

Residential Revalue

2012 Assessment Roll

Woodinville/Cottage Lake/Hollywood Hill

Area 36

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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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

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Woodinville/Cottage Lake/Hollywood Hill

Housing



Grade 6/ Year Built 1970/ Total Living Area 1680



Grade 7/ Year Built 1977/ Total Living Area 2010



Grade 8/ Year Built 2009/ Total Living Area 2650



Grade 9/ Year Built 1989/ Total Living Area 2350



Grade 10/ Year Built 1991/ Total Living Area 3060



Grade 11/ Year Built 2006/ Total Living Area 4600

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: Woodinville/Cottage Lake/Hollywood Hill/ Area 36

Number of Improved Sales: 359

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	\$189,900	\$267,200	\$457,100			
2012 Value	\$184,200	\$260,800	\$445,000	\$486,400	91.5%	8.47%
Change	-\$5,700	-\$6,400	-\$12,100			
% Change	-3.0%	-2.4%	-2.6%			

*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	\$193,900	\$247,000	\$440,900
2012 Value	\$188,100	\$240,800	\$428,900
Percent Change	-3.0%	-2.5%	-2.7%

Number of one to three unit residences in the population: 4752

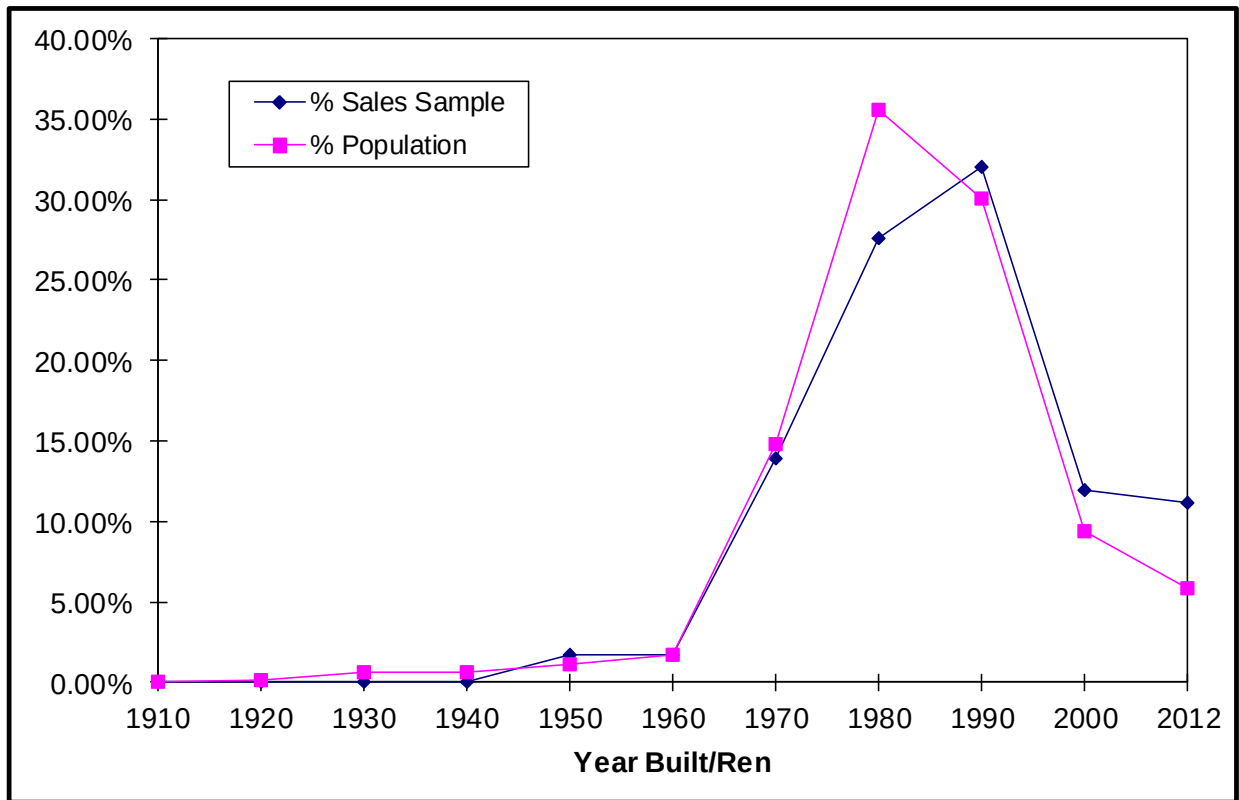
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a single Sub Area variable was needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area.

We recommend posting these values for the 2012 Assessment Roll.

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	6	1.67%
1960	6	1.67%
1970	50	13.93%
1980	99	27.58%
1990	115	32.03%
2000	43	11.98%
2012	40	11.14%
	359	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	7	0.15%
1930	28	0.59%
1940	29	0.61%
1950	51	1.07%
1960	83	1.75%
1970	705	14.84%
1980	1692	35.61%
1990	1429	30.07%
2000	447	9.41%
2012	279	5.87%
	4752	

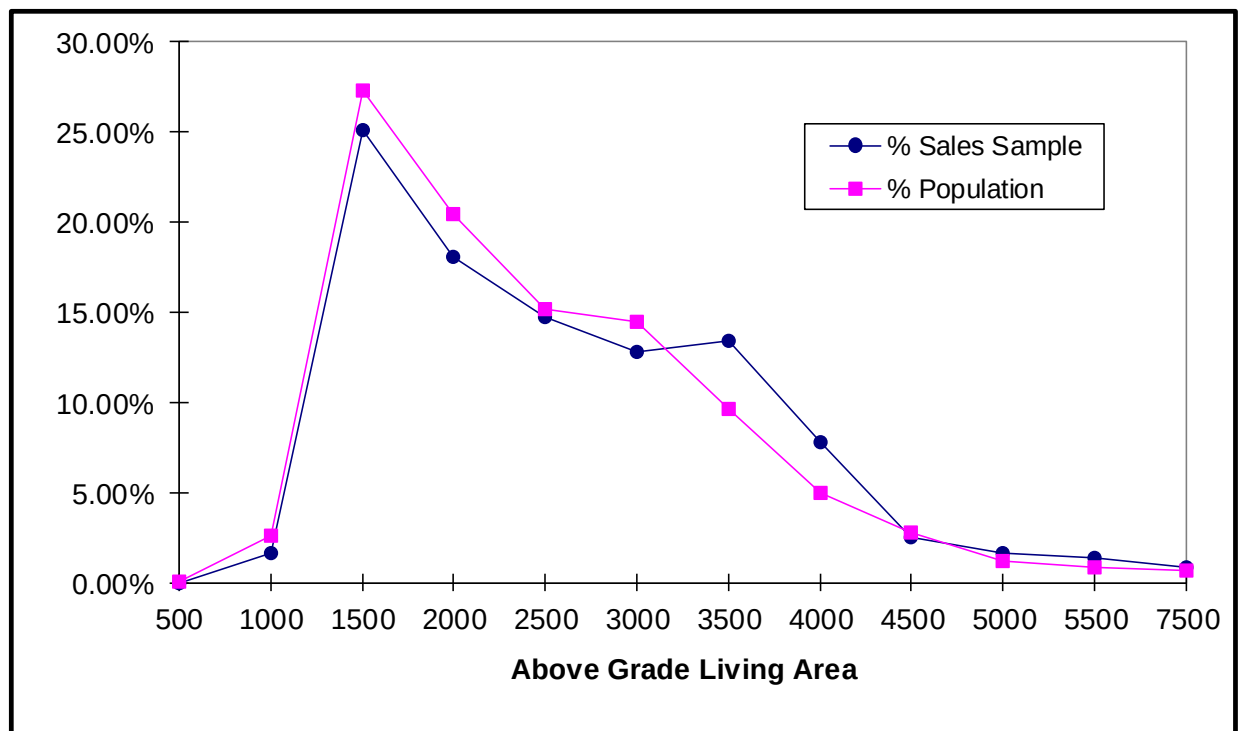


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	6	1.67%
1500	90	25.07%
2000	65	18.11%
2500	53	14.76%
3000	46	12.81%
3500	48	13.37%
4000	28	7.80%
4500	9	2.51%
5000	6	1.67%
5500	5	1.39%
7500	3	0.84%
	359	

Population		
AGLA	Frequency	% Population
500	3	0.06%
1000	125	2.63%
1500	1297	27.29%
2000	972	20.45%
2500	720	15.15%
3000	687	14.46%
3500	456	9.60%
4000	235	4.95%
4500	131	2.76%
5000	55	1.16%
5500	40	0.84%
12000	31	0.65%
	4752	

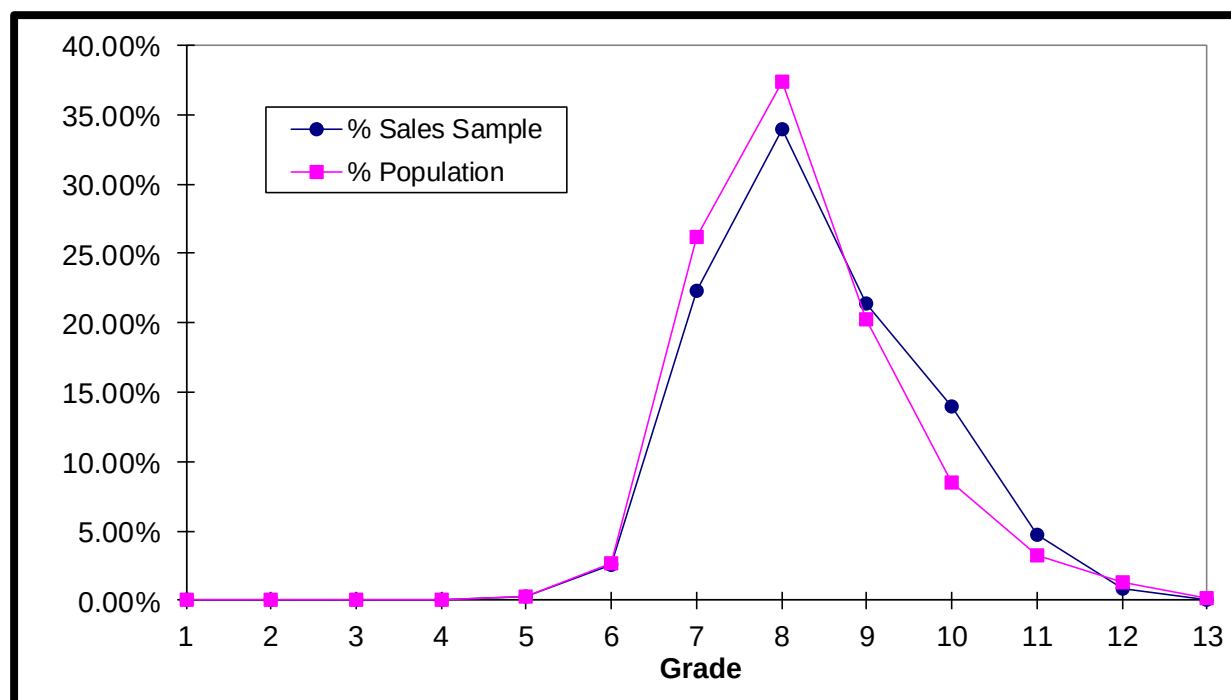


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	1	0.28%
6	9	2.51%
7	80	22.28%
8	122	33.98%
9	77	21.45%
10	50	13.93%
11	17	4.74%
12	3	0.84%
13	0	0.00%
359		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	15	0.32%
6	129	2.71%
7	1242	26.14%
8	1775	37.35%
9	961	20.22%
10	404	8.50%
11	155	3.26%
12	63	1.33%
13	7	0.15%
4752		



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

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 8 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 2.7% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

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 a single Sub Area variable was needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area.

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 359 useable residential sales in the area.

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

Mobile Home Update

There were insufficient 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 91.5%. 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 -2.7%. 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 36 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

-3.31%

Sub Area 11

Yes

% Adjustment

0.91%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Sub Area 11 parcel would *approximately* receive a less than 1% (0.91%) upward adjustment. 798 parcels in the improved population of Sub Area 11 would receive this adjustment. There were 69 sales in Sub Area 11.

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

83.2% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 36 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, 2010 would be adjusted by the time trend factor of 0.935, resulting in an adjusted value of \$490,000 (\$525,000 X .935=\$490,000 – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.863	-13.7%
2/1/2009	0.867	-13.3%
3/1/2009	0.871	-12.9%
4/1/2009	0.875	-12.5%
5/1/2009	0.878	-12.2%
6/1/2009	0.882	-11.8%
7/1/2009	0.886	-11.4%
8/1/2009	0.890	-11.0%
9/1/2009	0.894	-10.6%
10/1/2009	0.897	-10.3%
11/1/2009	0.901	-9.9%
12/1/2009	0.905	-9.5%
1/1/2010	0.909	-9.1%
2/1/2010	0.913	-8.7%
3/1/2010	0.916	-8.4%
4/1/2010	0.920	-8.0%
5/1/2010	0.924	-7.6%
6/1/2010	0.928	-7.2%
7/1/2010	0.932	-6.8%
8/1/2010	0.935	-6.5%
9/1/2010	0.939	-6.1%
10/1/2010	0.943	-5.7%
11/1/2010	0.947	-5.3%
12/1/2010	0.951	-4.9%
1/1/2011	0.954	-4.6%
2/1/2011	0.958	-4.2%
3/1/2011	0.962	-3.8%
4/1/2011	0.966	-3.4%
5/1/2011	0.969	-3.1%
6/1/2011	0.973	-2.7%
7/1/2011	0.977	-2.3%
8/1/2011	0.981	-1.9%
9/1/2011	0.985	-1.5%
10/1/2011	0.989	-1.1%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	073750	0070	7/14/09	\$265,000	\$235,000	840	6	1970	Good	11850	N	N	19319 NE 172ND ST
001	163070	0270	2/12/10	\$270,000	\$247,000	1240	6	1943	Good	25190	N	N	18435 NE WOODINVILLE-DUVALL RD
001	177111	0180	6/15/10	\$292,000	\$272,000	940	7	1969	VGood	11845	N	N	17630 197TH AVE NE
001	177111	0700	3/30/11	\$245,000	\$237,000	960	7	1969	Avg	10010	N	N	19650 NE 176TH ST
001	177110	0340	10/12/09	\$320,000	\$288,000	1030	7	1977	Good	7236	N	N	17731 199TH PL NE
001	177593	0310	6/15/10	\$279,000	\$259,000	1030	7	2003	Avg	13225	N	N	17409 NE 160TH ST
001	177580	1180	10/18/10	\$283,250	\$268,000	1050	7	1968	Good	20000	N	N	18061 NE 155TH PL
001	177591	0615	6/15/10	\$334,111	\$311,000	1070	7	1979	Avg	15453	N	N	16342 177TH PL NE
001	163070	0352	7/25/09	\$322,500	\$287,000	1080	7	1987	Avg	15267	N	N	18601 NE 183RD ST
001	177593	0220	4/16/10	\$285,000	\$263,000	1080	7	1977	Avg	8050	N	N	15849 174TH AVE NE
001	177110	0380	5/21/10	\$280,000	\$260,000	1120	7	1969	Good	10000	N	N	19922 NE 177TH ST
001	177111	0610	7/20/09	\$329,000	\$293,000	1120	7	1969	Good	8475	N	N	17639 197TH AVE NE
001	182606	9042	2/6/09	\$290,000	\$252,000	1120	7	1967	Avg	16552	N	N	18717 NE 165TH ST
001	952240	0100	4/29/10	\$335,620	\$310,000	1130	7	1971	Avg	11520	N	N	18209 NE 176TH ST
001	177100	0710	11/17/09	\$210,000	\$190,000	1150	7	1968	Avg	10500	N	N	15812 196TH PL NE
001	177580	1220	7/8/09	\$270,000	\$240,000	1150	7	1970	VGood	11660	N	N	18029 NE 155TH PL
001	177100	0090	11/1/10	\$250,000	\$237,000	1160	7	1967	Good	9196	N	N	19625 NE 156TH PL
001	177100	0190	6/2/11	\$215,000	\$209,000	1160	7	1967	Avg	8928	N	N	19761 NE 156TH PL
001	177100	0410	8/17/10	\$300,000	\$281,000	1160	7	1968	Good	10836	N	N	15821 199TH AVE NE
001	177100	0430	2/18/10	\$290,000	\$266,000	1160	7	1968	Avg	9180	N	N	15804 198TH PL NE
001	177100	0640	5/5/09	\$291,000	\$256,000	1160	7	1968	Avg	9856	N	N	15835 197TH PL NE
001	177100	0150	7/27/10	\$215,000	\$201,000	1180	7	1968	Good	8680	N	N	19731 NE 156TH PL
001	177580	0670	7/6/10	\$288,700	\$269,000	1180	7	1970	Avg	17340	N	N	17903 NE 160TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177110	0050	12/15/10	\$210,000	\$200,000	1190	7	1970	Good	9600	N	N	19925 NE 175TH ST
001	177110	0130	8/7/09	\$315,000	\$281,000	1190	7	1969	Good	6160	N	N	17525 199TH PL NE
001	177110	0100	4/23/10	\$230,000	\$212,000	1220	7	1968	Good	8925	N	N	17518 199TH PL NE
001	177580	0790	7/21/09	\$317,500	\$282,000	1230	7	1967	Avg	11550	N	N	17912 NE 157TH ST
001	177570	0015	12/8/11	\$292,300	\$291,000	1250	7	1958	Good	89298	N	N	19525 NE 159TH ST
001	177591	0500	11/21/11	\$250,000	\$249,000	1250	7	1970	Good	15200	N	N	16013 177TH PL NE
001	177580	0950	8/4/10	\$265,500	\$249,000	1270	7	1968	Good	12800	N	N	15808 182ND AVE NE
001	177580	1300	10/25/11	\$229,500	\$228,000	1280	7	1967	Avg	13197	N	N	18011 NE 156TH ST
001	177594	0020	9/29/09	\$370,000	\$332,000	1290	7	1987	Avg	37715	N	N	17454 NE 163RD PL
001	177591	0310	7/7/11	\$314,000	\$307,000	1300	7	1968	Avg	16275	N	N	16005 179TH PL NE
001	177400	0870	6/1/10	\$390,000	\$362,000	1320	7	1976	Avg	9900	N	N	16559 189TH AVE NE
001	177580	0110	6/18/10	\$340,000	\$316,000	1330	7	1976	Good	19250	N	N	15600 185TH AVE NE
001	177580	0530	10/27/11	\$315,000	\$312,000	1330	7	1977	Avg	14280	N	N	15904 181ST PL NE
001	177591	0150	10/22/09	\$455,000	\$410,000	1330	7	1976	Avg	32570	N	N	16307 179TH PL NE
001	177592	0010	7/22/10	\$410,000	\$383,000	1330	7	1976	Avg	9450	N	N	17536 NE 156TH ST
001	177592	0080	8/25/11	\$315,000	\$310,000	1330	7	1976	Avg	13500	N	N	15621 175TH AVE NE
001	177001	0080	6/8/09	\$260,000	\$230,000	1340	7	1977	Avg	14800	N	N	15967 186TH AVE NE
001	177400	0540	6/2/09	\$345,000	\$305,000	1350	7	1967	Avg	9424	N	N	19026 NE 167TH ST
001	177000	0450	4/13/10	\$365,000	\$337,000	1430	7	1982	Good	17600	N	N	15524 187TH AVE NE
001	177592	0110	4/19/10	\$332,000	\$306,000	1430	7	1985	Avg	11900	N	N	17440 NE 156TH ST
001	177580	1050	11/2/11	\$275,000	\$273,000	1470	7	1977	Good	15903	N	N	15817 182ND AVE NE
001	177100	0680	12/2/11	\$250,000	\$249,000	1530	7	1967	Good	9100	N	N	15803 197TH PL NE
001	073750	0140	9/23/09	\$299,950	\$269,000	1570	7	1970	Good	10125	N	N	19228 NE 172ND ST
001	177580	0510	3/30/10	\$265,000	\$244,000	1750	7	1967	Avg	12528	N	N	15911 182ND PL NE
001	177111	0110	7/1/09	\$380,000	\$337,000	1850	7	1969	Good	12090	N	N	17618 197TH PL NE
001	073750	0060	7/20/11	\$275,000	\$269,000	2040	7	1970	Good	10875	N	N	19311 NE 172ND ST

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177400	0330	11/1/11	\$331,500	\$329,000	2220	7	1967	Good	17568	N	N	16510 191ST AVE NE
001	162870	0125	5/17/10	\$399,950	\$371,000	1080	8	1954	Good	19445	N	N	17350 191ST AVE NE
001	952241	0070	9/25/09	\$425,000	\$381,000	1170	8	1977	Avg	35739	N	N	18141 NE 179TH ST
001	177593	0100	8/16/09	\$400,000	\$357,000	1260	8	1977	Good	7475	N	N	17360 NE 160TH ST
001	177593	0420	6/3/11	\$274,500	\$267,000	1270	8	1978	Avg	9100	N	N	15971 176TH AVE NE
001	952241	0120	5/26/09	\$395,000	\$349,000	1280	8	1976	Avg	34657	N	N	17810 182ND AVE NE
001	952240	0010	9/15/09	\$333,000	\$298,000	1300	8	1969	Avg	10800	N	N	17517 184TH AVE NE
001	177000	0010	3/16/09	\$390,000	\$341,000	1310	8	1976	Good	16500	N	N	18726 NE 159TH ST
001	613980	0080	12/23/11	\$373,000	\$373,000	1320	8	1978	Good	8968	N	N	16411 198TH AVE NE
001	177001	0180	7/21/10	\$395,000	\$369,000	1380	8	1975	Good	22400	N	N	15938 187TH AVE NE
001	177435	0110	2/25/11	\$400,000	\$385,000	1380	8	1978	Avg	34760	N	N	16118 195TH PL NE
001	177435	0110	8/17/11	\$415,000	\$408,000	1380	8	1978	Avg	34760	N	N	16118 195TH PL NE
001	182606	9065	4/15/10	\$529,900	\$489,000	1380	8	1977	VGood	106286	N	N	16411 187TH AVE NE
001	177435	0250	2/16/10	\$344,165	\$315,000	1400	8	1977	Avg	34960	N	N	19529 NE 165TH ST
001	177435	0010	9/24/09	\$330,000	\$296,000	1410	8	1977	Good	30607	N	N	19209 NE 165TH ST
001	613980	0010	6/22/11	\$349,950	\$342,000	1480	8	1978	Avg	9728	N	N	19601 NE 165TH ST
001	177580	0440	11/4/09	\$341,000	\$308,000	1540	8	1976	Avg	15080	N	N	15911 183RD PL NE
001	177400	0660	4/6/10	\$365,000	\$336,000	1580	8	1976	Avg	10701	N	N	16505 190TH AVE NE
001	177400	0830	11/19/10	\$310,000	\$294,000	1610	8	1966	Avg	10000	N	N	19103 NE 168TH ST
001	177580	0080	8/25/09	\$405,000	\$362,000	1690	8	1995	Avg	20100	N	N	15620 185TH AVE NE
001	952240	0380	8/12/09	\$415,000	\$370,000	1700	8	1974	Good	16500	Y	N	17516 184TH AVE NE
001	177594	0040	8/13/10	\$499,000	\$468,000	1720	8	1988	Avg	38500	N	N	17450 NE 163RD PL
001	177590	0140	12/23/11	\$272,000	\$272,000	1760	8	1967	Good	6875	N	N	15515 184TH PL NE
001	177594	0150	6/21/11	\$415,000	\$405,000	1840	8	1976	Good	42625	N	N	16050 175TH AVE NE
001	177595	0150	8/10/09	\$410,000	\$366,000	1840	8	1971	Good	14359	N	N	17808 184TH AVE NE
001	177450	0100	6/16/10	\$360,000	\$335,000	1920	8	1969	Good	18000	N	N	15540 AVONDALE RD NE

Improved Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	177550	0131	2/23/09	\$400,000	\$348,000	1950	8	1977	Avg	41200	N	N	16246 190TH AVE NE
001	177591	0380	10/12/10	\$411,000	\$388,000	2020	8	1985	Avg	15756	N	N	16036 177TH PL NE
001	613980	0120	10/9/09	\$364,000	\$327,000	2110	8	1978	Avg	10976	N	N	19700 NE 164TH ST
001	177595	0040	10/25/11	\$335,000	\$332,000	2180	8	1977	Avg	11100	N	N	18221 NE 179TH ST
001	177450	0086	8/1/11	\$439,950	\$432,000	2220	8	2011	Avg	13000	N	N	19241 NE 159TH ST
001	177450	0087	8/10/11	\$439,950	\$432,000	2220	8	2011	Avg	13000	N	N	19243 NE 159TH ST
001	613980	0160	6/21/11	\$415,000	\$405,000	2280	8	1979	Avg	11040	N	N	16309 198TH AVE NE
001	162870	0085	6/1/11	\$642,500	\$625,000	2340	8	1972	Avg	51836	Y	Y	17005 191ST AVE NE
001	177580	1405	6/1/09	\$625,000	\$552,000	2390	8	2001	Avg	38258	N	N	18348 NE 159TH ST
001	163070	0080	7/9/09	\$710,000	\$630,000	2740	8	1989	Avg	24960	Y	Y	17318 185TH AVE NE
001	379110	0010	9/7/10	\$510,000	\$480,000	2820	8	1986	Good	58853	N	N	16300 198TH AVE NE
001	177000	0400	11/30/11	\$490,000	\$488,000	3520	8	1972	Good	17250	N	N	15525 188TH AVE NE
001	182606	9047	11/8/11	\$500,000	\$497,000	1880	9	1974	Avg	138085	N	N	16214 183RD PL NE
001	182606	9047	11/8/11	\$500,000	\$497,000	1880	9	1974	Avg	138085	N	N	16214 183RD PL NE
001	675255	0080	12/19/09	\$511,000	\$464,000	2360	9	1994	Avg	32641	N	N	17013 183RD PL NE
001	177550	0362	12/2/09	\$570,000	\$516,000	2460	9	1995	Avg	34335	N	N	18806 NE 157TH ST
001	177550	0370	10/28/09	\$558,000	\$503,000	2730	9	1991	Avg	92890	N	N	18829 NE 157TH ST
001	172606	9293	6/22/09	\$665,000	\$589,000	2950	10	2001	Avg	38379	N	N	19818 NE 160TH PL
002	112605	9060	2/17/11	\$311,100	\$299,000	1170	6	1942	VGood	26136	N	N	15636 NE 175TH ST
002	404590	0055	10/13/11	\$379,000	\$375,000	1400	6	1947	Avg	33300	Y	Y	16240 NE 180TH ST
002	022605	9073	11/30/11	\$289,900	\$289,000	1440	6	1947	Avg	37318	N	N	16056 NE 185TH ST
002	012605	9078	5/5/10	\$361,500	\$334,000	1540	6	1959	Good	74923	N	N	20364 166TH AVE NE
002	102605	9160	3/30/10	\$295,000	\$272,000	1580	6	1983	Avg	11788	N	N	14335 NE WOODINVILLE-DUVALL RD
002	721482	0250	11/22/09	\$329,950	\$299,000	1080	7	1981	Avg	7548	N	N	14628 NE 179TH ST
002	721482	0410	5/7/10	\$350,000	\$324,000	1110	7	1981	Avg	8077	N	N	14538 NE 180TH ST
002	721482	0450	1/21/10	\$406,000	\$370,000	1230	7	1979	Good	10960	N	N	14514 NE 180TH ST

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Area 36
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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	951720	0610	5/18/09	\$318,000	\$280,000	1290	7	1984	Avg	10117	N	N	18216 145TH CT NE
002	923850	0050	6/27/11	\$363,000	\$355,000	1300	7	1967	Good	25608	N	N	15367 NE 202ND ST
002	923850	0310	10/29/09	\$380,000	\$343,000	1300	7	1968	Good	19985	N	N	14821 NE 202ND ST
002	721482	0070	4/21/09	\$450,000	\$395,000	1360	7	1981	Good	15886	N	N	14621 NE 179TH ST
002	721482	0300	12/14/09	\$359,000	\$326,000	1390	7	1979	Avg	7676	N	N	17910 146TH AVE NE
002	289640	0470	4/24/09	\$338,000	\$297,000	1390	7	2003	Avg	2504	N	N	18828 144TH AVE NE
002	289640	0490	5/29/09	\$350,000	\$309,000	1390	7	2002	Avg	2596	N	N	18824 144TH AVE NE
002	923850	0090	12/7/09	\$352,000	\$319,000	1630	7	1967	Avg	23427	N	N	15338 NE 202ND ST
002	012605	9156	6/8/11	\$360,000	\$351,000	1660	7	1966	Avg	56628	N	N	16812 NE 195TH ST
002	112605	9056	8/1/11	\$319,000	\$313,000	1660	7	1948	Good	43500	N	N	18409 160TH AVE NE
002	102605	9117	11/9/11	\$358,000	\$356,000	1740	7	1968	Avg	19166	N	N	14205 NE 171ST ST
002	289640	0160	11/2/09	\$337,000	\$304,000	1800	7	2003	Avg	3461	N	N	14223 NE 187TH CT
002	289640	0170	8/13/09	\$340,000	\$303,000	1800	7	2003	Avg	3074	N	N	14224 NE 187TH CT
002	721482	0160	8/21/09	\$425,000	\$380,000	1810	7	1981	Good	8647	N	N	14651 NE 179TH ST
002	404590	0042	1/29/09	\$490,000	\$425,000	2770	7	1996	Avg	16800	N	N	16502 NE 180TH PL
002	951720	0170	3/3/09	\$445,000	\$388,000	2810	7	1983	Good	19335	N	N	14620 NE 181ST ST
002	324450	0007	4/6/11	\$380,000	\$367,000	1100	8	1975	Avg	35053	N	N	19337 156TH AVE NE
002	404590	0020	3/23/10	\$640,000	\$589,000	1140	8	1956	Avg	136778	N	Y	18351 167TH AVE NE
002	022605	9123	4/27/11	\$410,000	\$397,000	1400	8	1978	Good	77972	N	N	19545 161ST PL NE
002	112605	9167	7/28/11	\$466,000	\$457,000	1490	8	1977	Good	35719	N	N	17515 156TH PL NE
002	923850	0280	6/1/10	\$471,200	\$437,000	1570	8	1968	VGood	29700	N	N	20215 149TH PL NE
002	721480	0450	8/25/10	\$348,500	\$327,000	1630	8	1978	Avg	23100	N	N	14532 NE 174TH ST
002	721480	0120	2/5/10	\$365,000	\$334,000	1780	8	1979	Avg	25175	N	N	14429 NE 173RD ST
002	923851	0200	4/22/10	\$425,000	\$392,000	1880	8	1986	Avg	41628	N	N	15127 NE 198TH ST
002	923850	0210	7/5/11	\$416,500	\$407,000	1890	8	1984	Good	21669	N	N	14930 NE 204TH ST
002	951730	0140	4/13/11	\$375,000	\$363,000	1890	8	1985	Good	17810	N	N	18446 146TH AVE NE

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Area 36
(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	112605	9068	3/30/10	\$359,000	\$330,000	1930	8	1961	VGood	28875	N	N	18310 151ST AVE NE
002	012605	9210	10/29/09	\$546,500	\$493,000	2030	8	2008	Avg	35202	N	N	16628 NE 195TH ST
002	856470	0210	11/15/11	\$380,000	\$378,000	2030	8	2004	Avg	6520	N	N	14965 NE 18TH ST
002	022605	9023	7/6/11	\$352,000	\$344,000	2100	8	1984	Avg	24583	N	N	19818 156TH AVE NE
002	112605	9093	3/9/10	\$382,000	\$351,000	2120	8	1965	Good	42275	N	N	17501 164TH AVE NE
002	956080	0230	10/5/09	\$414,000	\$372,000	2130	8	1985	Avg	15498	N	N	17941 151ST WAY NE
002	923849	0060	4/20/11	\$385,000	\$373,000	2230	8	1979	Avg	28282	N	N	15523 NE 198TH ST
002	923843	0460	11/9/10	\$485,000	\$460,000	2260	8	1983	Good	35287	N	N	15617 NE 198TH ST
002	923843	0190	3/17/11	\$465,000	\$448,000	2310	8	1984	Good	31850	N	N	16332 NE 198TH ST
002	856470	0070	10/28/09	\$474,950	\$428,000	2310	8	2004	Avg	8078	N	N	18625 151ST AVE NE
002	923843	0520	10/19/11	\$435,000	\$431,000	2330	8	1984	Avg	35261	N	N	15908 NE 198TH ST
002	856470	0230	3/9/10	\$481,000	\$442,000	2480	8	2004	Avg	7301	N	N	15025 NE 185TH ST
002	923843	0480	11/24/09	\$510,000	\$462,000	2577	8	1983	Good	33951	N	N	15636 NE 198TH ST
002	856470	0240	6/9/10	\$477,500	\$444,000	2610	8	2004	Avg	7301	N	N	15045 NE 185TH ST
002	012605	9142	7/27/09	\$585,000	\$521,000	2640	8	1996	Avg	48481	N	N	20318 166TH AVE NE
002	856470	0100	6/28/10	\$435,000	\$405,000	2710	8	2004	Avg	7351	N	N	18535 151ST AVE NE
002	923843	0090	6/2/09	\$515,000	\$455,000	2780	8	1988	Avg	35017	N	N	16116 NE 203RD PL
002	923851	0110	10/28/11	\$487,500	\$484,000	2830	8	1986	Good	34999	N	N	14830 NE 198TH ST
002	112605	9063	6/21/10	\$590,000	\$549,000	2870	8	2005	Avg	47916	N	N	17553 164TH AVE NE
002	923851	0170	2/24/10	\$525,000	\$481,000	2890	8	1986	Avg	28435	N	N	14919 NE 198TH ST
002	012605	9259	8/18/10	\$575,000	\$539,000	3500	8	1984	Good	52060	N	N	19620 164TH AVE NE
002	012605	9259	11/9/09	\$575,000	\$519,000	3500	8	1984	Good	52060	N	N	19620 164TH AVE NE
002	951730	0030	5/5/10	\$420,000	\$389,000	1360	9	1984	Avg	15500	Y	N	18541 148TH AVE NE
002	721480	0070	8/25/11	\$360,000	\$354,000	1380	9	1979	Avg	10000	N	N	17307 145TH AVE NE
002	721480	0560	8/18/09	\$470,000	\$420,000	2340	9	1978	Good	12000	N	N	14519 NE 174TH ST
002	022605	9047	10/15/09	\$570,000	\$513,000	2450	9	1988	VGood	38500	N	N	16327 NE 196TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(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	421525	0100	6/23/11	\$509,950	\$498,000	2690	9	1983	Good	33457	N	N	15680 NE 182ND PL
002	427700	0100	10/13/11	\$545,000	\$540,000	2730	9	1998	Avg	37107	N	N	19340 162ND AVE NE
002	956220	0220	12/30/11	\$422,500	\$422,000	2780	9	1989	Avg	37847	N	N	14928 NE 177TH DR
002	247470	0020	12/10/10	\$587,000	\$559,000	2790	9	1997	Avg	51697	N	N	19199 148TH AVE NE
002	923843	0320	10/16/09	\$546,675	\$492,000	2950	9	1984	Avg	51519	N	N	16109 NE 198TH ST
002	421525	0010	8/8/11	\$490,000	\$481,000	3060	9	1988	Avg	27855	N	N	15914 NE 183RD ST
002	560630	0080	5/5/10	\$628,700	\$582,000	3385	9	2008	Avg	5876	N	N	17066 140TH CT NE
002	856470	0270	6/17/11	\$576,594	\$562,000	3390	9	2011	Avg	7181	N	N	18485 151ST AVE NE
002	022605	9174	10/10/11	\$714,000	\$707,000	3402	9	1997	Avg	43561	N	N	19125 162ND AVE NE
002	560630	0050	2/24/10	\$615,000	\$564,000	3440	9	2008	Avg	5719	N	N	17056 140TH CT NE
002	560630	0100	5/10/11	\$624,200	\$606,000	3440	9	2008	Avg	5710	N	N	17076 140TH CT NE
002	093730	0020	2/24/10	\$775,000	\$710,000	3450	9	2008	Avg	37726	N	N	18775 157TH PL NE
002	022605	9182	6/8/10	\$820,000	\$762,000	3620	9	2003	Avg	35850	N	N	19225 162ND AVE NE
002	560630	0060	2/22/10	\$601,000	\$551,000	3660	9	2008	Avg	5719	N	N	17060 140TH CT NE
002	560630	0070	11/20/09	\$680,000	\$615,000	3740	9	2008	Avg	5876	N	N	17064 140TH CT NE
002	421525	0050	8/27/10	\$525,000	\$493,000	2430	10	1987	Avg	35924	N	N	15710 NE 183RD ST
002	560630	0010	10/27/10	\$719,500	\$681,000	3000	10	2009	Avg	5509	N	N	17040 140TH CT NE
002	560630	0020	3/7/11	\$651,140	\$627,000	3160	10	2009	Avg	7028	N	N	17044 140TH CT NE
002	421525	0130	10/5/09	\$695,000	\$625,000	3400	10	1983	Avg	35000	N	N	18017 157TH AVE NE
002	093730	0030	3/24/10	\$719,950	\$662,000	3570	10	2008	Avg	32512	N	N	18787 157TH PL SE
002	093730	0070	4/12/10	\$718,500	\$663,000	3570	10	2008	Avg	26713	N	N	18626 157TH PL NE
002	956220	0340	9/2/11	\$706,000	\$695,000	3640	10	1985	Avg	44155	N	N	15414 NE 176TH PL
002	022605	9180	11/25/09	\$650,000	\$588,000	3650	10	2001	Avg	23659	N	N	18906 160TH CT SE
002	022605	9040	2/27/09	\$805,000	\$702,000	4660	10	2006	Avg	47178	N	N	16040 NE WOODINVILLE-DUVALL RD
002	421525	0380	11/11/09	\$715,000	\$646,000	3610	11	1984	Avg	42357	N	N	15731 NE 183RD ST
002	803100	0030	7/19/11	\$920,000	\$901,000	4019	11	2002	Avg	23768	N	N	18775 164TH AVE NE

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Area 36
(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	803100	0030	7/19/11	\$920,000	\$901,000	4019	11	2002	Avg	23768	N	N	18775 164TH AVE NE
002	112605	9146	11/18/09	\$1,160,000	\$1,049,000	4570	11	1989	Avg	81364	N	N	18123 155TH AVE NE
002	112605	9193	6/16/10	\$965,000	\$898,000	4730	11	1990	Avg	47044	N	N	17407 155TH PL NE
002	324450	0060	3/8/10	\$1,500,000	\$1,377,000	5860	11	2008	Avg	46609	N	N	14808 NE 192ND ST
002	610400	0020	6/13/11	\$1,490,000	\$1,453,000	5110	12	2005	Avg	35510	N	N	19410 163RD CT NE
003	012605	9267	6/25/09	\$339,900	\$301,000	1380	5	1949	Good	42872	N	N	20322 170TH AVE NE
003	012605	9124	1/11/11	\$305,000	\$292,000	960	6	1954	Fair	82328	N	N	17227 NE 195TH ST
003	113610	0109	10/21/10	\$357,500	\$338,000	1344	6	1962	Good	30759	N	N	15532 156TH AVE NE
003	795502	0110	8/10/11	\$275,000	\$270,000	820	7	1969	Good	10064	N	N	17068 142ND PL NE
003	795503	0080	3/21/11	\$200,000	\$193,000	910	7	1970	Good	19964	N	N	16810 172ND PL NE
003	012605	9091	6/11/10	\$339,950	\$316,000	1010	7	1963	Good	35064	N	N	17004 NE 195TH ST
003	102605	9145	6/7/10	\$337,000	\$313,000	1030	7	1983	Avg	81021	Y	N	14323 NE 167TH ST
003	340170	0200	9/29/09	\$640,000	\$575,000	1180	7	1966	Good	202118	Y	N	16217 NE 145TH ST
003	132605	9156	1/11/11	\$395,000	\$378,000	1280	7	1981	Good	69696	N	N	17014 NE 158TH ST
003	012605	9003	8/3/11	\$378,000	\$371,000	1490	7	1979	Avg	35006	N	N	17308 NE 195TH ST
003	132605	9002	6/25/10	\$390,000	\$363,000	1690	7	1984	Good	57499	N	N	16316 173RD AVE NE
003	012605	9199	9/1/10	\$277,000	\$260,000	1720	7	1974	Avg	24437	N	N	18911 176TH AVE NE
003	012605	9089	5/13/10	\$424,000	\$393,000	1960	7	1988	Avg	48602	N	N	20358 170TH AVE NE
003	340770	0040	11/6/09	\$461,000	\$416,000	2260	7	1954	Avg	32525	N	N	15914 148TH AVE NE
003	242605	9020	10/6/11	\$520,000	\$514,000	2350	7	1991	Avg	41776	N	N	14458 168TH AVE NE
003	012605	9214	5/26/10	\$564,000	\$523,000	2720	7	1975	Avg	81698	N	N	19708 170TH AVE NE
003	232605	9046	8/13/09	\$500,000	\$446,000	1440	8	1973	Avg	71874	Y	N	13656 WOODINVILLE-REDMOND RD NE
003	132605	9095	6/23/09	\$650,000	\$576,000	1510	8	1984	Avg	207345	N	N	14600 176TH AVE NE
003	340170	0036	12/16/11	\$430,000	\$429,000	1520	8	1971	Good	41175	N	N	15352 158TH AVE NE
003	739980	0010	2/15/11	\$480,000	\$461,000	1550	8	1985	Good	31500	N	N	16723 171ST PL NE
003	340470	0088	6/10/09	\$725,000	\$641,000	1590	8	1978	Good	43995	Y	N	15332 NE 140TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(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	242605	9050	11/1/10	\$550,000	\$521,000	1700	8	1968	Good	35100	N	N	14134 168TH AVE NE
003	739980	0150	10/22/09	\$435,000	\$392,000	1730	8	1983	Good	40250	N	N	16726 171ST PL NE
003	940830	0090	12/7/10	\$417,500	\$397,000	1750	8	1981	Avg	44866	N	N	17112 NE 160TH CT
003	340170	0039	1/10/11	\$465,000	\$445,000	1820	8	1976	Avg	31160	N	N	15820 NE 153RD ST
003	340170	0100	10/7/11	\$395,000	\$391,000	1860	8	1972	Avg	47916	N	N	15025 159TH AVE NE
003	340170	0192	6/4/11	\$510,000	\$497,000	1870	8	1973	Avg	43560	N	N	16125 NE 145TH ST
003	012605	9178	11/23/10	\$515,000	\$489,000	1950	8	1983	Avg	98445	N	N	19806 174TH AVE NE
003	012605	9282	6/23/09	\$490,000	\$434,000	1970	8	1999	Avg	52648	N	N	17900 NE 196TH ST
003	132605	9073	7/22/11	\$495,000	\$485,000	2060	8	1968	Good	41817	N	N	16860 NE 150TH ST
003	242605	9138	8/19/10	\$497,000	\$466,000	2070	8	1995	Avg	33748	N	N	14225 168TH AVE NE
003	940830	0120	2/23/10	\$410,000	\$376,000	2090	8	1985	Avg	35620	N	N	17126 NE 163RD PL
003	940830	0120	1/19/11	\$475,000	\$455,000	2090	8	1985	Avg	35620	N	N	17126 NE 163RD PL
003	340170	0101	7/15/10	\$582,500	\$544,000	2300	8	1972	Avg	47916	N	N	15823 NE 153RD ST
003	339535	0060	11/22/10	\$408,000	\$388,000	2440	8	1981	Avg	36202	N	N	16710 NE 139TH PL
003	142605	9098	6/7/11	\$488,500	\$476,000	2450	8	1978	Good	45302	N	N	16220 NE 145TH ST
003	012605	9212	9/26/11	\$455,000	\$450,000	2880	8	1989	Avg	37430	N	N	19714 170TH AVE NE
003	955680	0030	7/1/11	\$545,000	\$533,000	3190	8	1977	Good	48787	N	N	16441 NE 170TH PL
003	281725	0070	9/21/10	\$447,500	\$422,000	3240	8	1974	Avg	22500	N	N	14725 NE 169TH ST
003	132605	9116	3/23/11	\$594,000	\$573,000	1390	9	1978	Good	108900	N	N	15819 165TH PL NE
003	132605	9119	2/24/11	\$456,000	\$438,000	1430	9	1978	Avg	52272	N	N	15724 168TH AVE NE
003	132605	9118	9/2/11	\$557,000	\$549,000	1580	9	1978	Good	43560	N	N	15812 168TH AVE NE
003	340620	0170	6/23/10	\$465,000	\$433,000	1750	9	1979	Avg	42982	N	N	14949 NE 147TH PL
003	340620	0220	12/10/09	\$615,000	\$558,000	1750	9	1979	Good	39900	N	N	14910 NE 147TH PL
003	113610	0157	2/17/10	\$450,000	\$412,000	1960	9	1977	Avg	54805	N	N	15337 NE 163RD ST
003	112605	9164	8/23/11	\$500,000	\$492,000	2440	9	1988	Avg	63162	N	N	16626 160TH PL NE
003	281730	0090	9/14/09	\$600,000	\$538,000	2510	9	1974	Avg	35840	N	N	15920 147TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 36
(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	122605	9156	9/2/09	\$650,000	\$582,000	2820	9	2000	Avg	38032	N	N	17020 166TH PL NE
003	122605	9172	2/8/10	\$760,000	\$695,000	2890	9	1993	Avg	304048	N	N	16622 178TH AVE NE
003	232605	9098	3/10/11	\$675,000	\$650,000	2940	9	2001	Avg	42847	N	N	15706 NE 136TH PL
003	366300	0080	8/31/09	\$825,000	\$738,000	3050	9	2000	Good	47044	N	N	17325 167TH AVE NE
003	366300	0010	5/18/11	\$629,000	\$611,000	3120	9	1976	Good	50094	N	N	16709 NE 179TH ST
003	132605	9180	8/25/10	\$619,950	\$582,000	3160	9	1987	Avg	39968	N	N	16418 167TH AVE NE
003	340170	0112	5/3/11	\$610,000	\$592,000	3160	9	1984	Good	45302	N	N	16017 NE 153RD ST
003	940830	0270	9/30/09	\$607,000	\$545,000	3340	9	1981	Good	43995	N	N	16319 170TH AVE NE
003	232605	9093	9/8/09	\$725,000	\$649,000	3350	9	1996	Avg	40866	N	N	15719 NE 136TH PL
003	856500	0030	5/28/09	\$635,000	\$561,000	3457	9	1997	Avg	33460	N	N	19405 179TH CT NE
003	242605	9023	5/12/10	\$940,000	\$870,000	3650	9	1971	Good	169448	N	N	14343 168TH AVE NE
003	012605	9256	8/11/11	\$730,000	\$717,000	3730	9	2002	Avg	63162	N	N	19201 173RD AVE NE
003	012605	9256	3/16/10	\$780,000	\$717,000	3730	9	2002	Avg	63162	N	N	19201 173RD AVE NE
003	242605	9121	3/18/11	\$710,000	\$685,000	3750	9	1990	Avg	35089	N	N	16924 NE 141ST PL
003	142605	9073	4/14/10	\$690,000	\$636,000	4100	9	1991	Avg	35190	N	N	16322 NE 160TH ST
003	132605	9050	1/24/11	\$945,000	\$905,000	4680	9	1994	Avg	108900	Y	N	16620 NE 162ND CT
003	427750	0060	7/14/10	\$699,000	\$653,000	5120	9	1998	Avg	36989	N	N	17006 NE 179TH ST
003	132605	9041	10/19/11	\$668,500	\$662,000	1920	10	1979	Avg	58370	N	N	15524 165TH PL NE
003	340170	0029	8/26/11	\$950,000	\$935,000	2410	10	1998	Avg	106653	N	N	16040 NE 153RD ST
003	248162	0240	11/22/10	\$625,000	\$594,000	2660	10	1984	Avg	39640	N	N	14230 157TH PL NE
003	112605	9216	12/29/10	\$498,000	\$475,000	2730	10	1991	Avg	52272	Y	N	15311 NE 173RD ST
003	248160	0060	4/22/10	\$645,000	\$596,000	2760	10	1981	Avg	43200	Y	N	15070 NE 144TH ST
003	113610	0049	7/7/10	\$575,000	\$536,000	2770	10	1987	Avg	59030	N	N	15611 NE 157TH ST
003	142605	9045	11/30/09	\$625,000	\$566,000	2830	10	1989	Avg	43560	N	N	14837 164TH PL NE
003	340770	0034	7/22/10	\$705,000	\$659,000	2850	10	1994	Avg	35231	N	N	14924 NE 163RD ST
003	248161	0060	3/24/10	\$585,000	\$538,000	3140	10	1983	Avg	35568	N	N	14432 156TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
(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	248161	0170	11/8/10	\$749,000	\$710,000	3160	10	1981	Good	34560	N	N	14455 156TH AVE NE
003	068770	0080	5/14/09	\$765,000	\$674,000	3240	10	1988	Avg	35001	N	N	15020 NE 167TH ST
003	113610	0133	5/3/11	\$596,950	\$579,000	3330	10	1995	Avg	43560	N	N	15228 NE 156TH ST
003	248162	0210	7/7/10	\$636,275	\$594,000	3390	10	1984	Avg	28525	N	N	14243 157TH PL NE
003	133190	0250	10/13/11	\$635,000	\$629,000	3420	10	1986	Avg	35073	N	N	16640 168TH PL NE
003	132605	9182	6/23/10	\$900,000	\$838,000	3440	10	1988	Avg	107157	N	N	14630 178TH AVE NE
003	248162	0170	6/13/11	\$665,000	\$648,000	3500	10	1984	Avg	53129	N	N	14267 157TH PL NE
003	242605	9108	10/18/10	\$622,750	\$589,000	3520	10	1988	Avg	35038	N	N	16409 NE 143RD ST
003	133190	0040	8/20/09	\$630,000	\$563,000	3540	10	1986	Avg	35256	N	N	16535 NE 169TH PL
003	133190	0150	11/16/11	\$659,500	\$656,000	3560	10	1989	Avg	34013	N	N	16729 NE 166TH ST
003	133190	0200	4/20/10	\$525,000	\$485,000	3560	10	1988	Fair	36907	N	N	16912 NE 166TH ST
003	068770	0060	10/12/11	\$615,000	\$609,000	3600	10	1989	Avg	53531	N	N	15033 NE 167TH ST
003	012605	9181	7/22/10	\$640,000	\$598,000	3830	10	1990	Good	105850	N	N	19920 174TH AVE NE
003	340170	0154	6/9/11	\$797,500	\$777,000	3860	10	1984	Avg	44417	Y	N	14717 168TH AVE NE
003	248162	0090	5/6/11	\$785,000	\$762,000	3920	10	1984	Good	35903	N	N	15726 NE 143RD PL
003	132605	9160	6/28/10	\$1,163,000	\$1,084,000	4000	10	1983	Good	102801	N	N	17017 NE 152ND ST
003	248163	0170	4/28/11	\$650,000	\$630,000	4080	10	1985	Good	36420	N	N	15403 NE 144TH PL
003	242605	9100	7/15/09	\$890,000	\$791,000	4120	10	1984	Good	106722	N	N	16848 NE 143RD ST
003	132605	9175	6/14/11	\$800,000	\$780,000	4160	10	1986	Avg	70567	N	N	15513 164TH PL NE
003	340170	0150	6/7/11	\$899,995	\$877,000	5530	10	1994	Avg	38816	Y	N	14729 168TH AVE NE
003	242605	9127	7/5/11	\$866,000	\$847,000	3210	11	1991	Avg	59241	N	N	14045 170TH LN NE
003	242605	9123	8/3/10	\$775,000	\$726,000	3380	11	1991	VGood	56628	N	N	14118 168TH AVE NE
003	361200	0070	6/28/11	\$870,000	\$850,000	3660	11	1998	Avg	31967	Y	N	16719 NE 151ST PL
003	361200	0070	11/24/09	\$987,500	\$894,000	3660	11	1998	Avg	31967	Y	N	16719 NE 151ST PL
003	232605	9090	5/12/11	\$935,000	\$908,000	3890	11	1988	Avg	40500	N	N	13533 160TH AVE NE
003	242605	9107	10/14/11	\$1,040,000	\$1,030,000	4080	11	2000	Avg	35004	N	N	14137 165TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 36
(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	152605	9002	4/21/11	\$1,305,000	\$1,264,000	4500	11	2004	Avg	670388	N	N	15535 148TH AVE NE
003	242605	9120	11/17/11	\$1,200,000	\$1,193,000	4560	11	2006	Avg	35089	N	N	16908 NE 141ST PL
003	112605	9239	6/21/10	\$1,725,000	\$1,606,000	4720	11	2006	Avg	53578	N	N	15639 NE 167TH PL
003	242605	9142	10/21/11	\$985,000	\$976,000	5030	11	2000	Avg	63162	N	N	14009 166TH AVE NE
003	248163	0215	12/28/09	\$925,000	\$841,000	5250	11	1987	Good	36345	N	N	14357 155TH AVE NE
003	112605	9221	9/9/10	\$1,049,000	\$987,000	5240	12	1991	Avg	263538	Y	N	15207 NE 167TH PL
003	132605	9100	9/27/11	\$1,399,000	\$1,382,000	6180	12	1987	Good	92782	Y	N	17503 NE 152ND ST
011	163070	0366	10/22/09	\$399,950	\$359,000	1180	8	1978	Avg	54014	N	N	18408 189TH AVE NE
011	721470	0740	9/18/09	\$424,950	\$379,000	1280	8	1976	Avg	36708	N	N	18310 194TH AVE NE
011	177420	0110	12/2/11	\$423,000	\$421,000	1370	8	1975	Avg	32438	N	N	18221 NE 189TH ST
011	721471	1240	8/31/10	\$370,000	\$347,000	1480	8	1977	Avg	37891	N	N	18816 195TH CT NE
011	721470	0510	9/22/09	\$427,000	\$381,000	1490	8	1977	Avg	36846	N	N	19724 NE 181ST ST
011	721471	1040	5/6/10	\$405,000	\$373,000	1520	8	1977	Good	31899	N	N	19311 196TH AVE NE
011	721471	1050	5/14/09	\$475,000	\$416,000	1610	8	1977	Good	43119	N	N	19305 196TH AVE NE
011	721471	0370	10/5/09	\$410,000	\$367,000	1620	8	1978	Avg	55576	N	N	19222 200TH AVE NE
011	721470	0680	6/22/11	\$459,000	\$448,000	1630	8	1976	Good	30315	N	N	18127 195TH PL NE
011	721470	0550	10/9/09	\$420,000	\$376,000	1690	8	1976	Avg	50965	N	N	18140 197TH PL NE
011	721470	0910	9/10/10	\$413,000	\$388,000	1720	8	1977	Avg	37275	N	N	17619 194TH AVE NE
011	177420	0030	10/21/10	\$524,000	\$494,000	1800	8	1975	Good	38979	N	N	18201 NE 186TH ST
011	721471	1230	2/24/10	\$484,615	\$442,000	1850	8	1977	Avg	35842	N	N	19512 NE 188TH ST
011	177421	0380	8/19/09	\$410,000	\$364,000	1880	8	1976	Avg	35250	N	N	19404 181ST AVE NE
011	177423	0160	3/25/10	\$450,000	\$412,000	1980	8	1979	Good	39738	N	N	18637 186TH AVE NE
011	721472	0070	9/9/09	\$491,500	\$438,000	2040	8	1983	Avg	161607	N	N	20018 194TH AVE NE
011	721470	0330	7/21/10	\$572,000	\$533,000	2160	8	1976	Good	38066	N	N	19704 NE 185TH ST
011	163070	0365	11/9/11	\$409,950	\$407,000	2170	8	1978	Avg	54014	N	N	18324 189TH AVE NE
011	177422	0120	5/20/10	\$515,000	\$476,000	2250	8	1978	Avg	35781	N	N	19816 183RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 36
(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
011	177422	0460	8/11/10	\$500,000	\$467,000	2460	8	1978	Avg	33798	N	N	19509 181ST AVE NE
011	177422	0270	8/10/09	\$460,000	\$408,000	2480	8	1978	Good	32790	N	N	19903 182ND AVE NE
011	721470	0790	3/4/11	\$449,950	\$432,000	2480	8	1977	Good	36340	N	N	18319 194TH AVE NE
011	721470	0790	2/16/10	\$479,950	\$438,000	2480	8	1977	Good	36340	N	N	18319 194TH AVE NE
011	721471	0410	10/4/11	\$485,000	\$479,000	2650	8	1998	Avg	40511	N	N	20021 NE 194TH ST
011	177421	0270	10/26/11	\$453,000	\$449,000	2680	8	1976	Avg	36673	N	N	19307 183RD AVE NE
011	177422	0310	5/8/09	\$438,900	\$384,000	2900	8	1978	Avg	35809	N	N	18104 NE 197TH PL
011	177422	0370	9/3/10	\$542,000	\$508,000	2930	8	1978	Avg	37452	N	N	18105 NE 197TH PL
011	177422	0440	1/7/10	\$488,500	\$443,000	3100	8	1977	Avg	35424	N	N	18008 NE 196TH ST
011	721471	0870	10/11/11	\$518,000	\$513,000	3270	8	1978	Good	96754	N	N	19311 NE 190TH ST
011	721471	0870	9/29/09	\$582,500	\$521,000	3270	8	1978	Good	96754	N	N	19311 NE 190TH ST
011	721479	0020	5/21/09	\$485,000	\$425,000	1660	9	1990	Avg	35290	N	N	19413 NE 203RD PL
011	935930	0370	7/15/09	\$567,000	\$501,000	1920	9	1990	Avg	45330	N	N	18311 NE 204TH CT
011	721472	0244	8/18/10	\$459,000	\$429,000	2040	9	1985	Avg	43995	N	N	19829 194TH AVE NE
011	769547	0030	10/16/11	\$415,000	\$411,000	2240	9	1985	Avg	39292	N	N	18929 NE 186TH PL
011	769547	0410	9/18/09	\$475,000	\$424,000	2290	9	1987	Avg	33265	N	N	18470 NE 191ST ST
011	721472	0290	6/8/10	\$538,000	\$498,000	2310	9	1987	Avg	35390	N	N	19022 NE 198TH ST
011	935930	0320	3/16/10	\$480,000	\$439,000	2330	9	1989	Avg	33925	N	N	18330 NE 201ST DR
011	769546	0100	4/15/11	\$510,000	\$493,000	2420	9	1987	Avg	35002	N	N	19501 189TH PL NE
011	353021	0240	5/30/11	\$529,000	\$514,000	2480	9	1987	Avg	47249	N	N	19902 184TH PL NE
011	769547	0390	5/25/10	\$537,000	\$496,000	2490	9	1985	Avg	35379	N	N	18409 NE 192ND ST
011	935930	0520	1/3/11	\$490,000	\$467,000	2520	9	1988	Avg	37633	N	N	18136 NE 201ST DR
011	935930	0310	8/31/09	\$462,500	\$412,000	2540	9	1989	Avg	32065	N	N	18342 NE 201ST DR
011	721472	0370	10/18/11	\$495,000	\$490,000	2570	9	1987	Avg	38400	N	N	19940 190TH AVE NE
011	353020	0290	6/7/10	\$582,000	\$539,000	2620	9	1986	Good	36761	N	N	18442 NE 194TH ST
011	721472	0630	10/19/10	\$544,000	\$513,000	2620	9	1987	Avg	35391	N	N	19235 NE 198TH ST

Improved Sales Used in this Annual Update Analysis
Area 36
(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
011	769547	0020	1/26/11	\$525,000	\$502,000	2660	9	1987	Avg	36234	N	N	18909 NE 186TH PL
011	721478	0010	10/8/11	\$475,000	\$470,000	2730	9	1990	Avg	43216	N	N	19522 NE 202ND PL
011	935930	0460	6/22/10	\$575,000	\$534,000	2870	9	1988	Avg	41927	N	N	18223 NE 205TH ST
011	769547	0210	12/21/10	\$559,000	\$532,000	2890	9	1985	Avg	98881	N	N	19116 189TH PL NE
011	721472	0280	9/8/11	\$585,000	\$576,000	3160	9	1987	Avg	31972	N	N	19036 NE 198TH ST
011	721472	0280	9/8/11	\$585,000	\$576,000	3160	9	1987	Avg	31972	N	N	19036 NE 198TH ST
011	935930	0540	3/17/10	\$530,000	\$485,000	3170	9	1988	Avg	45978	N	N	18116 NE 201ST DR
011	353020	0220	4/28/11	\$605,000	\$586,000	3230	9	1987	Avg	37604	N	N	18642 NE 194TH ST
011	353021	0230	3/10/09	\$595,000	\$516,000	3240	9	1987	Avg	47385	N	N	18440 NE 199TH ST
011	353020	0210	1/7/11	\$542,000	\$517,000	3270	9	1987	Avg	36613	N	N	18904 NE 194TH ST
011	353021	0090	5/19/11	\$635,000	\$616,000	3380	9	1987	Avg	41443	N	N	18460 NE 196TH PL
011	353020	0360	3/9/10	\$700,000	\$640,000	3460	9	1987	Good	70620	N	N	19435 184TH PL NE
011	353021	0190	8/3/10	\$742,500	\$693,000	4010	9	1987	Good	42125	N	N	18456 NE 199TH ST
011	662610	0080	4/18/11	\$491,950	\$476,000	2570	10	1993	Avg	28718	N	N	20027 NE 190TH CT
011	662610	0070	5/19/09	\$570,000	\$500,000	3060	10	1992	Avg	26199	Y	N	20023 NE 190TH CT
011	662610	0070	3/24/11	\$585,000	\$564,000	3060	10	1992	Avg	26199	Y	N	20023 NE 190TH CT
011	662610	0160	3/22/11	\$595,000	\$573,000	3090	10	1993	Avg	30031	N	N	20029 NE 188TH PL
011	662610	0060	9/22/09	\$537,500	\$480,000	3120	10	1993	Avg	31933	N	N	20026 NE 190TH CT
011	193908	0100	4/1/10	\$695,000	\$638,000	3250	10	1997	Avg	36939	Y	N	18605 201ST AVE NE
011	662610	0120	5/31/11	\$627,000	\$610,000	3270	10	1994	Avg	29708	N	N	20028 NE 188TH PL
011	662610	0220	11/14/11	\$558,000	\$555,000	3400	10	1994	Avg	32321	N	N	18820 201ST AVE NE
011	193908	0110	10/19/09	\$702,500	\$630,000	3550	10	1996	Avg	35942	N	N	18517 201ST AVE NE
011	052606	9064	1/13/11	\$585,000	\$558,000	3660	10	1998	Good	83199	N	N	19033 203RD PL NE
011	769546	0070	11/16/10	\$835,000	\$791,000	3720	10	1986	Avg	41956	N	N	19548 189TH PL NE

Improved Sales Removed in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	163070	0105	9/26/11	\$350,000	PREVIMP<=25K
001	163070	0145	1/18/11	\$332,000	QUIT CLAIM DEED
001	163070	0190	10/5/09	\$160,000	DOR RATIO
001	163070	0230	12/8/11	\$429,900	FINANCIAL INSTITUTION RESALE
001	163070	0400	2/10/11	\$710,000	FINANCIAL INSTITUTION RESALE
001	177100	0290	12/11/09	\$122,500	QUIT CLAIM DEED
001	177100	0460	1/4/11	\$175,000	DIAGNOSTIC OUTLIER
001	177100	0890	11/11/11	\$155,000	DIAGNOSTIC OUTLIER
001	177110	0120	10/21/09	\$205,500	GOVERNMENT AGENCY
001	177110	0120	11/18/09	\$205,500	QUIT CLAIM DEED
001	177110	0450	8/3/11	\$169,500	DIAGNOSTIC OUTLIER
001	177111	0120	3/5/09	\$324,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	177111	0140	6/30/11	\$237,950	FINANCIAL INSTITUTION RESALE
001	177400	0210	6/10/11	\$365,199	GOVERNMENT AGENCY
001	177450	0021	11/7/11	\$186,000	EXEMPT FROM EXCISE TAX
001	177550	0016	12/11/09	\$455,000	DIAGNOSTIC OUTLIER
001	177550	0090	2/19/09	\$366,742	DIAGNOSTIC OUTLIER
001	177550	0090	2/19/09	\$340,000	RELOCATION - SALE TO SERVICE
001	177550	0362	11/27/09	\$570,000	RELOCATION - SALE TO SERVICE
001	177580	0060	11/8/11	\$102,443	DOR RATIO;STATEMENT TO DOR
001	177580	0530	1/12/11	\$214,198	FINANCIAL INSTITUTION RESALE
001	177580	0540	8/17/11	\$231,500	FINANCIAL INSTITUTION RESALE
001	177592	0160	8/30/11	\$210,000	DIAGNOSTIC OUTLIER
001	177592	0210	8/8/11	\$122,884	QUIT CLAIM DEED
001	177592	0360	2/19/09	\$265,000	NON-REPRESENTATIVE SALE
001	572250	0020	10/3/11	\$160,000	DIAGNOSTIC OUTLIER
001	613980	0100	12/27/11	\$240,000	EXEMPT FROM EXCISE TAX
001	613980	0490	3/9/09	\$195,600	QUIT CLAIM DEED
001	613980	0500	10/26/11	\$289,000	GOVERNMENT AGENCY
001	952240	0190	4/14/09	\$217,099	QUIT CLAIM DEED
002	012605	9068	11/8/11	\$500,000	UNFIN AREA
002	012605	9071	10/14/09	\$530,000	NON-REPRESENTATIVE SALE
002	012605	9088	1/20/10	\$141,000	DOR RATIO
002	012605	9098	12/3/09	\$178,500	NON-REPRESENTATIVE SALE
002	012605	9101	8/14/09	\$710,000	IMP COUNT
002	012605	9106	7/29/11	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012605	9135	10/14/10	\$711,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	012605	9307	9/6/11	\$810,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	022605	9160	6/11/09	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9199	8/19/11	\$720,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	112605	9240	6/6/11	\$625,000	%COMPLETE
002	162280	0070	4/22/10	\$293,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	289640	0340	10/15/09	\$237,322	AFFORDABLE HOUSING SALES
002	289640	0600	2/3/09	\$160,118	AFFORDABLE HOUSING SALES
002	289640	0610	8/15/09	\$181,334	AFFORDABLE HOUSING SALES
002	289640	0630	5/7/09	\$164,000	AFFORDABLE HOUSING SALES
002	289640	0640	3/2/09	\$175,900	AFFORDABLE HOUSING SALES
002	289640	0670	6/21/11	\$157,000	AFFORDABLE HOUSING SALES
002	289640	0680	12/3/10	\$150,000	AFFORDABLE HOUSING SALES
002	289640	0690	7/22/09	\$163,000	AFFORDABLE HOUSING SALES
002	324450	0022	7/30/09	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	324450	0083	6/25/10	\$391,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	324450	0083	8/8/11	\$398,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	324450	0090	5/23/11	\$700,000	DIAGNOSTIC OUTLIER
002	324450	0165	4/10/10	\$550,000	NO MARKET EXPOSURE
002	404590	0045	6/29/11	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	404590	0135	9/22/10	\$85,039	QUIT CLAIM DEED
002	421525	0420	4/20/10	\$755,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	421525	0490	8/4/09	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	560630	0060	12/29/09	\$699,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	560630	0060	2/4/10	\$648,000	NO MARKET EXPOSURE
002	560630	0090	4/20/10	\$477,000	NON-REPRESENTATIVE SALE
002	560630	0100	4/20/10	\$487,000	NON-REPRESENTATIVE SALE
002	721480	0290	7/30/10	\$295,000	FINANCIAL INSTITUTION RESALE
002	721480	0560	7/22/09	\$470,000	RELOCATION - SALE TO SERVICE
002	721480	0580	2/13/09	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	721481	0380	11/1/11	\$330,000	SHORT SALE
002	721482	0030	10/4/10	\$180,000	QUIT CLAIM DEED
002	856470	0060	9/3/09	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	923843	0230	6/22/09	\$618,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	923843	0670	5/29/09	\$540,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	923849	0050	6/27/09	\$559,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	951720	0090	11/29/11	\$231,000	GOVERNMENT AGENCY
002	951720	0210	3/17/10	\$300,500	GOVERNMENT AGENCY
002	951720	0360	1/2/09	\$361,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	956080	0040	3/31/10	\$414,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	956080	0400	8/14/09	\$474,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	012605	9180	8/27/10	\$685,000	IMP COUNT
003	112605	9014	10/25/11	\$800,000	DIAGNOSTIC OUTLIER
003	112605	9016	3/28/11	\$1,128,000	FINANCIAL INSTITUTION RESALE
003	112605	9026	3/30/10	\$391,000	PREVIMP<=25K
003	112605	9026	8/23/10	\$405,000	PREVIMP<=25K
003	112605	9106	12/8/10	\$425,000	%COMPLETE
003	112605	9170	5/31/11	\$251,000	QUIT CLAIM DEED
003	112605	9170	5/31/11	\$251,000	QUIT CLAIM DEED
003	112605	9217	5/16/11	\$2,350,000	DIAGNOSTIC OUTLIER
003	113610	0035	6/16/09	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	122605	9004	12/14/10	\$300,000	DOR RATIO
003	122605	9026	3/2/11	\$249,999	REAL MH
003	122605	9072	3/19/10	\$309,000	DIAGNOSTIC OUTLIER
003	122605	9140	5/16/11	\$349,900	FINANCIAL INSTITUTION RESALE
003	122605	9183	8/19/09	\$1,400,000	SHORT SALE
003	132605	9064	7/13/11	\$545,000	DIAGNOSTIC OUTLIER
003	132605	9099	5/4/11	\$565,000	FINANCIAL INSTITUTION RESALE
003	142605	9032	10/28/11	\$1,470,000	BUILDER OR DEVELOPER SALES
003	142605	9035	5/27/11	\$1,273,000	DIAGNOSTIC OUTLIER
003	232605	9104	1/11/10	\$649,900	NON-REPRESENTATIVE SALE
003	242605	9029	9/22/09	\$399,000	DIAGNOSTIC OUTLIER
003	248162	0030	11/9/11	\$620,000	DIAGNOSTIC OUTLIER
003	248162	0070	1/12/10	\$475,000	NON-REPRESENTATIVE SALE
003	248162	0180	7/6/10	\$645,000	UNFIN AREA
003	248162	0180	4/17/10	\$645,000	RELOCATION - SALE TO SERVICE
003	248162	0180	4/17/10	\$645,000	RELOCATION - SALE TO SERVICE
003	281730	0050	5/25/11	\$437,500	DIAGNOSTIC OUTLIER
003	317540	0090	11/3/10	\$580,000	%COMPLETE
003	340170	0094	8/12/09	\$46,580	DOR RATIO
003	340170	0132	3/31/09	\$450,000	NON-REPRESENTATIVE SALE
003	340470	0093	11/6/09	\$635,000	QUESTIONABLE PER APPRAISAL
003	340620	0270	10/13/10	\$524,550	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	340770	0045	7/13/11	\$417,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	404590	0144	7/27/11	\$606,000	DIAGNOSTIC OUTLIER
003	404590	0144	6/2/10	\$236,150	DOR RATIO
003	739980	0160	4/22/10	\$299,500	NON-REPRESENTATIVE SALE
003	795502	0020	2/26/09	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	930630	0070	5/25/11	\$455,000	OBSOLESCENCE
003	940830	0330	6/14/11	\$322,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	940830	0410	10/24/09	\$655,000	DIAGNOSTIC OUTLIER
011	052606	9061	3/25/11	\$579,900	DIAGNOSTIC OUTLIER
011	177421	0330	10/20/10	\$335,000	DIAGNOSTIC OUTLIER
011	193908	0110	10/9/09	\$707,500	RELOCATION - SALE TO SERVICE
011	662610	0300	8/24/09	\$525,000	QUIT CLAIM DEED
011	721470	0010	10/28/10	\$542,500	OBSOLESCENCE
011	721470	0090	1/21/11	\$281,022	FINANCIAL INSTITUTION RESALE
011	721470	0300	8/25/11	\$200,000	FINANCIAL INSTITUTION RESALE
011	721471	0070	7/13/11	\$270,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
011	721472	0290	5/10/10	\$538,000	RELOCATION - SALE TO SERVICE
011	721472	0410	10/8/10	\$15,000	QUIT CLAIM DEED
011	721478	0080	9/16/09	\$395,000	DIAGNOSTIC OUTLIER
011	935930	0210	12/30/11	\$401,000	FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 36
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	177592	0130	12/8/2010	\$25,000	10500	N	N
002	012605	9314	1/14/2010	\$175,000	34994	N	N
002	022605	9169	12/20/2011	\$95,000	60147	N	N
002	560630	0030	11/9/2011	\$169,000	5339	N	N
002	803100	0010	6/27/2011	\$425,000	178617	N	N
002	856470	0270	5/11/2010	\$132,000	7181	N	N
003	340170	0276	1/10/2011	\$225,000	43560	N	N
003	340470	0094	1/6/2010	\$215,000	26922	Y	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	177000	0280	10/3/2009	\$1,250	QUIT CLAIM DEED
001	177000	0280	10/3/2009	\$3,750	QUIT CLAIM DEED
001	177590	0272	2/23/2009	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	112605	9080	11/24/2009	\$13,580	QUESTIONABLE PER APPRAISAL
003	340470	0043	11/18/2010	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR