

**Residential Revalue**

**2012 Assessment Roll**

# **Bridle Trail/ Downtown Bellevue**

**Area 68**

**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:

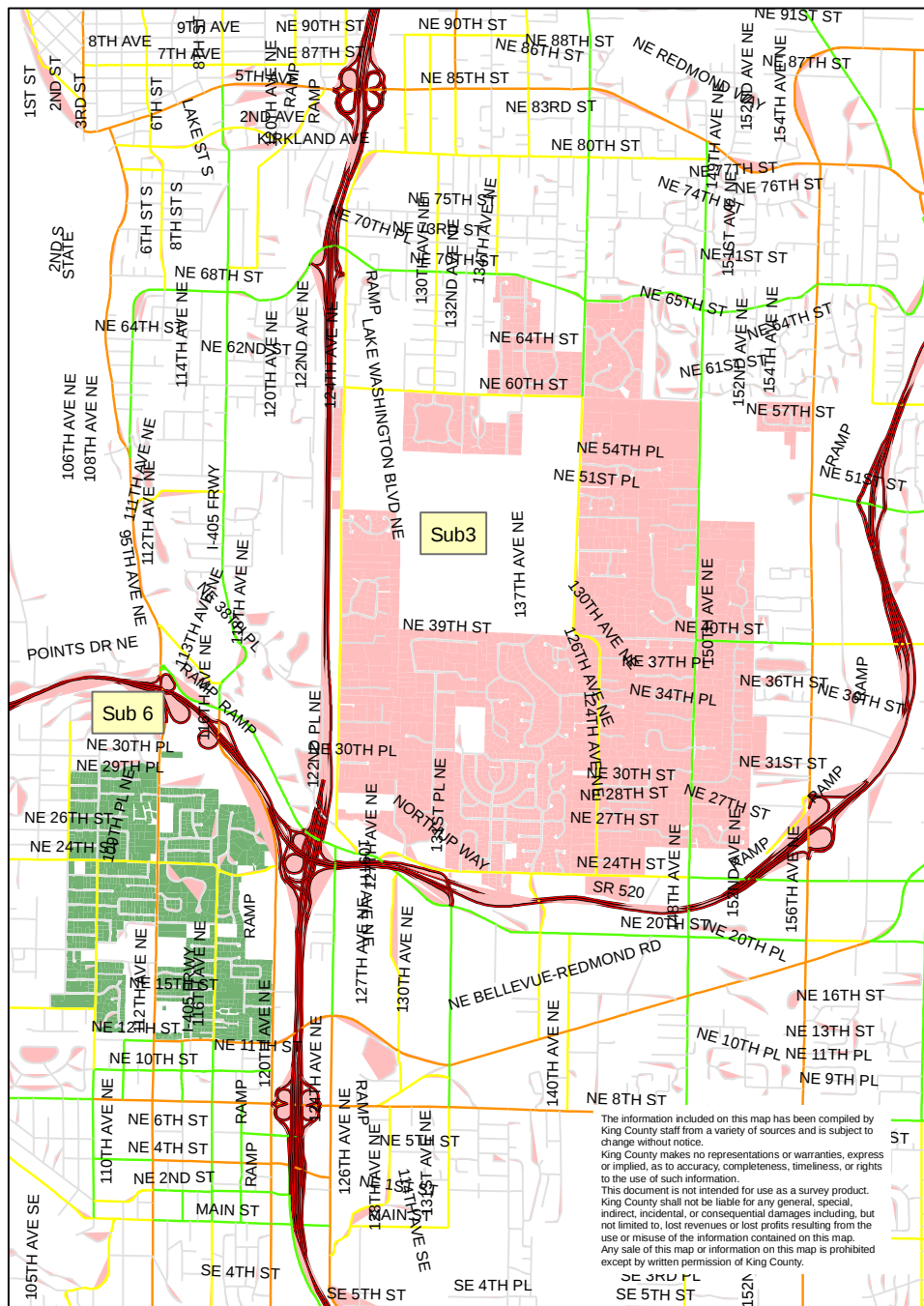
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 68

 King County

May 14, 2009

# Bridle Trail / Downtown Bellevue Housing



Grade 7/ Year Built 1961/ Total Living Area 1610



Grade 8/ Year Built 1966/.Total Living Area 2730



Grade 9/ Year Built 2003/ Total Living Area 3030



Grade 10/ Year Built 2006/ Total Living Area 4440



Grade 11/ Year Built 2008/ Total Living Area 4800



Grade 12/ Year Built 1989/ Total Living Area 8300

## ***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:** Area 68/Bridle Trails/Downtown Bellevue

**Number of Improved Sales:** 350

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

| <b>Sales – Average Improved Valuation Change Summary</b> |             |             |              |                    |              |            |
|----------------------------------------------------------|-------------|-------------|--------------|--------------------|--------------|------------|
|                                                          | <b>Land</b> | <b>Imps</b> | <b>Total</b> | <b>Sale Price*</b> | <b>Ratio</b> | <b>COD</b> |
| 2011 Value                                               | \$430,200   | \$307,600   | \$737,800    |                    |              |            |
| 2012 Value                                               | \$451,400   | \$342,300   | \$793,700    | \$868,800          | 91.4%        | 8.74%      |
| Change                                                   | +\$21,200   | +\$34,700   | +\$55,900    |                    |              |            |
| % Change                                                 | +4.9%       | +11.3%      | +7.6%        |                    |              |            |

\*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.

| <b>Population - Improved Parcel Summary:</b> |             |             |              |
|----------------------------------------------|-------------|-------------|--------------|
|                                              | <b>Land</b> | <b>Imps</b> | <b>Total</b> |
| 2011 Value                                   | \$435,900   | \$234,000   | \$669,900    |
| 2012 Value                                   | \$457,300   | \$260,500   | \$717,800    |
| Percent Change                               | +4.9%       | +11.3%      | +7.2%        |

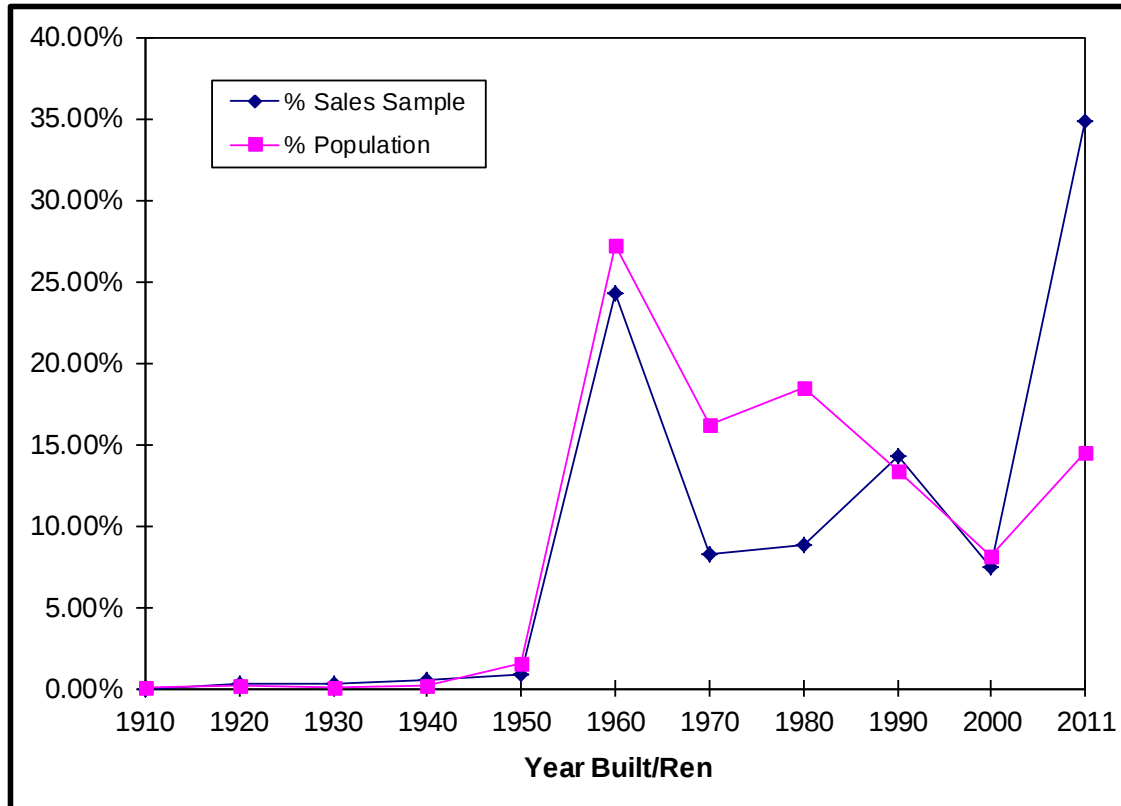
Number of one to three unit residences in the population: 3112

**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 improved sales from 1/1/2009 to 1/1/2012 show no major market changes therefore no time adjustment was needed. The analysis did show that grades greater than 8 needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with grade classifications greater than 8 had a lower ratio (Assessed Value to Sales) than the rest of the populations requiring an upward adjustment.

## ***Sales Sample Representation of Population - Year Built / Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 0         | 0.00%          |
| 1920                | 1         | 0.29%          |
| 1930                | 1         | 0.29%          |
| 1940                | 2         | 0.57%          |
| 1950                | 3         | 0.86%          |
| 1960                | 85        | 24.29%         |
| 1970                | 29        | 8.29%          |
| 1980                | 31        | 8.86%          |
| 1990                | 50        | 14.29%         |
| 2000                | 26        | 7.43%          |
| 2011                | 122       | 34.86%         |
|                     | 350       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 3         | 0.10%        |
| 1920              | 5         | 0.16%        |
| 1930              | 3         | 0.10%        |
| 1940              | 7         | 0.22%        |
| 1950              | 47        | 1.51%        |
| 1960              | 848       | 27.25%       |
| 1970              | 504       | 16.20%       |
| 1980              | 576       | 18.51%       |
| 1990              | 416       | 13.37%       |
| 2000              | 253       | 8.13%        |
| 2011              | 450       | 14.46%       |
|                   | 3112      |              |



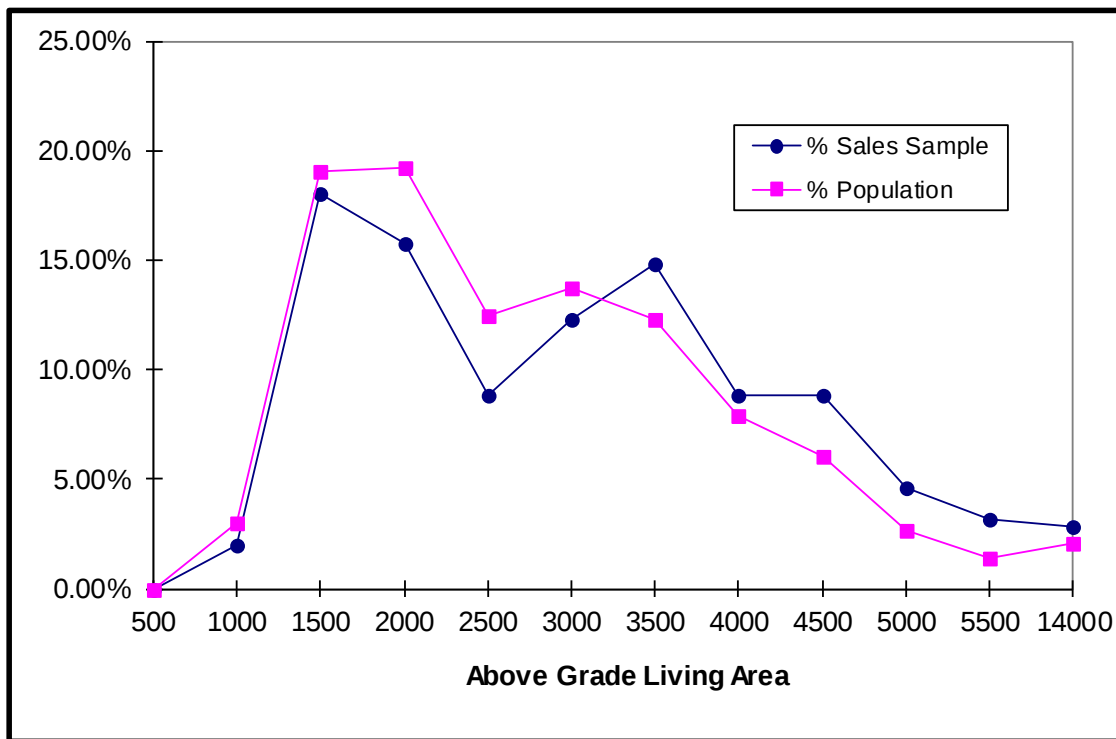
The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

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

## *Sales Sample Representation of Population - Above Grade Living Area*

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 0         | 0.00%          |
| 1000         | 7         | 2.00%          |
| 1500         | 63        | 18.00%         |
| 2000         | 55        | 15.71%         |
| 2500         | 31        | 8.86%          |
| 3000         | 43        | 12.29%         |
| 3500         | 52        | 14.86%         |
| 4000         | 31        | 8.86%          |
| 4500         | 31        | 8.86%          |
| 5000         | 16        | 4.57%          |
| 5500         | 11        | 3.14%          |
| 14000        | 10        | 2.86%          |
|              | 350       |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 0         | 0.00%        |
| 1000       | 94        | 3.02%        |
| 1500       | 593       | 19.06%       |
| 2000       | 599       | 19.25%       |
| 2500       | 388       | 12.47%       |
| 3000       | 428       | 13.75%       |
| 3500       | 382       | 12.28%       |
| 4000       | 246       | 7.90%        |
| 4500       | 189       | 6.07%        |
| 5000       | 84        | 2.70%        |
| 5500       | 44        | 1.41%        |
| 14000      | 65        | 2.09%        |
|            | 3112      |              |

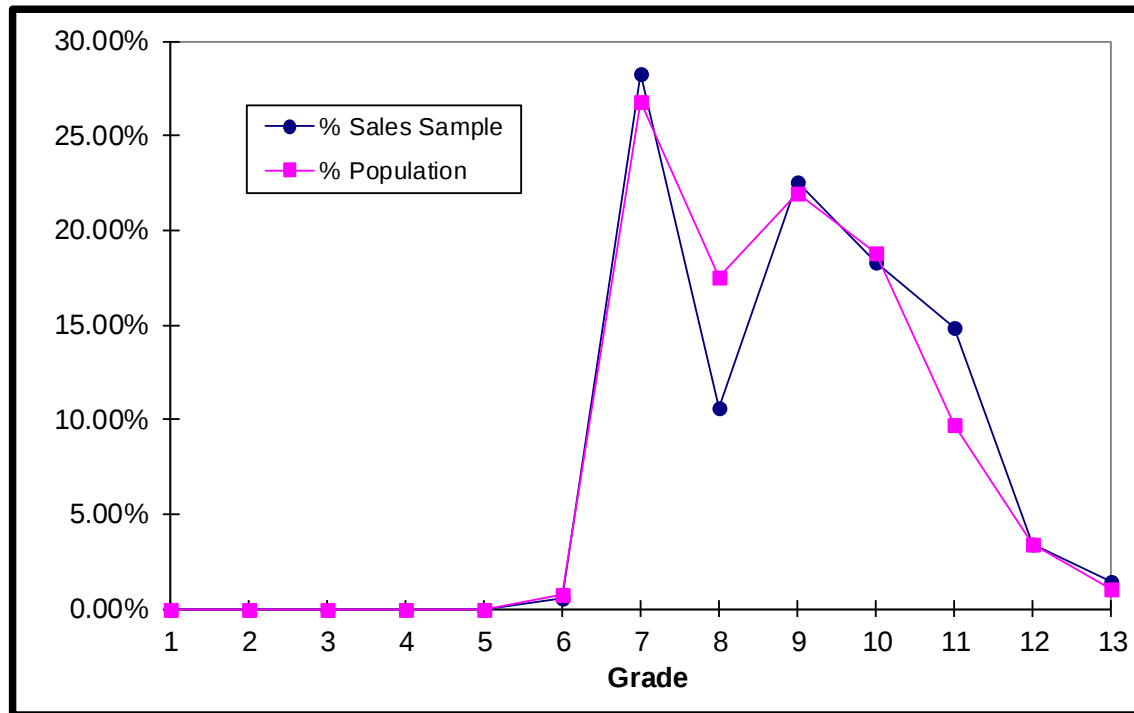


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### ***Sales Sample Representation of Population - Grade***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| 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                   | 2         | 0.57%          |
| 7                   | 99        | 28.29%         |
| 8                   | 37        | 10.57%         |
| 9                   | 79        | 22.57%         |
| 10                  | 64        | 18.29%         |
| 11                  | 52        | 14.86%         |
| 12                  | 12        | 3.43%          |
| 13                  | 5         | 1.43%          |
| 350                 |           |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Grade             | Frequency | % Population |
| 1                 | 0         | 0.00%        |
| 2                 | 0         | 0.00%        |
| 3                 | 0         | 0.00%        |
| 4                 | 0         | 0.00%        |
| 5                 | 0         | 0.00%        |
| 6                 | 24        | 0.77%        |
| 7                 | 834       | 26.80%       |
| 8                 | 545       | 17.51%       |
| 9                 | 684       | 21.98%       |
| 10                | 585       | 18.80%       |
| 11                | 304       | 9.77%        |
| 12                | 105       | 3.37%        |
| 13                | 31        | 1.00%        |
| 3112              |           |              |



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 8 usable land sales available in the area and supplemented by the value increase in sales of improved parcels, a +4.9% overall increase (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 improved sales from 1/1/2009 to 1/1/2012 show no major market changes therefore no time adjustment was needed. The analysis did show that grades greater than 8 needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements with grade classifications greater than 8 had a lower ratio (Assessed Value to Sales) than the rest of the populations requiring an upward 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 350 useable residential sales in the area.

### ***Mobile Home Update***

There were no mobile homes in this area.

### ***Results***

The resulting assessment level is 91.4%. 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 +7.2%. This increase change is due partly to market changes over time and the previous assessment levels.

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

## Area 68 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

3.18%

**High Grade >8**

**Yes**

% Adjustment

9.25%

#### Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, improvements with grade classifications greater than 8 would *approximately* receive a +9.25% upward adjustment. 1709 parcels in the improved population would receive this adjustment. There were 212 sales.

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

55% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------|
| 003      | 172505 | 9091  | 10/12/11  | \$180,000  | 760                | 6         | 1932           | Avg   | 9760     | N    | N           | 5525 116TH AVE NE |
| 003      | 172505 | 9147  | 1/11/10   | \$347,500  | 1080               | 7         | 1960           | Avg   | 23497    | N    | N           | 5519 116TH AVE NE |
| 003      | 154660 | 0640  | 5/2/11    | \$437,000  | 1190               | 7         | 1957           | Good  | 10745    | N    | N           | 2812 126TH AVE NE |
| 003      | 020100 | 0330  | 6/2/11    | \$630,000  | 1290               | 7         | 1967           | VGood | 10700    | N    | N           | 3020 128TH AVE NE |
| 003      | 020100 | 0090  | 5/14/09   | \$490,000  | 1330               | 7         | 1967           | Good  | 9995     | N    | N           | 12716 NE 32ND ST  |
| 003      | 020100 | 0110  | 12/5/11   | \$465,000  | 1330               | 7         | 1967           | Avg   | 9995     | N    | N           | 12704 NE 32ND ST  |
| 003      | 020100 | 0540  | 6/1/09    | \$569,000  | 1330               | 7         | 1966           | VGood | 15025    | N    | N           | 12906 NE 29TH ST  |
| 003      | 222505 | 9037  | 11/22/11  | \$435,000  | 1350               | 7         | 1929           | Avg   | 35283    | N    | N           | 2847 134TH AVE NE |
| 003      | 020100 | 0450  | 10/4/11   | \$510,000  | 1430               | 7         | 1967           | Good  | 9432     | N    | N           | 12917 NE 31ST ST  |
| 003      | 258830 | 0110  | 5/27/10   | \$530,000  | 1460               | 7         | 1999           | Avg   | 35000    | N    | N           | 5740 127TH AVE NE |
| 003      | 258830 | 0130  | 8/28/10   | \$560,000  | 1460               | 7         | 1998           | Avg   | 35000    | N    | N           | 5816 127TH AVE NE |
| 003      | 020100 | 0280  | 6/9/10    | \$480,000  | 1480               | 7         | 1967           | Good  | 10961    | N    | N           | 12727 NE 32ND ST  |
| 003      | 154660 | 0540  | 6/8/11    | \$611,000  | 1510               | 7         | 1960           | Avg   | 10167    | N    | N           | 12707 NE 30TH ST  |
| 003      | 020100 | 0010  | 11/11/09  | \$432,000  | 1560               | 7         | 1966           | Good  | 11561    | N    | N           | 3201 130TH AVE NE |
| 003      | 020100 | 0770  | 11/3/09   | \$400,000  | 1560               | 7         | 1967           | Avg   | 11244    | N    | N           | 3020 130TH AVE NE |
| 003      | 020100 | 0660  | 9/1/10    | \$435,000  | 1590               | 7         | 1966           | Good  | 10201    | N    | N           | 12915 NE 29TH ST  |
| 003      | 222505 | 9162  | 3/26/10   | \$615,000  | 2030               | 7         | 1960           | Good  | 54450    | N    | N           | 2829 140TH AVE NE |
| 003      | 154680 | 0100  | 6/8/11    | \$510,000  | 1400               | 8         | 1959           | Avg   | 10727    | N    | N           | 2612 127TH AVE NE |
| 003      | 866940 | 0310  | 8/17/09   | \$730,000  | 1420               | 8         | 1961           | Avg   | 41851    | N    | N           | 4632 137TH AVE NE |
| 003      | 154660 | 0580  | 8/11/11   | \$560,000  | 1450               | 8         | 1974           | Good  | 10579    | N    | N           | 2901 129TH AVE NE |
| 003      | 866940 | 0040  | 7/16/09   | \$818,000  | 1570               | 8         | 1966           | VGood | 35316    | N    | N           | 13800 NE 40TH ST  |
| 003      | 222505 | 9075  | 2/3/09    | \$565,000  | 1610               | 8         | 1953           | VGood | 43560    | N    | N           | 2859 140TH AVE NE |
| 003      | 154681 | 0020  | 6/16/11   | \$512,500  | 1620               | 8         | 1977           | Avg   | 10452    | N    | N           | 2429 130TH AVE NE |
| 003      | 154681 | 0030  | 9/19/11   | \$551,500  | 1670               | 8         | 1977           | Good  | 12128    | N    | N           | 2421 130TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 003      | 154681 | 0010  | 3/8/11    | \$530,000  | 1760               | 8         | 1977            | Good  | 10251    | N    | N           | 2435 130TH AVE NE |
| 003      | 212505 | 9072  | 10/28/09  | \$535,000  | 1770               | 8         | 1966            | Good  | 10798    | N    | N           | 2434 130TH AVE NE |
| 003      | 152505 | 9020  | 8/17/10   | \$695,000  | 1910               | 8         | 1967            | Good  | 48351    | N    | N           | 4248 132ND AVE NE |
| 003      | 866940 | 0340  | 5/19/10   | \$719,000  | 2000               | 8         | 1966            | VGood | 37364    | N    | N           | 4434 137TH AVE NE |
| 003      | 222505 | 9165  | 1/26/09   | \$615,000  | 2010               | 8         | 1991            | Avg   | 43560    | N    | N           | 3211 140TH AVE NE |
| 003      | 678970 | 0025  | 5/25/11   | \$700,000  | 2010               | 8         | 1961            | Good  | 45623    | N    | N           | 12220 NE 39TH ST  |
| 003      | 154660 | 0105  | 9/13/10   | \$650,000  | 2030               | 8         | 2008            | Avg   | 13064    | N    | N           | 12503 NE 29TH ST  |
| 003      | 379100 | 0090  | 4/1/11    | \$550,000  | 2070               | 8         | 1964            | Avg   | 46409    | N    | N           | 3009 137TH AVE NE |
| 003      | 634500 | 0200  | 2/12/10   | \$820,543  | 2100               | 8         | 1973            | Good  | 38917    | N    | N           | 13252 NE 47TH ST  |
| 003      | 222505 | 9125  | 4/2/10    | \$587,500  | 2120               | 8         | 1955            | Fair  | 40510    | N    | N           | 3821 134TH AVE NE |
| 003      | 154660 | 0255  | 3/7/11    | \$562,000  | 2240               | 8         | 1993            | Avg   | 12001    | N    | N           | 3099 125TH AVE NE |
| 003      | 108810 | 0110  | 2/25/11   | \$635,900  | 2380               | 8         | 1973            | Good  | 35005    | N    | N           | 6007 136TH AVE NE |
| 003      | 108810 | 0050  | 7/15/09   | \$595,000  | 2540               | 8         | 1995            | Avg   | 35010    | N    | N           | 13353 NE 61ST ST  |
| 003      | 108890 | 0115  | 11/22/11  | \$620,000  | 2620               | 8         | 1959            | Good  | 35045    | N    | N           | 14 BRIDLEWOOD CIR |
| 003      | 222505 | 9070  | 3/25/11   | \$785,000  | 2720               | 8         | 1967            | Good  | 53294    | N    | N           | 3243 134TH AVE NE |
| 003      | 108890 | 0070  | 8/19/10   | \$700,000  | 2770               | 8         | 1958            | Good  | 41926    | N    | N           | 15 BRIDLEWOOD CIR |
| 003      | 108890 | 0075  | 5/25/11   | \$900,000  | 3780               | 8         | 1999            | Avg   | 46636    | N    | N           | 17 BRIDLEWOOD CIR |
| 003      | 311710 | 0230  | 10/20/09  | \$568,800  | 1870               | 9         | 1975            | Good  | 20527    | N    | N           | 2424 130TH PL NE  |
| 003      | 618920 | 0120  | 11/8/10   | \$694,000  | 2000               | 9         | 1988            | Avg   | 11553    | N    | N           | 12430 NE 27TH ST  |
| 003      | 311710 | 0090  | 6/22/11   | \$592,500  | 2040               | 9         | 1975            | Avg   | 12642    | N    | N           | 13120 NE 25TH PL  |
| 003      | 779600 | 0060  | 5/6/09    | \$825,000  | 2080               | 9         | 1972            | Avg   | 46173    | N    | N           | 13000 NE 61ST PL  |
| 003      | 678930 | 0060  | 1/9/09    | \$875,000  | 2170               | 9         | 1954            | Good  | 54325    | N    | N           | 12223 NE 32ND ST  |
| 003      | 108810 | 0260  | 11/2/11   | \$625,000  | 2220               | 9         | 1967            | Good  | 35000    | N    | N           | 6331 135TH AVE NE |
| 003      | 379100 | 0040  | 6/23/11   | \$625,000  | 2260               | 9         | 1963            | Avg   | 53802    | N    | N           | 3024 135TH AVE NE |
| 003      | 106550 | 0080  | 5/9/11    | \$609,000  | 2310               | 9         | 1986            | Avg   | 44964    | N    | N           | 13605 NE 48TH PL  |
| 003      | 152505 | 9219  | 7/30/09   | \$665,000  | 2520               | 9         | 1975            | Avg   | 37897    | N    | N           | 13840 NE 44TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 003             | 144550       | 0080         | 5/24/10          | \$740,000         | 2540                      | 9                | 2009                   | Avg         | 35561           | N           | N                  | 13663 NE 37TH PL     |
| 003             | 666910       | 0080         | 4/25/11          | \$1,025,000       | 2560                      | 9                | 1974                   | VGood       | 38963           | N           | N                  | 3705 131ST AVE NE    |
| 003             | 866940       | 0170         | 4/29/10          | \$900,000         | 2600                      | 9                | 2002                   | Avg         | 35749           | N           | N                  | 4201 137TH AVE NE    |
| 003             | 133110       | 0130         | 9/11/09          | \$870,000         | 2640                      | 9                | 1971                   | VGood       | 35079           | N           | N                  | 13422 NE 54TH PL     |
| 003             | 172660       | 0460         | 8/15/11          | \$647,000         | 2640                      | 9                | 1976                   | VGood       | 15581           | N           | N                  | 13001 NE 28TH PL     |
| 003             | 212505       | 9017         | 8/25/10          | \$719,950         | 2670                      | 9                | 1967                   | Avg         | 46609           | N           | N                  | 3015 122ND PL NE     |
| 003             | 172700       | 0720         | 9/21/10          | \$700,000         | 2700                      | 9                | 1969                   | Good        | 14997           | N           | N                  | 3322 129TH AVE NE    |
| 003             | 154660       | 0295         | 6/1/11           | \$721,000         | 2730                      | 9                | 2004                   | Avg         | 12781           | N           | N                  | 3005 126TH AVE NE    |
| 003             | 154660       | 0030         | 6/9/10           | \$889,000         | 2910                      | 9                | 2003                   | Avg         | 19514           | N           | N                  | 2929 124TH PL NE     |
| 003             | 930440       | 0020         | 12/1/09          | \$675,000         | 2910                      | 9                | 1978                   | Avg         | 35276           | N           | N                  | 13901 NE 26TH PL     |
| 003             | 172660       | 0200         | 3/14/11          | \$570,000         | 2940                      | 9                | 1975                   | Avg         | 23187           | N           | N                  | 13130 NE 31ST PL     |
| 003             | 172660       | 0130         | 7/20/11          | \$650,000         | 3040                      | 9                | 1977                   | Good        | 18180           | N           | N                  | 3120 130TH PL NE     |
| 003             | 282505       | 9146         | 9/27/10          | \$583,000         | 3080                      | 9                | 1979                   | Good        | 15255           | Y           | N                  | 2303 126TH AVE NE    |
| 003             | 154660       | 0270         | 8/19/09          | \$889,000         | 3170                      | 9                | 2003                   | Avg         | 10198           | N           | N                  | 3050 125TH AVE NE    |
| 003             | 172660       | 0370         | 11/21/11         | \$610,000         | 3410                      | 9                | 1977                   | Avg         | 12189           | N           | N                  | 2809 131ST PL NE     |
| 003             | 279490       | 0100         | 7/1/09           | \$710,000         | 3450                      | 9                | 1971                   | Avg         | 35009           | N           | N                  | 13410 NE 33RD LN     |
| 003             | 930440       | 0140         | 8/9/11           | \$880,000         | 3460                      | 9                | 1977                   | Good        | 39690           | N           | N                  | 13700 NE 26TH PL     |
| 003             | 222505       | 9289         | 5/29/09          | \$825,000         | 3810                      | 9                | 1982                   | Good        | 43339           | N           | N                  | 3408 134TH AVE NE    |
| 003             | 124270       | 0010         | 8/27/10          | \$800,000         | 4170                      | 9                | 2003                   | Avg         | 11949           | N           | N                  | 2624 116TH AVE NE    |
| 003             | 235130       | 0110         | 10/7/09          | \$975,000         | 4480                      | 9                | 1985                   | Good        | 41161           | N           | N                  | 12209 NE 33RD ST     |
| 003             | 235130       | 0110         | 10/18/10         | \$957,500         | 4480                      | 9                | 1985                   | Good        | 41161           | N           | N                  | 12209 NE 33RD ST     |
| 003             | 152505       | 9075         | 5/13/10          | \$788,000         | 5270                      | 9                | 1936                   | Good        | 43560           | N           | N                  | 4734 140TH AVE NE    |
| 003             | 618920       | 0295         | 9/8/11           | \$660,000         | 2220                      | 10               | 1991                   | Good        | 11307           | N           | N                  | 12440 NE 24TH ST     |
| 003             | 176260       | 0250         | 5/23/11          | \$660,000         | 2570                      | 10               | 1984                   | Avg         | 35110           | N           | N                  | 11704 NE 41ST ST     |
| 003             | 750100       | 0280         | 7/9/10           | \$650,000         | 2570                      | 10               | 1988                   | Avg         | 14091           | N           | N                  | 11818 NE 48TH PL     |
| 003             | 750100       | 0280         | 6/12/09          | \$589,000         | 2570                      | 10               | 1988                   | Avg         | 14091           | N           | N                  | 11818 NE 48TH PL     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|-------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------|
| 003      | 108870 | 0230  | 4/5/10    | \$695,000   | 2680               | 10        | 1988           | Avg   | 10748    | N    | N           | 2706 142ND PL NE  |
| 003      | 172700 | 0370  | 3/8/11    | \$818,000   | 2730               | 10        | 1970           | Avg   | 35522    | N    | N           | 12705 NE 39TH ST  |
| 003      | 634500 | 0100  | 12/30/10  | \$967,500   | 2790               | 10        | 1985           | Good  | 44302    | N    | N           | 13406 NE 45TH ST  |
| 003      | 176260 | 0310  | 10/25/11  | \$850,000   | 2810               | 10        | 1984           | Avg   | 28093    | N    | N           | 4143 118TH AVE NE |
| 003      | 108870 | 0170  | 12/7/09   | \$699,000   | 2870               | 10        | 1987           | Avg   | 13841    | N    | N           | 14378 NE 27TH ST  |
| 003      | 108870 | 0300  | 7/29/11   | \$646,000   | 2870               | 10        | 1988           | Avg   | 11912    | N    | N           | 2794 142ND PL NE  |
| 003      | 172700 | 0440  | 1/7/09    | \$935,000   | 2870               | 10        | 1969           | Good  | 36144    | N    | N           | 3625 130TH AVE NE |
| 003      | 803580 | 0080  | 5/14/09   | \$825,000   | 2890               | 10        | 1981           | Good  | 43499    | N    | N           | 11740 NE 39TH ST  |
| 003      | 106550 | 0050  | 7/17/09   | \$884,000   | 2910               | 10        | 1999           | Avg   | 35168    | N    | N           | 13704 NE 48TH PL  |
| 003      | 946470 | 0040  | 3/8/10    | \$750,000   | 3030               | 10        | 1979           | Good  | 31974    | N    | N           | 3904 142ND PL NE  |
| 003      | 678970 | 0085  | 5/17/10   | \$880,500   | 3080               | 10        | 1988           | Avg   | 51322    | N    | N           | 12294 NE 37TH ST  |
| 003      | 212505 | 9042  | 7/2/10    | \$737,000   | 3090               | 10        | 1984           | Avg   | 52707    | N    | N           | 3433 119TH AVE NE |
| 003      | 613750 | 0060  | 10/6/10   | \$851,000   | 3100               | 10        | 1981           | Avg   | 34995    | N    | N           | 4300 143RD PL NE  |
| 003      | 750100 | 0390  | 5/12/10   | \$750,000   | 3120               | 10        | 1990           | Avg   | 10618    | N    | N           | 11728 NE 48TH PL  |
| 003      | 152505 | 9241  | 9/2/09    | \$925,000   | 3150               | 10        | 1987           | VGood | 105415   | N    | N           | 4760 140TH AVE NE |
| 003      | 750100 | 0130  | 3/8/11    | \$685,000   | 3180               | 10        | 1990           | Avg   | 13806    | N    | N           | 11821 NE 48TH PL  |
| 003      | 222505 | 9238  | 5/17/10   | \$925,000   | 3290               | 10        | 1973           | Good  | 34848    | N    | N           | 3645 134TH AVE NE |
| 003      | 108870 | 0380  | 9/21/09   | \$868,000   | 3330               | 10        | 1988           | Good  | 12794    | N    | N           | 2737 142ND PL NE  |
| 003      | 750100 | 0360  | 12/22/10  | \$720,000   | 3350               | 10        | 1990           | Avg   | 13737    | N    | N           | 4833 118TH AVE NE |
| 003      | 779600 | 0020  | 7/27/11   | \$720,000   | 3400               | 10        | 1988           | Avg   | 34958    | N    | N           | 6125 132ND AVE NE |
| 003      | 154250 | 0020  | 10/12/10  | \$805,000   | 3420               | 10        | 1981           | Avg   | 35043    | N    | N           | 5015 133RD AVE NE |
| 003      | 176260 | 0240  | 6/1/09    | \$807,000   | 3420               | 10        | 1985           | Avg   | 35000    | N    | N           | 4107 117TH AVE NE |
| 003      | 212505 | 9161  | 9/18/09   | \$900,000   | 3430               | 10        | 1979           | VGood | 43560    | Y    | N           | 3525 122ND AVE NE |
| 003      | 750100 | 0090  | 1/18/10   | \$712,000   | 3490               | 10        | 1990           | Avg   | 18589    | N    | N           | 11719 NE 48TH PL  |
| 003      | 222505 | 9362  | 6/19/09   | \$1,035,000 | 3510               | 10        | 2007           | Avg   | 11969    | N    | N           | 2610 140TH AVE NE |
| 003      | 222505 | 9329  | 2/25/11   | \$1,050,000 | 3590               | 10        | 1987           | Good  | 36672    | N    | N           | 3824 140TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|-------------|--------------------|-----------|----------------|-------|----------|------|-------------|-------------------|
| 003      | 176260 | 0340  | 3/10/09   | \$950,000   | 3660               | 10        | 1984           | Avg   | 35040    | N    | N           | 4126 117TH AVE NE |
| 003      | 222505 | 9291  | 11/9/10   | \$755,000   | 3680               | 10        | 1978           | Good  | 37026    | N    | N           | 13431 NE 27TH ST  |
| 003      | 750100 | 0460  | 12/1/10   | \$710,000   | 3680               | 10        | 1990           | Avg   | 16225    | N    | N           | 4807 117TH PL NE  |
| 003      | 108870 | 0290  | 8/26/09   | \$670,800   | 3690               | 10        | 1988           | Avg   | 14359    | N    | N           | 2786 142ND PL NE  |
| 003      | 946470 | 0450  | 7/7/11    | \$850,600   | 3770               | 10        | 1978           | Avg   | 34956    | N    | N           | 14104 NE 30TH PL  |
| 003      | 613750 | 0260  | 3/7/11    | \$875,000   | 3860               | 10        | 1981           | Good  | 31077    | N    | N           | 4225 143RD PL NE  |
| 003      | 176260 | 0130  | 9/8/11    | \$935,000   | 4060               | 10        | 1984           | Avg   | 36978    | N    | N           | 11805 NE 43RD PL  |
| 003      | 222505 | 9248  | 7/9/10    | \$1,100,000 | 4270               | 10        | 1979           | Good  | 34848    | N    | N           | 2857 134TH AVE NE |
| 003      | 189670 | 0020  | 10/10/11  | \$1,410,000 | 4470               | 10        | 2005           | Avg   | 36485    | N    | N           | 13609 NE 28TH ST  |
| 003      | 803580 | 0010  | 9/23/11   | \$760,000   | 3090               | 11        | 1983           | Avg   | 53999    | N    | N           | 11610 NE 39TH ST  |
| 003      | 389250 | 0120  | 10/12/10  | \$870,000   | 3230               | 11        | 1992           | Avg   | 26005    | N    | N           | 5611 125TH LN NE  |
| 003      | 794125 | 0020  | 10/28/10  | \$1,030,000 | 3250               | 11        | 1987           | Good  | 43357    | N    | N           | 14024 NE 32ND PL  |
| 003      | 613750 | 0040  | 11/5/09   | \$1,115,000 | 3290               | 11        | 1981           | Avg   | 34995    | N    | N           | 4110 143RD AVE NE |
| 003      | 222505 | 9082  | 4/5/10    | \$902,500   | 3330               | 11        | 1986           | Good  | 43430    | N    | N           | 2651 134TH AVE NE |
| 003      | 389250 | 0160  | 5/6/11    | \$970,000   | 3480               | 11        | 1992           | Avg   | 26000    | N    | N           | 5612 125TH LN NE  |
| 003      | 666740 | 0040  | 3/10/10   | \$932,300   | 3490               | 11        | 1982           | Avg   | 35121    | N    | N           | 13230 NE 55TH PL  |
| 003      | 389250 | 0180  | 8/5/11    | \$925,000   | 3920               | 11        | 1992           | Avg   | 26000    | N    | N           | 5704 125TH LN NE  |
| 003      | 212505 | 9194  | 10/16/11  | \$1,080,000 | 4000               | 11        | 2002           | Avg   | 9075     | N    | N           | 12918 NE 24TH ST  |
| 003      | 152505 | 9232  | 4/21/11   | \$1,500,000 | 4260               | 11        | 2008           | Avg   | 37026    | N    | N           | 4202 140TH AVE NE |
| 003      | 172785 | 0140  | 5/18/09   | \$890,000   | 4310               | 11        | 1984           | Avg   | 15234    | N    | N           | 3320 126TH AVE NE |
| 003      | 389250 | 0050  | 6/15/11   | \$1,050,000 | 4310               | 11        | 1991           | Avg   | 26000    | N    | N           | 5825 124TH CT NE  |
| 003      | 152505 | 9240  | 8/23/10   | \$1,229,500 | 4520               | 11        | 1985           | Avg   | 27878    | N    | N           | 4750 140TH AVE NE |
| 003      | 222505 | 9319  | 6/13/11   | \$1,125,000 | 4720               | 11        | 1982           | VGood | 35194    | N    | N           | 3441 134TH AVE NE |
| 003      | 613750 | 0100  | 8/5/10    | \$1,275,000 | 4930               | 11        | 1982           | VGood | 40482    | N    | N           | 4440 143RD AVE NE |
| 003      | 613750 | 0100  | 12/6/11   | \$1,250,000 | 4930               | 11        | 1982           | VGood | 40482    | N    | N           | 4440 143RD AVE NE |
| 003      | 176260 | 0061  | 10/27/09  | \$1,440,000 | 5280               | 11        | 2006           | Avg   | 46400    | N    | N           | 11823 NE 41ST LN  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 003      | 172785 | 0300  | 11/1/10   | \$1,000,000 | 5780               | 11        | 1984            | Good | 16352    | N    | N           | 12640 NE 35TH PL   |
| 003      | 152505 | 9044  | 5/18/11   | \$1,660,000 | 6170               | 11        | 2002            | Avg  | 35009    | N    | N           | 4190 134TH AVE NE  |
| 003      | 132900 | 0040  | 9/24/09   | \$1,560,000 | 4380               | 12        | 1998            | Good | 33593    | N    | N           | 13730 NE 32ND PL   |
| 003      | 133170 | 0100  | 7/15/10   | \$1,200,000 | 4820               | 12        | 1988            | Good | 34560    | N    | N           | 13560 NE 54TH PL   |
| 003      | 152505 | 9261  | 1/20/09   | \$1,700,000 | 5160               | 12        | 1996            | Avg  | 44315    | N    | N           | 5331 140TH AVE NE  |
| 003      | 779600 | 0165  | 6/3/10    | \$2,200,000 | 5320               | 12        | 2008            | Avg  | 34773    | N    | N           | 6029 128TH AVE NE  |
| 003      | 222505 | 9121  | 10/28/09  | \$1,915,000 | 5400               | 12        | 2006            | Avg  | 40510    | N    | N           | 3827 134TH AVE NE  |
| 003      | 389250 | 0190  | 6/8/10    | \$1,497,500 | 5450               | 12        | 1992            | Avg  | 26007    | N    | N           | 5714 125TH LN NE   |
| 003      | 152505 | 9148  | 7/16/10   | \$2,250,000 | 5830               | 12        | 2005            | Avg  | 40075    | N    | N           | 4710 140TH AVE NE  |
| 003      | 212505 | 9081  | 6/26/09   | \$2,025,000 | 5830               | 12        | 2003            | Avg  | 60112    | N    | N           | 2823 122ND PL NE   |
| 003      | 222505 | 9066  | 11/1/11   | \$2,086,500 | 5870               | 12        | 2006            | Avg  | 40510    | N    | N           | 3207 134TH AVE NE  |
| 003      | 222505 | 9056  | 7/28/09   | \$2,055,000 | 6920               | 12        | 2007            | Avg  | 34848    | N    | N           | 2840 134TH AVE NE  |
| 003      | 131047 | 0020  | 10/12/11  | \$1,300,000 | 3920               | 13        | 1989            | Avg  | 35271    | N    | N           | 13960 NE 31ST PL   |
| 003      | 212505 | 9007  | 3/30/10   | \$1,315,239 | 4220               | 13        | 1988            | Good | 44516    | N    | N           | 12411 NE 36TH PL   |
| 003      | 131047 | 0030  | 9/14/09   | \$1,060,000 | 4600               | 13        | 1989            | Avg  | 35111    | N    | N           | 13944 NE 31ST PL   |
| 003      | 280630 | 0020  | 6/8/11    | \$2,000,000 | 5000               | 13        | 2006            | Avg  | 35070    | N    | N           | 3611 140TH AVE NE  |
| 003      | 222505 | 9103  | 1/7/10    | \$3,475,000 | 6100               | 13        | 2008            | Avg  | 47044    | N    | N           | 3015 134TH AVE NE  |
| 006      | 202620 | 0050  | 7/22/09   | \$1,050,000 | 1790               | 6         | 1950            | Avg  | 49880    | N    | N           | 10 DIAMOND S RANCH |
| 006      | 507840 | 0051  | 5/15/11   | \$477,500   | 890                | 7         | 1952            | Avg  | 14019    | N    | N           | 1319 102ND AVE NE  |
| 006      | 507840 | 0065  | 5/2/11    | \$445,000   | 890                | 7         | 1952            | Good | 8555     | N    | N           | 1311 102ND AVE NE  |
| 006      | 507840 | 0245  | 6/8/11    | \$515,000   | 890                | 7         | 1952            | Avg  | 7632     | N    | N           | 1441 102ND AVE NE  |
| 006      | 507840 | 0060  | 1/25/11   | \$462,288   | 950                | 7         | 1952            | Avg  | 9275     | N    | N           | 1315 102ND AVE NE  |
| 006      | 507840 | 0235  | 9/6/11    | \$417,000   | 960                | 7         | 1951            | Avg  | 6372     | Y    | N           | 10029 NE 15TH ST   |
| 006      | 507840 | 0285  | 3/1/10    | \$442,000   | 990                | 7         | 1951            | Avg  | 12129    | N    | N           | 10032 NE 15TH ST   |
| 006      | 025000 | 0160  | 5/20/09   | \$520,000   | 1040               | 7         | 1954            | Avg  | 11391    | N    | N           | 2623 108TH AVE NE  |
| 006      | 068500 | 0250  | 10/29/09  | \$438,000   | 1040               | 7         | 1953            | Good | 8442     | N    | N           | 10210 NE 23RD ST   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 006      | 953310 | 0105  | 8/10/09   | \$510,000  | 1040               | 7         | 1952            | Good  | 8640     | N    | N           | 10255 NE 21ST PL  |
| 006      | 886100 | 0145  | 3/11/10   | \$549,000  | 1050               | 7         | 1953            | Avg   | 12759    | N    | N           | 10243 NE 30TH PL  |
| 006      | 024900 | 0180  | 10/17/11  | \$425,000  | 1060               | 7         | 1952            | Avg   | 9345     | N    | N           | 10605 NE 26TH ST  |
| 006      | 325050 | 0127  | 7/18/11   | \$525,000  | 1070               | 7         | 1951            | Avg   | 10819    | N    | N           | 9814 NE 18TH ST   |
| 006      | 068500 | 0130  | 8/26/10   | \$408,000  | 1080               | 7         | 1952            | Good  | 8442     | N    | N           | 10243 NE 24TH ST  |
| 006      | 126620 | 0325  | 4/24/09   | \$595,950  | 1090               | 7         | 1950            | VGood | 9393     | N    | N           | 1245 112TH AVE NE |
| 006      | 953310 | 0125  | 1/20/11   | \$493,000  | 1090               | 7         | 1952            | Avg   | 8640     | N    | N           | 10231 NE 21ST PL  |
| 006      | 953360 | 0175  | 3/15/10   | \$558,100  | 1090               | 7         | 1953            | Good  | 8534     | N    | N           | 1840 101ST AVE NE |
| 006      | 024900 | 0240  | 1/28/10   | \$425,000  | 1100               | 7         | 1952            | Avg   | 8724     | N    | N           | 10513 NE 25TH ST  |
| 006      | 126620 | 0105  | 9/2/09    | \$490,000  | 1100               | 7         | 1954            | Avg   | 10335    | N    | N           | 11035 NE 15TH ST  |
| 006      | 953360 | 0090  | 5/12/10   | \$625,000  | 1120               | 7         | 1954            | Good  | 10230    | Y    | N           | 10017 NE 21ST ST  |
| 006      | 953360 | 0135  | 6/29/10   | \$600,000  | 1120               | 7         | 1953            | Good  | 10584    | N    | N           | 1814 100TH AVE NE |
| 006      | 953360 | 0045  | 7/2/10    | \$625,000  | 1130               | 7         | 1953            | Good  | 10273    | N    | N           | 10013 NE 22ND ST  |
| 006      | 024900 | 0135  | 5/28/10   | \$460,000  | 1140               | 7         | 1953            | VGood | 9137     | N    | N           | 2634 106TH AVE NE |
| 006      | 238700 | 0120  | 3/16/10   | \$612,000  | 1140               | 7         | 1963            | VGood | 9364     | N    | N           | 10461 NE 16TH PL  |
| 006      | 855590 | 0050  | 11/22/10  | \$530,000  | 1140               | 7         | 1962            | Good  | 11680    | N    | N           | 10037 NE 17TH ST  |
| 006      | 025000 | 0055  | 4/20/10   | \$467,000  | 1150               | 7         | 1954            | Avg   | 8391     | N    | N           | 2713 107TH AVE NE |
| 006      | 664290 | 0025  | 6/15/11   | \$540,000  | 1160               | 7         | 1990            | Avg   | 10200    | N    | N           | 10023 NE 28TH PL  |
| 006      | 024900 | 0100  | 7/6/11    | \$460,000  | 1180               | 7         | 1953            | Avg   | 8400     | N    | N           | 10610 NE 28TH ST  |
| 006      | 126620 | 0005  | 9/28/10   | \$441,000  | 1180               | 7         | 1952            | Good  | 10324    | N    | N           | 11004 NE 15TH ST  |
| 006      | 025000 | 0340  | 3/24/10   | \$460,000  | 1200               | 7         | 1954            | Good  | 8400     | N    | N           | 2424 108TH AVE NE |
| 006      | 953410 | 0070  | 6/10/11   | \$400,000  | 1200               | 7         | 1955            | Avg   | 10229    | N    | N           | 2015 105TH AVE NE |
| 006      | 025100 | 0045  | 4/11/11   | \$450,000  | 1210               | 7         | 1954            | Avg   | 8910     | N    | N           | 10425 NE 28TH PL  |
| 006      | 070800 | 0005  | 5/9/11    | \$503,000  | 1210               | 7         | 1953            | Avg   | 8710     | N    | N           | 10640 NE 16TH ST  |
| 006      | 292505 | 9334  | 3/28/11   | \$510,000  | 1210               | 7         | 1920            | Good  | 10920    | N    | N           | 1616 108TH AVE NE |
| 006      | 953360 | 0195  | 6/14/11   | \$515,000  | 1230               | 7         | 1953            | Avg   | 9049     | N    | N           | 1802 101ST AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 006      | 292505 | 9221  | 2/8/11    | \$545,000  | 1240               | 7         | 1955            | Avg   | 12100    | N    | N           | 10008 NE 16TH PL  |
| 006      | 070800 | 0030  | 3/24/10   | \$560,000  | 1250               | 7         | 1953            | Good  | 8710     | N    | N           | 10608 NE 16TH ST  |
| 006      | 024900 | 0105  | 10/11/10  | \$448,000  | 1300               | 7         | 1953            | VGood | 8400     | N    | N           | 10616 NE 28TH ST  |
| 006      | 024900 | 0115  | 5/20/09   | \$500,000  | 1300               | 7         | 1953            | Good  | 8266     | N    | N           | 10610 NE 26TH ST  |
| 006      | 025000 | 0075  | 5/4/11    | \$440,000  | 1300               | 7         | 2006            | Avg   | 15569    | N    | N           | 10731 NE 28TH ST  |
| 006      | 278580 | 0025  | 8/18/09   | \$492,000  | 1310               | 7         | 1956            | Good  | 10802    | N    | N           | 2538 102ND AVE NE |
| 006      | 507840 | 0185  | 3/14/11   | \$575,000  | 1320               | 7         | 1952            | Good  | 10599    | N    | N           | 10048 NE 13TH ST  |
| 006      | 808540 | 0236  | 3/7/10    | \$595,000  | 1350               | 7         | 1952            | Avg   | 9248     | N    | N           | 9828 NE 29TH ST   |
| 006      | 808600 | 0085  | 9/29/11   | \$565,000  | 1370               | 7         | 1958            | Avg   | 10852    | N    | N           | 9824 NE 22ND ST   |
| 006      | 292505 | 9281  | 5/2/11    | \$585,000  | 1380               | 7         | 1952            | Good  | 13068    | N    | N           | 1604 108TH AVE NE |
| 006      | 664290 | 0090  | 12/2/10   | \$497,000  | 1390               | 7         | 1953            | Good  | 10217    | N    | N           | 10032 NE 28TH PL  |
| 006      | 953410 | 0085  | 9/1/09    | \$479,000  | 1390               | 7         | 1955            | Good  | 10132    | N    | N           | 10505 NE 21ST PL  |
| 006      | 070800 | 0095  | 2/25/09   | \$635,000  | 1430               | 7         | 1953            | Good  | 9595     | N    | N           | 10624 NE 14TH ST  |
| 006      | 953410 | 0020  | 11/9/10   | \$498,000  | 1430               | 7         | 1955            | Good  | 10124    | N    | N           | 10530 NE 21ST PL  |
| 006      | 953360 | 0170  | 8/2/10    | \$533,000  | 1460               | 7         | 1953            | Avg   | 8534     | N    | N           | 1850 101ST AVE NE |
| 006      | 507840 | 0210  | 4/6/11    | \$529,950  | 1470               | 7         | 1954            | Avg   | 9496     | N    | N           | 1429 102ND AVE NE |
| 006      | 634400 | 0130  | 3/28/10   | \$530,000  | 1480               | 7         | 1953            | Avg   | 8308     | N    | N           | 10632 NE 17TH ST  |
| 006      | 238700 | 0110  | 9/1/11    | \$550,000  | 1490               | 7         | 1963            | Good  | 9874     | N    | N           | 10454 NE 16TH PL  |
| 006      | 292505 | 9234  | 12/9/09   | \$632,000  | 1490               | 7         | 1978            | Good  | 12100    | N    | N           | 1411 110TH AVE NE |
| 006      | 025000 | 0225  | 8/22/11   | \$455,000  | 1500               | 7         | 1954            | Avg   | 8927     | N    | N           | 10721 NE 26TH ST  |
| 006      | 070800 | 0135  | 6/5/10    | \$548,898  | 1510               | 7         | 1953            | Avg   | 8710     | N    | N           | 10633 NE 14TH ST  |
| 006      | 278580 | 0040  | 9/22/09   | \$530,000  | 1540               | 7         | 1956            | Good  | 11342    | N    | N           | 2535 102ND AVE NE |
| 006      | 339150 | 0180  | 7/12/10   | \$545,000  | 1560               | 7         | 1955            | Avg   | 9999     | N    | N           | 11007 NE 18TH PL  |
| 006      | 434880 | 0060  | 9/10/10   | \$475,000  | 1580               | 7         | 1952            | VGood | 7447     | N    | N           | 1245 111TH AVE NE |
| 006      | 953310 | 0155  | 4/16/09   | \$500,000  | 1610               | 7         | 1952            | Avg   | 8640     | N    | N           | 10210 NE 20TH PL  |
| 006      | 025100 | 0115  | 3/25/11   | \$440,000  | 1660               | 7         | 1954            | Good  | 11666    | N    | N           | 10422 NE 28TH PL  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|-----------|-----------------|-------|----------|------|-------------|-------------------|
| 006      | 025000 | 0335  | 6/10/10   | \$555,000  | 1670               | 7         | 1954            | Good  | 8400     | N    | N           | 2508 108TH AVE NE |
| 006      | 664290 | 0010  | 5/24/11   | \$599,000  | 1670               | 7         | 1982            | Avg   | 10200    | N    | N           | 10035 NE 28TH PL  |
| 006      | 025000 | 0150  | 3/4/11    | \$450,000  | 1710               | 7         | 1954            | VGood | 12466    | N    | N           | 10728 NE 26TH ST  |
| 006      | 025100 | 0005  | 2/15/11   | \$460,000  | 1710               | 7         | 1954            | Good  | 7994     | N    | N           | 2815 107TH AVE NE |
| 006      | 347280 | 0066  | 10/23/09  | \$568,000  | 1740               | 7         | 1953            | Good  | 7800     | N    | N           | 1625 100TH AVE NE |
| 006      | 953310 | 0120  | 11/24/10  | \$457,000  | 1770               | 7         | 1952            | Avg   | 8640     | N    | N           | 10235 NE 21ST PL  |
| 006      | 325050 | 0076  | 7/7/11    | \$512,000  | 1810               | 7         | 1951            | Avg   | 9900     | N    | N           | 1823 100TH AVE NE |
| 006      | 292505 | 9171  | 3/22/11   | \$536,000  | 1830               | 7         | 1955            | Good  | 9147     | N    | N           | 1226 108TH AVE NE |
| 006      | 086200 | 0025  | 2/25/10   | \$520,000  | 1860               | 7         | 1954            | Avg   | 19469    | N    | N           | 1618 98TH AVE NE  |
| 006      | 953310 | 0275  | 11/9/11   | \$665,000  | 1880               | 7         | 1997            | Avg   | 13397    | N    | N           | 2035 102ND AVE NE |
| 006      | 808600 | 0060  | 5/24/11   | \$602,000  | 1920               | 7         | 1958            | Avg   | 11045    | N    | N           | 9839 NE 23RD ST   |
| 006      | 953360 | 0190  | 5/12/11   | \$561,000  | 1930               | 7         | 1953            | Avg   | 8534     | N    | N           | 1810 101ST AVE NE |
| 006      | 142420 | 0100  | 1/13/11   | \$588,000  | 1940               | 7         | 1961            | Good  | 7630     | N    | N           | 9968 NE 14TH ST   |
| 006      | 325050 | 0045  | 12/24/09  | \$675,000  | 1940               | 7         | 1951            | Good  | 11776    | N    | N           | 9827 NE 20TH ST   |
| 006      | 025000 | 0235  | 10/1/10   | \$635,000  | 1980               | 7         | 1967            | Good  | 8260     | N    | N           | 10705 NE 26TH ST  |
| 006      | 278580 | 0050  | 7/26/10   | \$500,000  | 2030               | 7         | 1956            | VGood | 11342    | N    | N           | 2515 102ND AVE NE |
| 006      | 808600 | 0061  | 3/5/11    | \$650,000  | 2040               | 7         | 1958            | Good  | 10853    | N    | N           | 9849 NE 23RD ST   |
| 006      | 886100 | 0120  | 3/3/10    | \$548,000  | 2060               | 7         | 1953            | Avg   | 11124    | N    | N           | 10019 NE 30TH PL  |
| 006      | 066300 | 0035  | 11/17/11  | \$640,000  | 2100               | 7         | 1951            | Good  | 15932    | N    | N           | 10457 NE 17TH ST  |
| 006      | 025100 | 0056  | 7/30/09   | \$562,000  | 2140               | 7         | 1954            | Good  | 15359    | N    | N           | 2816 107TH AVE NE |
| 006      | 953360 | 0145  | 6/9/11    | \$587,000  | 2290               | 7         | 1953            | Good  | 10443    | N    | N           | 1803 101ST AVE NE |
| 006      | 292505 | 9297  | 4/12/10   | \$465,000  | 2580               | 7         | 1958            | Avg   | 8624     | N    | N           | 1236 108TH AVE NE |
| 006      | 142420 | 0045  | 6/28/10   | \$720,000  | 2910               | 7         | 1950            | Avg   | 12730    | N    | N           | 9715 NE 15TH ST   |
| 006      | 292505 | 9327  | 3/14/11   | \$460,000  | 1370               | 8         | 1978            | Avg   | 9181     | N    | N           | 1929 108TH AVE NE |
| 006      | 025000 | 0015  | 11/16/09  | \$620,000  | 1540               | 8         | 2001            | Avg   | 8400     | N    | N           | 10704 NE 28TH ST  |
| 006      | 634400 | 0155  | 3/2/11    | \$595,000  | 1560               | 8         | 2003            | Avg   | 9216     | N    | N           | 10619 NE 17TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------|
| 006      | 024900 | 0170  | 11/12/09  | \$541,000  | 1610               | 8         | 1952            | VGood | 9490     | N    | N           | 10540 NE 25TH ST     |
| 006      | 796390 | 0115  | 5/10/11   | \$549,950  | 1650               | 8         | 1958            | Good  | 12368    | N    | N           | 1962 109TH AVE NE    |
| 006      | 202505 | 9083  | 7/10/09   | \$565,000  | 1840               | 8         | 1993            | Good  | 40072    | N    | N           | 2601 104TH AVE NE    |
| 006      | 070800 | 0140  | 12/9/09   | \$745,000  | 1910               | 8         | 1953            | VGood | 8710     | N    | N           | 10627 NE 14TH ST     |
| 006      | 024900 | 0220  | 4/22/10   | \$615,000  | 2010               | 8         | 2005            | Avg   | 10350    | N    | N           | 10536 NE 24TH ST     |
| 006      | 808540 | 0550  | 5/18/09   | \$885,000  | 2020               | 8         | 1974            | VGood | 16875    | N    | N           | 2501 100TH AVE NE    |
| 006      | 086200 | 0050  | 5/6/10    | \$765,000  | 2030               | 8         | 1991            | Good  | 8578     | N    | N           | 1722 98TH AVE NE     |
| 006      | 142420 | 0090  | 6/24/09   | \$750,000  | 2330               | 8         | 1953            | VGood | 13300    | N    | N           | 9838 NE 14TH ST      |
| 006      | 068680 | 0105  | 10/28/11  | \$640,000  | 2510               | 8         | 1995            | Avg   | 26287    | N    | N           | 11019 NE 26TH PL     |
| 006      | 953360 | 0100  | 11/24/10  | \$730,000  | 2860               | 8         | 1999            | Good  | 10292    | N    | N           | 10024 NE 20TH ST     |
| 006      | 872595 | 0030  | 8/8/11    | \$500,000  | 1570               | 9         | 2007            | Avg   | 1207     | N    | N           | 1200 BELLEVUE WAY NE |
| 006      | 872595 | 0290  | 1/20/09   | \$655,000  | 1570               | 9         | 2007            | Avg   | 1108     | N    | N           | 10595 NE 12TH PL     |
| 006      | 872595 | 0320  | 6/4/10    | \$575,000  | 1570               | 9         | 2007            | Avg   | 1108     | N    | N           | 10595 NE 12TH PL     |
| 006      | 643350 | 0090  | 6/11/10   | \$660,000  | 1740               | 9         | 1967            | Good  | 12939    | N    | N           | 2708 101ST PL NE     |
| 006      | 872595 | 0070  | 10/28/11  | \$655,000  | 1760               | 9         | 2007            | Avg   | 1963     | N    | N           | 10410 NE 12TH ST     |
| 006      | 872595 | 0130  | 9/14/11   | \$720,000  | 1760               | 9         | 2007            | Avg   | 2039     | N    | N           | 10460 NE 12TH ST     |
| 006      | 872595 | 0190  | 7/18/11   | \$640,000  | 1870               | 9         | 2007            | Avg   | 1160     | N    | N           | 10570 NE 12TH ST     |
| 006      | 872595 | 0240  | 10/21/09  | \$635,000  | 1870               | 9         | 2007            | Avg   | 1160     | N    | N           | 10590 NE 12TH ST     |
| 006      | 872595 | 0250  | 9/24/09   | \$640,000  | 1870               | 9         | 2007            | Avg   | 1160     | N    | N           | 10590 NE 12TH ST     |
| 006      | 872595 | 0330  | 8/29/11   | \$647,000  | 1890               | 9         | 2007            | Avg   | 2112     | N    | N           | 10595 NE 12TH PL     |
| 006      | 872595 | 0220  | 9/29/09   | \$630,000  | 1970               | 9         | 2007            | Avg   | 1160     | N    | N           | 10590 NE 12TH ST     |
| 006      | 872595 | 0230  | 9/30/09   | \$630,000  | 1970               | 9         | 2007            | Avg   | 1160     | N    | N           | 10590 NE 12TH ST     |
| 006      | 872595 | 0390  | 8/31/11   | \$638,000  | 1970               | 9         | 2007            | Avg   | 1957     | N    | N           | 10465 NE 12TH PL     |
| 006      | 070800 | 0050  | 11/30/10  | \$919,000  | 2130               | 9         | 2003            | Avg   | 8758     | N    | N           | 1511 106TH AVE NE    |
| 006      | 664590 | 0060  | 4/30/10   | \$613,100  | 2200               | 9         | 1978            | Good  | 10148    | N    | N           | 10215 NE 29TH PL     |
| 006      | 796390 | 0055  | 7/14/09   | \$718,000  | 2430               | 9         | 1973            | Avg   | 17806    | N    | N           | 2212 108TH AVE NE    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/ Ren | Cond  | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|-------------|--------------------|-----------|-----------------|-------|----------|------|-------------|----------------------|
| 006      | 068680 | 0035  | 1/20/09   | \$800,000   | 2470               | 9         | 1953            | VGood | 15539    | N    | N           | 2641 110TH AVE NE    |
| 006      | 953360 | 0070  | 10/20/09  | \$905,000   | 2560               | 9         | 2003            | Avg   | 10230    | Y    | N           | 10012 NE 21ST ST     |
| 006      | 793325 | 0230  | 12/14/09  | \$888,950   | 2780               | 9         | 2009            | Avg   | 9211     | N    | N           | 2690 103RD PL NE     |
| 006      | 793325 | 0030  | 3/14/10   | \$1,050,000 | 2910               | 9         | 2010            | Avg   | 8638     | N    | N           | 2832 103RD PL NE     |
| 006      | 793325 | 0170  | 3/23/10   | \$950,000   | 2910               | 9         | 2010            | Avg   | 5500     | N    | N           | 2697 102ND PL NE     |
| 006      | 664590 | 0105  | 6/22/11   | \$805,000   | 2920               | 9         | 1997            | Avg   | 10211    | N    | N           | 10058 NE 29TH PL     |
| 006      | 793325 | 0250  | 5/6/10    | \$970,000   | 2970               | 9         | 2010            | Avg   | 5511     | N    | N           | 2736 103RD PL NE     |
| 006      | 808600 | 0081  | 7/29/09   | \$1,175,000 | 2980               | 9         | 2003            | Avg   | 11055    | N    | N           | 9814 NE 22ND ST      |
| 006      | 202505 | 9014  | 7/12/11   | \$930,000   | 3010               | 9         | 2011            | Avg   | 9975     | N    | N           | 2819 BELLEVUE WAY NE |
| 006      | 793325 | 0160  | 7/20/10   | \$1,049,000 | 3020               | 9         | 2010            | Avg   | 5500     | N    | N           | 2701 102ND PL NE     |
| 006      | 202505 | 9133  | 10/31/11  | \$950,000   | 3040               | 9         | 2011            | Avg   | 9994     | N    | N           | 10303 NE 28TH PL     |
| 006      | 793325 | 0130  | 12/6/10   | \$943,800   | 3040               | 9         | 2010            | Avg   | 5500     | N    | N           | 2803 102ND PL NE     |
| 006      | 793325 | 0020  | 6/21/10   | \$1,050,164 | 3060               | 9         | 2010            | Avg   | 5452     | N    | N           | 2826 103RD PL NE     |
| 006      | 292505 | 9298  | 3/23/11   | \$948,353   | 3070               | 9         | 2011            | Avg   | 8624     | N    | N           | 10808 NE 12TH PL     |
| 006      | 793325 | 0270  | 4/29/09   | \$850,000   | 3090               | 9         | 2009            | Avg   | 6279     | N    | N           | 2790 103RD PL NE     |
| 006      | 793325 | 0070  | 8/5/10    | \$1,040,000 | 3150               | 9         | 2010            | Avg   | 4916     | N    | N           | 2820 102ND PL NE     |
| 006      | 793325 | 0190  | 6/7/10    | \$965,000   | 3170               | 9         | 2010            | Avg   | 6373     | N    | N           | 10221 NE 27TH PL     |
| 006      | 793325 | 0090  | 8/3/10    | \$982,000   | 3330               | 9         | 2010            | Avg   | 7230     | N    | N           | 2836 102ND PL NE     |
| 006      | 793325 | 0220  | 5/24/10   | \$935,000   | 3330               | 9         | 2010            | Avg   | 6401     | N    | N           | 10287 NE 27TH PL     |
| 006      | 793325 | 0260  | 4/9/10    | \$930,000   | 3330               | 9         | 2010            | Avg   | 5387     | N    | N           | 2768 103RD PL NE     |
| 006      | 793325 | 0100  | 4/16/10   | \$999,800   | 3360               | 9         | 2010            | Avg   | 7988     | N    | N           | 2835 102ND PL NE     |
| 006      | 202505 | 9236  | 7/20/11   | \$1,035,000 | 3390               | 9         | 2011            | Avg   | 10314    | N    | N           | 10313 NE 28TH PL     |
| 006      | 953310 | 0030  | 9/15/10   | \$1,150,000 | 3440               | 9         | 2008            | Avg   | 8640     | N    | N           | 10240 NE 21ST PL     |
| 006      | 126620 | 0329  | 2/10/09   | \$980,000   | 3470               | 9         | 2001            | Avg   | 9762     | N    | N           | 1241 112TH AVE NE    |
| 006      | 793325 | 0200  | 4/27/10   | \$983,452   | 3550               | 9         | 2010            | Avg   | 6600     | N    | N           | 10243 NE 27TH PL     |
| 006      | 793325 | 0040  | 6/28/10   | \$1,170,000 | 3570               | 9         | 2010            | Avg   | 5975     | N    | N           | 2752 102ND PL NE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|-------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 006      | 793325 | 0180  | 10/9/09   | \$950,000   | 3590               | 9         | 2009            | Avg  | 9588     | N    | N           | 2689 102ND PL NE  |
| 006      | 793325 | 0210  | 12/2/09   | \$950,000   | 3640               | 9         | 2009            | Avg  | 6600     | N    | N           | 10265 NE 27TH PL  |
| 006      | 793325 | 0010  | 6/23/09   | \$1,145,000 | 3730               | 9         | 2009            | Avg  | 6060     | N    | N           | 2818 103RD PL NE  |
| 006      | 793325 | 0140  | 4/16/10   | \$920,000   | 3730               | 9         | 2010            | Avg  | 5775     | N    | N           | 2777 102ND PL NE  |
| 006      | 793325 | 0240  | 3/16/10   | \$1,100,000 | 3750               | 9         | 2009            | Avg  | 7395     | N    | N           | 2692 103RD PL NE  |
| 006      | 793325 | 0240  | 10/24/11  | \$1,085,000 | 3750               | 9         | 2009            | Avg  | 7395     | N    | N           | 2692 103RD PL NE  |
| 006      | 325050 | 0096  | 11/19/11  | \$1,250,000 | 2300               | 10        | 2005            | Avg  | 10796    | N    | N           | 9839 NE 19TH ST   |
| 006      | 773750 | 0130  | 3/17/11   | \$887,500   | 2620               | 10        | 1993            | Avg  | 14158    | N    | N           | 1246 108TH AVE NE |
| 006      | 292505 | 9362  | 7/19/11   | \$880,000   | 2620               | 10        | 1997            | Avg  | 12614    | N    | N           | 1632 108TH AVE NE |
| 006      | 325050 | 0106  | 12/9/10   | \$1,325,000 | 2870               | 10        | 2003            | Avg  | 10790    | N    | N           | 9830 NE 18TH ST   |
| 006      | 202505 | 9152  | 3/7/11    | \$990,000   | 3110               | 10        | 1991            | Avg  | 12001    | N    | N           | 2412 100TH AVE NE |
| 006      | 808540 | 0516  | 5/23/11   | \$1,030,000 | 3170               | 10        | 1998            | Avg  | 8100     | N    | N           | 9827 NE 26TH ST   |
| 006      | 024900 | 0200  | 8/24/09   | \$877,000   | 3370               | 10        | 2005            | Avg  | 8946     | N    | N           | 10500 NE 24TH ST  |
| 006      | 808540 | 0471  | 7/27/09   | \$1,021,000 | 3610               | 10        | 2007            | Avg  | 8100     | N    | N           | 9815 NE 27TH ST   |
| 006      | 808540 | 0440  | 12/21/10  | \$1,410,000 | 3660               | 10        | 2004            | Avg  | 8100     | N    | N           | 9832 NE 27TH ST   |
| 006      | 953410 | 0105  | 9/9/09    | \$985,000   | 3720               | 10        | 2006            | Avg  | 10732    | N    | N           | 10516 20TH PL NE  |
| 006      | 953310 | 0170  | 11/3/10   | \$1,200,000 | 3860               | 10        | 2007            | Avg  | 8640     | N    | N           | 10228 NE 20TH PL  |
| 006      | 953310 | 0170  | 6/15/09   | \$934,000   | 3860               | 10        | 2007            | Avg  | 8640     | N    | N           | 10228 NE 20TH PL  |
| 006      | 634400 | 0115  | 4/21/10   | \$1,135,000 | 3920               | 10        | 2007            | Avg  | 8308     | N    | N           | 10614 NE 17TH ST  |
| 006      | 808540 | 0401  | 6/28/09   | \$1,250,000 | 4020               | 10        | 2007            | Avg  | 9656     | N    | N           | 9854 NE 28TH ST   |
| 006      | 068500 | 0190  | 11/16/09  | \$999,000   | 4050               | 10        | 2007            | Avg  | 8442     | N    | N           | 10017 NE 24TH ST  |
| 006      | 808540 | 0511  | 3/19/09   | \$1,203,000 | 4070               | 10        | 2007            | Avg  | 8100     | N    | N           | 9845 NE 26TH ST   |
| 006      | 292505 | 9274  | 8/20/09   | \$1,395,000 | 4130               | 10        | 2008            | Avg  | 10018    | N    | N           | 1725 109TH AVE NE |
| 006      | 953310 | 0180  | 11/7/11   | \$1,240,000 | 4200               | 10        | 2006            | Avg  | 8640     | N    | N           | 10240 NE 20TH PL  |
| 006      | 953310 | 0180  | 3/11/10   | \$1,135,000 | 4200               | 10        | 2006            | Avg  | 8640     | N    | N           | 10240 NE 20TH PL  |
| 006      | 202505 | 9205  | 5/21/09   | \$1,050,000 | 4350               | 10        | 2008            | Avg  | 13308    | N    | N           | 2615 104TH AVE NE |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|-------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 006      | 634400 | 0010  | 5/12/11   | \$990,000   | 4350               | 10        | 2006            | Avg  | 9112     | N    | N           | 10638 NE 18TH ST  |
| 006      | 953310 | 0215  | 5/8/09    | \$1,160,000 | 4470               | 10        | 2007            | Avg  | 8657     | N    | N           | 10267 NE 20TH PL  |
| 006      | 796390 | 0020  | 5/18/09   | \$1,350,000 | 4570               | 10        | 2008            | Avg  | 10140    | N    | N           | 1947 109TH AVE NE |
| 006      | 634400 | 0005  | 5/18/11   | \$1,200,000 | 4670               | 10        | 2004            | Avg  | 10050    | N    | N           | 10646 NE 18TH ST  |
| 006      | 634400 | 0005  | 4/9/09    | \$1,050,000 | 4670               | 10        | 2004            | Avg  | 10050    | N    | N           | 10646 NE 18TH ST  |
| 006      | 634400 | 0025  | 1/21/10   | \$1,300,000 | 2680               | 11        | 2007            | Avg  | 9112     | N    | N           | 10618 NE 18TH ST  |
| 006      | 292505 | 9219  | 7/18/11   | \$935,000   | 3100               | 11        | 1990            | Avg  | 15303    | N    | N           | 10536 NE 20TH ST  |
| 006      | 292505 | 9368  | 4/27/10   | \$1,321,000 | 3300               | 11        | 2010            | Avg  | 9951     | N    | N           | 10508 NE 20TH ST  |
| 006      | 070800 | 0180  | 9/16/09   | \$1,295,000 | 3350               | 11        | 2005            | Avg  | 9000     | N    | N           | 10465 NE 15TH ST  |
| 006      | 072600 | 0070  | 12/4/09   | \$1,200,000 | 3380               | 11        | 2008            | Avg  | 8580     | N    | N           | 1223 106TH PL NE  |
| 006      | 507840 | 0005  | 12/28/10  | \$1,275,000 | 3470               | 11        | 2003            | Avg  | 9661     | N    | N           | 10011 NE 13TH ST  |
| 006      | 808540 | 0221  | 9/6/11    | \$2,150,000 | 3710               | 11        | 2007            | Avg  | 9384     | N    | N           | 9815 NE 30TH ST   |
| 006      | 292505 | 9278  | 3/10/10   | \$1,229,000 | 3760               | 11        | 2007            | Avg  | 10473    | N    | N           | 10105 NE 16TH PL  |
| 006      | 347280 | 0075  | 11/4/09   | \$1,200,000 | 3850               | 11        | 2007            | Avg  | 7460     | N    | N           | 1617 100TH AVE NE |
| 006      | 126620 | 0025  | 10/25/10  | \$1,185,000 | 3950               | 11        | 2007            | Avg  | 10335    | N    | N           | 11034 15TH ST NE  |
| 006      | 808540 | 0491  | 5/20/10   | \$1,500,000 | 4010               | 11        | 2007            | Avg  | 8100     | N    | N           | 9826 NE 26TH ST   |
| 006      | 292505 | 9367  | 10/23/09  | \$1,700,000 | 4050               | 11        | 2009            | Avg  | 10002    | N    | N           | 10102 NE 16TH PL  |
| 006      | 808540 | 0560  | 6/28/10   | \$1,675,000 | 4140               | 11        | 2001            | Avg  | 16200    | N    | N           | 9843 NE 25TH ST   |
| 006      | 292505 | 9110  | 10/5/09   | \$1,260,000 | 4160               | 11        | 2008            | Avg  | 10874    | N    | N           | 10512 NE 20TH ST  |
| 006      | 808540 | 0222  | 11/12/09  | \$1,756,000 | 4160               | 11        | 2007            | Avg  | 9384     | N    | N           | 9809 NE 30TH ST   |
| 006      | 808540 | 0455  | 5/13/09   | \$1,450,000 | 4170               | 11        | 2008            | Avg  | 8505     | N    | N           | 9857 NE 27TH ST   |
| 006      | 856240 | 0010  | 7/27/09   | \$1,293,500 | 4200               | 11        | 2008            | Avg  | 8550     | N    | N           | 10416 NE 15TH ST  |
| 006      | 070800 | 0070  | 5/28/09   | \$1,660,000 | 4230               | 11        | 2007            | Avg  | 8464     | N    | N           | 1411 108TH AVE NE |
| 006      | 808540 | 0456  | 2/4/11    | \$1,545,000 | 4230               | 11        | 2007            | Avg  | 8100     | N    | N           | 9851 NE 27TH ST   |
| 006      | 292505 | 9369  | 10/6/09   | \$1,390,000 | 4300               | 11        | 2008            | Avg  | 10660    | N    | N           | 10518 NE 20TH ST  |
| 006      | 024900 | 0205  | 4/13/10   | \$1,310,000 | 4470               | 11        | 2008            | Avg  | 8088     | N    | N           | 10510 NE 24TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 006             | 868200       | 0030         | 6/16/09          | \$1,850,000       | 4600                      | 11               | 2008                   | Avg         | 9361            | N           | N                  | 9838 NE 16TH ST      |
| 006             | 238700       | 0100         | 5/6/10           | \$1,541,500       | 4800                      | 11               | 2007                   | Avg         | 9869            | N           | N                  | 10455 16TH PL NE     |
| 006             | 339150       | 0110         | 3/15/11          | \$1,595,000       | 4810                      | 11               | 2008                   | Avg         | 9999            | N           | N                  | 11015 NE 17TH ST     |
| 006             | 507840       | 0270         | 12/10/10         | \$1,390,000       | 4830                      | 11               | 2001                   | Avg         | 12487           | N           | N                  | 1622 100TH AVE NE    |
| 006             | 292505       | 9248         | 12/12/11         | \$1,650,000       | 4970                      | 11               | 2006                   | Avg         | 12989           | N           | N                  | 10021 NE 16TH PL     |
| 006             | 024900       | 0215         | 2/18/10          | \$1,300,000       | 4990                      | 11               | 2008                   | Avg         | 10196           | N           | N                  | 10530 NE 24TH ST     |
| 006             | 571000       | 0005         | 2/9/11           | \$1,831,500       | 5060                      | 11               | 2008                   | Avg         | 10320           | N           | N                  | 9805 16TH ST NE      |
| 006             | 024900       | 0230         | 2/26/10          | \$1,331,888       | 5120                      | 11               | 2008                   | Avg         | 9996            | N           | N                  | 10529 NE 25TH ST     |
| 006             | 025000       | 0255         | 8/24/11          | \$1,350,000       | 5210                      | 11               | 2010                   | Avg         | 10350           | N           | N                  | 10542 NE 24TH ST     |
| 006             | 868200       | 0070         | 8/11/11          | \$1,750,000       | 5430                      | 11               | 2007                   | Avg         | 9361            | N           | N                  | 1604 98TH AVE NE     |
| 006             | 953360       | 0095         | 6/16/10          | \$1,870,000       | 5870                      | 11               | 2008                   | Avg         | 10273           | Y           | N                  | 10025 NE 21ST ST     |
| 006             | 953360       | 0095         | 6/14/11          | \$1,825,000       | 5870                      | 11               | 2008                   | Avg         | 10273           | Y           | N                  | 10025 NE 21ST ST     |
| 006             | 325050       | 0010         | 10/8/10          | \$1,540,000       | 5030                      | 12               | 2005                   | Avg         | 11700           | N           | N                  | 1911 100TH AVE NE    |
| 006             | 202620       | 0020         | 10/6/11          | \$2,800,000       | 6700                      | 12               | 1993                   | Avg         | 64223           | N           | N                  | 4 DIAMOND S RANCH    |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                 |
|----------|--------|-------|-----------|-------------|------------------------------------------|
| 003      | 020100 | 0390  | 12/15/09  | \$1,015,000 | NON-REPRESENTATIVE SALE                  |
| 003      | 020100 | 0430  | 11/2/10   | \$243,500   | PARTIAL INTEREST (1/3, 1/2, Etc.)        |
| 003      | 020100 | 0580  | 7/13/11   | \$640,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 062710 | 0020  | 6/28/10   | \$847,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 066280 | 0020  | 9/18/11   | \$665,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 066280 | 0070  | 6/20/11   | \$1,100,000 | IMP COUNT                                |
| 003      | 068760 | 0130  | 9/16/10   | \$204,093   | RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 068760 | 0130  | 5/19/09   | \$560,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 068760 | 0160  | 8/7/09    | \$485,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 108570 | 0010  | 6/28/10   | \$900,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 108570 | 0060  | 3/9/11    | \$708,000   | GOVERNMENT AGENCY                        |
| 003      | 108810 | 0450  | 8/26/10   | \$1,530,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 108870 | 0430  | 7/27/09   | \$5,060     | RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 108870 | 0460  | 5/26/11   | \$729,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 124270 | 0035  | 7/23/10   | \$300,000   | DOR RATIO                                |
| 003      | 133110 | 0080  | 10/5/10   | \$820,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 144550 | 0080  | 4/7/09    | \$644,385   | BANKRUPTCY - RECEIVER OR TRUSTEE         |
| 003      | 144550 | 0080  | 10/6/09   | \$417,900   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 152505 | 9127  | 9/16/09   | \$634,000   | %COMPL                                   |
| 003      | 152505 | 9251  | 12/14/11  | \$835,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 162505 | 9017  | 6/28/10   | \$735,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 172700 | 0490  | 5/19/11   | \$685,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 172700 | 0700  | 6/16/11   | \$925,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 176260 | 0130  | 6/16/11   | \$720,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 212505 | 9054  | 6/11/10   | \$1,750,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 212505 | 9110  | 6/26/09   | \$1,100,000 | RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 212505 | 9141  | 3/5/10    | \$1,162,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 212505 | 9192  | 6/8/10    | \$3,067,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 222505 | 9064  | 6/24/10   | \$630,000   | IMP COUNT;NO MARKET EXPOSURE             |
| 003      | 222505 | 9066  | 10/29/11  | \$2,086,500 | RELOCATION - SALE TO SERVICE             |
| 003      | 222505 | 9122  | 4/13/10   | \$250,000   | RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 222505 | 9138  | 12/10/10  | \$845,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE; |
| 003      | 222505 | 9144  | 8/24/11   | \$1,820,000 | SHORT SALE                               |
| 003      | 222505 | 9310  | 9/7/10    | \$625,700   | BANKRUPTCY - RECEIVER OR TRUSTEE         |
| 003      | 222505 | 9356  | 9/3/10    | \$1,575,000 | IMP COUNT                                |
| 003      | 222505 | 9365  | 1/19/10   | \$3,020,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 235130 | 0100  | 3/3/10    | \$755,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 258830 | 0120  | 4/7/10    | \$1,130,000 | IMP COUNT                                |
| 003      | 280630 | 0065  | 10/20/10  | \$1,350,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 280630 | 0080  | 12/14/11  | \$637,000   | DIAGNOSTIC OUTLIER                       |
| 003      | 379100 | 0010  | 4/19/10   | \$584,800   | PREVIMP<=25K;QUIT CLAIM DEED             |
| 003      | 384850 | 0775  | 4/1/09    | \$775,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 003      | 634500 | 0040  | 5/11/10   | \$2,500,000 | DIAGNOSTIC OUTLIER                       |
| 003      | 666740 | 0050  | 3/21/11   | \$1,950,000 | IMP COUNT                                |
| 003      | 666910 | 0090  | 4/7/11    | \$635,000   | DIAGNOSTIC OUTLIER                       |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments                                |
|----------|--------|-------|-----------|-------------|-----------------------------------------|
| 003      | 678970 | 0015  | 6/20/11   | \$737,500   | DIAGNOSTIC OUTLIER                      |
| 003      | 678970 | 0075  | 12/1/09   | \$1,150,000 | OBSOLESCENCE                            |
| 003      | 779600 | 0090  | 4/26/10   | \$1,235,000 | DIAGNOSTIC OUTLIER                      |
| 003      | 779610 | 0030  | 3/6/09    | \$900,000   | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 003      | 803580 | 0030  | 12/3/10   | \$644,000   | NON-REPRESENTATIVE SALE                 |
| 003      | 933280 | 0150  | 7/1/09    | \$115,355   | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 003      | 933280 | 0150  | 7/2/09    | \$72,500    | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 003      | 933280 | 0310  | 10/23/10  | \$525,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 003      | 946470 | 0160  | 2/11/11   | \$739,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 003      | 946470 | 0160  | 2/11/11   | \$739,000   | RELOCATION - SALE TO SERVICE            |
| 003      | 946470 | 0630  | 8/4/09    | \$855,000   | NO MARKET EXPOSURE                      |
| 006      | 024900 | 0155  | 1/13/11   | \$717,500   | FINANCIAL INSTITUTION RESALE            |
| 006      | 025000 | 0025  | 1/11/10   | \$400,000   | DIAGNOSTIC OUTLIER                      |
| 006      | 025000 | 0090  | 10/21/09  | \$1,139,000 | DIAGNOSTIC OUTLIER                      |
| 006      | 025000 | 0100  | 11/8/11   | \$380,000   | DIAGNOSTIC OUTLIER                      |
| 006      | 025000 | 0285  | 3/3/09    | \$850,000   | NON-REPRESENTATIVE SALE                 |
| 006      | 068500 | 0085  | 6/8/11    | \$375,000   | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 006      | 068500 | 0225  | 7/23/10   | \$507,000   | PREVIMP<=25K;QUIT CLAIM DEED            |
| 006      | 068680 | 0040  | 4/29/09   | \$16,979    | PARTIAL INTEREST (1/3, 1/2, Etc.)       |
| 006      | 086200 | 0050  | 4/24/10   | \$765,000   | RELOCATION - SALE TO SERVICE;           |
| 006      | 126620 | 0090  | 9/14/10   | \$400,000   | DIAGNOSTIC OUTLIER                      |
| 006      | 202505 | 9129  | 6/27/11   | \$560,000   | %COMPL;NO MARKET EXPOSURE; SHELL        |
| 006      | 202505 | 9189  | 11/23/09  | \$425,000   | DIAGNOSTIC OUTLIER                      |
| 006      | 202505 | 9237  | 9/7/11    | \$972,000   | PREVIOUS AV<100%                        |
| 006      | 202620 | 0045  | 11/14/09  | \$2,330,000 | SHORT SALE                              |
| 006      | 202620 | 0053  | 7/21/09   | \$2,300,000 | DIAGNOSTIC OUTLIER                      |
| 006      | 278580 | 0035  | 12/17/10  | \$1,230,000 | RELOCATION - SALE TO SERVICE            |
| 006      | 278580 | 0035  | 12/17/10  | \$1,230,000 | RELOCATION - SALE TO SERVICE            |
| 006      | 278580 | 0065  | 12/29/09  | \$946,000   | IMP. CHARACTERISTIC CHANGED SINCE SALE  |
| 006      | 325050 | 0065  | 5/27/09   | \$900,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 006      | 325050 | 0070  | 7/24/09   | \$600,000   | ACTIVE PERMIT BEFORE SALE>25K           |
| 006      | 434000 | 0070  | 6/1/09    | \$1,175,000 | DIAGNOSTIC OUTLIER                      |
| 006      | 434000 | 0080  | 5/20/11   | \$1,000,000 | FULL SALES PRICE NOT REPORTED           |
| 006      | 434880 | 0060  | 9/28/10   | \$475,000   | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 006      | 643350 | 0070  | 2/4/09    | \$700,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 006      | 664590 | 0055  | 4/23/10   | \$470,000   | DIAGNOSTIC OUTLIER                      |
| 006      | 664590 | 0090  | 9/26/11   | \$1,150,000 | FINANCIAL INSTITUTION RESALE            |
| 006      | 773750 | 0100  | 12/13/11  | \$1,000,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 006      | 793325 | 0050  | 12/3/10   | \$1,050,000 | PREVIOUS AV<100%                        |
| 006      | 793325 | 0060  | 9/28/10   | \$1,050,000 | PREVIOUS AV<100%                        |
| 006      | 793325 | 0080  | 8/31/10   | \$1,058,000 | PREVIOUS AV<100%                        |
| 006      | 793325 | 0110  | 11/24/10  | \$950,000   | %COMPL                                  |
| 006      | 793325 | 0120  | 1/4/11    | \$967,500   | %COMPL                                  |
| 006      | 793325 | 0150  | 10/11/10  | \$1,067,434 | %COMPL                                  |
| 006      | 808540 | 0370  | 3/23/10   | \$546,500   | DIAGNOSTIC OUTLIER                      |

**Improved Sales Removed in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                         |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------------------------|
| 006             | 808540       | 0431         | 4/28/09          | \$1,050,000       | NON-REPRESENTATIVE SALE; SHORT SALE     |
| 006             | 808540       | 0436         | 4/27/09          | \$1,200,000       | DIAGNOSTIC OUTLIER                      |
| 006             | 808600       | 0050         | 9/24/09          | \$495,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 006             | 808600       | 0191         | 4/23/10          | \$685,000         | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 006             | 855590       | 0010         | 1/21/10          | \$1,110,000       | DIAGNOSTIC OUTLIER                      |
| 006             | 868200       | 0070         | 7/19/11          | \$1,271,000       | DIAGNOSTIC OUTLIER                      |
| 006             | 953310       | 0235         | 3/26/09          | \$925,000         | RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 006             | 953310       | 0270         | 11/24/09         | \$490,000         | ACTIVE PERMIT BEFORE SALE>25K           |
| 006             | 953360       | 0140         | 9/9/11           | \$525,000         | IMP. CHARACTERISTICS CHANGED SINCE SALE |

**Vacant Sales Used in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 003             | 162505       | 9039         | 8/18/2011        | \$840,000         | 36442           | N           | N                  |
| 006             | 024900       | 0210         | 7/8/2010         | \$442,470         | 8283            | N           | N                  |
| 006             | 025000       | 0085         | 5/28/2010        | \$380,000         | 10460           | N           | N                  |
| 006             | 025000       | 0255         | 4/23/2010        | \$380,000         | 10350           | N           | N                  |
| 006             | 142420       | 0085         | 6/22/2009        | \$675,000         | 13300           | N           | N                  |
| 006             | 292505       | 9298         | 6/16/2010        | \$355,000         | 8624            | N           | N                  |
| 006             | 507840       | 0070         | 12/7/2011        | \$430,000         | 8048            | N           | N                  |
| 006             | 808540       | 0452         | 7/28/2009        | \$441,000         | 8100            | N           | N                  |

**Vacant Sales Removed in this Annual Update Analysis**  
**Area 68**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>         |
|-----------------|--------------|--------------|------------------|-------------------|-------------------------|
| 003             | 222505       | 9195         | 1/24/2011        | \$644,000         | GOVERNMENT AGENCY       |
| 006             | 292505       | 9364         | 8/1/2011         | \$450,000         | NO MARKET EXPOSURE      |
| 006             | 808540       | 0575         | 11/23/2009       | \$470,000         | NON-REPRESENTATIVE SALE |