10	\$715,000	\$688,000	3560	9	2010	Avg	6144	N	N	259 218TH PL SE
003	185308	1190	05/20/09	\$680,000	\$620,000	3580	9	2007	Avg	5000	N	N	1621 208TH PL SE
003	185308	1050	05/27/09	\$750,000	\$685,000	3610	9	2008	Avg	5500	N	N	1931 211TH AVE SE
003	342506	9125	02/22/10	\$733,990	\$688,000	3630	9	2009	Avg	12687	Y	N	24449 NE 1ST CT
003	321600	0150	10/14/11	\$680,000	\$675,000	3730	9	1997	Avg	74405	N	N	24718 NE 24TH ST
003	025540	0230	08/23/10	\$670,000	\$639,000	3750	9	2003	Avg	9437	N	N	424 210TH PL SE
003	185308	0990	06/23/09	\$765,000	\$700,000	3850	9	2007	Avg	5922	N	N	1831 211TH AVE SE
003	262506	9054	02/08/11	\$860,000	\$834,000	3860	9	2008	Avg	96703	N	N	1021 250TH AVE NE
003	185308	1070	02/05/10	\$800,000	\$749,000	3880	9	2007	Avg	7594	N	N	1971 211TH AVE SE
003	342506	9122	09/13/10	\$699,990	\$669,000	3920	9	2010	Avg	16630	Y	N	24424 NE 1ST CT

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	342506	9124	07/29/10	\$735,000	\$700,000	3920	9	2010	Avg	10389	N	N	24469 NE 1ST CT
003	342506	9126	06/26/10	\$760,000	\$721,000	3920	9	2010	Avg	8865	Y	N	24444 NE 1ST CT
003	342506	9127	09/23/10	\$825,000	\$790,000	4100	9	2010	Avg	9051	Y	N	24484 NE 1ST CT
003	679190	0040	02/03/11	\$728,000	\$706,000	4170	9	2010	Avg	6506	N	N	269 218TH PL SE
003	679190	0030	01/14/11	\$727,000	\$703,000	4330	9	2010	Avg	6385	N	N	279 218TH PL SE
003	124010	0073	05/19/10	\$645,000	\$610,000	4340	9	2001	Avg	43494	N	N	21423 NE 14TH ST
003	856290	0290	03/18/11	\$575,000	\$560,000	2260	10	1992	Avg	11340	Y	N	249 211TH PL NE
003	417870	0120	09/20/11	\$850,000	\$842,000	2540	10	1988	Avg	54885	N	N	828 LANCASTER WAY SE
003	111850	0330	04/25/11	\$666,000	\$651,000	2550	10	1994	Avg	14076	N	N	24009 NE 29TH ST
003	558140	0100	08/26/11	\$807,000	\$798,000	2770	10	1995	Avg	60532	N	N	206 209TH PL SE
003	185290	0300	09/16/11	\$645,000	\$639,000	2830	10	1993	Avg	21800	N	N	901 258TH AVE NE
003	147315	0010	10/06/10	\$555,000	\$532,000	2890	10	1987	Good	19734	N	N	21235 SE 5TH PL
003	111850	0180	10/11/11	\$575,000	\$571,000	2910	10	1991	Avg	17105	N	N	23948 NE 31ST WAY
003	185308	0730	07/21/10	\$715,000	\$680,000	2960	10	2009	Avg	6856	N	N	2078 211TH PL SE
003	111850	0420	06/10/11	\$589,950	\$579,000	2980	10	1990	Avg	21621	N	N	24112 NE 29TH ST
003	185308	0670	12/21/10	\$680,000	\$657,000	3030	10	2008	Avg	7787	N	N	2063 211TH PL SE
003	124010	0142	12/20/10	\$600,000	\$579,000	3030	10	2008	Avg	7549	N	N	21919 NE 11TH ST
003	185308	0650	11/02/09	\$750,000	\$696,000	3040	10	2009	Avg	7713	N	N	2043 211TH PL SE
003	124110	0049	05/26/11	\$610,000	\$598,000	3050	10	1989	Good	48671	N	N	23010 SE 8TH ST
003	111850	0060	07/08/10	\$610,000	\$580,000	3060	10	1990	Avg	19144	N	N	24118 NE 30TH PL
003	558140	0070	08/16/11	\$485,000	\$479,000	3060	10	1994	Avg	15194	N	N	20902 SE 2ND PL
003	815585	0130	05/05/10	\$582,500	\$550,000	3080	10	1992	Avg	15014	N	N	24515 NE 11TH PL
003	752535	0030	05/26/11	\$594,000	\$582,000	3100	10	2003	Avg	10435	N	N	21927 NE 11TH ST
003	752535	0090	04/21/10	\$679,000	\$640,000	3100	10	2003	Avg	23634	N	N	21963 NE 11TH ST
003	558140	0240	04/26/10	\$655,000	\$618,000	3140	10	1994	Avg	12100	N	N	21019 SE 2ND PL

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	124010	0137	04/13/10	\$660,000	\$622,000	3140	10	2007	Avg	9003	N	N	21916 NE 11TH ST
003	185290	0040	09/09/09	\$675,000	\$623,000	3160	10	1992	Avg	18666	N	N	25827 NE 9TH ST
003	185290	0310	12/10/09	\$680,000	\$633,000	3190	10	1992	Avg	18106	N	N	823 258TH AVE NE
003	815585	0070	05/24/10	\$620,000	\$587,000	3240	10	1990	Avg	15549	N	N	24549 NE 11TH ST
003	124010	0138	07/21/10	\$587,000	\$558,000	3240	10	2007	Avg	9449	N	N	21910 NE 11TH ST
003	111850	0250	02/14/11	\$620,000	\$602,000	3250	10	1991	Avg	16585	N	N	23927 NE 31ST WAY
003	185308	0770	03/19/09	\$745,000	\$675,000	3250	10	2007	Avg	6000	N	N	2028 211TH PL SE
003	185308	0610	11/05/10	\$715,000	\$687,000	3260	10	2008	Avg	7938	N	N	21073 SE 20TH ST
003	185308	0740	04/15/10	\$740,000	\$697,000	3270	10	2008	Avg	7539	N	N	2068 211TH PL SE
003	815585	0100	12/09/11	\$460,000	\$459,000	3280	10	1990	Avg	15395	N	N	24524 NE 11TH ST
003	042406	9188	12/21/09	\$1,400,000	\$1,305,000	3320	10	1993	Avg	172062	N	N	21819 SE 13TH PL
003	558140	0160	11/08/10	\$595,000	\$572,000	3500	10	1995	Avg	13929	N	N	237 209TH PL SE
003	645355	0130	06/24/09	\$875,000	\$801,000	3500	10	2008	Avg	8582	N	N	21500 SE 3RD PL
003	815585	0030	04/01/11	\$655,000	\$638,000	3560	10	1990	Avg	20461	N	N	24517 NE 11TH ST
003	645355	0090	02/18/10	\$799,950	\$750,000	3650	10	2008	Avg	7090	N	N	21580 SE 3RD PL
003	185308	0600	11/12/09	\$849,500	\$789,000	3680	10	2007	Avg	8162	N	N	21053 SE 20TH ST
003	185308	0420	08/19/10	\$849,950	\$811,000	3700	10	2008	Avg	5000	N	N	20947 SE 20TH ST
003	645355	0100	03/15/11	\$805,000	\$783,000	3740	10	2008	Avg	7272	N	N	21560 SE 3RD PL
003	262506	9029	02/04/10	\$805,000	\$754,000	3750	10	2002	Avg	202849	N	N	26429 NE 18TH ST
003	124070	0190	03/22/10	\$730,000	\$686,000	3760	10	2001	Avg	13250	N	N	424 214TH AVE SE
003	185308	0640	06/09/09	\$980,000	\$896,000	3810	10	2008	Avg	8019	N	N	2033 211TH PL SE
003	185308	0620	03/16/10	\$980,000	\$921,000	3820	10	2007	Avg	8809	N	N	2013 211TH PL SE
003	856290	0280	06/15/09	\$780,000	\$713,000	3830	10	2005	Avg	11340	N	N	235 211TH PL NE
003	645355	0060	05/26/09	\$899,000	\$821,000	3860	10	2008	Avg	8346	Y	N	21541 SE 3RD PL
003	645355	0160	09/30/09	\$752,000	\$695,000	3869	10	2007	Avg	8073	N	N	21440 SE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	124070	0076	12/29/09	\$860,000	\$802,000	3870	10	2006	Avg	16253	N	N	21764 SE 4TH PL
003	417870	0110	10/06/11	\$835,000	\$828,000	3890	10	1988	Avg	51400	N	N	832 LANCASTER WAY SE
003	124070	0145	06/16/09	\$839,950	\$768,000	3940	10	2003	Avg	17954	N	N	504 215TH CT SE
003	124070	0155	10/25/11	\$855,000	\$850,000	3970	10	2003	Avg	22640	N	N	21420 SE 5TH PL
003	645355	0105	08/02/10	\$855,000	\$814,000	3980	10	2008	Avg	8784	N	N	21550 SE 3RD PL
003	124070	0140	08/08/11	\$840,000	\$829,000	4060	10	2002	Avg	16094	N	N	506 215TH CT SE
003	124070	0080	08/27/10	\$1,000,000	\$955,000	4070	10	2006	Avg	17562	N	N	21768 SE 4TH PL
003	645355	0080	07/01/11	\$915,000	\$900,000	4070	10	2007	Avg	8275	Y	N	21581 SE 3RD PL
003	042406	9198	11/16/11	\$842,950	\$839,000	4230	10	1979	Avg	166399	N	N	1415 217TH AVE SE
003	272506	9075	06/24/11	\$800,000	\$786,000	4530	10	2001	Avg	95907	N	N	23720 NE 22ND ST
003	865360	0170	08/27/10	\$572,000	\$546,000	3030	11	1988	Avg	30606	Y	N	538 207TH AVE NE
003	558140	0380	03/02/09	\$850,000	\$769,000	3130	11	1995	Avg	45586	Y	N	20719 SE 3RD WAY
003	111850	0470	03/15/11	\$670,000	\$652,000	3490	11	1990	Avg	18200	N	N	24035 NE 30TH PL
003	111850	0460	05/23/10	\$793,500	\$751,000	3800	11	1991	Avg	31832	Y	N	24014 NE 29TH ST
003	131103	0330	06/16/09	\$755,000	\$691,000	3800	11	1998	Avg	17062	N	N	2036 247TH PL NE
003	156175	0270	03/07/11	\$975,000	\$948,000	3890	11	2010	Avg	12150	N	N	860 211TH PL SE
003	131103	0450	05/19/11	\$820,000	\$803,000	3920	11	1998	Avg	14646	N	N	2234 246TH PL NE
003	131103	0400	09/02/11	\$820,000	\$811,000	3960	11	1999	Avg	16703	N	N	2205 247TH CT NE
003	322506	9314	03/01/11	\$971,000	\$944,000	4030	11	2010	Avg	12185	N	N	21140 SE 8TH ST
003	156175	0260	09/22/11	\$993,116	\$984,000	4030	11	2011	Avg	13991	N	N	880 211 th PI SE
003	156175	0310	08/08/11	\$1,100,000	\$1,085,000	4170	11	2011	Avg	12420	N	N	845 211TH PL SE
003	156175	0320	04/07/11	\$1,125,000	\$1,097,000	4210	11	2011	Avg	12420	N	N	865 211TH PL SE
003	042406	9228	11/23/09	\$1,000,000	\$929,000	4230	11	1999	Avg	132228	N	N	21631 SE 8TH ST
003	156175	0010	05/24/11	\$1,175,000	\$1,151,000	4470	11	2011	Avg	15468	N	N	21070 SE 8TH ST
003	131103	0090	07/16/10	\$795,000	\$756,000	4480	11	1999	Avg	13169	N	N	24617 NE 22ND ST

Improved Sales Used in this Annual Update Analysis
Area 35
(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
003	156175	0300	11/03/11	\$1,295,000	\$1,288,000	4480	11	2011	Avg	15651	N	N	825 211 th Pl SE
003	124070	0104	10/19/10	\$1,280,000	\$1,228,000	5370	11	2008	Avg	30614	Y	N	21702 SE 4TH PL
003	272506	9061	03/09/10	\$1,650,000	\$1,549,000	5470	11	2005	Avg	114562	N	N	24207 NE 22ND ST
003	131103	0190	12/14/09	\$1,550,000	\$1,443,000	5108	12	2001	Avg	47767	N	N	24817 NE 20TH ST
003	131103	0200	10/12/11	\$1,300,000	\$1,290,000	5360	12	1999	Avg	33940	N	N	24833 NE 20TH ST
003	131103	0220	04/12/10	\$1,715,000	\$1,616,000	5640	12	2000	Avg	36172	N	N	2005 250TH PL NE
003	131104	0050	12/07/10	\$2,030,000	\$1,957,000	6190	12	2006	Avg	137819	N	N	2058 250TH PL NE
003	131104	0040	03/02/10	\$1,675,000	\$1,572,000	5780	13	2000	Avg	52101	N	N	2030 250TH PL NE
003	131104	0010	06/07/11	\$1,960,000	\$1,923,000	6280	13	2003	Avg	83813	N	N	2006 250TH PL NE
003	352506	9028	12/06/10	\$2,275,000	\$2,193,000	7150	13	2005	Avg	300128	N	N	759 250TH PL NE

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	062981	0740	8/20/09	\$660,162	NO MARKET EXPOSURE
002	143758	0040	9/29/09	\$670,000	DIAGNOSTIC OUTLIERS
002	143758	0420	10/21/11	\$947,000	RELOCATION - SALE TO SERVICE
002	143758	0430	3/25/09	\$928,333	RELOCATION - SALE TO SERVICE
002	143758	0470	6/10/09	\$840,000	RELOCATION - SALE TO SERVICE
002	158700	0070	12/16/09	\$875,000	RELOCATION - SALE TO SERVICE
002	158700	0080	12/4/09	\$810,000	RELOCATION - SALE TO SERVICE
002	158700	0110	7/7/09	\$743,000	NON-REPRESENTATIVE SALE
002	170305	0450	1/2/09	\$535,000	RELOCATION - SALE TO SERVICE
002	178540	0470	3/2/09	\$194,637	QUIT CLAIM DEED
002	185490	0490	3/7/09	\$530,000	RELOCATION - SALE TO SERVICE
002	185490	0600	6/9/09	\$490,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	193905	0030	9/16/09	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	193912	0380	12/2/09	\$427,000	OBSOLESCENCE CODED
002	193913	0590	7/3/10	\$513,500	RELOCATION - SALE TO SERVICE
002	193913	0740	4/15/09	\$500,000	DIAGNOSTIC OUTLIERS
002	195441	0180	1/19/11	\$308,231	EXEMPT FROM EXCISE TAX
002	195442	0170	4/15/10	\$204,000	QUIT CLAIM DEED
002	195443	0150	7/22/11	\$109,045	QUIT CLAIM DEED
002	195443	0240	8/20/09	\$350,000	SHORT SALE
002	195443	0370	9/15/09	\$480,000	NO MARKET EXPOSURE
002	195444	0170	10/5/11	\$343,000	GOVERNMENT AGENCY
002	272506	9124	3/10/11	\$430,000	DIAGNOSTIC OUTLIERS
002	282506	9074	3/11/10	\$67,027	QUIT CLAIM DEED
002	290930	0690	5/10/11	\$650,000	RELOCATION - SALE TO SERVICE
002	290930	0760	11/8/10	\$687,500	RELOCATION - SALE TO SERVICE
002	306640	1100	9/21/11	\$526,000	DIAGNOSTIC OUTLIERS
002	306641	0780	7/10/09	\$520,000	NON-REPRESENTATIVE SALE
002	357530	0425	11/23/10	\$785,000	RELOCATION - SALE TO SERVICE
002	357840	0710	8/27/10	\$248,500	DIAGNOSTIC OUTLIERS
002	357840	1670	1/7/10	\$281,288	BANKRUPTCY - RECEIVER OR TRUSTEE
002	437940	0380	9/28/11	\$512,500	RELOCATION - SALE TO SERVICE
002	570630	0010	11/16/11	\$363,000	GOVERNMENT AGENCY
002	635260	0290	7/11/11	\$800,000	RELOCATION - SALE TO SERVICE
002	660022	0310	12/7/09	\$143,425	DOR RATIO
002	660022	0730	6/22/10	\$147,364	QUIT CLAIM DEED
002	664620	0360	6/20/11	\$150,000	DOR RATIO
002	664620	0790	2/18/09	\$559,775	RELOCATION - SALE TO SERVICE
002	681780	0520	12/8/09	\$291,598	NO MARKET EXPOSURE
002	681780	1210	7/14/11	\$168,000	DIAGNOSTIC OUTLIERS
002	681780	1420	12/6/11	\$195,300	DIAGNOSTIC OUTLIERS

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	721572	0180	6/2/09	\$747,500	RELOCATION - SALE TO SERVICE
002	721572	1940	6/30/10	\$485,000	RELOCATION - SALE TO SERVICE
002	721573	0970	6/15/11	\$421,000	RELOCATION - SALE TO SERVICE
002	750400	0940	12/2/11	\$388,209	NO MARKET EXPOSURE
002	750400	1260	9/18/10	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	750401	0080	2/13/09	\$540,000	NON-REPRESENTATIVE SALE
002	750401	0270	9/18/09	\$471,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750401	0380	10/18/10	\$480,000	RELOCATION - SALE TO SERVICE
002	750402	0210	7/28/09	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750402	0310	4/14/09	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750402	1390	8/27/09	\$469,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	750405	0080	1/24/11	\$563,000	UNFINISHED AREA CODED
002	750410	0560	12/9/10	\$563,000	RELOCATION - SALE TO SERVICE
002	750410	0790	5/13/09	\$451,500	NON-REPRESENTATIVE SALE
002	750410	0800	11/17/11	\$360,000	UNFINISHED AREA CODED
002	750410	1650	3/17/10	\$524,000	RELOCATION - SALE TO SERVICE
002	750410	1680	9/2/09	\$406,500	FINANCIAL INSTITUTION RESALE
002	771580	0610	9/4/09	\$369,000	RELOCATION - SALE TO SERVICE
002	771580	0980	12/30/10	\$340,000	GOVERNMENT AGENCY
002	771580	0980	11/17/11	\$275,000	GOVERNMENT AGENCY
002	807840	0450	6/21/11	\$145,915	QUIT CLAIM DEED
002	807845	0500	12/4/10	\$103,545	QUIT CLAIM DEED
002	807846	0610	9/4/09	\$486,000	RELOCATION - SALE TO SERVICE
002	863575	0440	7/14/11	\$540,000	RELOCATION - SALE TO SERVICE
002	863575	0760	8/5/09	\$425,000	RELOCATION - SALE TO SERVICE
002	865148	0620	12/30/11	\$450,000	QUIT CLAIM DEED
002	865150	0870	5/12/11	\$529,400	NO MARKET EXPOSURE
002	865151	0750	4/30/09	\$510,000	RELOCATION - SALE TO SERVICE
002	865152	0300	7/13/10	\$560,000	RELOCATION - SALE TO SERVICE
002	865152	0390	8/25/11	\$525,000	RELOCATION - SALE TO SERVICE
002	865153	0120	10/7/10	\$541,000	NO MARKET EXPOSURE
002	865159	0070	6/24/11	\$2,080,000	DOR RATIO
002	865159	0070	6/9/09	\$2,075,000	DOR RATIO
002	865161	0910	1/14/10	\$1,475,000	DIAGNOSTIC OUTLIERS
002	865161	0980	1/18/11	\$1,725,000	DIAGNOSTIC OUTLIERS
002	865161	1110	9/17/10	\$755,000	RELOCATION - SALE TO SERVICE
002	865161	1240	7/24/09	\$785,000	RELOCATION - SALE TO SERVICE
002	865161	1300	11/16/09	\$788,000	RELOCATION - SALE TO SERVICE
002	865161	1990	6/11/09	\$830,250	NON-REPRESENTATIVE SALE
002	920650	0080	7/29/09	\$1,150,000	RELOCATION - SALE TO SERVICE
002	957803	0140	5/6/10	\$535,000	RELOCATION - SALE TO SERVICE

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Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	957803	0140	5/6/10	\$550,050	RELOCATION - SALE TO SERVICE
003	042406	9199	7/21/10	\$805,000	SHORT SALE
003	111730	0010	7/28/11	\$435,000	DIAGNOSTIC OUTLIERS
003	111850	0300	4/30/09	\$575,000	NO MARKET EXPOSURE
003	111850	0470	3/15/11	\$670,000	RELOCATION - SALE TO SERVICE
003	124010	0051	9/2/11	\$87,500	QUIT CLAIM DEED
003	124010	0068	5/6/09	\$250,270	RELATED PARTY, FRIEND, OR NEIGHBOR
003	124010	0073	2/19/10	\$680,294	BANKRUPTCY - RECEIVER OR TRUSTEE
003	124010	0095	11/1/10	\$445,000	FINANCIAL INSTITUTION RESALE
003	124010	0149	2/10/10	\$815,000	RELOCATION - SALE TO SERVICE
003	124070	0028	2/24/09	\$1,222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	124070	0145	6/12/09	\$839,950	RELOCATION - SALE TO SERVICE
003	131103	0060	3/29/11	\$701,400	FINANCIAL INSTITUTION RESALE
003	131103	0400	8/29/11	\$820,000	RELOCATION - SALE TO SERVICE
003	131380	0070	4/23/10	\$631,000	RELOCATION - SALE TO SERVICE
003	147315	0100	1/14/09	\$125,750	RELATED PARTY, FRIEND, OR NEIGHBOR
003	156175	0080	12/16/11	\$1,195,000	BUILDER OR DEVELOPER SALES
003	185308	0060	12/5/11	\$680,000	BUILDER OR DEVELOPER SALES
003	185308	0530	10/6/11	\$639,950	DIAGNOSTIC OUTLIERS
003	185308	0750	9/1/11	\$575,000	FINANCIAL INSTITUTION RESALE
003	185308	0970	6/9/11	\$610,000	RELOCATION - SALE TO SERVICE
003	185308	1140	8/29/11	\$580,890	DIAGNOSTIC OUTLIERS
003	185308	1160	11/9/11	\$584,000	UNFINISHED AREA CODED
003	222506	9042	6/9/11	\$212,500	DOR RATIO
003	222506	9084	3/26/10	\$322,000	NON-REPRESENTATIVE SALE
003	224985	0120	12/30/09	\$349,000	FINANCIAL INSTITUTION RESALE
003	225150	0130	12/10/10	\$483,702	BANKRUPTCY - RECEIVER OR TRUSTEE
003	232506	9041	4/20/11	\$315,000	DOR RATIO
003	232506	9084	10/25/10	\$528,250	QUIT CLAIM DEED
003	272506	9019	4/4/11	\$738,958	IMP COUNT
003	272506	9095	11/25/09	\$820,000	FINANCIAL INSTITUTION RESALE
003	272506	9125	8/9/11	\$725,000	UNFINISHED AREA CODED
003	272506	9161	10/18/11	\$1,175,000	FINANCIAL INSTITUTION RESALE
003	332506	9070	9/24/10	\$300,000	QUIT CLAIM DEED
003	352506	9018	6/17/11	\$1,350,000	DIAGNOSTIC OUTLIERS
003	352506	9031	2/24/09	\$3,000,000	DIAGNOSTIC OUTLIERS
003	357470	0030	9/21/09	\$67,512	QUIT CLAIM DEED
003	357530	1248	1/13/09	\$220,000	PREVIMP<=25K
003	357530	1980	12/16/11	\$348,510	GOVERNMENT AGENCY
003	357530	2360	6/23/09	\$406,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	357530	2422	2/25/10	\$512,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	357530	3695	9/13/10	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	357530	4510	9/19/11	\$100,000	REAL MH;PREVIMP<=25K
003	357530	5000	11/22/11	\$504,000	DOR RATIO
003	357530	5483	5/24/10	\$70,000	DOR RATIO
003	357530	5487	10/28/11	\$470,000	DIAGNOSTIC OUTLIERS
003	605465	0390	11/16/11	\$269,000	GOVERNMENT AGENCY
003	605465	0530	2/23/10	\$252,309	EXEMPT FROM EXCISE TAX
003	605465	0560	8/7/10	\$161,810	QUIT CLAIM DEED
003	645355	0160	9/24/09	\$752,000	NO MARKET EXPOSURE
003	679190	0170	11/22/11	\$627,500	PREVIMP<=25K
003	741200	0080	12/12/11	\$408,750	QUIT CLAIM DEED
003	750418	0130	11/2/09	\$395,000	NO MARKET EXPOSURE
003	788090	0030	5/27/11	\$515,000	RELOCATION - SALE TO SERVICE
003	856290	0020	3/22/10	\$640,000	RELOCATION - SALE TO SERVICE
003	856290	0240	11/17/11	\$359,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	856290	0240	6/17/09	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	856290	0610	12/23/11	\$440,000	RELOCATION - SALE TO SERVICE
003	856290	0960	5/11/09	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	856290	1130	4/25/11	\$360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	856290	1420	6/30/11	\$183,474	QUIT CLAIM DEED
003	856290	1640	6/25/09	\$725,000	NO MARKET EXPOSURE
003	856290	1890	5/4/11	\$380,000	FINANCIAL INSTITUTION RESALE
003	856290	2050	8/25/09	\$489,900	FINANCIAL INSTITUTION RESALE
003	864440	0050	8/18/10	\$587,500	RELOCATION - SALE TO SERVICE
003	864440	0160	4/4/09	\$559,970	EXEMPT FROM EXCISE TAX
003	867730	0390	4/7/10	\$525,000	ACTIVE PERMIT BEFORE SALE>25K
003	867730	0460	8/6/10	\$465,000	RELOCATION - SALE TO SERVICE
003	867730	0530	11/30/11	\$472,000	RELOCATION - SALE TO SERVICE
003	867730	0760	4/22/11	\$432,500	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	158700	0170	03/07/11	\$175,000	9474	Y	N
003	124010	0035	09/28/11	\$750,000	360241	N	N
003	357530	2346	04/23/10	\$100,000	16250	N	N
003	357530	3250	05/25/11	\$67,500	5000	N	N
003	357530	3251	05/25/11	\$67,500	5000	N	N
003	357530	5485	04/04/11	\$45,000	6500	N	N
003	357530	5487	03/02/11	\$60,000	10025	N	N
003	357530	5508	08/19/10	\$70,000	8250	N	N
003	357530	5510	09/08/11	\$135,000	7500	N	N
003	357530	5512	06/15/09	\$165,000	7500	N	N
003	357530	5640	06/24/11	\$120,000	7083	N	N
003	357530	5645	10/04/10	\$110,000	8981	Y	N
003	856290	0298	11/02/09	\$240,000	11340	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	124010	0101	11/10/09	\$265,000	NO MARKET EXPOSURE
003	131380	0230	12/29/10	\$31,586	QUIT CLAIM DEED
003	262506	9039	04/12/11	\$375,000	DOR RATIO
003	289573	0030	11/15/11	\$669,990	DOR RATIO
003	289573	0420	12/16/11	\$625,000	DOR RATIO
003	357530	2280	06/07/11	\$250,000	DIAGNOSTIC OUTLIERS
003	357530	2387	11/04/10	\$80,000	MULTI-PARCEL SALE
003	357530	2732	07/14/10	\$10,000	QUIT CLAIM DEED
003	357530	4695	08/19/10	\$46,500	DOR RATIO
003	357530	4700	08/19/10	\$45,800	NO MARKET EXPOSURE
003	357530	5475	09/15/11	\$36,000	DOR RATIO
003	357530	5480	10/05/11	\$40,000	DOR RATIO
003	752535	0100	04/02/10	\$20,000	DOR RATIO
003	752535	0100	01/12/09	\$11,887	QUIT CLAIM DEED
003	856290	0670	05/28/10	\$166,000	QUIT CLAIM DEED;