

Residential Revalue

2012 Assessment Roll

Redmond Ridge/ Trilogy/Environs

Area 71

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:

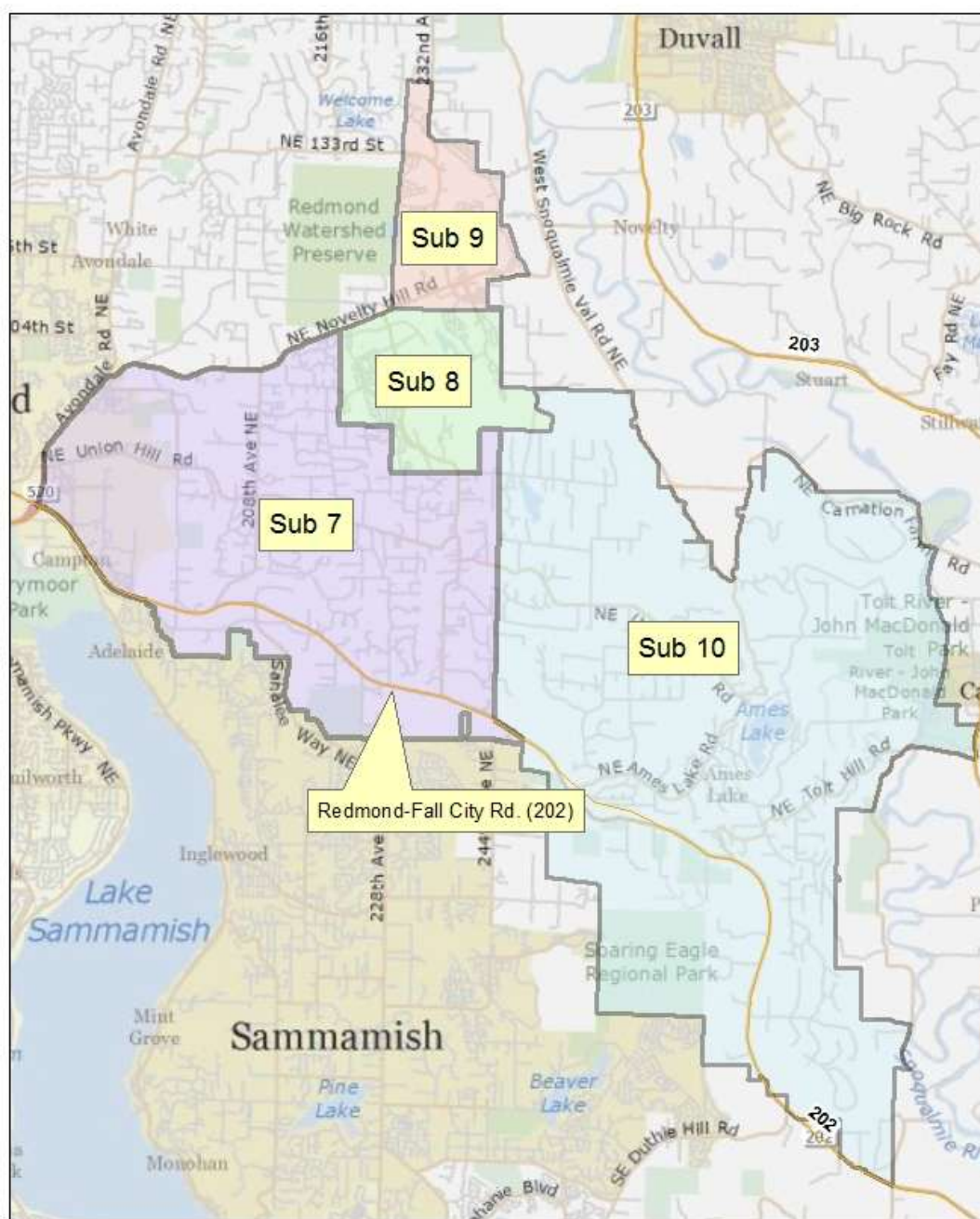
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 71 & Subs Areas



The information included on this map has been compiled by King County, drawn from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



King County

Department of Assessments



Redmond Ridge/ Trilogy/Environs

Housing



Grade 7/ Year Built 1983/ Total Living Area 1510



Grade 8/ Year Built 1992/ Total Living Area 2330



Grade 9/ Year Built 2008/ Total Living Area 3320



Grade 10/ Year Built 1988/ Total Living Area 3210



Grade 11/ Year Built 2005/ Total Living Area 4160



Grade 12/ Year Built 1995/ Total Living Area 5390

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

Appraisal Date 1/1/2012 - 2012 Assessment Roll

Area Name / Number: Redmond Ridge/Trilogy/Environs / 71

Number of Improved Sales: 947

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	\$200,900	\$311,100	\$512,000			
2012 Value	\$193,400	\$312,200	\$505,600	\$549,000	92.1%	6.41%
Change	-\$7,500	+\$1,100	-\$6,400			
% Change	-3.7%	+0.4%	-1.3%			

*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	\$211,300	\$289,300	\$500,600
2012 Value	\$201,000	\$289,400	\$490,400
Percent Change	-4.9%	+0.0%	-2.0%

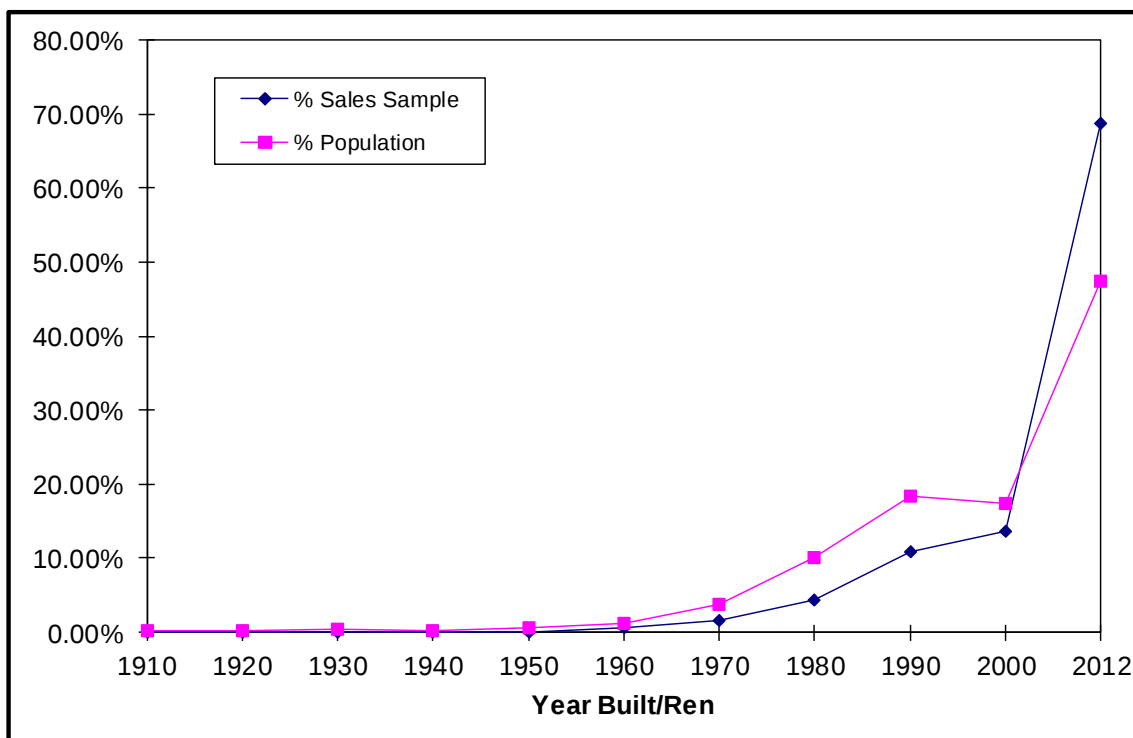
Number of one to three unit residences in the population: 6713

Conclusions and Recommendation: Since the values recommended in this report improve uniformity and equity, we recommend posting them for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	1	0.11%
1940	0	0.00%
1950	1	0.11%
1960	5	0.53%
1970	16	1.69%
1980	41	4.33%
1990	103	10.88%
2000	129	13.62%
2012	651	68.74%
	947	

Population		
Year Built/Ren	Frequency	% Population
1910	8	0.12%
1920	18	0.27%
1930	23	0.34%
1940	18	0.27%
1950	36	0.54%
1960	75	1.12%
1970	259	3.86%
1980	682	10.16%
1990	1240	18.47%
2000	1172	17.46%
2012	3182	47.40%
	6713	

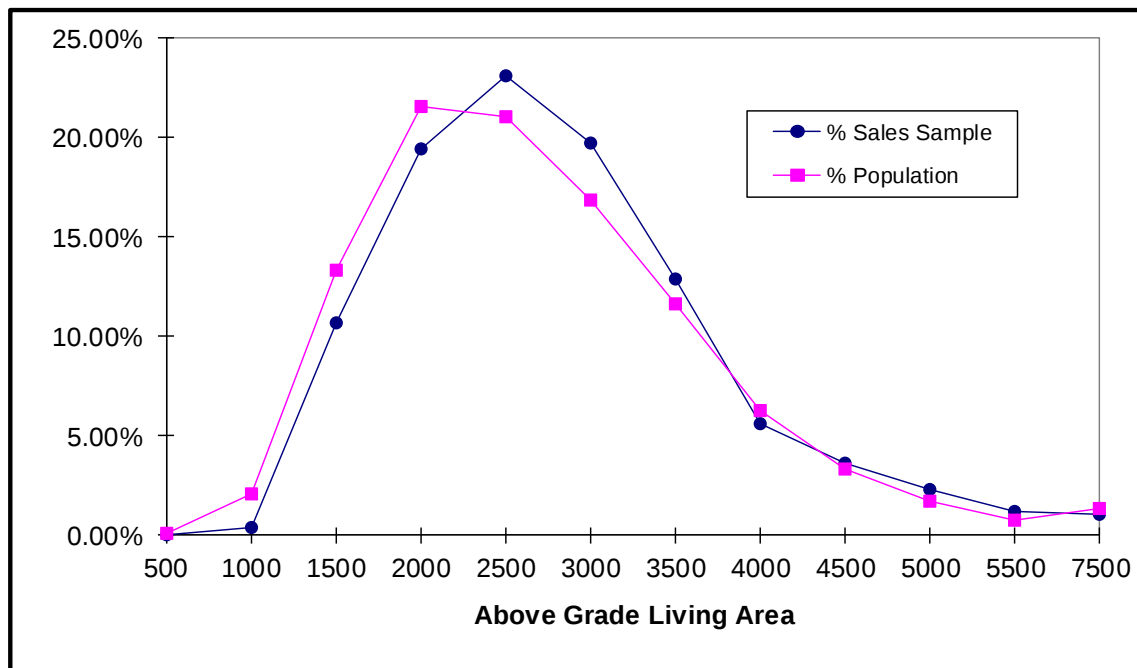


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	4	0.42%
1500	101	10.67%
2000	184	19.43%
2500	219	23.13%
3000	187	19.75%
3500	122	12.88%
4000	53	5.60%
4500	34	3.59%
5000	22	2.32%
5500	11	1.16%
7500	10	1.06%
	947	

Population		
AGLA	Frequency	% Population
500	5	0.07%
1000	140	2.09%
1500	895	13.33%
2000	1448	21.57%
2500	1410	21.00%
3000	1130	16.83%
3500	782	11.65%
4000	423	6.30%
4500	224	3.34%
5000	114	1.70%
5500	50	0.74%
10500	92	1.37%
	6713	

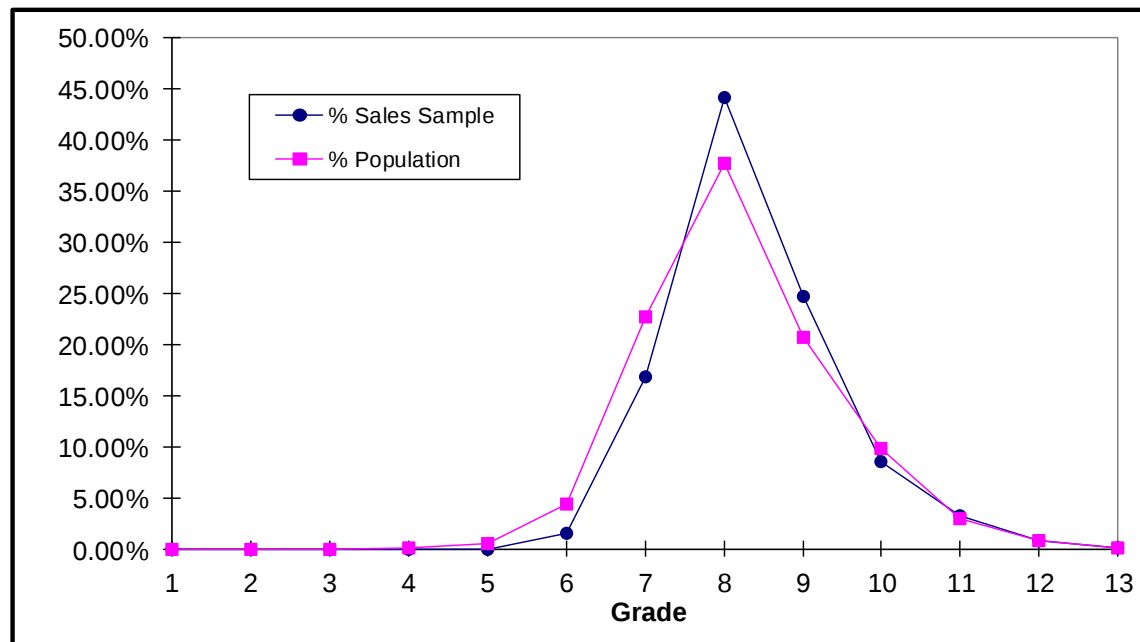


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	15	1.58%
7	159	16.79%
8	418	44.14%
9	234	24.71%
10	81	8.55%
11	31	3.27%
12	8	0.84%
13	1	0.11%
947		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.01%
4	5	0.07%
5	39	0.58%
6	292	4.35%
7	1528	22.76%
8	2529	37.67%
9	1386	20.65%
10	662	9.86%
11	203	3.02%
12	61	0.91%
13	7	0.10%
6713		



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 Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)

This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.

Identification of the Area

Name or Designation:

Area 71---Redmond Ridge/Trilogy/Environs

Boundaries:

Area 71 is bounded to the north by Novelty Hill Road with the exception of Sub Area 9 which is the Trilogy planned unit development. The eastern boundary is West Snoqualmie valley Rd and the Snoqualmie valley. The southern boundary is the Sammamish plateau with a number of parcels residing south of Redmond-Fall City Rd. The western boundary is Avondale Rd.

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 71 is located NE of the City of Redmond. Almost all of Area 71 is unincorporated King County with a small portion located within the City of Redmond. Major roads and highways include Avondale Rd NE, NE Novelty Hill Rd, NE Union Hill Rd, NE Ames Lake Rd, NE Tolt Hill Rd, NE Redmond-Fall City Rd (Hwy 202), Ames Lake-Carnation Rd and West Snoqualmie Valley Rd NE. Area 71 is broken into 4 sub areas. Area 71-7 is a combination of plats and tax lots. Area 71-7 despite its rural character is located close to employment centers and amenities. Sub Area 8 consists of the newer planned unit developments Redmond Ridge and Redmond Ridge East. Sub Area 9 consists of the newer planned unit development Trilogy which is a 55 and older community. Sub Areas 8 and 9 are located in unincorporated King County. Sub Area 10 is further east and more rural in nature with some plats along with a few newer acreage developments. Sub Area 10 includes waterfront properties on Ames Lake.

Area 71 has 8,571 parcels of which 1,057 are vacant and 283 are exempt. Of the 8,571 parcels a total of 2,344 are tax lots with the remaining being in platted subdivisions. A total of 197 parcels have either cascade views and/or territorial views. A total of 144 properties are located on Ames Lake. Ames Lake is located approximately 9 miles southeast of the City of Redmond.

Most of areas 71-7 and 71-10 are located outside the Urban Growth Area. Thus the majority of properties located in these areas are subject to King County zoning R-5 which allows one building site per five acres. Some exceptions to R-5 include RA-10 (Rural Agricultural) which allows one building site for every 10 acres. RA-10 zoning is considered an agricultural buffer zoning typically feathering into A-35 zoning in the lower Snoqualmie Valley. R-2.5 zoning allowing one site per 2.5 acres is also somewhat common. No prevalence of short platting or subdivision outside of the Urban Growth Boundary was noted. Sub Areas 71-8 and 71-9 are the planned unit developments of Redmond Ridge, Redmond Ridge East and Trilogy. These areas are subject to King County zoning code URPSO Urban Reserve Special Overlay. Refer to area Master Plans for land use restrictions.

Land Valuation

Vacant sales from 1/2009 to 1/2012 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2012. There are 8,571 parcels in Area 71, of which 1,057 are vacant. Emphasis was placed verifying vacant sales in Area 71. All land sales were field verified and researched using GIS mapping. An effort was made to contact buyers, sellers or agents involved in the transactions.

Characteristics that were found to have the most influence on property values are topography, steep slope hazard, access, wetlands, streams, traffic nuisance and power lines. Reductions were made for portions of a lot considered unusable. Examples of unusable portions include those impacted by wetland, steep slope, streams and their associated setbacks. Adjustments for external nuisances and topography were also considered. An additional downward adjustment range was necessary for parcels that are improved on what would otherwise be considered unusable area (grandfathered). Impacts associated with critical areas on a parcel tend to have adverse impacts on the future development of the property.

Analysis of unbuildable sales in Area 71 and surrounding areas showed a typical range of less 75% to 90% off of the land schedule. Properties considered unbuildable typically require documentation showing them to be non-developable. Unbuildable/non-developable sites include but are not limited to 100% impacted by wetlands, 100% impacted by steep slope hazard, non-perc documentation on file, development rights sold and no feasible access.

Positive adjustments were made territorial and mountain views as well as waterfront location. The waterfront properties are located on Ames Lake.

These adjustments are supported primarily by land sales and paired sales analysis. Other methodologies such as extraction and land residual methods were used as additional support to the appraisal conclusions. A typical platted lot in Area 71 has a value range of \$130,000 to \$340,000 depending on size, location and other amenities such as curbs, sidewalks and underground utilities. A typical tax lot has a value range of \$125,000 to over \$500,000 depending on size and location.

***Vacant Sales Used In This Physical Inspection Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	042506	9178	1/8/10	\$260,000	94961	N	N
007	052506	9141	1/11/11	\$241,000	104544	N	N
007	082506	9029	9/15/11	\$160,000	432986	N	N
007	092506	9053	5/3/10	\$50,000	126759	N	N
007	102506	9068	11/12/10	\$237,240	110642	N	N
007	102506	9163	3/3/11	\$370,000	98881	N	N
007	172506	9070	8/1/11	\$220,000	965290	N	N
010	009830	0070	9/13/10	\$400,000	131795	N	N
010	009830	0190	5/19/09	\$450,000	131056	N	N
010	020310	1375	2/23/09	\$140,000	33211	N	N
010	022506	9033	4/22/11	\$222,000	197326	N	N
010	062407	9032	8/5/10	\$355,000	281833	Y	N
010	082407	9056	1/13/11	\$185,000	217694	N	N
010	112506	9055	11/18/10	\$260,000	61757	N	N
010	112506	9061	4/16/10	\$495,000	43995	N	N
010	112506	9158	4/16/10	\$495,000	18881	N	N
010	122506	9045	3/9/10	\$800,000	277286	Y	N
010	122506	9053	10/11/10	\$725,000	86684	Y	N
010	142506	9028	7/21/09	\$650,000	1549865	N	N
010	142506	9068	9/26/11	\$260,000	223898	N	N
010	182507	9023	6/7/11	\$40,000	155771	N	N
010	232506	9006	5/6/10	\$514,500	571943	N	N
010	232506	9057	7/21/09	\$560,000	282704	N	N
010	302507	9014	4/10/09	\$495,000	185130	N	N
010	867850	0010	8/31/09	\$430,000	194714	N	N

***Vacant Sales Removed From This Physical Inspection Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	052506	9036	5/27/2010	\$1,517	EASEMENT OR RIGHT-OF-WAY
007	052506	9071	1/5/2010	\$2,426	EASEMENT OR RIGHT-OF-WAY
007	062506	9017	4/21/2010	\$4,060	EASEMENT OR RIGHT-OF-WAY
007	082506	9009	6/21/2010	\$824,000	MULTI-PARCEL SALE
007	082506	9029	8/8/2011	\$35,000	QUIT CLAIM DEED
007	082506	9074	6/29/2010	\$475,000	MULTI-PARCEL SALE
007	082506	9095	7/19/2011	\$130,000	TEAR DOWN
007	172506	9007	3/17/2010	\$110,000	NO MARKET EXPOSURE
007	172506	9050	3/17/2010	\$110,000	NO MARKET EXPOSURE
007	182506	9019	11/23/2009	\$450,000	MULTI-PARCEL SALE
007	232450	0140	11/25/2009	\$1,000	QUIT CLAIM DEED
007	241391	0021	9/22/2009	\$207,500	SEGREGATION AND/OR MERGER
008	720232	0080	6/25/2009	\$1,391,354	QUESTIONABLE PER APPRAISAL
008	720314	0010	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0020	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0030	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0040	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0050	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0060	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0070	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0080	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0090	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0100	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0110	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0120	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0130	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0150	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0160	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0170	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0180	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0190	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0200	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0210	3/15/2010	\$845,000	MULTI-PARCEL SALE
008	720314	0220	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0230	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0240	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0250	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0260	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0270	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0280	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0290	4/15/2010	\$765,000	MULTI-PARCEL SALE
008	720314	0300	4/15/2010	\$765,000	MULTI-PARCEL SALE

***Vacant Sales Removed From This Physical Inspection Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720314	0310	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0320	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0330	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0340	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0350	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0360	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0370	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0380	2/16/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0390	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0400	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0410	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0420	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0430	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0440	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0450	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0460	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0470	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0480	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0490	5/17/2010	\$805,000	MULTI-PARCEL SALE
008	720314	0500	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0510	8/20/2010	\$1,055,000	MULTI-PARCEL SALE
008	720314	0520	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0530	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0540	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0550	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720314	0560	1/15/2010	\$785,000	MULTI-PARCEL SALE
008	720315	0040	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0050	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0060	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0070	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0080	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0090	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0100	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0110	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0120	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0130	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0140	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0150	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0160	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0170	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0180	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0190	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0200	12/22/2010	\$6,699,000	MULTI-PARCEL SALE

***Vacant Sales Removed From This Physical Inspection Analysis
Area 71***

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720315	0210	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0220	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0250	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0260	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0270	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0280	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0290	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0300	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0310	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0320	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0330	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0340	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0350	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0360	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0370	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
008	720315	0380	12/22/2010	\$6,699,000	MULTI-PARCEL SALE
010	020310	0280	8/25/2011	\$109,900	NO MARKET EXPOSURE
010	020310	0280	12/3/2009	\$170,000	FORCED SALE
010	022506	9054	6/29/2009	\$300,000	MULTI-PARCEL SALE
010	022506	9090	6/29/2009	\$300,000	MULTI-PARCEL SALE
010	082407	9029	10/11/2011	\$320,300	MULTI-PARCEL SALE
010	082507	9025	6/10/2011	\$74,000	FINANCIAL INSTITUTION RESALE
010	112506	9147	4/9/2010	\$2,300,000	MULTI-PARCEL SALE
010	142800	0600	2/10/2010	\$375,000	MULTI-PARCEL SALE
010	730200	0420	12/13/2010	\$580,000	MULTI-PARCEL SALE
010	891300	0340	12/13/2009	\$5,000	GOVERNMENT AGENCY

Improved Parcel Valuation

Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

In addition to standard physical property characteristics, the analysis showed Sub Area 10, high grade (Grade $\geq$ 12) and individual plat characteristics such as attached (zero lot line) and detached single family residences in both Redmond Ridge and Trilogy, The Reserve at Patterson Creek and Woodbridge were also influential in the market.

A list of improved sales used and those considered not reflective of market are included in the following sections.

Area 71 Market Value Changes Over Time

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

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.944, resulting in an adjusted value of \$496,000 (\$525,000 X .944=\$496,000 – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.885	-11.5%
2/1/2009	0.888	-11.2%
3/1/2009	0.891	-10.9%
4/1/2009	0.894	-10.6%
5/1/2009	0.897	-10.3%
6/1/2009	0.900	-10.0%
7/1/2009	0.903	-9.7%
8/1/2009	0.906	-9.4%
9/1/2009	0.909	-9.1%
10/1/2009	0.912	-8.8%
11/1/2009	0.915	-8.5%
12/1/2009	0.918	-8.2%
1/1/2010	0.922	-7.8%
2/1/2010	0.925	-7.5%
3/1/2010	0.928	-7.2%
4/1/2010	0.931	-6.9%
5/1/2010	0.934	-6.6%
6/1/2010	0.937	-6.3%
7/1/2010	0.940	-6.0%
8/1/2010	0.944	-5.6%
9/1/2010	0.947	-5.3%
10/1/2010	0.950	-5.0%
11/1/2010	0.953	-4.7%
12/1/2010	0.957	-4.3%
1/1/2011	0.960	-4.0%
2/1/2011	0.963	-3.7%
3/1/2011	0.966	-3.4%
4/1/2011	0.970	-3.0%
5/1/2011	0.973	-2.7%
6/1/2011	0.976	-2.4%
7/1/2011	0.980	-2.0%
8/1/2011	0.983	-1.7%
9/1/2011	0.986	-1.4%
10/1/2011	0.990	-1.0%
11/1/2011	0.993	-0.7%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	012505	9139	2/10/2010	\$260,000	\$240,000	840	6	1955	3	10200	N	N	8810 AVONDALE RD NE
007	144480	0030	7/20/2011	\$199,000	\$195,000	910	6	1977	3	9686	N	N	7203 234TH AVE NE
007	880730	0070	7/27/2009	\$325,000	\$294,000	1020	6	1969	4	9360	N	N	20604 NE 75TH PL
007	880781	0130	11/18/2010	\$315,000	\$300,000	1080	6	1977	4	16740	N	N	21105 NE 60TH PL
007	880781	0670	11/11/2010	\$247,000	\$235,000	1150	6	1970	4	11932	N	N	21323 NE 61ST ST
007	880781	0250	4/16/2010	\$314,500	\$293,000	1230	6	1977	4	12510	N	N	21421 NE 60TH PL
007	880781	0470	2/22/2010	\$320,000	\$296,000	1240	6	1976	4	9990	N	N	21004 NE 60TH PL
007	880780	0080	12/22/2009	\$329,950	\$303,000	1250	6	1970	4	14940	N	N	21037 NE 66TH ST
007	880781	0510	6/4/2010	\$290,000	\$271,000	1250	6	1970	5	18995	N	N	6042 210TH AVE NE
007	880781	0430	8/11/2010	\$296,500	\$280,000	1300	6	1977	4	9900	N	N	21120 NE 60TH PL
007	880781	0450	6/25/2010	\$275,000	\$258,000	1350	6	1976	4	9900	N	N	21102 NE 60TH PL
007	880780	0200	10/23/2009	\$369,500	\$337,000	1500	6	1970	5	14100	N	N	21026 NE 66TH ST
007	052506	9012	10/25/2011	\$400,000	\$396,000	1830	6	1948	4	35150	N	N	19710 NE UNION HILL RD
007	880781	0320	2/22/2011	\$306,000	\$295,000	1930	6	1976	4	10800	N	N	21430 NE 60TH PL
007	182506	9078	6/24/2010	\$270,000	\$253,000	830	7	1977	3	41671	N	N	5215 192ND PL NE
007	033960	0130	2/23/2010	\$260,000	\$241,000	910	7	1987	3	3204	N	N	18111 NE 91ST CT
007	102506	9094	11/19/2009	\$299,500	\$274,000	1040	7	1963	3	47044	N	N	6804 238TH AVE NE
007	062506	9140	7/7/2010	\$250,000	\$235,000	1090	7	1986	3	10523	N	N	9074 AVONDALE RD NE
007	751120	0360	3/25/2011	\$380,000	\$368,000	1210	7	1983	3	62597	N	N	5309 221ST AVE NE
007	152506	9050	3/31/2011	\$399,000	\$386,000	1230	7	1997	4	79714	N	N	5039 236TH AVE NE
007	062506	9032	6/15/2009	\$432,000	\$389,000	1260	7	1958	4	106722	Y	N	9220 195TH AVE NE
007	880780	0020	9/21/2009	\$355,000	\$323,000	1270	7	1979	4	35011	N	N	20835 NE 67TH ST
007	033960	0340	10/9/2009	\$320,000	\$292,000	1300	7	1985	3	3182	N	N	18312 NE 92ND CT
007	033960	0490	9/14/2011	\$280,000	\$276,000	1300	7	1987	3	3100	N	N	9106 182ND AVE NE
007	880770	0060	5/30/2010	\$358,000	\$335,000	1320	7	1970	4	10540	N	N	21070 NE 91ST ST
007	880780	0310	5/2/2011	\$320,000	\$311,000	1340	7	1992	4	37411	N	N	20830 NE 67TH ST
007	033960	0090	4/12/2010	\$329,000	\$306,000	1360	7	1987	3	3718	N	N	18106 NE 91ST CT

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	880730	0460	8/5/2010	\$316,000	\$298,000	1380	7	1969	3	14105	N	N	20670 NE 79TH ST
007	102506	9113	7/16/2010	\$305,000	\$287,000	1400	7	1967	3	95832	N	N	6705 238TH AVE NE
007	042506	9123	10/12/2010	\$380,000	\$361,000	1410	7	1986	4	35340	N	N	22032 NE 80TH ST
007	102506	9194	12/4/2009	\$365,000	\$335,000	1440	7	1980	4	45302	N	N	6621 229TH PL NE
007	102506	9092	9/21/2011	\$375,000	\$370,000	1450	7	1969	4	29040	N	N	7511 230TH AVE NE
007	102506	9092	9/17/2009	\$385,000	\$350,000	1450	7	1969	4	29040	N	N	7511 230TH AVE NE
007	033960	0100	1/22/2011	\$309,000	\$297,000	1620	7	1987	3	3549	N	N	18102 NE 91ST CT
007	052506	9081	3/10/2009	\$335,000	\$298,000	1630	7	1973	3	45302	N	N	21037 NE 97TH PL
007	880781	0480	12/2/2010	\$369,000	\$353,000	1710	7	1993	4	9990	N	N	6014 210TH AVE NE
007	880730	0470	4/25/2010	\$361,000	\$336,000	1720	7	1969	3	12007	N	N	20660 NE 79TH ST
007	152506	9090	2/3/2009	\$483,000	\$428,000	1760	7	1954	4	160435	N	N	5110 236TH AVE NE
007	241391	0070	11/15/2010	\$450,000	\$429,000	1930	7	1974	4	43560	N	N	20935 NE 77TH ST
007	812160	0030	8/9/2011	\$370,000	\$364,000	1940	7	1974	3	36599	N	N	6514 227TH AVE NE
007	241391	0180	9/23/2011	\$635,000	\$627,000	1970	7	1970	4	36313	N	N	20942 NE 78TH ST
007	082506	9059	10/18/2011	\$440,000	\$436,000	2200	7	1956	3	83199	N	N	6062 208TH AVE NE
007	052506	9100	11/19/2009	\$442,000	\$405,000	2300	7	1976	4	35000	N	N	8416 208TH AVE NE
007	880781	0780	9/26/2011	\$334,950	\$331,000	2660	7	1981	4	11160	N	N	21404 NE 61ST ST
007	042506	9097	11/20/2009	\$517,000	\$474,000	3040	7	1981	4	39420	N	N	21935 NE 85TH ST
007	133090	0730	3/4/2011	\$411,000	\$397,000	1400	8	1981	4	37200	N	N	4326 229TH AVE NE
007	042506	9133	3/24/2010	\$590,000	\$548,000	1480	8	1987	4	50094	N	N	9401 218TH AVE NE
007	154280	0020	3/3/2011	\$338,000	\$326,000	1550	8	1996	3	3175	N	N	18397 NE 97TH CT
007	162506	9068	4/14/2010	\$586,000	\$546,000	1630	8	2005	3	28247	N	N	4417 221ST PL NE
007	950885	0060	7/28/2009	\$450,000	\$407,000	1660	8	1979	3	35107	N	N	7243 237TH AVE NE
007	133090	0240	12/20/2010	\$424,950	\$407,000	1720	8	1979	3	39360	N	N	4204 232ND AVE NE
007	241390	0010	2/7/2011	\$471,100	\$454,000	1720	8	1977	4	22464	N	N	7305 216TH AVE NE
007	751120	0230	11/13/2009	\$585,000	\$536,000	1720	8	1983	4	40640	N	N	5322 222ND AVE NE
007	154280	0070	6/25/2009	\$380,000	\$342,000	1760	8	1996	3	4158	N	N	18387 NE 97TH CT
007	154280	0170	10/20/2009	\$377,750	\$345,000	1760	8	1996	3	3450	N	N	9777 NE 184TH CT

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	812150	0140	10/1/2009	\$550,000	\$501,000	1770	8	1974	3	40635	N	N	23004 NE 64TH ST
007	102506	9241	3/6/2010	\$483,000	\$448,000	1830	8	1988	3	37457	N	N	23314 NE 71ST ST
007	950885	0230	8/8/2011	\$438,000	\$430,000	1870	8	1980	3	35818	N	N	6914 237TH AVE NE
007	152506	9105	5/9/2011	\$480,000	\$467,000	2020	8	1990	3	45116	N	N	4538 243RD AVE NE
007	102506	9098	12/20/2011	\$450,000	\$449,000	2130	8	1993	3	12196	N	N	23209 NE 73RD ST
007	241391	0260	8/11/2010	\$445,000	\$420,000	2130	8	1979	3	22320	N	N	21019 NE 78TH ST
007	172506	9097	3/19/2009	\$540,000	\$481,000	2170	8	1988	4	83635	Y	N	20926 NE 58TH ST
007	102506	9158	5/26/2009	\$550,000	\$494,000	2210	8	1987	3	40510	N	N	6501 229TH AVE NE
007	751120	0050	6/16/2009	\$521,000	\$469,000	2230	8	1998	3	38774	N	N	5107 218TH AVE NE
007	106130	0010	10/24/2011	\$515,000	\$511,000	2260	8	1989	3	36888	N	N	7704 216TH AVE NE
007	133091	0110	8/19/2009	\$500,000	\$453,000	2270	8	1983	4	88256	N	N	23227 NE 51ST CT
007	133090	0600	4/9/2010	\$425,000	\$396,000	2280	8	1980	4	35673	N	N	4523 232ND AVE NE
007	052506	9099	10/25/2011	\$615,000	\$610,000	2320	8	1993	4	219978	N	N	20630 NE 92ND PL
007	133090	0230	2/24/2009	\$580,000	\$516,000	2330	8	1980	4	31705	N	N	4124 232ND AVE NE
007	381100	0180	4/16/2010	\$565,000	\$526,000	2350	8	1980	4	46173	N	N	20505 NE 68TH ST
007	102506	9222	1/12/2011	\$550,000	\$528,000	2500	8	1987	3	40080	N	N	22832 NE 74TH ST
007	241391	0030	4/21/2010	\$599,000	\$558,000	2510	8	1924	5	43093	N	N	7606 208TH AVE NE
007	092506	9090	3/11/2011	\$549,999	\$532,000	2530	8	2004	3	21260	N	N	8001 219TH AVE NE
007	042506	9025	2/12/2010	\$560,000	\$518,000	2600	8	1987	3	97138	N	N	8813 221ST AVE NE
007	152506	9036	8/6/2009	\$650,000	\$589,000	2650	8	1989	4	47403	N	N	5215 239TH AVE NE
007	950885	0020	11/18/2011	\$466,575	\$464,000	2660	8	1979	4	35100	N	N	7214 237TH AVE NE
007	133090	0030	3/11/2010	\$435,000	\$404,000	2705	8	1979	3	36036	N	N	4504 228TH AVE NE
007	092506	9042	5/13/2009	\$590,000	\$529,000	2840	8	1984	4	54400	N	N	22039 NE 74TH PL
007	102506	9165	5/7/2010	\$715,000	\$668,000	2840	8	1980	4	98445	N	N	6810 240TH WAY NE
007	172506	9095	8/26/2011	\$389,100	\$383,000	2940	8	1990	4	92347	Y	N	20822 NE 58TH ST
007	072506	9032	7/20/2011	\$775,000	\$760,000	2970	8	1972	4	120225	N	N	7601 196TH AVE NE
007	042506	9146	3/10/2010	\$719,000	\$667,000	3810	8	1988	3	45738	N	N	21708 NE 92ND PL
007	951091	0360	2/16/2011	\$470,000	\$453,000	1695	9	2002	3	4436	N	N	6051 189TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	951086	0480	1/20/2010	\$475,000	\$438,000	1700	9	2003	3	3300	N	N	6703 188TH PL NE
007	102506	9157	9/12/2011	\$840,000	\$829,000	1760	9	1999	3	229996	N	N	23503 NE 61ST ST
007	951086	0250	12/22/2011	\$460,000	\$459,000	1770	9	2003	3	3431	N	N	6636 190TH AVE NE
007	951086	0300	9/14/2010	\$517,500	\$490,000	1870	9	2003	3	3290	N	N	6754 190TH AVE NE
007	951097	0160	1/20/2011	\$508,000	\$488,000	1870	9	2005	3	3220	N	N	19332 NE 68TH WAY
007	951091	0440	1/31/2011	\$480,000	\$462,000	1900	9	2002	3	3283	N	N	6115 189TH PL NE
007	951086	0490	7/1/2011	\$530,000	\$519,000	1920	9	2003	3	4155	N	N	6701 188TH PL NE
007	951086	0680	4/2/2010	\$515,000	\$479,000	1920	9	2003	3	3271	N	N	6553 191ST PL NE
007	951086	0220	8/16/2010	\$543,000	\$513,000	1930	9	2003	3	3599	N	N	6530 190TH AVE NE
007	052506	9072	1/6/2010	\$540,000	\$497,000	1940	9	1962	3	102847	N	N	8220 208TH AVE NE
007	951086	0040	9/13/2010	\$547,500	\$519,000	2030	9	2003	3	4143	N	N	6520 188TH PL NE
007	951086	0130	8/31/2011	\$522,500	\$515,000	2030	9	2003	3	4142	N	N	6637 190TH AVE NE
007	951091	0210	7/25/2011	\$540,000	\$530,000	2040	9	2002	3	4566	N	N	6056 189TH PL NE
007	751121	0160	5/23/2011	\$440,640	\$429,000	2070	9	1984	3	34200	N	N	22408 NE 46TH ST
007	951086	0370	3/23/2009	\$517,000	\$461,000	2080	9	2003	3	3600	N	N	18943 NE 68TH ST
007	951086	0110	9/7/2011	\$575,000	\$567,000	2110	9	2003	3	4126	N	N	6641 190TH AVE NE
007	951091	0300	8/31/2010	\$555,000	\$525,000	2115	9	2002	3	4489	N	N	5822 189TH PL NE
007	951097	0070	5/5/2010	\$540,000	\$504,000	2170	9	2005	3	3242	N	N	19172 NE 68TH WAY
007	951097	0780	12/8/2010	\$520,000	\$497,000	2180	9	2005	3	5508	N	N	6544 194TH PL NE
007	033935	0110	5/25/2010	\$575,000	\$538,000	2210	9	2004	3	5236	N	N	18418 NE 95TH CT
007	951091	0120	10/2/2009	\$542,500	\$494,000	2225	9	2002	3	5055	N	N	6208 189TH PL NE
007	951097	1050	2/5/2010	\$537,000	\$496,000	2240	9	2004	3	3842	N	N	19202 NE 66TH WAY
007	951097	1040	6/17/2011	\$556,500	\$544,000	2250	9	2004	3	3600	N	N	19204 NE 66TH WAY
007	951097	1070	6/16/2011	\$547,000	\$534,000	2250	9	2004	3	4134	N	N	19152 NE 66TH WAY
007	951097	0590	10/11/2011	\$562,000	\$556,000	2260	9	2005	3	5571	N	N	19302 NE 64TH WAY
007	152506	9029	3/11/2011	\$504,000	\$487,000	2280	9	1984	4	218097	N	N	5006 236TH AVE NE
007	951091	0080	4/30/2009	\$560,000	\$502,000	2375	9	2002	3	4363	N	N	6232 189TH PL NE
007	951091	0230	8/21/2009	\$565,000	\$513,000	2375	9	2002	3	4807	N	N	6048 189TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	951091	0270	3/16/2010	\$585,000	\$543,000	2390	9	2002	3	4548	N	N	5932 189TH PL NE
007	951097	0460	12/20/2011	\$545,000	\$544,000	2390	9	2004	3	4226	N	N	6456 192ND PL NE
007	951097	0580	7/21/2011	\$567,750	\$557,000	2390	9	2004	3	4886	N	N	6451 193RD PL NE
007	102506	9189	9/15/2011	\$549,000	\$542,000	2400	9	1979	4	58806	N	N	24117 NE 75TH ST
007	951086	1000	6/25/2009	\$550,000	\$496,000	2410	9	2004	3	3905	N	N	19142 NE 65TH WAY
007	951091	0100	4/20/2009	\$578,000	\$517,000	2435	9	2002	3	5191	N	N	6220 189TH PL NE
007	951097	0670	2/24/2010	\$587,000	\$544,000	2450	9	2005	3	4800	N	N	6789 195TH PL NE
007	033935	0010	2/28/2011	\$498,500	\$481,000	2490	9	2004	3	4671	N	N	18437 NE 95TH CT
007	951086	0320	6/2/2010	\$615,000	\$576,000	2500	9	2003	3	5537	N	N	19005 NE 68TH ST
007	951086	0450	11/13/2009	\$525,000	\$481,000	2500	9	2003	3	3600	N	N	18883 NE 68TH ST
007	033935	0140	9/17/2010	\$580,000	\$550,000	2540	9	2004	3	6678	N	N	18430 NE 95TH CT
007	951097	1030	1/19/2011	\$575,000	\$553,000	2540	9	2004	3	3976	N	N	19206 NE 66TH WAY
007	152506	9083	11/29/2011	\$650,000	\$647,000	2560	9	1998	3	221284	N	N	4420 243RD AVE NE
007	102506	9213	9/7/2011	\$778,000	\$767,000	2590	9	1982	3	60112	N	N	6924 229TH PL NE
007	951097	0750	10/5/2009	\$590,000	\$538,000	2590	9	2005	3	4706	N	N	6780 194TH PL NE
007	951097	0810	4/2/2010	\$619,000	\$576,000	2590	9	2004	3	5117	N	N	19315 NE 65TH WAY
007	152506	9005	2/23/2009	\$640,000	\$569,000	2600	9	1995	3	178160	N	N	5405 236TH AVE NE
007	162506	9114	4/30/2010	\$529,900	\$494,000	2610	9	1986	4	34423	N	N	4419 223RD PL NE
007	042506	9112	12/1/2010	\$705,000	\$674,000	2620	9	1997	3	100623	N	N	21625 NE 92ND PL
007	732290	0330	8/26/2009	\$584,000	\$530,000	2740	9	1987	3	53143	N	N	5019 243RD AVE NE
007	232450	0010	8/23/2010	\$553,800	\$523,000	2745	9	2006	3	6144	N	N	9931 187TH CT NE
007	166850	0030	10/28/2010	\$507,500	\$483,000	2770	9	1986	3	35175	N	N	4613 224TH CT NE
007	166850	0090	11/24/2010	\$530,000	\$506,000	2770	9	1987	3	39529	N	N	4519 223RD PL NE
007	951097	0510	9/28/2011	\$610,000	\$603,000	2770	9	2005	3	4650	N	N	6537 193RD PL NE
007	951097	0850	7/27/2009	\$577,000	\$522,000	2770	9	2004	3	4101	N	N	6615 194TH PL NE
007	951097	1100	5/23/2011	\$630,000	\$614,000	2770	9	2005	3	5237	N	N	19160 NE 67TH WAY
007	312150	0330	4/1/2011	\$595,000	\$576,000	2790	9	1993	3	21043	N	N	7819 233RD AVE NE
007	092506	9129	8/3/2011	\$690,000	\$678,000	2840	9	1987	4	42432	N	N	7523 220TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	108561	0020	7/1/2011	\$585,111	\$573,000	2840	9	1998	3	25426	N	N	6519 214TH AVE NE
007	951086	0810	12/7/2010	\$680,000	\$650,000	2840	9	2004	3	5298	N	N	19105 NE 64TH WAY
007	751121	0140	9/2/2011	\$548,084	\$540,000	2850	9	1984	3	38357	N	N	4527 224TH PL NE
007	951086	0830	9/8/2009	\$632,000	\$575,000	2850	9	2004	3	5341	N	N	19109 NE 64TH WAY
007	232450	0070	1/6/2010	\$540,000	\$497,000	2870	9	2006	3	5409	N	N	9879 187TH CT NE
007	232450	0080	6/10/2009	\$515,000	\$463,000	2870	9	2006	3	5550	N	N	9873 187TH CT NE
007	232450	0100	1/11/2010	\$577,000	\$532,000	2870	9	2006	3	5580	N	N	9861 187TH CT NE
007	751121	0210	9/9/2011	\$537,500	\$530,000	2950	9	1984	3	35920	N	N	4917 225TH AVE NE
007	312100	0050	4/22/2011	\$612,662	\$595,000	3000	9	1990	3	35709	N	N	7317 233RD PL NE
007	082506	9041	2/23/2011	\$700,000	\$676,000	3030	9	1993	4	69696	N	N	20528 NE UNION HILL RD
007	108561	0060	8/22/2011	\$622,000	\$612,000	3050	9	1997	3	24602	N	N	6410 214TH AVE NE
007	751121	0260	4/12/2011	\$589,000	\$571,000	3080	9	1984	3	53081	N	N	22506 NE 46TH ST
007	102506	9232	2/14/2011	\$635,000	\$612,000	3210	9	1998	3	111949	N	N	7810 238TH AVE NE
007	042506	9061	8/23/2011	\$620,000	\$610,000	3250	9	1994	3	101930	N	N	21230 NE 92ND PL
007	951086	0850	7/3/2011	\$728,000	\$713,000	3290	9	2004	3	6682	N	N	19115 NE 64TH WAY
007	951097	0230	8/14/2009	\$652,000	\$591,000	3290	9	2005	3	4956	N	N	6796 195TH PL NE
007	312100	0140	7/22/2010	\$672,000	\$633,000	3310	9	1991	3	39151	N	N	7334 235TH AVE NE
007	951086	0860	8/3/2011	\$736,030	\$723,000	3310	9	2004	3	6482	N	N	19117 NE 64TH WAY
007	951097	0240	10/7/2010	\$678,000	\$644,000	3310	9	2005	3	5288	N	N	6794 195TH PL NE
007	162506	9004	9/8/2011	\$760,000	\$750,000	3320	9	2010	3	452588	N	N	4940 225TH AVE NE
007	042506	9181	7/21/2010	\$692,500	\$652,000	3430	9	1996	3	49046	N	N	9109 215TH PL NE
007	082506	9096	11/10/2009	\$710,000	\$650,000	3470	9	1985	3	41317	N	N	20715 NE 70TH PL
007	102506	9177	10/7/2009	\$745,000	\$680,000	3550	9	2008	3	81457	N	N	24219 NE 80TH ST
007	092506	9168	7/13/2011	\$785,000	\$770,000	3570	9	1987	3	44377	N	N	21702 NE 76TH ST
007	751121	0030	11/20/2009	\$700,000	\$642,000	3690	9	1983	3	33590	N	N	22709 NE 46TH ST
007	162506	9092	9/15/2011	\$737,000	\$728,000	3790	9	1990	3	222156	N	N	22119 NE 56TH ST
007	102506	9176	7/28/2010	\$679,950	\$641,000	4160	9	1978	4	42688	N	N	7525 238TH AVE NE
007	082506	9010	2/25/2009	\$961,500	\$855,000	4270	9	2004	3	215622	N	N	7520 196TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	102506	9244	2/2/2011	\$535,000	\$515,000	4300	9	1989	3	41818	N	N	23113 NE 72ND PL
007	312150	0370	12/9/2011	\$852,000	\$849,000	4400	9	1994	3	45747	N	N	23404 NE 78TH WAY
007	352800	0080	4/13/2011	\$660,000	\$640,000	1900	10	1988	4	35035	N	N	21506 NE 67TH ST
007	929085	0860	2/12/2009	\$660,000	\$586,000	2700	10	1989	3	30023	N	N	21833 NE 103RD ST
007	352800	0330	10/28/2011	\$610,000	\$605,000	2860	10	1988	4	28313	N	N	6751 214TH AVE NE
007	352801	0160	9/28/2010	\$775,000	\$736,000	2950	10	1989	3	44458	N	N	6735 223RD AVE NE
007	352950	0060	12/8/2011	\$645,000	\$643,000	2970	10	1993	3	20119	N	N	21610 NE 81ST ST
007	352950	0270	4/22/2011	\$685,000	\$665,000	2970	10	1993	3	32825	N	N	21711 NE 81ST ST
007	352950	0160	3/29/2010	\$685,000	\$637,000	2980	10	1993	3	32890	N	N	21321 NE 81ST ST
007	092506	9084	7/2/2009	\$728,000	\$657,000	2990	10	1992	3	136342	N	N	22702 NE 60TH ST
007	929087	0030	9/15/2009	\$675,000	\$614,000	3080	10	1993	3	37987	N	N	9612 215TH AVE NE
007	042506	9168	4/20/2011	\$640,000	\$621,000	3140	10	1992	3	41695	N	N	9726 216TH AVE NE
007	929085	0050	10/7/2009	\$729,900	\$666,000	3140	10	1989	3	34765	N	N	21325 NE 103RD CT
007	352800	0190	11/8/2011	\$650,000	\$646,000	3160	10	1988	4	40187	N	N	21419 NE 68TH CT
007	352801	0230	6/5/2009	\$790,000	\$711,000	3160	10	1989	3	38632	N	N	22118 NE 66TH PL
007	352961	0110	11/23/2010	\$720,000	\$688,000	3250	10	1995	3	28447	N	N	8605 217TH AVE NE
007	352800	0371	9/6/2011	\$750,000	\$740,000	3280	10	1989	3	31600	N	N	6621 214TH AVE NE
007	082506	9083	4/7/2011	\$748,000	\$725,000	3300	10	1990	3	218671	N	N	7504 196TH AVE NE
007	352800	0200	5/5/2009	\$800,000	\$717,000	3300	10	1987	3	35642	N	N	21420 NE 68TH CT
007	092506	9191	9/1/2009	\$820,000	\$745,000	3320	10	1997	3	36715	N	N	21932 NE 73RD ST
007	352801	0260	7/12/2010	\$820,000	\$772,000	3320	10	1988	3	40803	N	N	22008 NE 66TH PL
007	352802	0020	4/26/2010	\$735,000	\$686,000	3320	10	1990	3	36838	N	N	6415 224TH AVE NE
007	352961	0080	8/6/2009	\$740,000	\$670,000	3330	10	1995	3	29173	N	N	21811 NE 87TH PL
007	929085	0350	1/10/2011	\$782,500	\$751,000	3350	10	1990	3	36322	N	N	10113 219TH PL NE
007	929087	0050	8/16/2010	\$700,000	\$661,000	3350	10	1994	3	28901	N	N	9604 215TH AVE NE
007	352950	0210	9/15/2011	\$710,000	\$701,000	3370	10	1994	3	29856	N	N	21507 NE 81ST ST
007	929085	0850	11/17/2011	\$665,000	\$661,000	3390	10	1989	3	35492	N	N	21817 NE 103RD ST
007	042506	9143	3/29/2010	\$1,160,000	\$1,079,000	3400	10	2004	3	54450	N	N	21310 NE 92ND PL

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	352801	0210	8/8/2011	\$745,000	\$732,000	3420	10	1989	3	35024	N	N	22230 NE 66TH PL
007	363680	0130	12/29/2009	\$780,000	\$718,000	3430	10	1997	3	26151	N	N	8412 213TH PL NE
007	929085	0170	6/17/2010	\$880,000	\$826,000	3490	10	1989	3	35924	N	N	21343 NE 101ST CT
007	815580	0290	5/3/2011	\$975,000	\$948,000	3520	10	1996	3	43546	N	Y	6423 240TH WAY NE
007	363680	0050	7/6/2010	\$815,000	\$766,000	3540	10	1996	3	32567	N	N	8421 217TH AVE NE
007	352801	0050	6/3/2009	\$950,000	\$855,000	3620	10	1988	3	35605	N	N	22021 NE 66TH PL
007	363680	0210	11/20/2009	\$752,500	\$690,000	3620	10	1997	3	36507	N	N	21315 NE 84TH ST
007	929085	0970	6/26/2009	\$895,000	\$807,000	3630	10	1989	3	31613	N	N	21512 NE 101ST ST
007	352960	0010	9/16/2011	\$715,000	\$706,000	3650	10	1996	3	26597	N	N	8512 213TH PL NE
007	929085	0540	12/21/2010	\$690,000	\$661,000	3710	10	1990	3	44320	N	N	21855 NE 104TH PL
007	815580	0180	8/18/2010	\$795,000	\$751,000	3730	10	1998	3	58824	N	Y	23913 NE 69TH PL
007	162506	9116	4/27/2009	\$718,000	\$643,000	3760	10	1989	4	74046	N	N	4504 223RD PL NE
007	929085	0790	1/7/2011	\$716,000	\$687,000	3790	10	1989	3	49896	N	N	21523 NE 103RD ST
007	363680	0190	3/14/2011	\$757,250	\$732,000	3830	10	1997	3	22920	N	N	8305 213TH PL NE
007	133091	0250	3/28/2011	\$755,000	\$731,000	3900	10	1984	4	108907	N	N	22841 NE 54TH ST
007	363680	0230	10/14/2011	\$1,355,000	\$1,343,000	3960	10	1997	3	40560	N	N	21425 NE 84TH ST
007	929085	0310	12/18/2010	\$850,000	\$814,000	3970	10	1989	3	35926	N	N	21809 NE 102ND ST
007	929085	0830	12/10/2009	\$910,000	\$836,000	4000	10	1989	3	36700	N	N	21721 NE 103RD ST
007	042506	9105	11/20/2010	\$1,100,000	\$1,051,000	4010	10	2007	3	82764	N	N	22203 NE 85TH ST
007	929085	0270	8/18/2011	\$742,000	\$730,000	4040	10	1989	3	38052	N	N	10115 218TH CT NE
007	929085	0270	7/8/2009	\$850,000	\$768,000	4040	10	1989	3	38052	N	N	10115 218TH CT NE
007	815580	0160	4/19/2011	\$790,000	\$767,000	4050	10	1990	3	28010	N	N	23900 NE 69TH PL
007	042506	9106	6/3/2010	\$1,400,000	\$1,312,000	4060	10	2000	3	82764	N	N	22209 NE 85TH ST
007	929085	0700	9/21/2010	\$760,000	\$721,000	4160	10	1989	3	36499	N	N	21743 NE 105TH PL
007	042506	9152	1/26/2011	\$925,000	\$890,000	4240	10	2007	3	45738	N	N	9807 218TH PL NE
007	052506	9065	9/14/2011	\$1,100,000	\$1,086,000	4625	10	2001	3	87120	N	N	8420 208TH AVE NE
007	052506	9122	8/31/2010	\$915,000	\$866,000	4640	10	1991	3	47970	N	N	20708 NE 90TH ST
007	352802	0090	9/7/2010	\$1,340,000	\$1,269,000	4870	10	1991	3	40886	N	N	6025 224TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
007	052506	9106	4/12/2011	\$875,000	\$849,000	4220	11	2008	3	111319	N	N	9710 208TH AVE NE
007	295440	0500	4/7/2010	\$1,025,000	\$954,000	4240	11	1992	3	30687	N	N	6711 204TH DR NE
007	102506	9254	7/12/2011	\$1,025,000	\$1,005,000	4290	11	2004	3	51645	N	N	7910 240TH AVE NE
007	295440	0280	4/15/2011	\$1,010,000	\$980,000	4650	11	1990	3	39139	N	N	20413 NE 63RD ST
007	815580	0310	11/14/2011	\$1,085,000	\$1,079,000	4700	11	1990	3	37056	N	Y	6401 240TH WAY NE
007	295440	0380	10/1/2009	\$1,000,000	\$912,000	4800	11	1991	3	41313	N	N	6203 204TH DR NE
007	295440	0390	5/6/2010	\$1,045,000	\$976,000	4820	11	1996	3	42387	N	N	6215 204TH DR NE
007	295440	0160	5/5/2009	\$1,150,000	\$1,031,000	4930	11	1990	4	35002	N	N	20421 NE 66TH CT
007	042506	9186	9/17/2009	\$1,250,000	\$1,138,000	5150	11	2000	3	40521	N	N	9727 216TH AVE NE
007	052506	9126	5/17/2011	\$1,339,400	\$1,305,000	5190	11	2004	3	145490	N	N	20011 NE 85TH ST
007	295440	0260	10/1/2009	\$1,250,000	\$1,140,000	5470	11	1990	3	43467	N	N	20422 NE 63RD ST
007	295440	0450	5/6/2010	\$1,295,000	\$1,210,000	6340	11	1990	4	35000	N	N	6525 204TH DR NE
007	815580	0280	1/5/2009	\$1,400,000	\$1,239,000	5010	12	1990	4	37017	N	Y	6507 240TH WAY NE
007	295440	0350	6/16/2011	\$1,425,000	\$1,393,000	5200	12	2001	3	43986	N	N	20331 NE 61ST CT
007	295440	0050	5/26/2011	\$1,450,000	\$1,414,000	5390	12	1995	4	49087	N	N	20450 NE 71ST ST
007	295440	0200	6/8/2010	\$1,600,000	\$1,500,000	5390	12	2005	3	36362	N	N	20424 NE 64TH PL
007	295440	0530	3/8/2010	\$1,620,000	\$1,504,000	5850	12	1990	4	80779	N	N	7207 204TH DR NE
007	092506	9135	12/13/2010	\$2,250,000	\$2,155,000	4690	13	2009	3	77418	N	N	7917 219TH AVE NE
008	720233	0500	9/29/2010	\$315,000	\$299,000	1440	7	2003	3	3060	N	N	9137 228TH WAY NE
008	720234	0310	6/25/2010	\$379,000	\$356,000	1480	7	2004	3	4000	N	N	8513 230TH AVE NE
008	720229	0090	6/8/2011	\$325,420	\$317,000	1600	7	2002	3	4272	N	N	22331 NE 98TH ST
008	720229	0230	8/4/2011	\$335,640	\$330,000	1600	7	2002	3	3129	N	N	9926 223RD AVE NE
008	720229	0320	3/24/2010	\$381,000	\$354,000	1600	7	2002	3	3172	N	N	9814 223RD AVE NE
008	720233	0550	1/11/2010	\$390,000	\$359,000	1600	7	2003	3	3605	N	N	9215 228TH WAY NE
008	720235	0030	5/14/2010	\$377,000	\$352,000	1630	7	2004	3	3010	N	N	8746 233RD PL NE
008	720235	0090	12/14/2011	\$325,000	\$324,000	1630	7	2004	3	2730	N	N	8676 233RD PL NE
008	720235	0260	3/9/2011	\$351,000	\$339,000	1630	7	2004	3	2370	N	N	8517 233RD PL NE
008	720235	0350	10/15/2009	\$385,000	\$351,000	1630	7	2004	3	2550	N	N	8675 233RD PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720238	0130	12/22/2011	\$355,000	\$354,000	1630	7	2005	3	3286	N	N	8200 233RD PL NE
008	720238	0350	1/11/2011	\$350,000	\$336,000	1630	7	2005	3	3274	N	N	8303 233RD PL NE
008	720238	0370	4/20/2010	\$380,000	\$354,000	1630	7	2005	3	2954	N	N	8319 233RD PL NE
008	720233	0200	2/22/2010	\$369,000	\$342,000	1650	7	2003	3	3060	N	N	9141 229TH PL NE
008	720233	0240	3/21/2011	\$382,950	\$370,000	1650	7	2003	3	2989	N	N	9189 229TH PL NE
008	720233	0490	5/8/2009	\$410,000	\$367,000	1650	7	2003	3	3060	N	N	9125 228TH WAY NE
008	720233	0460	4/16/2010	\$420,000	\$391,000	1680	7	2004	3	4750	N	N	22741 NE 91ST WAY
008	720229	0620	11/9/2011	\$341,400	\$339,000	1690	7	2002	3	3026	N	N	22363 NE 101ST PL
008	720235	0060	8/17/2010	\$395,000	\$373,000	1690	7	2004	3	2890	N	N	8722 233RD PL NE
008	720235	0100	1/13/2011	\$383,000	\$368,000	1690	7	2004	3	3160	N	N	8668 233RD PL NE
008	720235	0270	10/13/2011	\$360,000	\$356,000	1690	7	2004	3	2590	N	N	8525 233RD PL NE
008	720235	0300	5/5/2010	\$389,500	\$363,000	1690	7	2004	3	3310	N	N	8549 233RD PL NE
008	720235	0340	11/19/2009	\$385,000	\$353,000	1690	7	2004	3	2710	N	N	8667 233RD PL NE
008	720235	0360	9/13/2011	\$355,000	\$350,000	1690	7	2004	3	2440	N	N	8705 233RD PL NE
008	720234	0250	9/8/2009	\$390,000	\$354,000	1690	7	2004	3	4575	N	N	8401 230TH AVE NE
008	720234	0390	6/6/2011	\$340,000	\$332,000	1690	7	2004	3	4851	N	N	22913 NE 87TH PL
008	720238	0210	1/21/2011	\$363,500	\$349,000	1690	7	2005	3	3004	N	N	8134 233RD PL NE
008	720234	0790	6/11/2010	\$445,000	\$417,000	1880	7	2004	3	5000	N	N	8829 228TH WAY NE
008	720234	0260	6/10/2009	\$410,000	\$369,000	1930	7	2004	3	3926	N	N	8409 230TH AVE NE
008	720234	0710	5/28/2009	\$460,000	\$413,000	1940	7	2004	3	7947	N	N	8711 228TH WAY NE
008	720234	1500	9/24/2009	\$399,000	\$363,000	1940	7	2004	3	5176	N	N	8114 230TH PL NE
008	720238	0110	12/20/2011	\$450,000	\$449,000	2020	7	2005	3	4138	N	N	8216 233RD PL NE
008	720238	0250	11/24/2009	\$402,500	\$369,000	2020	7	2005	3	4148	N	N	8102 233RD PL NE
008	720238	0310	11/19/2009	\$434,000	\$398,000	2020	7	2005	3	3877	N	N	8229 233RD PL NE
008	720238	0400	10/17/2011	\$430,500	\$426,000	2020	7	2005	3	4169	N	N	8343 233RD PL NE
008	720235	0130	5/22/2009	\$465,000	\$417,000	2030	7	2004	3	3820	N	N	8644 233RD PL NE
008	720234	1350	7/9/2010	\$460,000	\$433,000	2050	7	2005	3	6031	N	N	23026 NE 82ND ST
008	720228	0290	8/2/2010	\$452,000	\$426,000	2120	7	2001	3	4045	N	N	9512 226TH PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720228	0320	2/8/2011	\$425,000	\$409,000	2120	7	2001	3	4710	N	N	9536 226TH PL NE
008	720231	0060	1/21/2010	\$445,000	\$411,000	2120	7	2002	3	4407	N	N	22712 NE FERN REACH CIR
008	720231	0080	7/16/2010	\$442,000	\$416,000	2120	7	2002	3	4321	N	N	22724 NE FERN REACH CIR
008	720235	0180	12/3/2010	\$415,000	\$397,000	2120	7	2004	3	3720	N	N	8604 233RD PL NE
008	720235	0190	6/16/2011	\$410,000	\$400,000	2120	7	2004	3	3600	N	N	8566 233RD PL NE
008	720235	0330	8/18/2011	\$425,000	\$418,000	2120	7	2004	3	3630	N	N	8659 233RD PL NE
008	720234	0070	6/23/2010	\$442,000	\$415,000	2120	7	2004	3	5080	N	N	8606 230TH WAY NE
008	720234	0610	7/2/2009	\$415,000	\$374,000	2120	7	2004	3	5300	N	N	22828 NE 84TH PL
008	720228	0120	5/14/2009	\$450,000	\$404,000	2160	7	2002	3	4756	N	N	22640 NE 96TH ST
008	720234	0440	10/12/2009	\$405,000	\$369,000	2250	7	2004	3	4000	N	N	8608 229TH DR NE
008	720227	0730	12/14/2009	\$450,000	\$413,000	2270	7	2001	3	4504	N	N	9917 228TH TER NE
008	720226	1140	6/1/2011	\$422,000	\$412,000	2280	7	2000	3	4295	N	N	10160 225TH TER NE
008	720227	0060	4/18/2011	\$436,800	\$424,000	2280	7	2001	3	5221	N	N	9954 227TH WAY NE
008	720228	0190	3/31/2009	\$450,000	\$402,000	2280	7	2001	3	5353	N	N	22674 NE FERN REACH CIR
008	720228	0300	4/7/2010	\$455,000	\$423,000	2280	7	2001	3	5038	N	N	9520 226TH PL NE
008	720228	0330	11/3/2011	\$425,000	\$422,000	2280	7	2001	3	4501	N	N	9544 226TH PL NE
008	720231	0050	3/6/2010	\$459,950	\$426,000	2280	7	2002	3	6327	N	N	22706 NE FERN REACH CIR
008	720231	0070	4/16/2010	\$455,000	\$424,000	2280	7	2002	3	4446	N	N	22718 NE FERN REACH CIR
008	720233	0760	10/22/2010	\$420,000	\$400,000	2290	7	2003	3	4080	N	N	9116 227TH AVE NE
008	720226	1070	4/14/2009	\$425,000	\$380,000	2360	7	2000	3	3596	N	N	10104 225TH TER NE
008	720227	0110	11/18/2010	\$438,000	\$418,000	2360	7	2001	3	4182	N	N	22727 NE CASCARA CIR
008	720234	1020	12/15/2011	\$385,000	\$384,000	2370	7	2005	3	5590	N	N	8806 228TH WAY NE
008	720234	0760	3/28/2011	\$450,000	\$436,000	2390	7	2004	3	5026	N	N	8805 228TH WAY NE
008	720231	0030	9/23/2009	\$459,000	\$418,000	2400	7	2002	3	5585	N	N	9534 227TH WAY NE
008	720234	1060	11/18/2010	\$450,000	\$429,000	2410	7	2005	3	4876	N	N	8838 228TH WAY NE
008	720227	0650	10/12/2009	\$420,000	\$383,000	2420	7	2001	3	4791	N	N	9755 228TH TER NE
008	720234	1230	12/6/2011	\$430,000	\$428,000	2480	7	2004	3	5070	N	N	23017 NE 81ST ST
008	720226	0680	4/28/2010	\$458,500	\$428,000	2510	7	2001	3	5129	N	N	10137 224TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720226	0690	5/13/2010	\$458,000	\$428,000	2510	7	2001	3	5125	N	N	10145 224TH AVE NE
008	720226	1330	7/8/2009	\$458,000	\$413,000	2510	7	2000	3	5164	N	N	10111 225TH TER NE
008	720228	0070	4/15/2011	\$443,000	\$430,000	2510	7	2001	3	4327	N	N	22592 NE 96TH ST
008	720228	0630	8/21/2009	\$446,000	\$404,000	2510	7	2002	3	4499	N	N	9507 226TH PL NE
008	720228	0890	6/30/2009	\$451,000	\$407,000	2510	7	2003	3	6995	N	N	22514 NE 96TH ST
008	720228	0680	12/4/2011	\$445,000	\$443,000	2520	7	2004	3	5350	N	N	9405 226TH PL NE
008	720233	1430	10/4/2010	\$470,000	\$446,000	2550	7	2003	3	6326	N	N	22540 NE 92ND ST
008	720233	1010	7/28/2011	\$432,500	\$424,000	2600	7	2003	3	6474	N	N	9208 226TH PL NE
008	720234	0360	2/16/2011	\$450,000	\$434,000	2600	7	2004	3	6204	N	N	8611 230TH AVE NE
008	720227	0540	8/31/2010	\$468,500	\$443,000	2620	7	2001	3	4359	N	N	9756 227TH WAY NE
008	720227	0770	10/15/2010	\$487,000	\$463,000	2620	7	2001	3	5087	N	N	9949 228TH TER NE
008	720228	0260	9/23/2009	\$455,000	\$414,000	2620	7	2001	3	4529	N	N	9416 226TH PL NE
008	720228	0310	5/27/2010	\$467,000	\$437,000	2620	7	2001	3	5177	N	N	9528 226TH PL NE
008	720233	0750	4/14/2011	\$459,500	\$446,000	2620	7	2003	3	4080	N	N	9128 227TH AVE NE
008	720234	1150	12/8/2010	\$484,000	\$463,000	2620	7	2005	3	5199	N	N	8125 229TH DR NE
008	720234	1170	5/27/2011	\$425,000	\$414,000	2620	7	2005	3	5302	N	N	8109 229TH DR NE
008	720234	0630	4/12/2010	\$496,000	\$462,000	2660	7	2004	3	5277	N	N	8427 229TH DR NE
008	720228	0340	10/10/2009	\$465,551	\$425,000	2700	7	2003	3	5227	N	N	22597 NE 96TH ST
008	720228	0040	3/21/2011	\$449,000	\$434,000	2720	7	2001	3	4932	N	N	22578 NE 96TH ST
008	720234	1050	11/16/2009	\$485,000	\$444,000	2730	7	2005	3	4435	N	N	8830 228TH WAY NE
008	720228	0540	6/23/2010	\$477,500	\$448,000	2755	7	2002	3	4895	N	N	9442 225TH WAY NE
008	720226	1340	7/6/2011	\$427,500	\$419,000	2760	7	2000	3	5160	N	N	10119 225TH TER NE
008	720233	1140	1/6/2009	\$500,000	\$442,000	2880	7	2004	3	4850	N	N	9157 226TH PL NE
008	720228	0580	8/13/2009	\$525,000	\$476,000	3120	7	2003	3	5137	N	N	9414 225TH WAY NE
008	720234	0140	4/16/2009	\$550,000	\$492,000	3280	7	2004	3	8290	N	N	8407 230TH WAY NE
008	720234	0210	1/8/2010	\$475,000	\$438,000	3280	7	2004	3	5769	N	N	8511 230TH WAY NE
008	720234	0550	6/17/2010	\$540,000	\$507,000	3280	7	2004	3	7514	N	N	8315 229TH DR NE
008	720234	0930	9/26/2011	\$440,000	\$435,000	3280	7	2005	3	4904	N	N	8716 230TH WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720228	0590	5/17/2010	\$518,500	\$485,000	3410	7	2003	3	6202	N	N	9511 226TH PL NE
008	720228	0110	8/21/2009	\$500,000	\$454,000	3425	7	2002	3	5102	N	N	22634 SE 96TH ST
008	720233	1290	1/19/2010	\$574,000	\$530,000	3880	7	2003	3	9520	N	N	9143 225TH WAY NE
008	720234	1210	12/5/2010	\$514,000	\$491,000	3880	7	2005	3	6084	N	N	22927 NE 81ST ST
008	720233	1400	7/23/2009	\$580,000	\$524,000	3890	7	2003	3	9884	N	N	9228 225TH WAY NE
008	720234	0560	11/28/2011	\$548,500	\$546,000	4160	7	2004	3	6733	N	N	8323 229TH DR NE
008	720229	0040	4/21/2010	\$532,000	\$496,000	4230	7	2001	3	5891	N	N	9830 223RD PL NE
008	720310	0470	5/27/2009	\$524,990	\$472,000	2130	8	2009	3	5068	N	N	24213 NE 110TH ST
008	720226	0240	9/23/2011	\$430,000	\$425,000	2190	8	2001	3	8250	N	N	22523 NE 100TH WAY
008	720226	0360	4/21/2009	\$460,000	\$412,000	2190	8	2001	3	4428	N	N	9905 227TH WAY NE
008	720310	0580	12/13/2011	\$484,000	\$482,000	2220	8	2008	3	4134	N	N	10838 243RD AVE NE
008	720310	0360	8/20/2009	\$504,000	\$457,000	2230	8	2009	3	4250	N	N	24224 NE 108TH ST
008	720311	0030	10/5/2009	\$527,000	\$480,000	2320	8	2009	3	3811	N	N	10728 EASTRIDGE DR NE
008	720226	0230	4/23/2009	\$539,000	\$482,000	2330	8	2001	3	6427	N	N	22515 NE 100TH WAY
008	720226	0250	1/8/2010	\$497,500	\$458,000	2330	8	2001	3	7512	N	N	22531 NE CASCARA CIR
008	720226	0410	3/29/2010	\$489,000	\$455,000	2330	8	2001	3	4462	N	N	22582 NE 99TH WAY
008	720310	0320	8/7/2009	\$524,990	\$475,000	2370	8	2009	3	3966	N	N	24256 NE 108TH ST
008	720311	0020	10/6/2010	\$519,750	\$494,000	2370	8	2009	3	3811	N	N	10736 EASTRIDGE DR NE
008	720311	0020	10/5/2009	\$535,000	\$488,000	2370	8	2009	3	3811	N	N	10736 EASTRIDGE DR NE
008	720311	0120	6/7/2010	\$518,000	\$485,000	2370	8	2010	3	4727	N	N	10632 EASTRIDGE DR NE
008	720311	0230	2/1/2010	\$519,000	\$479,000	2370	8	2010	3	4154	N	N	10733 242ND PL NE
008	720310	0310	7/21/2009	\$558,500	\$505,000	2380	8	2009	3	4006	N	N	24264 NE 108TH ST
008	720310	0340	6/5/2009	\$545,000	\$490,000	2380	8	2009	3	4299	N	N	24240 NE 108TH ST
008	720311	0060	5/17/2010	\$510,000	\$477,000	2380	8	2010	3	3811	N	N	10704 EASTRIDGE DR NE
008	720311	0080	6/26/2010	\$508,685	\$478,000	2380	8	2010	3	3863	N	N	10664 EASTRIDGE DR NE
008	720311	0100	9/22/2010	\$514,990	\$488,000	2380	8	2010	3	3940	N	N	10648 EASTRIDGE DR NE
008	720311	0150	8/5/2010	\$514,990	\$486,000	2380	8	2010	3	3678	N	N	10645 242ND PL NE
008	720311	0190	6/16/2010	\$505,000	\$474,000	2380	8	2010	3	3752	N	N	10701 242ND PL NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720311	0250	12/21/2009	\$514,000	\$473,000	2380	8	2010	3	4247	N	N	10749 242ND PL NE
008	720310	0350	6/25/2009	\$535,000	\$482,000	2390	8	2009	3	4678	N	N	24232 NE 108TH ST
008	720311	0170	10/22/2010	\$505,900	\$481,000	2390	8	2010	3	3676	N	N	10661 242ND PL NE
008	720311	0560	3/17/2011	\$575,000	\$556,000	2420	8	2011	3	5871	N	N	10748 243RD AVE NE
008	720311	0590	6/20/2011	\$579,000	\$566,000	2420	8	2011	3	5500	N	N	10724 243RD AVE NE
008	720311	0040	2/16/2010	\$514,990	\$477,000	2450	8	2010	3	3811	N	N	10720 EASTRIDGE DR NE
008	720311	0090	6/23/2010	\$512,000	\$481,000	2450	8	2010	3	3944	N	N	10656 EASTRIDGE DR NE
008	720311	0140	6/22/2010	\$509,000	\$478,000	2450	8	2010	3	3816	N	N	10637 242ND PL NE
008	720311	0210	5/17/2010	\$508,000	\$475,000	2450	8	2010	3	3951	N	N	10717 242ND PL NE
008	720311	0240	2/11/2010	\$512,990	\$474,000	2450	8	2010	3	4332	N	N	10741 242ND PL NE
008	720311	0180	6/23/2010	\$519,990	\$488,000	2460	8	2010	3	3703	N	N	10669 242ND PL NE
008	720311	0220	3/24/2010	\$508,000	\$472,000	2460	8	2010	3	4056	N	N	10725 242ND PL NE
008	720310	0330	8/24/2009	\$559,990	\$508,000	2470	8	2009	3	4017	N	N	24248 NE 108TH ST
008	720310	0380	5/20/2010	\$518,000	\$484,000	2470	8	2008	3	5841	N	N	24208 NE 108TH ST
008	720310	0380	3/27/2009	\$535,000	\$477,000	2470	8	2008	3	5841	N	N	24208 NE 108TH ST
008	720310	0540	3/30/2009	\$553,190	\$494,000	2470	8	2008	3	4000	N	N	10915 243RD AVE NE
008	720311	0010	12/10/2009	\$554,990	\$510,000	2470	8	2009	3	4643	N	N	10744 EASTRIDGE DR NE
008	720311	0050	4/14/2010	\$520,000	\$484,000	2470	8	2010	3	3811	N	N	10712 EASTRIDGE DR NE
008	720311	0110	8/16/2010	\$510,000	\$482,000	2470	8	2010	3	3962	N	N	10640 EASTRIDGE DR NE
008	720315	0350	12/1/2011	\$504,000	\$502,000	2470	8	2011	3	5608	N	N	10245 EASTRIDGE DR NE
008	720310	0210	1/7/2010	\$575,622	\$530,000	2480	8	2010	3	4950	N	N	10826 243RD AVE NE
008	720310	0280	5/7/2010	\$574,990	\$537,000	2480	8	2010	3	4953	N	N	24251 NE 108TH ST
008	720310	0510	4/20/2009	\$560,000	\$501,000	2480	8	2008	3	4360	N	N	10933 243RD AVE NE
008	720311	0070	5/24/2010	\$499,000	\$467,000	2480	8	2010	3	3811	N	N	10672 EASTRIDGE DR NE
008	720311	0130	6/21/2010	\$519,990	\$488,000	2480	8	2010	3	4645	N	N	10629 242ND PL NE
008	720311	0200	6/22/2010	\$519,990	\$488,000	2480	8	2010	3	3834	N	N	10709 242ND PL NE
008	720311	0260	10/1/2009	\$512,500	\$467,000	2480	8	2010	3	4642	N	N	10757 242ND PL NE
008	720315	0250	6/17/2011	\$509,335	\$498,000	2490	8	2011	3	5000	N	N	10224 242ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720310	0070	12/13/2010	\$575,000	\$550,000	2500	8	2010	3	11460	N	N	11032 243RD AVE NE
008	720310	0120	12/14/2009	\$562,990	\$517,000	2500	8	2010	3	4950	N	N	10960 243RD AVE NE
008	720311	0280	6/23/2010	\$560,000	\$526,000	2500	8	2010	3	5277	N	N	10738 242ND PL NE
008	720311	0320	6/3/2010	\$561,990	\$526,000	2500	8	2010	3	4714	N	N	10702 242ND PL NE
008	720311	0350	6/21/2010	\$557,500	\$523,000	2500	8	2010	3	4443	N	N	10644 242ND PL NE
008	720311	0510	9/21/2010	\$563,000	\$534,000	2500	8	2010	3	7016	N	N	10761 243RD AVE NE
008	720311	0520	10/29/2010	\$591,000	\$563,000	2500	8	2010	3	5296	N	N	10780 243RD PL NE
008	720311	0550	2/11/2011	\$567,500	\$547,000	2500	8	2010	3	6153	N	N	10756 243RD AVE NE
008	720311	0580	5/16/2011	\$553,000	\$538,000	2500	8	2010	3	5500	N	N	10732 243RD AVE NE
008	720315	0240	5/5/2011	\$493,990	\$480,000	2500	8	2011	3	5000	N	N	10218 242ND AVE NE
008	720315	0030	2/25/2011	\$566,630	\$547,000	2510	8	2011	3	5991	N	N	10273 SHERIDAN CRES NE
008	720315	0080	12/8/2011	\$530,448	\$529,000	2510	8	2011	3	5436	N	N	10243 242ND AVE NE
008	720315	0230	1/24/2011	\$510,972	\$491,000	2510	8	2011	3	4812	N	N	10212 242ND AVE NE
008	720315	0280	8/17/2011	\$505,900	\$498,000	2510	8	2011	3	4718	N	N	10242 242ND AVE NE
008	720315	0300	7/15/2011	\$504,134	\$494,000	2510	8	2011	3	5468	N	N	10254 242ND AVE NE
008	720315	0340	8/15/2011	\$509,900	\$502,000	2510	8	2011	3	5345	N	N	10251 EASTRIDGE DR NE
008	720315	0400	12/13/2010	\$507,000	\$485,000	2510	8	2011	3	6316	N	N	10215 EASTRIDGE DR NE
008	720315	0390	1/4/2011	\$507,990	\$487,000	2520	8	2011	3	5405	N	N	10221 EASTRIDGE DR NE
008	720315	0010	10/27/2010	\$539,758	\$514,000	2560	8	2010	3	6534	N	N	10285 SHERIDAN CRES NE
008	720311	0440	7/11/2011	\$546,875	\$536,000	2580	8	2011	3	5124	N	N	10705 243RD AVE NE
008	720310	0080	4/6/2011	\$576,691	\$559,000	2590	8	2009	3	9009	N	N	11024 243RD AVE NE
008	720310	0130	7/13/2009	\$550,000	\$497,000	2590	8	2009	3	4950	N	N	10952 243RD AVE NE
008	720226	0300	11/24/2009	\$490,000	\$449,000	2630	8	2001	3	5827	N	N	9953 227TH WAY NE
008	720315	0020	12/15/2010	\$557,000	\$533,000	2650	8	2010	3	5808	N	N	10279 SHERIDAN CRES NE
008	720226	0330	4/23/2010	\$500,000	\$466,000	2660	8	2001	3	4000	N	N	9929 227TH WAY NE
008	720226	0350	5/17/2010	\$487,500	\$456,000	2660	8	2001	3	4000	N	N	9913 227TH WAY NE
008	720226	0400	5/4/2009	\$521,550	\$467,000	2660	8	2001	3	4715	N	N	22590 NE 99TH WAY
008	720226	0440	11/5/2009	\$499,950	\$457,000	2660	8	2001	3	7850	N	N	22558 NE 99TH WAY

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720226	0450	3/11/2010	\$488,000	\$453,000	2660	8	2001	3	8438	N	N	22550 NE 99TH WAY
008	720226	0980	5/4/2011	\$485,000	\$472,000	2660	8	2001	3	4049	N	N	10109 226TH AVE NE
008	720310	0100	5/25/2010	\$589,000	\$551,000	2700	8	2010	3	5940	N	N	11008 243RD AVE NE
008	720310	0240	9/29/2009	\$575,000	\$524,000	2700	8	2009	3	4952	N	N	10802 243RD AVE NE
008	720311	0290	5/21/2010	\$574,990	\$538,000	2700	8	2010	3	5000	N	N	10726 242ND PL NE
008	720311	0360	9/20/2010	\$554,990	\$526,000	2700	8	2010	3	4779	N	N	10636 242ND PL NE
008	720311	0460	1/17/2011	\$551,192	\$530,000	2700	8	2010	3	5280	N	N	10721 243RD AVE NE
008	720311	0540	6/15/2011	\$551,938	\$539,000	2700	8	2010	3	6319	N	N	10764 243RD AVE NE
008	720310	0170	8/25/2009	\$565,000	\$513,000	2720	8	2009	3	4950	N	N	10920 243RD AVE NE
008	720310	0190	9/30/2009	\$582,490	\$531,000	2720	8	2009	3	4950	N	N	10842 243RD AVE NE
008	720310	0220	2/25/2010	\$565,000	\$523,000	2720	8	2010	3	4950	N	N	10818 243RD AVE NE
008	720310	0290	12/16/2009	\$590,990	\$543,000	2720	8	2010	3	6435	N	N	24243 NE 108TH ST
008	720311	0340	6/17/2010	\$567,100	\$532,000	2720	8	2010	3	4483	N	N	10652 242ND PL NE
008	720226	0030	6/16/2011	\$530,000	\$518,000	2750	8	2001	3	6599	N	N	22617 NE 98TH PL
008	720226	0160	8/24/2011	\$538,000	\$530,000	2750	8	2001	3	6791	N	N	9903 225TH AVE NE
008	720226	0510	12/28/2010	\$525,000	\$503,000	2750	8	2000	3	7571	N	N	22513 NE 99TH WAY
008	720310	0160	12/16/2009	\$556,000	\$511,000	2760	8	2009	3	4950	N	N	10928 243RD AVE NE
008	720310	0230	4/16/2010	\$569,000	\$530,000	2760	8	2010	3	4950	N	N	10810 243RD AVE NE
008	720311	0300	6/4/2010	\$565,000	\$529,000	2760	8	2010	3	4996	N	N	10718 242ND PL NE
008	720311	0450	2/22/2011	\$563,000	\$543,000	2760	8	2010	3	5143	N	N	10713 243RD AVE NE
008	720226	0020	11/16/2009	\$565,000	\$518,000	2780	8	2001	3	6579	N	N	22625 NE 98TH PL
008	720226	0130	11/2/2011	\$530,000	\$526,000	2780	8	2000	3	7581	N	N	9817 225TH AVE NE
008	720226	0560	5/17/2011	\$535,000	\$521,000	2780	8	2000	3	6888	N	N	22532 NE 98TH PL
008	720311	0530	9/29/2010	\$595,000	\$565,000	2780	8	2010	3	5181	N	N	10772 243RD AVE NE
008	720311	0600	6/22/2011	\$555,000	\$543,000	2790	8	2011	3	5500	N	N	10716 243RD AVE NE
008	720227	0970	7/20/2011	\$543,500	\$533,000	2800	8	2002	3	6187	N	N	9951 229TH LN NE
008	720227	1040	12/16/2011	\$528,000	\$527,000	2800	8	2001	3	5712	N	N	9823 229TH LN NE
008	720310	0150	11/6/2009	\$577,490	\$528,000	2800	8	2009	3	4950	N	N	10936 243RD AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720310	0200	4/26/2010	\$557,990	\$520,000	2800	8	2010	3	4950	N	N	10834 243RD AVE NE
008	720310	0270	12/23/2009	\$584,990	\$538,000	2820	8	2010	3	4950	N	N	24259 NE 108TH ST
008	720311	0270	5/12/2010	\$579,950	\$542,000	2820	8	2010	3	6466	N	N	10742 242ND PL NE
008	720311	0310	5/17/2010	\$565,000	\$528,000	2820	8	2010	3	4742	N	N	10710 242ND PL NE
008	720311	0330	6/29/2010	\$579,000	\$544,000	2820	8	2010	3	4415	N	N	10660 242ND PL NE
008	720311	0370	12/14/2011	\$566,500	\$565,000	2820	8	2010	3	7217	N	N	10628 242ND PL NE
008	720311	0570	6/8/2011	\$569,450	\$556,000	2820	8	2010	3	5500	N	N	10740 243RD AVE NE
008	720311	0610	8/24/2011	\$568,800	\$560,000	2820	8	2011	3	5500	N	N	10708 243RD AVE NE
008	720311	0470	4/12/2011	\$560,000	\$543,000	2890	8	2010	3	5443	N	N	10729 243RD AVE NE
008	720227	1100	10/10/2011	\$547,500	\$542,000	2980	8	2001	3	5895	N	N	9729 229TH LN NE
008	720310	0250	12/16/2009	\$592,990	\$545,000	2990	8	2010	3	6657	N	N	10788 243RD AVE NE
008	720227	0350	11/12/2010	\$579,500	\$553,000	3030	8	2001	3	6647	N	N	9752 229TH LN NE
008	720227	1090	9/9/2009	\$548,000	\$498,000	3030	8	2001	3	5896	N	N	9737 229TH LN NE
008	720311	0620	7/26/2011	\$580,000	\$569,000	3120	8	2011	3	5500	N	N	10670 243RD AVE NE
008	720310	0180	11/3/2009	\$602,000	\$551,000	3130	8	2010	3	4950	N	N	10912 243RD AVE NE
008	720310	0260	12/2/2009	\$597,879	\$549,000	3130	8	2010	3	5830	N	N	24269 NW 108TH ST
008	720227	0200	5/23/2011	\$550,000	\$536,000	3150	8	2003	3	5587	N	N	10010 229TH LN NE
008	720227	0250	11/21/2011	\$532,530	\$530,000	3150	8	2001	3	7400	N	N	9934 229TH LN NE
008	720227	0300	6/7/2010	\$615,000	\$576,000	3150	8	2001	3	6461	N	N	9832 229TH LN NE
008	720227	0370	8/25/2009	\$600,000	\$545,000	3160	8	2001	3	9540	N	N	9736 229TH LN NE
008	720310	0600	8/4/2011	\$549,990	\$540,000	2500	9	2011	3	6242	N	N	11108 MUIRWOOD WAY NE
008	720310	1450	6/22/2009	\$580,000	\$523,000	2700	9	2009	3	4983	N	N	23551 NE 110TH WAY
008	720311	0380	1/14/2011	\$597,261	\$574,000	2750	9	2010	3	7067	N	N	10613 243RD AVE NE
008	720310	0610	5/15/2011	\$567,000	\$552,000	2820	9	2011	3	6209	N	N	11100 MUIRWOOD WAY NE
008	720310	1110	9/16/2009	\$632,000	\$575,000	2870	9	2009	3	5000	N	N	10825 MUIRWOOD WAY NE
008	720230	0300	10/20/2011	\$689,000	\$683,000	2930	9	2003	3	6530	N	N	9317 221ST PL NE
008	720312	0030	8/6/2010	\$625,000	\$590,000	2950	9	2010	3	4850	N	N	10847 237TH AVE NE
008	720230	0620	3/6/2010	\$620,000	\$575,000	3010	9	2004	3	7462	N	N	9411 222ND AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720310	0700	12/4/2009	\$645,000	\$592,000	3130	9	2010	3	7295	N	N	10922 237TH AVE NE
008	720310	1120	8/12/2009	\$632,000	\$573,000	3130	9	2009	3	5000	N	N	10833 MUIRWOOD WAY NE
008	720312	0040	5/25/2010	\$614,000	\$575,000	3130	9	2010	3	4850	N	N	10839 237TH AVE NE
008	720313	0050	2/24/2010	\$630,000	\$584,000	3130	9	2009	3	5489	N	N	10767 ELLISTON WAY NE
008	720310	0690	2/1/2010	\$699,990	\$647,000	3240	9	2010	3	8986	N	N	10930 237TH AVE NE
008	720310	1430	10/13/2009	\$689,990	\$630,000	3240	9	2009	3	8532	N	N	23612 NE 109TH CT
008	720312	0050	5/19/2010	\$635,000	\$594,000	3240	9	2010	3	4852	N	N	10831 237TH AVE NE
008	720310	1380	1/30/2009	\$629,990	\$559,000	3280	9	2008	3	5000	N	N	23617 NE 110TH WAY
008	720316	0350	7/15/2011	\$632,000	\$620,000	3300	9	2011	3	6868	N	N	23712 NE 107TH LN
008	720310	1410	1/25/2010	\$617,000	\$570,000	3310	9	2009	3	6416	N	N	23611 NE 109TH CT
008	720312	0020	8/18/2010	\$647,000	\$611,000	3310	9	2010	3	4850	N	N	10907 237TH AVE NE
008	720310	0640	4/21/2009	\$665,000	\$595,000	3320	9	2008	3	5874	N	N	11050 MUIRWOOD WAY NE
008	720310	0900	12/23/2010	\$635,000	\$608,000	3320	9	2010	3	6507	N	N	10840 237TH AVE NE
008	720312	0060	5/25/2010	\$620,000	\$580,000	3320	9	2010	3	5318	N	N	10823 237TH AVE NE
008	720310	0720	6/22/2011	\$670,000	\$655,000	3324	9	2011	3	6206	N	N	23716 NE 109TH PL
008	720236	0360	6/24/2010	\$625,000	\$587,000	3330	9	2005	3	8200	N	N	8906 239TH AVE NE
008	720236	0360	2/17/2009	\$650,000	\$578,000	3330	9	2005	3	8200	N	N	8906 239TH AVE NE
008	720236	0660	6/8/2009	\$599,000	\$539,000	3330	9	2004	3	8242	N	N	8726 236TH AVE NE
008	720230	0180	9/24/2010	\$632,000	\$600,000	3370	9	2003	3	7291	N	N	9455 221ST PL NE
008	720310	0880	10/25/2010	\$648,000	\$617,000	3370	9	2011	3	5000	N	N	10837 238TH TER NE
008	720310	0750	8/9/2010	\$716,949	\$677,000	3380	9	2010	3	8599	N	N	10854 238TH TER NE
008	720310	1150	5/13/2009	\$672,000	\$603,000	3380	9	2009	3	5516	N	N	10857 MUIRWOOD WAY NE
008	720310	0830	5/9/2011	\$700,000	\$681,000	3390	9	2010	3	6009	N	N	23717 NE 108TH PL
008	720313	0010	4/20/2010	\$668,990	\$624,000	3390	9	2010	3	6249	N	N	10799 ELLISTON WAY NE
008	720310	0800	5/25/2010	\$720,000	\$674,000	3400	9	2010	3	13487	N	N	10814 238TH TER NE
008	720310	1140	8/27/2009	\$640,000	\$581,000	3400	9	2009	3	5000	N	N	10849 MUIRWOOD WAY NE
008	720310	1480	3/4/2009	\$625,000	\$556,000	3400	9	2008	3	5184	N	N	23609 NE 110TH WAY
008	720313	0030	8/13/2010	\$655,000	\$618,000	3400	9	2010	3	5481	N	N	10783 ELLISTON WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720310	0920	9/20/2010	\$630,000	\$597,000	3410	9	2010	3	5000	N	N	10824 237TH AVE NE
008	720310	0660	11/3/2011	\$685,000	\$680,000	3420	9	2010	3	6787	N	N	11034 MUIRWOOD WAY NE
008	720310	0660	5/6/2010	\$680,000	\$635,000	3420	9	2010	3	6787	N	N	11034 MUIRWOOD WAY NE
008	720310	0820	5/9/2011	\$650,000	\$633,000	3420	9	2011	3	6055	N	N	23725 NE 108TH PL
008	720316	0360	6/28/2011	\$660,000	\$646,000	3420	9	2011	3	7366	N	N	23704 NE 107TH LN
008	720316	0420	12/9/2011	\$640,000	\$638,000	3420	9	2011	3	7048	N	N	10643 238TH PL NE
008	720310	0930	11/10/2010	\$677,000	\$646,000	3430	9	2010	3	8557	N	N	10816 237TH AVE NE
008	720310	1000	4/29/2009	\$650,000	\$582,000	3450	9	2008	3	5955	N	N	10925 237TH AVE NE
008	720236	0530	6/2/2009	\$615,000	\$553,000	3470	9	2004	3	6863	N	N	8840 237TH PL NE
008	720313	0060	4/19/2010	\$630,000	\$587,000	3470	9	2010	3	6456	N	N	10759 ELLISTON WAY NE
008	720230	0440	3/31/2011	\$668,500	\$648,000	3480	9	2003	3	7636	N	N	9348 222ND AVE NE
008	720230	0580	1/21/2010	\$655,000	\$605,000	3500	9	2004	3	7899	N	N	9335 222ND AVE NE
008	720236	0040	7/19/2010	\$630,000	\$593,000	3500	9	2004	3	7140	N	N	8625 236TH AVE NE
008	720236	0320	5/6/2010	\$636,700	\$595,000	3500	9	2005	3	6768	N	N	9034 236TH AVE NE
008	720236	0690	9/9/2011	\$669,975	\$661,000	3500	9	2004	3	9415	N	N	8710 236TH AVE NE
008	720236	0810	9/27/2011	\$645,000	\$638,000	3500	9	2004	3	5795	N	N	8508 236TH AVE NE
008	720310	0680	2/23/2009	\$800,000	\$712,000	3540	9	2008	3	7917	N	N	23688 NE 110TH PL
008	720312	0010	9/11/2009	\$650,990	\$592,000	3540	9	2010	3	5237	N	N	10917 237TH AVE NE
008	720310	0630	4/30/2009	\$765,000	\$685,000	3560	9	2008	3	6137	N	N	11058 MUIRWOOD WAY NE
008	720310	0860	2/10/2011	\$704,000	\$678,000	3580	9	2010	3	6465	N	N	10821 238TH TER NE
008	720310	1860	10/23/2009	\$700,000	\$640,000	3610	9	2008	3	7165	N	N	10913 ELLISTON WAY NE
008	720310	1870	5/13/2010	\$752,173	\$703,000	3650	9	2010	3	7971	N	N	10921 ELLISTON WAY NE
008	720310	0810	8/23/2010	\$705,000	\$666,000	3760	9	2010	3	9160	N	N	23733 NE 108TH PL
008	720316	0390	10/31/2011	\$679,990	\$675,000	3760	9	2011	3	6842	N	N	10673 238TH PL NE
008	720310	0730	2/16/2011	\$710,638	\$685,000	3790	9	2010	3	6874	N	N	23724 NE 109TH PL
008	720316	0020	8/31/2011	\$750,000	\$739,000	3830	9	2011	3	6719	N	N	10727 ELLISTON WAY NE
008	720316	0210	8/18/2011	\$757,438	\$746,000	3830	9	2011	3	9216	N	N	10368 238TH PL NE
008	720316	0200	6/27/2011	\$752,000	\$736,000	3840	9	2011	3	7732	N	N	10507 ELLISTON WAY NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	720310	1780	10/22/2009	\$740,000	\$676,000	3880	9	2010	3	7207	N	N	10743 ELLISTON WAY NE
008	720310	0760	4/28/2010	\$759,990	\$709,000	3900	9	2010	3	9773	N	N	10846 238TH TER NE
008	720310	0780	6/22/2010	\$726,500	\$682,000	3900	9	2010	3	9925	N	N	10830 238TH TER NE
008	720236	0240	4/20/2011	\$695,000	\$675,000	3920	9	2005	3	7771	N	N	9053 236TH AVE NE
008	720236	0480	9/20/2010	\$707,000	\$670,000	3920	9	2005	3	8666	N	N	8920 237TH PL NE
008	720316	0010	10/3/2011	\$741,000	\$733,000	3980	9	2011	3	6682	N	N	10735 ELLISTON WAY NE
008	720236	0300	4/1/2011	\$725,000	\$703,000	3990	9	2005	3	8413	N	N	9050 236TH AVE NE
008	720236	0490	6/23/2011	\$684,000	\$669,000	3990	9	2005	3	7867	N	N	8910 237TH PL NE
008	720236	0680	12/15/2009	\$742,000	\$682,000	4090	9	2004	3	11764	N	N	8712 236TH AVE NE
008	720310	0650	10/23/2009	\$742,000	\$678,000	4100	9	2008	3	7101	N	N	11042 MUIRWOOD WAY NE
008	720310	0790	4/6/2010	\$742,600	\$691,000	4100	9	2010	3	12774	N	N	10822 238TH TER NE
008	720310	1390	6/16/2010	\$717,000	\$673,000	4100	9	2008	3	9414	N	N	23618 NE 109TH CT
008	720310	1850	2/26/2009	\$881,990	\$785,000	4100	9	2008	3	7817	N	N	10905 ELLISTON WAY NE
008	720310	1900	9/22/2009	\$765,000	\$697,000	4100	9	2008	3	7925	N	N	10945 ELLISTON WAY NE
008	720316	0190	11/29/2011	\$783,500	\$780,000	4100	9	2011	3	7581	N	N	10513 ELLISTON WAY NE
008	720310	0670	5/21/2010	\$740,000	\$692,000	4220	9	2010	3	8174	N	N	23680 NE 110TH PL
008	720316	0170	8/25/2011	\$755,000	\$744,000	4490	9	2011	3	7124	N	N	10529 ELLISTON WAY NE
008	720316	0180	9/27/2011	\$745,000	\$737,000	4490	9	2011	3	7826	N	N	10521 ELLISTON WAY NE
008	720316	0340	12/16/2011	\$765,000	\$763,000	4560	9	2011	3	12302	N	N	720 NE 107TH LN
009	868221	0850	8/11/2009	\$295,000	\$267,000	1185	8	2002	3	4502	N	N	11749 239TH AVE NE
009	868226	2210	11/28/2011	\$290,000	\$288,000	1200	8	2004	3	4220	N	N	13259 228TH PL NE
009	868230	1500	9/25/2009	\$300,000	\$273,000	1200	8	2008	3	5087	N	N	13315 239TH WAY SE
009	868221	0940	11/11/2010	\$290,000	\$276,000	1210	8	2002	3	3900	N	N	11663 239TH AVE NE
009	868226	0390	5/21/2010	\$312,000	\$292,000	1210	8	2005	3	4403	N	N	22857 NE 130TH ST
009	868226	1020	10/25/2011	\$250,000	\$248,000	1300	8	2005	3	3642	N	N	23147 NE 128TH PL
009	868228	0040	5/31/2011	\$325,000	\$317,000	1300	8	2005	3	4030	N	N	24421 NE VINE MAPLE WAY
009	868229	1210	5/7/2009	\$344,900	\$309,000	1300	8	2007	3	5234	N	N	13697 MORGAN DR NE
009	868229	1970	5/6/2011	\$289,000	\$281,000	1300	8	2006	3	3865	N	N	13495 ADAIR CREEK WAY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868231	0070	8/16/2011	\$332,900	\$327,000	1300	8	2008	3	4441	N	N	12735 ADAIR CREEK WAY NE
009	868231	0580	11/20/2010	\$309,000	\$295,000	1300	8	2010	3	5310	N	N	12459 243RD TER NE
009	868230	1170	1/12/2010	\$357,500	\$329,000	1330	8	2007	3	3999	N	N	23809 NE SALAL PL
009	868229	1450	1/5/2010	\$375,000	\$345,000	1335	8	2006	3	4834	N	N	23670 NE 135TH WAY
009	868229	2230	10/13/2011	\$390,000	\$386,000	1335	8	2006	3	6207	N	N	23517 NE TWINBERRY WAY
009	868230	1990	8/17/2011	\$310,000	\$305,000	1335	8	2007	3	4014	N	N	23644 NE TWINBERRY WAY
009	868221	0130	11/17/2010	\$348,000	\$332,000	1340	8	2002	3	4225	N	N	23148 NE 123RD ST
009	868221	1070	6/21/2010	\$334,000	\$313,000	1340	8	2002	3	3900	N	N	11648 239TH AVE NE
009	868223	0410	3/18/2010	\$325,000	\$302,000	1340	8	2003	3	3900	N	N	12368 232ND WAY NE
009	868230	1610	6/14/2011	\$349,500	\$341,000	1340	8	2008	3	4257	N	N	13213 239TH WAY NE
009	868231	0440	11/11/2009	\$392,500	\$359,000	1340	8	2008	3	4927	N	N	12400 243RD TER NE
009	868221	0150	9/25/2009	\$475,000	\$433,000	1350	8	2002	3	4716	N	N	23156 NE 123RD ST
009	868223	0320	5/19/2010	\$383,000	\$358,000	1350	8	2003	3	4271	N	N	12312 232ND WAY NE
009	868223	0350	5/13/2009	\$380,000	\$341,000	1350	8	2003	3	3780	N	N	12320 232ND WAY NE
009	868223	1040	4/27/2010	\$362,000	\$337,000	1350	8	2003	3	3900	N	N	12461 232ND WAY NE
009	868223	1080	2/22/2010	\$355,000	\$329,000	1350	8	2003	3	3900	N	N	12523 232ND WAY NE
009	868226	0370	4/22/2010	\$355,000	\$331,000	1350	8	2005	3	4949	N	N	22841 NE 130TH ST
009	868226	0490	12/27/2011	\$330,000	\$329,000	1350	8	2005	3	6931	N	N	23039 NE 130TH ST
009	868226	0800	8/6/2009	\$391,750	\$355,000	1350	8	2005	3	4779	N	N	12724 SUN BREAK WAY NE
009	868226	2150	8/10/2009	\$392,000	\$355,000	1350	8	2005	3	4713	N	N	22802 NE 132ND PL
009	868226	2410	12/21/2009	\$385,000	\$354,000	1350	8	2004	3	4131	N	N	13257 SUN BREAK WAY NE
009	868226	2580	4/12/2011	\$330,000	\$320,000	1350	8	2004	3	3992	N	N	13218 SUN BREAK WAY NE
009	868228	0130	11/8/2010	\$342,500	\$326,000	1350	8	2005	3	6327	N	N	24235 NE VINE MAPLE WAY
009	868230	1510	10/28/2009	\$354,000	\$323,000	1350	8	2008	3	4710	N	N	13311 239TH WAY NE
009	868230	1520	8/25/2009	\$350,000	\$317,000	1350	8	2008	3	4020	N	N	13307 239TH WAY NE
009	868230	1550	8/28/2009	\$389,999	\$354,000	1350	8	2008	3	4500	N	N	13241 239TH WAY NE
009	868230	1560	1/19/2010	\$370,999	\$342,000	1350	8	2008	3	4077	N	N	13237 239TH WAY NE
009	868230	1590	6/11/2009	\$350,654	\$315,000	1350	8	2008	3	4500	N	N	13221 239TH WAY NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	868231	0460	5/6/2009	\$465,000	\$417,000	1350	8	2008	3	4614	N	N	12408 243RD TER NE
009	868232	0210	12/6/2010	\$384,467	\$368,000	1350	8	2010	3	4525	N	N	23871 NE 124TH TER
009	868228	0620	8/18/2011	\$335,000	\$329,000	1360	8	2005	3	4740	N	N	24540 NE 118TH PL
009	868228	0620	4/6/2011	\$325,000	\$315,000	1360	8	2005	3	4740	N	N	24540 NE 118TH PL
009	868221	0950	9/11/2011	\$330,000	\$325,000	1365	8	2002	3	3900	N	N	11667 239TH AVE NE
009	868228	0610	6/21/2010	\$355,000	\$333,000	1365	8	2005	3	4740	N	N	24532 NE 118TH PL
009	868228	0630	3/24/2010	\$350,000	\$325,000	1365	8	2005	3	4740	N	N	24548 NE 118TH PL
009	868228	0660	6/8/2010	\$375,500	\$352,000	1365	8	2005	3	5305	N	N	24572 NE 118TH PL
009	868230	1580	7/30/2009	\$397,978	\$360,000	1430	8	2008	3	4875	N	N	13225 239TH WAY NE
009	868221	0160	7/15/2010	\$435,000	\$409,000	1440	8	2002	3	4664	N	N	23160 NE 123RD ST
009	868223	0420	3/8/2010	\$380,000	\$352,000	1440	8	2003	3	3900	N	N	12392 232ND WAY NE
009	868223	1100	10/20/2009	\$385,000	\$351,000	1440	8	2003	3	4260	N	N	12539 232ND WAY NE
009	868229	1330	7/13/2010	\$409,000	\$385,000	1440	8	2006	3	5403	N	N	13556 ADAIR CREEK WAY NE
009	868229	1440	5/23/2011	\$365,000	\$356,000	1440	8	2006	3	5253	N	N	23652 NE 135TH WAY
009	868230	1800	9/22/2009	\$385,000	\$350,000	1440	8	2007	3	6306	N	N	13313 ADAIR CREEK WAY NE
009	868230	2040	4/13/2011	\$272,125	\$264,000	1440	8	2007	3	4168	N	N	23602 NE TWINBERRY WAY
009	868232	0200	12/6/2010	\$390,223	\$373,000	1440	8	2010	3	4674	N	N	23875 NE 124TH TER
009	868232	0230	1/7/2011	\$390,283	\$374,000	1440	8	2011	3	4090	N	N	23863 NE 124TH TER
009	868232	0240	2/17/2011	\$390,000	\$376,000	1440	8	2010	3	4234	N	N	23855 NE 124TH TER
009	868226	0120	6/4/2009	\$450,000	\$405,000	1510	8	2004	3	3567	N	N	12617 SUN BREAK WAY NE
009	868226	0990	3/4/2011	\$325,000	\$314,000	1510	8	2005	3	3721	N	N	23123 NE 128TH PL
009	868226	1010	6/10/2011	\$310,000	\$302,000	1510	8	2005	3	4555	N	N	23139 NE 128TH PL
009	868226	2110	3/26/2010	\$339,995	\$316,000	1510	8	2005	3	4185	N	N	22834 NE 132ND PL
009	868228	0020	12/22/2011	\$293,000	\$292,000	1510	8	2005	3	4442	N	N	24437 NE VINE MAPLE WAY
009	868229	1250	11/20/2010	\$350,000	\$334,000	1510	8	2007	3	6127	N	N	13673 MORGAN DR NE
009	868229	1610	9/2/2011	\$355,000	\$350,000	1510	8	2007	3	4174	N	N	23721 NE 134TH PL
009	868229	1950	7/29/2011	\$335,000	\$329,000	1510	8	2006	3	5145	N	N	13483 ADAIR CREEK WAY NE
009	868231	0080	6/8/2009	\$463,000	\$416,000	1510	8	2008	3	4630	N	N	12727 ADAIR CREEK WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868231	0110	9/2/2009	\$350,000	\$318,000	1510	8	2008	3	4096	N	N	12711 ADAIR CREEK WAY NE
009	868231	0570	2/18/2011	\$333,167	\$321,000	1510	8	2010	3	4865	N	N	12473 243RD TER NE
009	868232	0040	2/26/2009	\$551,453	\$490,000	1510	8	2009	3	3567	Y	N	23852 NE 124TH TER
009	868232	0270	8/24/2011	\$404,075	\$398,000	1510	8	2011	3	3949	N	N	12420 240TH PL NE
009	868228	0740	8/12/2011	\$425,000	\$418,000	1555	8	2005	3	5177	N	N	24557 NE 118TH PL
009	868223	1220	5/23/2011	\$424,000	\$413,000	1560	8	2004	3	5580	N	N	12414 231ST AVE NE
009	868226	2090	4/21/2010	\$377,000	\$351,000	1560	8	2005	3	4533	N	N	22850 NE 132ND PL
009	868230	0540	6/11/2009	\$519,910	\$468,000	1560	8	2009	3	4654	N	N	24223 NE 130TH PL
009	868232	0370	12/13/2010	\$483,679	\$463,000	1560	8	2010	3	4498	N	N	12480 240TH PL NE
009	868232	1420	6/14/2011	\$448,974	\$438,000	1560	8	2011	3	4680	N	N	23728 NE 127TH ST
009	868221	0790	1/6/2011	\$425,000	\$408,000	1570	8	2002	3	5001	N	N	11662 238TH PL NE
009	868231	0040	8/10/2011	\$433,500	\$426,000	1570	8	2010	3	4875	N	N	12759 ADAIR CREEK WAY NE
009	868231	0420	6/1/2009	\$497,499	\$447,000	1570	8	2008	3	5151	N	N	12377 243RD PL NE
009	868226	0460	5/26/2011	\$311,000	\$303,000	1575	8	2005	3	5330	N	N	23015 NE 130TH ST
009	868226	0110	6/3/2010	\$445,000	\$417,000	1640	8	2004	3	3567	N	N	12609 SUN BREAK WAY NE
009	868226	1770	2/22/2010	\$400,000	\$370,000	1640	8	2005	3	3957	N	N	22872 NE 130TH ST
009	868228	1020	6/1/2010	\$420,000	\$393,000	1640	8	2005	3	5313	N	N	12042 BIG LEAF WAY NE
009	868228	1160	2/8/2010	\$440,000	\$407,000	1640	8	2005	3	7011	N	N	12146 BIG LEAF WAY NE
009	868231	0130	7/30/2009	\$475,000	\$430,000	1640	8	2008	3	4826	N	N	12758 ADAIR CREEK WAY NE
009	868221	0010	4/20/2010	\$535,000	\$499,000	1670	8	2002	3	5352	N	N	23157 NE 123RD ST
009	868223	0020	3/8/2011	\$405,000	\$391,000	1670	8	2002	3	4830	N	N	23223 NE 123RD ST
009	868223	0910	9/20/2011	\$504,950	\$499,000	1670	8	2003	3	5906	N	N	23011 NE 124TH PL
009	868223	1230	8/13/2010	\$445,000	\$420,000	1670	8	2004	3	6471	N	N	12406 231ST AVE NE
009	868225	0170	9/27/2011	\$459,750	\$454,000	1670	8	2004	3	6835	N	N	13115 234TH CT NE
009	868225	0350	5/11/2009	\$479,000	\$430,000	1670	8	2004	3	6460	N	N	23351 NE 126TH ST
009	868225	0360	4/11/2011	\$399,900	\$388,000	1670	8	2004	3	6254	N	N	23280 NE 126TH ST
009	868229	1480	1/18/2011	\$518,000	\$498,000	1670	8	2006	3	10262	N	N	23754 NE SALAL PL
009	868229	1700	8/10/2010	\$480,000	\$453,000	1670	8	2006	3	4500	N	N	23741 NE SALAL PL

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868230	0210	1/19/2010	\$510,000	\$470,000	1670	8	2008	3	5500	N	N	13173 ADAIR CREEK WAY NE
009	868230	0450	6/8/2010	\$465,805	\$436,000	1670	8	2010	3	5117	N	N	13035 243RD PL NE
009	868230	0730	2/10/2010	\$514,069	\$475,000	1670	8	2010	3	4750	N	N	24196 NE 131ST TER
009	868231	0010	4/27/2009	\$616,161	\$552,000	1670	8	2009	3	5172	N	N	12783 ADAIR CREEK WAY NE
009	868231	0190	5/13/2010	\$467,075	\$436,000	1670	8	2010	3	4882	N	N	12716 ADAIR CREEK WAY NE
009	868231	0500	8/5/2011	\$469,981	\$462,000	1670	8	2011	3	4592	N	N	12403 243RD TER NE
009	868231	0640	5/3/2011	\$477,165	\$464,000	1670	8	2011	3	5456	N	N	12410 ADAIR CREEK WAY NE
009	868221	0590	6/24/2009	\$485,000	\$437,000	1680	8	2002	3	4567	N	N	11645 238TH PL NE
009	868228	1930	11/16/2009	\$510,000	\$467,000	1680	8	2006	3	5785	N	N	24158 NE 122ND ST
009	868231	0170	12/20/2010	\$502,337	\$481,000	1680	8	2010	3	6215	N	N	12732 ADAIR CREEK WAY NE
009	868231	0360	2/24/2009	\$585,999	\$521,000	1680	8	2008	3	4590	N	N	12422 243RD PL NE
009	868231	0430	6/11/2009	\$514,499	\$463,000	1680	8	2008	3	4647	N	N	12374 243RD TER NE
009	868229	1190	1/31/2011	\$413,000	\$397,000	1790	8	2007	3	4503	N	N	13711 MORGAN DR NE
009	868221	0830	12/2/2011	\$404,000	\$402,000	1810	8	2002	3	5481	N	N	11732 238TH PL NE
009	868221	0960	5/9/2011	\$365,000	\$355,000	1810	8	2002	3	4550	N	N	23824 NE 116TH PL
009	868221	1060	5/13/2011	\$375,000	\$365,000	1810	8	2003	3	3900	N	N	11640 239TH AVE NE
009	868228	1800	7/27/2010	\$538,800	\$508,000	1810	8	2006	3	3900	N	N	24155 NE 122ND ST
009	868232	0400	2/23/2009	\$694,711	\$618,000	1810	8	2009	3	6233	N	N	12498 240TH PL NE
009	868231	0450	7/21/2009	\$510,000	\$461,000	1820	8	2008	3	6092	N	N	12406 243RD TER NE
009	868226	0450	3/18/2010	\$459,000	\$426,000	1850	8	2005	3	6784	N	N	23007 NE 130TH ST
009	868231	0160	5/25/2010	\$518,906	\$486,000	1850	8	2010	3	7332	N	N	12740 ADAIR CREEK WAY NE
009	868231	0520	3/24/2011	\$513,552	\$497,000	1850	8	2011	3	5178	N	N	12419 243RD TER NE
009	868225	0080	9/14/2011	\$473,000	\$467,000	1855	8	2004	3	7045	N	N	23428 NE 131ST PL
009	868225	0080	6/26/2009	\$441,000	\$397,000	1855	8	2004	3	7045	N	N	23428 NE 131ST PL
009	868228	0210	9/1/2009	\$518,000	\$470,000	1860	8	2006	3	4711	N	N	11816 242ND PL NE
009	868221	0020	12/8/2010	\$580,000	\$555,000	1870	8	2002	3	4500	N	N	23149 NE 123RD ST
009	868223	1140	10/12/2009	\$470,000	\$429,000	1870	8	2003	3	5586	N	N	12540 231ST AVE NE
009	868226	0330	7/28/2010	\$505,000	\$476,000	1870	8	2005	3	4500	N	N	13009 SUN BREAK WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868226	0590	12/9/2009	\$500,000	\$459,000	1870	8	2004	3	7176	N	N	12826 230TH AVE NE
009	868226	1480	4/24/2010	\$530,000	\$494,000	1870	8	2004	3	4500	N	N	23111 NE 127TH WAY
009	868226	1600	5/11/2011	\$475,000	\$462,000	1870	8	2004	3	4500	N	N	23154 NE 128TH PL
009	868226	1690	9/8/2011	\$545,000	\$538,000	1870	8	2005	3	5732	N	N	23038 NE 130TH ST
009	868226	2070	3/4/2009	\$475,000	\$423,000	1870	8	2004	3	4567	N	N	22866 NE 132ND PL
009	868228	0810	10/18/2010	\$520,000	\$495,000	1870	8	2005	3	5578	N	N	11813 BIG LEAF WAY NE
009	868228	1530	7/26/2010	\$499,800	\$471,000	1870	8	2005	3	4922	N	N	12365 BIG LEAF WAY NE
009	868229	0450	10/29/2009	\$452,000	\$413,000	1870	8	2006	3	4765	N	N	23127 NE DEVON WAY
009	868230	0850	1/22/2009	\$485,000	\$430,000	1870	8	2007	3	8660	N	N	13170 ADAIR CREEK WAY NE
009	868230	1790	4/16/2010	\$467,500	\$435,000	1870	8	2007	3	6681	N	N	13321 ADAIR CREEK WAY NE
009	868231	0180	12/21/2009	\$571,664	\$526,000	1870	8	2009	3	5995	N	N	12724 ADAIR CREEK WAY NE
009	868231	0490	4/22/2009	\$509,135	\$456,000	1870	8	2008	3	4502	N	N	12373 243RD TER NE
009	868232	0180	4/20/2011	\$489,411	\$475,000	1870	8	2011	3	6745	N	N	12421 240TH PL NE
009	868232	0360	10/17/2011	\$516,387	\$512,000	1870	8	2011	3	4680	N	N	12474 240TH PL NE
009	868232	0890	4/20/2011	\$504,566	\$490,000	1870	8	2011	3	5050	N	N	23913 NE GREENS CROSSING RD
009	868232	0900	9/24/2009	\$565,117	\$515,000	1870	8	2009	3	5300	N	N	23907 NE GREENS CROSSING RD
009	868226	1750	7/2/2010	\$400,000	\$376,000	1900	8	2004	3	3343	N	N	22888 NE 130TH ST
009	868228	0010	5/12/2010	\$400,000	\$374,000	1900	8	2005	3	5209	N	N	24445 NE VINE MAPLE WAY
009	868228	0230	5/3/2011	\$344,000	\$334,000	1900	8	2006	3	3316	N	N	24240 NE VINE MAPLE WAY
009	868228	0270	12/2/2009	\$417,500	\$383,000	1900	8	2006	3	2983	N	N	24306 NE VINE MAPLE WAY
009	868229	0630	1/5/2011	\$365,000	\$350,000	1900	8	2007	3	3973	N	N	13784 MORGAN DR NE
009	868229	1540	9/24/2010	\$380,000	\$360,000	1900	8	2007	3	3302	N	N	23762 NE 134TH PL
009	868231	0050	2/4/2010	\$431,250	\$398,000	1900	8	2008	3	3464	N	N	12751 ADAIR CREEK WAY NE
009	868231	0280	7/15/2010	\$419,000	\$394,000	1900	8	2010	3	5168	N	N	12604 ADAIR CREEK WAY NE
009	868232	0020	4/1/2009	\$475,000	\$424,000	1900	8	2009	3	2984	Y	N	23840 NE 124TH TER
009	868223	1130	5/6/2010	\$499,000	\$466,000	1910	8	2003	3	5586	N	N	12563 232ND WAY NE
009	868228	0990	11/29/2010	\$470,000	\$449,000	1910	8	2005	3	5402	N	N	12018 BIG LEAF WAY NE
009	868230	0600	4/24/2009	\$459,715	\$411,000	1910	8	2007	3	3754	N	N	24271 NE 130TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868226	1310	1/11/2010	\$533,000	\$491,000	1920	8	2005	3	4980	N	N	12708 SUN BREAK WAY NE
009	868230	0720	2/5/2010	\$500,000	\$462,000	1920	8	2008	3	4750	N	N	24210 NE 131ST TER
009	868231	0350	5/31/2011	\$543,000	\$530,000	1920	8	2008	3	4594	N	N	12430 243RD PL NE
009	868231	0350	5/6/2009	\$621,999	\$558,000	1920	8	2008	3	4594	N	N	12430 243RD PL NE
009	868223	1340	3/2/2011	\$483,500	\$467,000	1930	8	2004	3	4923	N	N	12542 230TH PL NE
009	868226	2310	10/21/2011	\$470,000	\$466,000	1930	8	2004	3	4896	N	N	22829 NE 132ND ST
009	868228	1330	4/9/2010	\$508,000	\$473,000	1930	8	2005	3	5324	N	N	12262 243RD PL NE
009	868228	1910	9/13/2011	\$500,000	\$493,000	1930	8	2006	3	7119	N	N	24112 NE 122ND ST
009	868232	0190	3/11/2009	\$547,499	\$488,000	1930	8	2009	3	6923	N	N	23881 NE 124TH TER
009	868231	0140	11/25/2009	\$460,000	\$422,000	1990	8	2008	3	3267	N	N	12752 ADAIR CREEK WAY NE
009	868230	0870	7/30/2010	\$590,090	\$556,000	2150	8	2010	3	7556	N	N	13206 239TH WAY NE
009	868231	0720	8/5/2011	\$603,260	\$593,000	2150	8	2011	3	6638	N	N	12433 ADAIR CREEK WAY NE
009	868232	1080	2/23/2010	\$626,535	\$580,000	2150	8	2010	3	6405	Y	N	23872 NE 126TH PL
009	868222	0020	8/8/2011	\$520,000	\$511,000	2155	8	2002	3	5788	N	N	12325 235TH PL NE
009	868225	0190	6/22/2009	\$575,000	\$518,000	2155	8	2004	3	5580	N	N	23417 NE 129TH CT
009	868226	1420	7/29/2010	\$642,000	\$605,000	2155	8	2004	3	6676	N	N	23025 NE 127TH WAY
009	868231	0100	1/27/2009	\$751,777	\$667,000	2160	8	2008	3	8184	N	N	12715 ADAIR CREEK WAY NE
009	868222	0080	9/10/2009	\$596,000	\$542,000	2165	8	2002	3	5747	N	N	12431 235TH PL NE
009	868225	0420	8/19/2011	\$585,000	\$576,000	2170	8	2004	3	6519	N	N	23241 NE 126TH ST
009	868226	1700	6/1/2011	\$628,000	\$613,000	2170	8	2004	3	6200	N	N	23030 NE 130TH ST
009	868228	0910	8/29/2011	\$567,500	\$559,000	2170	8	2005	3	5837	N	N	11858 BIG LEAF WAY NE
009	868228	1500	5/6/2010	\$557,000	\$520,000	2170	8	2006	3	6854	N	N	12369 243RD PL NE
009	868229	0500	6/13/2011	\$521,500	\$509,000	2170	8	2007	3	11445	N	N	23176 NE DEVON WAY
009	868229	0500	8/6/2009	\$620,000	\$562,000	2170	8	2007	3	11445	N	N	23176 NE DEVON WAY
009	868229	0530	9/19/2011	\$620,000	\$612,000	2170	8	2007	3	6602	N	N	23158 NE DEVON WAY
009	868229	0710	10/21/2009	\$599,000	\$547,000	2170	8	2007	3	11268	N	N	13886 MORGAN DR NE
009	868230	0700	7/18/2011	\$609,160	\$597,000	2170	8	2011	3	5890	N	N	24226 NE 131ST TER
009	868231	0150	5/14/2009	\$658,689	\$591,000	2170	8	2008	3	9326	N	N	12748 ADAIR CREEK WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868232	0170	11/9/2011	\$553,065	\$549,000	2170	8	2011	3	7535	N	N	12429 240TH PL NE
009	868232	0420	6/20/2011	\$685,000	\$670,000	2170	8	2009	3	6361	Y	N	12610 240TH PL NE
009	868232	0420	10/5/2009	\$775,000	\$707,000	2170	8	2009	3	6361	Y	N	12610 240TH PL NE
009	868232	0610	8/3/2011	\$664,151	\$653,000	2170	8	2011	3	7153	Y	N	23958 NE 127TH ST
009	868232	0710	3/4/2009	\$700,142	\$623,000	2170	8	2009	3	7210	Y	N	23930 NE GREENS CROSSING RD
009	868232	1450	6/10/2010	\$719,000	\$674,000	2170	8	2009	3	9714	N	N	12643 237TH WAY NE
009	868229	0240	2/25/2011	\$445,000	\$429,000	2280	8	2007	3	6739	N	N	13847 231ST LN NE
009	868229	0700	4/26/2010	\$559,999	\$522,000	2280	8	2007	3	7923	N	N	13880 MORGAN DR NE
009	868230	0630	5/4/2009	\$613,620	\$550,000	2280	8	2009	3	6499	N	N	13034 243RD PL NE
009	868231	0660	11/10/2009	\$603,000	\$552,000	2280	8	2008	3	6262	N	N	12384 ADAIR CREEK WAY NE
009	868232	0490	8/27/2010	\$698,119	\$660,000	2280	8	2009	3	6639	Y	N	12738 240TH PL NE
009	868231	0260	8/12/2011	\$658,442	\$648,000	2290	8	2011	3	6971	N	N	12620 ADAIR CREEK WAY NE
009	868231	0730	10/27/2010	\$631,454	\$601,000	2290	8	2010	3	6193	N	N	12441 ADAIR CREEK WAY NE
009	868222	0120	10/25/2011	\$609,000	\$604,000	2300	8	2002	3	6750	N	N	12450 235TH PL NE
009	868228	1450	12/22/2009	\$542,000	\$498,000	2300	8	2006	3	5732	N	N	12231 243RD PL NE
009	868230	0250	8/3/2010	\$575,000	\$542,000	2300	8	2008	3	6582	N	N	13141 ADAIR CREEK WAY NE
009	868230	0820	8/11/2009	\$625,000	\$566,000	2300	8	2009	3	9203	N	N	24124 NE 131ST TER
009	868230	1070	2/23/2011	\$680,000	\$656,000	2300	8	2007	3	7202	N	N	13454 MAHONIA PL NE
009	868231	0200	9/9/2009	\$656,576	\$597,000	2300	8	2009	3	5778	N	N	12708 ADAIR CREEK WAY NE
009	868231	0690	12/16/2010	\$573,589	\$549,000	2300	8	2010	3	6765	N	N	12409 ADAIR CREEK WAY NE
009	868232	0340	6/14/2011	\$590,000	\$576,000	2300	8	2011	3	5690	N	N	12460 240TH PL NE
009	868229	0770	10/27/2009	\$555,000	\$507,000	2310	8	2007	3	8566	N	N	23057 NE 139TH CT
009	868230	0760	8/9/2010	\$584,082	\$551,000	2310	8	2010	3	5890	N	N	24172 NE 131ST TER
009	868231	0020	10/6/2009	\$745,897	\$680,000	2310	8	2009	3	6080	N	N	12775 ADAIR CREEK WAY NE
009	868223	1430	3/3/2010	\$553,000	\$513,000	2315	8	2003	3	5580	N	N	12416 230TH PL NE
009	868221	0700	6/15/2010	\$575,000	\$539,000	2320	8	2002	3	5604	N	N	23729 NE 116TH PL
009	868232	0620	12/23/2009	\$611,705	\$563,000	2360	8	2009	3	8487	Y	N	23968 NE 127TH ST
009	868225	0030	6/18/2010	\$570,000	\$535,000	2370	8	2004	3	5926	N	N	23421 NE 131ST PL

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868225	0120	7/1/2011	\$615,000	\$602,000	2370	8	2004	3	8199	N	N	13155 234TH CT NE
009	868223	0740	5/6/2011	\$625,000	\$608,000	2380	8	2004	3	5562	N	N	22922 NE 126TH ST
009	868228	0320	9/23/2010	\$597,350	\$567,000	2380	8	2006	3	6030	N	N	24410 NE VINE MAPLE WAY
009	868229	1380	1/7/2011	\$538,000	\$516,000	2380	8	2007	3	5748	N	N	23616 NE 135TH WAY
009	868230	0890	11/17/2010	\$539,910	\$515,000	2380	8	2010	3	6600	N	N	13222 239TH WAY NE
009	868221	0270	8/10/2009	\$650,000	\$589,000	2390	8	2002	3	6012	N	N	12266 235TH PL NE
009	868226	1510	6/7/2009	\$780,000	\$702,000	2390	8	2004	3	6064	N	N	23135 NE 127TH WAY
009	868230	1680	2/17/2009	\$626,787	\$557,000	2390	8	2009	3	6200	N	N	13312 ADAIR CREEK WAY NE
009	868223	0590	9/8/2010	\$690,000	\$653,000	2395	8	2003	3	6143	N	N	23232 NE 126TH ST
009	868226	0160	5/10/2010	\$615,000	\$575,000	2410	8	2005	3	5580	N	N	12649 SUN BREAK WAY NE
009	868228	1870	6/30/2009	\$960,000	\$866,000	2410	8	2005	3	6753	N	N	24115 NE 122ND ST
009	868230	0770	7/10/2009	\$650,980	\$588,000	2520	8	2008	3	5890	N	N	24164 NE 131ST TER
009	868232	0770	3/20/2009	\$572,166	\$510,000	2520	8	2008	3	9499	Y	N	23983 NE GREENS CROSSING RD
009	868229	0760	12/24/2009	\$500,000	\$460,000	2580	8	2007	3	7724	N	N	23045 NE 139TH CT
009	868230	0650	8/16/2010	\$631,887	\$597,000	2580	8	2010	3	6874	N	N	24266 NE 131ST TER
009	868230	0670	4/4/2011	\$602,676	\$584,000	2590	8	2010	3	5890	N	N	24250 NE 131ST TER
009	868226	1870	5/26/2010	\$640,000	\$599,000	2630	8	2004	3	8930	N	N	13200 230TH PL NE
009	868221	0220	12/1/2010	\$690,000	\$660,000	2510	9	2002	3	6888	N	N	12308 235TH PL NE
009	868226	0010	8/24/2010	\$752,500	\$711,000	2510	9	2004	3	6750	N	N	22907 NE 126TH ST
009	868226	0040	10/30/2009	\$725,000	\$663,000	2510	9	2004	3	6729	N	N	22836 NE 126TH PL
009	868230	0040	6/14/2011	\$638,454	\$624,000	2510	9	2011	3	8393	N	N	23649 NE TWINBERRY WAY
009	868230	0090	12/28/2010	\$752,435	\$722,000	2510	9	2010	3	8413	N	N	23739 NE TWINBERRY WAY
009	868231	0390	8/27/2010	\$937,000	\$886,000	2520	9	2008	3	14466	Y	N	24320 NE 123RD LN
009	868229	2220	4/16/2009	\$845,000	\$756,000	2675	9	2006	3	6750	N	N	23545 NE TWINBERRY WAY
009	868221	0080	5/5/2010	\$929,000	\$868,000	2680	9	2002	3	6750	N	N	23108 NE 123RD ST
009	868222	0360	11/20/2009	\$650,000	\$596,000	2680	9	2003	3	8380	N	N	12612 237TH WAY NE
009	868222	0440	12/14/2009	\$626,000	\$575,000	2680	9	2003	3	7220	N	N	23774 NE GREENS CROSSING RD
009	868228	1850	6/10/2010	\$840,000	\$788,000	2680	9	2005	3	7453	N	N	24127 NE 122ND ST

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
009	868231	0210	2/9/2009	\$850,000	\$755,000	2680	9	2008	3	6781	N	N	12660 ADAIR CREEK WAY NE
009	868231	0410	11/25/2010	\$836,100	\$799,000	2680	9	2008	3	16408	Y	N	24336 NE 123RD LN
009	868232	0750	12/29/2009	\$1,149,542	\$1,059,000	2690	9	2009	3	8881	Y	N	23970 NE GREENS CROSSING RD
009	868229	1230	9/19/2011	\$715,000	\$706,000	2695	9	2007	3	12691	N	N	13685 MORGAN DR NE
009	868228	0880	1/26/2011	\$616,500	\$593,000	2700	9	2005	3	12398	N	N	11834 BIG LEAF WAY NE
009	868230	0070	12/23/2009	\$807,143	\$743,000	2700	9	2009	3	8391	N	N	23715 NE TWINBERRY WAY
009	868221	0690	9/21/2011	\$555,000	\$548,000	2800	9	2002	3	6821	N	N	23721 NE 116TH PL
009	868226	0020	10/19/2011	\$780,000	\$773,000	2800	9	2004	3	6728	N	N	22906 NE 126TH PL
009	868228	2070	8/16/2011	\$765,000	\$753,000	2800	9	2005	3	7694	N	N	23808 NE ADAIR RD
009	868229	0950	7/14/2010	\$670,000	\$631,000	2800	9	2007	3	8437	N	N	13951 MORGAN DR NE
009	868231	0330	11/17/2010	\$672,128	\$642,000	2800	9	2008	3	7593	N	N	12446 243RD TER NE
009	868231	0400	11/16/2009	\$963,807	\$883,000	2800	9	2008	3	12114	Y	N	24328 NE 123RD LN
009	868229	1020	8/14/2010	\$735,000	\$694,000	2860	9	2007	3	7092	N	N	22851 NE 138TH CT
009	868228	1400	11/23/2010	\$629,000	\$601,000	3360	9	2006	3	8950	N	N	12208 243RD PL NE
009	868229	1010	4/18/2011	\$630,000	\$612,000	3360	9	2007	3	9292	N	N	22850 NE 138TH CT
009	868232	0410	3/18/2009	\$1,051,142	\$937,000	3360	9	2009	3	9370	Y	N	12602 240TH PL NE
009	868230	0030	3/17/2010	\$825,808	\$767,000	3365	9	2010	3	9580	N	N	23637 NE TWINBERRY WAY
009	868225	0110	6/12/2009	\$700,000	\$630,000	3560	9	2004	3	9746	N	N	13158 234TH CT NE
010	891300	0170	4/8/2010	\$330,000	\$307,000	1760	6	1978	3	27428	Y	N	1220 293RD AVE NE
010	262506	9023	10/20/2009	\$362,250	\$331,000	1170	7	1973	3	427746	N	N	25645 NE REDMOND-FALL CITY RD
010	321129	0030	3/15/2010	\$370,000	\$343,000	1180	7	1992	3	35356	N	N	27524 NE 31ST CT
010	321129	0050	1/22/2010	\$373,000	\$344,000	1180	7	1992	3	39189	N	N	27514 NE 31ST CT
010	321129	0250	8/27/2009	\$420,000	\$381,000	1180	7	1992	3	31517	N	N	27411 NE 30TH WAY
010	321129	0350	5/24/2011	\$354,500	\$345,000	1180	7	1992	3	34062	N	N	3026 273RD AVE NE
010	321129	0110	6/2/2010	\$359,950	\$337,000	1190	7	1992	3	28399	N	N	27239 NE 31ST PL
010	242506	9047	6/3/2009	\$547,500	\$492,000	1280	7	1997	3	213008	N	N	2913 269TH AVE NE
010	142800	0230	4/27/2010	\$437,500	\$408,000	1290	7	1977	3	102801	N	N	4403 264TH AVE NE
010	318311	0100	4/19/2010	\$336,200	\$313,000	1370	7	1989	3	36321	N	N	801 289TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
010	730200	0520	5/5/2009	\$384,000	\$344,000	1380	7	1989	3	37062	N	N	5007 277TH AVE NE
010	142800	0680	3/19/2009	\$475,000	\$423,000	1410	7	1975	3	51314	Y	N	4520 266TH AVE NE
010	022506	9040	5/9/2011	\$410,000	\$399,000	1450	7	1968	4	212137	N	N	8834 250TH AVE NE
010	022506	9040	3/15/2011	\$350,000	\$338,000	1450	7	1968	4	212137	N	N	8834 250TH AVE NE
010	112506	9120	12/22/2010	\$427,000	\$409,000	1520	7	1984	3	54014	N	N	6726 244TH PL NE
010	182507	9075	7/2/2009	\$420,000	\$379,000	1550	7	1984	3	43629	N	N	4131 AMES LAKE-CARNATION RD NE
010	202507	9032	11/15/2010	\$435,000	\$415,000	1590	7	1974	4	219106	N	N	2609 294TH AVE NE
010	321129	0080	12/3/2009	\$382,500	\$351,000	1610	7	1992	3	24101	N	N	27240 NE 31ST PL
010	321129	0170	7/8/2011	\$345,000	\$338,000	1610	7	1992	3	32077	N	N	3005 273RD AVE NE
010	132506	9075	6/3/2010	\$505,000	\$473,000	1630	7	1983	3	218235	N	N	27241 NE 53RD ST
010	321129	0310	5/26/2010	\$373,000	\$349,000	1640	7	1992	3	23618	N	N	27326 NE 30TH WAY
010	142800	0770	9/28/2010	\$379,000	\$360,000	1730	7	1984	3	43472	N	N	26708 NE 40TH ST
010	321129	0270	2/17/2011	\$355,000	\$342,000	1730	7	1992	3	25777	N	N	3105 275TH WAY NE
010	302507	9098	3/4/2011	\$420,000	\$406,000	1760	7	1977	4	58370	N	N	1828 290TH AVE NE
010	132506	9066	4/20/2011	\$350,000	\$340,000	2130	7	1976	4	175982	N	N	27318 NE UNION HILL RD
010	252506	9080	5/24/2010	\$520,000	\$486,000	2300	7	1998	3	217800	N	N	26515 NE 15TH ST
010	730201	0040	4/14/2011	\$415,000	\$403,000	2370	7	1978	4	43995	N	N	27831 NE 47TH ST
010	142800	0620	12/22/2011	\$352,000	\$351,000	2660	7	1987	4	40075	N	N	26715 NE 50TH ST
010	142800	1195	9/23/2011	\$420,750	\$416,000	1372	8	1996	3	55709	N	N	4036 272ND AVE NE
010	730200	0300	8/26/2011	\$462,500	\$455,000	1520	8	1972	3	56576	N	N	5413 277TH AVE NE
010	321131	0020	2/1/2009	\$429,900	\$381,000	1840	8	1995	3	30333	N	N	27472 NE QUAIL CREEK DR
010	321131	0040	7/18/2011	\$399,500	\$392,000	1840	8	1995	3	29887	N	N	27464 NE QUAIL CREEK DR
010	697990	0070	6/13/2011	\$495,000	\$483,000	1920	8	1998	3	30545	N	N	2427 QUAIL CREEK WAY NE
010	202507	9055	10/19/2010	\$415,437	\$395,000	1980	8	1984	3	70131	N	N	29229 NE TOLT HILL RD
010	730200	0680	7/21/2011	\$386,000	\$378,000	2060	8	1974	4	51400	N	N	4733 281ST AVE NE
010	202507	9074	7/14/2010	\$433,800	\$408,000	2110	8	1985	3	296643	Y	N	2638 298TH PL NE
010	072507	9062	2/2/2009	\$417,000	\$370,000	2140	8	1998	3	103672	N	N	7527 AMES LAKE-CARNATION RD NE
010	697992	0010	6/15/2010	\$505,000	\$474,000	2170	8	1998	3	28607	N	N	27734 NE 30TH ST

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
010	321131	0030	6/7/2011	\$400,000	\$390,000	2260	8	1995	3	58563	N	N	27468 NE QUAIL CREEK DR
010	302507	9118	11/23/2011	\$390,000	\$388,000	2340	8	1997	3	34818	N	N	2121 290TH AVE NE
010	697990	0020	7/5/2011	\$443,000	\$434,000	2350	8	1995	3	34613	N	N	27615 NE QUAIL CREEK DR
010	142506	9038	5/18/2011	\$405,000	\$394,000	2360	8	1984	3	109771	N	N	25509 NE 42ND PL
010	242506	9067	5/5/2011	\$775,000	\$754,000	2420	8	1978	4	219978	N	N	27212 NE AMES LAKE RD
010	697990	0100	5/7/2009	\$522,000	\$468,000	2420	8	1996	3	26071	N	N	2416 QUAIL CREEK WAY NE
010	242506	9063	7/18/2011	\$532,000	\$522,000	2430	8	1985	3	104979	N	N	2433 274TH AVE NE
010	891300	0230	6/22/2009	\$408,500	\$368,000	2460	8	1981	3	24370	N	N	1430 293RD AVE NE
010	072507	9057	6/27/2011	\$580,000	\$567,000	2480	8	1990	3	222156	N	N	29105 NE 62ND PL
010	697990	0190	3/4/2011	\$515,000	\$497,000	2500	8	1996	3	29655	N	N	27903 NE 26TH ST
010	697991	0130	2/23/2010	\$545,000	\$505,000	2560	8	1997	3	26225	N	N	27733 NE 29TH CT
010	697990	0040	2/24/2009	\$521,500	\$464,000	2620	8	1997	3	22813	N	N	27625 NE QUAIL CREEK DR
010	697992	0060	11/15/2011	\$460,000	\$457,000	2640	8	1997	3	28972	N	N	27514 NE QUAIL CREEK DR
010	142800	0520	11/17/2010	\$450,000	\$429,000	2650	8	1996	3	52272	N	N	26505 NE UNION HILL RD
010	192507	9043	3/18/2011	\$430,000	\$416,000	2700	8	1986	3	53120	N	N	2425 291ST AVE NE
010	730200	0450	3/18/2011	\$569,950	\$551,000	2750	8	1977	3	38350	N	N	5314 277TH AVE NE
010	020340	0080	9/20/2010	\$595,000	\$564,000	2750	8	1996	3	35169	N	N	2622 280TH PL NE
010	022506	9018	9/17/2009	\$570,000	\$519,000	2770	8	1959	3	200376	N	N	25626 NE 80TH ST
010	697990	0280	8/24/2009	\$550,000	\$499,000	2840	8	1997	3	22913	N	N	2609 279TH CT NE
010	020340	0170	8/27/2009	\$500,000	\$454,000	2880	8	1997	3	23349	N	N	2525 281ST AVE NE
010	020340	0200	12/20/2011	\$468,000	\$467,000	2940	8	1998	3	30404	N	N	27931 NE 26TH ST
010	730200	0350	9/20/2011	\$530,000	\$523,000	3290	8	1990	3	48144	N	N	5117 279TH AVE NE
010	730200	0350	6/19/2009	\$525,000	\$473,000	3290	8	1990	3	48144	N	N	5117 279TH AVE NE
010	112506	9112	9/9/2010	\$840,000	\$796,000	3870	8	1986	3	223462	N	N	25330 NE 67TH PL
010	891300	0040	6/22/2009	\$550,000	\$496,000	1790	9	1981	3	21450	Y	N	1425 293RD AVE NE
010	020500	0170	5/14/2010	\$495,000	\$463,000	1930	9	1994	3	24904	N	N	26101 NE 27TH DR
010	020360	0140	6/24/2009	\$565,000	\$509,000	2150	9	1996	3	31238	N	N	6124 284TH WAY NE
010	020360	0130	2/2/2010	\$500,000	\$462,000	2190	9	1996	3	38307	N	N	6112 284TH WAY NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
010	020500	0480	6/1/2009	\$524,000	\$471,000	2260	9	1992	3	33171	N	N	25927 NE 25TH ST
010	020500	0770	12/7/2010	\$426,500	\$408,000	2290	9	1996	3	62290	N	N	2717 264TH CT NE
010	020500	0640	6/4/2009	\$557,750	\$502,000	2310	9	1994	3	37111	N	N	26006 NE 27TH DR
010	182507	9084	3/23/2011	\$490,000	\$474,000	2310	9	1997	3	53578	N	N	4335 279TH AVE NE
010	020500	0240	4/22/2010	\$529,900	\$494,000	2330	9	1994	3	33881	N	N	26004 NE 25TH ST
010	020500	0450	1/27/2010	\$554,000	\$512,000	2470	9	1993	3	33305	N	N	26021 NE 25TH ST
010	020360	0250	8/15/2009	\$605,000	\$548,000	2610	9	1997	3	26068	N	N	28649 NE 63RD WAY
010	142800	0390	6/17/2010	\$492,000	\$461,000	2630	9	1993	3	50094	N	N	4911 266TH AVE NE
010	020500	0570	4/21/2009	\$514,000	\$460,000	2650	9	1996	3	21546	N	N	25810 NE 25TH ST
010	020360	0180	10/18/2010	\$497,000	\$473,000	2650	9	1997	3	47081	N	N	28443 NE 63RD WAY
010	020360	0220	9/17/2010	\$515,000	\$488,000	2650	9	1997	3	32090	N	N	28615 NE 63RD WAY
010	020360	0540	12/23/2009	\$525,000	\$483,000	2650	9	1997	3	67929	N	N	6325 285TH CT NE
010	020360	0570	7/14/2009	\$550,000	\$497,000	2650	9	1996	3	44224	N	N	28414 NE 63RD WAY
010	020340	0100	5/20/2010	\$610,000	\$570,000	2790	9	1998	3	25377	N	N	2630 280TH PL NE
010	020340	0110	2/3/2010	\$620,000	\$573,000	2790	9	1998	3	27538	N	N	2631 280TH PL NE
010	182507	9005	7/10/2009	\$642,500	\$580,000	2800	9	1999	3	246114	N	N	6135 284TH WAY NE
010	020360	0560	11/9/2011	\$547,000	\$543,000	2840	9	1997	3	34203	N	N	28432 NE 63RD WAY
010	020500	0740	7/28/2009	\$561,350	\$508,000	2930	9	1994	3	42060	N	N	26416 NE 27TH DR
010	232480	0070	7/21/2010	\$625,000	\$589,000	3000	9	1995	3	25341	N	N	7617 245TH WAY NE
010	022506	9057	9/7/2011	\$750,000	\$740,000	3080	9	1983	3	215186	Y	N	25930 NE 80TH ST
010	697990	0360	3/30/2009	\$545,000	\$486,000	3080	9	1997	3	35430	N	N	27618 NE QUAIL CREEK DR
010	020360	0210	10/25/2010	\$525,000	\$500,000	3130	9	1997	3	52649	N	N	28601 NE 63RD WAY
010	020360	0300	12/7/2011	\$529,900	\$528,000	3130	9	1997	3	40105	N	N	28672 NE 63RD WAY
010	142800	0650	6/24/2010	\$815,000	\$765,000	3290	9	2004	3	99752	N	N	4723 268TH AVE NE
010	112506	9044	11/7/2011	\$580,900	\$577,000	3400	9	2004	3	108464	N	N	6425 247TH AVE NE
010	232480	0260	3/26/2009	\$625,000	\$558,000	3440	9	1995	3	30872	N	N	24521 NE 77TH PL
010	020360	0440	10/11/2010	\$653,000	\$621,000	3450	9	1998	3	55240	N	N	6465 286TH PL NE
010	112506	9026	7/30/2009	\$900,000	\$815,000	3460	9	2007	3	111949	N	N	7426 254TH AVE NE

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
010	142506	9043	8/31/2010	\$749,000	\$709,000	3580	9	2007	3	218236	N	N	4610 244TH AVE NE
010	232480	0150	8/12/2009	\$691,000	\$626,000	3630	9	1996	3	48576	N	N	7225 245TH WAY NE
010	202507	9067	9/27/2011	\$700,000	\$692,000	4520	9	1996	3	245243	Y	N	30011 NE TOLT HILL RD
010	020310	0195	7/6/2011	\$837,000	\$820,000	1900	10	1996	3	11216	Y	Y	3634 W AMES LAKE DR NE
010	192507	9051	3/24/2011	\$860,000	\$833,000	3100	10	2006	3	63162	N	N	28232 H NE QUAIL CREEK DR
010	322507	9047	5/5/2011	\$699,000	\$680,000	3120	10	1989	3	218037	N	N	219 292ND AVE SE
010	192507	9050	1/19/2010	\$850,000	\$784,000	3160	10	2005	3	69260	N	N	28206 NE QUAIL CREEK DR
010	022506	9039	9/15/2010	\$910,000	\$863,000	3200	10	2005	3	197327	N	N	8730 250TH AVE NE
010	112506	9091	2/16/2010	\$825,000	\$764,000	3210	10	2003	3	224769	N	N	6402 258TH AVE NE
010	111720	0170	9/18/2011	\$606,250	\$599,000	3260	10	1997	3	110579	N	N	25626 NE 39TH WAY
010	322507	9060	8/25/2011	\$635,000	\$625,000	3310	10	1990	3	202508	N	N	29221 SE 5TH ST
010	864760	0020	6/22/2011	\$675,000	\$660,000	3340	10	2005	3	123600	N	N	28916 NE 2ND PL
010	111720	0440	8/19/2011	\$610,000	\$600,000	3357	10	1998	3	73386	N	N	25936 NE 29TH PL
010	111720	0240	11/22/2011	\$765,000	\$761,000	3400	10	1998	3	95924	N	N	25609 NE 39TH WAY
010	111720	0270	9/1/2011	\$590,000	\$582,000	3470	10	1994	3	78004	N	N	25729 NE 39TH WAY
010	142506	9077	3/18/2010	\$1,260,000	\$1,171,000	3690	10	2003	3	217800	N	N	24515 NE 52ND PL
010	112506	9083	5/24/2011	\$1,100,000	\$1,073,000	3750	10	1997	3	234963	N	N	25707 NE 67TH PL
010	312507	9042	1/4/2011	\$738,000	\$708,000	3760	10	1987	3	210830	Y	N	711 278TH AVE NE
010	238600	0140	12/14/2011	\$735,000	\$733,000	3850	10	1990	4	50727	N	N	3912 264TH AVE NE
010	238600	0140	12/30/2010	\$669,000	\$642,000	3850	10	1990	4	50727	N	N	3912 264TH AVE NE
010	238600	0360	11/24/2010	\$886,500	\$847,000	4030	10	1992	3	68671	N	N	25925 NE 34TH ST
010	238600	0430	6/2/2010	\$925,000	\$867,000	4190	10	1989	3	101276	Y	N	26207 NE 34TH ST
010	085360	0090	8/18/2010	\$890,000	\$841,000	4270	10	1998	3	105502	N	N	120 290TH AVE NE
010	111720	0140	2/22/2010	\$930,000	\$862,000	4290	10	1997	3	97895	N	N	25812 NE 39TH WAY
010	022506	9010	9/25/2009	\$825,000	\$752,000	4410	10	2005	3	70844	N	N	8507 246TH LN NE
010	238600	0470	12/5/2011	\$869,900	\$867,000	4450	10	1994	3	77086	Y	N	26319 NE 34TH ST
010	009830	0090	1/13/2011	\$925,000	\$889,000	4650	10	2010	3	132616	N	N	2052 297TH WAY SE
010	867852	0050	4/20/2010	\$950,000	\$886,000	4690	10	2003	3	136589	N	N	29846 SE 15TH PL

Improved Sales Used in this Physical Inspection Analysis
Area 71
(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
010	009830	0170	9/18/2010	\$1,135,000	\$1,076,000	5840	10	2007	3	129038	N	N	2049 297TH WAY SE
010	009830	0120	12/5/2011	\$975,000	\$972,000	6010	10	2007	3	128044	N	N	1820 297TH WAY SE
010	723755	0310	9/24/2010	\$1,070,000	\$1,015,000	3890	11	2001	3	101930	N	N	25005 NE PATTERSON WAY
010	111720	0080	4/1/2011	\$1,000,000	\$969,000	4270	11	1998	3	69032	N	N	3918 259TH WAY NE
010	112506	9076	9/13/2010	\$1,080,000	\$1,024,000	4310	11	2008	3	240855	N	N	6616 247TH AVE NE
010	009830	0100	8/9/2011	\$975,000	\$959,000	4620	11	2007	3	125641	N	N	2016 297TH WAY SE
010	009830	0100	7/10/2009	\$1,216,000	\$1,098,000	4620	11	2007	3	125641	N	N	2016 297TH WAY SE
010	022506	9043	5/28/2009	\$1,119,000	\$1,006,000	4640	11	2008	3	220413	N	N	8303 250TH AVE NE
010	723755	0270	4/22/2011	\$1,220,000	\$1,185,000	4670	11	2001	3	48787	N	N	5620 245TH AVE NE
010	009830	0140	5/25/2010	\$1,220,000	\$1,142,000	4730	11	2007	3	131347	N	N	1833 297TH WAY SE
010	723755	0050	2/2/2009	\$1,510,000	\$1,340,000	4760	11	2007	3	60123	N	N	5718 251ST CT NE
010	009830	0180	8/15/2011	\$1,195,000	\$1,176,000	4770	11	2007	3	128965	N	N	2057 297TH WAY SE
010	085360	0100	3/5/2010	\$1,075,000	\$997,000	4830	11	2000	3	109601	N	N	29001 NE 3RD WAY
010	723755	0250	9/7/2011	\$1,215,700	\$1,200,000	4910	11	2006	3	60548	N	N	5623 245TH AVE NE
010	111720	0290	8/20/2009	\$1,000,000	\$907,000	5140	11	1998	3	65454	N	N	3707 259TH WAY NE
010	867852	0040	3/1/2010	\$1,560,000	\$1,447,000	5340	11	2007	3	214319	N	N	29850 SE 15TH PL
010	242506	9082	4/6/2010	\$930,000	\$866,000	5390	11	2001	3	173804	N	N	3006 264TH AVE NE
010	238600	0420	4/26/2011	\$1,310,000	\$1,273,000	5640	11	1990	3	107615	Y	N	26133 NE 34TH ST
010	009830	0010	6/21/2011	\$1,459,000	\$1,427,000	5770	11	2007	3	126565	N	N	1710 297TH WAY SE
010	723755	0150	5/3/2010	\$1,300,000	\$1,214,000	6010	11	2001	3	48787	N	N	5837 246TH PL NE
010	022506	9068	4/13/2010	\$1,600,000	\$1,491,000	6980	11	2009	3	228690	N	N	8825 255TH AVE NE
010	022506	9059	8/24/2009	\$1,518,050	\$1,378,000	5300	12	2006	3	179031	N	N	8407 225TH AVE NE
010	022506	9058	1/18/2011	\$1,870,000	\$1,798,000	5550	12	2005	3	192099	N	N	8215 255TH AVE NE
010	085360	0190	4/21/2010	\$1,900,000	\$1,772,000	6870	12	1997	3	70173	N	N	428 289TH PL NE

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	033935	0120	10/23/2011	\$264,963	QUIT CLAIM DEED
007	033960	0320	5/6/2011	\$217,000	FINANCIAL INSTITUTION RESALE
007	042506	9080	12/23/2011	\$76,562	QUIT CLAIM DEED
007	052506	9041	4/30/2010	\$6,000	EASEMENT OR RIGHT-OF-WAY
007	052506	9053	5/25/2011	\$601,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	062506	9004	5/5/2011	\$40,000	GOVERNMENT AGENCY
007	062506	9031	10/27/2011	\$289,350	EXEMPT FROM EXCISE TAX
007	082506	9093	12/2/2010	\$850,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	082506	9094	1/4/2010	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	092506	9007	9/18/2009	\$1,100,000	OPEN SPACE
007	092506	9022	9/12/2011	\$445,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	092506	9050	3/11/2010	\$480,000	PRIOR VALUE NOT 100%
007	092506	9050	11/4/2009	\$450,000	PRIOR VALUE NOT 100%
007	092506	9071	3/27/2009	\$550,000	OSBSOLESCENCE
007	092506	9082	4/25/2011	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	092506	9179	1/4/2010	\$505,000	FINANCIAL INSTITUTION RESALE
007	102506	9021	3/7/2011	\$269,900	FINANCIAL INSTITUTION RESALE
007	102506	9032	5/27/2009	\$475,000	NON-REPRESENTATIVE SALE
007	102506	9068	11/12/2010	\$237,240	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	102506	9126	10/1/2009	\$389,000	PRIOR VALUE NOT 100%
007	102506	9136	11/10/2011	\$580,000	PRIOR VALUE NOT 100%
007	102506	9142	3/19/2009	\$439,000	PRIOR VALUE NOT 100%
007	102506	9170	5/27/2009	\$500,000	NON-REPRESENTATIVE SALE
007	102506	9245	7/26/2010	\$200,802	QUIT CLAIM DEED
007	108561	0040	7/6/2009	\$552,000	FINANCIAL INSTITUTION RESALE
007	133085	0120	11/23/2010	\$615,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	133090	0010	6/4/2010	\$350,000	NON-REPRESENTATIVE SALE
007	152506	9035	4/25/2011	\$320,000	FINANCIAL INSTITUTION RESALE
007	152506	9055	7/29/2010	\$749,000	NON-REPRESENTATIVE SALE
007	162506	9022	5/24/2010	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	162506	9053	11/4/2010	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	162506	9053	11/13/2009	\$296,250	BANKRUPTCY - RECEIVER OR TRUSTEE
007	162506	9086	3/24/2011	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	172506	9016	12/4/2009	\$400,000	FINANCIAL INSTITUTION RESALE
007	295440	0050	5/17/2011	\$1,450,000	RELOCATION - SALE TO SERVICE
007	295440	0200	3/24/2010	\$1,637,500	RELOCATION - SALE TO SERVICE
007	295440	0350	6/16/2011	\$1,425,000	RELOCATION - SALE TO SERVICE
007	312150	0200	9/22/2011	\$585,000	FINANCIAL INSTITUTION RESALE
007	352800	0170	10/18/2011	\$530,000	SHORT SALE
007	751121	0340	12/10/2010	\$625,000	QUIT CLAIM DEED
007	880730	0180	6/23/2011	\$215,000	GOVERNMENT AGENCY
007	880730	0410	6/7/2010	\$535,000	FINANCIAL INSTITUTION RESALE

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	880760	0320	11/8/2011	\$198,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	880770	0190	2/18/2009	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	880781	0510	2/13/2009	\$143,000	NON-REPRESENTATIVE SALE
007	880781	0830	4/30/2009	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	929085	0040	11/6/2009	\$204,971	QUIT CLAIM DEED
007	929085	0560	7/6/2009	\$560,000	NON-REPRESENTATIVE SALE
007	929085	0930	11/5/2009	\$805,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	950885	0070	9/5/2009	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	951091	0100	1/1/2009	\$578,000	RELOCATION - SALE TO SERVICE
008	720226	0030	6/16/2011	\$530,000	RELOCATION - SALE TO SERVICE
008	720226	1330	6/1/2009	\$470,000	RELOCATION - SALE TO SERVICE
008	720227	0970	7/20/2011	\$543,500	RELOCATION - SALE TO SERVICE
008	720228	0020	8/24/2010	\$470,250	QUESTIONABLE PER SALES IDENTIFICATION
008	720228	0040	12/22/2010	\$449,000	RELOCATION - SALE TO SERVICE
008	720229	0280	10/5/2010	\$303,288	GOVERNMENT AGENCY
008	720229	0280	4/11/2011	\$319,000	GOVERNMENT AGENCY
008	720229	0860	3/25/2011	\$287,000	GOVERNMENT AGENCY
008	720233	0310	6/30/2009	\$365,000	FINANCIAL INSTITUTION RESALE
008	720233	0780	6/23/2011	\$457,000	PRIOR VALUE NOT 100%
008	720233	1500	10/6/2009	\$155,026	QUIT CLAIM DEED
008	720234	0560	7/15/2011	\$540,000	RELOCATION - SALE TO SERVICE
008	720236	0300	3/23/2011	\$725,000	RELOCATION - SALE TO SERVICE
008	720236	0690	8/20/2011	\$669,975	RELOCATION - SALE TO SERVICE
008	720310	0010	9/3/2010	\$577,000	PRIOR VALUE NOT 100%
008	720310	0030	11/23/2011	\$582,000	PRIOR VALUE NOT 100%
008	720310	0040	9/8/2011	\$573,500	PRIOR VALUE NOT 100%
008	720310	0060	9/27/2011	\$561,000	PRIOR VALUE NOT 100%
008	720310	0090	12/1/2010	\$554,699	PRIOR VALUE NOT 100%
008	720310	0380	5/17/2010	\$518,000	RELOCATION - SALE TO SERVICE
008	720310	0620	12/7/2010	\$620,000	PRIOR VALUE NOT 100%
008	720310	0740	9/29/2010	\$750,000	PRIOR VALUE NOT 100%
008	720310	0770	7/26/2010	\$727,500	PRIOR VALUE NOT 100%
008	720310	0840	4/27/2011	\$621,945	ACTIVE PERMIT BEFORE SALE>25K
008	720310	0850	10/19/2010	\$665,000	PRIOR VALUE NOT 100%
008	720310	0870	2/25/2011	\$626,000	ACTIVE PERMIT BEFORE SALE>25K
008	720310	0890	10/27/2010	\$702,000	PRIOR VALUE NOT 100%
008	720310	0910	1/6/2011	\$607,000	PRIOR VALUE NOT 100%
008	720310	1250	11/13/2009	\$394,424	AFFORDABLE HOUSING SALES
008	720310	1260	6/19/2009	\$329,045	AFFORDABLE HOUSING SALES
008	720310	1270	11/12/2009	\$296,500	AFFORDABLE HOUSING SALES
008	720310	1270	6/4/2009	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1280	10/27/2009	\$302,900	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720310	1290	4/6/2010	\$337,285	AFFORDABLE HOUSING SALES
008	720310	1300	6/18/2009	\$363,763	AFFORDABLE HOUSING SALES
008	720310	1310	4/28/2009	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1320	9/3/2009	\$381,820	AFFORDABLE HOUSING SALES
008	720310	1330	4/23/2009	\$327,000	AFFORDABLE HOUSING SALES
008	720310	1340	1/19/2010	\$323,300	AFFORDABLE HOUSING SALES
008	720310	1350	3/30/2009	\$321,035	AFFORDABLE HOUSING SALES
008	720310	1360	4/16/2009	\$388,700	AFFORDABLE HOUSING SALES
008	720310	1490	3/2/2009	\$409,155	AFFORDABLE HOUSING SALES
008	720310	1500	3/4/2009	\$293,318	AFFORDABLE HOUSING SALES
008	720310	1510	4/17/2009	\$357,640	AFFORDABLE HOUSING SALES
008	720310	1520	3/23/2009	\$386,735	AFFORDABLE HOUSING SALES
008	720310	1530	12/21/2009	\$345,321	AFFORDABLE HOUSING SALES
008	720310	1540	4/16/2009	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1550	3/4/2009	\$323,515	AFFORDABLE HOUSING SALES
008	720310	1560	6/12/2009	\$293,175	AFFORDABLE HOUSING SALES
008	720310	1570	3/18/2009	\$326,815	AFFORDABLE HOUSING SALES
008	720310	1580	4/29/2009	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1590	12/1/2009	\$264,000	AFFORDABLE HOUSING SALES
008	720310	1600	6/25/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1610	3/18/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	1620	3/4/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	1650	2/5/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1660	2/1/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720310	1670	12/29/2009	\$337,415	AFFORDABLE HOUSING SALES
008	720310	1690	2/17/2009	\$329,000	AFFORDABLE HOUSING SALES
008	720310	1700	3/6/2009	\$293,858	AFFORDABLE HOUSING SALES
008	720310	1710	3/10/2009	\$328,960	AFFORDABLE HOUSING SALES
008	720310	1720	1/13/2009	\$329,075	AFFORDABLE HOUSING SALES
008	720310	1750	2/17/2009	\$394,424	AFFORDABLE HOUSING SALES
008	720310	1760	10/13/2009	\$364,255	AFFORDABLE HOUSING SALES
008	720310	1770	4/15/2009	\$420,000	AFFORDABLE HOUSING SALES
008	720310	1770	8/23/2011	\$340,000	AFFORDABLE HOUSING SALES
008	720310	1770	5/25/2011	\$340,000	RELOCATION - SALE TO SERVICE
008	720310	1910	8/3/2009	\$392,215	AFFORDABLE HOUSING SALES
008	720310	1920	2/20/2009	\$293,248	AFFORDABLE HOUSING SALES
008	720310	1930	2/27/2009	\$329,077	AFFORDABLE HOUSING SALES
008	720310	1950	4/1/2009	\$329,020	AFFORDABLE HOUSING SALES
008	720310	1970	4/3/2009	\$293,300	AFFORDABLE HOUSING SALES
008	720310	1980	1/28/2010	\$373,010	AFFORDABLE HOUSING SALES
008	720310	2000	5/4/2009	\$417,800	AFFORDABLE HOUSING SALES
008	720310	2010	6/23/2009	\$417,480	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720310	2020	4/10/2009	\$417,250	AFFORDABLE HOUSING SALES
008	720310	2030	7/8/2009	\$364,295	AFFORDABLE HOUSING SALES
008	720310	2040	11/18/2009	\$393,205	AFFORDABLE HOUSING SALES
008	720310	2050	8/20/2009	\$418,355	AFFORDABLE HOUSING SALES
008	720310	2060	3/4/2010	\$342,200	AFFORDABLE HOUSING SALES
008	720310	2060	1/12/2009	\$364,285	AFFORDABLE HOUSING SALES
008	720310	2070	3/13/2009	\$265,260	AFFORDABLE HOUSING SALES
008	720310	2080	4/7/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720310	2090	3/10/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720310	2100	3/5/2009	\$265,155	AFFORDABLE HOUSING SALES
008	720310	2110	2/9/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2120	2/12/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2130	10/4/2011	\$215,000	AFFORDABLE HOUSING SALES
008	720310	2150	5/27/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2160	5/21/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2170	6/26/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2180	6/26/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2190	6/1/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2200	6/1/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2210	4/17/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2220	4/28/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2230	4/7/2009	\$236,846	AFFORDABLE HOUSING SALES
008	720310	2240	4/14/2009	\$265,290	AFFORDABLE HOUSING SALES
008	720311	0160	9/24/2010	\$505,000	PRIOR VALUE NOT 100%
008	720311	0390	11/4/2011	\$557,000	PRIOR VALUE NOT 100%
008	720311	0400	10/20/2011	\$545,000	PRIOR VALUE NOT 100%
008	720311	0410	9/21/2011	\$564,990	PRIOR VALUE NOT 100%
008	720311	0420	9/23/2011	\$568,000	PRIOR VALUE NOT 100%
008	720311	0430	11/3/2011	\$571,500	PRIOR VALUE NOT 100%
008	720311	0480	10/21/2010	\$569,000	PRIOR VALUE NOT 100%
008	720311	0490	10/6/2010	\$573,000	PRIOR VALUE NOT 100%
008	720311	0500	10/20/2010	\$574,990	PRIOR VALUE NOT 100%
008	720311	0630	10/27/2011	\$573,600	PRIOR VALUE NOT 100%
008	720311	0640	10/24/2011	\$569,500	PRIOR VALUE NOT 100%
008	720311	0650	10/27/2011	\$570,000	PRIOR VALUE NOT 100%
008	720311	0660	12/20/2011	\$552,000	PRIOR VALUE NOT 100%
008	720311	0670	11/10/2011	\$582,000	PRIOR VALUE NOT 100%
008	720311	0680	9/13/2011	\$585,870	PRIOR VALUE NOT 100%
008	720311	0690	12/20/2011	\$558,000	PRIOR VALUE NOT 100%
008	720312	0070	8/18/2010	\$720,000	PRIOR VALUE NOT 100%
008	720313	0040	8/26/2010	\$640,000	PRIOR VALUE NOT 100%
008	720314	0010	7/15/2010	\$382,555	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720314	0020	9/10/2010	\$372,550	AFFORDABLE HOUSING SALES
008	720314	0030	10/7/2010	\$361,110	AFFORDABLE HOUSING SALES
008	720314	0040	6/18/2010	\$346,753	AFFORDABLE HOUSING SALES
008	720314	0050	10/13/2010	\$363,440	AFFORDABLE HOUSING SALES
008	720314	0060	12/27/2010	\$398,195	AFFORDABLE HOUSING SALES
008	720314	0070	3/7/2011	\$327,130	AFFORDABLE HOUSING SALES
008	720314	0080	3/15/2011	\$295,992	AFFORDABLE HOUSING SALES
008	720314	0100	8/9/2011	\$320,980	AFFORDABLE HOUSING SALES
008	720314	0110	6/21/2010	\$319,020	AFFORDABLE HOUSING SALES
008	720314	0120	7/1/2010	\$337,611	AFFORDABLE HOUSING SALES
008	720314	0130	8/17/2011	\$328,000	AFFORDABLE HOUSING SALES
008	720314	0140	6/8/2010	\$344,725	AFFORDABLE HOUSING SALES
008	720314	0150	1/27/2011	\$370,315	AFFORDABLE HOUSING SALES
008	720314	0160	6/22/2010	\$390,080	AFFORDABLE HOUSING SALES
008	720314	0170	1/1/2011	\$357,505	AFFORDABLE HOUSING SALES
008	720314	0180	2/22/2011	\$374,655	AFFORDABLE HOUSING SALES
008	720314	0190	6/8/2010	\$360,785	AFFORDABLE HOUSING SALES
008	720314	0200	8/4/2010	\$301,430	AFFORDABLE HOUSING SALES
008	720314	0210	5/5/2011	\$290,775	AFFORDABLE HOUSING SALES
008	720314	0220	4/18/2011	\$336,820	AFFORDABLE HOUSING SALES
008	720314	0240	10/25/2010	\$326,845	AFFORDABLE HOUSING SALES
008	720314	0250	8/25/2011	\$313,535	AFFORDABLE HOUSING SALES
008	720314	0260	7/20/2010	\$343,725	AFFORDABLE HOUSING SALES
008	720314	0270	10/11/2010	\$330,795	AFFORDABLE HOUSING SALES
008	720314	0280	8/11/2011	\$307,270	AFFORDABLE HOUSING SALES
008	720314	0290	4/18/2011	\$280,000	AFFORDABLE HOUSING SALES
008	720314	0300	8/4/2010	\$327,380	AFFORDABLE HOUSING SALES
008	720314	0310	6/8/2010	\$357,886	AFFORDABLE HOUSING SALES
008	720314	0320	6/1/2010	\$292,615	AFFORDABLE HOUSING SALES
008	720314	0330	6/4/2010	\$357,440	AFFORDABLE HOUSING SALES
008	720314	0340	6/8/2010	\$309,345	AFFORDABLE HOUSING SALES
008	720314	0350	6/24/2010	\$327,418	AFFORDABLE HOUSING SALES
008	720314	0360	6/22/2010	\$306,505	AFFORDABLE HOUSING SALES
008	720314	0370	6/14/2010	\$293,715	AFFORDABLE HOUSING SALES
008	720314	0380	6/15/2010	\$320,790	AFFORDABLE HOUSING SALES
008	720314	0390	12/15/2010	\$326,755	AFFORDABLE HOUSING SALES
008	720314	0400	11/23/2010	\$334,000	AFFORDABLE HOUSING SALES
008	720314	0410	6/2/2011	\$326,185	AFFORDABLE HOUSING SALES
008	720314	0420	10/20/2010	\$322,330	AFFORDABLE HOUSING SALES
008	720314	0430	5/5/2011	\$330,535	AFFORDABLE HOUSING SALES
008	720314	0440	12/9/2010	\$343,850	AFFORDABLE HOUSING SALES
008	720314	0450	3/17/2011	\$334,565	AFFORDABLE HOUSING SALES

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	720314	0460	3/25/2011	\$288,835	AFFORDABLE HOUSING SALES
008	720314	0470	4/21/2011	\$325,310	AFFORDABLE HOUSING SALES
008	720314	0480	7/13/2011	\$332,170	AFFORDABLE HOUSING SALES
008	720314	0490	8/11/2010	\$294,960	AFFORDABLE HOUSING SALES
008	720314	0500	7/19/2011	\$288,035	AFFORDABLE HOUSING SALES
008	720314	0510	12/28/2010	\$323,019	AFFORDABLE HOUSING SALES
008	720314	0520	4/20/2011	\$310,000	AFFORDABLE HOUSING SALES
008	720314	0530	8/1/2011	\$363,000	AFFORDABLE HOUSING SALES
008	720314	0540	4/4/2011	\$304,400	AFFORDABLE HOUSING SALES
008	720314	0550	6/7/2011	\$345,720	AFFORDABLE HOUSING SALES
008	720314	0560	5/18/2011	\$348,010	AFFORDABLE HOUSING SALES
008	720315	0100	11/9/2011	\$530,000	PRIOR VALUE NOT 100%
008	720315	0110	11/16/2011	\$530,000	PRIOR VALUE NOT 100%
008	720315	0130	11/28/2011	\$539,000	PRIOR VALUE NOT 100%
008	720315	0140	11/4/2011	\$530,340	PRIOR VALUE NOT 100%
008	720315	0150	12/8/2011	\$540,000	PRIOR VALUE NOT 100%
008	720315	0210	12/7/2011	\$525,000	PRIOR VALUE NOT 100%
008	720315	0360	12/20/2011	\$505,950	PRIOR VALUE NOT 100%
008	720315	0370	10/19/2011	\$500,000	PRIOR VALUE NOT 100%
008	720316	0040	10/28/2011	\$760,000	PRIOR VALUE NOT 100%
008	720316	0140	9/13/2011	\$749,000	PRIOR VALUE NOT 100%
008	720316	0150	9/6/2011	\$750,000	PRIOR VALUE NOT 100%
008	720316	0160	10/20/2011	\$750,000	PRIOR VALUE NOT 100%
008	720316	0290	12/22/2011	\$800,000	PRIOR VALUE NOT 100%
008	720316	0330	11/21/2011	\$628,000	PRIOR VALUE NOT 100%
008	720316	0370	9/21/2011	\$625,350	PRIOR VALUE NOT 100%
008	720316	0380	12/16/2011	\$690,000	PRIOR VALUE NOT 100%
009	868221	0060	10/28/2010	\$788,510	PRIOR VALUE NOT 100%
009	868221	0070	10/12/2011	\$875,000	FORCED SALE
009	868223	1010	3/25/2011	\$294,900	GOVERNMENT AGENCY
009	868226	0430	10/22/2009	\$258,500	FINANCIAL INSTITUTION RESALE
009	868226	0720	6/13/2011	\$331,500	GOVERNMENT AGENCY
009	868226	0950	12/21/2009	\$250,000	GOVERNMENT AGENCY
009	868226	1000	8/18/2010	\$257,000	NON-REPRESENTATIVE SALE
009	868226	1080	2/21/2011	\$177,500	QUIT CLAIM DEED
009	868226	1110	9/24/2010	\$255,000	FORCED SALE
009	868226	1110	11/10/2010	\$325,000	FORCED SALE
009	868226	1670	6/18/2009	\$460,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	868226	2000	3/22/2011	\$321,900	GOVERNMENT AGENCY
009	868226	2100	5/2/2011	\$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868228	0640	4/7/2009	\$125,000	QUIT CLAIM DEED
009	868228	0640	4/8/2009	\$125,000	QUIT CLAIM DEED

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868228	0880	1/26/2011	\$616,500	RELOCATION - SALE TO SERVICE
009	868228	1920	12/8/2011	\$327,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	868229	0040	7/21/2011	\$250,000	AFFORDABLE HOUSING SALES
009	868229	0160	8/23/2011	\$277,000	AFFORDABLE HOUSING SALES
009	868229	0500	4/20/2011	\$577,500	RELOCATION - SALE TO SERVICE
009	868229	0870	2/19/2010	\$468,000	NO MARKET EXPOSURE
009	868229	1070	3/4/2010	\$584,250	FINANCIAL INSTITUTION RESALE
009	868229	1090	2/9/2011	\$299,900	GOVERNMENT AGENCY
009	868229	1870	7/7/2011	\$288,000	SHORT SALE
009	868229	1910	10/26/2009	\$315,000	FORCED SALE
009	868229	1930	2/26/2010	\$280,000	NON-REPRESENTATIVE SALE
009	868230	0210	1/7/2010	\$510,000	RELOCATION - SALE TO SERVICE
009	868230	0480	7/12/2010	\$335,000	AFFORDABLE HOUSING SALES
009	868230	1310	10/14/2011	\$299,900	GOVERNMENT AGENCY
009	868230	1410	1/28/2011	\$294,000	AFFORDABLE HOUSING SALES
009	868230	1720	4/7/2010	\$275,000	AFFORDABLE HOUSING SALES
009	868230	1730	5/18/2010	\$265,000	AFFORDABLE HOUSING SALES
009	868230	2000	12/17/2009	\$282,500	GOVERNMENT AGENCY
009	868231	0030	10/27/2010	\$579,553	PRIOR VALUE NOT 100%
009	868231	0310	11/17/2010	\$494,459	PRIOR VALUE NOT 100%
009	868231	0650	11/9/2010	\$544,670	PRIOR VALUE NOT 100%
009	868232	0050	8/4/2011	\$334,000	NON-REPRESENTATIVE SALE
009	868232	0090	12/21/2011	\$751,168	PRIOR VALUE NOT 100%
009	868232	0100	12/20/2011	\$435,080	PRIOR VALUE NOT 100%
009	868232	0130	11/1/2010	\$368,704	PRIOR VALUE NOT 100%
009	868232	0140	11/17/2010	\$372,791	PRIOR VALUE NOT 100%
009	868232	0150	11/17/2010	\$392,664	PRIOR VALUE NOT 100%
009	868232	0160	11/20/2010	\$389,782	PRIOR VALUE NOT 100%
009	868232	0250	8/17/2011	\$399,900	PRIOR VALUE NOT 100%
009	868232	0250	11/2/2010	\$399,311	PRIOR VALUE NOT 100%
009	868232	0320	10/6/2010	\$468,680	PRIOR VALUE NOT 100%
009	868232	0350	11/2/2010	\$618,787	PRIOR VALUE NOT 100%
009	868232	0380	9/30/2010	\$514,335	PRIOR VALUE NOT 100%
009	868232	0480	12/14/2011	\$933,742	PRIOR VALUE NOT 100%
009	868232	0500	11/9/2011	\$674,221	PRIOR VALUE NOT 100%
009	868232	0600	10/25/2010	\$667,581	PRIOR VALUE NOT 100%
009	868232	0660	11/29/2011	\$366,449	PRIOR VALUE NOT 100%
009	868232	0730	12/7/2011	\$653,923	PRIOR VALUE NOT 100%
009	868232	0870	9/21/2011	\$486,778	PRIOR VALUE NOT 100%
009	868232	0910	12/2/2011	\$339,000	PRIOR VALUE NOT 100%
009	868232	0920	10/4/2011	\$392,571	PRIOR VALUE NOT 100%
009	868232	0930	9/1/2011	\$384,138	PRIOR VALUE NOT 100%

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	868232	0970	11/15/2010	\$762,401	PRIOR VALUE NOT 100%
009	868232	1050	12/22/2010	\$441,718	PRIOR VALUE NOT 100%
009	868232	1060	12/20/2011	\$332,745	PRIOR VALUE NOT 100%
009	868232	1070	12/22/2011	\$509,238	PRIOR VALUE NOT 100%
009	868232	1370	9/1/2011	\$631,677	PRIOR VALUE NOT 100%
009	868232	1400	8/23/2011	\$507,315	PRIOR VALUE NOT 100%
009	868232	1460	11/7/2011	\$745,391	PRIOR VALUE NOT 100%
010	009830	0100	3/1/2011	\$975,000	RELOCATION - SALE TO SERVICE
010	009830	0150	4/9/2010	\$1,250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	0525	6/14/2011	\$599,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	0535	9/21/2009	\$1,090,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	0650	12/8/2011	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	0845	3/3/2011	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	0865	2/2/2010	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1045	11/30/2011	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1103	4/12/2010	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1135	10/15/2009	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1193	7/6/2010	\$379,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1216	6/27/2011	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1240	8/10/2011	\$600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1285	8/3/2011	\$271,000	FINANCIAL INSTITUTION RESALE
010	020310	1330	4/7/2011	\$407,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1365	5/2/2011	\$550,000	FINANCIAL INSTITUTION RESALE
010	020310	1410	9/12/2011	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1410	8/10/2009	\$464,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1420	6/29/2009	\$429,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1425	12/28/2011	\$183,750	FINANCIAL INSTITUTION RESALE
010	020310	1483	7/21/2009	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1484	11/5/2010	\$555,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020310	1524	6/10/2010	\$369,900	NON-REPRESENTATIVE SALE
010	020360	0590	12/2/2011	\$403,870	EXEMPT FROM EXCISE TAX
010	020360	0630	12/2/2010	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020390	0540	5/19/2010	\$334,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020390	0590	2/23/2011	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020390	0920	3/16/2010	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020500	0010	6/22/2010	\$439,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020500	0060	2/16/2011	\$505,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	020500	0090	3/13/2010	\$544,000	NO MARKET EXPOSURE
010	022506	9059	8/24/2009	\$1,518,050	RELOCATION - SALE TO SERVICE
010	022506	9074	4/22/2011	\$1,500,000	MOBILE HOME
010	082407	9027	11/11/2010	\$505,000	QUIT CLAIM DEED
010	082507	9016	12/28/2011	\$40,000	SEGREGATION AND/OR MERGER

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	082507	9026	4/18/2011	\$575,000	OPEN SPACE
010	085360	0100	3/2/2010	\$1,075,000	RELOCATION - SALE TO SERVICE
010	111720	0100	12/23/2009	\$590,000	SHORT SALE
010	111720	0210	8/26/2011	\$1,500,000	UNFIN AREA
010	111720	0410	6/4/2009	\$600,000	NON-REPRESENTATIVE SALE
010	112506	9028	7/29/2010	\$600,000	FINANCIAL INSTITUTION RESALE
010	112506	9084	12/7/2011	\$1,175,000	PRIOR VALUE NOT 100%
010	112506	9098	6/6/2011	\$767,861	PRIOR VALUE NOT 100%
010	132506	9073	9/24/2009	\$1,500	EASEMENT OR RIGHT-OF-WAY
010	142506	9031	12/28/2011	\$1,230,500	OPEN SPACE
010	142506	9056	9/8/2010	\$83,186	QUIT CLAIM DEED
010	142800	0520	11/17/2009	\$355,000	NON-REPRESENTATIVE SALE
010	142800	0620	4/21/2011	\$180,000	FINANCIAL INSTITUTION RESALE
010	142800	0912	5/3/2011	\$321,000	GOVERNMENT AGENCY
010	142800	1190	8/23/2011	\$590,000	UNFIN AREA
010	172507	9022	4/11/2011	\$517,500	OSBSOLESCENCE
010	182507	9019	3/12/2010	\$259,900	NON-REPRESENTATIVE SALE
010	182507	9048	6/1/2010	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	202507	9069	9/30/2009	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	232480	0330	12/16/2010	\$480,000	SHORT SALE
010	238600	0140	10/20/2009	\$667,500	RELOCATION - SALE TO SERVICE
010	238600	0430	6/2/2010	\$925,000	RELOCATION - SALE TO SERVICE
010	242506	9070	10/15/2009	\$995,000	BANKRUPTCY - RECEIVER OR TRUSTEE
010	242506	9070	2/24/2010	\$870,625	NON-REPRESENTATIVE SALE
010	242506	9082	2/5/2009	\$1,480,000	RELOCATION - SALE TO SERVICE
010	252506	9044	10/24/2011	\$4,000	EASEMENT OR RIGHT-OF-WAY
010	292507	9042	9/13/2011	\$195,087	QUIT CLAIM DEED
010	292507	9043	3/22/2011	\$499,990	FINANCIAL INSTITUTION RESALE
010	292507	9083	4/2/2010	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	292507	9084	4/22/2010	\$1,050,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	302507	9031	9/13/2011	\$314,700	GOVERNMENT AGENCY
010	302507	9032	9/14/2009	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	302507	9072	7/27/2010	\$1,140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	302507	9094	9/24/2010	\$1,015,000	SHORT SALE
010	302507	9102	8/29/2011	\$445,000	GOVERNMENT AGENCY
010	302507	9130	4/12/2011	\$430,000	SHORT SALE
010	302507	9147	8/25/2009	\$645,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	312507	9055	5/26/2010	\$853,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	312507	9055	12/23/2009	\$1,512,500	RELOCATION - SALE TO SERVICE
010	312507	9068	12/22/2011	\$470,000	FINANCIAL INSTITUTION RESALE
010	318310	0190	6/10/2009	\$363,000	FINANCIAL INSTITUTION RESALE
010	321129	0370	5/23/2011	\$272,000	GOVERNMENT AGENCY

Improved Sales Removed in this Physical Inspection Analysis
Area 71
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
010	321131	0020	2/1/2009	\$452,000	RELOCATION - SALE TO SERVICE
010	321131	0030	6/7/2011	\$510,000	RELOCATION - SALE TO SERVICE
010	322507	9044	1/14/2010	\$923,000	NON-REPRESENTATIVE SALE
010	322507	9049	8/29/2011	\$180,000	QUIT CLAIM DEED
010	697990	0100	5/5/2009	\$522,000	RELOCATION - SALE TO SERVICE
010	697992	0080	1/27/2009	\$389,000	NON-REPRESENTATIVE SALE
010	730200	0140	6/25/2010	\$50,000	QUIT CLAIM DEED
010	730200	0140	3/7/2011	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	730200	0270	2/10/2009	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
010	730200	0320	12/15/2011	\$240,000	NO MARKET EXPOSURE
010	891300	0250	9/9/2011	\$480,200	IMP. CHARACTERISTICS CHANGED SINCE SALE

Mobile Home Valuation

Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited.

Mobile Home Results

The application of the recommended values for the 2012 assessment year resulted in an average total change from the 2011 assessment year of 8.24%. This increase is due partly to market changes over time and the previous assessment levels.