

Residential Revalue

2012 Assessment Roll

East Woodinville/ Bear Creek

Area 95

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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<http://www.kingcounty.gov/assessor/>

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:

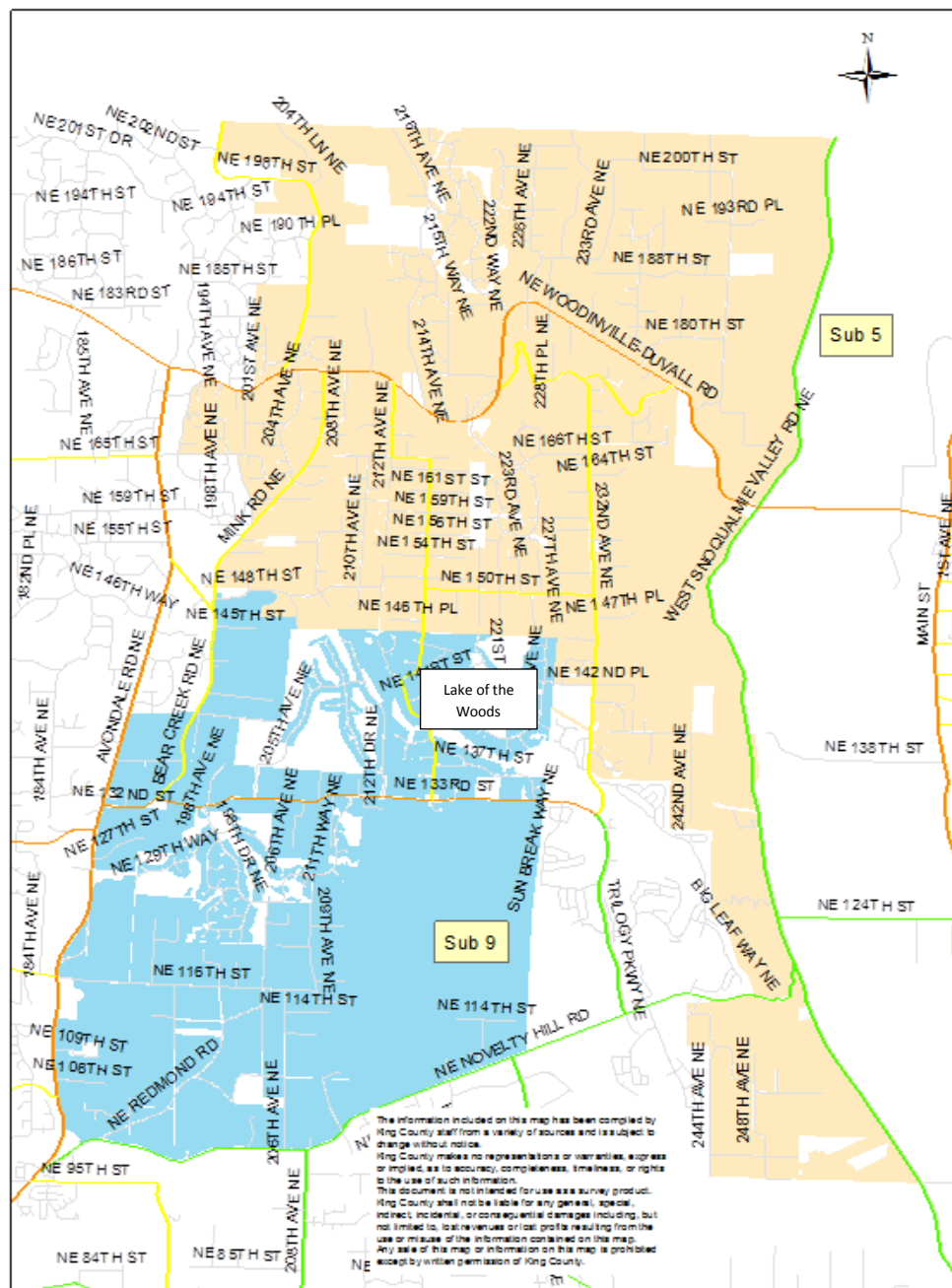
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 95

 King County

May 14, 2009

East Woodinville/ Bear Creek's Housing



Grade 7/Year Built 1983/Total Living Area 2400



Grade 8/Year Built 1973/Total Living Area 3710



Grade 9/Year Built 2009/Total Living Area 3980



Grade 10/ Year Built 1999/ Total Living Area 3600



Grade 11/Yr Built 1996/Total Living Area 5630



Grade 12/Yr Built 2002/Total Living Area 6820

Glossary for Improved Sales

Condition: Relative to Age and Grade

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

Residential Building Grades

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

Summary

Characteristics-Based Market Adjustment for 2012 Assessment Roll

Area Name / Number: East Woodinville/Bear Creek/95

Number of Improved Sales: 292

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	\$200,700	\$394,900	\$595,600			
2012 Value	\$191,300	\$377,900	\$569,200	\$620,300	91.8%	8.99%
Change	-\$9,400	-\$17,000	-\$26,400			
% Change	-4.7%	-4.3%	-4.4%			

*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.

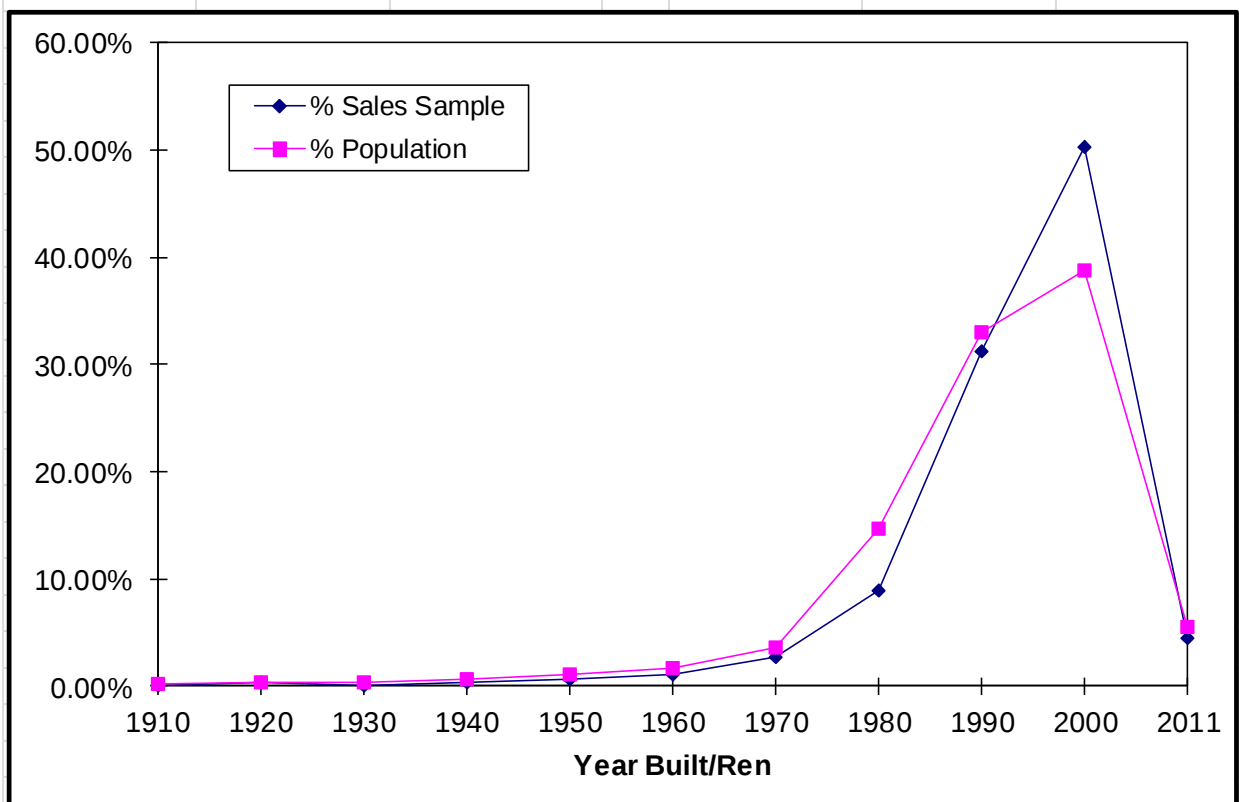
Population - Improved Parcel Summary:			
	Land	Imps	Total
2011 Value	\$215,000	\$373,000	\$588,000
2012 Value	\$206,200	\$355,700	\$561,900
Percent Change	-4.1%	-4.6%	-4.4%

Number of one to three unit residences in the population: 3143

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 a plat variable needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area. We recommend posting these values for the 2012 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

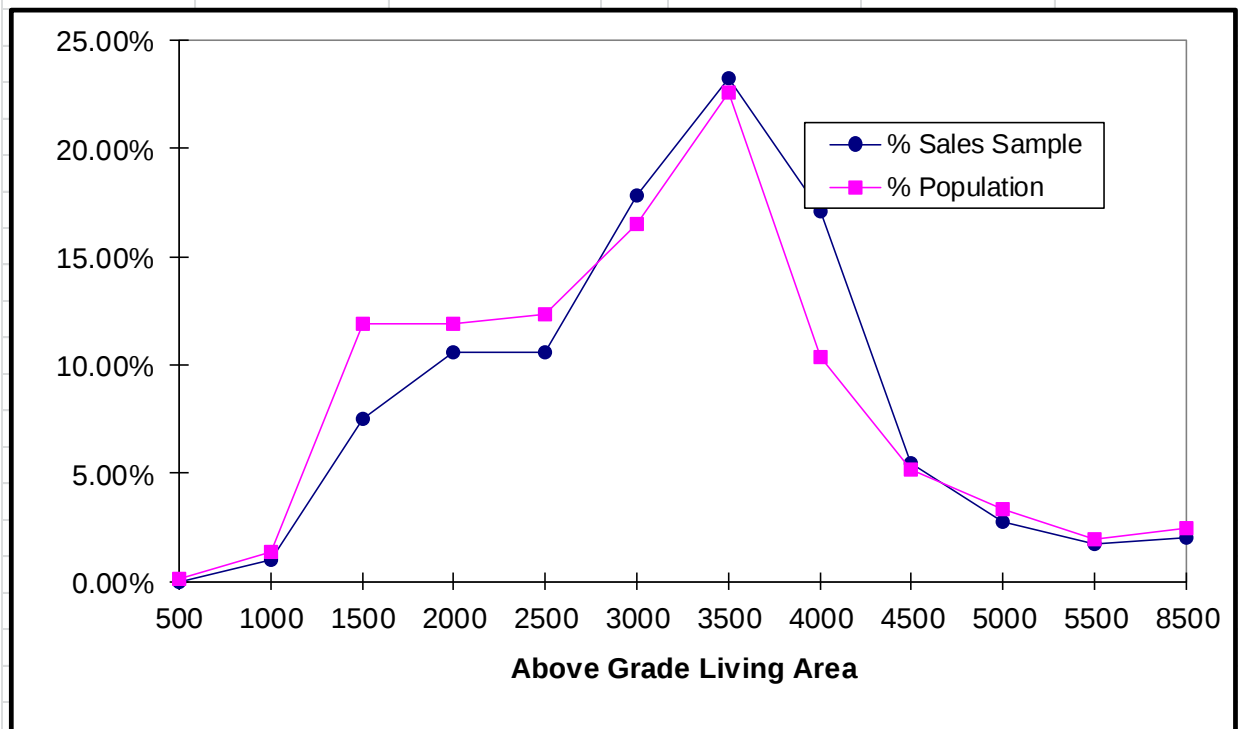
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	7	0.22%
1920	1	0.34%	1920	12	0.38%
1930	0	0.00%	1930	12	0.38%
1940	1	0.34%	1940	20	0.64%
1950	2	0.68%	1950	36	1.15%
1960	3	1.03%	1960	54	1.72%
1970	8	2.74%	1970	115	3.66%
1980	26	8.90%	1980	463	14.73%
1990	91	31.16%	1990	1035	32.93%
2000	147	50.34%	2000	1217	38.72%
2011	13	4.45%	2011	172	5.47%
	292			3143	



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

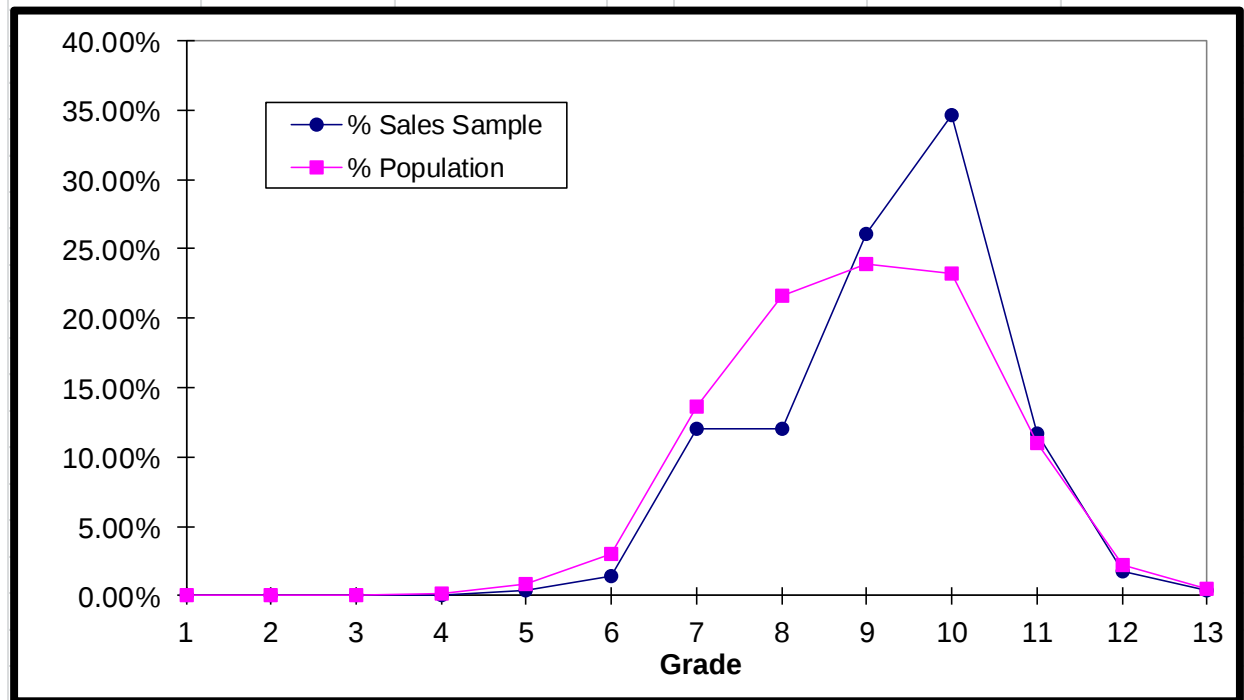
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	3	0.10%
1000	3	1.03%	1000	44	1.40%
1500	22	7.53%	1500	374	11.90%
2000	31	10.62%	2000	375	11.93%
2500	31	10.62%	2500	389	12.38%
3000	52	17.81%	3000	518	16.48%
3500	68	23.29%	3500	711	22.62%
4000	50	17.12%	4000	325	10.34%
4500	16	5.48%	4500	162	5.15%
5000	8	2.74%	5000	104	3.31%
5500	5	1.71%	5500	61	1.94%
8500	6	2.05%	11000	77	2.45%
	292			3143	



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			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.03%
4	0	0.00%	4	6	0.19%
5	1	0.34%	5	25	0.80%
6	4	1.37%	6	93	2.96%
7	35	11.99%	7	427	13.59%
8	35	11.99%	8	680	21.64%
9	76	26.03%	9	752	23.93%
10	101	34.59%	10	729	23.19%
11	34	11.64%	11	345	10.98%
12	5	1.71%	12	71	2.26%
13	1	0.34%	13	14	0.45%
	292			3143	



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

Sales Screening for Improved Parcel Analysis

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

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

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

Land Update

Vacant land in this area is in a holding pattern with a strong lack of development. This results in limited land segregation and permit activity. Based on the 9 usable land sales available in the area and supplemented by the value decrease in sales of improved parcels, a 4.4% 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 a plat variable needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area. We recommend posting these values for the 2012 Assessment Roll.

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 292 useable residential sales in the area.

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

Mobile Home Update

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

Results

The resulting assessment level is 91.8%. 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 -4.4%. 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 95 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										
-3.75%										
Lake of the Woods										
Major 405450-405456	Yes									
% Adjustment		-9.43%								
Comments :										
The percentages listed are total adjustments not additive adjustments.										
For instance, a house located in Lake of the Woods receive a -9.43% downward adjustment. 215 parcels in the improved population would receive this adjustment. There were 23 sales.										
There were no properties that would receive a multiple variable adjustment.										
93% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.										

Area 95 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
405450 thru 405456	Lake of the Woods	23	215	6.8%	All-26-26-6	9	10-12	1987 thru 2003	NE 133 rd St

Area 95 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 \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 0.979, resulting in an adjusted value of \$513,975 (\$525000 X .979=\$513,975 – rounded down to the nearest \$1000.

Market Adjustment to 1/1/2012		
Sale Date	Downward Adjustment (Factor)	Equivalent Percent
1/1/2009	0.853	-14.7%
2/1/2009	0.857	-14.3%
3/1/2009	0.861	-13.9%
4/1/2009	0.865	-13.5%
5/1/2009	0.869	-13.1%
6/1/2009	0.873	-12.7%
7/1/2009	0.877	-12.3%
8/1/2009	0.882	-11.8%
9/1/2009	0.886	-11.4%
10/1/2009	0.890	-11.0%
11/1/2009	0.894	-10.6%
12/1/2009	0.898	-10.2%
1/1/2010	0.902	-9.8%
2/1/2010	0.906	-9.4%
3/1/2010	0.910	-9.0%
4/1/2010	0.914	-8.6%
5/1/2010	0.918	-8.2%
6/1/2010	0.922	-7.8%
7/1/2010	0.926	-7.4%
8/1/2010	0.931	-6.9%
9/1/2010	0.935	-6.5%
10/1/2010	0.939	-6.1%
11/1/2010	0.943	-5.7%
12/1/2010	0.947	-5.3%
1/1/2011	0.951	-4.9%
2/1/2011	0.955	-4.5%
3/1/2011	0.959	-4.1%
4/1/2011	0.963	-3.7%
5/1/2011	0.967	-3.3%
6/1/2011	0.971	-2.9%
7/1/2011	0.975	-2.5%
8/1/2011	0.979	-2.1%
9/1/2011	0.984	-1.6%
10/1/2011	0.988	-1.2%
11/1/2011	0.992	-0.8%
12/1/2011	0.996	-0.4%
1/1/2012	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	172606	9032	6/11/10	\$335,000	\$309,000	1320	5	1967	Fair	209088	N	N	15108 200TH AVE NE
005	102606	9110	2/8/10	\$258,000	\$234,000	900	6	1996	Avg	119354	N	N	23523 NE 180TH PL
005	032606	9077	11/5/10	\$216,200	\$204,000	770	7	1977	VGood	31041	N	N	23733 NE 192ND WAY
005	092606	9134	10/8/09	\$307,000	\$273,000	1140	7	1968	Avg	40692	N	N	22233 NE 170TH PL
005	082606	9101	7/1/10	\$405,000	\$375,000	1170	7	1965	Good	27007	N	N	16631 MINK RD NE
005	172606	9191	1/20/10	\$310,000	\$280,000	1190	7	1981	Avg	30927	N	N	15912 MINK RD NE
005	102606	9033	9/20/10	\$325,000	\$305,000	1240	7	1979	Avg	37375	N	N	18010 230TH AVE NE
005	092606	9114	6/30/09	\$343,000	\$301,000	1320	7	1970	Avg	64904	N	N	17652 218TH AVE NE
005	172606	9059	2/23/10	\$380,000	\$345,000	1320	7	1976	Avg	119354	N	N	15114 200TH AVE NE
005	162606	9234	5/18/09	\$315,000	\$274,000	1400	7	1985	Good	38638	N	N	21812 NE 154TH ST
005	662730	0110	12/14/10	\$370,000	\$351,000	1400	7	1981	Avg	37700	N	N	17536 201ST AVE NE
005	949280	0010	11/13/09	\$427,000	\$382,000	1400	7	1982	Good	33839	N	N	15308 216TH AVE NE
005	092606	9180	5/19/09	\$493,500	\$430,000	1490	7	1988	Good	35109	N	N	18113 226TH AVE NE
005	949280	0060	12/19/10	\$297,000	\$282,000	1500	7	1979	Good	41402	N	N	21817 NE 154TH ST
005	092606	9026	1/12/09	\$320,000	\$273,000	1510	7	1984	Good	39118	N	N	22659 NE WOODINVILLE-DUVALL RD
005	152606	9087	12/29/10	\$458,150	\$435,000	1590	7	1978	Good	69260	N	N	22829 NE 152ND PL
005	162606	9062	2/22/10	\$375,000	\$341,000	1680	7	1989	Avg	50529	N	N	21824 NE 159TH ST
005	162606	9210	3/2/09	\$427,000	\$367,000	1680	7	1988	Avg	46460	N	N	22729 NE 150TH ST
005	092606	9124	9/29/10	\$345,000	\$324,000	1700	7	1968	Good	21602	N	N	21214 NE 165TH ST
005	092606	9174	1/20/11	\$425,000	\$405,000	1720	7	1986	Avg	46904	N	N	22006 NE 175TH ST
005	172606	9058	9/2/11	\$363,550	\$358,000	1720	7	1965	Avg	117612	N	N	20315 NE 160TH ST
005	162606	9245	7/12/11	\$369,950	\$361,000	1730	7	1989	Avg	35119	N	N	15207 216TH AVE NE
005	102606	9114	4/20/11	\$445,000	\$430,000	1830	7	1995	Avg	189486	N	N	24136 NE 172ND ST
005	172606	9132	8/17/11	\$379,000	\$372,000	1950	7	1976	Good	109771	N	N	19900 NE 151ST PL
005	172606	9186	12/3/10	\$395,000	\$374,000	1950	7	1981	Avg	51400	N	N	20510 NE 162ND ST
005	082606	9086	6/10/11	\$406,400	\$395,000	2180	7	1976	Avg	87120	N	N	16501 MINK RD NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	662630	0100	10/25/10	\$307,113	\$289,000	2360	7	2000	Avg	31547	N	N	20403 NE 198TH ST
005	042606	9022	11/9/11	\$570,477	\$566,000	3740	7	1995	Avg	179902	N	N	21313 NE 196TH ST
005	042606	9022	7/28/09	\$640,000	\$564,000	3740	7	1995	Avg	179902	N	N	21313 NE 196TH ST
005	162606	9192	6/8/11	\$365,000	\$355,000	1260	8	1980	Good	61419	N	N	15115 221ST AVE NE
005	102606	9039	6/10/09	\$350,000	\$306,000	1360	8	1977	Avg	25600	N	N	17410 232ND AVE NE
005	662730	0180	2/12/09	\$464,950	\$399,000	1360	8	1981	Avg	35947	N	N	17624 201ST AVE NE
005	062650	0150	12/9/10	\$552,000	\$523,000	1370	8	1978	Good	52272	N	N	21028 NE 161ST PL
005	102606	9050	4/17/09	\$420,000	\$364,000	1380	8	1980	Avg	71438	N	N	17406 232ND AVE NE
005	162606	9160	10/12/10	\$345,000	\$324,000	1390	8	1978	Avg	53578	N	N	14814 219TH AVE NE
005	162606	9049	11/16/11	\$366,000	\$364,000	1520	8	1977	Avg	47044	N	N	21811 NE 156TH ST
005	162606	9039	6/29/10	\$460,000	\$426,000	1520	8	1981	Good	46173	N	N	15227 223RD AVE NE
005	102606	9170	6/4/10	\$475,000	\$438,000	1540	8	1988	Avg	55756	N	N	17926 236TH AVE NE
005	162606	9122	9/28/09	\$490,000	\$436,000	1560	8	1977	Good	45193	N	N	21707 NE 161ST ST
005	102606	9159	2/19/09	\$330,000	\$283,000	1650	8	1987	Avg	44866	N	N	23521 NE WOODINVILLE-DUVALL RD
005	162606	9200	4/19/10	\$650,000	\$596,000	1680	8	1982	Good	96703	N	N	21718 NE 161ST ST
005	082606	9192	4/25/11	\$355,000	\$343,000	1700	8	1978	Avg	40075	N	N	17750 201ST AVE NE
005	082606	9198	9/27/11	\$458,000	\$452,000	1800	8	1984	Good	75794	N	N	16603 199TH PL NE
005	082606	9215	5/11/10	\$366,750	\$337,000	1870	8	1981	Good	66500	N	N	16900 203RD PL NE
005	172606	9013	6/6/11	\$650,000	\$632,000	1980	8	1979	Good	212572	N	N	15012 210TH AVE NE
005	062620	0110	8/28/09	\$435,000	\$385,000	2070	8	1984	Good	38233	N	N	16410 202ND AVE NE
005	222606	9048	11/13/09	\$580,000	\$519,000	2100	8	1987	Avg	228634	N	N	13925 238TH AVE NE
005	102606	9182	8/20/09	\$500,000	\$442,000	2150	8	1989	Avg	51400	N	N	23233 NE 173RD PL
005	172606	9154	1/10/11	\$455,500	\$434,000	2170	8	1980	Avg	86011	N	N	15310 206TH AVE NE
005	172606	9260	6/25/09	\$460,165	\$403,000	2320	8	1988	Avg	52272	N	N	20609 NE 150TH ST
005	162606	9056	2/18/09	\$590,000	\$507,000	2350	8	1978	Good	53578	N	N	14819 221ST AVE NE
005	042606	9049	11/16/11	\$370,000	\$368,000	2360	8	1987	Avg	50965	N	N	22407 NE 195TH ST

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	042606	9057	5/6/09	\$530,000	\$461,000	2440	8	1988	Avg	39651	N	N	19724 226TH AVE NE
005	172606	9222	4/26/10	\$800,000	\$734,000	2460	8	1986	Avg	128603	N	N	15206 206TH AVE NE
005	172606	9262	5/19/10	\$585,000	\$538,000	2480	8	1986	Good	42436	N	N	14910 206TH AVE NE
005	082606	9241	8/9/10	\$537,500	\$501,000	2500	8	1998	Avg	35805	N	N	20108 NE 168TH PL
005	102606	9077	8/31/09	\$505,000	\$447,000	2530	8	1990	Avg	54024	N	N	18415 236TH AVE NE
005	172606	9144	2/17/10	\$480,000	\$436,000	2530	8	1982	VGood	58751	N	N	20809 NE 160TH ST
005	062620	0180	10/27/10	\$424,950	\$400,000	2690	8	1987	Good	48934	N	N	20124 NE 163RD ST
005	032606	9131	5/24/11	\$450,000	\$437,000	2790	8	1989	Avg	230868	N	N	18905 240TH AVE NE
005	042606	9092	5/7/10	\$620,000	\$570,000	3190	8	1998	Avg	56192	N	N	22620 NE 189TH ST
005	082606	9243	9/23/11	\$685,000	\$676,000	3516	8	1999	Avg	54014	N	N	21010 NE 165TH ST
005	042606	9114	11/15/11	\$475,000	\$472,000	3770	8	1996	Avg	101059	N	N	21925 NE 187TH ST
005	172606	9251	5/3/10	\$610,000	\$560,000	1780	9	1991	Good	56192	N	N	20925 NE 160TH ST
005	162870	0175	1/6/09	\$551,000	\$470,000	1890	9	1978	Good	83328	N	N	19424 NE 166TH PL
005	102606	9153	9/1/09	\$500,000	\$443,000	1900	9	1990	Avg	75804	N	N	23511 NE 181ST ST
005	172606	9125	10/19/11	\$628,950	\$623,000	2100	9	1976	Fair	229125	N	N	16035 MINK RD NE
005	405470	0140	1/15/10	\$530,000	\$479,000	2200	9	1997	Avg	30880	N	N	14026 235TH PL NE
005	140070	0040	4/27/11	\$582,000	\$562,000	2250	9	1993	Avg	35910	N	N	16712 198TH AVE NE
005	092606	9156	6/21/10	\$513,000	\$474,000	2280	9	1994	Avg	51400	N	N	21809 NE 175TH ST
005	092606	9054	5/17/10	\$480,000	\$442,000	2370	9	1976	Avg	57499	N	N	21808 NE 175TH ST
005	092606	9006	4/14/10	\$585,000	\$536,000	2390	9	2000	Avg	219715	N	N	17530 214TH AVE NE
005	102606	9163	9/30/09	\$505,000	\$449,000	2460	9	1999	Avg	38794	N	N	23633 NE 183RD ST
005	429810	0430	9/27/11	\$490,000	\$484,000	2480	9	1995	Avg	38203	N	N	18419 215TH WAY NE
005	429810	0170	8/17/11	\$485,000	\$476,000	2480	9	1993	Avg	38517	N	N	18807 215TH WAY NE
005	042606	9102	3/3/09	\$635,000	\$547,000	2510	9	1989	Avg	44866	N	N	19613 226TH AVE NE
005	429810	0270	7/23/09	\$555,000	\$488,000	2520	9	1995	Avg	26052	N	N	18607 214TH AVE NE
005	032606	9158	4/19/10	\$563,000	\$516,000	2530	9	1998	Avg	53703	N	N	18717 236TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	520100	0010	3/5/10	\$539,000	\$491,000	2550	9	1994	Avg	27974	N	N	21420 NE 151ST ST
005	104120	0080	8/17/10	\$622,925	\$581,000	2580	9	1997	Avg	51469	N	N	21407 NE 146TH PL
005	405472	0170	9/13/11	\$484,000	\$477,000	2580	9	1998	Avg	36641	N	N	14333 231ST CT NE
005	405472	0250	9/28/09	\$649,000	\$577,000	2580	9	1998	Avg	30555	N	N	14223 229TH AVE NE
005	405470	0160	3/7/11	\$435,500	\$418,000	2620	9	1997	Avg	32935	N	N	14010 235TH PL NE
005	405471	0230	4/27/11	\$426,000	\$412,000	2620	9	1998	Avg	36152	N	N	23205 NE 138TH WAY
005	324950	0060	7/22/11	\$470,000	\$460,000	2630	9	1993	Avg	36489	N	N	16909 237TH PL NE
005	429810	0420	1/8/09	\$572,000	\$488,000	2670	9	1996	Avg	36047	N	N	21407 NE 186TH ST
005	429810	0210	6/8/11	\$484,000	\$470,000	2750	9	1993	Avg	35506	N	N	18605 215TH WAY NE
005	429810	0140	8/28/10	\$535,000	\$500,000	2770	9	1994	Avg	27420	N	N	21305 NE 189TH ST
005	042606	9076	12/28/11	\$510,000	\$510,000	2790	9	1986	Avg	43995	N	N	19403 224TH CT NE
005	429810	0410	8/16/10	\$525,000	\$489,000	2790	9	1993	Avg	27902	N	N	21315 NE 186TH ST
005	172606	9225	9/9/11	\$662,500	\$652,000	2820	9	1999	Avg	101833	N	N	15809 210TH AVE NE
005	102606	9068	6/23/09	\$899,999	\$788,000	2840	9	1981	Good	214750	Y	N	18218 240TH AVE NE
005	429810	0490	10/11/11	\$515,000	\$509,000	2860	9	1997	Avg	31589	N	N	18303 215TH WAY NE
005	429810	0450	7/23/10	\$521,000	\$484,000	2860	9	1993	Avg	27409	N	N	18327 215TH WAY NE
005	140070	0030	5/23/11	\$670,000	\$650,000	2870	9	1993	Avg	36135	N	N	16700 198TH AVE NE
005	405470	0320	11/22/11	\$480,000	\$477,000	2880	9	1998	Avg	28344	N	N	23441 NE 140TH ST
005	729890	0150	5/5/09	\$600,000	\$521,000	2880	9	1997	Avg	38489	N	N	15049 225TH AVE NE
005	102606	9179	3/1/10	\$580,000	\$528,000	2900	9	2003	Avg	233917	N	N	24126 NE WOODINVILLE-DUVALL RD
005	405472	0110	11/9/11	\$575,000	\$571,000	2950	9	1997	Avg	27968	N	N	23220 NE 141ST PL
005	729890	0010	5/14/10	\$590,000	\$543,000	2970	9	1998	Avg	34981	N	N	15002 225TH AVE NE
005	092606	9198	8/22/11	\$592,000	\$581,000	3110	9	2002	Avg	31774	N	N	18028 218TH AVE NE
005	092606	9198	7/28/09	\$632,000	\$556,000	3110	9	2002	Avg	31774	N	N	18028 218TH AVE NE
005	405470	0130	2/28/11	\$550,000	\$527,000	3130	9	1997	Avg	35708	N	N	14034 235TH PL NE
005	405472	0190	4/23/11	\$494,700	\$478,000	3150	9	1998	Avg	49968	N	N	14343 231ST CT NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	405472	0070	6/12/11	\$520,000	\$506,000	3250	9	1998	Avg	30915	N	N	23215 NE 142ND PL
005	405472	0070	6/10/11	\$520,000	\$506,000	3250	9	1998	Avg	30915	N	N	23215 NE 142ND PL
005	082606	9145	4/29/10	\$660,250	\$606,000	3310	9	1976	Avg	224334	N	N	16621 212TH AVE NE
005	405470	0300	1/28/09	\$547,000	\$468,000	3310	9	1998	Avg	50951	N	N	23432 NE 140TH ST
005	104120	0040	11/30/11	\$505,000	\$503,000	3320	9	1995	Avg	41892	N	N	21424 NE 146TH PL
005	429870	0020	7/1/10	\$565,000	\$523,000	3330	9	1996	Avg	28098	N	N	21740 NE 181ST PL
005	140070	0090	3/29/10	\$585,000	\$534,000	3350	9	1991	Avg	34397	N	N	19722 NE 169TH ST
005	140070	0110	6/10/09	\$600,000	\$524,000	3490	9	1991	Avg	41068	N	N	19706 NE 169TH ST
005	429810	0480	12/18/09	\$649,000	\$584,000	3500	9	1997	Avg	43825	N	N	18309 215TH WAY NE
005	429810	0130	5/20/09	\$555,000	\$484,000	3550	9	1994	Avg	34307	N	N	21220 NE 189TH ST
005	029380	0440	10/26/10	\$675,000	\$636,000	3820	9	1995	Avg	40691	N	N	19504 222ND AVE NE
005	152606	9135	6/22/10	\$818,000	\$756,000	4150	9	2009	Avg	84942	Y	N	16416 232ND AVE NE
005	152606	9076	5/3/11	\$720,000	\$696,000	4340	9	2010	Avg	82328	N	N	16420 232ND AVE NE
005	757491	0190	1/10/11	\$735,000	\$700,000	2170	10	1994	Avg	52565	N	N	16217 223RD AVE NE
005	757491	0190	3/12/10	\$760,000	\$692,000	2170	10	1994	Avg	52565	N	N	16217 223RD AVE NE
005	082606	9224	12/14/09	\$450,000	\$405,000	2330	10	1985	Avg	44431	N	N	16605 201ST PL NE
005	032606	9095	3/10/10	\$579,000	\$527,000	2360	10	1985	Avg	43995	Y	Y	19310 229TH AVE NE
005	757491	0800	11/4/10	\$600,000	\$566,000	2570	10	1997	Avg	34069	N	N	22413 NE 159TH ST
005	757491	0800	1/7/10	\$640,000	\$578,000	2570	10	1997	Avg	34069	N	N	22413 NE 159TH ST
005	757491	1100	2/25/09	\$690,000	\$593,000	2680	10	1993	Avg	37206	N	N	16230 223RD AVE NE
005	092606	9176	12/16/09	\$600,000	\$540,000	2790	10	1991	Avg	178160	N	N	21640 NE 165TH ST
005	757491	0760	6/9/09	\$575,000	\$502,000	2880	10	1993	Avg	31269	N	N	16007 SAYBROOK DR NE
005	757491	0780	10/22/09	\$675,000	\$602,000	3030	10	1992	Avg	30007	N	N	15905 SAYBROOK DR NE
005	029380	0060	9/23/09	\$602,001	\$535,000	3100	10	1993	Avg	47302	N	N	22245 NE 187TH ST
005	757491	0140	10/28/09	\$715,000	\$638,000	3120	10	1993	Avg	26033	N	N	22402 NE 166TH ST
005	757490	0030	9/21/09	\$775,000	\$688,000	3170	10	1991	Avg	40494	N	N	16804 226TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	757491	0410	3/24/11	\$660,000	\$635,000	3180	10	1994	Avg	35140	N	N	22509 NE 157TH CT
005	757491	0990	12/13/11	\$613,000	\$611,000	3200	10	1993	Avg	35522	N	N	16422 224TH AVE NE
005	757491	1180	6/8/09	\$660,000	\$577,000	3200	10	1991	Avg	44498	N	N	16711 226TH AVE NE
005	757490	0080	9/1/11	\$580,000	\$570,000	3210	10	1991	Avg	37804	N	N	16625 227TH AVE NE
005	757490	0070	4/4/11	\$689,950	\$665,000	3220	10	1991	Avg	41222	N	N	16803 227TH AVE NE
005	757491	1240	8/11/11	\$615,000	\$603,000	3220	10	1998	Avg	48787	N	N	22205 NE 159TH ST
005	757491	0620	6/2/09	\$765,000	\$668,000	3240	10	1991	Avg	40439	N	N	22505 NE 166TH ST
005	029370	0030	7/9/10	\$640,000	\$593,000	3360	10	1994	Avg	21453	N	N	20110 218TH AVE NE
005	032606	9048	1/13/09	\$858,500	\$733,000	3360	10	2006	Avg	217800	N	N	19011 244TH AVE NE
005	029380	0900	7/26/10	\$700,000	\$651,000	3430	10	1992	Avg	42775	N	N	18913 222ND WAY NE
005	757491	0090	9/24/09	\$695,000	\$617,000	3440	10	1991	Avg	50082	N	N	16627 SAYBROOK DR NE
005	757490	0090	5/21/09	\$762,500	\$664,000	3490	10	1991	Avg	43190	N	N	16617 227TH AVE NE
005	102606	9193	6/3/10	\$690,000	\$636,000	3520	10	1998	Avg	87960	N	N	16830 238TH AVE NE
005	029380	0020	8/3/11	\$700,000	\$686,000	3580	10	1993	Avg	36391	N	N	22219 NE 187TH ST
005	029370	0100	7/1/11	\$698,000	\$681,000	3600	10	1996	Avg	31957	N	N	21806 NE 203RD PL
005	757491	1150	4/14/10	\$765,000	\$700,000	3610	10	1992	Avg	33866	Y	N	16608 SAYBROOK DR NE
005	757491	0230	10/27/10	\$706,000	\$665,000	3630	10	1993	Avg	55608	N	N	15709 223RD AVE NE
005	029380	0460	12/12/11	\$640,000	\$638,000	3640	10	1995	Avg	28687	N	N	19608 222ND AVE NE
005	222606	9003	8/11/09	\$1,266,250	\$1,117,000	3640	10	1992	Avg	431244	Y	N	14228 236TH AVE NE
005	029380	0840	10/3/11	\$690,000	\$682,000	3800	10	1997	Avg	33385	N	N	19235 222ND WAY NE
005	029380	0840	8/6/10	\$715,000	\$666,000	3800	10	1997	Avg	33385	N	N	19235 222ND WAY NE
005	757490	0140	6/2/11	\$739,000	\$718,000	3800	10	1991	Avg	37324	N	N	16814 227TH AVE NE
005	757491	0730	9/28/10	\$689,000	\$646,000	3800	10	1993	Avg	33631	N	N	16215 SAYBROOK DR NE
005	029370	0050	2/23/11	\$665,000	\$637,000	3850	10	1994	Avg	23549	N	N	20130 218TH AVE NE
005	222606	9042	3/30/11	\$611,000	\$588,000	3920	10	2000	Avg	43560	N	N	14032 236TH AVE NE
005	029371	0060	9/15/10	\$720,000	\$674,000	3950	10	1999	Avg	68655	N	N	21731 NE 201ST CT

Improved Sales Used in this Annual Update Analysis
Area 95
(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
005	162870	0181	8/5/11	\$900,000	\$882,000	3980	10	1997	Avg	43561	N	N	19614 NE 169TH ST
005	757491	0720	8/28/09	\$750,000	\$663,000	3990	10	1993	Avg	33090	N	N	16401 SAYBROOK DR NE
005	092606	9199	5/7/10	\$797,500	\$733,000	4230	10	2002	Avg	84070	N	N	18210 218TH AVE NE
005	029380	1010	9/20/11	\$888,800	\$876,000	4340	10	1999	Avg	68396	N	N	19827 223RD AVE NE
005	029380	0370	3/9/10	\$800,000	\$729,000	4560	10	1993	Avg	56236	N	N	19720 223RD AVE NE
005	022606	9039	6/8/10	\$1,740,000	\$1,606,000	4730	10	2000	Avg	590710	Y	N	24604 NE 196TH ST
005	092606	9049	2/3/11	\$1,000,000	\$955,000	4840	10	2000	Avg	290980	N	N	18433 222ND WAY NE
005	052606	9022	9/24/09	\$1,589,000	\$1,411,000	2980	11	1996	Avg	777981	N	N	18560 204TH AVE NE
005	029380	0670	10/14/10	\$930,000	\$874,000	3880	11	1995	Avg	93837	N	N	19903 218TH AVE NE
005	029380	0430	8/22/11	\$826,000	\$811,000	4250	11	1995	Avg	86323	N	N	19507 223RD AVE NE
005	352606	9080	6/2/10	\$1,400,000	\$1,291,000	5830	12	1999	Avg	215404	Y	N	25618 NE 100TH ST
009	292606	9029	8/5/09	\$375,000	\$331,000	960	6	1945	VGood	13760	N	N	20210 NE 116TH ST
009	062510	0065	3/31/10	\$435,000	\$397,000	1010	6	1973	Avg	203332	N	N	13636 202ND AVE NE
009	805350	0260	11/4/09	\$396,000	\$354,000	1550	6	1947	Good	47583	N	N	20610 NE NOVELTY HILL RD
009	192606	9054	6/10/11	\$260,000	\$253,000	1050	7	1954	Avg	43560	N	N	13611 BEAR CREEK RD NE
009	192606	9078	1/7/09	\$319,950	\$273,000	1070	7	1954	VGood	12800	N	N	19079 NE 136TH ST
009	124310	0193	1/25/11	\$307,500	\$293,000	1490	7	1969	Avg	10010	N	N	19232 NE REDMOND RD
009	062610	0006	9/14/09	\$302,000	\$268,000	1530	7	1975	Avg	47590	N	N	20433 NE 133RD ST
009	062510	0040	2/1/10	\$275,000	\$249,000	1620	7	1964	Avg	54573	N	N	19815 NE 133RD ST
009	124350	0011	6/23/09	\$425,000	\$372,000	1850	7	1920	Good	31342	N	N	19819 NE 106TH PL
009	062510	0135	5/14/09	\$360,000	\$313,000	1920	7	1933	Good	52400	N	N	19660 NE 133RD ST
009	805350	0180	5/7/10	\$525,000	\$482,000	2190	7	1959	VGood	90604	N	N	10620 206TH AVE NE
009	212606	9107	9/22/10	\$617,950	\$579,000	2870	8	1995	Avg	43995	N	N	22027 NE 133RD ST
009	202606	9066	10/20/10	\$499,900	\$470,000	1880	9	1984	Avg	46241	N	N	14442 BEAR CREEK RD NE
009	202606	9026	4/23/10	\$508,000	\$466,000	1980	9	1977	Avg	66646	N	N	19735 NE 141ST ST
009	062411	0150	7/28/10	\$675,000	\$628,000	2370	9	1987	Avg	17730	N	N	20933 NE 142ND ST

Improved Sales Used in this Annual Update Analysis
Area 95
(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	062510	0047	7/20/11	\$515,000	\$504,000	2410	9	1991	Avg	52272	N	N	20103 NE 133RD ST
009	202606	9076	4/26/10	\$540,000	\$495,000	2460	9	1988	Avg	36299	N	N	14042 BEAR CREEK RD NE
009	062410	0570	2/8/10	\$630,000	\$571,000	2470	9	1984	Avg	13723	N	N	14243 209TH AVE NE
009	062410	0820	6/17/10	\$598,000	\$553,000	2550	9	1984	Avg	12233	N	N	14216 209TH AVE NE
009	202606	9041	12/21/11	\$520,000	\$519,000	2570	9	1984	Avg	55385	N	N	14438 BEAR CREEK RD NE
009	312606	9142	8/19/10	\$735,000	\$685,000	2680	9	1984	Good	108900	N	N	11219 196TH AVE NE
009	062510	0027	8/21/09	\$965,000	\$853,000	2830	9	1993	Good	81457	N	N	19511 NE 133RD ST
009	322606	9069	9/24/10	\$625,000	\$586,000	3040	9	2007	Avg	87991	N	N	10105 203RD AVE NE
009	062510	0162	12/28/10	\$635,000	\$603,000	3050	9	2004	Avg	43560	N	N	13432 BEAR CREEK RD NE
009	062410	0870	3/17/11	\$610,000	\$586,000	3120	9	1983	Avg	14677	N	N	20731 NE 142ND ST
009	033950	0010	2/2/10	\$750,000	\$679,000	3160	9	1985	Avg	35393	N	N	18823 NE 103RD ST
009	292606	9102	9/30/11	\$710,000	\$701,000	3180	9	1986	Avg	47049	N	N	19724 NE 116TH ST
009	212606	9102	9/25/09	\$683,956	\$608,000	3200	9	1995	Avg	54014	N	N	21205 NE 132ND CT
009	805350	0500	7/15/09	\$915,000	\$804,000	3230	9	1977	Good	107157	N	N	10320 210TH AVE NE
009	062411	0800	3/24/09	\$835,000	\$721,000	3310	9	1989	Avg	14729	Y	N	13909 209TH AVE NE
009	062410	0100	3/10/11	\$824,416	\$791,000	3560	9	1983	Avg	13401	N	N	14025 205TH AVE NE
009	062412	0010	8/26/09	\$780,000	\$690,000	3620	9	1997	Avg	30315	N	N	13600 212TH DR NE
009	062410	0880	3/5/09	\$835,000	\$719,000	3660	9	1988	Avg	12146	N	N	20725 NE 142ND ST
009	062411	0810	7/20/11	\$817,000	\$799,000	3730	9	1989	Avg	13264	Y	N	13913 209TH AVE NE
009	405452	0180	2/24/10	\$670,000	\$613,000	2510	10	1992	Avg	54343	N	N	21533 NE 143RD PL
009	770199	0520	7/26/10	\$670,000	\$623,000	2790	10	1995	Avg	15029	N	N	12215 201ST CT NE
009	770199	0070	9/21/10	\$775,000	\$726,000	2790	10	1996	Avg	19549	N	N	12207 198TH AVE NE
009	770199	0510	8/3/09	\$685,000	\$604,000	2880	10	1993	Avg	15843	N	N	12219 201ST CT NE
009	770199	0490	7/9/10	\$749,950	\$695,000	2910	10	1995	Avg	16213	N	N	12216 201ST CT NE
009	062410	1010	6/1/11	\$630,000	\$612,000	2970	10	1988	Avg	13020	N	N	14104 205TH AVE NE
009	168580	0010	12/29/10	\$596,700	\$567,000	2980	10	1996	Avg	29098	N	N	14213 214TH WAY NE

Improved Sales Used in this Annual Update Analysis
Area 95
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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	405456	0300	7/15/10	\$634,500	\$591,000	2990	10	1994	Avg	30689	N	N	22611 NE 142ND PL
009	168580	0230	8/6/10	\$685,000	\$638,000	3000	10	1997	Avg	19946	N	N	14252 214TH WAY NE
009	405456	0230	10/28/10	\$900,000	\$851,000	3060	10	1994	Avg	33472	N	N	14225 227TH AVE NE
009	770196	1230	2/19/10	\$719,000	\$653,000	3100	10	1990	Avg	18752	N	N	19745 NE 127TH PL
009	062411	0130	8/13/10	\$877,500	\$818,000	3110	10	1988	Avg	15246	Y	N	14209 212TH DR NE
009	405450	0010	3/18/10	\$650,000	\$596,000	3120	10	1987	Avg	45884	N	N	13414 218TH AVE NE
009	770199	0410	6/14/11	\$700,000	\$681,000	3140	10	1996	Avg	15461	N	N	19849 NE 124TH PL
009	770199	0010	12/7/11	\$730,000	\$728,000	3180	10	1994	Avg	22759	N	N	12409 198TH AVE NE
009	405452	0080	4/21/09	\$620,000	\$543,000	3200	10	1992	Avg	50733	N	N	21522 NE 144TH PL
009	212606	9100	10/27/10	\$767,500	\$723,000	3220	10	1998	Avg	57499	N	N	21225 NE 132ND CT
009	062411	1080	9/23/10	\$685,000	\$642,000	3250	10	1989	Avg	18901	Y	N	20739 NE 142ND ST
009	168580	0090	7/3/11	\$670,000	\$654,000	3270	10	1997	Avg	28318	N	N	14277 214TH WAY NE
009	770199	0770	12/21/10	\$670,350	\$636,000	3270	10	1994	Avg	15287	N	N	12420 198TH AVE NE
009	062411	0730	6/7/10	\$687,000	\$634,000	3280	10	1987	Avg	12169	N	N	13825 209TH AVE NE
009	168580	0180	12/17/10	\$700,000	\$664,000	3280	10	1999	Avg	18532	N	N	21419 NE 143RD ST
009	168580	0110	6/19/09	\$699,950	\$613,000	3280	10	1996	Avg	38895	N	N	14321 214TH WAY NE
009	405450	0120	7/2/09	\$685,000	\$606,000	3290	10	1989	Avg	42231	N	N	22129 NE 140TH WAY
009	062411	0980	3/15/11	\$620,000	\$596,000	3300	10	1986	Avg	12441	N	N	20804 NE 141ST ST
009	168580	0190	5/18/10	\$765,000	\$704,000	3310	10	1998	Avg	21767	N	N	21415 NE 143RD ST
009	405456	0200	1/27/11	\$665,000	\$636,000	3370	10	1995	Avg	33947	N	N	22617 NE 143RD CT
009	405452	0060	10/23/09	\$640,000	\$575,000	3410	10	1992	Avg	57758	N	N	14226 216TH AVE NE
009	405500	0020	8/5/11	\$689,500	\$676,000	3470	10	1994	Avg	27952	N	N	13501 227TH AVE NE
009	062411	0350	12/10/10	\$740,000	\$701,000	3490	10	1988	Avg	37588	Y	N	13914 209TH AVE NE
009	062412	0210	5/25/10	\$745,000	\$686,000	3500	10	1987	Avg	23094	Y	N	14025 212TH DR NE
009	405453	0230	8/2/11	\$655,000	\$642,000	3520	10	1993	Avg	51150	N	N	21713 NE 141ST ST
009	405455	0060	4/26/11	\$715,000	\$692,000	3530	10	1994	Avg	41595	N	N	13803 217TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 95
(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	062411	0330	3/2/10	\$649,000	\$590,000	3560	10	1989	Avg	15761	N	N	13930 209TH AVE NE
009	033950	0140	11/25/09	\$735,000	\$659,000	3600	10	1988	Avg	38926	N	N	19106 NE 103RD ST
009	292606	9065	3/2/11	\$870,000	\$834,000	3624	10	1999	Avg	87991	N	N	11925 204TH AVE NE
009	770199	0110	1/20/09	\$825,000	\$705,000	3650	10	1994	Avg	17872	N	N	12014 198TH CT NE
009	405453	0460	9/24/09	\$765,000	\$685,000	3660	10	1998	Avg	33535	N	N	21719 NE 136TH PL
009	770199	0270	8/11/11	\$690,000	\$677,000	3670	10	1994	Avg	44907	N	N	12028 201ST PL NE
009	062412	0030	12/13/10	\$780,000	\$740,000	3720	10	1990	Avg	24506	N	N	13706 212TH DR NE
009	062411	0670	12/13/10	\$772,000	\$732,000	3750	10	1987	Avg	16473	N	N	13743 209TH AVE NE
009	062510	0073	11/8/11	\$775,000	\$769,000	3760	10	1988	Avg	108900	N	N	13626 202ND AVE NE
009	062410	1150	9/2/11	\$720,000	\$708,000	3810	10	1991	Avg	21709	N	N	13900 205TH AVE NE
009	405452	0050	9/23/11	\$760,000	\$750,000	3960	10	1992	Avg	58508	N	N	14214 216TH AVE NE
009	405450	0410	12/4/09	\$1,015,000	\$917,000	3980	10	1987	Good	48100	N	N	14103 221ST AVE NE
009	062411	0540	11/19/09	\$750,000	\$672,000	4060	10	1991	Avg	20822	N	N	13611 212TH DR NE
009	062411	0530	12/21/10	\$791,000	\$751,000	4220	10	1995	Avg	15696	N	N	13622 209TH AVE NE
009	405450	0580	8/18/10	\$698,000	\$654,000	4220	10	1989	Avg	40899	N	N	13509 218TH AVE NE
009	302606	9097	12/14/11	\$860,000	\$858,000	4400	10	1997	Avg	95551	N	N	19004 NE 130TH ST
009	062411	0440	11/20/09	\$720,000	\$645,000	4480	10	1985	Avg	15913	N	N	13728 209TH AVE NE
009	212606	9005	10/13/11	\$1,155,000	\$1,143,000	4500	10	2007	Avg	125017	N	N	13321 220TH CT NE
009	062412	0270	6/7/11	\$899,000	\$874,000	4530	10	1987	Avg	24181	N	N	13809 212TH DR NE
009	212606	9096	5/5/10	\$845,000	\$776,000	4670	10	1991	Avg	165113	N	N	13329 220TH CT NE
009	202606	9061	2/25/10	\$1,375,000	\$1,250,000	4770	10	1986	VGood	215186	N	N	19744 NE 143RD ST
009	062411	0010	7/6/10	\$970,000	\$899,000	5150	10	1998	Avg	13579	Y	N	14281 212TH DR NE
009	770196	0560	11/10/11	\$686,000	\$681,000	2960	11	1990	Avg	16491	N	N	12613 197TH PL NE
009	770196	1080	9/4/09	\$773,000	\$685,000	2970	11	1990	Avg	27587	N	N	19824 NE 125TH PL
009	770196	0130	11/16/11	\$675,000	\$671,000	2980	11	1990	Avg	18935	N	N	12936 195TH PL NE
009	770196	0610	8/8/11	\$735,000	\$721,000	3050	11	1990	Avg	22453	N	N	19622 NE 125TH CT

Improved Sales Used in this Annual Update Analysis
Area 95
(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	770196	0500	8/4/11	\$610,000	\$598,000	3080	11	1990	Avg	18875	N	N	12733 197TH PL NE
009	770199	0620	8/10/09	\$755,000	\$666,000	3270	11	1996	Avg	22353	N	N	20010 NE 121ST ST
009	770196	1140	7/1/10	\$830,000	\$769,000	3340	11	1990	Avg	18135	N	N	12517 197TH CT NE
009	770196	0780	8/31/10	\$725,000	\$677,000	3420	11	1991	Avg	21239	N	N	12702 198TH DR NE
009	770196	0710	11/30/10	\$720,000	\$681,000	3420	11	1990	Avg	19188	N	N	19845 NE 125TH PL
009	770196	1320	11/6/09	\$800,000	\$715,000	3440	11	1991	Avg	24331	N	N	12840 197TH PL NE
009	770196	1180	3/11/10	\$850,000	\$774,000	3450	11	1990	Avg	17391	N	N	12606 197TH PL NE
009	312606	9137	7/7/09	\$1,050,000	\$922,000	3540	11	1998	Avg	55321	N	N	19506 NE 113TH ST
009	405450	0310	9/23/11	\$700,000	\$691,000	3540	11	1989	Avg	41655	N	N	22428 NE 140TH WAY
009	405450	0310	7/20/11	\$700,000	\$685,000	3540	11	1989	Avg	41655	N	N	22428 NE 140TH WAY
009	312606	9035	12/15/11	\$720,000	\$718,000	3550	11	1992	Avg	55321	N	N	18745 NE 109TH ST
009	770196	1100	7/27/11	\$880,000	\$861,000	3550	11	1990	Avg	29481	N	N	12532 197TH CT NE
009	770196	1030	2/12/09	\$808,800	\$694,000	3600	11	1990	Avg	21794	N	N	19863 NE 126TH PL
009	770196	0440	10/7/11	\$705,000	\$697,000	3750	11	1990	Avg	21879	N	N	12845 197TH PL NE
009	770196	0050	10/8/10	\$715,000	\$672,000	3790	11	1990	Avg	26591	N	N	19616 NE 129TH WAY
009	770196	0810	12/20/11	\$690,000	\$689,000	3820	11	1991	Avg	32426	N	N	12822 198TH DR NE
009	062412	0110	9/30/10	\$795,000	\$746,000	4070	11	1989	Avg	26830	N	N	14032 212TH DR NE
009	405456	0270	7/3/11	\$910,000	\$889,000	4210	11	1996	Avg	37703	N	N	22606 NE 142ND PL
009	321650	0470	7/30/10	\$1,200,000	\$1,116,000	4330	11	2000	Avg	35107	N	N	21107 NE 130TH CT
009	405450	0210	7/19/10	\$1,070,000	\$998,000	4600	11	1989	Avg	36762	N	N	22527 NE 140TH WAY
009	405451	0380	8/24/10	\$1,065,000	\$998,000	4620	11	1990	Avg	71452	N	N	14023 220TH AVE NE
009	202606	9069	9/13/10	\$897,000	\$840,000	5050	11	1989	Avg	34233	N	N	14246 BEAR CREEK RD NE
009	321650	0010	6/8/10	\$1,452,875	\$1,341,000	5230	11	2000	Avg	47625	N	N	13215 211TH WAY NE
009	321650	0290	7/15/11	\$1,375,000	\$1,344,000	5390	11	2004	Avg	36681	N	N	12524 208TH PL NE
009	321650	0290	6/23/10	\$1,450,000	\$1,341,000	5390	11	2004	Avg	36681	N	N	12524 208TH PL NE
009	405450	0100	8/10/09	\$1,010,000	\$898,000	5710	11	1988	Avg	56568	N	N	22107 NE 140TH WAY

Improved Sales Used in this Annual Update Analysis
Area 95
(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	202606	9082	6/22/11	\$1,435,000	\$1,398,000	5760	11	1998	Avg	114998	N	N	20934 NE 133RD ST
009	405450	0200	11/10/10	\$795,000	\$753,000	4230	12	1988	Avg	49373	N	N	22509 NE 140TH WAY
009	770196	0820	9/15/10	\$1,000,000	\$936,000	4430	12	1990	Avg	36671	N	N	19915 NE 129TH ST
009	405451	0300	6/27/11	\$1,275,000	\$1,245,000	6030	12	1991	Avg	45645	N	Y	13945 224TH CT NE
009	405451	0040	4/22/11	\$1,595,000	\$1,544,000	6480	12	1991	Avg	50258	N	Y	22030 NE 137TH ST
009	321650	0360	8/26/09	\$4,000,000	\$3,538,000	7800	13	2001	Avg	117176	N	N	21106 NE 127TH CT

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	029371	0060	7/23/10	\$758,261	RELOCATION - SALE TO SERVICE
005	029380	0300	4/20/10	\$965,000	UNFIN AREA
005	029380	0350	1/11/10	\$885,000	NON-REPRESENTATIVE SALE
005	029380	0380	6/25/09	\$765,000	FINANCIAL INSTITUTION RESALE
005	029380	0430	8/22/11	\$826,000	RELOCATION - SALE TO SERVICE
005	029380	0660	9/14/10	\$709,900	SHORT SALE
005	032606	9032	7/12/11	\$417,000	DIAGNOSTIC OUTLIER
005	032606	9036	9/20/11	\$435,000	FINANCIAL INSTITUTION RESALE;
005	032606	9058	6/18/09	\$285,000	NON-REPRESENTATIVE SALE
005	032606	9146	7/29/09	\$215,000	FINANCIAL INSTITUTION RESALE
005	032606	9151	2/11/11	\$750,000	FINANCIAL INSTITUTION RESALE;
005	032606	9163	7/28/10	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	042606	9052	5/5/11	\$580,000	DIAGNOSTIC OUTLIER
005	082606	9024	8/18/09	\$2,075	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
005	082606	9103	3/12/10	\$970,000	%Complete
005	092606	9006	4/14/10	\$585,000	RELOCATION - SALE TO SERVICE
005	092606	9050	8/9/10	\$370,000	UNFIN AREA
005	092606	9131	9/1/09	\$320,000	NON-REPRESENTATIVE SALE
005	102606	9036	12/8/10	\$26,000	QUIT CLAIM DEED
005	102606	9039	7/21/10	\$167,410	QUIT CLAIM DEED
005	102606	9055	10/26/09	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
005	102606	9114	8/31/10	\$250,000	DOR RATIO
005	102606	9117	12/12/11	\$290,000	SHORT SALE;
005	102606	9163	9/30/09	\$505,000	RELOCATION - SALE TO SERVICE
005	102606	9193	6/3/10	\$690,000	RELOCATION - SALE TO SERVICE
005	112606	9023	11/10/09	\$1,260,000	IMP COUNT
005	112606	9046	4/16/10	\$668,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
005	152606	9091	4/12/10	\$877,000	NON-REPRESENTATIVE SALE
005	162606	9069	4/19/10	\$355,000	DIAGNOSTIC OUTLIER
005	162606	9079	7/29/09	\$348,300	OBSOL;RELATED PARTY, FRIEND, OR NEIGHBOR
005	162606	9109	6/1/10	\$603,000	FINANCIAL INSTITUTION RESALE;
005	162606	9254	9/14/10	\$680,000	IMP COUNT
005	172606	9024	3/16/11	\$1,000,000	OPEN SPACE
005	172606	9111	4/23/10	\$89,853	QUIT CLAIM DEED
005	172606	9143	7/22/11	\$325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	172606	9220	4/3/09	\$645,000	QUIT CLAIM DEED
005	172606	9220	4/23/09	\$645,000	NON-REPRESENTATIVE SALE
005	172606	9220	4/23/09	\$645,000	QUIT CLAIM DEED
005	324950	0170	5/29/09	\$415,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	352606	9020	11/20/09	\$1,600,000	DIAGNOSTIC OUTLIER
005	352606	9063	9/9/09	\$485,000	NON-REPRESENTATIVE SALE
005	405472	0110	11/5/11	\$575,000	RELOCATION - SALE TO SERVICE
005	429810	0480	11/30/09	\$649,000	RELOCATION - SALE TO SERVICE
005	429870	0010	1/14/09	\$168,993	QUIT CLAIM DEED
005	662730	0100	11/4/11	\$130,000	GOVERNMENT AGENCY
005	757491	0070	9/29/10	\$540,000	NON-REPRESENTATIVE SALE
005	757491	0190	1/10/11	\$735,000	RELOCATION - SALE TO SERVICE
005	757491	0190	3/9/10	\$760,000	RELOCATION - SALE TO SERVICE
005	757491	0230	9/11/10	\$752,500	RELOCATION - SALE TO SERVICE
009	062410	0140	12/10/10	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	062410	0510	6/2/09	\$678,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	062410	1130	3/25/10	\$552,247	SHORT SALE
009	062411	0380	9/14/09	\$637,000	NON-REPRESENTATIVE SALE
009	062411	0390	11/9/11	\$650,000	DIAGNOSTIC OUTLIER
009	062610	0030	10/24/11	\$180,000	DOR RATIO
009	172606	9064	10/4/10	\$230,000	QUESTIONABLE PER APPRAISAL
009	172606	9079	12/23/09	\$1,150,000	NON-REPRESENTATIVE SALE
009	172606	9211	10/4/11	\$195,000	DIAGNOSTIC OUTLIER
009	192606	9036	5/22/09	\$138,000	FINANCIAL INSTITUTION RESALE
009	202606	9017	2/24/11	\$895,000	DOR RATIO;OBSOL
009	202606	9029	3/25/10	\$776,000	DIAGNOSTIC OUTLIER
009	292606	9015	6/17/11	\$425,000	FINANCIAL INSTITUTION RESALE
009	292606	9091	8/3/10	\$405,000	NON-REPRESENTATIVE SALE
009	292606	9096	1/11/11	\$390,000	FINANCIAL INSTITUTION RESALE
009	292606	9111	4/30/10	\$700,000	UNFIN AREA
009	302606	9079	6/5/09	\$750,000	NON-REPRESENTATIVE SALE
009	321650	0470	4/16/10	\$1,200,000	RELOCATION - SALE TO SERVICE
009	322606	9037	5/14/10	\$1,070	EASEMENT OR RIGHT-OF-WAY
009	322606	9059	11/10/11	\$612,500	RELOCATION - SALE TO SERVICE
009	332606	9030	9/8/11	\$465,000	DIAGNOSTIC OUTLIER
009	332606	9040	4/16/09	\$415,000	SHORT SALE
009	405450	0010	12/23/09	\$650,000	RELOCATION - SALE TO SERVICE
009	405450	0210	7/28/10	\$1,070,000	RELOCATION - SALE TO SERVICE
009	405451	0310	1/11/11	\$720,000	FINANCIAL INSTITUTION RESALE
009	405452	0080	8/11/09	\$620,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	405453	0150	12/8/09	\$125,000	BUILDER OR DEVELOPER SALES
009	405453	0370	7/6/10	\$840,500	NON-REPRESENTATIVE SALE
009	405453	0460	9/24/09	\$765,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
009	405456	0200	1/27/11	\$665,000	RELOCATION - SALE TO SERVICE
009	770196	0500	9/17/10	\$825,000	RELOCATION - SALE TO SERVICE
009	805350	0042	12/27/10	\$402,300	FINANCIAL INSTITUTION RESALE
009	805350	0121	6/4/10	\$713,000	NO MARKET EXPOSURE

Vacant Sales Used in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
005	032606	9019	7/26/2011	\$285,000	417,304	N	N
005	042606	9103	4/14/2010	\$189,900	44,866	N	N
005	162606	9042	10/11/2010	\$269,000	287,729	N	N
005	172606	9250	9/27/2011	\$83,000	57,063	N	N
005	757491	0400	4/8/2011	\$200,000	32,824	N	N
009	292606	9072	5/24/2011	\$55,000	71,002	N	N
009	322606	9064	6/8/2011	\$180,000	135,471	N	N
009	332606	9038	4/21/2009	\$130,000	104,688	N	N
009	405456	0350	4/22/2011	\$250,000	76,230	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 95
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
005	022606	9006	5/7/2010	\$490,000	NO MARKET EXPOSURE
005	032606	9143	11/6/2009	\$10,000	NO MARKET EXPOSURE
005	162606	9082	2/18/2009	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	124310	0205	7/31/2009	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	202606	9083	4/11/2011	\$500,000	GOVERNMENT AGENCY
009	322606	9072	5/10/2010	\$5,794	EASEMENT OR RIGHT-OF-WAY