

Residential Revalue

2012 Assessment Roll

Duvall and Environs

Area 70

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:

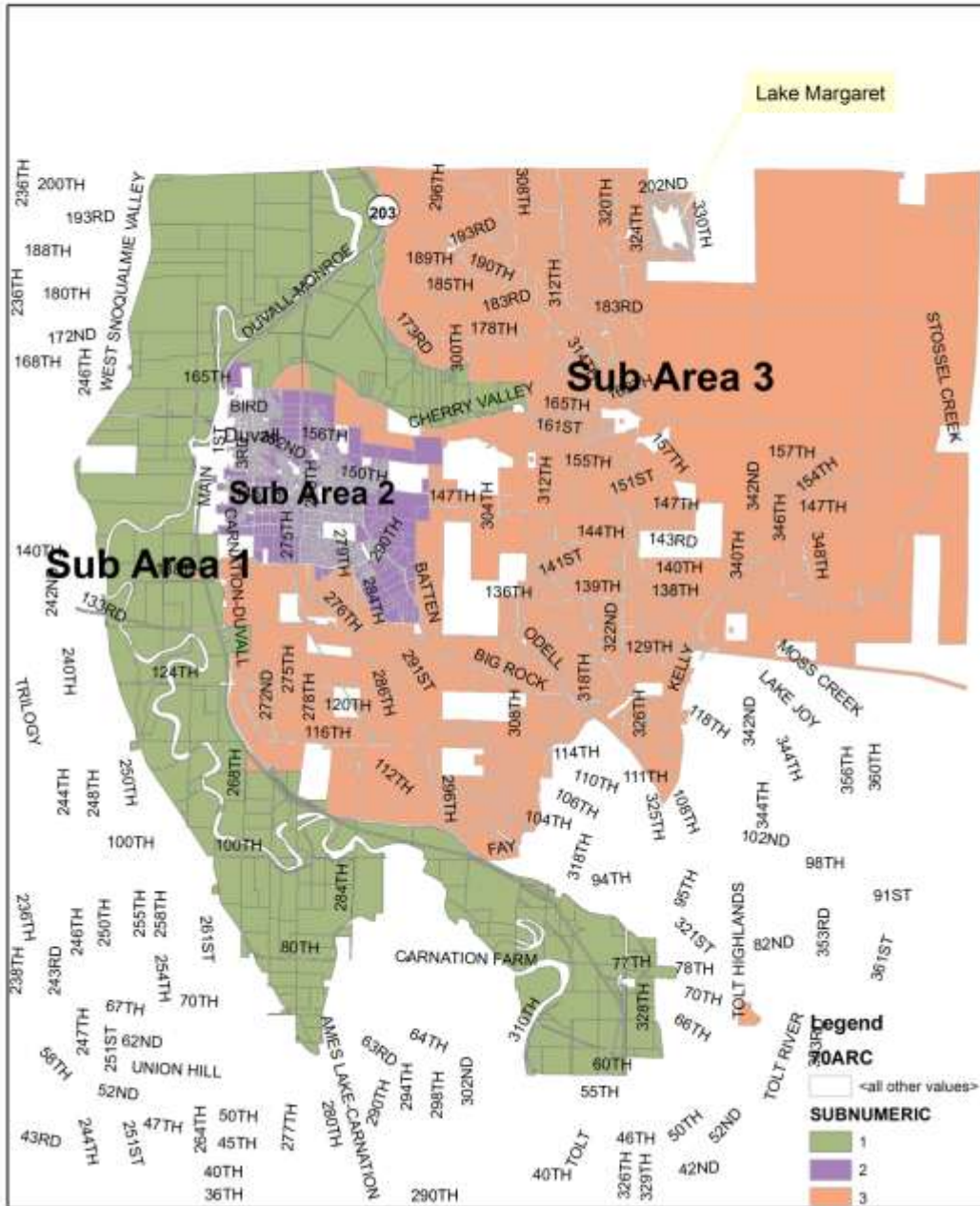
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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

Duvall and Environs Area 70



Area 70's Duvall and Environs Housing



Grade 4/ Year Built 1990/ Total Living Area 800



Grade 6/ Year Built 1935/ Total Living Area 900



Grade 7/ Year Built 1975/ Total Living Area 1270



Grade 8/ Year Built 2003/ Total Living Area 3020



Grade 9/ Year Built 1987/ Total Living Area 3290



Grade 10/ Year Built 2008/
Total Living Area 3680

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: Duvall and Environs

Number of Improved Sales: 297

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

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2011 Value	\$90,600	\$243,500	\$334,100			
2012 Value	\$78,200	\$212,200	\$290,400	\$316,900	91.6%	6.34%
Change	-\$12,400	-\$31,300	-\$43,700			
% Change	-13.7%	-12.9%	-13.1%			

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

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

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

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$108,200	\$226,500	\$334,700
2012 Value	\$93,600	\$197,400	\$291,000
Percent Change	-13.5%	-12.8%	-13.1%

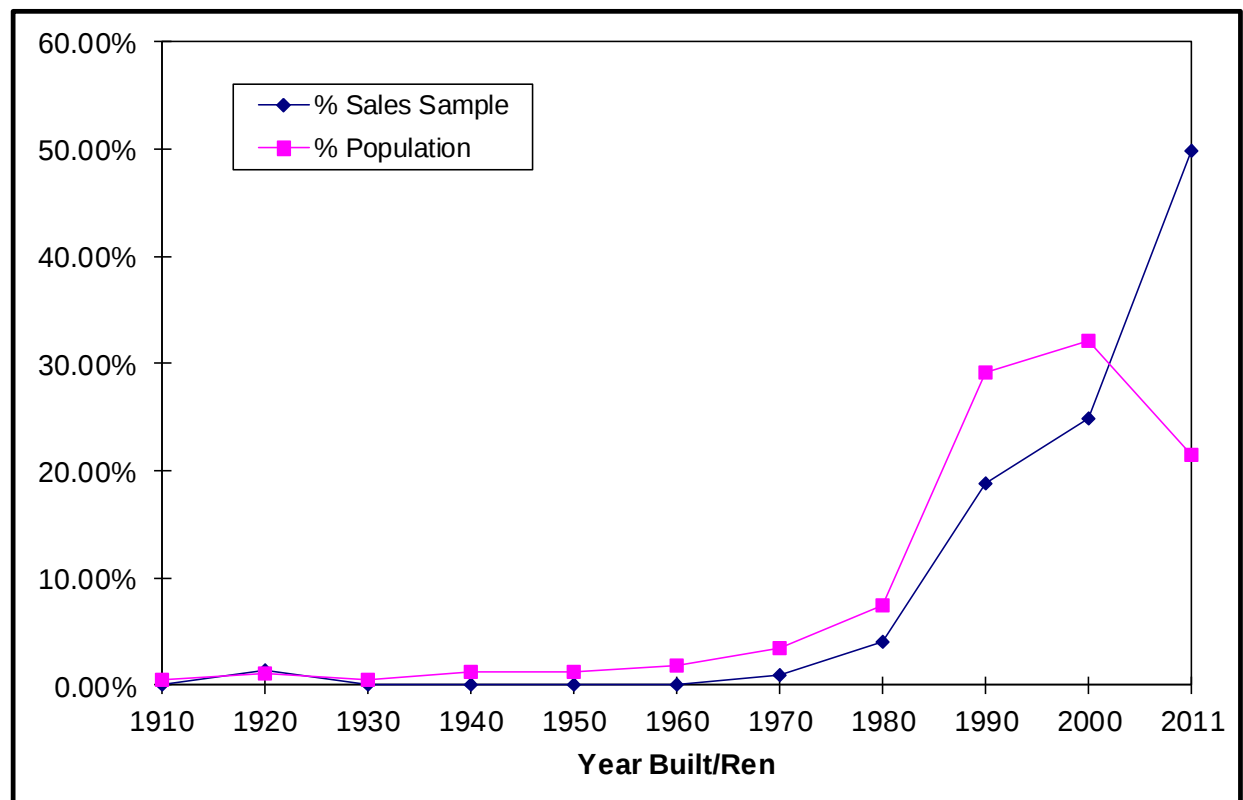
Number of one to three unit residences in the population: 3,191

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

We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	18	0.56%
1920	4	1.35%	1920	34	1.07%
1930	0	0.00%	1930	18	0.56%
1940	0	0.00%	1940	38	1.19%
1950	0	0.00%	1950	38	1.19%
1960	0	0.00%	1960	56	1.75%
1970	3	1.01%	1970	112	3.51%
1980	12	4.04%	1980	237	7.43%
1990	56	18.86%	1990	928	29.08%
2000	74	24.92%	2000	1025	32.12%
2011	148	49.83%	2011	687	21.53%
	297			3191	

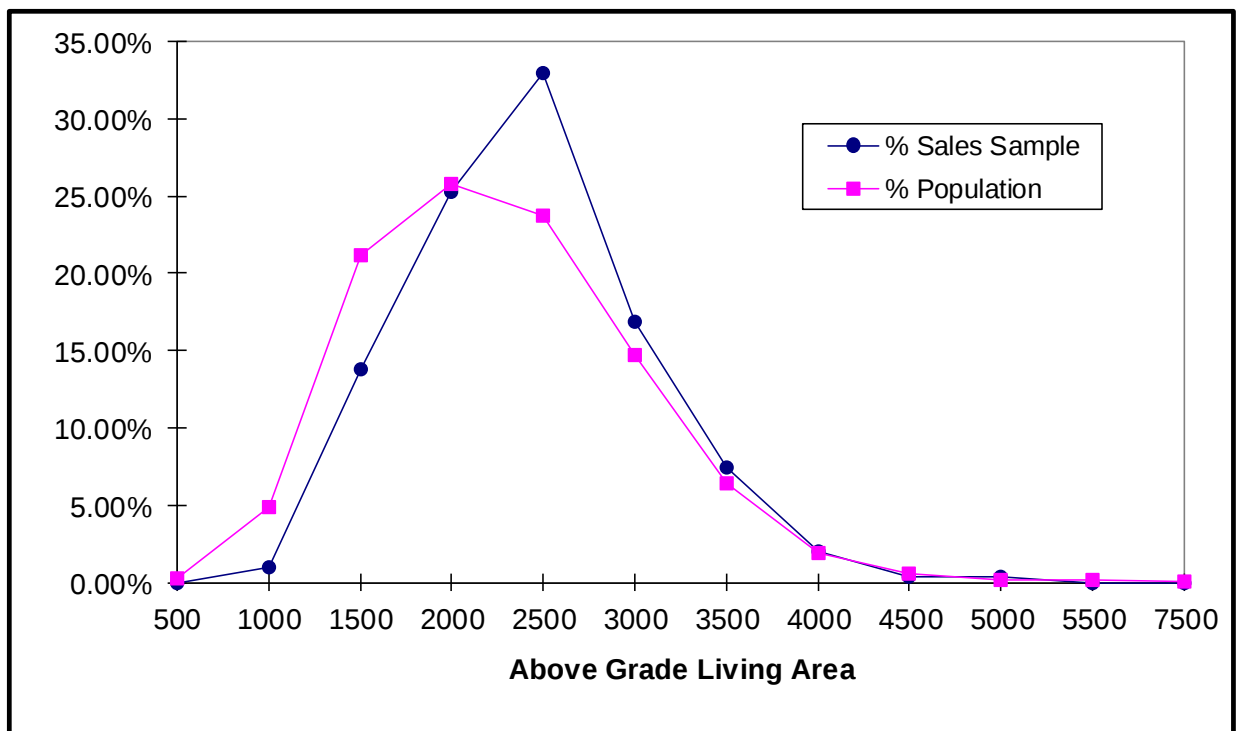


Sales of new homes built over the last few years are over represented in this sample.
This is a common occurrence due to the fact that most new homes will sell shortly after completion.
This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	3	1.01%
1500	41	13.80%
2000	75	25.25%
2500	98	33.00%
3000	50	16.84%
3500	22	7.41%
4000	6	2.02%
4500	1	0.34%
5000	1	0.34%
5500	0	0.00%
7500	0	0.00%
297		

Population		
AGLA	Frequency	% Population
500	10	0.31%
1000	157	4.92%
1500	676	21.18%
2000	824	25.82%
2500	758	23.75%
3000	469	14.70%
3500	204	6.39%
4000	61	1.91%
4500	20	0.63%
5000	6	0.19%
5500	4	0.13%
7500	2	0.06%
3191		

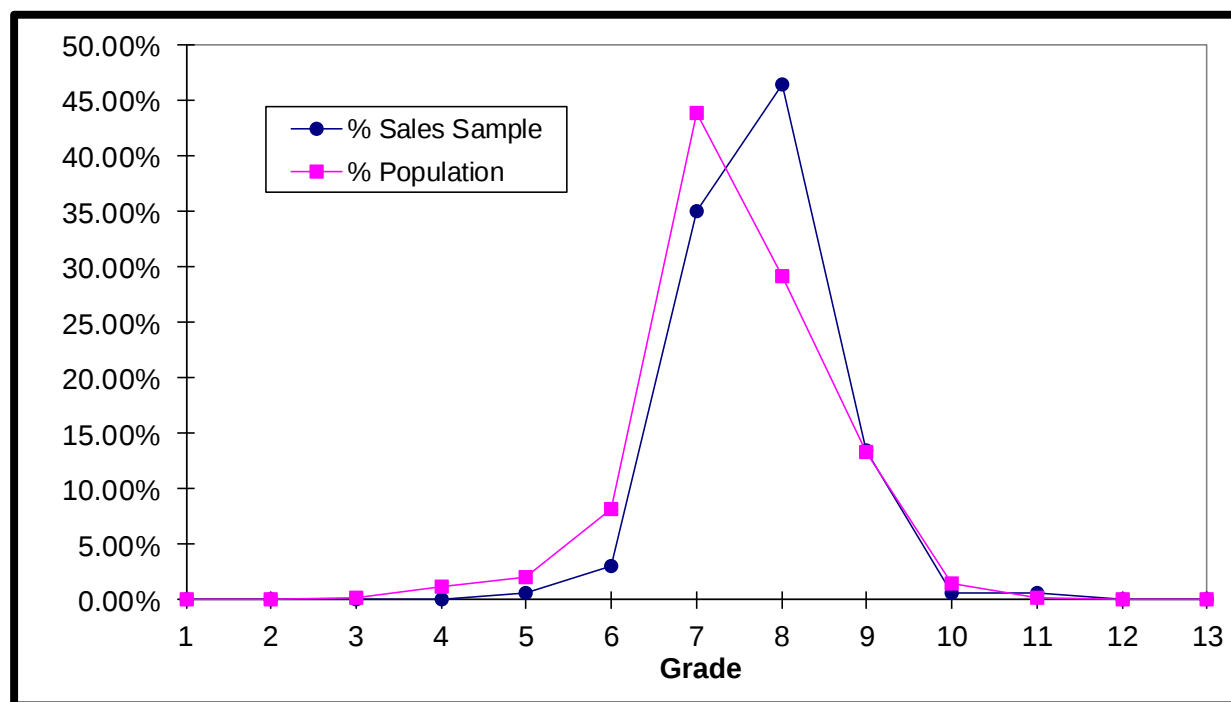


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.67%
6	9	3.03%
7	104	35.02%
8	138	46.46%
9	40	13.47%
10	2	0.67%
11	2	0.67%
12	0	0.00%
13	0	0.00%
297		

Population		
Grade	Frequency	% Population
1	1	0.03%
2	3	0.09%
3	7	0.22%
4	39	1.22%
5	67	2.10%
6	261	8.18%
7	1399	43.84%
8	930	29.14%
9	425	13.32%
10	49	1.54%
11	8	0.25%
12	2	0.06%
13	0	0.00%
3191		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 13.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

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

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 297 useable residential sales in the area.

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

Mobile Home Update

There were inadequate sales of Mobile Homes within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.6%. 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 -13.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 70 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

-12.93%

% Adjustment

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a single family dwelling in area 70 would *approximately* receive a -12.93% downward adjustment. All parcels in the improved population of Area 70 would receive this adjustment. There were 297 sales.

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

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

Area 70 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2009 would be adjusted by the time trend factor of 0.766, resulting in an adjusted value of \$402,150 ($\$525,000 \times 0.766 = \$402,000$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment	Equivalent Percent
1/1/2009	0.738	-26.2%
2/1/2009	0.742	-25.8%
3/1/2009	0.745	-25.5%
4/1/2009	0.749	-25.1%
5/1/2009	0.752	-24.8%
6/1/2009	0.757	-24.3%
7/1/2009	0.761	-23.9%
8/1/2009	0.766	-23.4%
9/1/2009	0.771	-22.9%
10/1/2009	0.776	-22.4%
11/1/2009	0.781	-21.9%
12/1/2009	0.787	-21.3%
1/1/2010	0.792	-20.8%
2/1/2010	0.799	-20.1%
3/1/2010	0.804	-19.6%
4/1/2010	0.811	-18.9%
5/1/2010	0.817	-18.3%
6/1/2010	0.825	-17.5%
7/1/2010	0.832	-16.8%
8/1/2010	0.839	-16.1%
9/1/2010	0.847	-15.3%
10/1/2010	0.855	-14.5%
11/1/2010	0.863	-13.7%
12/1/2010	0.871	-12.9%
1/1/2011	0.880	-12.0%
2/1/2011	0.889	-11.1%
3/1/2011	0.897	-10.3%
4/1/2011	0.906	-9.4%
5/1/2011	0.916	-8.4%
6/1/2011	0.925	-7.5%
7/1/2011	0.935	-6.5%
8/1/2011	0.946	-5.4%
9/1/2011	0.956	-4.4%
10/1/2011	0.967	-3.3%
11/1/2011	0.978	-2.2%
12/1/2011	0.988	-1.2%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	072507	9027	10/13/2010	\$147,000	\$126,000	750	5	1963	Avg	100,188	N	N	7015 AMES LAKE-CARNATION RD NE
001	072507	9010	7/29/2009	\$836,561	\$640,000	2720	8	2006	Avg	573,249	N	N	6819 AMES LAKE-CARNATION RD NE
001	082607	9089	4/23/2009	\$495,000	\$372,000	2540	9	2007	Avg	143,748	N	N	29727 NE 173RD ST
001	072507	9066	9/4/2009	\$670,000	\$517,000	2960	9	2006	Avg	486,565	Y	N	6530 WEST SNOQUALMIE VALLEY RD NE
001	072607	9040	5/16/2011	\$395,000	\$364,000	3150	9	1978	Avg	248,292	Y	N	28406 NE CHERRY VALLEY RD
002	213070	1295	10/29/2009	\$180,000	\$141,000	1100	5	1912	Fair	8,376	N	N	15929 BROADWAY AVE NE
002	213220	0260	6/29/2009	\$295,000	\$224,000	830	6	1985	Good	7,580	N	N	26819 NE ANDERSON ST
002	213120	0137	10/15/2009	\$266,000	\$207,000	990	6	1981	Good	7,500	N	N	26832 NE VIRGINIA ST
002	213170	1701	2/25/2011	\$200,000	\$179,000	1010	6	1977	Good	6,356	N	N	26731 NE STEPHENS ST
002	213120	0810	10/14/2009	\$180,000	\$140,000	1210	6	1920	Fair	10,000	N	N	26825 NE CHERRY ST
002	213070	2240	6/16/2009	\$406,500	\$308,000	2060	6	1912	VGood	10,644	N	N	26712 NE STEWART ST
002	213070	2240	5/20/2011	\$340,000	\$313,000	2060	6	1912	VGood	10,644	N	N	26712 NE STEWART ST
002	140281	0140	5/7/2010	\$294,000	\$241,000	1050	7	1986	Avg	10,072	N	N	27124 NE MILLER ST
002	140281	0120	3/21/2011	\$257,195	\$232,000	1060	7	1986	Avg	10,336	N	N	27136 NE MILLER ST
002	140281	0050	10/21/2009	\$265,000	\$206,000	1080	7	1986	Avg	9,940	N	N	27023 NE MILLER ST
002	213020	0250	10/5/2011	\$249,000	\$241,000	1080	7	1986	Avg	12,075	N	N	27515 NE 143RD ST
002	151800	0230	4/5/2010	\$284,000	\$231,000	1080	7	2002	Avg	3,770	N	N	27713 NE 151ST PL
002	140281	0100	7/19/2011	\$240,700	\$227,000	1090	7	1986	Avg	9,940	N	N	27131 NE MILLER ST
002	140281	0180	7/23/2009	\$294,000	\$225,000	1090	7	1986	Good	10,101	N	N	27026 NE MILLER ST
002	378240	0350	11/9/2009	\$292,000	\$229,000	1090	7	1989	Avg	9,656	N	N	26627 NE MILLER ST
002	011290	0150	12/18/2009	\$301,500	\$238,000	1100	7	2000	Avg	4,644	N	N	15120 279TH PL NE
002	140281	0060	12/4/2009	\$294,000	\$231,000	1110	7	1986	Good	9,940	N	N	27035 NE MILLER ST
002	213120	0190	5/17/2011	\$221,000	\$203,000	1130	7	1978	Avg	7,500	N	N	26918 NE VIRGINIA ST
002	213041	0090	4/27/2011	\$265,000	\$242,000	1220	7	1987	Good	11,640	N	N	27015 NE RING ST
002	132606	9195	12/6/2011	\$230,000	\$228,000	1230	7	1988	Avg	10,142	N	N	14801 DOUGHERTY PL NE
002	213043	0110	6/14/2010	\$317,000	\$262,000	1300	7	1989	Avg	12,715	N	N	27003 NE DOROTHY ST
002	213020	0300	6/10/2010	\$294,500	\$243,000	1310	7	1987	Avg	14,504	N	N	14332 275TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213020	0240	9/28/2010	\$294,500	\$251,000	1350	7	1986	Avg	11,830	N	N	14220 275TH AVE NE
002	213170	1590	3/13/2010	\$252,000	\$203,000	1360	7	1984	Avg	10,000	N	N	26719 NE RING ST
002	213300	0080	9/28/2009	\$300,000	\$233,000	1360	7	1988	Avg	11,203	N	N	14324 277TH PL NE
002	378240	0070	5/7/2010	\$309,000	\$253,000	1470	7	1989	Avg	9,793	N	N	26622 NE MILLER ST
002	213000	0070	10/20/2009	\$315,000	\$245,000	1480	7	1985	Avg	14,014	N	N	14502 272ND PL NE
002	213120	0765	12/8/2009	\$267,000	\$210,000	1480	7	1976	Avg	7,500	N	N	26905 NE CHERRY ST
002	213001	0070	4/1/2011	\$225,000	\$204,000	1490	7	1985	Avg	14,041	N	N	14504 273RD PL NE
002	667292	0150	6/22/2009	\$285,000	\$217,000	1500	7	1987	Avg	11,233	N	N	14143 280TH LN NE
002	213190	0150	10/9/2009	\$305,400	\$237,000	1510	7	1982	Good	31,891	N	N	27121 NE 144TH PL
002	378240	0090	10/20/2009	\$370,000	\$288,000	1510	7	1989	Avg	10,894	N	N	26610 NE MILLER ST
002	261995	0490	3/4/2011	\$256,995	\$231,000	1530	7	2011	Avg	4,580	N	N	27720 NE 146TH WAY
002	732620	0180	5/18/2009	\$317,500	\$240,000	1550	7	2000	Avg	4,552	N	N	15122 279TH PL NE
002	379340	0350	12/7/2011	\$289,995	\$287,000	1570	7	1998	Avg	12,154	N	N	27530 NE 140TH PL
002	379340	0040	10/1/2009	\$335,000	\$260,000	1580	7	1999	Avg	13,991	N	N	27528 NE 141ST CT
002	213301	0150	9/2/2010	\$236,000	\$200,000	1590	7	1989	Avg	14,144	N	N	14334 278TH AVE NE
002	151800	0260	7/14/2010	\$274,000	\$229,000	1600	7	2001	Avg	3,799	N	N	27629 NE 151ST PL
002	213042	0090	10/21/2009	\$311,900	\$243,000	1610	7	1988	Avg	9,782	N	N	15010 3RD LN NE
002	011290	0080	12/27/2011	\$224,000	\$224,000	1620	7	2000	Avg	5,031	N	N	27915 NE 151ST ST
002	732620	0280	5/20/2009	\$290,000	\$219,000	1620	7	2001	Avg	4,620	N	N	27924 NE 152ND ST
002	132606	9188	10/17/2011	\$269,000	\$262,000	1640	7	1988	Avg	10,424	N	N	14805 4TH PL NE
002	025555	0190	11/28/2011	\$273,000	\$270,000	1690	7	2005	Avg	3,574	Y	N	16128 1ST AVE NE
002	261995	0510	4/7/2011	\$249,995	\$227,000	1720	7	2011	Avg	4,000	N	N	27716 NE 146TH WAY
002	261995	0540	5/4/2011	\$256,995	\$236,000	1720	7	2011	Avg	4,030	N	N	27710 NE 146TH WAY
002	261995	0680	5/14/2011	\$264,995	\$244,000	1720	7	2011	Avg	4,413	N	N	27609 NE 146TH WAY
002	213170	0775	9/21/2009	\$292,500	\$226,000	1730	7	2006	Avg	2,500	N	N	26532 NE RING ST
002	213170	0771	6/10/2009	\$292,500	\$222,000	1730	7	2007	Avg	2,500	N	N	26528 NE RING ST
002	213170	0774	11/19/2009	\$287,000	\$225,000	1730	7	2006	Avg	2,500	N	N	26530 NE RING ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	213190	0010	5/6/2009	\$383,000	\$288,000	1740	7	1989	Avg	35,291	N	N	26804 NE 144TH PL
002	378240	0380	7/5/2011	\$292,500	\$274,000	1740	7	1988	Avg	9,656	N	N	26719 NE MILLER ST
002	155990	0080	1/10/2011	\$240,000	\$212,000	1760	7	1995	Avg	7,023	N	N	26811 NE 164TH ST
002	379340	0150	4/16/2009	\$320,000	\$240,000	1780	7	1977	Avg	16,119	N	N	27529 NE 141ST CT
002	213070	1460	10/15/2009	\$300,000	\$233,000	1800	7	1995	Avg	8,479	N	N	26616 NE STEWART ST
002	379341	0120	11/18/2010	\$329,950	\$286,000	1800	7	2000	Avg	12,256	N	N	27626 NE 140TH CT
002	080830	0620	4/14/2010	\$320,000	\$260,000	1810	7	1999	Avg	6,930	N	N	28311 NE 138TH PL
002	151800	0300	5/4/2010	\$290,000	\$237,000	1810	7	2001	Avg	3,800	N	N	27624 NE 150TH PL
002	382035	0020	4/21/2009	\$330,000	\$248,000	1820	7	1999	Avg	3,899	N	N	14828 1ST AVE NE
002	382035	0070	3/15/2011	\$278,000	\$250,000	1820	7	1999	Avg	3,134	N	N	14831 1ST AVE NE
002	132606	9221	9/24/2009	\$339,000	\$263,000	1840	7	2000	Avg	8,045	N	N	15410 3RD PL NE
002	261995	0580	6/14/2011	\$263,000	\$244,000	1850	7	2011	Avg	4,105	N	N	27702 NE 146TH WAY
002	213300	0100	11/5/2010	\$315,000	\$272,000	1890	7	1988	Avg	11,206	N	N	14323 277TH PL NE
002	151800	0170	9/28/2009	\$330,000	\$256,000	1900	7	2001	Avg	6,843	N	N	27725 NE 150TH PL
002	080830	0610	1/11/2010	\$347,950	\$276,000	1910	7	1999	Avg	6,930	N	N	28317 NE 138TH PL
002	732620	0070	4/2/2009	\$328,000	\$246,000	1920	7	2000	Avg	5,648	N	N	15115 279TH LN NE
002	732620	0220	4/20/2010	\$310,000	\$253,000	1920	7	2001	Avg	4,510	N	N	15136 279TH PL NE
002	382035	0170	5/18/2010	\$299,950	\$246,000	1930	7	2001	Avg	4,156	N	N	14809 1ST AVE NE
002	639780	0040	10/23/2011	\$265,000	\$258,000	2000	7	2002	Avg	5,161	N	N	14915 276TH PL NE
002	639780	0080	9/2/2009	\$328,500	\$253,000	2000	7	2002	Avg	4,425	N	N	14906 276TH PL NE
002	667293	0050	8/9/2011	\$287,000	\$272,000	2090	7	1987	Avg	18,013	N	N	14002 279TH LN NE
002	261995	0500	3/10/2011	\$284,995	\$256,000	2110	7	2011	Avg	4,000	N	N	27718 NE 146TH WAY
002	213302	0290	7/26/2011	\$300,000	\$283,000	2120	7	1990	Avg	15,200	Y	N	14302 281ST PL NE
002	080830	0310	3/30/2010	\$354,000	\$287,000	2130	7	2001	Avg	5,337	N	N	13807 283RD CT NE
002	261995	0570	6/6/2011	\$290,112	\$269,000	2180	7	2011	Avg	4,362	N	N	27704 NE 146TH WAY
002	667293	0180	9/16/2009	\$350,000	\$271,000	2200	7	1988	Avg	15,855	N	N	14032 280TH LN NE
002	080830	0110	6/23/2009	\$369,824	\$281,000	2200	7	1999	Avg	13,225	N	N	13832 283RD AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	080830	0740	4/24/2009	\$369,500	\$278,000	2200	7	2000	Avg	6,015	N	N	14003 285TH CIR NE
002	213302	0150	8/11/2010	\$372,500	\$313,000	2210	7	1990	Avg	17,082	N	N	14301 283RD PL NE
002	080830	0450	10/13/2011	\$327,675	\$318,000	2230	7	2001	Avg	9,461	N	N	13810 284TH CT NE
002	080830	0370	5/10/2011	\$330,000	\$303,000	2300	7	2001	Avg	6,466	N	N	13802 283RD CT NE
002	080830	0660	5/20/2011	\$303,000	\$279,000	2300	7	2001	Avg	8,658	N	N	28227 NE 138TH PL
002	639780	0070	10/28/2009	\$370,000	\$289,000	2360	7	2002	Avg	5,660	N	N	14902 276TH PL NE
002	103800	0030	12/6/2011	\$280,000	\$277,000	2370	7	2001	Avg	15,219	N	N	26508 NE KENNEDY DR
002	103800	0020	2/25/2009	\$395,000	\$294,000	2380	7	2001	Avg	17,520	N	N	26512 NE KENNEDY DR
002	213302	0130	7/6/2009	\$420,000	\$320,000	2410	7	1990	Good	18,921	N	N	28305 NE 144TH ST
002	080830	0180	1/15/2009	\$440,000	\$326,000	3040	7	2000	Avg	12,522	N	N	13820 282ND CT NE
002	952650	0090	4/15/2010	\$375,000	\$305,000	1450	8	2001	Avg	7,634	N	N	15527 273RD AVE NE
002	952650	0120	8/26/2009	\$375,000	\$289,000	1450	8	2001	Avg	9,945	N	N	27303 NE 155TH PL
002	213120	1145	9/16/2009	\$312,000	\$241,000	1700	8	1991	Avg	7,500	N	N	26918 NE STEPHENS CT
002	213170	1075	1/21/2010	\$375,000	\$299,000	1720	8	2009	Avg	5,000	N	N	26616 NE VALLEY ST
002	952650	0100	11/1/2010	\$314,500	\$271,000	1770	8	2001	Avg	7,363	N	N	15519 273RD AVE NE
002	177646	0150	6/22/2011	\$309,000	\$288,000	1780	8	2011	Avg	5,121	N	N	14510 270TH PL NE
002	155850	0230	11/24/2010	\$400,000	\$348,000	1790	8	2000	Avg	6,146	N	N	16406 270TH PL NE
002	378276	0280	4/12/2011	\$272,000	\$247,000	1790	8	2009	Avg	4,065	N	N	27906 NE 148TH PL
002	729799	0080	9/13/2011	\$323,600	\$311,000	1810	8	1999	Avg	5,004	N	N	27921 NE 149TH CT
002	729799	0200	9/10/2009	\$350,000	\$270,000	1820	8	1999	Avg	3,790	N	N	27834 NE 149TH CT
002	177646	0140	9/21/2011	\$309,500	\$298,000	1840	8	2011	Avg	5,088	N	N	14516 270TH PL NE
002	177646	0160	3/22/2011	\$304,800	\$275,000	1840	8	2010	Avg	6,167	N	N	14504 270TH PL NE
002	261995	0730	10/9/2009	\$365,950	\$284,000	1850	8	2007	Avg	4,000	N	N	27719 NE 146TH WAY
002	425400	0620	12/20/2010	\$355,900	\$312,000	1860	8	1997	Avg	15,457	N	N	15405 287TH AVE NE
002	942940	0120	8/18/2011	\$291,000	\$277,000	1890	8	2008	Avg	4,509	N	N	16011 2ND AVE NE
002	213070	1280	7/12/2011	\$310,000	\$291,000	1910	8	2008	Avg	4,220	Y	N	26526 NE VIRGINIA ST
002	213120	0125	2/25/2009	\$355,000	\$264,000	1920	8	1999	Avg	8,780	N	N	26802 NE VIRGINIA ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	138350	0080	6/21/2010	\$460,000	\$381,000	1950	8	1995	Good	16,801	N	N	27804 NE 141ST ST
002	729799	0110	7/11/2011	\$325,000	\$305,000	1950	8	1999	Avg	4,915	N	N	27936 NE 149TH CT
002	942940	0070	5/23/2011	\$285,000	\$263,000	1950	8	2008	Avg	4,961	N	N	16109 2ND AVE NE
002	261995	0640	12/29/2009	\$346,695	\$275,000	1970	8	2009	Avg	4,084	N	N	27601 NE 146TH WAY
002	261995	0650	1/25/2010	\$330,000	\$263,000	1970	8	2009	Avg	4,246	N	N	27603 NE 146TH WAY
002	177646	0010	6/22/2011	\$289,000	\$269,000	1970	8	2010	Avg	5,000	N	N	27014 NE 145TH ST
002	261995	0670	5/27/2009	\$360,000	\$272,000	1980	8	2007	Avg	4,038	N	N	27607 NE 146TH WAY
002	378276	0310	2/23/2011	\$283,000	\$253,000	1990	8	2009	Avg	4,018	N	N	14808 279TH LN NE
002	177646	0070	5/17/2011	\$309,950	\$285,000	2010	8	2010	Avg	5,008	N	N	14523 270TH PL NE
002	213070	2145	5/21/2009	\$412,500	\$312,000	2020	8	1989	Avg	10,000	N	N	26716 NE CHERRY ST
002	213070	1210	6/22/2009	\$436,000	\$331,000	2070	8	2008	Avg	4,157	N	N	15929 2ND AVE NE
002	261995	0750	2/1/2011	\$284,995	\$253,000	2070	8	2011	Avg	5,100	N	N	27723 NE 146TH WAY
002	177646	0020	2/10/2011	\$299,000	\$266,000	2080	8	2010	Avg	5,015	N	N	27018 NE 145TH ST
002	261995	0660	10/22/2009	\$335,900	\$262,000	2090	8	2007	Avg	4,038	N	N	27605 NE 146TH WAY
002	942940	0050	8/9/2011	\$285,000	\$270,000	2110	8	2008	Avg	4,788	Y	N	16108 1ST AVE NE
002	147280	0490	8/26/2011	\$326,200	\$311,000	2150	8	1990	Avg	14,040	N	N	28308 NE 146TH ST
002	177646	0030	7/6/2009	\$392,500	\$299,000	2150	8	2009	Avg	5,002	N	N	27022 NE 145TH ST
002	329690	0250	9/22/2010	\$346,000	\$295,000	2170	8	1991	Avg	14,029	N	N	27524 NE 147TH PL
002	329690	0190	2/17/2010	\$365,000	\$293,000	2180	8	1991	Avg	14,152	N	N	27515 NE 149TH LN
002	155270	0290	7/1/2009	\$395,000	\$301,000	2180	8	2008	Avg	6,310	N	N	26606 NE ANDERSON ST
002	261995	0430	2/1/2011	\$279,995	\$249,000	2180	8	2010	Avg	6,005	N	N	27810 NE 147TH PL
002	261995	0460	3/31/2010	\$386,350	\$313,000	2190	8	2010	Avg	7,300	N	N	27726 NE 146TH WAY
002	177646	0060	12/8/2010	\$320,000	\$279,000	2190	8	2010	Avg	5,014	N	N	14519 270TH PL NE
002	151790	0130	5/4/2009	\$455,000	\$343,000	2200	8	2004	Avg	10,156	N	N	15121 275TH CT NE
002	942940	0160	9/21/2011	\$279,000	\$269,000	2200	8	2008	Avg	3,730	Y	N	16006 1ST AVE NE
002	261995	0400	6/9/2010	\$364,135	\$301,000	2200	8	2010	Avg	6,018	N	N	27908 NE 147TH PL
002	147280	0470	10/5/2010	\$385,000	\$329,000	2230	8	1992	Avg	14,480	N	N	28232 NE 146TH ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	261995	0220	10/25/2010	\$345,950	\$298,000	2240	8	2009	Avg	8,443	N	N	28004 NE 147TH CIR
002	177646	0090	7/27/2010	\$310,000	\$260,000	2240	8	2009	Avg	5,034	N	N	14531 270TH PL NE
002	421350	0060	3/29/2010	\$369,000	\$299,000	2250	8	1994	Avg	14,000	N	N	28234 NE 140TH PL
002	421350	0200	4/14/2010	\$395,000	\$321,000	2250	8	1993	Avg	14,007	N	N	13910 282ND CT NE
002	155270	0140	4/10/2009	\$425,000	\$319,000	2260	8	2008	Avg	5,978	N	N	16019 2ND PL NE
002	261995	0740	11/18/2009	\$415,950	\$326,000	2260	8	2007	Avg	5,100	N	N	27721 NE 146TH WAY
002	155270	0070	4/8/2010	\$387,000	\$314,000	2270	8	2008	Avg	5,960	N	N	16008 2ND AVE NE
002	155270	0080	1/4/2011	\$335,000	\$295,000	2270	8	2010	Avg	5,960	N	N	16002 2ND AVE NE
002	177646	0040	9/28/2010	\$305,000	\$260,000	2270	8	2009	Avg	5,032	N	N	27028 NE 145TH ST
002	177646	0080	9/17/2010	\$326,440	\$278,000	2270	8	2010	Avg	8,034	N	N	14535 270TH PL NE
002	261995	0700	6/16/2011	\$319,894	\$298,000	2280	8	2011	Avg	5,915	N	N	27713 NE 146TH WAY
002	177646	0110	8/16/2010	\$321,000	\$271,000	2280	8	2009	Avg	5,013	N	N	14526 270TH PL NE
002	212970	0186	8/18/2009	\$452,000	\$347,000	2290	8	2004	Avg	14,760	N	N	14233 283RD PL NE
002	261995	0180	7/6/2011	\$305,276	\$286,000	2290	8	2011	Avg	6,000	N	N	27945 NE 147TH CIR
002	421350	0120	9/17/2010	\$374,000	\$318,000	2300	8	1994	Good	14,000	N	N	28225 NE 140TH PL
002	144355	0040	4/1/2011	\$320,000	\$290,000	2300	8	1999	Avg	11,816	N	N	27704 O NE 145TH PL
002	212970	0187	3/10/2010	\$412,500	\$333,000	2300	8	2004	Avg	15,105	N	N	14220 283RD PL NE
002	177646	0100	5/3/2010	\$340,000	\$278,000	2300	8	2009	Avg	5,113	N	N	14529 270TH PL NE
002	803535	0260	2/3/2011	\$405,000	\$360,000	2310	8	2003	Avg	7,759	Y	N	16125 271ST PL NE
002	155270	0230	7/5/2011	\$305,000	\$286,000	2310	8	2010	Avg	6,001	N	N	16020 2ND PL NE
002	077680	0060	6/23/2011	\$388,500	\$362,000	2350	8	1997	Avg	16,611	N	N	27710 NE 141ST ST
002	147280	0270	6/22/2009	\$450,000	\$342,000	2360	8	1993	Avg	14,518	N	N	28022 NE 147TH PL
002	147280	0020	7/21/2010	\$395,000	\$330,000	2370	8	1993	Avg	14,040	N	N	28327 NE 146TH ST
002	155270	0260	7/1/2011	\$364,000	\$340,000	2370	8	2011	Avg	6,001	N	N	16114 2ND PL NE
002	261995	0410	3/14/2011	\$294,995	\$266,000	2370	8	2010	Avg	6,014	N	N	27902 NE 147TH PL
002	177646	0190	9/11/2009	\$386,950	\$299,000	2370	8	2009	Avg	5,353	N	N	14530 271ST CT NE
002	261995	0230	3/15/2010	\$390,450	\$315,000	2390	8	2009	Avg	6,242	N	N	27910 NE 147TH CIR

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	780969	0230	9/25/2009	\$369,000	\$286,000	2400	8	2008	Avg	4,069	Y	N	14304 266TH PL NE
002	261995	0060	7/13/2011	\$373,822	\$351,000	2410	8	2011	Avg	7,200	Y	N	27921 NE 147TH CIR
002	261995	0300	8/2/2011	\$364,950	\$345,000	2410	8	2011	Avg	5,880	N	N	27942 NE 147TH CIR
002	144355	0060	6/16/2009	\$460,000	\$349,000	2420	8	1999	Avg	13,891	N	N	27610 NE 145TH PL
002	213190	0091	2/23/2010	\$370,000	\$297,000	2430	8	2007	Avg	7,164	N	N	27229 143RD CT NE
002	155270	0180	10/22/2009	\$416,400	\$325,000	2450	8	2007	Avg	5,927	N	N	16003 2ND PL NE
002	151790	0060	11/11/2009	\$416,000	\$326,000	2460	8	2004	Avg	9,568	N	N	27524 NE 150TH PL
002	151790	0160	9/12/2011	\$376,500	\$361,000	2460	8	2004	Avg	10,296	N	N	15031 275TH CT NE
002	155270	0110	11/15/2011	\$305,000	\$300,000	2480	8	2007	Avg	5,978	N	N	16109 2ND PL NE
002	155270	0020	1/26/2009	\$439,950	\$326,000	2490	8	2008	Avg	6,550	N	N	16112 2ND AVE NE
002	155270	0160	1/29/2010	\$405,950	\$324,000	2490	8	2007	Avg	5,978	N	N	16011 2ND PL NE
002	147280	0230	3/24/2011	\$393,000	\$355,000	2510	8	1990	Avg	15,205	N	N	14511 281ST AVE NE
002	261995	0590	6/7/2011	\$314,995	\$292,000	2520	8	2011	Avg	4,279	N	N	27700 NE 146TH WAY
002	261995	0610	8/3/2011	\$321,073	\$304,000	2520	8	2011	Avg	6,157	N	N	27610 NE 146TH WAY
002	261995	0690	7/10/2011	\$334,422	\$314,000	2520	8	2011	Avg	5,775	N	N	27611 NE 146TH WAY
002	425400	0140	10/2/2009	\$465,000	\$361,000	2530	8	1998	Avg	17,051	N	N	15235 285TH AVE NE
002	425400	0480	8/12/2010	\$453,500	\$382,000	2530	8	1997	Avg	17,059	N	N	28618 NE 151ST ST
002	425400	0640	9/26/2011	\$385,000	\$371,000	2530	8	1997	Avg	13,098	N	N	15309 287TH AVE NE
002	132606	9226	2/7/2011	\$315,000	\$280,000	2580	8	2004	Avg	8,968	N	N	26827 NE STEPHENS CT
002	261995	0760	7/10/2011	\$349,995	\$328,000	2580	8	2010	Avg	5,972	N	N	27725 NE 146TH WAY
002	147280	0480	4/9/2010	\$415,000	\$337,000	2600	8	1992	Avg	14,040	N	N	28238 NE 146TH ST
002	261995	0450	5/14/2011	\$342,995	\$315,000	2600	8	2011	Avg	7,042	N	N	27730 NE 146TH WAY
002	213070	1215	6/7/2011	\$310,000	\$287,000	2610	8	2008	Avg	6,119	Y	N	26523 NE BIRD ST
002	213302	0120	4/26/2011	\$380,225	\$348,000	2640	8	1992	Avg	16,878	N	N	28312 NE 144TH ST
002	780969	0190	10/13/2009	\$369,000	\$287,000	2660	8	2008	Avg	5,808	Y	N	14324 266TH CIR NE
002	425400	0020	12/1/2010	\$420,000	\$366,000	2740	8	1998	Avg	12,609	N	N	28525 NE 151ST ST
002	278725	0080	8/14/2009	\$445,000	\$342,000	2750	8	1994	Avg	15,099	N	N	14232 274TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	261995	0090	6/10/2011	\$356,995	\$331,000	2750	8	2011	Avg	12,130	N	N	27927 NE 147TH CIR
002	261995	0370	8/1/2011	\$342,995	\$324,000	2750	8	2011	Avg	6,677	N	N	27930 NE 147TH PL
002	261995	0470	4/6/2011	\$353,849	\$321,000	2750	8	2011	Avg	7,300	N	N	27724 NE 146TH WAY
002	856745	0070	5/4/2010	\$465,000	\$380,000	2760	8	2001	Avg	12,095	N	N	15419 279TH PL NE
002	261995	0420	4/14/2010	\$388,735	\$316,000	2760	8	2009	Avg	6,009	N	N	27814 NE 147TH PL
002	213302	0190	2/5/2009	\$400,000	\$297,000	2780	8	1990	Avg	16,641	N	N	14308 282ND PL NE
002	421350	0040	11/21/2011	\$350,000	\$345,000	2790	8	1994	Avg	14,001	N	N	14011 282ND LN NE
002	778792	0270	5/21/2010	\$400,000	\$329,000	2860	8	2005	Avg	9,300	N	N	14129 284TH PL NE
002	261995	0170	9/21/2010	\$349,950	\$298,000	2870	8	2009	Avg	6,014	N	N	27943 NE 147TH CIR
002	803535	0040	12/19/2011	\$389,000	\$387,000	2890	8	2004	Avg	8,409	N	N	16022 270TH PL NE
002	803535	0150	8/12/2009	\$485,000	\$372,000	2890	8	2003	Avg	15,607	Y	N	16004 271ST PL NE
002	803535	0160	6/10/2010	\$397,457	\$329,000	2890	8	2003	Avg	9,232	Y	N	16008 271ST PL NE
002	803535	0240	8/12/2011	\$415,000	\$394,000	2890	8	2003	Avg	9,749	Y	N	16130 271ST PL NE
002	261995	0160	4/22/2010	\$452,454	\$369,000	2940	8	2010	Avg	6,574	N	N	27941 NE 147TH CIR
002	261995	0770	6/16/2009	\$450,000	\$341,000	2950	8	2007	Avg	8,327	N	N	27729 NE 146TH WAY
002	952650	0170	7/12/2011	\$388,000	\$364,000	3010	8	2001	Avg	11,044	N	N	27411 NE 155TH PL
002	278725	0170	7/22/2009	\$490,000	\$374,000	3020	8	1996	Avg	14,564	N	N	27227 NE 143RD CT
002	803535	0200	11/1/2010	\$415,000	\$358,000	3020	8	2003	Avg	19,641	N	N	16032 271ST PL NE
002	261995	0440	3/18/2010	\$409,450	\$331,000	3130	8	2009	Avg	6,948	N	N	27806 NE 147TH PL
002	421350	0020	10/11/2010	\$475,000	\$407,000	3190	8	1997	Avg	14,000	N	N	28210 NE 140TH PL
002	278725	0030	4/7/2010	\$495,000	\$402,000	3250	8	1996	Avg	14,405	N	N	27323 NE 142ND CT
002	261995	0480	7/13/2010	\$425,000	\$355,000	3270	8	2007	Avg	7,294	N	N	27722 NE 146TH WAY
002	213170	1030	10/7/2009	\$390,000	\$303,000	1660	9	2008	Avg	3,300	N	N	26608 NE VALLEY ST
002	553560	0350	12/22/2011	\$345,000	\$344,000	2150	9	2003	Avg	8,762	N	N	27231 NE 146TH PL
002	152270	0050	7/2/2009	\$480,000	\$365,000	2200	9	1999	Avg	14,002	N	N	28508 NE 149TH PL
002	856803	0070	6/23/2009	\$510,000	\$388,000	2250	9	1997	Avg	15,150	N	N	15819 MANION WAY NE
002	131330	0340	9/25/2009	\$425,000	\$329,000	2310	9	1991	Avg	14,023	N	N	14906 280TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	553560	0340	10/7/2011	\$357,000	\$346,000	2340	9	2003	Avg	11,433	N	N	27223 NE 146TH PL
002	131330	0230	4/16/2010	\$419,000	\$341,000	2360	9	1993	Avg	14,058	N	N	14917 283RD PL NE
002	553560	0420	8/31/2010	\$455,000	\$385,000	2380	9	2003	Avg	7,290	N	N	27417 NE 147TH CT
002	131330	0100	8/1/2011	\$385,000	\$364,000	2390	9	1992	Avg	14,005	N	N	28205 NE 148TH PL
002	553560	0510	5/7/2010	\$469,900	\$385,000	2400	9	2003	Avg	6,870	N	N	27322 NE 148TH WAY
002	856801	0080	2/20/2009	\$490,000	\$364,000	2410	9	1997	Avg	20,143	N	N	28005 NE 153RD PL
002	856802	0400	11/15/2011	\$530,000	\$521,000	2580	9	2000	Avg	17,357	N	N	16030 277TH PL NE
002	856801	0190	2/4/2011	\$550,000	\$489,000	2590	9	1995	Avg	29,064	N	N	15320 MANION WAY NE
002	856801	0100	8/19/2010	\$435,000	\$367,000	2620	9	1995	Avg	17,270	N	N	28010 NE 153RD PL
002	025552	0200	2/24/2011	\$488,000	\$437,000	2630	9	2006	Avg	11,998	N	N	15209 272ND PL NE
002	856802	0520	11/25/2009	\$540,000	\$424,000	2730	9	1999	Avg	15,765	N	N	15630 278TH AVE NE
002	856800	0190	4/30/2010	\$548,000	\$448,000	2760	9	1994	Avg	16,661	N	N	28030 NE 151ST PL
002	177646	0180	12/13/2010	\$450,000	\$393,000	2800	9	1984	Avg	26,340	N	N	14527 271ST CT NE
002	856801	0220	10/21/2009	\$575,000	\$448,000	2830	9	1995	Avg	27,200	N	N	15222 MANION WAY NE
002	213070	1910	7/28/2009	\$485,000	\$371,000	2960	9	2008	Avg	5,999	N	N	26708 NE STEPHENS ST
002	553560	0100	5/13/2011	\$420,000	\$386,000	2970	9	2003	Avg	7,700	N	N	14831 272ND PL NE
002	553560	0700	6/29/2011	\$411,000	\$384,000	3090	9	2002	Avg	7,708	N	N	27312 NE 151ST PL
002	553560	0200	1/2/2009	\$555,000	\$410,000	3150	9	2002	Avg	7,500	N	N	14905 273RD PL NE
002	025552	0040	11/2/2009	\$440,000	\$344,000	3170	9	2005	Avg	7,747	N	N	15211 273RD DR NE
002	856803	0180	10/11/2011	\$481,000	\$467,000	3320	9	1998	Avg	24,500	N	N	15828 MANION WAY NE
002	025552	0090	6/20/2011	\$412,500	\$384,000	3340	9	2006	Avg	8,213	N	N	15230 272ND PL NE
002	856803	0190	5/24/2010	\$590,000	\$485,000	3350	9	1999	Avg	24,500	N	N	15818 MANION WAY NE
002	025552	0060	3/9/2010	\$510,000	\$411,000	3360	9	2006	Avg	7,061	N	N	15216 272ND PL NE
003	078270	0170	4/21/2011	\$240,000	\$219,000	1040	6	1987	Avg	49,658	N	N	31606 NE 123RD ST
003	122606	9042	1/25/2010	\$281,000	\$224,000	1090	6	1978	Avg	254,826	N	N	27033 NE CHERRY VALLEY RD
003	212970	0420	10/29/2009	\$620,000	\$484,000	1170	6	1971	Good	190,357	N	N	13810 280TH AVE NE
003	404720	0865	11/16/2011	\$189,000	\$186,000	1140	7	2004	Avg	25,029	N	N	32507 NE 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	212970	0601	4/2/2010	\$442,000	\$358,000	1190	7	1961	Good	87,120	N	N	13420 276TH WAY NE
003	202607	9055	12/17/2009	\$325,000	\$257,000	1200	7	1983	Avg	44,866	N	N	30526 NE 136TH PL
003	212607	9129	11/16/2009	\$317,500	\$249,000	1230	7	1990	Avg	40,693	N	N	32021 NE 139TH ST
003	212607	9048	2/23/2010	\$382,000	\$307,000	1240	7	1981	Avg	203,352	N	N	30948 NE 139TH ST
003	078270	0090	1/19/2011	\$325,000	\$288,000	1270	7	1975	Good	49,222	N	N	31923 NE 123RD ST
003	155000	0666	12/8/2011	\$289,000	\$286,000	1320	7	1980	Avg	213,065	Y	N	20019 324TH AVE NE
003	212607	9166	12/8/2010	\$325,000	\$284,000	1320	7	1995	Avg	40,165	N	N	14220 320TH AVE NE
003	404720	0710	6/8/2009	\$330,000	\$250,000	1480	7	1972	Avg	41,588	N	N	32606 NE 202ND ST
003	212607	9130	3/29/2010	\$309,650	\$251,000	1550	7	1990	Avg	40,723	N	N	32005 NE 139TH ST
003	212607	9100	1/20/2010	\$385,000	\$307,000	1560	7	1990	Avg	210,000	N	N	31414 NE 141ST ST
003	212970	0346	10/9/2009	\$350,000	\$272,000	1730	7	2000	Avg	158,122	N	N	13530 284TH AVE NE
003	252606	9051	10/28/2009	\$432,500	\$338,000	1730	7	1963	Good	217,800	N	N	12632 270TH PL NE
003	212607	9128	7/6/2010	\$330,000	\$275,000	1760	7	1990	Avg	38,265	N	N	32033 NE 139TH ST
003	404720	0705	12/16/2011	\$259,500	\$258,000	1770	7	2000	Avg	38,587	N	N	32616 NE 202ND ST
003	212607	9049	7/22/2009	\$380,000	\$290,000	1910	7	1990	Avg	203,618	N	N	30915 NE 139TH ST
003	212607	9141	6/12/2011	\$345,000	\$320,000	2010	7	1990	Avg	39,598	N	N	31007 NE 143RD ST
003	078270	0030	12/20/2010	\$343,000	\$301,000	2020	7	1977	Vgood	49,658	N	N	31623 NE 123RD ST
003	162607	9018	9/21/2010	\$408,000	\$348,000	2070	7	2009	Avg	871,200	N	N	16430 KELLY RD NE
003	162607	9114	11/2/2009	\$420,000	\$328,000	2110	7	1991	Avg	102,366	N	N	32119 NE 146TH ST
003	162607	9147	11/23/2011	\$405,000	\$399,000	2170	7	1988	Avg	228,191	N	N	14948 316TH AVE NE
003	082607	9039	8/22/2011	\$360,000	\$343,000	2260	7	2008	Avg	192,970	N	N	29404 NE 178TH PL
003	152607	9026	11/18/2009	\$380,350	\$298,000	2380	7	1999	Avg	218,472	N	N	14525 326TH AVE NE
003	212607	9089	1/18/2011	\$380,000	\$336,000	2480	7	1994	Avg	103,159	N	N	13315 322ND AVE NE
003	212607	9156	4/14/2011	\$400,000	\$364,000	2640	7	1993	Avg	61,708	N	N	13500 317TH AVE NE
003	404720	0280	2/26/2009	\$410,000	\$305,000	1080	8	2005	Avg	27,743	Y	Y	32745 NE 202ND ST
003	272607	9069	5/5/2011	\$337,000	\$309,000	1580	8	1988	Avg	54,450	N	N	11823 325TH AVE NE
003	154950	0315	11/16/2009	\$375,000	\$294,000	1890	8	1990	Avg	202,989	N	N	16918 MOUNTAIN VIEW RD NE

Improved Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	155810	0301	8/1/2011	\$395,000	\$373,000	1920	8	2000	Avg	257,004	N	N	29930 NE 190TH ST
003	202607	9067	9/27/2010	\$477,000	\$407,000	1970	8	1995	Avg	197,326	N	N	13918 294TH AVE NE
003	212607	9023	7/14/2011	\$442,000	\$415,000	1990	8	1984	Good	104,979	N	N	14426 320TH AVE NE
003	082607	9063	10/19/2010	\$445,000	\$382,000	2110	8	2001	Avg	238,273	N	N	29422 NE 173RD ST
003	155810	0490	11/10/2010	\$410,000	\$355,000	2140	8	1983	Good	424,674	N	N	29505 NE 189TH ST
003	155000	0357	1/26/2010	\$499,995	\$399,000	2270	8	1997	Avg	86,694	N	N	19916 312TH AVE NE
003	252606	9076	10/30/2009	\$535,000	\$418,000	2300	8	1992	Good	470,448	N	N	12929 275TH AVE NE
003	404720	0905	3/16/2011	\$312,000	\$281,000	2480	8	1995	Avg	45,738	N	N	19403 327TH AVE NE
003	155810	0022	1/28/2011	\$390,000	\$346,000	2590	8	2007	Avg	217,800	N	N	20230 MOUNTAIN VIEW RD NE
003	212607	9032	11/2/2011	\$500,000	\$489,000	2660	8	1984	Good	205,167	N	N	14120 322ND AVE NE
003	212607	9041	6/2/2011	\$445,000	\$412,000	2770	8	1980	Good	67,125	N	N	13819 322ND AVE NE
003	155000	0531	4/21/2009	\$565,000	\$424,000	2840	8	2007	Avg	74,923	N	N	19323 312TH AVE NE
003	282607	9063	6/1/2010	\$390,000	\$322,000	3290	8	1988	Avg	22,425	N	N	31920 NE BIG ROCK RD
003	282607	9109	10/6/2011	\$400,000	\$387,000	3390	8	1990	Avg	240,185	N	N	13002 322ND AVE NE
003	155000	0460	5/7/2010	\$576,000	\$472,000	2760	9	2008	Avg	90,169	N	N	20017 312TH AVE NE
003	155000	0463	11/25/2009	\$585,000	\$459,000	3080	9	2008	Avg	118,918	N	N	31102 NE 200TH ST
003	155000	0467	10/15/2009	\$625,000	\$486,000	3230	9	2008	Avg	110,642	N	N	31030 NE 200TH ST
003	342607	9065	3/4/2011	\$459,900	\$413,000	3230	9	2005	Avg	35,918	N	N	32422 NE BIG ROCK RD
003	282607	9099	2/4/2009	\$590,000	\$438,000	3490	9	2003	Avg	184,258	N	N	12931 318TH AVE NE
003	072607	9029	1/26/2011	\$475,000	\$421,000	3620	9	2007	Avg	224,514	N	N	17725 294TH WAY NE
003	282607	9158	2/23/2010	\$760,000	\$610,000	3730	9	2003	Avg	174,240	N	N	12937 318TH AVE NE
003	162607	9077	6/21/2011	\$675,000	\$629,000	3760	9	1999	Avg	181,209	N	N	30932 NE CHERRY VALLEY RD
003	252606	9055	6/8/2009	\$745,000	\$564,000	3870	9	2003	Avg	172,497	N	N	12526 269TH AVE NE
003	252606	9099	6/4/2010	\$850,000	\$701,000	3620	10	2008	Avg	209,297	Y	N	11917 268TH DR NE
003	252606	9100	6/18/2009	\$739,000	\$561,000	3730	10	2001	Avg	222,449	Y	N	11725 268TH DR NE
003	212970	0321	9/15/2009	\$950,000	\$734,000	4160	11	2008	Avg	113,691	N	N	28609 NE BIG ROCK RD
003	252606	9104	10/6/2010	\$945,500	\$809,000	4660	11	2007	Avg	194,028	N	N	11804 268TH DR NE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012506	9002	06/25/10	\$29,115	DOR RATIO
001	012506	9002	06/24/10	\$92,706	OBSOLESCENCE
001	022606	9002	07/20/09	\$275,400	BANKRUPTCY - RECEIVER OR TRUSTEE
001	082607	9102	11/10/09	\$475,000	EXEMPT FROM EXCISE TAX
001	082607	9102	02/08/10	\$479,950	FINANCIAL INSTITUTION RESALE
001	102507	9005	10/01/11	\$161,624	DOR RATIO
001	252606	9015	08/03/11	\$460,000	REAL MH
001	362606	9018	11/02/10	\$280,000	NO MARKET EXPOSURE
002	025552	0070	03/08/10	\$385,000	SHORT SALE
002	025555	0260	04/14/09	\$240,000	FINANCIAL INSTITUTION RESALE
002	103800	0020	02/25/09	\$395,000	RELOCATION - SALE TO SERVICE
002	109995	0010	05/06/09	\$830,000	SHORT SALE
002	109995	0020	09/29/11	\$800,000	DIAGNOSTIC OUTLIER
002	109995	0060	01/29/10	\$440,000	FINANCIAL INSTITUTION RESALE
002	109995	0100	06/01/09	\$567,000	SHORT SALE
002	132606	9004	12/23/10	\$260,000	PREVIMP<=25K
002	132606	9005	01/07/09	\$358,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	140280	0090	01/24/11	\$207,000	SHORT SALE
002	140281	0230	07/30/09	\$244,000	FINANCIAL INSTITUTION RESALE
002	151800	0100	04/15/11	\$219,950	Diagnostic Outlier
002	152270	0060	03/02/10	\$399,000	FINANCIAL INSTITUTION RESALE
002	155270	0040	12/12/11	\$304,191	PREVIMP<=25K
002	155270	0080	01/04/11	\$130,025	QUIT CLAIM DEED
002	155270	0210	12/12/11	\$339,950	DOR RATIO
002	155270	0230	07/05/11	\$105,000	QUIT CLAIM DEED
002	155270	0260	07/05/11	\$105,000	QUIT CLAIM DEED
002	155990	0040	10/19/11	\$222,000	GOVERNMENT AGENCY
002	155990	0060	02/19/09	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	155990	0060	02/19/09	\$321,000	RELOCATION - SALE TO SERVICE
002	177646	0050	02/07/11	\$320,000	%Compl
002	177646	0120	10/24/11	\$305,000	DOR RATIO
002	177646	0170	09/19/11	\$329,950	DOR RATIO
002	182607	9019	03/23/11	\$899,000	OBSOLESCENCE
002	213070	1105	12/09/11	\$208,250	GOVERNMENT AGENCY
002	213070	2180	07/28/09	\$256,900	FINANCIAL INSTITUTION RESALE
002	213120	0125	02/24/09	\$355,000	RELOCATION - SALE TO SERVICE
002	213120	0389	12/17/10	\$240,000	NON-REPRESENTATIVE SALE
002	213120	0835	05/26/10	\$217,000	SHORT SALE
002	213170	0843	11/17/09	\$224,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	213170	1345	04/20/10	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	213190	0092	04/20/10	\$350,000	DIAGNOSTIC OUTLIER
002	213220	0020	03/26/10	\$217,000	FINANCIAL INSTITUTION RESALE
002	261995	0010	11/09/11	\$349,995	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0020	09/17/11	\$353,715	DOR RATIO
002	261995	0040	09/17/11	\$351,995	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0050	08/12/11	\$352,757	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0070	08/03/11	\$363,323	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0080	09/07/11	\$379,293	%Compl
002	261995	0100	12/02/11	\$332,728	DOR RATIO
002	261995	0110	11/02/11	\$314,062	DOR RATIO
002	261995	0120	12/14/11	\$289,995	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0140	11/02/11	\$354,972	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0150	02/24/10	\$409,735	%Compl
002	261995	0190	08/02/11	\$294,718	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0200	08/03/11	\$348,948	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0210	08/25/11	\$312,000	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0240	11/16/11	\$317,596	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0280	10/14/11	\$317,207	DOR RATIO
002	261995	0320	09/06/11	\$307,961	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0330	12/05/11	\$333,594	DOR RATIO
002	261995	0340	12/07/11	\$349,605	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0380	10/20/11	\$338,190	DOR RATIO
002	261995	0390	02/01/11	\$295,000	Diagnostic Outlier
002	261995	0520	05/31/11	\$325,186	%Compl
002	261995	0530	04/27/11	\$297,450	%Compl
002	261995	0550	06/09/11	\$309,995	%Compl
002	261995	0560	11/02/11	\$269,923	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0600	09/06/11	\$289,030	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0630	11/10/11	\$304,504	DOR RATIO
002	261995	0710	12/13/11	\$294,130	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0720	11/10/11	\$270,938	ACTIVE PERMIT BEFORE SALE>25K
002	278725	0080	08/14/09	\$76,086	QUIT CLAIM DEED
002	378240	0390	08/23/11	\$225,000	DIAGNOSTIC OUTLIER
002	378276	0040	02/08/11	\$310,000	DIAGNOSTIC OUTLIER
002	378276	0090	04/22/11	\$284,500	DIAGNOSTIC OUTLIER
002	378276	0150	11/02/11	\$320,000	DOR RATIO
002	378276	0160	11/09/11	\$311,000	ACTIVE PERMIT BEFORE SALE>25K
002	378276	0170	12/10/11	\$353,369	DOR RATIO
002	382120	0070	12/06/11	\$238,985	GOVERNMENT AGENCY
002	425400	0020	11/19/10	\$420,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	425400	0160	04/27/10	\$328,000	SHORT SALE
002	425400	0430	05/17/11	\$216,900	FINANCIAL INSTITUTION RESALE;
002	425400	0540	10/08/09	\$325,100	BANKRUPTCY - RECEIVER OR TRUSTEE
002	553560	0360	01/06/11	\$325,001	Diagnostic Outlier
002	553560	0360	04/12/10	\$382,630	EXEMPT FROM EXCISE TAX
002	553560	0490	08/05/09	\$220,000	FINANCIAL INSTITUTION RESALE
002	553560	0680	07/08/11	\$175,000	%NETCOND
002	667291	0050	04/07/11	\$174,950	FINANCIAL INSTITUTION RESALE
002	667292	0190	06/22/10	\$230,000	DIAGNOSTIC OUTLIER
002	729799	0010	03/23/09	\$286,000	DIAGNOSTIC OUTLIER
002	732580	0010	01/10/11	\$928,716	PREVIMP<=25K
002	732620	0310	11/17/11	\$335,903	GOVERNMENT AGENCY
002	780969	0220	12/04/09	\$362,000	EXEMPT FROM EXCISE TAX
002	780969	0220	06/21/10	\$292,500	FINANCIAL INSTITUTION RESALE
002	856801	0190	02/04/11	\$550,000	RELOCATION - SALE TO SERVICE;
002	952650	0170	06/30/11	\$388,000	RELOCATION - SALE TO SERVICE
003	072607	9028	11/04/11	\$170,000	FINANCIAL INSTITUTION RESALE
003	072607	9029	07/09/10	\$555,000	RELOCATION - SALE TO SERVICE
003	082607	9005	07/01/11	\$410,000	Diagnostic Outlier
003	142607	9056	12/16/11	\$150,000	QUIT CLAIM DEED
003	154950	0185	06/08/11	\$82,500	GOVERNMENT AGENCY
003	154950	0185	11/16/09	\$302,787	GOVERNMENT AGENCY
003	154950	0350	10/28/11	\$301,461	GOVERNMENT AGENCY
003	154950	0390	10/30/09	\$410,400	BANKRUPTCY - RECEIVER OR TRUSTEE
003	154950	0550	07/15/09	\$1,000	DOR RATIO
003	155000	0060	10/26/10	\$425,000	REAL MH
003	155000	0250	11/21/11	\$750,000	PREVIMP<=25K
003	155000	0450	07/08/10	\$289,900	FINANCIAL INSTITUTION RESALE
003	155810	0360	04/22/09	\$57,000	DOR RATIO
003	155810	0398	08/30/11	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	202607	9026	07/20/11	\$195,000	MOBILE HOME
003	212607	9044	12/11/09	\$436,500	EXEMPT FROM EXCISE TAX
003	212607	9044	07/12/10	\$359,100	FINANCIAL INSTITUTION RESALE
003	212607	9052	04/24/09	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	212607	9106	01/09/09	\$335,800	BANKRUPTCY - RECEIVER OR TRUSTEE
003	212607	9106	05/11/09	\$285,000	FINANCIAL INSTITUTION RESALE
003	212607	9129	09/15/09	\$325,000	RELOCATION - SALE TO SERVICE
003	212607	9165	07/07/09	\$410,000	DIAGNOSTIC OUTLIER
003	212970	0400	11/06/09	\$275,000	PREVIMP<=25K
003	222607	9024	02/03/11	\$165,000	IMP COUNT

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	222607	9044	12/06/11	\$110,803	QUIT CLAIM DEED
003	222607	9086	01/16/09	\$120,000	DOR RATIO
003	232607	9045	05/06/10	\$494,999	DIAGNOSTIC OUTLIER
003	252606	9009	04/23/10	\$384,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	252606	9104	09/24/10	\$950,000	RELOCATION - SALE TO SERVICE
003	282607	9043	08/01/11	\$773,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	282607	9044	03/03/10	\$186,000	DOR RATIO
003	282607	9109	10/18/09	\$59,084	QUIT CLAIM DEED
003	282607	9109	03/03/11	\$58,840	QUIT CLAIM DEED
003	282607	9122	08/06/09	\$71,661	QUIT CLAIM DEED
003	282607	9154	09/30/10	\$755,000	DIAGNOSTIC OUTLIER
003	322607	9060	06/24/09	\$403,000	OBSOLESCENCE
003	404720	0615	04/08/11	\$230,000	SHORT SALE
003	404720	0630	08/18/09	\$185,000	QUIT CLAIM DEED
003	404720	0750	05/05/11	\$85,500	OBSOLESCENCE
003	404720	0750	11/11/09	\$106,662	OBSOLESCENCE
003	404720	0750	12/31/09	\$87,000	NON-REPRESENTATIVE SALE
003	404720	0905	06/10/10	\$232,050	FINANCIAL INSTITUTION RESALE
003	861190	0060	10/09/09	\$190,476	DOR RATIO

***Vacant Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
001	142606	9016	03/10/09	\$127,110	1,869,506	N	Y
002	192607	9001	09/01/09	\$395,000	856,389	N	N
003	155000	0110	04/05/11	\$85,000	217,800	N	N
003	155000	0410	03/01/11	\$95,000	385,908	N	N
003	182607	9070	09/26/11	\$78,000	464,349	N	N
003	212607	9027	11/11/09	\$187,500	208,652	N	N
003	252606	9109	05/07/10	\$125,000	242,193	N	N
003	252606	9110	05/06/10	\$150,000	223,462	N	N
003	322607	9040	02/24/11	\$185,000	1,098,334	Y	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	092507	9015	07/29/11	\$121,500	GOVERNMENT AGENCY
001	252606	9082	05/07/10	\$1,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
002	155270	0210	12/12/11	\$210,000	BUILDER OR DEVELOPER SALES;
002	213170	0765	06/16/11	\$29,000	FINANCIAL INSTITUTION RESALE
002	213170	1360	03/12/10	\$10,000	QUIT CLAIM DEED
002	732580	0070	12/22/10	\$10,000	BUILDER OR DEVELOPER SALES
003	012607	9023	02/26/10	\$522,000	GOVERNMENT AGENCY
003	155000	0015	10/21/11	\$80,750	DOR Ratio
003	202607	9077	08/01/11	\$80,000	DOR RATIO
003	272607	9092	12/03/09	\$95,000	FORCED SALE
003	312607	9037	12/13/11	\$515,000	MULTI-PARCEL SALE
003	322607	9086	10/22/09	\$24,000	QUIT CLAIM DEED