

Residential Revalue

2012 Assessment Roll

**Sherwood/Bell-Red/
SW Redmond**

Area 91

**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 91

Sub Area 4

Sub Area 13

Text

Ramp

King County

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Sherwood/Bel-Red SW Redmond

Area 91

Housing



Grade 6/ Year Built 1959/ Total Living Area 1,310



Grade 7/ Year Built 1957/Total Living Area 1,590



Grade 8/ Year Built 1968/ Total Living Area 2,270



Grade 9/ Year Built 1985/Total Living Area 2,960



Grade 10/ Year Built 1990/ Total Living Area 3,140



Grade 11/ Year Built 2007/Total Living Area 6,730

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Sherwood/Bel-Red/SW Redmond / Number: 091

Number of Improved Sales: 324

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	\$238,400	\$195,800	\$434,200			
2012 Value	\$228,700	\$187,800	\$416,500	\$453,200	91.9%	6.06%
Change	-\$9,700	-\$8,000	-\$17,700			
% Change	-4.1%	-4.1%	-4.1%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$245,300	\$180,000	\$425,300
2012 Value	\$235,300	\$173,000	\$408,300
Percent Change	-4.1%	-3.9%	-4.0%

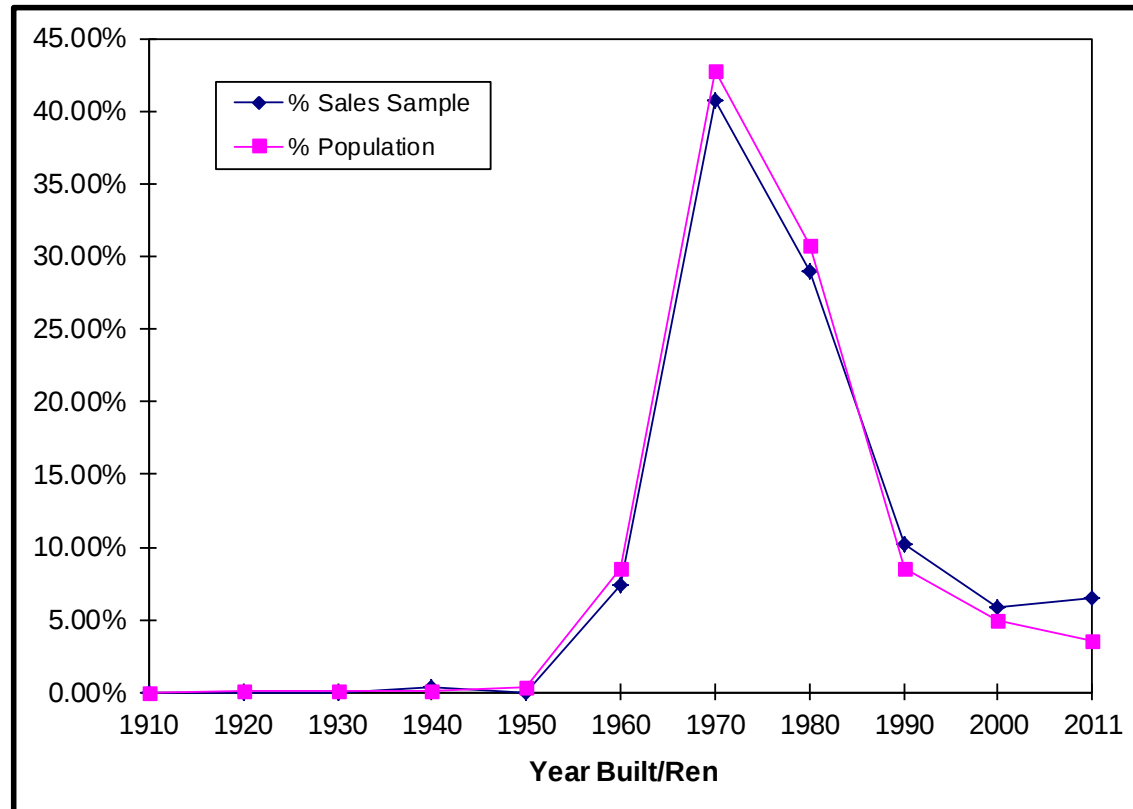
Number of one to three unit residences in the population: 4,319

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhomes were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.31%
1950	0	0.00%
1960	24	7.41%
1970	132	40.74%
1980	94	29.01%
1990	33	10.19%
2000	19	5.86%
2011	21	6.48%
	324	

Population		
Year Built/Ren	Frequency	% Population
1910	0	0.00%
1920	4	0.09%
1930	4	0.09%
1940	7	0.16%
1950	16	0.37%
1960	371	8.59%
1970	1848	42.79%
1980	1331	30.82%
1990	369	8.54%
2000	215	4.98%
2011	154	3.57%
	4319	

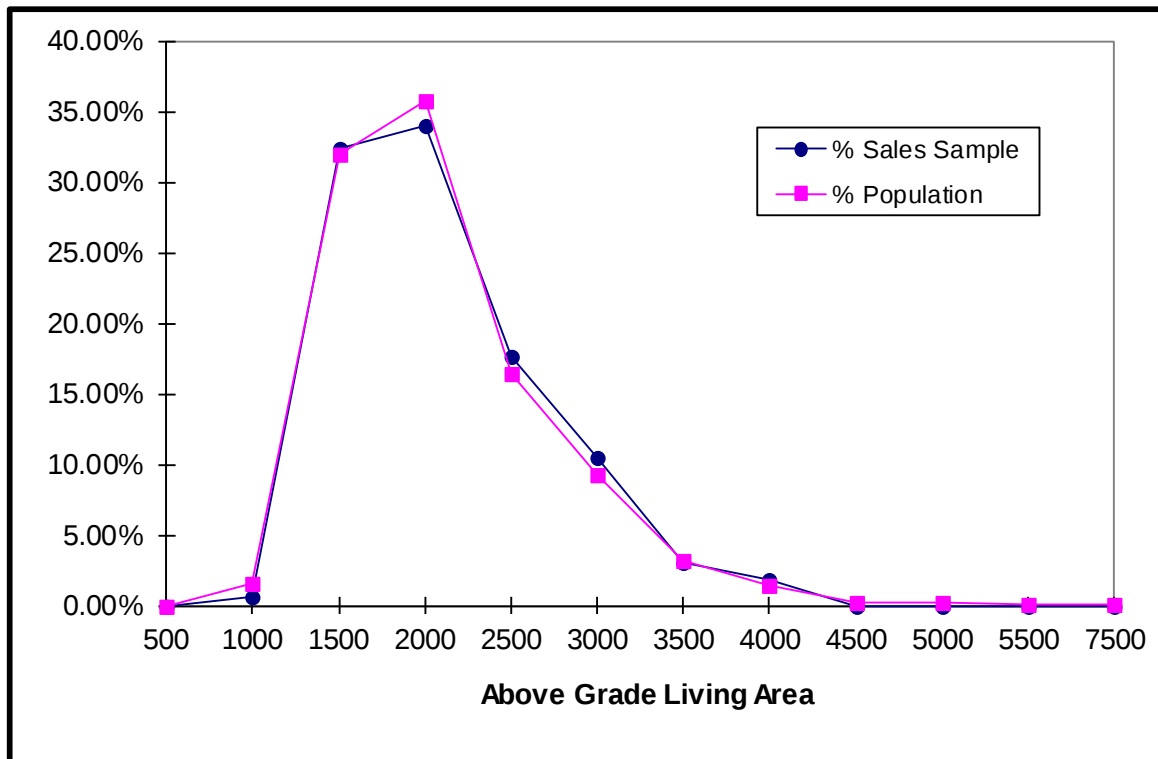


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	2	0.62%
1500	105	32.41%
2000	110	33.95%
2500	57	17.59%
3000	34	10.49%
3500	10	3.09%
4000	6	1.85%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	324	

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	65	1.50%
1500	1379	31.93%
2000	1543	35.73%
2500	710	16.44%
3000	399	9.24%
3500	139	3.22%
4000	61	1.41%
4500	11	0.25%
5000	6	0.14%
5500	2	0.05%
7500	4	0.09%
	4319	

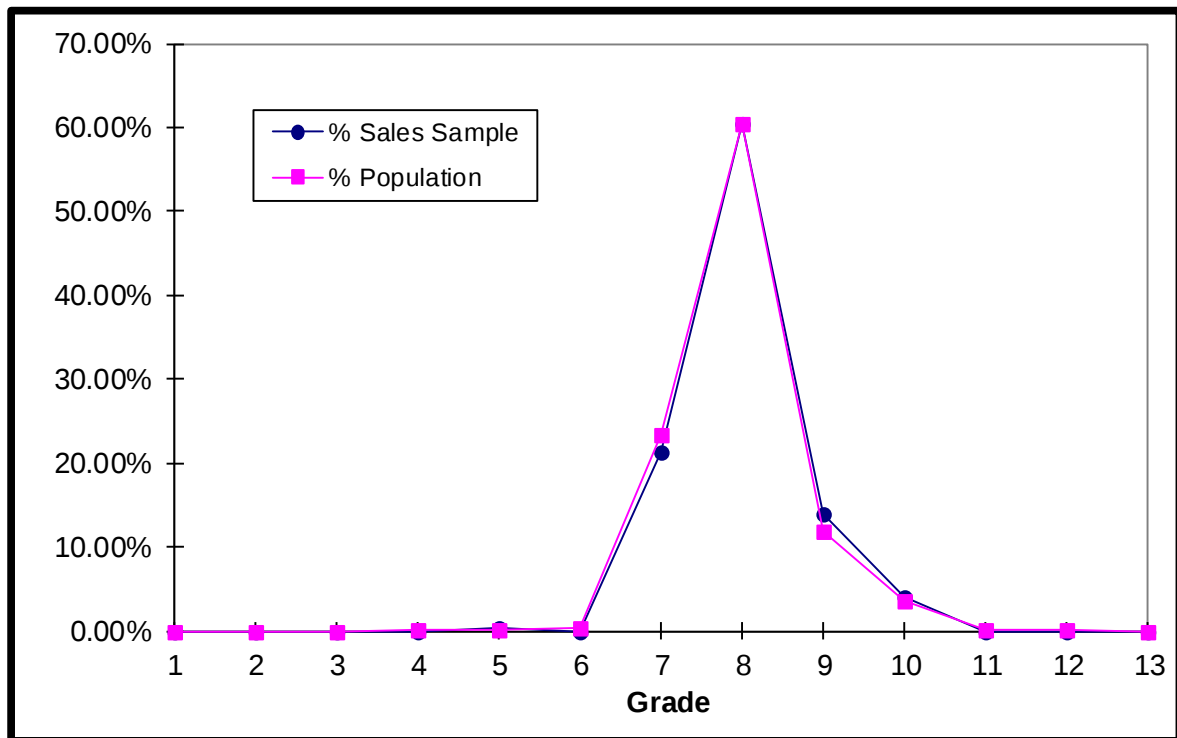


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	1	0.31%
6	0	0.00%
7	69	21.30%
8	196	60.49%
9	45	13.89%
10	13	4.01%
11	0	0.00%
12	0	0.00%
13	0	0.00%
324		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	6	0.14%
6	17	0.39%
7	1012	23.43%
8	2610	60.43%
9	510	11.81%
10	153	3.54%
11	8	0.19%
12	2	0.05%
13	0	0.00%
4319		



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the one usable land sale available in the area and supplemented by the value decrease in sales of improved parcels, a -4.1% overall decrease (based on truncation) was made to the land assessment for the 2012 Assessment Year.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, townhomes were at a higher ratio compared to the rest of the population, which resulted in a greater downward adjustment. The remaining improved properties in the population will receive a downward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 324 useable residential sales in the area.

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

Mobile Home Update

There were no mobile homes in this area.

Results

The resulting assessment level is 91.9%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2012 assessment year (taxes payable in 2013) results in an average total change from the 2011 assessments of -4.1%. This decrease is due partly to market changes over time and the previous assessment levels.

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

Area 91 Adjustments

2012 Total Value = 2011 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

-3.69%

Townhouse	Yes
% Adjustment	-9.38%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a Townhouse parcel would *approximately* receive a -9.38% downward adjustment. 200 parcels in the improved population would receive this adjustment. There were 20 sales.

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

Generally Townhouse parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

95.36% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 91 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 0.953, resulting in an adjusted value of \$500,000 (\$525,000 X .953=\$500,325) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.902	-9.8%
2/1/2009	0.904	-9.6%
3/1/2009	0.907	-9.3%
4/1/2009	0.910	-9.0%
5/1/2009	0.912	-8.8%
6/1/2009	0.915	-8.5%
7/1/2009	0.918	-8.2%
8/1/2009	0.921	-7.9%
9/1/2009	0.923	-7.7%
10/1/2009	0.926	-7.4%
11/1/2009	0.929	-7.1%
12/1/2009	0.932	-6.8%
1/1/2010	0.934	-6.6%
2/1/2010	0.937	-6.3%
3/1/2010	0.940	-6.0%
4/1/2010	0.942	-5.8%
5/1/2010	0.945	-5.5%
6/1/2010	0.948	-5.2%
7/1/2010	0.951	-4.9%
8/1/2010	0.953	-4.7%
9/1/2010	0.956	-4.4%
10/1/2010	0.959	-4.1%
11/1/2010	0.962	-3.8%
12/1/2010	0.964	-3.6%
1/1/2011	0.967	-3.3%
2/1/2011	0.970	-3.0%
3/1/2011	0.972	-2.8%
4/1/2011	0.975	-2.5%
5/1/2011	0.978	-2.2%
6/1/2011	0.981	-1.9%
7/1/2011	0.983	-1.7%
8/1/2011	0.986	-1.4%
9/1/2011	0.989	-1.1%
10/1/2011	0.992	-0.8%
11/1/2011	0.995	-0.5%
12/1/2011	0.997	-0.3%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	329850	0830	3/18/10	\$325,000	\$306,000	960	7	1960	Good	7350	N	N	16833 NE 16TH PL
004	025980	0950	3/23/10	\$355,000	\$334,000	1010	7	1964	Good	8034	N	N	2230 NE 167TH PL
004	183030	0180	10/12/09	\$370,000	\$343,000	1010	7	1967	Good	7350	N	N	3003 169TH AVE NE
004	068610	0270	6/22/09	\$408,500	\$375,000	1030	7	1963	Avg	7566	N	N	2242 169TH AVE NE
004	329850	0940	2/7/09	\$303,000	\$274,000	1050	7	1960	Avg	7350	N	N	17115 NE 16TH PL
004	404070	0250	8/20/09	\$359,000	\$331,000	1050	7	1961	Good	9520	N	N	1477 168TH PL NE
004	404070	0300	7/20/11	\$338,000	\$333,000	1050	7	1961	Avg	9651	N	N	16851 NE 14TH PL
004	404070	0320	1/23/09	\$320,000	\$289,000	1080	7	1961	Good	7700	N	N	16859 NE 14TH PL
004	329850	0170	9/10/09	\$300,000	\$277,000	1100	7	1960	Good	7275	N	N	1644 168TH PL NE
004	404070	0160	11/19/10	\$275,000	\$265,000	1160	7	1961	Good	9540	N	N	16862 NE 14TH PL
004	329850	0340	2/9/10	\$305,000	\$286,000	1170	7	1960	Good	7210	N	N	16938 NE 17TH PL
004	025970	0050	2/11/10	\$358,000	\$336,000	1180	7	1965	Good	7350	N	N	2827 167TH AVE NE
004	329850	0380	7/14/10	\$340,000	\$324,000	1200	7	1960	VGood	7280	N	N	1638 171ST AVE NE
004	329840	0170	8/21/09	\$332,300	\$307,000	1220	7	1960	Good	7350	N	N	1610 166TH AVE NE
004	691870	0330	10/11/10	\$305,000	\$293,000	1230	7	1966	Good	8230	N	N	1910 162ND AVE NE
004	329840	0300	6/24/11	\$270,000	\$265,000	1240	7	1960	Avg	7350	N	N	1618 167TH AVE NE
004	025980	0760	12/23/10	\$335,000	\$324,000	1250	7	1965	Good	9240	N	N	16705 NE 21ST ST
004	329840	0050	2/22/11	\$338,000	\$328,000	1300	7	1960	Good	7986	N	N	16416 NE 17TH PL
004	691870	0090	8/12/10	\$340,000	\$324,000	1310	7	1966	Avg	7199	N	N	16206 NE 19TH PL
004	329840	0320	7/29/09	\$338,000	\$311,000	1320	7	1960	Good	7350	N	N	1604 167TH AVE NE
004	025980	0120	4/12/10	\$496,500	\$468,000	1330	7	1965	VGood	7519	N	N	2238 168TH AVE NE
004	025980	0220	11/4/09	\$400,000	\$372,000	1330	7	1965	Good	7107	N	N	2018 168TH AVE NE
004	025980	0680	12/5/10	\$466,000	\$450,000	1330	7	1965	VGood	7210	N	N	2110 NE 167TH ST
004	025980	1010	11/16/11	\$410,000	\$408,000	1330	7	1964	Good	7371	N	N	2231 167TH PL NE
004	775240	0065	7/16/10	\$333,000	\$317,000	1370	7	1957	Avg	10120	N	N	16254 NE 25TH ST
004	068610	0120	8/19/09	\$432,000	\$398,000	1410	7	1963	VGood	8050	N	N	16922 NE 23RD PL

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	775180	0125	3/15/10	\$385,000	\$362,000	1420	7	1956	Good	9968	N	N	2605 162ND AVE NE
004	068610	0470	3/16/11	\$415,000	\$404,000	1450	7	1963	VGood	7993	N	N	1904 169TH AVE NE
004	068610	0880	12/23/11	\$360,000	\$360,000	1450	7	1963	Good	7760	N	N	16852 NE 19TH PL
004	068610	0940	7/24/09	\$376,000	\$346,000	1450	7	1963	Good	7700	N	N	2113 169TH AVE NE
004	025960	0200	1/23/09	\$418,000	\$378,000	1460	7	1964	Good	7210	N	N	2717 165TH AVE NE
004	025960	0290	3/16/10	\$401,000	\$377,000	1460	7	1963	Avg	13072	N	N	2501 165TH AVE NE
004	025960	0300	9/23/11	\$357,000	\$354,000	1460	7	1963	Good	8075	N	N	2415 165TH PL NE
004	025980	0720	3/25/09	\$372,500	\$339,000	1460	7	1965	Good	10546	N	N	16724 NE 21ST ST
004	025980	0720	1/10/11	\$347,000	\$336,000	1460	7	1965	Good	10546	N	N	16724 NE 21ST ST
004	775240	0035	7/15/09	\$425,000	\$391,000	1520	7	1957	Avg	9592	N	N	2506 162ND AVE NE
004	025970	0240	8/13/09	\$400,000	\$369,000	1540	7	1965	Good	11141	N	N	16745 NE 29TH ST
004	775240	0085	9/25/09	\$432,500	\$400,000	1540	7	1959	VGood	11250	N	N	16217 NE 25TH ST
004	775160	0100	1/4/10	\$385,000	\$360,000	1550	7	1956	Avg	11360	N	N	2439 161ST AVE NE
004	775200	0065	8/8/11	\$410,000	\$405,000	1550	7	1957	VGood	10050	N	N	16222 NE 27TH ST
004	025980	0210	9/28/10	\$355,000	\$340,000	1610	7	1965	Good	7622	N	N	2024 168TH AVE NE
004	329840	0240	7/28/09	\$390,000	\$359,000	1620	7	1960	VGood	8512	N	N	1637 167TH AVE NE
004	329850	0320	4/6/10	\$310,000	\$292,000	1630	7	1960	Avg	7210	N	N	16926 NE 17TH PL
004	775240	0110	9/20/11	\$360,000	\$357,000	1640	7	1958	Avg	11760	N	N	16253 NE 25TH ST
004	775240	0080	5/6/10	\$330,000	\$312,000	1650	7	1958	Good	11088	N	N	2424 162ND AVE NE
004	691870	0120	9/13/10	\$339,000	\$325,000	1720	7	1965	Avg	7200	N	N	16222 NE 19TH PL
004	691870	0340	10/20/11	\$335,000	\$333,000	1770	7	1965	Avg	7350	N	N	1904 162ND AVE NE
004	329840	0480	4/9/09	\$408,000	\$371,000	1800	7	1960	Good	7350	N	N	1621 166TH AVE NE
004	691860	0060	10/24/11	\$380,000	\$378,000	1860	7	1965	Good	7350	N	N	16263 NE 18TH ST
004	068620	0010	4/25/11	\$325,000	\$318,000	1900	7	1964	Avg	8264	N	N	17032 NE 22ND ST
004	068610	0610	3/18/11	\$375,000	\$365,000	1940	7	1966	Good	9551	N	N	17132 NE 23RD ST
004	691860	0110	5/19/10	\$428,700	\$406,000	1970	7	1964	Good	8400	N	N	16240 NE 18TH ST

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	775200	0090	2/10/11	\$460,000	\$447,000	1990	7	1957	VGood	10050	N	N	16215 NE 27TH ST
004	775240	0040	8/20/10	\$389,950	\$372,000	2070	7	1957	Avg	10050	N	N	16214 NE 25TH ST
004	025980	1100	12/1/10	\$375,000	\$362,000	2100	7	1965	Good	7176	N	N	2019 167TH AVE NE
004	775200	0145	11/22/11	\$400,000	\$399,000	2270	7	1957	Avg	10050	N	N	16222 NE 26TH ST
004	775240	0100	7/5/11	\$392,000	\$386,000	2270	7	1958	Good	11250	N	N	16239 NE 25TH ST
004	932850	0170	7/26/11	\$459,218	\$453,000	1250	8	1976	Avg	7920	N	N	3524 170TH AVE NE
004	572800	0010	6/21/10	\$428,000	\$406,000	1260	8	1973	Avg	9300	N	N	17118 NE 31ST PL
004	068620	0130	7/6/09	\$370,000	\$340,000	1300	8	1964	Good	7751	N	N	17025 NE 22ND ST
004	068630	0430	12/16/10	\$356,100	\$344,000	1300	8	1965	Good	7350	N	N	16443 NE 18TH ST
004	666100	0300	7/26/10	\$356,000	\$339,000	1300	8	1976	Avg	10000	N	N	17133 NE 28TH PL
004	666100	0260	10/27/09	\$475,000	\$441,000	1360	8	1977	Good	9375	N	N	17041 NE 28TH PL
004	068620	0520	2/10/10	\$540,000	\$506,000	1370	8	1966	Good	9346	N	N	17047 NE 18TH ST
004	202040	0290	5/11/10	\$429,700	\$407,000	1370	8	1979	Avg	8241	N	N	3820 171ST PL NE
004	068620	0800	5/10/11	\$349,000	\$342,000	1390	8	1965	Avg	8160	N	N	1819 172ND AVE NE
004	068630	0690	5/21/09	\$490,000	\$448,000	1390	8	1965	Good	9026	N	N	16410 NE 20TH ST
004	068630	1010	6/8/10	\$419,900	\$398,000	1390	8	1965	Good	7345	N	N	2116 165TH PL NE
004	068620	1180	9/21/10	\$329,900	\$316,000	1410	8	1965	Good	7640	N	N	1911 168TH AVE NE
004	955730	0160	8/19/10	\$467,500	\$446,000	1420	8	1972	Good	7833	N	N	3217 171ST AVE NE
004	955730	0570	5/12/11	\$405,000	\$396,000	1420	8	1972	Good	6565	N	N	3215 170TH AVE NE
004	932850	0310	3/26/09	\$475,000	\$432,000	1440	8	1974	VGood	7070	N	N	16814 35TH PL NE
004	068640	0910	8/25/10	\$435,000	\$416,000	1450	8	1967	Good	8190	N	N	2426 169TH AVE NE
004	955730	0030	2/11/11	\$330,000	\$320,000	1450	8	1973	Avg	7245	N	N	3309 172ND AVE NE
004	955730	0060	11/24/10	\$529,000	\$510,000	1450	8	1973	VGood	7980	N	N	3203 172ND AVE NE
004	666100	0240	8/19/11	\$460,000	\$454,000	1460	8	1976	VGood	9600	N	N	17029 NE 28TH PL
004	955730	0480	8/5/11	\$369,950	\$365,000	1490	8	1971	Avg	6881	N	N	3224 168TH AVE NE
004	955730	0080	7/12/11	\$430,000	\$423,000	1510	8	1972	Good	7245	N	N	3210 171ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
004	932850	0260	3/23/10	\$644,000	\$606,000	1520	8	1974	VGood	7210	N	N	3522 169TH AVE NE
004	932850	0610	8/11/09	\$483,000	\$445,000	1530	8	1974	Good	6262	N	N	16923 35TH ST NE
004	955730	0330	3/30/09	\$475,000	\$432,000	1550	8	1970	Avg	7392	N	N	16760 NE 33RD PL
004	068645	0100	8/5/11	\$355,000	\$350,000	1600	8	1968	Avg	7632	N	N	16718 NE 31ST ST
004	202040	0010	4/22/10	\$450,000	\$425,000	1600	8	1979	Avg	8560	N	N	3923 171ST PL NE
004	202040	0210	11/15/11	\$452,000	\$450,000	1630	8	1979	Avg	7480	N	N	17013 NE 38TH PL
004	955730	0130	12/22/10	\$440,000	\$425,000	1630	8	1971	VGood	7151	N	N	3231 171ST AVE NE
004	666100	0250	6/7/11	\$505,000	\$496,000	1650	8	1976	Good	8550	N	N	17035 NE 28TH PL
004	068640	0570	9/13/10	\$469,000	\$449,000	1660	8	1967	VGood	7280	N	N	2468 168TH PL NE
004	068610	0600	7/6/09	\$428,000	\$393,000	1680	8	1966	Good	9306	N	N	2248 172ND AVE NE
004	068620	0780	4/26/11	\$430,000	\$420,000	1780	8	1964	Good	8400	N	N	1805 172ND AVE NE
004	068620	0490	2/5/09	\$470,000	\$425,000	1860	8	1964	Good	7700	N	N	17021 NE 18TH ST
004	068640	1100	5/6/11	\$400,000	\$391,000	1870	8	1967	Good	8339	N	N	2451 168TH PL NE
004	068620	0770	7/1/09	\$439,500	\$403,000	1910	8	1964	Good	7500	N	N	17028 NE 18TH ST
004	068620	1150	6/10/10	\$386,100	\$366,000	1940	8	1965	Avg	7225	N	N	16804 NE 19TH PL
004	068645	0120	10/21/11	\$412,500	\$410,000	1980	8	1968	Good	7632	N	N	16704 NE 31ST ST
004	232505	9117	11/24/09	\$510,000	\$475,000	1990	8	2000	Avg	11025	N	N	3015 164TH AVE NE
004	068620	1070	10/1/09	\$486,900	\$451,000	2020	8	1965	Good	7507	N	N	16840 NE 18TH ST
004	720587	0260	12/16/11	\$549,000	\$548,000	2130	8	2005	Avg	6569	N	N	16801 NE 35TH ST
004	775250	0070	6/23/11	\$510,000	\$501,000	2300	8	1984	Avg	10569	N	N	15803 NE 27TH PL
004	068645	0370	12/18/09	\$525,000	\$490,000	2350	8	1968	VGood	12320	N	N	3030 168TH AVE NE
004	669680	0240	8/17/09	\$538,000	\$496,000	2440	8	1984	Avg	12543	N	N	16188 NE 29TH ST
004	419350	0190	5/18/10	\$438,000	\$415,000	2550	8	1972	Good	12489	N	N	2917 165TH PL NE
004	068620	1220	12/13/10	\$429,000	\$414,000	2590	8	1965	Good	7702	N	N	16711 NE 18TH ST
004	669680	0230	7/9/10	\$555,000	\$528,000	2680	8	1985	Avg	9179	N	N	16208 NE 29TH ST
004	068630	0650	9/1/11	\$392,000	\$388,000	2830	8	1966	Good	7000	N	N	16405 NE 20TH ST

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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
004	068620	0120	3/21/11	\$559,888	\$545,000	2890	8	1965	VGood	8560	N	N	2119 172ND AVE NE
004	068640	1150	9/21/09	\$570,418	\$528,000	2930	8	1967	VGood	9300	N	N	16879 NE 24TH PL
004	068640	0410	9/21/10	\$499,950	\$479,000	2960	8	1967	Avg	8342	N	N	2525 169TH AVE NE
004	720587	0170	6/8/10	\$590,168	\$560,000	3110	8	1987	Avg	9845	N	N	16729 NE 35TH ST
004	068630	0970	8/27/09	\$520,000	\$480,000	3140	8	1966	Good	8400	N	N	16424 NE 21ST PL
004	068630	0940	3/2/10	\$540,000	\$507,000	3210	8	1965	Good	9672	N	N	16408 NE 21ST PL
004	068630	0990	11/13/09	\$479,000	\$445,000	3210	8	1965	Avg	9403	N	N	16440 NE 21ST PL
004	068645	0310	4/21/10	\$570,000	\$538,000	3260	8	1969	Good	11696	N	N	3026 167TH AVE NE
004	068640	1090	10/13/10	\$505,000	\$485,000	3390	8	1967	Good	8466	N	N	2457 168TH PL NE
004	068640	0800	6/22/09	\$610,000	\$559,000	3660	8	1966	VGood	9547	N	N	2604 169TH AVE NE
004	068650	0050	3/2/10	\$568,000	\$534,000	3830	8	1966	Good	10005	N	N	1820 161ST AVE NE
004	664865	0030	6/25/10	\$500,000	\$475,000	1780	9	1982	Good	11200	N	N	1820 160TH AVE NE
004	103670	0180	2/26/10	\$360,000	\$338,000	1840	9	1975	Avg	5600	N	N	1449 170TH PL NE
004	932851	0030	8/24/11	\$440,000	\$435,000	1850	9	1986	Good	8702	N	N	17146 NE 37TH PL
004	103670	0200	5/4/10	\$394,500	\$373,000	1910	9	1974	Good	5394	N	N	1437 170TH PL NE
004	932851	0130	5/15/09	\$530,000	\$484,000	1980	9	1995	Avg	7864	N	N	3705 172ND AVE NE
004	202090	0020	7/6/11	\$675,000	\$664,000	2140	9	1988	VGood	6878	N	N	3729 170TH AVE NE
004	932851	0080	6/30/09	\$498,000	\$457,000	2140	9	1988	Avg	7209	N	N	17024 NE 37TH PL
004	932851	0110	8/25/11	\$485,000	\$479,000	2170	9	1987	Avg	8146	N	N	17169 NE 37TH PL
004	242505	9072	6/22/09	\$548,000	\$503,000	2250	9	1995	Avg	13073	N	N	3312 165TH PL NE
004	932851	0220	6/19/09	\$524,000	\$480,000	2290	9	1987	Good	7653	N	N	16999 NE 37TH PL
004	932851	0230	8/12/11	\$566,000	\$559,000	2320	9	1987	Avg	7229	N	N	16967 NE 37TH PL
004	415980	0110	7/27/09	\$578,000	\$532,000	2340	9	1995	Good	14478	N	N	3085 170TH AVE NE
004	415980	0080	9/25/10	\$590,000	\$565,000	2350	9	1995	Avg	9027	N	N	3136 170TH AVE NE
004	103670	0100	4/28/09	\$435,000	\$397,000	2390	9	1975	Good	3600	N	N	1422 170TH PL NE
004	386510	0190	10/21/09	\$625,000	\$580,000	2690	9	2002	Avg	9010	N	N	3975 170TH PL 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
004	664865	0080	11/11/09	\$585,000	\$544,000	2760	9	1983	Good	9840	N	N	1928 NE 19TH PL
004	386510	0010	1/20/10	\$639,000	\$598,000	2770	9	2003	Avg	5057	N	N	3996 170TH PL NE
004	386510	0200	12/5/11	\$625,000	\$623,000	2770	9	2003	Avg	5837	N	N	3989 170TH PL NE
004	386510	0170	11/18/09	\$639,000	\$595,000	2790	9	2003	Avg	6323	N	N	3951 170TH PL NE
004	068640	1050	7/20/11	\$586,000	\$577,000	2890	9	1967	VGood	7210	N	N	2430 168TH AVE NE
004	029150	0180	10/7/10	\$715,000	\$686,000	3130	10	1990	Avg	8850	N	N	3326 165TH PL NE
013	810040	0140	9/8/09	\$389,000	\$359,000	1270	5	1937	VGood	11489	N	N	3054 172ND AVE NE
013	240810	0030	6/29/10	\$369,000	\$351,000	920	7	1982	Avg	9750	Y	N	17320 NE 39TH CT
013	327576	0120	5/27/09	\$393,000	\$359,000	1200	7	1972	Good	8025	N	N	1831 172ND PL NE
013	856300	0960	3/22/10	\$330,000	\$311,000	1250	7	1967	Avg	9686	N	N	1305 179TH AVE NE
013	327576	0300	2/11/10	\$384,000	\$360,000	1350	7	1968	Good	8250	N	N	1741 172ND CT NE
013	856305	0540	10/7/09	\$390,000	\$361,000	1370	7	1967	Good	8690	N	N	2005 186TH AVE NE
013	856300	0590	2/9/09	\$540,000	\$489,000	1390	7	1976	Good	8034	N	N	1421 177TH AVE NE
013	327575	0050	4/22/11	\$390,000	\$381,000	1400	7	1968	Good	7140	N	N	17234 NE 16TH PL
013	327575	0340	5/15/09	\$405,100	\$370,000	1450	7	1967	Avg	7350	N	N	17210 NE 15TH PL
013	896500	0100	8/18/10	\$359,000	\$343,000	1470	7	1969	Good	9600	N	N	17809 NE 33RD ST
013	327575	0220	10/13/11	\$340,000	\$338,000	1480	7	1967	Good	7200	N	N	17205 NE 15TH PL
013	327575	0440	5/25/10	\$410,000	\$388,000	1500	7	1967	Good	7206	N	N	17231 NE 16TH PL
013	327575	0430	3/18/11	\$448,000	\$436,000	1660	7	1967	VGood	10667	N	N	17227 NE 16TH PL
013	856301	0440	12/16/10	\$555,000	\$536,000	1190	8	1966	Good	9764	N	N	1215 180TH PL NE
013	681100	0020	7/23/09	\$509,000	\$468,000	1230	8	1968	Good	12050	N	N	17403 NE 22ND ST
013	856301	0090	4/6/10	\$625,000	\$589,000	1250	8	2006	Avg	7875	N	N	1654 180TH AVE NE
013	856300	1090	3/18/11	\$390,000	\$380,000	1270	8	1966	Good	8484	N	N	1520 179TH AVE NE
013	437670	0240	7/23/09	\$482,500	\$444,000	1300	8	1969	Good	10458	N	N	2814 182ND AVE NE
013	437670	0150	5/10/10	\$432,000	\$409,000	1320	8	1969	Good	9847	N	N	2934 181ST AVE NE
013	106600	0180	5/3/10	\$487,000	\$460,000	1330	8	1976	Avg	11568	N	N	17405 NE 10TH ST

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Area 91
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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
013	752521	0300	10/5/10	\$229,000	\$220,000	1330	8	1978	Avg	2752	N	N	2706 174TH AVE NE
013	752521	0400	6/16/10	\$234,950	\$223,000	1330	8	1978	Avg	2841	N	N	2726 174TH AVE NE
013	896500	0130	3/3/10	\$465,500	\$437,000	1340	8	1974	Good	9960	N	N	17703 NE 33RD ST
013	752510	0070	7/14/09	\$290,000	\$267,000	1350	8	1968	Avg	3121	N	N	2508 175TH AVE NE
013	752510	0490	2/28/11	\$275,000	\$267,000	1350	8	1975	Good	2560	N	N	2623 175TH AVE NE
013	752510	0560	9/2/11	\$242,500	\$240,000	1350	8	1974	Avg	2560	N	N	2607 175TH AVE NE
013	752521	1390	6/26/11	\$245,500	\$241,000	1360	8	1978	Avg	2924	N	N	2625 174TH AVE NE
013	437680	0150	10/7/09	\$490,000	\$454,000	1380	8	1973	Good	10000	N	N	18232 NE 28TH ST
013	753990	0030	8/3/10	\$385,000	\$367,000	1390	8	1977	Good	9000	N	N	17608 NE 33RD PL
013	856300	0710	9/14/11	\$570,000	\$564,000	1400	8	1984	Good	8160	Y	N	1322 177TH AVE NE
013	856303	0290	6/18/10	\$599,000	\$569,000	1400	8	1968	Good	8564	N	N	18301 NE 19TH PL
013	106600	0150	8/26/10	\$345,000	\$330,000	1410	8	1965	Good	11957	N	N	17404 NE 10TH ST
013	252505	9170	8/23/11	\$510,000	\$504,000	1410	8	1978	Good	12196	N	N	1907 177TH AVE NE
013	143760	0250	7/28/11	\$425,000	\$419,000	1420	8	1973	Good	12006	N	N	2217 187TH AVE NE
013	337660	0170	4/3/09	\$380,000	\$346,000	1420	8	1975	Avg	10000	N	N	17225 NE 14TH ST
013	403980	0110	12/15/11	\$435,000	\$434,000	1420	8	1981	Good	19843	N	N	17509 NE 4TH PL
013	437670	0410	8/19/10	\$421,500	\$403,000	1420	8	1973	Good	11256	N	N	18105 NE 31ST ST
013	810040	0190	9/8/09	\$425,000	\$393,000	1420	8	1984	Avg	9883	N	N	17209 NE 33RD ST
013	864430	0200	11/8/11	\$435,000	\$433,000	1420	8	1976	Good	10720	N	N	17624 NE 30TH PL
013	106630	0260	7/6/10	\$489,000	\$465,000	1430	8	1967	Good	8910	N	N	17448 NE 11TH ST
013	815550	0050	9/22/10	\$520,000	\$498,000	1430	8	1968	VGood	8679	N	N	17309 NE 15TH ST
013	192506	9160	6/9/10	\$521,000	\$494,000	1450	8	1972	Good	19602	N	N	3041 WEST LAKE SAMMAMISH PKWY NE
013	026702	0100	9/2/11	\$495,000	\$490,000	1460	8	1976	Avg	12970	N	N	2225 177TH PL NE
013	106630	0030	2/26/10	\$568,000	\$534,000	1460	8	1967	VGood	9600	N	N	17444 NE 12TH ST
013	131300	0060	10/28/09	\$455,000	\$422,000	1460	8	1965	Good	9600	N	N	17722 NE 29TH ST
013	856300	0470	12/29/10	\$492,000	\$476,000	1460	8	1966	Good	8117	N	N	1426 176TH PL 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
013	106630	0190	6/22/10	\$570,000	\$541,000	1470	8	1968	VGood	10384	N	N	17415 NE 11TH ST
013	279040	0400	1/20/09	\$510,000	\$461,000	1470	8	1976	Good	13087	N	N	18503 NE 25TH ST
013	437670	0080	12/2/10	\$371,500	\$358,000	1480	8	1968	Good	9500	N	N	2909 181ST AVE NE
013	437700	0070	6/17/09	\$485,000	\$445,000	1480	8	1976	Good	12750	N	N	17203 NE 20TH PL
013	856316	0150	11/12/10	\$400,000	\$385,000	1490	8	1977	Good	8991	N	N	1300 175TH PL NE
013	815550	0110	10/10/11	\$434,000	\$431,000	1510	8	1968	Good	7800	N	N	17408 NE 14TH ST
013	856306	0090	7/22/09	\$480,000	\$441,000	1510	8	1972	Good	11659	N	N	2207 186TH AVE NE
013	106620	0090	3/22/11	\$475,000	\$463,000	1540	8	1972	Good	10400	N	N	965 178TH AVE NE
013	437680	0060	11/3/09	\$431,000	\$400,000	1540	8	1974	Avg	9825	N	N	18319 NE 28TH ST
013	856304	0170	12/6/11	\$450,000	\$449,000	1540	8	1967	Good	8104	N	N	18308 NE 20TH ST
013	856301	0770	7/23/10	\$560,600	\$534,000	1550	8	1966	Avg	8960	Y	N	1338 183RD AVE NE
013	752521	0100	5/14/10	\$325,000	\$308,000	1560	8	1978	Good	2752	N	N	2538 174TH AVE NE
013	226000	0180	6/21/10	\$495,000	\$470,000	1570	8	1976	Good	10043	N	N	17304 NE 34TH ST
013	106610	0350	7/17/09	\$579,000	\$532,000	1590	8	1968	Avg	12825	Y	N	827 179TH CT NE
013	144900	0030	9/1/11	\$461,000	\$456,000	1590	8	1977	Avg	17600	N	N	2307 180TH PL NE
013	810040	0020	1/10/11	\$425,000	\$411,000	1590	8	1984	Avg	9363	N	N	17210 NE 33RD ST
013	856300	1380	5/15/09	\$595,000	\$544,000	1600	8	1965	VGood	7845	N	N	1443 180TH AVE NE
013	143760	0030	1/28/09	\$512,000	\$463,000	1610	8	1974	Good	12420	N	N	2015 187TH AVE NE
013	856301	0380	10/24/11	\$535,000	\$532,000	1610	8	1967	Good	8000	N	N	1643 180TH AVE NE
013	856305	0100	6/16/10	\$520,000	\$494,000	1610	8	1972	Good	7725	N	N	18508 NE 21ST ST
013	306260	0220	5/26/11	\$505,000	\$495,000	1620	8	1972	Good	9649	N	N	3201 176TH CT NE
013	856301	0850	12/12/11	\$477,950	\$477,000	1620	8	1967	Avg	7875	N	N	1345 183RD AVE NE
013	392010	0080	2/24/09	\$510,000	\$462,000	1630	8	1968	Good	13950	N	N	2204 184TH AVE NE
013	856300	1320	7/15/11	\$489,000	\$482,000	1640	8	1967	Good	8262	N	N	1424 179TH PL NE
013	856306	0150	6/16/09	\$468,200	\$429,000	1640	8	1974	Good	12004	N	N	2321 186TH AVE NE
013	437670	0270	8/4/09	\$450,000	\$414,000	1650	8	1969	Good	10067	N	N	18217 NE 28TH ST

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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
013	437670	0270	1/12/11	\$380,000	\$368,000	1650	8	1969	Good	10067	N	N	18217 NE 28TH ST
013	226000	0360	7/28/11	\$440,000	\$434,000	1660	8	1977	Good	9375	N	N	17421 NE 34TH ST
013	856300	1540	9/22/10	\$665,000	\$637,000	1660	8	1967	VGood	9888	N	N	1304 180TH AVE NE
013	856301	0070	5/13/09	\$692,000	\$632,000	1660	8	1968	Good	8400	N	N	1640 180TH AVE SE
013	026702	0140	7/6/10	\$475,000	\$452,000	1670	8	1974	Good	10880	N	N	2121 177TH PL NE
013	279040	0340	6/19/09	\$541,500	\$496,000	1670	8	1975	Good	12811	N	N	2531 186TH AVE NE
013	392010	0110	11/15/11	\$485,000	\$483,000	1680	8	1969	Good	12467	N	N	2228 184TH AVE NE
013	856301	0590	12/28/10	\$577,500	\$558,000	1680	8	1966	Good	12258	N	N	1302 183RD AVE NE
013	752680	0050	10/15/10	\$425,000	\$408,000	1690	8	1975	Avg	10238	Y	N	3321 181ST PL NE
013	856316	0230	4/7/11	\$495,000	\$483,000	1690	8	1976	Good	8500	N	N	17308 NE 13TH PL
013	226000	0390	9/9/09	\$475,000	\$439,000	1710	8	1976	Good	10010	N	N	3418 175TH AVE NE
013	752521	1230	10/15/10	\$348,000	\$334,000	1710	8	1978	Good	2924	N	N	2717 174TH AVE NE
013	026702	0190	3/18/11	\$425,000	\$414,000	1720	8	1976	Avg	12160	N	N	2015 177TH AVE NE
013	752521	1600	10/19/09	\$323,000	\$300,000	1720	8	1979	Avg	2752	N	N	2511 174TH AVE NE
013	190460	0020	10/23/11	\$410,000	\$407,000	1730	8	1978	Avg	12354	N	N	17317 NE 23RD CT
013	306260	0010	7/13/10	\$600,000	\$571,000	1740	8	1972	VGood	12600	N	N	17424 NE 33RD ST
013	131300	0520	8/16/10	\$424,000	\$405,000	1750	8	1967	Good	9679	N	N	2835 178TH AVE NE
013	026702	0110	3/16/11	\$477,500	\$465,000	1760	8	1974	Good	13592	N	N	2217 177TH PL NE
013	437670	0290	6/8/09	\$515,000	\$472,000	1760	8	1969	VGood	9048	N	N	18229 NE 28TH ST
013	856302	0290	12/1/09	\$420,000	\$391,000	1770	8	1966	Good	11913	N	N	18107 NE 22ND ST
013	752510	0720	1/26/11	\$292,500	\$284,000	1800	8	1968	Good	2249	N	N	2509 175TH AVE NE
013	131300	0670	7/22/10	\$420,000	\$400,000	1810	8	1967	Good	9875	N	N	17829 NE 27TH ST
013	752521	1210	5/20/10	\$315,000	\$298,000	1810	8	1978	Good	3168	N	N	2721 174TH AVE NE
013	856300	1280	2/8/10	\$480,000	\$450,000	1820	8	1965	Good	8160	N	N	1314 179TH PL NE
013	856300	1480	7/12/10	\$460,000	\$438,000	1820	8	1966	Good	9180	N	N	18006 NE 13TH ST
013	856303	0350	9/8/09	\$430,000	\$397,000	1820	8	1966	Avg	9450	N	N	18352 NE 19TH PL

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	752521	0020	8/1/11	\$285,000	\$281,000	1850	8	1978	Avg	3107	N	N	2506 174TH AVE NE
013	752521	0080	5/20/11	\$310,000	\$304,000	1850	8	1978	Good	3141	N	N	2530 174TH AVE NE
013	752521	1420	1/10/11	\$360,000	\$348,000	1850	8	1979	Good	2752	N	N	2619 174TH AVE NE
013	856300	1160	2/24/10	\$500,000	\$470,000	1890	8	1965	Good	9077	N	N	1413 129TH PL NE
013	025990	0060	4/14/10	\$493,000	\$465,000	1910	8	2001	Avg	3408	N	N	2492 173RD PL NE
013	752680	0020	4/23/10	\$545,000	\$515,000	1920	8	1975	VGood	9750	N	N	18009 NE 33RD ST
013	106620	0350	12/16/09	\$573,000	\$535,000	1930	8	1968	VGood	10565	N	N	1004 179TH PL NE
013	856301	0410	8/18/11	\$490,000	\$484,000	1930	8	1966	Good	8364	N	N	1615 180TH AVE NE
013	025990	0090	5/10/10	\$502,000	\$475,000	1940	8	2000	Avg	3336	N	N	17316 NE 25TH CT
013	025990	0300	11/22/09	\$480,000	\$447,000	1940	8	2000	Avg	3465	N	N	17237 NE 25TH CT
013	856300	1610	4/11/11	\$485,000	\$473,000	1940	8	1965	Good	8925	N	N	1436 180TH AVE NE
013	025990	0360	2/18/11	\$462,000	\$449,000	1950	8	2000	Avg	3357	N	N	2507 173RD PL NE
013	025990	0150	4/3/09	\$635,000	\$578,000	1970	8	2001	Avg	3330	N	N	17326 NE 25TH WAY
013	025990	0170	4/26/10	\$577,500	\$546,000	1970	8	2001	Avg	3555	N	N	17314 NE 25TH WAY
013	752521	0270	5/18/10	\$435,500	\$412,000	1990	8	1978	VGood	2750	N	N	2626 174TH AVE NE
013	856300	0040	2/24/11	\$545,000	\$530,000	1990	8	1966	VGood	10200	N	N	17623 NE 13TH ST
013	106600	0470	8/25/11	\$452,270	\$447,000	2000	8	1961	VGood	12132	N	N	922 178TH AVE NE
013	131300	0610	4/25/11	\$385,000	\$376,000	2000	8	1967	Avg	10063	N	N	17904 NE 27TH ST
013	752510	0020	1/24/11	\$358,685	\$348,000	2020	8	1968	VGood	2561	N	N	2406 175TH AVE NE
013	810040	0070	12/1/11	\$437,000	\$436,000	2050	8	1987	Good	12229	N	N	3220 173RD AVE NE
013	810040	0180	8/9/10	\$500,000	\$477,000	2070	8	1984	Good	8903	N	N	17215 NE 33RD ST
013	752521	0430	11/17/09	\$465,000	\$433,000	2100	8	1978	VGood	3437	Y	N	2732 174TH AVE NE
013	932970	0270	5/28/11	\$535,000	\$525,000	2110	8	1986	Avg	10800	N	N	1885 178TH AVE NE
013	106630	0310	7/13/11	\$504,000	\$496,000	2120	8	1967	Good	9775	N	N	17404 NE 11TH ST
013	437670	0390	7/22/11	\$499,000	\$492,000	2140	8	1968	Good	9225	N	N	18122 NE 30TH ST
013	226000	0060	1/3/11	\$475,000	\$459,000	2150	8	1977	Good	12073	N	N	17414 NE 35TH PL

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	025990	0400	8/26/10	\$500,000	\$478,000	2180	8	2000	Avg	4228	N	N	2483 173RD PL NE
013	403980	0180	7/20/10	\$550,000	\$524,000	2180	8	1977	Good	22194	N	N	501 176TH LN NE
013	337660	0070	6/23/11	\$471,000	\$463,000	2190	8	1975	VGood	10000	N	N	1425 172ND PL NE
013	106600	0080	1/20/09	\$680,000	\$614,000	2200	8	1965	VGood	10105	N	N	1105 176TH AVE NE
013	025990	0410	7/22/11	\$525,000	\$517,000	2240	8	2001	Avg	4227	N	N	2477 173RD PL NE
013	025990	0280	7/9/10	\$465,000	\$442,000	2250	8	2001	Avg	4355	N	N	17225 NE 25TH CT
013	505680	0240	10/26/09	\$587,000	\$545,000	2260	8	1968	VGood	11557	N	N	1863 174TH PL NE
013	025990	0290	1/21/10	\$550,000	\$515,000	2290	8	2000	Avg	3500	N	N	17231 NE 25TH CT
013	025990	0460	11/23/09	\$450,000	\$419,000	2290	8	2001	Avg	5921	N	N	2450 172ND AVE NE
013	025990	0040	6/14/11	\$515,000	\$506,000	2300	8	2000	Avg	3840	N	N	2478 173RD PL NE
013	437700	0050	11/16/10	\$503,000	\$484,000	2300	8	1976	Good	12467	N	N	17212 NE 20TH PL
013	152355	0250	3/5/10	\$464,950	\$437,000	2330	8	1992	Avg	4114	N	N	2920 173RD CT NE
013	103600	0640	12/12/11	\$545,000	\$544,000	2350	8	1967	Good	8604	N	N	2500 183RD AVE NE
013	856300	0480	5/28/09	\$580,000	\$531,000	2350	8	1966	VGood	7552	N	N	1430 176TH PL NE
013	856316	0100	7/19/10	\$522,000	\$497,000	2360	8	1977	Good	11175	N	N	1212 175TH PL NE
013	856301	0180	3/23/11	\$515,000	\$502,000	2380	8	1968	Avg	8025	N	N	1916 180TH AVE NE
013	856305	0070	4/13/11	\$549,950	\$537,000	2390	8	1973	Good	13050	N	N	2104 186TH AVE NE
013	306260	0140	10/20/09	\$490,000	\$455,000	2400	8	1970	Good	8731	N	N	3202 175TH CT NE
013	226000	0080	12/3/09	\$534,000	\$498,000	2500	8	1976	Good	9000	N	N	17405 NE 35TH PL
013	152355	0390	3/4/11	\$605,000	\$589,000	2600	8	2008	Avg	5502	N	N	17445 NE 28TH ST
013	152355	0400	11/10/10	\$600,000	\$578,000	2600	8	2008	Avg	5456	N	N	17449 NE 28TH ST
013	252505	9187	8/8/11	\$599,950	\$592,000	2610	8	1987	Good	13334	N	N	17203 NE 22ND CT
013	103600	0060	7/20/11	\$518,000	\$510,000	2690	8	1965	Good	7988	N	N	18101 NE 25TH ST
013	437670	0570	5/9/11	\$480,000	\$470,000	2750	8	1973	Good	9563	N	N	18228 NE 31ST ST
013	403980	0170	7/24/09	\$525,000	\$483,000	2810	8	1978	Avg	21144	N	N	415 176TH LN NE
013	437670	0070	6/23/10	\$560,000	\$532,000	2950	8	1968	VGood	9712	N	N	2917 181ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	856300	1040	4/13/10	\$662,500	\$625,000	3520	8	1966	Good	8160	N	N	1402 179TH AVE NE
013	856307	0240	7/25/11	\$495,000	\$488,000	1190	9	1975	Good	10000	Y	N	18430 NE 15TH PL
013	856301	0800	3/25/11	\$515,000	\$502,000	1330	9	1976	Good	11041	N	N	1356 183RD AVE NE
013	192506	9180	5/7/10	\$549,950	\$520,000	1510	9	1976	Avg	14810	Y	N	2853 WEST LAKE SAMMAMISH PKWY NE
013	336940	0090	3/22/11	\$495,000	\$482,000	1790	9	1978	Good	10624	Y	N	17517 NE 31ST CT
013	856302	0050	8/20/09	\$660,000	\$609,000	1830	9	1974	Good	8400	N	N	2034 182ND AVE NE
013	279041	0330	7/28/09	\$570,000	\$525,000	2050	9	1977	Good	11700	N	N	2430 185TH AVE NE
013	856308	0220	9/19/11	\$610,710	\$605,000	2070	9	1977	Good	14453	Y	N	1660 185TH AVE NE
013	856307	0230	2/23/09	\$699,890	\$634,000	2080	9	1976	Avg	11745	Y	N	1417 185TH AVE NE
013	252505	9087	6/7/11	\$554,000	\$544,000	2130	9	1985	Good	20520	N	N	17711 NE 24TH ST
013	252505	9087	12/9/09	\$525,000	\$489,000	2130	9	1985	Good	20520	N	N	17711 NE 24TH ST
013	856308	0010	6/8/09	\$500,000	\$458,000	2180	9	1979	Avg	10070	N	N	18516 NE 15TH PL
013	152355	0510	5/17/11	\$515,000	\$504,000	2230	9	1998	Avg	4250	N	N	17414 NE 28TH ST
013	932960	0200	2/25/09	\$510,000	\$462,000	2320	9	1984	Avg	13320	N	N	2113 179TH CT NE
013	279041	0230	7/27/11	\$600,000	\$591,000	2360	9	1978	Good	12000	N	N	18411 NE 26TH WAY
013	252505	9199	6/14/11	\$629,000	\$618,000	2520	9	1997	Avg	13841	N	N	17218 NE 22ND CT
013	359100	0040	8/30/10	\$800,000	\$765,000	2520	9	1997	Good	35962	N	N	17411 NE 20TH CT
013	152355	0180	7/21/09	\$525,000	\$483,000	2540	9	1999	Avg	5004	N	N	3036 173RD CT NE
013	279041	0210	5/9/11	\$545,000	\$533,000	2580	9	1977	Good	11900	N	N	18406 NE 26TH WAY
013	252505	9044	11/30/11	\$650,000	\$648,000	2740	9	2004	Avg	34200	N	N	17205 NE 24TH ST
013	252505	9044	5/17/10	\$650,000	\$615,000	2740	9	2004	Avg	34200	N	N	17205 NE 24TH ST
013	192506	9208	9/15/09	\$628,360	\$581,000	2770	9	1998	Avg	7000	Y	N	3059 WEST LAKE SAMMAMISH PKWY NE
013	932970	0220	5/14/10	\$590,000	\$558,000	2810	9	1987	Good	12241	N	N	1830 178TH AVE NE
013	414165	0070	5/28/09	\$745,000	\$681,000	2840	9	1980	VGood	14400	Y	N	1308 187TH AVE NE
013	932960	0250	1/20/10	\$708,000	\$663,000	2890	9	1984	Good	12060	N	N	2007 179TH CT NE
013	306260	0180	8/26/09	\$645,000	\$595,000	3060	9	1994	Good	10497	N	N	3213 175TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 91
(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
013	403980	0060	9/1/10	\$735,000	\$703,000	2010	10	1989	Good	15840	Y	N	612 175TH PL NE
013	403980	0150	1/6/11	\$530,000	\$513,000	2170	10	1989	Avg	14679	N	N	409 WEST LAKE SAMMAMISH PKWY NE
013	721232	0100	5/24/10	\$615,000	\$583,000	2360	10	1985	Good	12087	N	N	2510 176TH CT NE
013	403980	0140	8/17/11	\$665,000	\$657,000	2640	10	1988	Avg	15090	N	N	403 WEST LAKE SAMMAMISH PKWY NE
013	932970	0100	8/6/09	\$580,000	\$534,000	2760	10	1986	Avg	10402	N	N	1945 179TH PL NE
013	721232	0050	4/20/09	\$610,000	\$556,000	2830	10	1984	Avg	17577	N	N	2515 176TH CT NE
013	666660	0040	11/2/11	\$699,950	\$696,000	2920	10	1997	Avg	13492	N	N	17216 NE 26TH CT
013	252505	9212	12/28/10	\$770,000	\$744,000	3370	10	2008	Avg	9457	N	N	1276 173RD AVE NE
013	252505	9207	6/15/11	\$760,000	\$746,000	3400	10	2006	Avg	8502	N	N	1653 173RD AVE NE
013	252505	9216	6/2/10	\$908,000	\$861,000	3540	10	2008	Avg	25334	N	N	17309 NE 13TH PL
013	252505	9213	7/14/09	\$989,000	\$909,000	3650	10	2008	Avg	11402	N	N	1280 173RD AVE NE
013	252505	9019	1/25/10	\$995,000	\$932,000	3740	10	2008	Avg	13072	N	N	1250 173RD AVE NE

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Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	025960	0230	11/8/11	\$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	025960	0470	11/16/09	\$359,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	025970	0130	12/15/11	\$110,000	DOR RATIO;RELATED PARTY; STATEMENT TO DOR
004	025980	0280	4/2/10	\$90,000	ESTATE ADMIN./GUARDIAN/EXECUTOR; QUIT CLAIM
004	025980	0290	5/22/09	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	068610	0470	10/22/10	\$285,000	IMP. CHAR. CHANGED SINCE SALE; ESTATE
004	068630	0780	9/30/09	\$245,896	NO MARKET EXPOSURE; QUIT CLAIM DEED
004	068630	0870	9/14/11	\$365,000	IMP. CHAR CHANGED SINCE SALE; ESTATE SALE
004	068640	0340	1/8/09	\$177,148	PART INTEREST; QCD; RELATED PARTY/FRIEND
004	068640	0450	12/30/11	\$289,900	BOX PLOT OUTLIER
004	068640	1010	3/18/11	\$307,950	NO MARKET EXP.; QCD; RELO - SALE BY SERVICE
004	068650	0010	9/1/10	\$415,000	NO MARKET EXP; RELATED PARTY/FRIEND; ESTATE
004	103670	0060	5/10/11	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	202090	0070	3/12/10	\$557,000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	242505	9163	12/11/11	\$450,000	NON REP SALE; NO MARKET EXPOSURE; QCD
004	329840	0270	7/25/11	\$173,000	IMP CHAR CHANGE POST SALE; FINANCIAL INST SALE
004	329840	0430	7/4/10	\$270,000	TEARDOWN; GOV SALE; EXEMPT; FIN. INST SALE
004	329840	0630	1/20/11	\$270,088	IMP CHANGED SINCE SALE; FINANCIAL INST RESALE
004	329840	0640	12/21/10	\$227,500	NON-REPRESENTATIVE SALE
004	329840	0710	12/6/11	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	329850	0270	9/7/11	\$231,000	NON-REP SALE; FINANCIAL INSTITUTION RESALE;
004	329850	0500	7/19/10	\$240,000	IMP CHAR CHANGE POST SALE; GOV. SALE; NON-REP
004	329850	0850	7/27/11	\$343,000	DIAGNOSTIC OUTLIER
004	386510	0190	10/21/09	\$625,000	RELOCATION - SALE TO SERVICE; SHORT SALE
004	404070	0030	10/24/11	\$240,000	DIAGNOSTIC OUTLIER
004	404070	0160	8/4/10	\$191,000	IMP. CHAR. CHANGED SINCE SALE; ESTATE
004	404070	0220	11/28/11	\$241,000	IMP. CHAR. CHANGED SINCE SALE; ESTATE
004	419350	0070	6/15/09	\$497,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	419350	0190	2/5/10	\$495,367	NO MARKET EXPOSURE; EXEMPT; FORECLOSURE
004	669680	0230	7/9/10	\$555,000	RELOCATION - SALE TO SERVICE
004	691870	0100	2/11/11	\$452,705	FORECLOSURE; EXEMPT FROM EXCISE TAX
004	691870	0150	2/2/09	\$299,000	NO MARKET EXPOSURE; NON-REP. SALE
004	737630	0015	2/8/10	\$359,000	NO MARKET EXPOSURE; RELATED PARTY/FRIEND
004	775160	0070	8/30/10	\$99,360	PART INTEREST;QCD; RELATED PARTY/FRIEND
004	775160	0070	4/1/11	\$15,057	DOR RATIO;QCD; RELATED PARTY/FRIEND
004	775240	0080	11/19/09	\$380,024	NO MARKET EXPOSURE; TRUSTEE; EXEMPT
004	775240	0095	9/25/09	\$435,000	NO MARKET EXPOSURE; FORCED SALE; NEIGHBOR
004	932850	0690	11/24/09	\$430,000	NON-REP. SALE; FINANCIAL INSTITUTION RESALE
004	955730	0210	10/12/11	\$478,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	103600	0760	10/7/11	\$532,500	DIAGNOSTIC OUTLIER
013	103640	0240	9/23/09	\$475,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	106600	0400	5/22/09	\$497,500	IMP. CHAR. CHANGE SINCE SALE; OBSOLESENCE
013	106630	0290	11/8/11	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	131300	0470	11/29/11	\$81,000	NO MARKET EXP; QCD; PARTIAL INT; RELATED PARTY
013	152355	0380	3/9/11	\$329,608	FINANCIAL INS. SALE; IMP CHAR CHANGED POST SALE

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Area 91
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	192506	9054	12/23/11	\$600,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	192506	9211	9/10/09	\$600,000	FULL PRICE NOT REPORTED; NON-REP; SHORT SALE
013	226000	0050	3/21/11	\$392,000	IMP CHAR CHANGE POST SALE; FINANCIAL INST SALE
013	226000	0060	10/6/10	\$395,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	226000	0340	5/21/10	\$420,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252505	9068	12/3/09	\$275,000	NON-REP SALE; PREVIMP<=25K; FINANCIAL INST SALE
013	252505	9209	7/20/10	\$835,200	BUILDER OR DEVELOPER SALES; SHORT SALE
013	252505	9214	4/27/10	\$800,000	NO MARKET EXPOSURE; SHORT SALE
013	279040	0310	10/16/09	\$545,000	TENANT
013	313410	0045	11/3/11	\$365,000	IMP CHAR CHANGE POST SALE; FINANCIAL INST SALE
013	313410	0131	11/2/11	\$1,230,000	IMP CHAR CHANGE POST SALE; FINANCIAL INST SALE
013	313410	0146	10/27/11	\$324,000	NO MARKET EXP; RECIEVER OR TRUSTEE; EXEMPT
013	313410	0154	9/28/10	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	313410	0184	7/20/11	\$255,000	PREVIMP<=25K
013	327575	0160	9/22/10	\$310,000	NON-REP SALE; ESTATE SALE
013	327575	0260	10/27/09	\$309,255	NO MARKET EXPOSURE
013	327575	0400	9/27/11	\$283,570	NON-REP SALE; FINANCIAL INSTITUTION RESALE
013	327576	0370	12/15/11	\$233,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
013	362505	9131	11/24/10	\$580,000	NO MARKET EXPOSURE
013	403980	0120	12/10/10	\$256,250	DOR RATIO;QUIT CLAIM DEED
013	414165	0130	11/20/10	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	414165	0220	3/26/09	\$589,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	437670	0410	10/18/11	\$223,610	NO MARKET EXP; TENANT; PARTIAL INT; DOR RATIO
013	666660	0080	6/3/09	\$92,378	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
013	681100	0100	12/28/10	\$329,900	NON-REPRESENTATIVE SALE; FINANCIAL INST SALE
013	752521	0150	10/1/10	\$274,300	NON-REPRESENTATIVE SALE
013	752710	0010	5/6/11	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	810040	0140	4/7/11	\$315,000	NO MARKET EXPOSURE
013	856300	0480	5/26/09	\$580,000	RELOCATION - SALE TO SERVICE
013	856300	0560	1/28/11	\$450,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856300	1260	3/8/11	\$490,000	RELATED PARTY; ESTATE; IMP CHAR CHANGE
013	856300	1410	2/5/10	\$351,000	NON-REP; IMP. CHAR CHANGE; FINANCIAL INST SALE
013	856300	1590	10/27/11	\$460,000	DIAGNOSTIC OUTLIER
013	856301	0470	11/19/10	\$675,000	NO MARKET EXPOSURE
013	856301	0550	12/20/09	\$425,000	IMP. CHAR CHANGE SINCE SALE; DOR RATIO
013	856302	0370	5/13/11	\$399,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	856303	0280	11/15/11	\$505,000	DIAGNOSTIC OUTLIER 2
013	856303	0410	3/23/10	\$485,000	NO MARKET EXPOSURE
013	856304	0010	6/16/10	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
013	856305	0300	11/21/11	\$635,000	DIAGNOSTIC OUTLIER
013	856308	0070	6/10/11	\$810,000	NO MARKET EXPOSURE
013	856308	0140	7/9/10	\$690,000	NO MARKET EXP; IMP. CHAR CHANGE POST SALE
013	896500	0020	11/24/09	\$390,000	NON-REPRESENTATIVE SALE
013	896500	0270	2/4/11	\$285,500	IMP CHAR CHANGE POST SALE; FINANCIAL INST SALE
013	919900	0010	2/7/11	\$347,000	DIAGNOSTIC OUTLIER

Improved Sales Removed in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	932960	0250	1/18/10	\$708,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
013	743150	0360	8/1/2011	\$ 385,000	20001	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 91
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	106610	0420	7/7/2010	\$ 110,000	NO MARKET EXPOSURE; FINANCIAL INST. RESALE
013	252505	9065	6/7/2011	\$ 275,000	SEG/MERGER; TEARDOWN
013	743150	0360	8/1/2011	\$ 5,000	PLOTTAGE; QUIT CLAIM DEED; NEIGHBOR