

Residential Revalue

2012 Assessment Roll

**Lake
Hills/Robinswood/
Crossroads**

Area 67

**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:

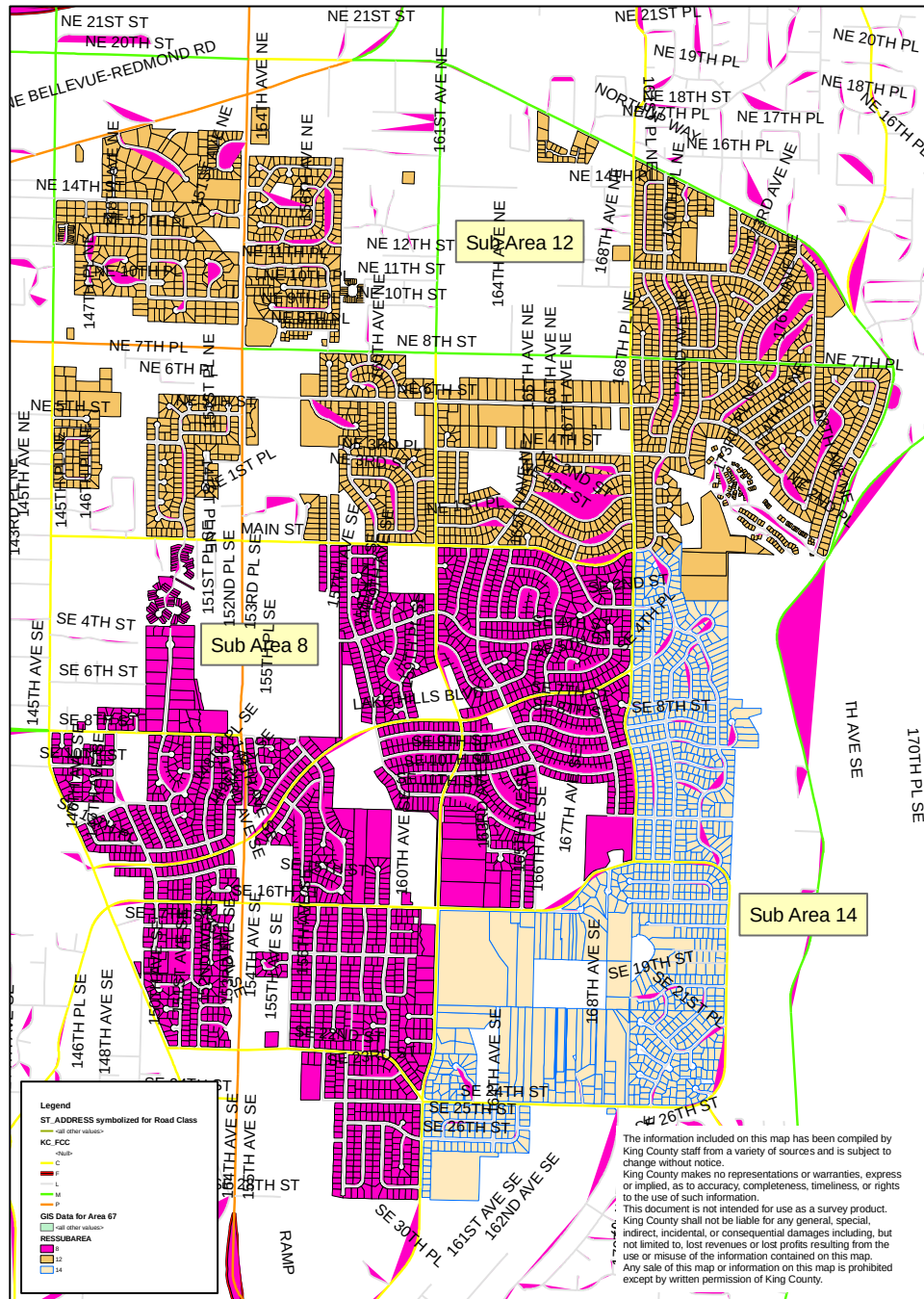
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Area 67



Lake Hills/Robinswood/ Crossroads

Housing



Grade 6/ Year Built 1959/ Total Living Area 990



Grade 7/ Year Built 1966/Total Living Area 1330



Grade 8/ Year Built 1962/ Total Living Area 2070



Grade 9/ Year Built 1980/Total Living Area 2720



Grade 10/ Year Built 1998/ Total Living Area 3020



Grade 11/ Year Built 1999/Total Living Area 4110

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: Lake Hill/Robinswood/Crossroads Area 67

Number of Improved Sales: 465

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	\$217,600	\$162,700	\$380,300			
2012 Value	\$208,700	\$156,400	\$365,100	\$401,600	90.9%	7.65%
Change	-\$8,900	-\$6,300	-\$15,200			
% Change	-4.1%	-3.9%	-4.0%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$221,600	\$146,700	\$368,300
2012 Value	\$212,500	\$141,100	\$353,600
Percent Change	-4.1%	-3.8%	-4.0%

Number of one to three unit residences in the population: 5872

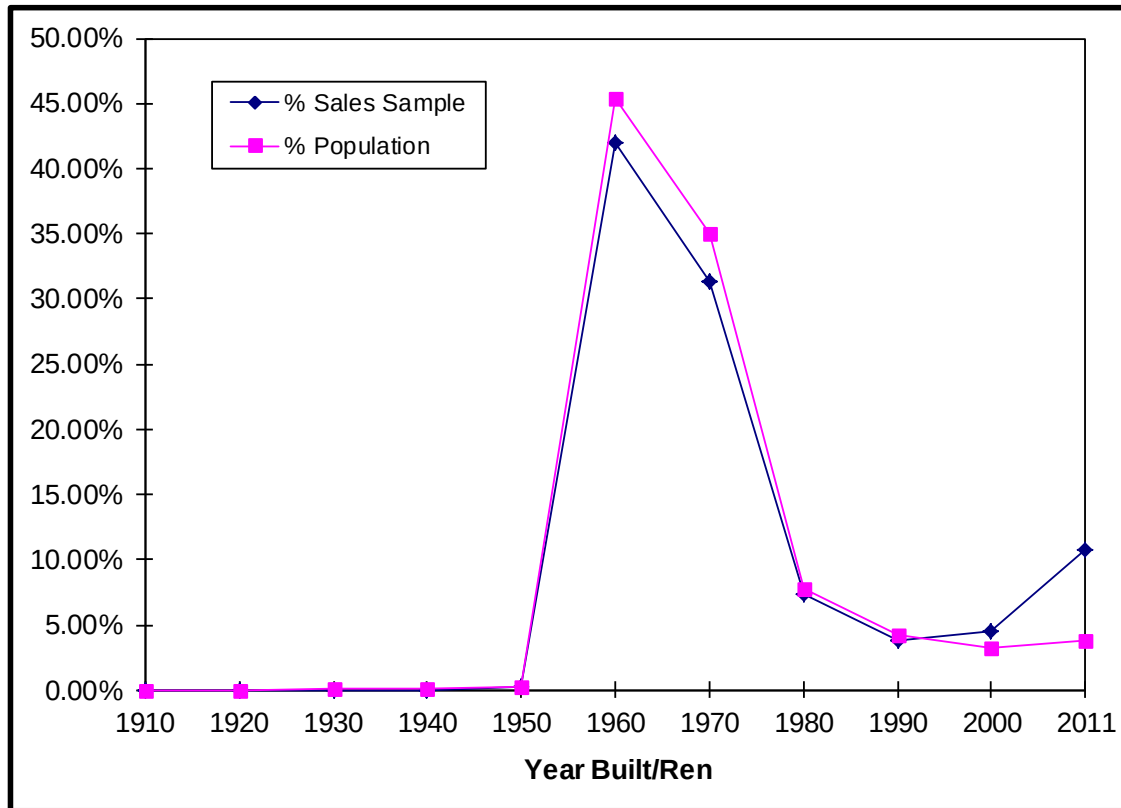
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the area required a single standard area adjustment.

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	1	0.22%
1960	195	41.94%
1970	146	31.40%
1980	34	7.31%
1990	18	3.87%
2000	21	4.52%
2011	50	10.75%
	465	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.03%
1920	2	0.03%
1930	4	0.07%
1940	8	0.14%
1950	17	0.29%
1960	2668	45.44%
1970	2057	35.03%
1980	457	7.78%
1990	248	4.22%
2000	187	3.18%
2011	222	3.78%
	5872	



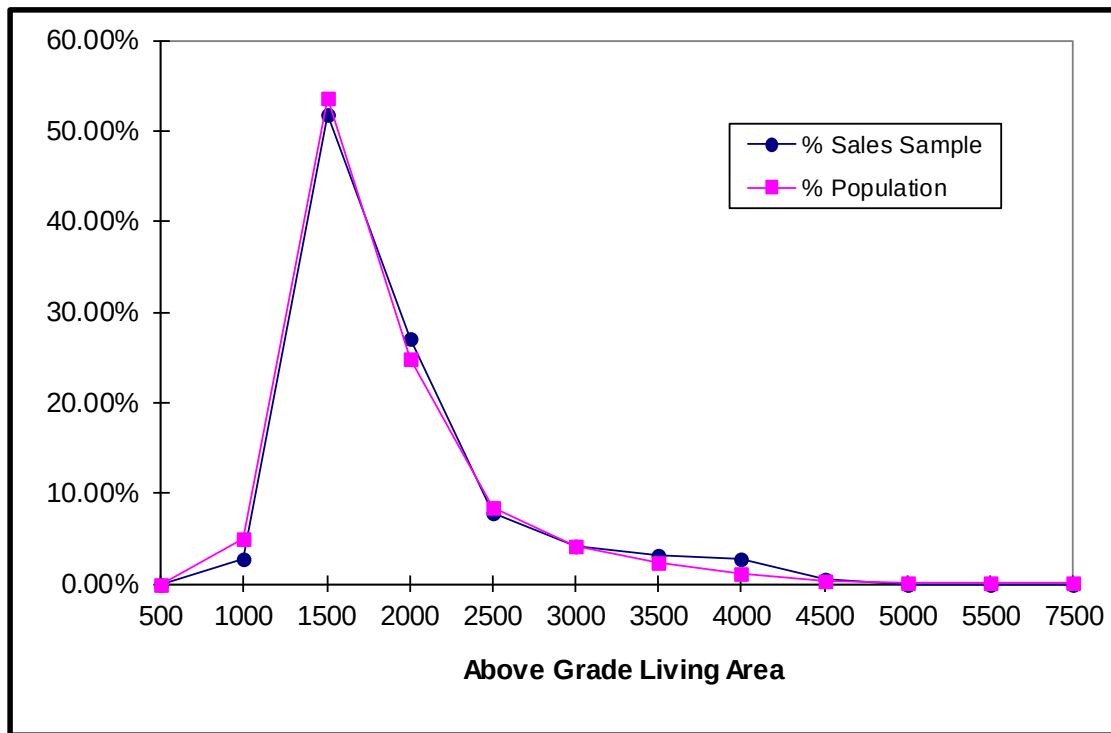
The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

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

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	13	2.80%
1500	241	51.83%
2000	126	27.10%
2500	36	7.74%
3000	19	4.09%
3500	15	3.23%
4000	13	2.80%
4500	2	0.43%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	465	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	287	4.89%
1500	3148	53.61%
2000	1459	24.85%
2500	496	8.45%
3000	242	4.12%
3500	138	2.35%
4000	66	1.12%
4500	23	0.39%
5000	7	0.12%
5500	4	0.07%
7500	2	0.03%
	5872	

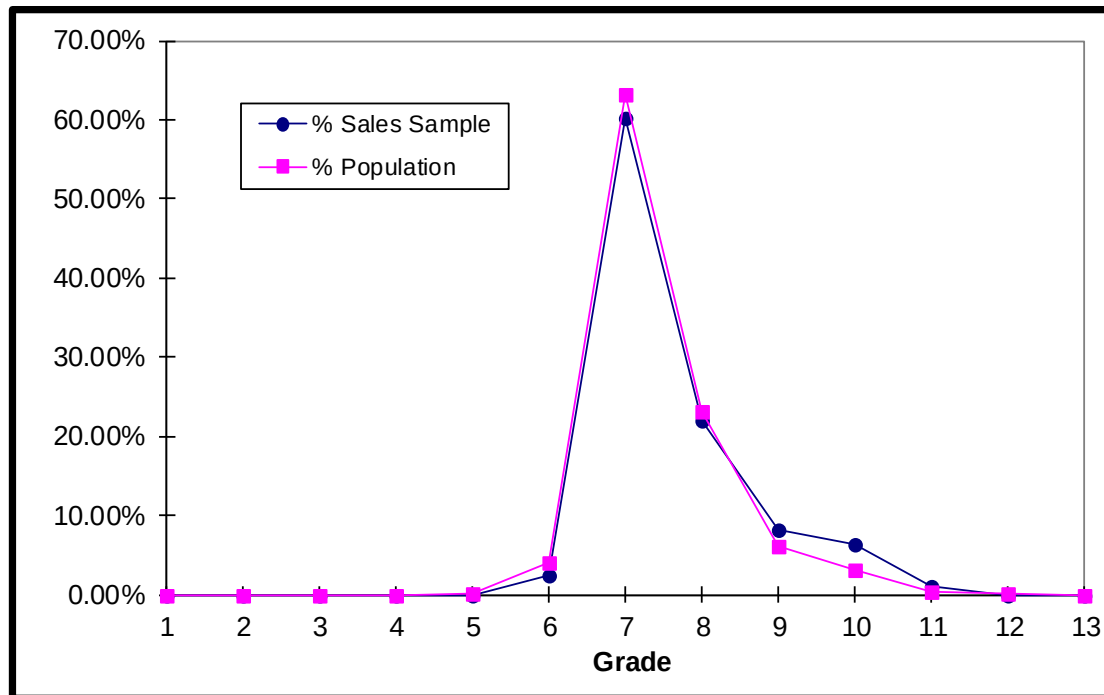


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	11	2.37%
7	280	60.22%
8	102	21.94%
9	38	8.17%
10	29	6.24%
11	5	1.08%
12	0	0.00%
13	0	0.00%
465		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.07%
6	233	3.97%
7	3718	63.32%
8	1359	23.14%
9	359	6.11%
10	177	3.01%
11	19	0.32%
12	3	0.05%
13	0	0.00%
5872		



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 7 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a -4.1% 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.

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 465 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 90.9%. 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 -4.0%. 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 67 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

-3.86%

Comments :

The percentages listed are total adjustments not additive adjustments.

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

100% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 67 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 0.927, resulting in an adjusted value of \$487,000 (\$525,000 X .927=\$487,000 – rounded to the nearest \$1,000).

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.847	-15.3%
2/1/2009	0.851	-14.9%
3/1/2009	0.855	-14.5%
4/1/2009	0.859	-14.1%
5/1/2009	0.863	-13.7%
6/1/2009	0.868	-13.2%
7/1/2009	0.872	-12.8%
8/1/2009	0.876	-12.4%
9/1/2009	0.881	-11.9%
10/1/2009	0.885	-11.5%
11/1/2009	0.889	-11.1%
12/1/2009	0.893	-10.7%
1/1/2010	0.898	-10.2%
2/1/2010	0.902	-9.8%
3/1/2010	0.906	-9.4%
4/1/2010	0.910	-9.0%
5/1/2010	0.915	-8.5%
6/1/2010	0.919	-8.1%
7/1/2010	0.923	-7.7%
8/1/2010	0.927	-7.3%
9/1/2010	0.932	-6.8%
10/1/2010	0.936	-6.4%
11/1/2010	0.940	-6.0%
12/1/2010	0.945	-5.5%
1/1/2011	0.949	-5.1%
2/1/2011	0.953	-4.7%
3/1/2011	0.957	-4.3%
4/1/2011	0.961	-3.9%
5/1/2011	0.966	-3.4%
6/1/2011	0.970	-3.0%
7/1/2011	0.974	-2.6%
8/1/2011	0.979	-2.1%
9/1/2011	0.983	-1.7%
10/1/2011	0.987	-1.3%
11/1/2011	0.991	-0.9%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	220720	0510	6/16/10	\$304,000	\$280,000	1430	6	1956	Good	8040	N	N	15518 SE 8TH ST
008	220720	0510	6/10/10	\$260,000	\$239,000	1430	6	1956	Good	8040	N	N	15518 SE 8TH ST
008	403680	0645	3/6/09	\$385,000	\$329,000	880	7	1956	Good	10080	N	N	15651 SE 11TH ST
008	403720	0710	3/22/10	\$370,000	\$336,000	970	7	1957	Good	13650	N	N	647 164TH AVE SE
008	403720	0690	8/25/10	\$360,000	\$335,000	970	7	1957	Good	9715	N	N	16311 SE 7TH ST
008	403680	1120	11/5/09	\$315,000	\$280,000	990	7	1958	Good	7400	N	N	16012 SE 9TH ST
008	220710	0170	2/4/11	\$317,750	\$303,000	990	7	1955	Good	7442	N	N	14304 SE 14TH ST
008	403680	1430	12/18/09	\$295,000	\$264,000	990	7	1956	Avg	7300	N	N	704 163RD AVE SE
008	220710	0830	2/22/10	\$330,000	\$299,000	1000	7	1955	Avg	8970	N	N	14512 SE 15TH ST
008	403680	0580	2/14/11	\$315,000	\$301,000	1000	7	1956	Avg	9176	N	N	15646 SE 11TH ST
008	664830	0055	5/5/09	\$329,950	\$285,000	1010	7	1956	Avg	9100	N	N	1623 146TH AVE SE
008	403950	0760	9/21/09	\$388,000	\$343,000	1010	7	1961	Good	8400	N	N	15909 SE 3RD ST
008	403930	0670	6/2/09	\$440,000	\$382,000	1010	7	1962	Good	8050	N	N	204 153RD PL SE
008	220720	0235	7/18/11	\$355,000	\$347,000	1010	7	1956	Good	8260	N	N	1049 149TH PL SE
008	220720	0015	7/29/10	\$318,000	\$295,000	1010	7	1955	Good	9520	N	N	1205 148TH PL SE
008	403680	1180	3/24/10	\$325,000	\$295,000	1010	7	1956	Avg	7300	N	N	16229 SE 7TH ST
008	220720	0085	4/1/09	\$309,600	\$266,000	1010	7	1956	Avg	10579	N	N	1027 148TH PL SE
008	403810	0085	7/17/10	\$300,000	\$278,000	1010	7	1959	Good	9750	N	N	15719 SE 4TH ST
008	403750	0255	4/16/10	\$405,000	\$370,000	1020	7	1958	Good	8850	N	N	147 164TH AVE SE
008	403680	0295	3/4/09	\$398,000	\$340,000	1020	7	1956	Good	7350	N	N	1009 159TH PL SE
008	403740	0425	2/18/09	\$379,000	\$323,000	1020	7	1958	Avg	8496	N	N	501 160TH AVE SE
008	792390	0220	10/27/11	\$375,000	\$372,000	1020	7	1961	Good	10108	N	N	15033 SE 15TH ST
008	792390	0400	5/21/10	\$360,000	\$330,000	1020	7	1961	Good	7740	N	N	15046 SE 14TH ST
008	792360	0050	6/30/11	\$347,000	\$338,000	1020	7	1960	Good	10200	N	N	14700 SE 17TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	792380	0270	5/27/11	\$350,000	\$339,000	1020	7	1961	Good	7200	N	N	1903 147TH PL SE
008	403680	0260	3/2/11	\$334,000	\$320,000	1020	7	1956	Avg	7104	N	N	15802 SE 10TH ST
008	792390	0040	12/8/10	\$355,000	\$336,000	1020	7	1962	Good	11470	N	N	1050 151ST AVE SE
008	792370	0280	3/22/11	\$335,000	\$322,000	1020	7	1961	Good	7560	N	N	1418 150TH AVE SE
008	403680	1190	3/17/10	\$316,000	\$287,000	1020	7	1956	Avg	7400	N	N	16245 SE 7TH ST
008	664830	0100	1/5/11	\$315,000	\$299,000	1030	7	1958	Good	10200	N	N	14416 SE 18TH ST
008	403950	0220	2/21/11	\$275,000	\$263,000	1030	7	1961	Good	8910	N	N	142 160TH AVE SE
008	220720	0430	4/11/11	\$365,000	\$351,000	1040	7	1956	Good	13490	N	N	15411 SE 11TH ST
008	403680	0585	4/23/10	\$390,125	\$356,000	1060	7	1956	Good	10224	N	N	15638 SE 11TH ST
008	403680	0115	8/13/11	\$365,000	\$358,000	1060	7	1956	Good	8740	N	N	855 159TH PL SE
008	403680	0170	9/14/10	\$377,500	\$352,000	1060	7	1956	Good	7420	N	N	15611 SE 9TH ST
008	792330	0305	6/17/09	\$350,000	\$304,000	1070	7	1956	Good	8331	N	N	15315 SE 18TH ST
008	403950	0400	8/11/09	\$395,000	\$347,000	1070	7	1961	Good	7400	N	N	138 159TH AVE SE
008	403740	0015	4/1/10	\$340,000	\$310,000	1070	7	1958	Good	9864	N	N	16018 SE 4TH ST
008	403950	0410	8/6/09	\$400,000	\$351,000	1080	7	1961	Good	7400	N	N	130 159TH AVE SE
008	403740	0460	10/8/10	\$328,000	\$307,000	1080	7	1958	Good	7770	N	N	411 159TH PL SE
008	792390	0160	3/2/11	\$388,000	\$371,000	1080	7	1961	Good	7560	N	N	1406 151ST AVE SE
008	403810	0070	9/10/10	\$351,500	\$328,000	1080	7	1959	Good	8910	N	N	403 158TH PL SE
008	403950	0030	5/7/10	\$379,000	\$347,000	1100	7	1961	Good	7700	N	N	155 159TH AVE SE
008	403680	1140	6/22/10	\$352,000	\$324,000	1100	7	1958	Avg	8160	N	N	810 159TH PL SE
008	403740	0380	7/27/10	\$338,000	\$313,000	1100	7	1958	Avg	8375	N	N	15927 SE 6TH ST
008	220710	0480	11/20/10	\$277,876	\$262,000	1120	7	1955	Good	7176	N	N	1234 147TH AVE SE
008	675110	0240	6/29/09	\$340,000	\$296,000	1150	7	1955	Avg	9200	N	N	2417 153RD AVE SE
008	403740	0035	9/23/09	\$396,500	\$350,000	1150	7	1957	Avg	11388	N	N	16046 SE 4TH ST
008	403720	0700	4/24/09	\$375,000	\$323,000	1150	7	1957	Good	8400	N	N	16308 SE 7TH ST
008	675110	0210	2/16/10	\$285,000	\$258,000	1150	7	1955	Avg	10720	N	N	15326 SE 24TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	403750	0130	3/18/11	\$313,000	\$300,000	1160	7	1958	Avg	10720	N	N	146 160TH PL SE
008	403750	0245	11/20/09	\$356,000	\$317,000	1170	7	1958	Avg	9600	N	N	131 164TH AVE SE
008	403720	0745	11/2/09	\$310,000	\$276,000	1170	7	1957	Avg	9000	N	N	16014 LAKE HILLS BLVD
008	403810	0320	6/23/09	\$375,000	\$327,000	1170	7	1959	Good	8250	N	N	76 158TH PL SE
008	220710	0930	10/14/10	\$260,000	\$244,000	1170	7	1955	Good	9100	N	N	14430 SE 16TH ST
008	403750	0120	8/18/11	\$355,000	\$348,000	1180	7	1958	Good	12848	N	N	160 160TH PL SE
008	403680	0740	6/1/11	\$305,000	\$296,000	1180	7	1957	Good	6650	N	N	16011 SE 10TH ST
008	403950	0700	3/22/10	\$345,000	\$314,000	1200	7	1961	Good	7910	N	N	15826 SE 4TH ST
008	403940	0930	5/27/09	\$338,000	\$293,000	1200	7	1962	Good	10350	N	N	600 155TH AVE SE
008	403930	0720	2/14/11	\$379,950	\$363,000	1200	7	1962	Good	8960	N	N	244 153RD PL SE
008	220720	0695	5/20/10	\$383,300	\$352,000	1210	7	1956	Avg	8050	N	N	15413 SE 9TH ST
008	792330	0045	2/19/09	\$350,500	\$299,000	1210	7	1956	Good	10870	N	N	15220 SE 18TH ST
008	403930	0320	9/2/11	\$397,200	\$390,000	1210	7	1962	Avg	7670	N	N	227 153RD PL SE
008	403740	0515	6/24/09	\$363,000	\$316,000	1210	7	1958	Avg	7650	N	N	15823 SE 5TH PL
008	403930	0450	5/19/10	\$430,000	\$394,000	1220	7	1962	Good	5700	N	N	15224 SE 2ND PL
008	220710	0450	3/18/09	\$366,000	\$314,000	1220	7	1955	Good	8000	N	N	1202 146TH AVE SE
008	403930	0620	4/15/09	\$395,000	\$340,000	1220	7	1962	Avg	7700	N	N	118 153RD PL SE
008	403950	0730	6/28/11	\$340,000	\$331,000	1220	7	1961	Good	7560	N	N	15813 SE 3RD ST
008	064340	0200	8/11/11	\$372,500	\$365,000	1230	7	1977	Good	8190	N	N	1512 147TH AVE SE
008	220710	0245	9/16/09	\$360,000	\$318,000	1250	7	1955	Good	7000	N	N	1311 145TH AVE SE
008	220710	0860	10/5/11	\$325,000	\$321,000	1250	7	1955	Good	14282	N	N	14624 SE 15TH ST
008	675130	0390	2/9/10	\$349,350	\$316,000	1250	7	1956	Good	9030	N	N	2514 155TH AVE SE
008	403740	0145	1/26/10	\$384,000	\$346,000	1250	7	1958	Avg	7488	N	N	16217 SE 2ND ST
008	220710	0475	6/23/10	\$280,000	\$258,000	1250	7	1955	Good	7350	N	N	1249 147TH AVE SE
008	211050	0050	8/20/09	\$409,000	\$359,000	1260	7	1961	Avg	8369	N	N	15426 SE 22ND PL
008	403810	0060	9/2/09	\$341,500	\$301,000	1260	7	1959	Avg	8640	N	N	5 157TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	403750	0040	8/10/10	\$380,000	\$353,000	1260	7	1958	Good	14847	N	N	127 162ND AVE SE
008	675110	0020	7/28/10	\$300,000	\$278,000	1260	7	1955	Avg	9770	N	N	2229 153RD AVE SE
008	403680	0355	5/8/09	\$520,000	\$449,000	1270	7	1961	VGood	10880	N	N	1015 160TH AVE SE
008	675130	0175	7/8/09	\$365,000	\$319,000	1270	7	1956	Good	8000	N	N	2568 154TH AVE SE
008	220720	0300	7/6/11	\$267,000	\$260,000	1270	7	1956	Avg	7622	N	N	1223 149TH PL SE
008	883890	0135	7/23/10	\$280,000	\$259,000	1280	7	1985	Avg	12210	N	N	1826 145TH PL SE
008	403750	0350	11/11/10	\$320,000	\$301,000	1310	7	1958	Good	13338	N	N	118 162ND AVE SE
008	792380	0020	12/15/11	\$335,000	\$334,000	1310	7	1961	Good	7300	N	N	1911 146TH PL SE
008	403680	1110	10/22/09	\$374,000	\$332,000	1320	7	1958	Good	7400	N	N	16028 SE 9TH ST
008	064650	0140	5/17/10	\$365,000	\$335,000	1320	7	1966	Avg	7520	N	N	1827 150TH AVE SE
008	415770	0210	3/16/09	\$450,000	\$386,000	1320	7	1962	Good	9404	N	N	2020 152ND AVE SE
008	664830	0115	3/25/09	\$362,000	\$311,000	1320	7	1958	Good	9700	N	N	1723 146TH AVE SE
008	664830	0090	12/30/10	\$315,000	\$299,000	1320	7	1958	Good	10170	N	N	1714 144TH AVE SE
008	403940	0440	6/15/10	\$335,000	\$308,000	1320	7	1960	Good	5265	N	N	15421 SE 4TH PL
008	403950	0420	3/10/09	\$380,000	\$325,000	1330	7	1961	Good	7854	N	N	122 159TH AVE SE
008	403740	0385	6/14/11	\$332,500	\$323,000	1340	7	1958	Avg	7560	N	N	15933 SE 6TH ST
008	415770	0120	1/4/11	\$435,000	\$413,000	1360	7	1963	Good	9404	N	N	2021 152ND AVE SE
008	792330	0100	4/9/10	\$300,000	\$273,000	1360	7	1956	Avg	10384	N	N	1638 153RD AVE SE
008	403930	0430	1/26/10	\$389,000	\$351,000	1360	7	1962	Good	9010	N	N	204 152ND PL SE
008	403930	0520	3/12/10	\$383,000	\$348,000	1380	7	1962	Good	5194	N	N	15216 SE 1ST PL
008	403950	0270	5/6/11	\$345,000	\$333,000	1380	7	1961	Good	7700	N	N	121 159TH PL SE
008	403740	0415	8/17/11	\$342,000	\$335,000	1380	7	1958	Avg	7820	N	N	410 159TH PL SE
008	403680	1415	7/11/11	\$260,000	\$254,000	1380	7	1956	Avg	7300	N	N	620 163RD AVE SE
008	064350	0120	10/20/09	\$359,950	\$319,000	1400	7	1962	Avg	5400	N	N	14508 SE 20TH PL
008	675130	0290	12/3/09	\$354,000	\$316,000	1410	7	1957	Good	10799	N	N	15527 SE 27TH ST
008	675130	0260	8/13/09	\$332,000	\$291,000	1410	7	1956	Avg	8000	N	N	2567 155TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	675110	0230	7/29/09	\$430,000	\$377,000	1430	7	1956	Avg	9200	N	N	2503 153RD AVE SE
008	403720	0890	11/30/10	\$340,000	\$321,000	1430	7	1957	Good	9600	N	N	15644 LAKE HILLS BLVD
008	737460	0630	7/26/11	\$335,000	\$328,000	1430	7	1960	Avg	10504	N	N	1815 152ND AVE SE
008	194490	0080	6/6/11	\$320,000	\$311,000	1430	7	1966	Avg	11115	N	N	4 151ST PL SE
008	737460	0260	8/9/11	\$322,000	\$315,000	1430	7	1960	Good	9531	N	N	15124 SE 18TH ST
008	220720	0255	11/15/11	\$305,000	\$303,000	1430	7	1956	Good	7360	N	N	1015 149TH PL SE
008	415760	0130	12/16/11	\$460,000	\$459,000	1440	7	1963	Good	11900	N	N	15436 SE 21ST PL
008	792330	0280	8/2/10	\$289,000	\$268,000	1440	7	1957	Avg	9335	N	N	1921 154TH AVE SE
008	220710	0635	2/22/11	\$310,000	\$296,000	1450	7	1955	Avg	7000	N	N	14223 SE 14TH ST
008	675110	0225	10/11/10	\$420,163	\$394,000	1460	7	1956	Good	9200	N	N	2509 153RD AVE SE
008	022405	9064	7/7/09	\$370,000	\$323,000	1460	7	1948	Good	7654	N	N	2056 153RD AVE SE
008	675110	0225	5/9/11	\$363,000	\$351,000	1460	7	1956	Good	9200	N	N	2509 153RD AVE SE
008	675130	0410	9/9/10	\$388,500	\$362,000	1470	7	1956	Good	8320	N	N	2515 155TH PL SE
008	403680	0895	4/29/09	\$351,000	\$303,000	1480	7	1958	Good	7000	N	N	16243 SE 9TH ST
008	403680	0430	3/25/09	\$414,900	\$356,000	1500	7	1956	Good	9975	N	N	1004 158TH PL SE
008	675110	0370	3/25/11	\$380,500	\$365,000	1520	7	1956	VGood	9600	N	N	15418 SE 25TH ST
008	064650	0130	3/17/10	\$337,500	\$307,000	1530	7	1966	Good	8097	N	N	14855 SE 18TH PL
008	403750	0360	3/29/11	\$315,500	\$303,000	1530	7	1958	Good	15072	N	N	102 162ND AVE SE
008	403680	0800	7/1/09	\$337,000	\$294,000	1540	7	1957	Avg	8858	N	N	16247 SE 10TH ST
008	403950	0840	10/6/10	\$348,500	\$326,000	1550	7	1961	Good	8888	N	N	15901 SE 4TH ST
008	403760	0050	4/25/10	\$356,000	\$325,000	1560	7	1959	Good	10980	N	N	465 156TH AVE SE
008	220710	0365	5/21/09	\$416,500	\$361,000	1570	7	1955	Good	8450	N	N	1239 146TH AVE SE
008	403950	0490	8/10/09	\$385,000	\$338,000	1590	7	1961	Good	8855	N	N	15939 SE 1ST ST
008	675130	0165	11/1/10	\$392,000	\$369,000	1590	7	1956	Good	20941	N	N	15325 SE 27TH ST
008	403750	0170	7/23/09	\$395,000	\$346,000	1600	7	1958	VGood	10528	N	N	155 160TH PL SE
008	220710	0190	8/14/09	\$360,000	\$316,000	1610	7	1955	Good	7000	N	N	1232 143RD AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	403680	0880	2/16/10	\$336,000	\$304,000	1620	7	1958	Avg	7000	N	N	16219 SE 9TH ST
008	220720	0215	10/13/11	\$337,000	\$333,000	1620	7	1955	Good	7303	N	N	1033 151ST AVE SE
008	211050	0060	7/14/09	\$385,000	\$336,000	1620	7	1963	Good	8050	N	N	15420 SE 22ND PL
008	792330	0005	8/23/11	\$315,000	\$309,000	1630	7	1956	Avg	12311	N	N	1606 152ND AVE SE
008	675130	0015	2/12/09	\$385,000	\$328,000	1660	7	1956	Good	9200	N	N	2651 153RD AVE SE
008	403750	0180	9/17/09	\$393,000	\$347,000	1670	7	1958	Good	9737	N	N	135 160TH PL SE
008	220710	0185	11/5/09	\$345,000	\$307,000	1700	7	1955	Good	7000	N	N	1238 143RD AVE SE
008	403680	1510	5/10/10	\$378,500	\$347,000	1710	7	1957	Good	8000	N	N	16304 SE 12TH ST
008	675130	0270	10/24/11	\$373,000	\$369,000	1710	7	1956	Good	22828	N	N	2583 155TH AVE SE
008	220710	0415	10/11/11	\$375,000	\$371,000	1720	7	1955	Good	7245	N	N	1233 147TH AVE SE
008	792390	0240	7/6/11	\$311,000	\$303,000	1730	7	1961	Good	11534	N	N	15021 SE 15TH ST
008	403680	1450	9/27/11	\$305,000	\$301,000	1730	7	1956	Avg	7300	N	N	812 163RD AVE SE
008	403950	0320	9/21/09	\$440,000	\$389,000	1740	7	1961	Good	7700	N	N	141 159TH PL SE
008	737460	0410	6/29/11	\$350,000	\$341,000	1740	7	1959	Good	9000	N	N	15014 SE 20TH ST
008	737460	0310	10/12/10	\$405,000	\$380,000	1790	7	1961	Avg	9385	N	N	1615 152ND AVE SE
008	737460	0060	7/21/10	\$382,000	\$354,000	1810	7	1960	Good	12825	N	N	1636 150TH AVE SE
008	403680	0910	4/25/11	\$369,000	\$356,000	1830	7	1957	Good	8000	N	N	911 163RD AVE SE
008	415750	0090	8/11/09	\$450,000	\$395,000	1850	7	1961	Good	8528	N	N	15317 SE 21ST ST
008	792360	0070	1/25/10	\$369,950	\$333,000	1870	7	1960	VGood	7800	N	N	14716 SE 17TH ST
008	403840	0110	1/12/11	\$300,000	\$285,000	1980	7	1960	Good	7770	N	N	112 156TH AVE SE
008	220710	0845	4/21/10	\$440,000	\$402,000	2070	7	1955	VGood	9514	N	N	14604 SE 15TH ST
008	792380	0370	10/7/10	\$399,000	\$374,000	2150	7	1961	Good	7252	N	N	14609 SE 20TH ST
008	220710	0900	2/2/11	\$345,000	\$329,000	2380	7	1982	Good	8580	N	N	14429 SE 15TH ST
008	675130	0345	12/20/11	\$472,000	\$471,000	2740	7	2001	Avg	8600	N	N	15522 SE 27TH ST
008	173680	0960	10/13/09	\$412,000	\$365,000	1350	8	1967	Avg	7500	N	N	14604 SE 9TH PL
008	173680	0160	10/12/11	\$347,000	\$343,000	1350	8	1966	Avg	7500	N	N	14409 SE 8TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	801630	0320	4/13/11	\$360,000	\$347,000	1350	8	1966	Avg	8880	N	N	1431 159TH AVE SE
008	173680	0900	12/15/11	\$410,000	\$409,000	1390	8	1966	Good	6860	N	N	1035 147TH AVE SE
008	323650	0300	9/9/10	\$380,000	\$354,000	1410	8	1983	Avg	7244	N	N	14835 SE 9TH PL
008	353000	0070	10/21/09	\$458,000	\$407,000	1430	8	1967	Good	8802	N	N	1009 142ND AVE SE
008	801630	0100	4/7/10	\$496,500	\$452,000	1520	8	1967	Good	8640	N	N	1306 159TH AVE SE
008	801630	0300	9/26/09	\$527,500	\$466,000	1530	8	1966	Good	8880	N	N	1417 159TH AVE SE
008	894460	0420	7/8/09	\$525,000	\$458,000	1580	8	1989	Avg	3772	N	N	328 145TH PL SE
008	894460	0470	9/7/10	\$465,500	\$434,000	1580	8	1989	Avg	3849	N	N	280 145TH PL SE
008	173680	0550	11/9/10	\$438,000	\$412,000	1600	8	1965	VGood	8690	N	N	916 145TH PL SE
008	801630	0020	8/10/09	\$460,000	\$404,000	1630	8	1967	Good	8712	N	N	1438 159TH AVE SE
008	801630	0210	2/18/09	\$450,000	\$384,000	1660	8	1968	Avg	12917	N	N	1309 158TH PL SE
008	173680	0860	7/6/11	\$405,000	\$395,000	1680	8	1965	Avg	8775	N	N	1009 147TH AVE SE
008	894460	0350	10/27/11	\$388,500	\$385,000	1830	8	1988	Avg	3610	N	N	391 145TH PL SE
008	894460	0080	9/9/11	\$375,000	\$369,000	1840	8	1988	Avg	3855	N	N	111 145TH PL SE
008	883890	0196	5/20/09	\$420,000	\$364,000	1880	8	1952	Avg	12457	N	N	14632 SE 22ND ST
008	894460	0200	1/6/10	\$410,000	\$368,000	1900	8	2000	Avg	3255	N	N	265 145TH PL SE
008	502390	0020	5/18/10	\$420,000	\$385,000	1900	8	1971	Good	9680	N	N	14502 SE 19TH PL
008	894460	0520	6/7/11	\$402,000	\$390,000	1920	8	1988	Avg	4164	N	N	234 145TH PL SE
008	894460	0100	6/23/11	\$395,000	\$384,000	1920	8	1988	Avg	3957	N	N	207 145TH PL SE
008	323650	0050	11/11/11	\$350,000	\$347,000	1930	8	1983	Avg	7139	N	N	945 148TH DR SE
008	894460	0660	11/11/11	\$300,000	\$298,000	1950	8	1988	Good	3514	N	N	42 145TH PL SE
008	173680	0300	6/19/09	\$498,000	\$433,000	2250	8	1966	Good	9683	N	N	14420 SE 10TH PL
008	173680	0580	4/4/11	\$475,000	\$457,000	2250	8	1966	Avg	8910	N	N	820 145TH PL SE
008	022405	9107	4/10/09	\$570,000	\$490,000	2520	8	2007	Avg	12960	N	N	2055 153RD AVE SE
008	022405	9161	9/30/11	\$528,000	\$521,000	2870	8	2007	Avg	39235	N	N	1130 156TH AVE SE
008	022405	9087	4/3/11	\$517,000	\$497,000	2870	8	2007	Avg	24042	N	N	1110 156TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
008	022405	9324	2/15/11	\$492,000	\$470,000	2870	8	2007	Avg	28757	N	N	1120 156TH AVE SE
008	079320	0050	9/22/10	\$610,000	\$570,000	2060	9	2006	Avg	9544	N	N	1427 153RD PL SE
008	086510	0005	1/21/11	\$654,900	\$623,000	2300	9	1955	Good	44866	N	N	552 145TH AVE SE
008	342505	9145	8/12/10	\$645,000	\$599,000	2970	9	1959	VGood	16099	N	N	257 145TH AVE SE
008	883890	0237	4/14/09	\$795,000	\$684,000	3160	10	2008	Avg	8135	N	N	1832 145TH PL SE
008	883890	0241	1/13/09	\$850,500	\$721,000	3190	10	2008	Avg	7920	N	N	1836 145TH PL SE
008	032405	9050	11/5/09	\$660,000	\$587,000	3310	10	2003	Avg	11611	N	N	1146 140TH AVE SE
008	883890	0245	1/26/09	\$900,000	\$765,000	3420	10	2008	Avg	7385	N	N	1840 145TH PL SE
008	032405	9160	6/1/10	\$720,000	\$662,000	3810	10	2003	Avg	14103	N	N	1122 140TH AVE SE
008	342505	9281	7/1/09	\$850,000	\$741,000	3470	11	2002	Avg	13748	N	N	259 145TH AVE SE
008	889445	0100	6/2/10	\$835,000	\$767,000	3510	11	2006	Avg	28657	N	N	15511 SE 16TH ST
008	342505	9277	3/2/11	\$885,000	\$847,000	3830	11	2000	Avg	22118	N	N	14680 SE 8TH ST
012	329820	1380	3/9/11	\$285,000	\$273,000	940	6	1959	VGood	7875	N	N	16617 NE 9TH ST
012	329830	0640	6/15/10	\$276,000	\$254,000	990	6	1959	Avg	18225	N	N	1303 164TH PL NE
012	329830	0230	6/7/11	\$250,000	\$243,000	990	6	1959	Good	7590	N	N	1367 165TH AVE NE
012	329820	1130	3/18/10	\$325,000	\$295,000	1210	6	1959	Good	9775	N	N	941 168TH AVE NE
012	329820	0810	10/8/10	\$258,000	\$242,000	1240	6	1959	Good	7500	N	N	917 167TH AVE NE
012	329830	0200	8/25/09	\$350,000	\$308,000	1260	6	1959	Good	8250	N	N	16433 NE 15TH ST
012	329820	1340	6/8/10	\$291,000	\$268,000	1260	6	1959	Good	9006	N	N	16721 NE 9TH ST
012	329830	0300	8/18/10	\$325,000	\$302,000	1270	6	1959	VGood	7590	N	N	1319 165TH AVE NE
012	329820	0240	4/11/11	\$270,000	\$260,000	1370	6	1959	Good	4950	N	N	884 164TH PL NE
012	403800	0170	8/25/11	\$290,000	\$285,000	990	7	1958	Good	13650	N	N	16227 NE 3RD PL
012	403850	0390	6/4/09	\$388,000	\$337,000	1020	7	1959	Avg	7500	N	N	16509 NE 5TH ST
012	403820	1080	11/17/10	\$325,000	\$306,000	1020	7	1959	Avg	8424	N	N	209 160TH AVE NE
012	403850	0840	7/21/10	\$499,000	\$462,000	1030	7	2006	Avg	8904	N	N	518 166TH AVE NE
012	403820	0980	6/4/10	\$440,000	\$404,000	1030	7	1959	VGood	11938	N	N	59 159TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	156080	0290	12/8/10	\$370,000	\$350,000	1030	7	1962	Good	8560	N	N	15305 NE 7TH PL
012	156080	0530	12/22/10	\$347,500	\$329,000	1030	7	1962	Good	7854	N	N	611 155TH PL NE
012	403820	0640	5/11/10	\$359,950	\$330,000	1050	7	1959	Good	8250	N	N	15613 NE 1ST PL
012	403820	0180	12/22/09	\$389,000	\$349,000	1070	7	1959	Good	8050	N	N	327 157TH AVE NE
012	156080	0570	10/14/11	\$330,000	\$326,000	1070	7	1962	Good	10890	N	N	604 155TH PL NE
012	156080	0260	12/28/10	\$440,000	\$417,000	1080	7	1962	Good	7344	N	N	15207 NE 7TH PL
012	404010	0300	3/19/09	\$400,000	\$343,000	1080	7	1962	VGood	5220	N	N	14517 NE 3RD ST
012	403870	0160	7/9/10	\$467,500	\$432,000	1120	7	1960	Good	9860	N	N	612 170TH PL NE
012	403800	0095	9/18/09	\$380,000	\$336,000	1130	7	1958	VGood	8240	N	N	16012 NE 3RD ST
012	403870	0470	5/21/09	\$540,000	\$468,000	1150	7	1961	Good	5100	Y	N	17176 NE 5TH ST
012	403800	0210	5/12/09	\$338,000	\$292,000	1150	7	1958	Avg	11220	N	N	16121 NE 3RD PL
012	403850	1110	7/27/10	\$393,500	\$365,000	1150	7	1959	VGood	9350	N	N	604 167TH AVE NE
012	403830	0090	1/3/11	\$341,000	\$324,000	1160	7	1960	Avg	8360	N	N	125 156TH AVE NE
012	403870	0290	4/14/09	\$525,000	\$452,000	1170	7	1960	VGood	8023	N	N	16802 NE 6TH ST
012	403820	1000	12/18/09	\$388,000	\$348,000	1170	7	1959	Good	8400	N	N	112 158TH PL NE
012	403770	0290	7/7/11	\$360,000	\$351,000	1170	7	1958	Good	7700	N	N	103 164TH AVE NE
012	403820	1020	8/11/11	\$369,000	\$362,000	1170	7	1959	Good	7875	N	N	15864 NE 1ST ST
012	403850	0610	3/16/11	\$326,000	\$313,000	1170	7	1959	Avg	7475	N	N	517 166TH AVE NE
012	403850	1030	11/21/11	\$319,000	\$317,000	1170	7	1959	Good	8175	N	N	629 167TH AVE NE
012	572801	0100	8/5/09	\$425,000	\$373,000	1190	7	1973	Good	7140	N	N	400 154TH AVE NE
012	572801	0160	1/20/10	\$369,000	\$332,000	1190	7	1973	Good	7280	N	N	508 154TH AVE NE
012	194490	0100	7/1/11	\$360,000	\$351,000	1190	7	1966	Good	8190	N	N	12 151ST PL NE
012	404080	0410	6/16/10	\$330,000	\$304,000	1210	7	1963	Good	8500	N	N	1203 169TH PL NE
012	404080	0120	9/11/09	\$375,000	\$331,000	1220	7	1965	Good	7200	N	N	1263 168TH AVE NE
012	403870	0940	4/21/09	\$415,000	\$358,000	1220	7	1960	Good	8800	Y	N	17127 NE 5TH PL
012	403830	0140	2/19/10	\$299,900	\$271,000	1220	7	1960	Avg	8140	N	N	19 156TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	404080	0370	5/6/09	\$354,000	\$306,000	1230	7	1963	Good	7500	N	N	1241 169TH PL NE
012	403800	0025	5/20/10	\$374,500	\$343,000	1240	7	1959	Good	8250	N	N	16134 NE 3RD PL
012	403870	0905	10/17/11	\$498,800	\$493,000	1240	7	1960	Good	8800	Y	N	17109 NE 5TH PL
012	403860	0020	2/22/10	\$402,500	\$364,000	1240	7	1960	Good	9000	N	N	20 164TH AVE NE
012	403870	0690	3/9/09	\$445,000	\$381,000	1250	7	1960	Avg	8560	N	N	16857 NE 6TH ST
012	404050	0140	4/27/10	\$491,688	\$449,000	1270	7	1961	Avg	8658	N	N	102 NE 153RD PL
012	403820	1060	2/16/11	\$358,000	\$342,000	1270	7	1959	Avg	8960	N	N	301 160TH AVE NE
012	404060	0430	4/30/09	\$370,000	\$319,000	1270	7	1962	Good	8250	N	N	15232 NE 3RD PL
012	404010	0580	8/18/10	\$436,000	\$405,000	1280	7	1962	Good	7875	N	N	14511 NE 4TH ST
012	403800	0185	4/2/10	\$407,000	\$371,000	1280	7	1959	Avg	7080	N	N	316 162ND PL NE
012	403820	0950	6/16/09	\$350,000	\$304,000	1300	7	1959	Avg	8362	N	N	15865 NE 1ST ST
012	403820	0730	11/30/11	\$277,399	\$276,000	1300	7	1959	Good	10890	N	N	15729 NE 1ST PL
012	404020	0010	7/17/09	\$499,000	\$436,000	1310	7	1963	Good	9570	N	N	14553 NE 4TH PL
012	403820	1090	5/19/09	\$339,000	\$294,000	1310	7	1959	Avg	7700	N	N	203 160TH AVE NE
012	404080	0610	10/7/11	\$300,000	\$296,000	1310	7	1963	Good	9020	N	N	16805 NE 12TH ST
012	403820	1100	9/3/10	\$329,000	\$307,000	1310	7	2005	Avg	8190	N	N	119 158TH PL NE
012	404010	0570	11/2/09	\$420,000	\$374,000	1320	7	1962	Avg	7875	N	N	14519 NE 4TH ST
012	403870	0520	7/16/09	\$360,000	\$315,000	1320	7	1960	Avg	8560	N	N	17152 NE 5TH ST
012	404060	0270	4/2/10	\$390,000	\$355,000	1320	7	1961	Good	10200	N	N	113 153RD PL NE
012	363100	0030	4/14/10	\$290,000	\$265,000	1320	7	1967	Avg	6930	N	N	1433 166TH PL NE
012	403830	0080	4/15/10	\$385,000	\$351,000	1330	7	1960	Avg	8140	N	N	133 156TH AVE NE
012	156080	0340	11/10/10	\$390,500	\$368,000	1330	7	1962	Good	8560	N	N	15415 NE 7TH PL
012	404050	0270	7/12/11	\$280,000	\$273,000	1330	7	1961	Avg	8250	N	N	15321 NE 1ST ST
012	403870	0400	6/24/10	\$460,000	\$424,000	1340	7	1960	Avg	8800	N	N	608 168TH PL NE
012	403850	0110	5/25/10	\$288,000	\$264,000	1340	7	1960	Avg	7128	N	N	638 164TH PL NE
012	404040	0230	9/24/09	\$395,000	\$349,000	1350	7	1961	Good	8250	N	N	123 155TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	403820	0400	9/24/10	\$399,000	\$373,000	1350	7	2008	Avg	8050	N	N	15719 NE 1ST ST
012	404060	0450	11/17/09	\$450,000	\$401,000	1360	7	1962	Avg	10920	N	N	15220 NE 3RD PL
012	404060	0410	3/4/09	\$415,000	\$355,000	1370	7	1962	Avg	8250	N	N	15244 NE 3RD PL
012	403870	0440	12/7/10	\$415,000	\$392,000	1380	7	1961	Avg	8480	Y	N	17182 NE 5TH ST
012	404050	0250	6/21/11	\$310,388	\$302,000	1390	7	1961	Good	8250	N	N	15309 NE 1ST ST
012	511950	0030	12/16/09	\$476,000	\$426,000	1410	7	1966	Good	7725	N	N	417 145TH AVE NE
012	404060	0140	5/17/10	\$406,000	\$372,000	1410	7	1961	Good	8325	N	N	106 153RD PL NE
012	331690	0090	11/9/11	\$332,000	\$330,000	1420	7	1964	Good	7275	N	N	404 156TH PL NE
012	404020	0070	10/7/09	\$442,000	\$391,000	1430	7	1963	Avg	8250	N	N	14717 NE 4TH PL
012	403880	0650	4/7/09	\$494,000	\$425,000	1460	7	1962	Avg	13320	Y	N	437 171ST PL NE
012	403870	0800	8/31/10	\$395,000	\$368,000	1470	7	1961	Good	8800	Y	N	17160 NE 5TH ST
012	156200	0010	8/24/11	\$375,000	\$368,000	1480	7	1964	Good	7350	N	N	1206 NE 151ST PL
012	404080	0080	1/28/10	\$285,000	\$257,000	1500	7	1966	Good	7700	N	N	1406 168TH AVE NE
012	403860	0170	3/22/10	\$383,000	\$348,000	1520	7	1960	Good	10416	N	N	217 165TH AVE NE
012	403800	0220	10/7/09	\$357,000	\$316,000	1530	7	1958	VGood	7968	N	N	16105 NE 3RD PL
012	403800	0180	5/11/09	\$360,000	\$311,000	1550	7	1959	Avg	9450	N	N	322 162ND PL NE
012	403780	0130	3/3/10	\$350,000	\$317,000	1580	7	1958	Avg	8250	N	N	16053 NE 3RD ST
012	403780	0225	6/22/11	\$319,000	\$310,000	1590	7	1959	Good	8436	N	N	16228 NE 2ND ST
012	403780	0195	4/14/10	\$331,000	\$302,000	1610	7	1958	Good	8755	N	N	205 164TH AVE NE
012	404080	0660	9/1/11	\$380,000	\$374,000	1640	7	1963	VGood	9350	N	N	16931 NE 12TH ST
012	404020	0460	9/2/11	\$420,000	\$413,000	1670	7	1964	Avg	8100	N	N	504 146TH AVE NE
012	404020	0540	6/15/11	\$400,000	\$389,000	1700	7	1963	Avg	4950	N	N	516 147TH PL NE
012	363100	0010	3/22/10	\$346,000	\$314,000	1720	7	2006	Avg	9375	N	N	1445 166TH PL NE
012	262505	9114	5/16/11	\$500,000	\$484,000	1890	7	1959	Avg	26276	N	N	1457 156TH AVE NE
012	404020	0270	9/11/09	\$420,000	\$370,000	1910	7	1965	Good	7700	N	N	14570 NE 4TH PL
012	403910	0320	12/15/11	\$325,000	\$324,000	1910	7	1963	Avg	9000	N	N	1027 172ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	404060	0170	8/27/09	\$475,000	\$418,000	1940	7	1962	Good	8800	N	N	307 152ND PL NE
012	403870	0320	9/29/09	\$405,000	\$358,000	2040	7	1960	Good	8768	N	N	16711 NE 6TH PL
012	404010	0600	4/28/11	\$404,562	\$391,000	2040	7	1963	Good	8580	N	N	324 145TH PL NE
012	403910	0250	6/24/09	\$415,000	\$361,000	2040	7	1963	Good	7800	N	N	1204 170TH AVE NE
012	403870	1020	5/27/09	\$540,000	\$468,000	2210	7	1960	VGood	8800	Y	N	17177 NE 5TH PL
012	404010	0670	12/15/10	\$479,000	\$453,000	2450	7	1963	Good	7260	N	N	202 145TH PL NE
012	404050	0100	3/14/11	\$430,000	\$412,000	2620	7	1961	Good	6890	N	N	158 NE 154TH PL
012	404050	0150	8/6/09	\$425,000	\$373,000	2650	7	1961	Good	9240	N	N	105 NE 154TH PL
012	885710	0060	3/29/10	\$258,900	\$236,000	1200	8	1967	Avg	1055	N	N	17112 NE 2ND PL
012	885710	0170	4/13/11	\$237,000	\$228,000	1200	8	1967	Avg	1055	N	N	17016 NE 2ND PL
012	403880	0080	4/6/11	\$430,000	\$414,000	1220	8	1961	Avg	10887	Y	N	17217 NE 7TH PL
012	403900	0230	11/23/09	\$470,000	\$419,000	1290	8	1962	Good	10216	N	N	835 172ND AVE NE
012	156200	0220	5/25/10	\$425,000	\$390,000	1290	8	1964	Good	7300	N	N	14828 NE 12TH ST
012	404080	0170	7/7/11	\$312,000	\$304,000	1300	8	1964	Avg	6500	N	N	1255 169TH AVE NE
012	156220	0660	5/9/11	\$355,000	\$343,000	1320	8	1965	Avg	11100	N	N	1410 151ST AVE NE
012	403900	0240	9/28/10	\$560,000	\$524,000	1330	8	1962	Good	9244	N	N	17140 NE 8TH PL
012	234580	0100	7/20/11	\$409,990	\$401,000	1340	8	2010	Avg	2796	N	N	1055 156TH AVE NE
012	234580	0250	10/19/10	\$409,990	\$385,000	1340	8	2010	Avg	1632	N	N	1085 156TH AVE NE
012	234580	0080	4/28/11	\$405,900	\$392,000	1340	8	2010	Avg	1843	N	N	1051 156TH AVE NE
012	234580	0020	2/9/11	\$403,782	\$385,000	1340	8	2010	Avg	2058	N	N	1039 156TH AVE NE
012	234580	0050	1/19/11	\$399,990	\$381,000	1340	8	2010	Avg	1969	N	N	1045 156TH AVE NE
012	001120	0010	2/22/10	\$395,000	\$357,000	1350	8	1998	Avg	4791	N	N	15151 NE 8TH PL
012	156210	0120	9/9/11	\$461,000	\$454,000	1360	8	1966	Good	6750	N	N	14806 NE 13TH ST
012	885710	0180	3/29/10	\$305,000	\$278,000	1370	8	1967	Avg	1340	N	N	17014 NE 2ND PL
012	403880	0070	4/2/09	\$465,000	\$400,000	1440	8	1962	Avg	8790	Y	N	17225 NE 7TH PL
012	329600	0170	11/17/10	\$445,000	\$419,000	1440	8	1964	Avg	13144	N	N	14861 NE 11TH PL

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	885731	0110	4/6/09	\$455,000	\$391,000	1500	8	1967	Good	1843	Y	N	216 167TH PL NE
012	215990	0090	3/20/09	\$351,000	\$301,000	1510	8	1985	Avg	2202	N	N	1290 140TH PL NE
012	403970	0110	7/22/10	\$395,000	\$366,000	1530	8	1966	Avg	10000	N	N	600 174TH PL NE
012	001120	0250	8/14/09	\$433,000	\$380,000	1530	8	1998	Avg	3696	N	N	15026 NE 8TH PL
012	001120	0130	12/14/10	\$387,800	\$367,000	1530	8	1998	Avg	3696	N	N	15082 NE 8TH PL
012	001120	0370	9/30/11	\$365,000	\$360,000	1530	8	1998	Avg	3696	N	N	15019 NE 8TH PL
012	403890	0240	8/31/10	\$479,000	\$446,000	1600	8	1962	Good	8030	N	N	821 170TH PL NE
012	279430	0070	3/19/10	\$695,000	\$631,000	1610	8	2003	Avg	44431	N	N	14327 NE 16TH PL
012	403910	0330	9/25/09	\$425,000	\$376,000	1630	8	1963	Avg	6935	N	N	1201 172ND AVE NE
012	403960	0040	6/22/11	\$619,000	\$602,000	1660	8	1962	VGood	20680	Y	N	356 167TH AVE NE
012	234580	0160	6/21/10	\$515,834	\$475,000	1660	8	2010	Avg	2844	N	N	1067 156TH AVE NE
012	234580	0200	3/28/11	\$515,900	\$496,000	1660	8	2010	Avg	2798	N	N	1075 156TH AVE NE
012	234580	0190	3/22/11	\$515,800	\$495,000	1660	8	2010	Avg	5851	N	N	1073 156 TH AVE NE
012	234580	0010	2/11/11	\$515,646	\$492,000	1660	8	2010	Avg	2412	N	N	1037 156TH AVE NE
012	234580	0210	8/26/11	\$514,990	\$506,000	1660	8	2010	Avg	2690	N	N	1077 156TH AVE NE
012	156220	0340	8/20/10	\$430,000	\$400,000	1660	8	1965	Good	9460	N	N	14801 NE 15TH ST
012	234580	0030	10/18/10	\$504,990	\$474,000	1660	8	2010	Avg	2649	N	N	1041 156TH AVE NE
012	234580	0220	8/30/11	\$507,990	\$499,000	1660	8	2010	Avg	2224	N	N	1079 156TH AVE NE
012	234580	0150	10/25/10	\$499,990	\$470,000	1660	8	2010	Avg	2444	N	N	1065 156TH AVE NE
012	234580	0060	1/25/11	\$499,990	\$476,000	1660	8	2010	Avg	2757	N	N	1047 156TH AVE NE
012	234580	0090	8/26/11	\$499,990	\$491,000	1660	8	2010	Avg	3039	N	N	1053 156TH AVE NE
012	234580	0120	1/25/11	\$499,990	\$476,000	1660	8	2010	Avg	2247	N	N	1059 156TH AVE NE
012	234580	0140	3/15/11	\$499,990	\$480,000	1660	8	2010	Avg	2429	N	N	1059 156TH AVE NE
012	234580	0180	10/19/10	\$499,990	\$469,000	1660	8	2010	Avg	2903	N	N	1071 156TH AVE NE
012	234580	0260	10/21/10	\$499,990	\$469,000	1660	8	2010	Avg	2030	N	N	1087 156TH AVE NE
012	156210	0260	7/2/09	\$510,000	\$445,000	1700	8	1965	Good	8400	N	N	15003 NE 14TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	403910	0180	8/10/09	\$412,500	\$362,000	1720	8	1963	Good	9300	N	N	1258 170TH AVE NE
012	738500	0050	12/30/10	\$520,000	\$493,000	1780	8	1965	Good	22798	N	N	14447 NE 14TH PL
012	403970	1270	2/17/10	\$683,000	\$618,000	1790	8	1972	Good	9746	Y	N	417 173RD PL NE
012	738531	0010	5/26/10	\$485,000	\$445,000	1840	8	1977	Good	13200	N	N	1317 141ST PL NE
012	403910	0370	6/1/09	\$410,000	\$356,000	1890	8	1963	Good	10625	N	N	1011 172ND AVE NE
012	261960	0200	4/20/10	\$471,000	\$430,000	1900	8	1984	Avg	9353	N	N	15002 NE 9TH PL
012	417831	0020	6/24/09	\$629,500	\$548,000	1980	8	1979	Avg	13225	N	N	903 145TH PL NE
012	143350	0130	6/17/09	\$446,000	\$388,000	1990	8	1968	Avg	7800	N	N	1135 NE 147TH PL
012	156220	0470	6/16/11	\$501,665	\$488,000	2080	8	1965	Good	9180	N	N	15023 NE 16TH ST
012	738520	0090	4/6/10	\$540,000	\$492,000	2080	8	1965	Good	29111	N	N	14469 NE 12TH PL
012	403970	0680	10/22/09	\$643,000	\$571,000	2080	8	1963	Good	11895	Y	N	620 172ND PL NE
012	156210	0170	10/21/10	\$410,000	\$385,000	2100	8	1965	Avg	10200	N	N	15002 NE 13TH ST
012	404080	0670	4/14/10	\$445,000	\$406,000	2160	8	1963	Good	10120	N	N	16943 NE 12TH ST
012	156200	0030	10/28/10	\$550,000	\$517,000	2200	8	2007	Avg	8400	N	N	15115 NE 12TH ST
012	738530	0160	2/24/11	\$503,000	\$481,000	2230	8	1966	VGood	13800	N	N	1027 145TH PL NE
012	156220	0170	7/21/09	\$488,000	\$427,000	2240	8	1966	Avg	8295	N	N	15032 NE 16TH ST
012	417831	0050	7/15/09	\$605,400	\$529,000	2270	8	1979	Good	15680	N	N	910 145TH PL NE
012	252505	9039	9/2/09	\$532,500	\$469,000	2290	8	2001	Avg	8383	N	N	16937 NORTHUP WAY
012	738520	0100	10/4/10	\$585,000	\$548,000	2480	8	1965	Good	15129	N	N	14461 NE 12TH PL
012	389110	0176	8/26/11	\$525,000	\$516,000	2530	8	1980	Avg	11670	N	N	15227 NE 6TH ST
012	272505	9256	8/24/09	\$740,000	\$651,000	2910	8	1978	Good	14600	N	N	1400 143RD PL NE
012	738532	0060	8/10/10	\$580,000	\$539,000	3510	8	1979	Avg	11500	N	N	1310 140TH PL NE
012	885732	0280	12/14/09	\$469,000	\$420,000	1440	9	1979	Good	2967	N	N	16909 NE 1ST ST
012	403970	0420	7/9/10	\$532,000	\$492,000	1450	9	1970	Avg	9729	Y	N	213 174TH PL NE
012	403970	0170	5/10/10	\$539,000	\$494,000	1510	9	1967	Good	9655	Y	N	418 174TH PL NE
012	403970	0910	8/3/11	\$675,000	\$661,000	1540	9	1968	Good	8400	Y	N	204 173RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	403970	1230	6/22/11	\$570,000	\$555,000	1540	9	1972	Good	10243	Y	N	257 173RD PL NE
012	403970	0250	5/2/11	\$475,000	\$459,000	1560	9	1967	Good	9606	N	N	232 174TH PL NE
012	403970	0660	4/28/10	\$500,000	\$457,000	1560	9	1966	Good	9600	Y	N	17263 NE 7TH PL
012	885732	0220	5/20/11	\$315,000	\$305,000	1670	9	1979	Good	2533	N	N	7 168TH AVE NE
012	885732	0360	4/19/11	\$345,000	\$333,000	1690	9	1979	Good	2391	N	N	129 168TH AVE NE
012	885732	0190	10/15/10	\$359,000	\$337,000	1720	9	1979	Good	2847	N	N	4 168TH AVE NE
012	885732	0150	10/28/10	\$400,000	\$376,000	1730	9	1979	VGood	2722	Y	N	12 168TH AVE NE
012	885732	0170	10/26/11	\$365,000	\$362,000	1730	9	1979	Good	3194	Y	N	8 168TH AVE NE
012	403970	1260	10/27/09	\$643,000	\$571,000	1760	9	1972	Avg	10030	Y	N	409 173RD PL NE
012	885732	0120	6/17/09	\$502,000	\$437,000	1800	9	1979	Good	2819	Y	N	18 168TH AVE NE
012	885732	0030	4/6/10	\$420,000	\$383,000	1810	9	1979	Good	2738	N	N	130 168TH AVE NE
012	885732	0300	6/1/10	\$350,000	\$322,000	1830	9	1979	Good	2743	N	N	16901 NE 1ST ST
012	403970	0530	2/11/11	\$678,500	\$648,000	1950	9	1981	Good	9348	Y	N	413 174TH PL NE
012	885732	0070	8/22/11	\$385,000	\$378,000	1980	9	1979	Good	3128	N	N	114 168TH AVE NE
012	403970	0880	6/3/11	\$725,000	\$703,000	1980	9	1968	Good	9680	Y	N	222 173RD PL NE
012	403970	0060	6/16/09	\$442,000	\$384,000	2010	9	1973	Avg	13189	N	N	640 174TH PL NE
012	403970	0240	11/4/09	\$639,900	\$569,000	2070	9	1965	Good	9443	N	N	240 174TH PL NE
012	403970	0240	4/9/09	\$515,000	\$443,000	2070	9	1965	Good	9443	N	N	240 174TH PL NE
012	934670	0050	3/5/10	\$480,000	\$435,000	2160	9	1978	Avg	9900	N	N	201 141ST AVE NE
012	403970	0390	4/1/10	\$600,000	\$546,000	2390	9	1974	Avg	9760	Y	N	113 174TH PL NE
012	934670	0080	5/28/10	\$575,000	\$528,000	2430	9	1978	Avg	9900	N	N	14109 NE 2ND ST
012	417830	0170	9/15/11	\$649,000	\$639,000	2540	9	1982	Good	14800	N	N	1115 142ND PL NE
012	883990	0231	5/25/10	\$650,000	\$597,000	2680	9	1954	Good	29306	N	N	14024 NE 6TH ST
012	215980	0010	10/2/09	\$725,000	\$642,000	3000	9	1980	Avg	12600	N	N	14316 NE 12TH PL
012	215980	0110	6/18/09	\$710,000	\$618,000	3140	9	1981	Good	16750	N	N	1200 141ST PL NE
012	127700	0150	10/17/11	\$605,000	\$599,000	2230	10	1999	Avg	5515	N	N	14687 NE 16TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
012	352505	9081	10/8/09	\$690,000	\$611,000	2620	10	1997	Avg	17334	N	N	15614 NE 6TH ST
012	127700	0200	4/25/09	\$770,000	\$664,000	2630	10	1999	Avg	7252	N	N	14723 NE 16TH ST
012	252505	9204	7/16/10	\$690,000	\$638,000	2810	10	1998	Avg	8245	N	N	16659 NORTHUP WAY
012	252505	9205	7/29/11	\$605,000	\$592,000	2820	10	1998	Avg	11115	N	N	16639 NORTHUP WAY
012	272505	9112	12/21/11	\$800,000	\$799,000	2830	10	2004	Avg	19053	N	N	999 144TH AVE NE
012	066235	0160	11/12/09	\$770,000	\$686,000	3010	10	1999	Avg	10001	N	N	598 150TH PL NE
012	127700	0030	7/23/10	\$750,000	\$695,000	3020	10	1998	Avg	8200	N	N	14700 NE 16TH ST
012	127700	0020	1/13/10	\$740,000	\$666,000	3210	10	1998	Avg	8532	N	N	14710 NE 16TH ST
012	127700	0070	4/23/10	\$830,000	\$758,000	3280	10	1998	Avg	7899	N	N	14648 NE 16TH ST
012	785970	0100	10/7/09	\$823,000	\$729,000	3300	10	2007	Avg	6495	N	N	16137 NORTHUP WAY
012	934670	0370	6/24/09	\$814,000	\$709,000	3340	10	2009	Avg	9001	N	N	218 141ST AVE NE
012	934670	0369	3/26/09	\$820,000	\$704,000	3570	10	2008	Avg	9070	N	N	220 141ST AVE NE
012	066235	0060	1/4/11	\$713,125	\$677,000	3640	10	1999	Avg	7304	N	N	408 150TH PL NE
012	883990	0210	5/27/11	\$995,000	\$964,000	3820	10	1954	Avg	45563	N	N	14040 NE 6TH ST
012	179634	0090	6/25/10	\$730,000	\$673,000	2440	11	1992	Avg	9397	N	N	14032 NE 5TH ST
012	883990	0230	7/20/10	\$1,125,000	\$1,041,000	4200	11	2000	Avg	20800	N	N	738 140TH AVE NE
014	022405	9074	8/16/11	\$328,000	\$322,000	770	7	1952	Avg	25280	N	Y	16222 SE 24TH ST
014	403720	0445	9/19/11	\$310,000	\$305,000	1010	7	1957	Good	8000	N	N	429 166TH AVE SE
014	403700	0720	12/15/11	\$347,750	\$347,000	1020	7	1957	Avg	7878	N	N	815 168TH AVE SE
014	403720	0545	7/8/10	\$295,000	\$273,000	1040	7	1957	Avg	7700	N	N	238 164TH AVE SE
014	403720	0140	5/17/10	\$360,000	\$330,000	1100	7	1957	Good	14800	N	N	220 LAKE HILLS BLVD
014	403700	0835	4/15/09	\$397,000	\$342,000	1150	7	1957	Avg	8262	N	N	16612 SE 8TH ST
014	403720	0665	8/17/09	\$350,000	\$307,000	1150	7	1957	Avg	7700	N	N	423 165TH AVE SE
014	403700	0485	5/21/10	\$365,000	\$335,000	1190	7	1957	Good	8780	N	N	16619 SE 11TH ST
014	737530	0020	3/30/11	\$300,000	\$288,000	1190	7	1959	Avg	8800	N	N	16431 SE 14TH ST
014	403720	0580	10/24/11	\$355,000	\$352,000	1200	7	1957	Good	7700	N	N	215 165TH AVE SE

Improved Sales Used in this Annual Update Analysis
Area 67
(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
014	403860	0730	8/30/10	\$415,000	\$387,000	1220	7	1961	Good	9900	N	N	41 165TH AVE SE
014	403860	0780	12/12/11	\$345,000	\$344,000	1220	7	1961	Avg	6250	N	N	16427 SE 1ST ST
014	403700	0490	5/26/09	\$366,000	\$317,000	1240	7	1957	Good	7987	N	N	16629 SE 11TH ST
014	737510	0205	5/20/11	\$270,000	\$261,000	1250	7	1957	Good	8565	N	N	16634 SE 14TH ST
014	403700	0225	8/12/09	\$371,000	\$326,000	1260	7	1957	Good	7510	N	N	958 164TH AVE SE
014	403720	0465	3/16/10	\$345,000	\$313,000	1260	7	1957	Good	8000	N	N	238 165TH AVE SE
014	414130	0150	8/26/11	\$345,000	\$339,000	1280	7	1961	Avg	10815	N	N	16749 SE 21ST PL
014	403720	0050	6/3/10	\$375,000	\$345,000	1290	7	1957	Avg	18400	N	N	448 168TH AVE SE
014	403720	0265	4/8/11	\$300,000	\$289,000	1290	7	1957	Good	8632	N	N	16704 SE 7TH ST
014	403700	0620	11/10/10	\$377,000	\$355,000	1330	7	1957	Avg	9287	N	N	16647 SE 9TH ST
014	403720	0645	3/11/10	\$305,000	\$277,000	1360	7	1959	Avg	12500	N	N	16407 LAKE HILLS BLVD
014	403700	0150	1/5/11	\$285,000	\$271,000	1370	7	1957	Good	8000	N	N	16411 SE 8TH ST
014	737530	0015	1/8/10	\$354,000	\$318,000	1380	7	1959	Avg	8800	N	N	16423 SE 14TH ST
014	403700	0380	7/20/09	\$365,000	\$319,000	1380	7	1957	Avg	8338	N	N	904 165TH AVE SE
014	737530	0120	4/14/09	\$391,000	\$337,000	1430	7	1959	Good	7525	N	N	1415 168TH AVE SE
014	403860	0530	2/17/11	\$450,000	\$430,000	1460	7	1961	Avg	13498	N	N	34 165TH AVE SE
014	403700	0345	1/4/11	\$309,900	\$294,000	1460	7	1957	Good	8157	N	N	960 165TH AVE SE
014	675150	0055	8/18/09	\$410,000	\$360,000	1470	7	1957	Good	13248	Y	N	2503 157TH AVE SE
014	737530	0145	7/6/11	\$385,000	\$375,000	1470	7	1960	Good	9658	N	N	16652 SE 15TH ST
014	403720	0620	4/19/10	\$315,000	\$288,000	1520	7	1957	Avg	9424	N	N	16400 SE 7TH ST
014	737510	0240	10/14/11	\$364,950	\$361,000	1520	7	1958	Good	9270	N	N	16652 SE 14TH ST
014	737530	0235	7/11/11	\$405,000	\$395,000	1620	7	1959	Good	8363	N	N	16404 SE 16TH ST
014	737530	0130	11/10/11	\$340,000	\$338,000	1620	7	1959	Good	8000	N	N	1520 167TH AVE SE
014	403700	0190	2/12/10	\$425,000	\$384,000	1710	7	2006	Avg	7900	N	N	16420 SE 9TH ST
014	737510	0120	7/28/11	\$419,700	\$410,000	1760	7	1957	Good	7800	N	N	1233 166TH AVE SE
014	403700	0565	5/5/11	\$413,000	\$399,000	1800	7	1957	Good	10670	N	N	16702 SE 11TH ST

Improved Sales Used in this Annual Update Analysis
Area 67
(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
014	737510	0145	6/15/09	\$361,000	\$314,000	1840	7	1957	Avg	8305	N	N	16605 SE 12TH ST
014	403720	0670	8/10/10	\$390,000	\$362,000	1930	7	1957	Good	7700	N	N	431 165TH AVE SE
014	737530	0070	6/20/09	\$418,500	\$364,000	2060	7	1960	Good	8800	N	N	16615 SE 14TH ST
014	404640	0240	10/7/09	\$418,750	\$371,000	1240	8	1974	Avg	8200	N	N	16557 SE 19TH ST
014	414160	0070	1/19/11	\$429,000	\$408,000	1340	8	1968	Avg	10455	N	N	16633 SE 17TH ST
014	404640	0330	6/15/09	\$455,000	\$396,000	1580	8	1969	Avg	8000	N	N	16583 SE 19TH ST
014	145990	0030	4/28/10	\$468,000	\$428,000	1610	8	1974	Good	8370	N	N	16712 SE 23RD PL
014	414130	0010	12/21/10	\$390,000	\$369,000	1620	8	1967	Good	11280	N	N	2011 168TH AVE SE
014	675200	0310	8/13/09	\$480,000	\$421,000	1850	8	1975	Avg	8200	N	N	16411 SE 23RD ST
014	414140	0100	7/15/09	\$520,000	\$454,000	2050	8	1967	Avg	9720	N	N	16535 SE 21ST PL
014	012405	9079	6/29/09	\$600,000	\$523,000	1970	9	1978	Avg	21770	N	N	16705 SE 18TH ST
014	012405	9058	6/12/09	\$507,000	\$441,000	2090	9	1976	Avg	8242	N	N	1715 168TH AVE SE
014	022405	9222	5/13/10	\$695,000	\$637,000	2150	9	1988	Avg	30008	Y	N	16008 SE 24TH ST
014	012405	9056	9/12/11	\$537,000	\$529,000	2380	9	1977	Good	21769	N	N	16721 SE 18TH ST
014	675150	0300	6/27/11	\$655,000	\$638,000	3100	9	2010	Avg	9450	N	N	2405 159TH AVE SE
014	012405	9068	11/29/11	\$1,100,000	\$1,095,000	4460	9	1964	Good	41243	Y	Y	16601 SE 17TH PL
014	022405	9200	11/15/10	\$1,100,000	\$1,036,000	2790	10	1998	Avg	107157	Y	Y	15824 SE 24TH ST
014	012405	9089	6/24/11	\$715,000	\$696,000	3120	10	1999	Avg	12015	N	N	16612 SE 24TH ST
014	012405	9082	11/15/10	\$850,000	\$801,000	3450	10	2008	Avg	21781	N	N	16517 SE 18TH ST
014	327572	0070	3/18/10	\$835,000	\$758,000	3740	10	1998	Good	20018	N	N	855 168TH PL SE
014	664104	0030	8/10/09	\$905,000	\$794,000	3860	10	2006	Avg	12142	N	N	2217 167TH AVE SE
014	022405	9219	1/5/10	\$802,000	\$720,000	3860	10	1990	Avg	20264	Y	N	16234 SE 24TH ST
014	664104	0090	6/14/10	\$860,000	\$792,000	3870	10	2006	Avg	10875	N	N	2240 167TH AVE SE
014	012405	9083	6/24/09	\$1,075,000	\$936,000	3920	10	2008	Avg	21774	N	N	16525 SE 18TH ST
014	012405	9083	2/7/11	\$870,000	\$830,000	3920	10	2008	Avg	21774	N	N	16525 SE 18TH ST

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	032405	9075	10/25/11	\$175,000	PREVIMP<=25K
008	032405	9083	3/3/10	\$225,000	PREVIMP<=25K
008	032405	9083	9/23/09	\$240,975	PREVIMP<=25K
008	173680	0850	11/25/09	\$370,000	NON-REPRESENTATIVE SALE
008	194490	0070	3/25/09	\$95,900	FULL SALES PRICE NOT REPORTED; TRADE
008	220710	0940	8/19/11	\$205,000	NON-REPRESENTATIVE SALE
008	220720	0130	8/11/11	\$73,094	RELATED PARTY, FRIEND, OR NEIGHBOR
008	220720	0165	6/4/09	\$558,000	DIAGNOSTIC OUTLIER
008	220720	0285	11/17/10	\$238,000	DIAGNOSTIC OUTLIER
008	220720	0320	10/19/10	\$260,000	FINANCIAL INSTITUTION RESALE
008	220720	0325	4/1/09	\$94,856	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	342505	9151	12/22/11	\$849,950	DIAGNOSTIC OUTLIER
008	403680	1305	11/22/11	\$235,000	DIAGNOSTIC OUTLIER
008	403680	1435	10/24/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	403720	0775	10/9/09	\$273,000	DIAGNOSTIC OUTLIER
008	403740	0310	1/21/11	\$334,900	DIAGNOSTIC OUTLIER
008	403740	0340	10/25/11	\$230,000	NO MARKET EXPOSURE
008	403750	0005	10/12/11	\$230,000	FINANCIAL INSTITUTION RESALE
008	403750	0220	8/18/09	\$310,000	DIAGNOSTIC OUTLIER
008	403760	0035	1/11/11	\$248,000	DIAGNOSTIC OUTLIER
008	403840	0100	8/12/09	\$116,500	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403930	0650	3/17/11	\$250,000	DIAGNOSTIC OUTLIER
008	403930	0740	12/27/11	\$850,000	UNFIN AREA
008	403940	0250	1/28/11	\$70,667	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403940	0340	2/1/10	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	403950	0380	2/24/10	\$236,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	664830	0070	2/24/11	\$207,000	DIAGNOSTIC OUTLIER
008	675110	0130	4/28/10	\$187,500	PARTIAL INTEREST (1/3, 1/2, Etc.)
008	675130	0120	7/28/11	\$48,562	RELATED PARTY, FRIEND, OR NEIGHBOR
008	675130	0285	9/15/09	\$95,579	RELATED PARTY, FRIEND, OR NEIGHBOR
008	675130	0450	7/6/11	\$300,000	DIAGNOSTIC OUTLIER
008	737460	0280	6/9/10	\$310,000	DIAGNOSTIC OUTLIER
008	792330	0075	12/2/11	\$3,405	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
008	792330	0130	9/19/09	\$403,000	DIAGNOSTIC OUTLIER
008	792330	0135	11/21/11	\$262,500	DIAGNOSTIC OUTLIER
008	792330	0135	12/1/11	\$87,500	DOR RATIO
008	792380	0230	11/23/11	\$255,200	DIAGNOSTIC OUTLIER
008	889445	0100	5/29/10	\$835,000	RELOCATION - SALE TO SERVICE
008	894460	0060	12/29/11	\$145,100	DOR RATIO
012	143350	0110	2/22/11	\$390,000	DIAGNOSTIC OUTLIER
012	143370	0090	4/26/10	\$67,195	PARTIAL INTEREST (1/3, 1/2, Etc.)
012	156080	0130	5/12/09	\$360,000	DIAGNOSTIC OUTLIER
012	156080	0320	11/2/11	\$499,500	DIAGNOSTIC OUTLIER
012	156200	0030	10/28/10	\$550,000	RELOCATION - SALE TO SERVICE
012	215980	0060	11/4/09	\$500,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	234580	0040	6/30/10	\$399,990	OBSOLESCENCE
012	234580	0170	5/12/10	\$107,000	DOR RATIO
012	234580	0230	10/27/10	\$399,950	OBSOLESCENCE
012	234580	0240	6/15/10	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	272505	9112	2/24/11	\$693,397	EXEMPT FROM EXCISE TAX
012	272505	9149	1/12/10	\$479,500	DIAGNOSTIC OUTLIER
012	272505	9256	5/31/11	\$679,000	DIAGNOSTIC OUTLIER
012	329820	0170	1/20/10	\$280,000	PREVIMP<=25K
012	329820	0210	12/5/11	\$206,000	FINANCIAL INSTITUTION RESALE
012	329820	0220	8/26/09	\$235,000	DIAGNOSTIC OUTLIER
012	329820	0220	1/2/09	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	329830	0200	8/11/09	\$293,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
012	329830	0530	10/5/10	\$255,000	DIAGNOSTIC OUTLIER
012	329830	0640	12/8/09	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
012	329830	0640	12/3/09	\$544,185	FORCED SALE; EXEMPT FROM EXCISE TAX
012	389110	0025	8/25/11	\$670,000	%COMPL
012	403770	0125	12/8/11	\$7,044	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403770	0185	5/23/11	\$320,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
012	403820	0620	5/5/11	\$261,500	DIAGNOSTIC OUTLIER
012	403820	0650	5/19/11	\$260,000	DIAGNOSTIC OUTLIER
012	403830	0140	1/7/10	\$405,209	BANKRUPTCY - RECEIVER OR TRUSTEE
012	403850	0200	10/27/11	\$284,000	DIAGNOSTIC OUTLIER
012	403850	1100	7/19/11	\$90,000	DOR RATIO
012	403870	0330	12/9/11	\$400,000	ACTIVE PERMIT BEFORE SALE>25K
012	403870	0920	12/1/11	\$645,000	DIAGNOSTIC OUTLIER
012	403880	0320	3/8/11	\$91,727	DIAGNOSTIC OUTLIER
012	403880	0550	3/30/10	\$97,993	DIAGNOSTIC OUTLIER
012	403890	0230	8/5/09	\$426,000	DIAGNOSTIC OUTLIER
012	403910	0290	11/9/11	\$285,000	DIAGNOSTIC OUTLIER
012	403970	0710	7/19/10	\$629,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404010	0200	2/17/09	\$1,600	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
012	404010	0380	4/17/09	\$440,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	404010	0530	6/20/11	\$382,000	%NETCOND;PREVIMP<=25K
012	404010	0690	2/9/10	\$390,000	OBSOLESCENCE
012	404020	0010	7/15/09	\$499,000	RELOCATION - SALE TO SERVICE
012	404020	0170	3/1/10	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	404060	0460	4/11/11	\$330,000	DIAGNOSTIC OUTLIER
012	404080	0080	2/4/10	\$100,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
012	404080	0410	8/7/09	\$334,716	BANKRUPTCY - RECEIVER OR TRUSTEE
012	404080	0660	2/14/11	\$205,500	DOR RATIO;FINANCIAL INSTITUTION RESALE
012	738530	0170	6/23/11	\$674,950	DIAGNOSTIC OUTLIER
012	785970	0180	6/25/09	\$720,000	SHORT SALE
012	885731	0090	4/27/09	\$128,930	DOR RATIO;QUIT CLAIM DEED
012	885731	0100	3/4/09	\$515,000	DIAGNOSTIC OUTLIER
012	885731	0180	12/14/10	\$166,950	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	934670	0371	11/13/09	\$785,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
012	934670	0372	10/2/09	\$807,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
014	012405	9083	1/29/11	\$870,000	RELOCATION - SALE TO SERVICE
014	022405	9219	1/5/10	\$787,000	RELOCATION - SALE TO SERVICE
014	403700	0720	6/30/11	\$235,000	DIAGNOSTIC OUTLIER
014	403720	0375	6/10/11	\$260,000	DIAGNOSTIC OUTLIER
014	403720	0425	3/22/11	\$278,000	GOVERNMENT AGENCY
014	403720	0535	9/15/09	\$275,000	NON-REPRESENTATIVE SALE
014	403720	0595	3/16/11	\$219,000	GOVERNMENT AGENCY
014	403860	0600	10/13/11	\$97,174	DOR RATIO
014	438400	0050	9/13/11	\$355,000	DIAGNOSTIC OUTLIER
014	505180	0050	2/17/11	\$198,615	DOR RATIO
014	675080	0080	7/27/11	\$460,000	QUIT CLAIM DEED
014	675150	0070	9/21/10	\$376,509	DIAGNOSTIC OUTLIER
014	675150	0310	5/22/09	\$213,830	DOR RATIO;QUIT CLAIM DEED
014	737510	0160	2/10/11	\$297,000	OBSOLESCENCE
014	737530	0180	12/16/11	\$482,699	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
008	022405	9326	9/16/2009	\$250,000	6752	N	N
008	675130	0215	2/19/2009	\$200,000	8000	N	N
012	234580	0150	5/12/2010	\$107,000	2444	N	N
012	234580	0160	5/12/2010	\$107,000	2844	N	N
012	234580	0180	5/12/2010	\$107,000	2903	N	N
012	272505	9146	9/9/2011	\$120,000	16117	N	N
014	675150	0300	4/28/2010	\$302,000	9450	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 67
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
012	215990	0010	12/29/2009	\$2,500,000	MULTI-PARCEL SALE;