

Residential Revalue

2013 Assessment Roll

**Central Shoreline
and
East Shoreline**

Areas 2 and 3

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

500 Fourth Avenue, ADM-AS-0740
Seattle, WA 98104-2384

(206) 205-0444 FAX (206) 296-0106

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 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 2013 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:

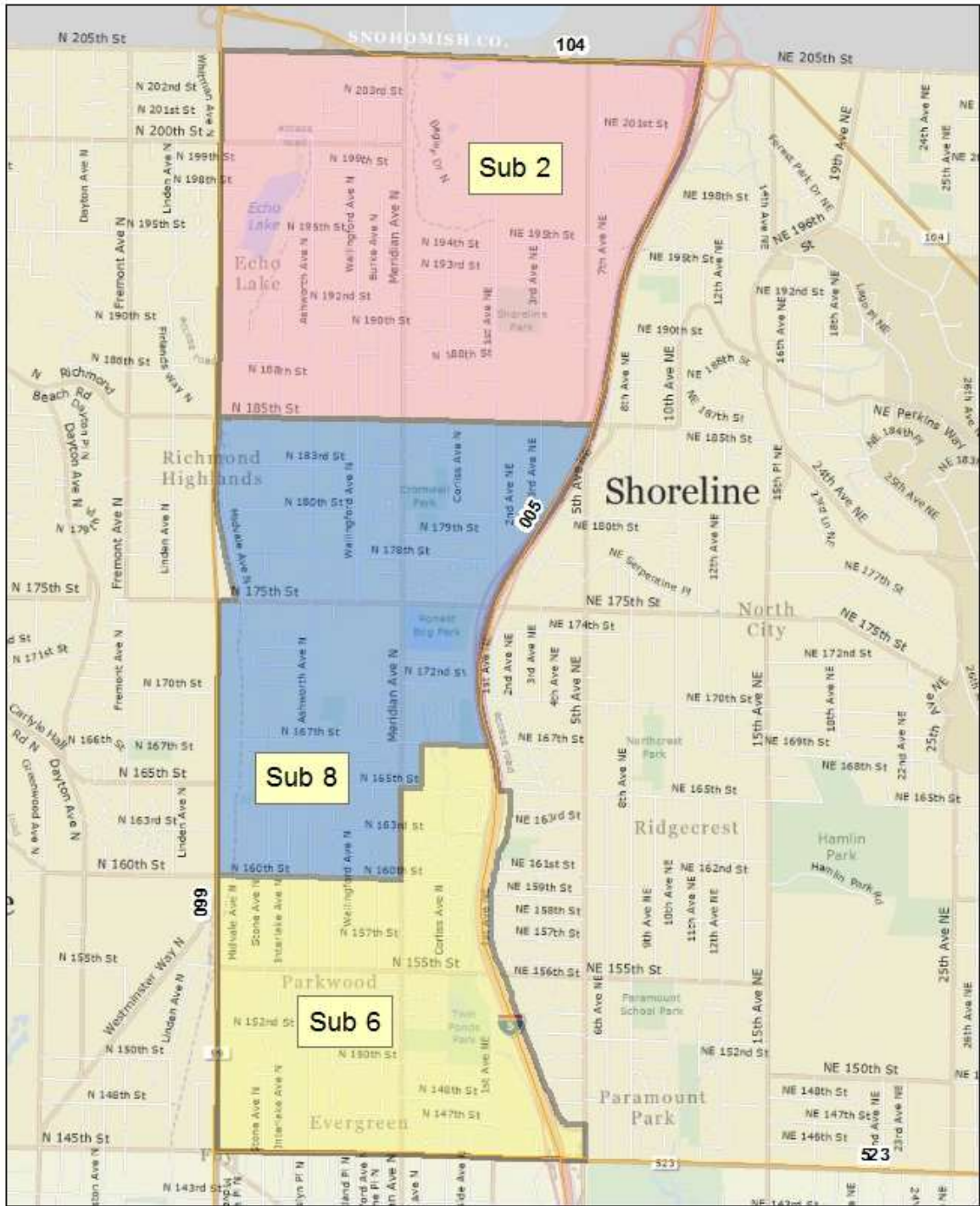
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 2 Sub Areas



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice.

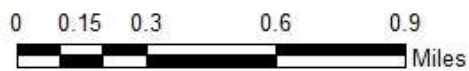
King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

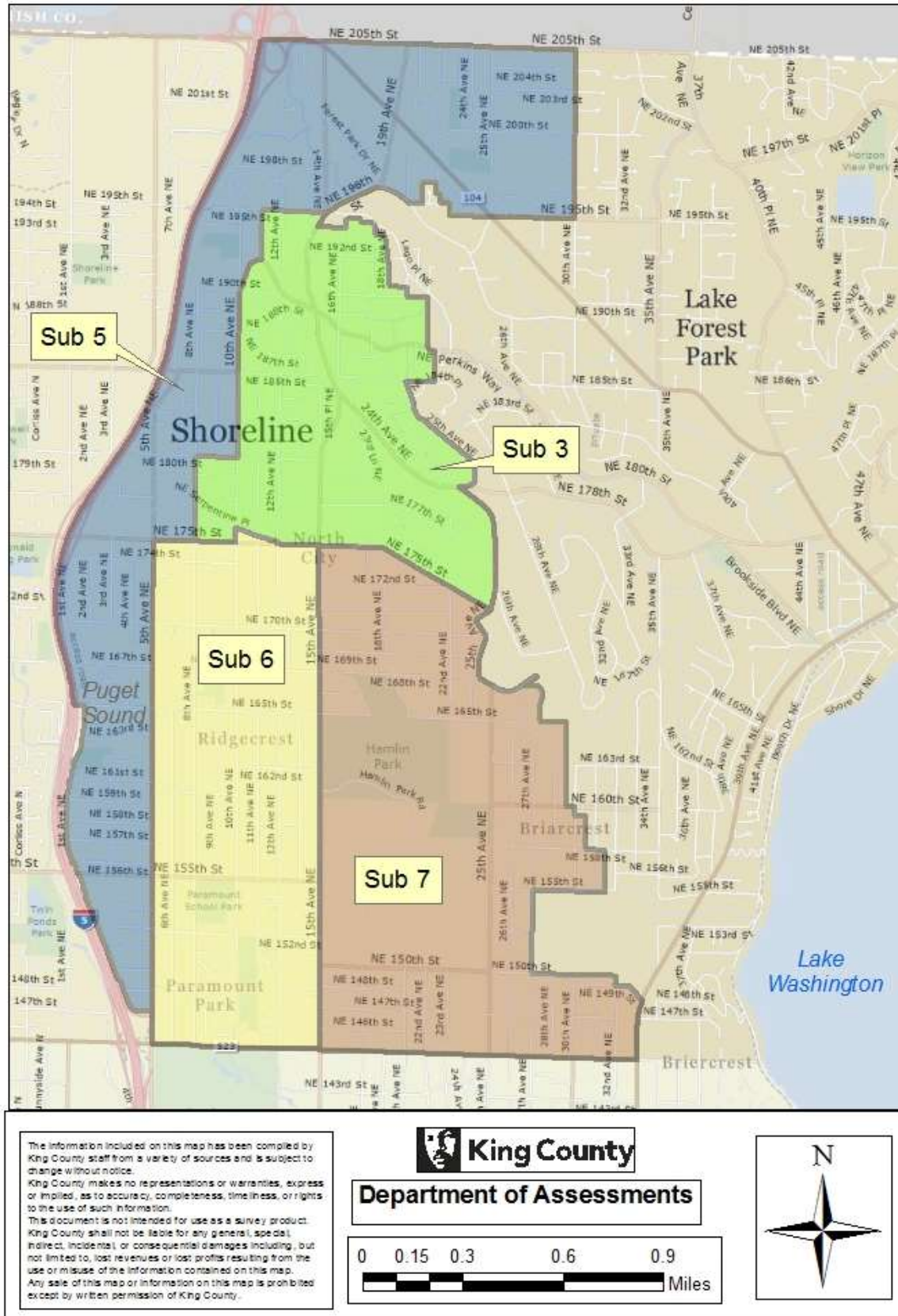
Any sale of this map or information on this map is prohibited except by written permission of King County.

**King County**

Department of Assessments



Area 3 Sub Areas



Central Shoreline and East Shoreline Housing



Grade 5/ Year Built 1939/ Total Living Area 720



Grade 6/ Year Built 1948/ Total Living Area 910



Grade 7/ Year Built 1948/ Total Living Area 1690



Grade 8/ Year Built 1979/ Total Living Area 2,030



Grade 9/ Year Built 2006/ Total Living Area 3,080



Grade10/Year Built 1993/Total Living Area3380

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 2013 Assessment Roll

Area Name / Number: Central Shoreline/2 and East Shoreline/3

Previous Physical Inspection: 2008/2012

Number of Improved Sales: 696

Range of Sale Dates: 1/1/2010 – 1/1/2013

Sales – Average Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price*	Ratio	COD
2012 Value	\$121,900	\$112,800	\$234,700			
2013 Value	\$121,900	\$131,500	\$253,400	\$281,000	90.9%	11.9%
Change	+\$0	+\$18,700	+\$18,700			
% Change	+0.0%	+16.6%	+8.0%			

*Sales are time adjusted to 1/1/2013.

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. No characteristic based variables were found, therefore there is no change to the COD. 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
2012 Value	\$124,100	\$109,200	\$233,300
2013 Value	\$124,100	\$127,800	\$251,900
% Change	+0.0%	+17.0%	+8.0%

Number of one to three unit residences in the population: 9529

Summary of Findings: A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

The analysis for these combined 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 area required a single standard area adjustment.

We recommend posting these values for the 2013 Assessment Roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	4	0.57%
1930	16	2.30%
1940	18	2.59%
1950	186	26.72%
1960	263	37.79%
1970	79	11.35%
1980	26	3.74%
1990	29	4.17%
2000	23	3.30%
2012	52	7.47%
	696	

Population		
Year Built/Ren	Frequency	% Population
1910	7	0.07%
1920	47	0.49%
1930	179	1.88%
1940	283	2.97%
1950	2672	28.04%
1960	3164	33.20%
1970	1386	14.55%
1980	618	6.49%
1990	392	4.11%
2000	429	4.50%
2012	352	3.69%
	9529	

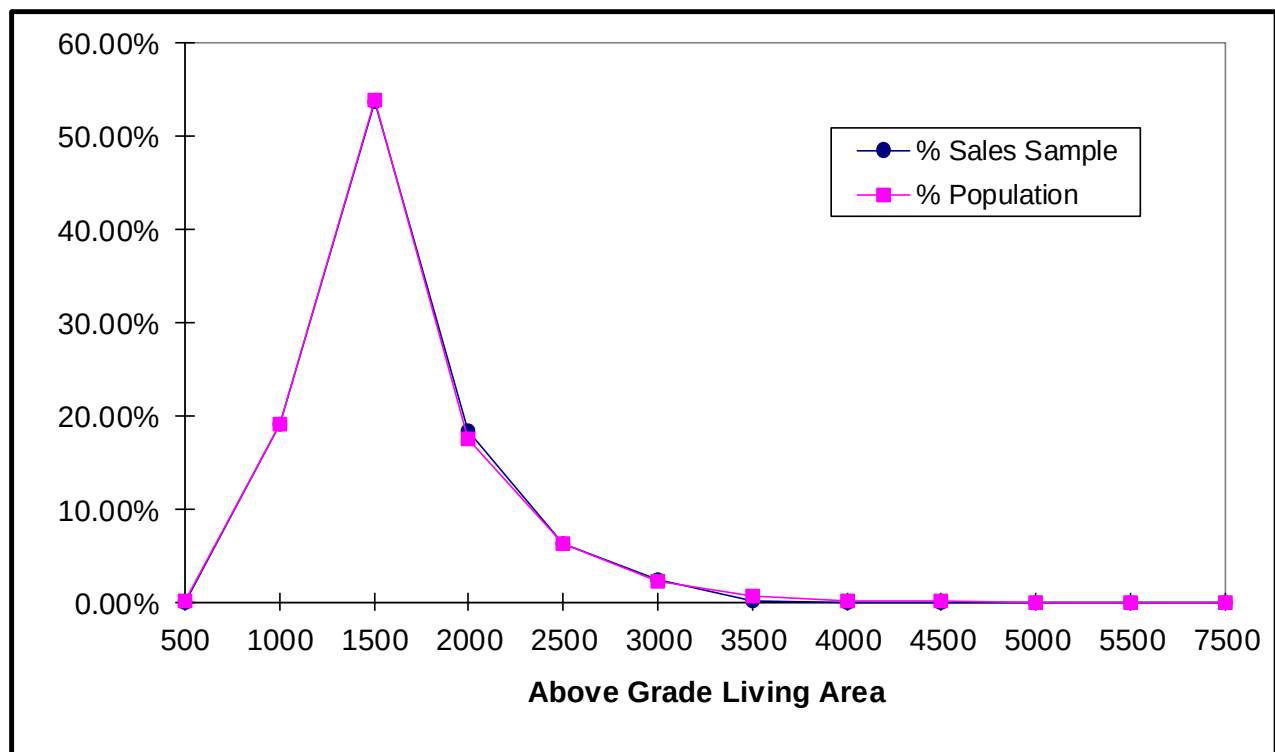


The sales sample frequency distribution follows the population distribution very closely with regard to Year Built/Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	133	19.11%
1500	374	53.74%
2000	128	18.39%
2500	43	6.18%
3000	17	2.44%
3500	1	0.14%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	696	

Population		
AGLA	Frequency	% Population
500	9	0.09%
1000	1824	19.14%
1500	5139	53.93%
2000	1676	17.59%
2500	589	6.18%
3000	211	2.21%
3500	56	0.59%
4000	19	0.20%
4500	4	0.04%
5000	2	0.02%
5500	0	0.00%
7500	0	0.00%
	9529	

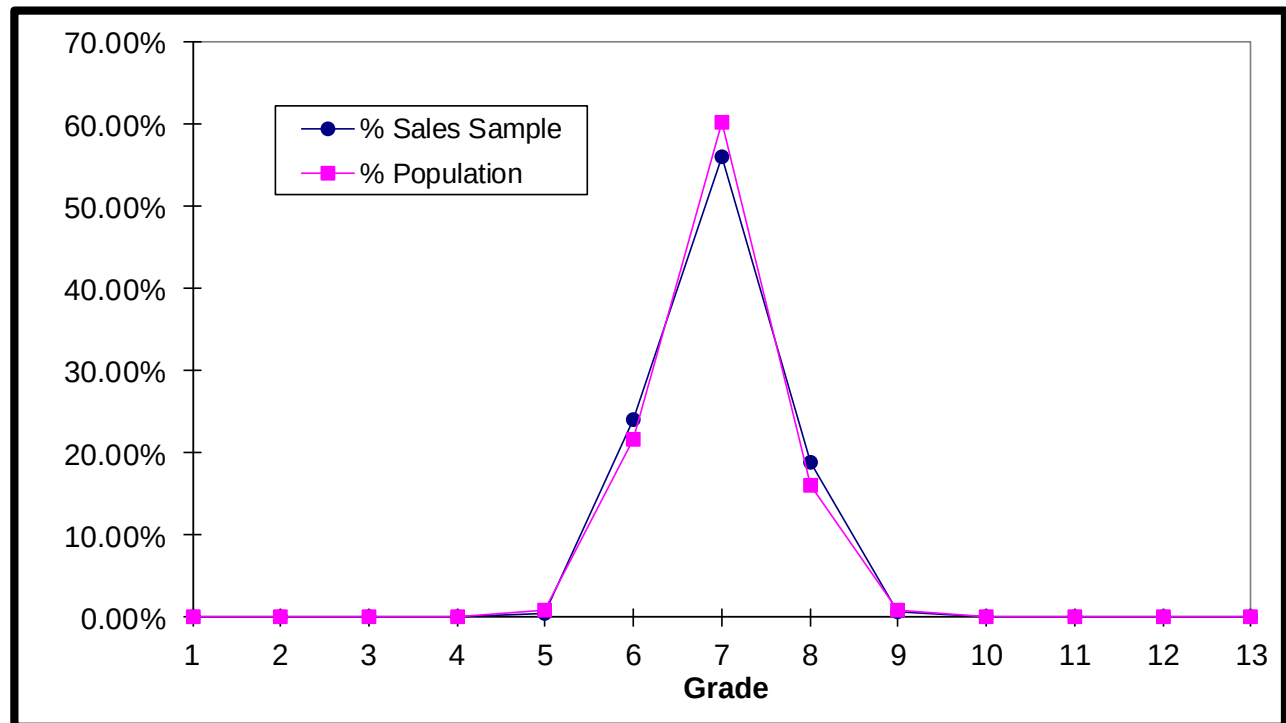


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

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	3	0.43%
6	167	23.99%
7	390	56.03%
8	131	18.82%
9	5	0.72%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	696	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.05%
5	88	0.92%
6	2069	21.71%
7	5748	60.32%
8	1533	16.09%
9	82	0.86%
10	4	0.04%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	9529	



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 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 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 2012 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

Analysis indicates land values are at or below current market levels as of 1/1/2013. No additional adjustment to land value is required.

2013 Land Value = 2012 Land Value x 1.00, with the result truncated to the next \$1,000.

Improved Parcel Update

A statistical analysis was conducted using the Mann-Whitney U test to determine the feasibility of combining geographic areas for the purpose of the annual update process. Variables looked at during this analysis included, but were not limited to, lot size, grade, condition, age and above ground living areas as they are typically most influential in determining value. Applying appraiser's knowledge and judgment while reviewing the analysis led to a determination to combine areas.

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 area required a single standard area adjustment.

With the exception of real property mobile home parcels and parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 696 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2013. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

Mobile Home Update

There are 34 parcels in Areas 2 and 3 with a mobile home as a primary residence. There were only three sales of Mobile Homes within these areas.

Analysis indicates mobile home values are at or below current market levels as of 1/1/2013. No additional adjustment to mobile home value is required.

Results

The resulting assessment level is 90.9%. 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 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +8.0%. This increase 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.

Areas 2 and 3 Annual Update Model Adjustments

2013 Total Value = 2012 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

8.19%

Comments

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

Areas 2 and 3 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, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2010 would be adjusted by the time trend factor of 0.957, resulting in an adjusted value of \$502,000 ($\$525,000 \times 0.957 = \$502,425$) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.823	-17.7%
2/1/2010	0.846	-15.4%
3/1/2010	0.865	-13.5%
4/1/2010	0.886	-11.4%
5/1/2010	0.905	-9.5%
6/1/2010	0.924	-7.6%
7/1/2010	0.941	-5.9%
8/1/2010	0.957	-4.3%
9/1/2010	0.973	-2.7%
10/1/2010	0.987	-1.3%
11/1/2010	1.001	0.1%
12/1/2010	1.013	1.3%
1/1/2011	1.024	2.4%
2/1/2011	1.035	3.5%
3/1/2011	1.044	4.4%
4/1/2011	1.052	5.2%
5/1/2011	1.059	5.9%
6/1/2011	1.066	6.6%
7/1/2011	1.071	7.1%
8/1/2011	1.076	7.6%
9/1/2011	1.080	8.0%
10/1/2011	1.082	8.2%
11/1/2011	1.083	8.3%
12/1/2011	1.084	8.4%
1/1/2012	1.083	8.3%
2/1/2012	1.082	8.2%
3/1/2012	1.080	8.0%
4/1/2012	1.076	7.6%
5/1/2012	1.072	7.2%
6/1/2012	1.066	6.6%
7/1/2012	1.060	6.0%
8/1/2012	1.052	5.2%
9/1/2012	1.044	4.4%
10/1/2012	1.034	3.4%
11/1/2012	1.024	2.4%
12/1/2012	1.013	1.3%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 2	397170	0869	4/19/10	\$257,000	\$231,000	780	6	1953	Avg	7010	N	N	19557 7TH AVE NE
2 - 2	222350	0041	12/13/12	\$215,000	\$217,000	820	6	1948	Avg	6075	N	N	19813 WALLINGFORD AVE N
2 - 2	618770	0160	3/29/11	\$195,000	\$205,000	980	6	1951	Avg	7472	N	N	810 NE 201ST ST
2 - 2	164350	0105	5/4/12	\$194,000	\$208,000	1100	6	1950	Avg	7920	N	N	18574 MIDVALE AVE N
2 - 2	397170	0835	5/6/11	\$235,000	\$249,000	1130	6	1950	Good	14280	N	N	722 NE 198TH ST
2 - 2	012710	0015	10/28/12	\$260,000	\$267,000	1130	6	1948	Good	6500	N	N	1638 N 200TH ST
2 - 2	107210	0035	7/12/11	\$240,000	\$258,000	1150	6	1952	Avg	8640	N	N	19226 BURKE AVE N
2 - 2	937330	0125	8/18/11	\$155,000	\$167,000	1360	6	1952	Avg	10943	N	N	517 NE 195TH ST
2 - 2	012710	0020	5/26/11	\$205,000	\$218,000	1410	6	1949	Avg	6500	N	N	1632 N 200TH ST
2 - 2	280710	0220	6/20/12	\$298,000	\$317,000	1530	6	1924	Good	8098	N	N	18551 ASHWORTH AVE N
2 - 2	760970	0075	4/5/12	\$200,000	\$215,000	960	7	1958	Avg	8867	N	N	123 NE 193RD ST
2 - 2	222530	0128	11/21/10	\$225,000	\$227,000	970	7	1949	Avg	9061	N	N	2128 N 185TH ST
2 - 2	107210	0160	4/20/12	\$206,000	\$221,000	1010	7	1952	Avg	7830	N	N	19285 BURKE AVE N
2 - 2	062604	9103	11/3/11	\$235,000	\$255,000	1030	7	1954	Avg	8760	N	N	18515 MERIDIAN AVE N
2 - 2	566610	0040	10/15/12	\$250,000	\$257,000	1040	7	1954	Good	7938	N	N	148 NE 194TH ST
2 - 2	107210	0145	12/11/12	\$252,000	\$254,000	1050	7	1953	Avg	8640	N	N	19271 BURKE AVE N
2 - 2	062604	9119	8/2/10	\$318,500	\$305,000	1070	7	1956	Avg	9000	N	N	20039 WALLINGFORD AVE N
2 - 2	664800	0020	8/3/11	\$305,000	\$328,000	1070	7	1957	Avg	7885	N	N	20030 MERIDIAN PL N
2 - 2	873010	0045	2/18/10	\$250,000	\$214,000	1100	7	1955	Avg	7458	N	N	19204 3RD AVE NE
2 - 2	222630	0185	4/23/12	\$218,400	\$234,000	1100	7	1954	Avg	8123	N	N	2139 N 193RD ST
2 - 2	016250	0020	7/10/12	\$235,000	\$249,000	1100	7	1957	Good	8515	N	N	19005 BAGLEY AVE N
2 - 2	062604	9108	4/21/11	\$292,500	\$309,000	1110	7	1962	Avg	8500	N	N	20037 MERIDIAN AVE N
2 - 2	323535	0060	8/2/12	\$325,000	\$342,000	1130	7	1975	Avg	8830	N	N	18505 MERIDIAN CT N
2 - 2	107210	0050	10/11/11	\$200,000	\$217,000	1150	7	1952	Avg	8640	N	N	19242 BURKE AVE N
2 - 2	062604	9118	5/26/10	\$316,000	\$291,000	1180	7	1955	Avg	8960	N	N	18551 MERIDIAN AVE N
2 - 2	856328	0025	5/27/11	\$310,000	\$330,000	1180	7	1955	Avg	8520	N	N	18562 WALLINGFORD AVE N

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 2	107210	0155	4/7/10	\$319,000	\$284,000	1190	7	1953	Avg	7830	N	N	1821 N 195TH ST
2 - 2	107910	0055	4/10/12	\$248,500	\$267,000	1190	7	1954	Avg	9096	N	N	2109 N 192ND ST
2 - 2	397170	0795	6/22/12	\$300,000	\$319,000	1190	7	1979	Avg	11400	N	N	839 NE 200TH ST
2 - 2	219630	0085	8/30/12	\$325,000	\$339,000	1190	7	1957	Good	8754	N	N	349 NE 193RD ST
2 - 2	664810	0040	6/9/11	\$277,000	\$296,000	1250	7	1957	Good	8510	N	N	20327 MERIDIAN AVE N
2 - 2	566610	0125	4/7/10	\$280,000	\$249,000	1250	7	1954	Avg	8262	N	N	316 NE 194TH ST
2 - 2	222730	0015	9/13/11	\$179,000	\$193,000	1260	7	1951	Avg	6665	N	N	1112 N 199TH ST
2 - 2	397170	0351	1/26/12	\$241,500	\$261,000	1260	7	1950	VGood	9890	N	N	20008 6TH AVE NE
2 - 2	107210	0070	4/25/10	\$286,500	\$258,000	1260	7	1952	Avg	8640	N	N	19272 BURKE AVE N
2 - 2	444090	0020	3/11/10	\$319,000	\$278,000	1270	7	1959	Avg	7245	N	N	1719 N 204TH PL
2 - 2	222990	0120	12/14/10	\$270,000	\$275,000	1270	7	1953	Avg	9425	N	N	1621 N 190TH ST
2 - 2	219630	0005	8/24/11	\$326,000	\$352,000	1270	7	1958	Avg	9460	N	N	302 NE 193RD ST
2 - 2	242690	0080	10/17/11	\$297,000	\$322,000	1280	7	1956	Avg	8460	N	N	20217 ASHWORTH PL N
2 - 2	618770	0195	10/6/11	\$189,000	\$205,000	1290	7	1951	Avg	7840	N	N	20108 7TH AVE NE
2 - 2	222350	0047	10/29/12	\$350,000	\$359,000	1300	7	1959	Avg	7452	N	N	19817 WALLINGFORD AVE N
2 - 2	107210	0110	6/16/11	\$250,000	\$267,000	1320	7	1953	Avg	8640	N	N	19227 BURKE AVE N
2 - 2	618770	0200	7/17/12	\$179,000	\$189,000	1340	7	1950	Avg	7200	N	N	710 NE 201ST ST
2 - 2	242690	0005	8/21/12	\$295,000	\$309,000	1340	7	1956	Avg	8006	N	N	20327 WALLINGFORD AVE N
2 - 2	223180	0110	12/16/11	\$255,000	\$276,000	1350	7	1961	Avg	8468	N	N	2357 N 192ND ST
2 - 2	618770	0165	5/15/12	\$195,100	\$209,000	1380	7	1951	Good	7200	N	N	816 NE 201ST ST
2 - 2	223050	0080	6/15/10	\$270,000	\$252,000	1390	7	1953	Avg	9116	N	N	1850 N 190TH ST
2 - 2	107710	0060	5/12/11	\$205,000	\$218,000	1400	7	1954	Avg	8727	N	N	1615 N 196TH PL
2 - 2	107410	0095	10/14/10	\$229,000	\$227,000	1420	7	1953	Avg	8121	N	N	19525 MERIDIAN AVE N
2 - 2	199970	0065	7/6/12	\$245,000	\$259,000	1440	7	1957	Avg	7841	N	N	18815 WALLINGFORD AVE N
2 - 2	760970	0010	10/24/11	\$242,500	\$263,000	1460	7	1958	Avg	8878	N	N	110 NE 193RD ST
2 - 2	222670	0015	6/21/10	\$305,000	\$285,000	1460	7	1955	Avg	9517	N	N	1615 N 199TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 2	618770	0510	11/27/12	\$305,000	\$309,000	1460	7	1964	Avg	7272	N	N	20155 6TH AVE NE
2 - 2	242690	0156	5/11/11	\$295,000	\$313,000	1470	7	1956	Avg	9352	N	N	20220 ASHWORTH PL N
2 - 2	222670	0005	3/6/12	\$279,000	\$301,000	1470	7	1954	Avg	8520	N	N	19824 ASHWORTH AVE N
2 - 2	222630	0075	5/13/10	\$280,000	\$255,000	1480	7	1954	Good	8081	N	N	2328 N 193RD ST
2 - 2	107610	0065	8/13/12	\$280,000	\$294,000	1490	7	1953	Avg	8078	N	N	2122 N 194TH ST
2 - 2	241990	0020	1/5/11	\$275,000	\$282,000	1510	7	1955	Avg	9119	N	N	1826 N 199TH ST
2 - 2	937330	0205	5/4/12	\$305,000	\$327,000	1510	7	1963	Avg	10944	N	N	19165 7TH AVE NE
2 - 2	199970	0060	12/8/11	\$207,000	\$224,000	1520	7	1957	Avg	7940	N	N	18809 WALLINGFORD AVE N
2 - 2	618770	0375	6/3/11	\$186,000	\$198,000	1530	7	1952	Avg	8150	N	N	20156 6TH AVE NE
2 - 2	242690	0120	10/7/11	\$302,000	\$327,000	1540	7	1956	Good	8253	N	N	1651 N 203RD ST
2 - 2	222670	0045	5/24/10	\$385,000	\$354,000	1550	7	1955	Good	9505	N	N	1653 N 199TH ST
2 - 2	222350	0043	9/19/12	\$328,500	\$341,000	1590	7	1959	Good	8007	N	N	19835 WALLINGFORD AVE N
2 - 2	222630	0095	1/7/11	\$207,055	\$213,000	1610	7	2008	Avg	8062	N	N	2352 N 193RD ST
2 - 2	107910	0075	5/27/10	\$270,000	\$249,000	1630	7	2003	Avg	9072	N	N	2137 N 192ND ST
2 - 2	618770	0115	9/5/12	\$218,000	\$227,000	1670	7	1954	Avg	8101	N	N	20206 8TH AVE NE
2 - 2	618770	0395	7/20/11	\$222,720	\$239,000	1670	7	1950	Avg	7200	N	N	617 NE 204TH ST
2 - 2	574560	0050	3/8/12	\$265,000	\$286,000	1690	7	1952	Avg	11594	N	N	18829 ASHWORTH AVE N
2 - 2	397170	0900	6/9/10	\$280,000	\$260,000	1720	7	1984	Avg	6141	N	N	19846 5TH AVE NE
2 - 2	280710	0180	10/8/12	\$260,000	\$268,000	1720	7	1953	Avg	8432	N	N	18542 ASHWORTH AVE N
2 - 2	199970	0055	11/30/11	\$299,950	\$325,000	1740	7	1955	Good	8203	N	N	18805 WALLINGFORD AVE N
2 - 2	107610	0035	5/16/12	\$277,800	\$297,000	1740	7	1953	Avg	8061	N	N	2143 N 194TH ST
2 - 2	164350	0048	10/3/12	\$265,000	\$274,000	1760	7	1955	Avg	12583	N	N	18828 MIDVALE AVE N
2 - 2	241990	0035	3/24/11	\$260,000	\$273,000	1770	7	1955	Good	8153	N	N	1844 N 199TH ST
2 - 2	566610	0080	5/12/10	\$325,000	\$296,000	1770	7	1954	Good	7944	N	N	141 NE 194TH ST
2 - 2	873010	0060	8/30/12	\$310,000	\$324,000	1770	7	1955	Good	8785	N	N	315 NE 192ND ST
2 - 2	222290	0152	11/8/10	\$345,000	\$346,000	2000	7	1963	Avg	9666	N	N	19215 ASHWORTH AVE N

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 2	164350	0016	7/15/10	\$241,000	\$229,000	2060	7	1962	Avg	7369	N	N	18833 STONE AVE N
2 - 2	777285	0050	4/12/10	\$249,950	\$223,000	1160	8	2007	Avg	1423	N	N	1182 N 198TH ST
2 - 2	777285	0040	2/25/10	\$255,000	\$220,000	1180	8	2007	Avg	1440	N	N	1184 N 198TH ST
2 - 2	323535	0030	10/19/10	\$260,000	\$259,000	1190	8	1975	Avg	8570	N	N	18510 MERIDIAN CT N
2 - 2	222530	0208	4/21/11	\$349,000	\$369,000	1290	8	1994	Avg	8513	N	N	2325 N 190TH ST
2 - 2	141930	0070	2/24/11	\$299,950	\$313,000	1350	8	1990	Avg	8690	N	N	413 NE 189TH CT
2 - 2	777200	0030	11/9/10	\$335,000	\$336,000	1380	8	1962	Avg	7210	N	N	2120 N 187TH ST
2 - 2	776100	0020	11/27/12	\$250,000	\$254,000	1400	8	1965	Avg	7340	N	N	2121 N 188TH ST
2 - 2	398530	0005	3/19/12	\$310,000	\$334,000	1410	8	1957	VGood	10924	N	N	20402 5TH AVE NE
2 - 2	777285	0080	8/23/10	\$220,000	\$213,000	1420	8	2007	Avg	1604	N	N	1176 N 198TH ST
2 - 2	856330	0045	8/16/11	\$325,000	\$350,000	1420	8	1959	Avg	8895	N	N	18533 BURKE AVE N
2 - 2	777285	0120	3/5/10	\$249,950	\$217,000	1450	8	2007	Avg	2172	N	N	1168 N 198TH ST
2 - 2	280710	0010	9/24/12	\$382,000	\$396,000	1450	8	1958	Avg	8945	N	N	18563 WALLINGFORD AVE N
2 - 2	223100	0030	5/9/11	\$379,000	\$402,000	1450	8	1961	Good	8800	N	N	1615 N 197TH PL
2 - 2	856330	0060	7/10/12	\$289,950	\$307,000	1550	8	1957	Avg	9800	N	N	18546 BURKE AVE N
2 - 2	107810	0025	10/31/12	\$269,400	\$276,000	1620	8	1957	Avg	7210	N	N	1810 N 200TH ST
2 - 2	856328	0040	5/4/10	\$349,500	\$317,000	1940	8	1956	Good	9940	N	N	18542 WALLINGFORD AVE N
2 - 2	062604	9136	10/14/10	\$394,500	\$392,000	1980	8	1960	Avg	13440	N	N	18811 MERIDIAN AVE N
2 - 2	776740	0050	6/9/10	\$363,000	\$337,000	2010	8	1980	Avg	8850	N	N	2353 N 190TH CT
2 - 2	915880	0040	2/6/12	\$414,000	\$448,000	2940	8	2003	Avg	6440	N	N	2320 N 187TH ST
2 - 6	440270	0750	1/23/12	\$170,000	\$184,000	660	6	1947	Avg	7985	N	N	15502 ASHWORTH AVE N
2 - 6	667190	0155	3/24/10	\$320,000	\$282,000	770	6	1951	Avg	11492	N	N	15304 INTERLAKE AVE N
2 - 6	667190	0120	9/18/10	\$305,000	\$299,000	770	6	1951	Good	6000	N	N	15321 STONE AVE N
2 - 6	688590	0370	9/20/11	\$270,000	\$292,000	800	6	1947	Avg	8165	N	N	15508 INTERLAKE AVE N
2 - 6	288170	0551	4/26/10	\$229,900	\$207,000	810	6	1947	Avg	7551	N	N	14513 1ST AVE NE
2 - 6	039610	0105	4/17/12	\$149,900	\$161,000	840	6	1954	Avg	6017	N	N	2105 N 163RD ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 6	440270	0395	11/27/12	\$220,000	\$223,000	860	6	1948	Avg	7678	N	N	15907 MERIDIAN AVE N
2 - 6	667190	0015	2/16/10	\$245,000	\$210,000	860	6	1948	Avg	6128	N	N	1317 N 155TH ST
2 - 6	943830	0060	8/23/12	\$265,000	\$277,000	890	6	1952	Good	8175	N	N	2109 N 158TH ST
2 - 6	288170	0071	9/24/12	\$290,000	\$301,000	920	6	1962	Good	7225	N	N	15527 CORLISS AVE N
2 - 6	055810	0070	5/18/12	\$195,000	\$208,000	1030	6	1948	Avg	8160	N	N	14547 ASHWORTH AVE N
2 - 6	039610	0100	12/20/10	\$206,100	\$210,000	1170	6	1954	Avg	6041	N	N	16227 BAGLEY PL N
2 - 6	440270	0015	10/18/11	\$323,000	\$350,000	1320	6	1951	Good	7620	N	N	15744 ASHWORTH AVE N
2 - 6	440270	0690	10/27/10	\$275,000	\$275,000	1340	6	1942	VGood	7683	N	N	15545 WALLINGFORD AVE N
2 - 6	667190	0265	8/7/12	\$270,000	\$284,000	1430	6	1948	Avg	6609	N	N	15303 ASHWORTH PL N
2 - 6	688590	0170	10/6/11	\$290,000	\$314,000	1700	6	1951	Good	8165	N	N	15515 STONE AVE N
2 - 6	556210	0390	4/20/12	\$270,000	\$290,000	800	7	1940	Good	8216	N	N	15721 ASHWORTH AVE N
2 - 6	440270	0480	8/23/11	\$195,000	\$210,000	810	7	1951	Avg	7683	N	N	15533 MERIDIAN AVE N
2 - 6	440810	0090	9/13/12	\$180,500	\$188,000	840	7	1950	Avg	6173	N	N	115 NE 147TH ST
2 - 6	440810	0100	7/19/10	\$228,000	\$217,000	850	7	1950	Avg	6551	N	N	103 NE 147TH ST
2 - 6	288170	0474	12/26/12	\$192,000	\$192,000	880	7	1953	Good	7200	N	N	2117 N 155TH ST
2 - 6	765590	0245	7/23/10	\$338,000	\$322,000	890	7	1952	Avg	7200	N	N	14528 ASHWORTH AVE N
2 - 6	440270	0540	10/2/12	\$245,000	\$253,000	910	7	1951	Good	7680	N	N	15514 WALLINGFORD AVE N
2 - 6	688590	0340	8/7/12	\$263,500	\$277,000	930	7	1948	Good	8162	N	N	15546 INTERLAKE AVE N
2 - 6	440270	0060	8/31/12	\$239,000	\$250,000	940	7	1953	Good	7680	N	N	15709 DENSMORE AVE N
2 - 6	556210	0130	5/2/12	\$234,600	\$251,000	990	7	1947	Avg	8208	N	N	15734 MIDVALE AVE N
2 - 6	667250	0065	6/29/12	\$314,000	\$333,000	990	7	1955	Good	8704	N	N	15236 ASHWORTH AVE N
2 - 6	440270	0345	3/19/10	\$317,000	\$278,000	1040	7	1949	Good	7681	N	N	15710 BURKE AVE N
2 - 6	541110	0030	9/24/12	\$285,000	\$295,000	1050	7	1951	Good	9624	N	N	14522 SUNNYSIDE AVE N
2 - 6	288170	0074	4/6/10	\$295,000	\$262,000	1060	7	1932	Avg	8400	N	N	15534 MERIDIAN AVE N
2 - 6	688590	0130	11/27/12	\$354,500	\$360,000	1070	7	1940	Good	8164	N	N	15524 MIDVALE AVE N
2 - 6	175570	0080	2/24/10	\$329,000	\$284,000	1100	7	1960	Avg	8461	N	N	2310 N 161ST ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 6	765590	0123	7/16/10	\$245,000	\$232,000	1140	7	1953	Avg	9750	N	N	14833 MERIDIAN AVE N
2 - 6	777130	0065	11/10/11	\$205,000	\$222,000	1140	7	1948	Avg	8163	N	N	2117 N 148TH ST
2 - 6	288170	0531	2/16/10	\$407,000	\$349,000	1200	7	1961	Avg	7600	N	N	2120 N 149TH LN
2 - 6	429230	0065	4/26/10	\$325,000	\$293,000	1220	7	1951	Avg	8181	N	N	2344 N 147TH ST
2 - 6	440810	0030	6/29/12	\$219,950	\$233,000	1240	7	1950	Good	6169	N	N	134 NE 147TH ST
2 - 6	180390	0015	1/6/10	\$296,000	\$245,000	1250	7	1962	Avg	8170	N	N	2314 N 149TH ST
2 - 6	765590	0131	2/10/11	\$392,500	\$407,000	1250	7	1966	Avg	8175	N	N	14912 BURKE AVE N
2 - 6	777130	0090	1/6/12	\$225,000	\$244,000	1280	7	1950	Good	12237	N	N	2147 N 148TH ST
2 - 6	440270	0080	9/6/12	\$367,500	\$383,000	1290	7	1954	Avg	7680	N	N	15733 DENSMORE AVE N
2 - 6	180390	0050	12/14/10	\$257,000	\$262,000	1320	7	1951	Good	8169	N	N	2321 N 149TH ST
2 - 6	440270	0280	8/23/12	\$259,950	\$272,000	1330	7	1953	Good	7679	N	N	15733 BURKE AVE N
2 - 6	440270	0025	10/2/12	\$238,309	\$246,000	1340	7	1951	Good	7620	N	N	15734 ASHWORTH AVE N
2 - 6	288170	0546	3/22/12	\$241,900	\$261,000	1390	7	1954	Avg	11691	N	N	2118 N 145TH ST
2 - 6	765590	0126	9/9/11	\$275,000	\$297,000	1420	7	1950	Avg	6750	N	N	14854 WALLINGFORD AVE N
2 - 6	765590	0128	6/15/10	\$300,000	\$280,000	1430	7	1952	Avg	8943	N	N	14839 MERIDIAN AVE N
2 - 6	182604	9374	2/8/12	\$280,000	\$303,000	1450	7	1961	Avg	8568	N	N	14802 STONE AVE N
2 - 6	542230	0010	9/21/11	\$330,000	\$357,000	1530	7	1960	VGood	7808	N	N	14612 ASHWORTH AVE N
2 - 6	440270	0405	11/16/11	\$240,000	\$260,000	1600	7	1950	Avg	8008	N	N	15554 BURKE AVE N
2 - 6	429230	0080	4/1/10	\$295,000	\$261,000	1650	7	1949	Avg	8204	N	N	2326 N 147TH ST
2 - 6	440270	0695	2/10/12	\$200,000	\$216,000	1720	7	1953	Good	7345	N	N	1617 N 157TH ST
2 - 6	055810	0150	2/10/12	\$178,000	\$192,000	1730	7	1954	Avg	8160	N	N	14550 INTERLAKE AVE N
2 - 6	688590	0270	12/19/12	\$375,000	\$377,000	1760	7	1975	Avg	8466	N	N	15501 INTERLAKE AVE N
2 - 6	667190	0190	5/10/11	\$304,000	\$323,000	1800	7	2003	Avg	7331	N	N	15338 INTERLAKE AVE N
2 - 6	440270	0320	7/19/12	\$354,950	\$375,000	2060	7	1953	VGood	7679	N	N	15736 BURKE AVE N
2 - 6	684360	0090	5/12/10	\$360,000	\$328,000	2130	7	1964	Avg	7360	N	N	2149 N 153RD ST
2 - 6	684350	0150	7/11/11	\$252,500	\$271,000	2220	7	1964	Avg	7260	N	N	15332 CORLISS PL N

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 6	288170	0478	4/18/11	\$207,000	\$219,000	890	8	1951	Good	7200	N	N	2129 N 155TH ST
2 - 6	364560	0050	9/10/12	\$340,000	\$354,000	1070	8	1962	Avg	8840	N	N	15210 DENSMORE AVE N
2 - 6	364560	0040	8/11/11	\$330,000	\$355,000	1070	8	1962	Avg	8840	N	N	15204 DENSMORE AVE N
2 - 6	765590	0187	10/25/12	\$352,128	\$361,000	1150	8	1956	Avg	14040	N	N	14818 ASHWORTH AVE N
2 - 6	213880	0020	5/10/12	\$210,000	\$225,000	1270	8	1961	Avg	7228	N	N	1149 N 146TH PL
2 - 6	180390	0030	3/12/10	\$282,000	\$246,000	1280	8	1962	Good	7566	N	N	2332 N 149TH ST
2 - 6	943840	0040	5/16/11	\$349,950	\$372,000	1280	8	1960	Good	8513	N	N	2159 N 158TH ST
2 - 6	288170	0037	4/23/12	\$318,950	\$342,000	1310	8	1958	Avg	13601	N	N	2118 N 160TH ST
2 - 6	672470	0080	2/8/12	\$267,000	\$289,000	1350	8	1961	Avg	8869	N	N	2155 N 156TH PL
2 - 6	021750	0070	4/5/10	\$389,950	\$347,000	1360	8	1959	Avg	8250	N	N	2006 N 148TH ST
2 - 6	364550	0070	3/10/11	\$342,000	\$358,000	1360	8	1962	Avg	7305	N	N	14824 DENSMORE AVE N
2 - 6	667250	0085	9/20/11	\$292,500	\$316,000	1460	8	1954	Avg	12382	N	N	15324 ASHWORTH AVE N
2 - 6	021750	0140	6/14/11	\$352,000	\$376,000	1700	8	1959	Avg	8970	N	N	14700 BURKE AVE N
2 - 6	777130	0125	10/19/10	\$385,000	\$383,000	1720	8	1948	VGood	14052	N	N	2132 N 147TH ST
2 - 6	765590	0200	7/23/12	\$375,000	\$395,000	1740	8	1977	Good	16664	N	N	14533 WALLINGFORD AVE N
2 - 6	182604	9451	5/23/12	\$282,000	\$301,000	1740	8	1978	Avg	7610	N	N	2009 N 154TH PL
2 - 6	021750	0030	4/30/12	\$370,000	\$397,000	1920	8	1959	Good	8309	N	N	1812 N 147TH ST
2 - 6	556210	0327	2/16/10	\$400,000	\$343,000	2175	8	1999	Avg	5257	N	N	15732 INTERLAKE AVE N
2 - 6	288170	0080	7/8/11	\$355,000	\$381,000	2220	8	1950	Good	8930	N	N	15504 BAGLEY PL N
2 - 6	765590	0156	5/25/12	\$442,000	\$472,000	2390	8	1998	Avg	5992	N	N	1525 N 149TH CT
2 - 8	039010	0030	2/3/10	\$225,000	\$191,000	770	6	1951	Avg	6445	N	N	17506 ASHWORTH AVE N
2 - 8	041410	0520	7/22/11	\$225,000	\$242,000	770	6	1949	VGood	6286	N	N	1219 N 161ST ST
2 - 8	041410	0645	9/23/11	\$224,000	\$242,000	770	6	1950	Good	8922	N	N	16345 STONE AVE N
2 - 8	072604	9094	5/3/12	\$172,000	\$184,000	820	6	1952	Good	6357	N	N	16729 ASHWORTH AVE N
2 - 8	041410	0600	5/2/12	\$189,950	\$204,000	840	6	1949	Avg	6513	N	N	16155 MIDVALE AVE N
2 - 8	041410	0095	10/10/12	\$250,000	\$258,000	840	6	1948	Good	7500	N	N	16345 ASHWORTH AVE N

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 8	727610	0182	9/26/12	\$170,000	\$176,000	850	6	1925	VGood	7100	N	N	18021 STONE AVE N
2 - 8	525330	0335	5/20/11	\$290,000	\$308,000	860	6	1942	Good	7207	N	N	16746 ASHWORTH AVE N
2 - 8	039010	0060	1/15/10	\$235,000	\$196,000	1040	6	1951	Avg	7541	N	N	17521 DENSMORE AVE N
2 - 8	525330	0088	5/21/12	\$200,865	\$215,000	1050	6	1941	Good	7829	N	N	16529 ASHWORTH AVE N
2 - 8	039010	0045	4/24/10	\$267,500	\$241,000	1060	6	1951	Good	6100	N	N	1622 N 175TH ST
2 - 8	041410	0505	11/14/11	\$248,000	\$269,000	1060	6	1949	Good	7159	N	N	1307 N 161ST ST
2 - 8	336890	0080	10/29/10	\$199,900	\$200,000	1090	6	1948	Avg	6200	N	N	2342 N 178TH ST
2 - 8	370590	0028	5/8/10	\$311,000	\$283,000	1130	6	1919	Good	7706	N	N	18344 WALLINGFORD AVE N
2 - 8	039010	0050	3/15/12	\$195,000	\$210,000	1140	6	1951	Good	6099	N	N	1628 N 175TH ST
2 - 8	041510	0141	6/29/11	\$215,000	\$230,000	1280	6	1967	Avg	7218	N	N	16106 DENSMORE AVE N
2 - 8	370590	0106	8/10/12	\$233,000	\$245,000	1450	6	1952	Good	8096	N	N	1652 N 183RD ST
2 - 8	727610	0142	12/13/12	\$270,000	\$272,000	1510	6	1982	Avg	7375	N	N	1132 N 183RD ST
2 - 8	182604	9262	8/16/12	\$244,000	\$256,000	1840	6	1945	Avg	12072	N	N	1853 N 163RD ST
2 - 8	041410	0050	6/10/10	\$344,000	\$320,000	730	7	1948	Good	7500	N	N	16059 ASHWORTH AVE N
2 - 8	222470	0148	8/29/12	\$239,000	\$250,000	820	7	1955	Avg	7010	N	N	18032 CORLISS AVE N
2 - 8	041410	0170	5/24/12	\$160,000	\$171,000	840	7	1948	Good	7500	N	N	16310 INTERLAKE AVE N
2 - 8	370590	0102	3/16/12	\$195,000	\$210,000	850	7	1952	Avg	11700	N	N	1644 N 183RD ST
2 - 8	740070	0074	2/16/10	\$270,000	\$231,000	960	7	1961	Good	7616	N	N	2355 N 178TH ST
2 - 8	207160	0060	7/24/12	\$328,200	\$346,000	1000	7	1953	Good	8635	N	N	1821 N 165TH ST
2 - 8	182604	9278	5/5/12	\$350,000	\$375,000	1020	7	1954	Avg	8100	N	N	16346 ASHWORTH AVE N
2 - 8	307350	0116	6/13/12	\$233,500	\$248,000	1040	7	1953	Avg	7562	N	N	17504 WALLINGFORD AVE N
2 - 8	525330	0146	7/21/11	\$272,000	\$292,000	1050	7	1953	Good	9937	N	N	16540 ASHWORTH AVE N
2 - 8	727610	0076	10/10/12	\$277,450	\$286,000	1070	7	1962	Avg	9000	N	N	18325 ASHWORTH AVE N
2 - 8	525330	0019	10/5/11	\$342,000	\$370,000	1070	7	1962	Good	7318	N	N	16516 STONE AVE N
2 - 8	613910	0142	8/23/10	\$315,000	\$305,000	1100	7	1961	Avg	9450	N	N	18053 3RD AVE NE
2 - 8	525330	0068	12/4/12	\$218,400	\$221,000	1110	7	1920	VGood	7276	N	N	1343 N 167TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 8	566630	0040	5/4/12	\$259,000	\$277,000	1110	7	1955	Avg	7000	N	N	1223 N 173RD ST
2 - 8	206560	0015	11/10/11	\$210,000	\$228,000	1120	7	1959	Avg	7675	N	N	2115 N 166TH ST
2 - 8	370590	0191	3/21/12	\$233,500	\$252,000	1130	7	1962	Good	9000	N	N	18034 WALLINGFORD AVE N
2 - 8	041410	0020	5/23/12	\$250,000	\$267,000	1130	7	1949	Good	7500	N	N	16023 ASHWORTH AVE N
2 - 8	572750	0009	4/22/12	\$270,000	\$290,000	1140	7	1956	Avg	8740	N	N	16730 MERIDIAN AVE N
2 - 8	041410	0040	8/6/12	\$245,000	\$257,000	1150	7	1949	Good	7500	N	N	16047 ASHWORTH AVE N
2 - 8	370590	0135	1/26/12	\$235,500	\$255,000	1170	7	1960	Avg	8491	N	N	1855 N 183RD ST
2 - 8	525330	0228	9/24/12	\$342,000	\$355,000	1180	7	1960	Good	7434	N	N	1826 N 165TH ST
2 - 8	525330	0201	2/16/10	\$239,000	\$205,000	1190	7	1960	Good	8193	N	N	16521 WALLINGFORD AVE N
2 - 8	566630	0175	9/28/12	\$180,000	\$186,000	1200	7	1955	Good	7000	N	N	1210 N 171ST ST
2 - 8	182604	9292	8/3/12	\$195,000	\$205,000	1200	7	1954	Good	6666	N	N	16305 MERIDIAN AVE N
2 - 8	222470	0031	5/7/12	\$204,000	\$218,000	1200	7	1955	Good	7068	N	N	18415 CORLISS AVE N
2 - 8	546580	0115	8/29/11	\$270,000	\$291,000	1200	7	1961	Avg	8310	N	N	16750 WALLINGFORD AVE N
2 - 8	525450	0050	9/6/12	\$263,000	\$274,000	1210	7	1973	Good	6706	N	N	16633 STONE AVE N
2 - 8	336890	0079	10/17/12	\$236,750	\$244,000	1220	7	1967	Avg	7486	N	N	17817 1ST AVE NE
2 - 8	546580	0010	1/8/10	\$318,500	\$264,000	1220	7	1960	Good	8307	N	N	16751 MERIDIAN AVE N
2 - 8	370590	0276	5/26/11	\$230,000	\$245,000	1220	7	1962	Avg	7505	N	N	17814 ASHWORTH AVE N
2 - 8	307350	0063	3/24/10	\$384,950	\$339,000	1220	7	1978	Good	12600	N	N	17416 ASHWORTH AVE N
2 - 8	336890	0130	7/25/12	\$240,000	\$253,000	1250	7	1961	Good	12046	N	N	17822 MERIDIAN AVE N
2 - 8	336890	0131	10/5/10	\$333,250	\$330,000	1250	7	1960	Good	7350	N	N	17824 MERIDIAN AVE N
2 - 8	208270	0020	10/27/11	\$233,000	\$252,000	1270	7	1952	Good	11915	N	N	17916 1ST AVE NE
2 - 8	307350	0012	6/21/10	\$282,500	\$264,000	1270	7	1955	Avg	7500	N	N	17628 ASHWORTH AVE N
2 - 8	956110	0070	1/29/10	\$314,500	\$265,000	1300	7	1969	Good	8348	N	N	1304 N 178TH ST
2 - 8	613910	0055	2/17/10	\$283,000	\$243,000	1320	7	1960	Good	8400	N	N	18059 2ND AVE NE
2 - 8	613910	0055	8/29/12	\$250,000	\$261,000	1320	7	1960	Good	8400	N	N	18059 2ND AVE NE
2 - 8	370590	0259	3/18/10	\$245,000	\$215,000	1330	7	1954	Good	7200	N	N	1619 N 180TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 8	041510	0080	10/4/11	\$235,000	\$254,000	1350	7	1954	Good	6455	N	N	16000 ASHWORTH AVE N
2 - 8	727610	0187	3/8/12	\$329,000	\$355,000	1370	7	1991	Avg	5500	N	N	18011 STONE AVE N
2 - 8	566630	0070	2/3/10	\$299,900	\$254,000	1390	7	1955	Good	7000	N	N	1216 N 172ND ST
2 - 8	307350	0111	6/26/12	\$313,000	\$332,000	1400	7	1953	Good	7550	N	N	17518 WALLINGFORD AVE N
2 - 8	566630	0285	10/19/12	\$324,950	\$334,000	1400	7	1955	Good	7933	N	N	1223 N 171ST ST
2 - 8	182604	9391	11/15/11	\$248,800	\$270,000	1430	7	1961	Good	7500	N	N	16011 MERIDIAN AVE N
2 - 8	307350	0115	10/12/11	\$255,000	\$276,000	1430	7	1954	Avg	7550	N	N	17510 WALLINGFORD AVE N
2 - 8	041410	0275	6/8/10	\$329,000	\$305,000	1440	7	1949	VGood	7200	N	N	16315 INTERLAKE AVE N
2 - 8	525650	0005	3/27/12	\$366,000	\$394,000	1490	7	1959	VGood	10920	N	N	16356 DENSMORE AVE N
2 - 8	566630	0075	8/1/12	\$300,000	\$316,000	1490	7	1955	Good	7000	N	N	1222 N 172ND ST
2 - 8	613910	0086	10/25/11	\$236,800	\$257,000	1540	7	1950	Good	9800	N	N	18024 1ST AVE NE
2 - 8	613910	0156	3/14/12	\$254,500	\$274,000	1540	7	1956	Good	10125	N	N	18319 3RD AVE NE
2 - 8	525330	0475	8/23/10	\$248,000	\$240,000	1560	7	1952	Avg	9600	N	N	1804 N 167TH ST
2 - 8	727610	0045	8/30/11	\$220,000	\$237,000	1660	7	1921	Good	13786	N	N	18322 STONE AVE N
2 - 8	783010	0020	8/22/11	\$300,000	\$324,000	1680	7	1965	Good	7780	N	N	16748 CORLISS PL N
2 - 8	566850	0040	3/8/10	\$284,900	\$248,000	1710	7	1955	Avg	8906	N	N	16916 STONE AVE N
2 - 8	727610	0085	3/24/10	\$373,000	\$329,000	1710	7	2009	Avg	3000	N	N	18341 STONE AVE N
2 - 8	041520	0080	5/26/11	\$293,950	\$313,000	1730	7	1967	Good	6239	N	N	16023 WALLINGFORD AVE N
2 - 8	525620	0035	7/8/10	\$303,750	\$287,000	1780	7	1958	Good	8406	N	N	1145 N 166TH ST
2 - 8	370590	0083	11/16/10	\$320,000	\$322,000	1810	7	1954	Avg	7200	N	N	18316 ASHWORTH AVE N
2 - 8	307350	0114	10/20/11	\$251,000	\$272,000	1820	7	1953	Good	7550	N	N	17526 WALLINGFORD AVE N
2 - 8	307350	0061	8/16/12	\$349,000	\$366,000	1850	7	1915	VGood	11700	N	N	17410 ASHWORTH AVE N
2 - 8	182604	9469	8/30/12	\$335,000	\$350,000	1880	7	1985	Avg	8555	N	N	16320 BURKE AVE N
2 - 8	184350	0040	5/9/11	\$325,000	\$345,000	1960	7	1966	Good	9690	N	N	18316 BAGLEY PL N
2 - 8	072604	9247	6/20/12	\$305,000	\$324,000	1980	7	1958	Avg	7171	N	N	1325 N 169TH ST
2 - 8	041410	0420	1/13/12	\$292,400	\$317,000	2250	7	1950	Good	8012	N	N	16166 MIDVALE AVE N

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 8	525660	0090	8/2/10	\$337,500	\$323,000	2340	7	1962	Good	6328	N	N	16309 WALLINGFORD AVE N
2 - 8	361060	0040	11/18/11	\$310,000	\$336,000	2550	7	1978	Avg	7500	N	N	17821 STONE AVE N
2 - 8	182604	9206	10/4/10	\$325,000	\$321,000	2560	7	1947	VGood	18248	N	N	16033 MERIDIAN AVE N
2 - 8	546760	0080	7/11/12	\$275,000	\$291,000	1070	8	1965	Avg	7400	N	N	17845 WAYNE AVE N
2 - 8	041510	0020	6/10/11	\$310,000	\$331,000	1110	8	1956	Avg	7582	N	N	16113 DENSMORE AVE N
2 - 8	546900	0090	10/13/11	\$280,000	\$303,000	1170	8	1960	Avg	10583	N	N	16038 BURKE AVE N
2 - 8	546900	0110	5/23/11	\$314,000	\$334,000	1200	8	1960	Avg	9738	N	N	16035 BURKE AVE N
2 - 8	740070	0063	1/21/11	\$285,000	\$294,000	1260	8	1984	Avg	8769	N	N	17722 SUNNYSIDE CT N
2 - 8	546580	0055	1/12/10	\$320,000	\$266,000	1270	8	1959	Avg	8310	N	N	16750 BURKE AVE N
2 - 8	278310	0060	2/21/12	\$237,299	\$256,000	1320	8	1962	Avg	8080	N	N	2106 N 176TH ST
2 - 8	278310	0350	7/14/11	\$285,000	\$306,000	1320	8	1962	Good	7440	N	N	2119 N 176TH ST
2 - 8	370590	0030	10/19/11	\$283,000	\$306,000	1330	8	1965	Avg	7472	N	N	18337 WALLINGFORD AVE N
2 - 8	546580	0040	2/16/11	\$357,500	\$372,000	1330	8	1959	Avg	8310	N	N	16732 BURKE AVE N
2 - 8	072604	9146	6/5/12	\$317,800	\$339,000	1350	8	1965	Good	4011	N	N	17301 ASHWORTH AVE N
2 - 8	546900	0150	9/13/10	\$300,000	\$294,000	1360	8	1960	VGood	7946	N	N	16011 BURKE AVE N
2 - 8	370590	0116	3/2/11	\$285,000	\$297,000	1360	8	1958	Avg	7580	N	N	1818 N 183RD ST
2 - 8	546910	0020	7/10/12	\$206,000	\$218,000	1390	8	1960	Good	7260	N	N	16040 WALLINGFORD AVE N
2 - 8	072604	9330	8/24/10	\$370,000	\$359,000	1460	8	2005	Avg	5254	N	N	17309 ASHWORTH AVE N
2 - 8	307350	0054	3/13/12	\$284,950	\$307,000	1470	8	1955	Good	8850	N	N	17341 DENSMORE AVE N
2 - 8	370590	0237	12/17/12	\$280,000	\$282,000	1490	8	1956	Avg	8400	N	N	18004 ASHWORTH AVE N
2 - 8	072604	9307	5/12/10	\$370,000	\$337,000	1490	8	1977	Avg	8100	N	N	17837 ASHWORTH AVE N
2 - 8	222470	0021	1/25/11	\$212,000	\$219,000	1500	8	1949	Good	14605	N	N	2117 N 185TH ST
2 - 8	309560	0070	11/11/10	\$350,000	\$352,000	1510	8	1965	Good	8610	N	N	18107 DENSMORE AVE N
2 - 8	546781	0010	12/7/11	\$365,000	\$396,000	1560	8	1966	Good	7200	N	N	17826 WALLINGFORD AVE N
2 - 8	370590	0113	9/1/11	\$310,000	\$335,000	1590	8	1986	Good	12826	N	N	18327 WALLINGFORD AVE N
2 - 8	370590	0281	9/22/10	\$280,000	\$275,000	1640	8	1957	Avg	8044	N	N	1626 N 178TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
2 - 8	546900	0070	10/6/11	\$275,000	\$298,000	2080	8	1960	Good	8069	N	N	16028 BURKE AVE N
2 - 8	727610	0080	10/22/12	\$361,000	\$371,000	2100	8	2007	Avg	3599	N	N	18327 STONE AVE N
2 - 8	370590	0117	10/10/12	\$360,000	\$371,000	2180	8	1997	Avg	7468	N	N	18318 WALLINGFORD AVE N
2 - 8	727610	0005	7/16/12	\$423,000	\$447,000	2250	8	2012	Avg	4253	N	N	18361 ASHWORTH AVE N
2 - 8	727610	0006	6/11/12	\$449,000	\$478,000	2250	8	2012	Avg	3736	N	N	18357 ASHWORTH AVE N
2 - 8	727610	0008	7/2/12	\$450,000	\$477,000	2270	8	2012	Avg	3736	N	N	18349 ASHWORTH AVE N
2 - 8	727610	0007	5/22/12	\$435,000	\$465,000	2280	8	2012	Avg	3736	N	N	18353 ASHWORTH AVE N
2 - 8	278310	0150	3/21/11	\$386,000	\$405,000	2540	8	1962	Good	8000	N	N	2145 N 178TH ST
2 - 8	546760	0100	1/13/10	\$410,000	\$341,000	2560	8	1964	Good	7200	N	N	1841 N 180TH ST
2 - 8	370590	0125	2/9/11	\$400,000	\$415,000	2780	8	2008	Avg	8398	N	N	18327 MERIDIAN AVE N
2 - 8	029363	0040	10/18/11	\$285,000	\$309,000	1190	9	2001	Avg	2834	N	N	1327 N 174TH PL
2 - 8	029363	0050	11/9/12	\$310,000	\$316,000	1190	9	2000	Avg	2230	N	N	1331 N 174TH PL
2 - 8	029363	0070	3/17/10	\$304,000	\$266,000	1470	9	2000	Avg	3145	N	N	1337 N 174TH PL
3 - 3	402410	0241	4/11/12	\$120,000	\$129,000	600	5	1942	Avg	6948	N	N	1856 NE 177TH ST
3 - 3	255530	0060	9/19/12	\$160,000	\$166,000	660	6	1949	Avg	8166	N	N	18510 10TH AVE NE
3 - 3	616390	0882	4/9/12	\$148,000	\$159,000	730	6	1951	Avg	7681	N	N	1025 NE 180TH ST
3 - 3	255530	0035	5/23/11	\$260,000	\$277,000	820	6	1949	Good	8235	N	N	18916 10TH AVE NE
3 - 3	616390	0460	4/16/12	\$168,000	\$180,000	840	6	1946	Avg	10537	N	N	1216 NE 183RD ST
3 - 3	616390	0871	11/14/12	\$224,500	\$229,000	860	6	1954	Avg	8480	N	N	17912 10TH AVE NE
3 - 3	616390	0900	7/7/11	\$233,000	\$250,000	880	6	1951	VGood	7200	N	N	17743 12TH AVE NE
3 - 3	397230	0256	5/2/11	\$180,000	\$191,000	990	6	1952	VGood	9000	N	N	1030 NE 190TH ST
3 - 3	402410	0095	10/11/10	\$189,600	\$188,000	1040	6	1915	Good	15776	N	N	17819 24TH AVE NE
3 - 3	616390	0954	10/17/11	\$222,500	\$241,000	1040	6	1953	Avg	8461	N	N	17546 11TH AVE NE
3 - 3	397170	1975	12/3/12	\$227,500	\$230,000	1360	6	1929	Good	13187	N	N	19218 18TH AVE NE
3 - 3	613630	0020	3/29/11	\$199,950	\$210,000	800	7	1951	Avg	10711	N	N	18311 11TH AVE NE
3 - 3	397290	0715	8/29/12	\$272,500	\$285,000	860	7	1981	Avg	6750	N	N	1618 NE 185TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 3	144520	0150	4/29/11	\$192,000	\$203,000	890	7	2006	Avg	1037	N	N	19033 14TH AVE NE
3 - 3	397290	0385	12/4/12	\$335,000	\$339,000	920	7	1948	Good	14080	N	N	18615 16TH AVE NE
3 - 3	397290	0705	11/15/12	\$260,000	\$265,000	940	7	1977	Avg	5360	N	N	1638 NE 185TH ST
3 - 3	616390	0977	5/6/11	\$165,000	\$175,000	1000	7	1955	Avg	8800	N	N	17521 12TH AVE NE
3 - 3	402410	0850	4/7/11	\$263,000	\$277,000	1000	7	1981	Good	6000	N	N	2203 NE 177TH ST
3 - 3	616390	0972	6/29/10	\$285,000	\$268,000	1000	7	1955	Good	6315	N	N	1116 NE SERPENTINE PL
3 - 3	255590	0020	10/17/11	\$247,500	\$268,000	1020	7	1951	Good	7200	N	N	1137 NE 187TH ST
3 - 3	397290	0425	6/5/12	\$150,000	\$160,000	1030	7	1950	Avg	8541	N	N	18505 16TH AVE NE
3 - 3	397290	0135	4/17/12	\$242,500	\$260,000	1040	7	1963	Good	6250	N	N	1805 NE 190TH ST
3 - 3	402470	0105	3/26/12	\$205,000	\$221,000	1070	7	1959	Good	13497	N	N	18089 15TH AVE NE
3 - 3	616390	0280	10/3/11	\$218,500	\$236,000	1070	7	1955	Good	8546	N	N	18332 10TH AVE NE
3 - 3	616390	0403	5/11/12	\$295,000	\$316,000	1080	7	1951	Avg	7330	N	N	18009 12TH AVE NE
3 - 3	397170	1895	1/5/10	\$289,900	\$240,000	1100	7	1981	Avg	7576	N	N	1912 NE 190TH ST
3 - 3	397290	0615	6/29/11	\$250,000	\$268,000	1120	7	1962	Avg	10124	N	N	1635 NE 186TH ST
3 - 3	402410	1505	3/16/11	\$345,000	\$362,000	1120	7	1970	Good	10983	N	N	1813 NE 185TH ST
3 - 3	255590	0195	4/2/10	\$267,338	\$237,000	1130	7	1955	Avg	8680	N	N	1031 NE 188TH ST
3 - 3	092710	0445	4/1/11	\$379,000	\$399,000	1130	7	1981	Avg	7169	N	N	830 NE SERPENTINE PL
3 - 3	255590	0380	11/14/12	\$195,500	\$199,000	1150	7	1953	Avg	7237	N	N	1515 NE 190TH ST
3 - 3	613630	0041	10/10/12	\$200,000	\$206,000	1150	7	1954	Avg	7711	N	N	1023 NE 182ND ST
3 - 3	402410	0106	11/19/12	\$220,000	\$224,000	1200	7	1951	Good	18980	N	N	17829 24TH AVE NE
3 - 3	255590	0350	12/9/10	\$265,000	\$269,000	1200	7	1958	Avg	8201	N	N	18812 15TH AVE NE
3 - 3	858330	0025	12/8/11	\$225,000	\$244,000	1220	7	1956	Avg	7800	N	N	1132 NE 185TH ST
3 - 3	616390	0241	7/25/12	\$219,000	\$231,000	1250	7	1951	Avg	6851	N	N	18048 10TH AVE NE
3 - 3	255650	0060	5/5/10	\$343,500	\$312,000	1280	7	1956	Avg	7450	N	N	1223 NE 187TH ST
3 - 3	255590	0316	5/7/12	\$220,000	\$236,000	1290	7	1954	Avg	5850	N	N	1230 NE 188TH ST
3 - 3	255590	0120	3/10/11	\$252,500	\$264,000	1290	7	1954	Avg	7590	N	N	1215 NE 188TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 3	616390	0402	5/3/12	\$198,000	\$212,000	1320	7	1951	Avg	7710	N	N	1044 NE 180TH ST
3 - 3	397170	1955	7/1/10	\$290,000	\$273,000	1400	7	1989	Avg	10066	N	N	19204 18TH AVE NE
3 - 3	616390	0480	5/6/11	\$275,000	\$292,000	1410	7	1946	Avg	8995	N	N	18406 12TH AVE NE
3 - 3	402410	0011	6/16/10	\$375,000	\$350,000	1420	7	1947	Avg	14465	N	N	2236 NE 177TH ST
3 - 3	225000	0020	11/26/10	\$351,000	\$355,000	1460	7	1961	Good	8010	N	N	17710 22ND AVE NE
3 - 3	402410	1479	8/9/12	\$395,000	\$415,000	1470	7	1974	Good	11602	N	N	2451 NE 184TH ST
3 - 3	397290	0440	2/24/12	\$279,950	\$302,000	1490	7	1933	VGood	5931	N	N	1615 NE PERKINS WAY
3 - 3	566510	0010	9/26/12	\$298,000	\$309,000	1510	7	1954	Good	6091	N	N	1238 NE 184TH PL
3 - 3	255590	0030	1/6/10	\$292,500	\$242,000	1520	7	1951	Good	8870	N	N	1117 NE 187TH ST
3 - 3	402410	0826	11/8/10	\$277,500	\$278,000	1530	7	1981	Avg	10500	N	N	2235 NE 177TH ST
3 - 3	397170	1580	7/29/11	\$225,000	\$242,000	1590	7	1929	Avg	10424	N	N	19220 15TH AVE NE
3 - 3	397230	0270	9/23/11	\$335,000	\$362,000	1770	7	2011	Avg	6917	N	N	1145 NE PERKINS WAY
3 - 3	566510	0005	12/21/12	\$315,000	\$316,000	1840	7	1954	Avg	5883	N	N	1232 NE 184TH PL
3 - 3	255590	0080	1/7/11	\$295,000	\$303,000	1850	7	1951	Good	8017	N	N	1204 NE 187TH ST
3 - 3	397230	0145	2/23/12	\$250,000	\$270,000	1860	7	1994	Avg	8616	N	N	19051 12TH AVE NE
3 - 3	397290	0655	12/23/10	\$305,000	\$311,000	2080	7	1960	Good	13329	N	N	1674 NE 185TH ST
3 - 3	402410	0230	5/11/12	\$375,000	\$401,000	2380	7	1950	Good	18029	N	N	1720 NE 177TH ST
3 - 3	402470	0087	10/17/12	\$289,000	\$297,000	1260	8	1962	Avg	9652	N	N	18250 24TH AVE NE
3 - 3	402410	1540	12/8/10	\$249,950	\$254,000	1280	8	1932	Avg	17447	N	N	18232 24TH AVE NE
3 - 3	255590	0385	7/12/12	\$295,000	\$312,000	1350	8	1979	Avg	6430	N	N	1416 NE PERKINS WAY
3 - 3	402410	0942	4/29/11	\$322,500	\$342,000	1380	8	1979	Good	7200	N	N	1842 NE 175TH ST
3 - 3	402410	1605	6/10/11	\$369,500	\$395,000	1480	8	1979	Good	8728	N	N	2405 NE 180TH ST
3 - 3	255590	0185	2/24/12	\$365,000	\$394,000	1490	8	1956	Good	7230	N	N	1034 NE 187TH ST
3 - 3	255590	0296	9/21/11	\$360,000	\$389,000	1550	8	1959	Avg	8420	N	N	1210 NE 188TH ST
3 - 3	402410	1443	9/21/10	\$390,000	\$383,000	1620	8	1997	Avg	6187	N	N	2465 NE 182ND CT
3 - 3	402410	0951	6/14/12	\$285,000	\$303,000	1690	8	1977	Avg	8624	N	N	17522 19TH CT NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 3	402410	0948	6/28/10	\$375,000	\$352,000	1690	8	1977	Avg	9232	N	N	17523 19TH CT NE
3 - 3	255590	0301	1/13/11	\$315,000	\$324,000	1770	8	1969	Avg	9470	N	N	1212 NE 188TH ST
3 - 3	616390	0627	5/21/10	\$347,000	\$318,000	1830	8	2007	Avg	1229	N	N	17512 12TH AVE NE
3 - 3	402410	0060	4/27/10	\$400,000	\$361,000	1850	8	1991	Avg	9309	N	N	2417 NE 178TH ST
3 - 3	402410	1405	11/10/10	\$318,000	\$319,000	1890	8	1982	Avg	13303	N	N	18031 25TH AVE NE
3 - 3	402470	0085	8/21/12	\$324,000	\$339,000	1900	8	1963	Avg	14579	N	N	18252 24TH AVE NE
3 - 3	402410	1478	5/29/12	\$364,500	\$389,000	1910	8	1993	Avg	7172	N	N	2474 NE 183RD LN
3 - 3	312920	0020	8/15/12	\$365,000	\$383,000	1970	8	1989	Avg	8305	N	N	2471 NE 183RD CT
3 - 3	402410	1025	1/31/12	\$335,000	\$362,000	1990	8	1993	Avg	7500	N	N	2234 NE 175TH ST
3 - 3	402410	0882	3/20/12	\$330,000	\$356,000	2000	8	2004	Avg	7200	N	N	2019 NE 177TH ST
3 - 3	312920	0010	6/16/10	\$429,000	\$400,000	2180	8	1991	Avg	10982	N	N	2477 NE 183RD CT
3 - 3	402410	1265	9/17/12	\$389,950	\$405,000	2190	8	1996	Avg	6555	N	N	1820 NE SERPENTINE PL
3 - 3	402410	1235	10/11/11	\$470,000	\$509,000	2240	8	1948	VGood	16288	N	N	1843 NE 177TH ST
3 - 3	397290	0360	1/4/10	\$415,000	\$343,000	2270	8	2001	Avg	9507	N	N	1527 NE PERKINS WAY
3 - 3	402410	1402	7/7/10	\$415,000	\$392,000	2290	8	1998	Avg	7500	N	N	18027 25TH AVE NE
3 - 3	402410	1445	8/25/10	\$387,500	\$376,000	2440	8	1955	Avg	7663	N	N	18223 25TH AVE NE
3 - 3	402410	1277	10/27/12	\$443,000	\$454,000	2620	8	2003	Avg	7200	N	N	1584 NE SERPENTINE PL
3 - 3	397290	0140	12/14/10	\$442,500	\$450,000	2670	8	2010	Avg	6250	N	N	1815 NE 190TH ST
3 - 5	288170	0261	10/14/10	\$275,000	\$273,000	730	6	1942	Avg	8100	N	N	15621 5TH AVE NE
3 - 5	616390	0150	4/19/11	\$200,000	\$211,000	770	6	1947	Avg	9500	N	N	18303 10TH AVE NE
3 - 5	263450	0050	6/30/10	\$188,000	\$177,000	840	6	1949	Avg	7870	N	N	305 NE 152ND ST
3 - 5	730530	0280	6/14/11	\$202,000	\$216,000	860	6	1948	Good	8757	N	N	110 NE 170TH ST
3 - 5	041110	0025	4/12/11	\$145,000	\$153,000	870	6	1950	Avg	6466	N	N	15404 2ND AVE NE
3 - 5	504730	0040	9/3/10	\$249,950	\$243,000	880	6	1951	Good	7800	N	N	308 NE 157TH ST
3 - 5	730530	0465	3/9/12	\$289,000	\$312,000	910	6	1948	Good	8409	N	N	17047 3RD AVE NE
3 - 5	730530	0445	8/2/10	\$217,500	\$208,000	940	6	1948	Avg	8410	N	N	17023 3RD AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 5	323510	0125	12/29/10	\$265,000	\$271,000	940	6	1948	VGood	7906	N	N	829 NE 189TH ST
3 - 5	616390	0203	10/1/10	\$245,000	\$242,000	940	6	1949	Avg	6426	N	N	18009 10TH AVE NE
3 - 5	730530	0625	4/16/12	\$200,000	\$215,000	960	6	1948	Avg	8408	N	N	17059 4TH AVE NE
3 - 5	730590	0095	3/16/12	\$136,500	\$147,000	1000	6	1949	Avg	8485	N	N	325 NE 170TH ST
3 - 5	261010	0015	11/8/11	\$189,292	\$205,000	1000	6	1947	Good	7200	N	N	414 NE 156TH ST
3 - 5	616390	0151	8/1/12	\$140,000	\$147,000	1010	6	1947	Avg	9500	N	N	18215 10TH AVE NE
3 - 5	263450	0090	2/22/12	\$182,000	\$197,000	1010	6	1949	Avg	8137	N	N	346 NE 152ND ST
3 - 5	616390	0142	7/24/12	\$205,000	\$216,000	1010	6	1947	Avg	9509	N	N	18311 10TH AVE NE
3 - 5	616390	0201	5/10/10	\$245,000	\$223,000	1010	6	1947	Good	5462	N	N	18010 9TH AVE NE
3 - 5	041110	0010	1/25/10	\$205,000	\$172,000	1060	6	1950	Avg	6505	N	N	15420 2ND AVE NE
3 - 5	730530	0565	8/9/10	\$217,500	\$209,000	1060	6	1948	Avg	8407	N	N	17216 3RD AVE NE
3 - 5	397170	0640	7/12/11	\$195,000	\$209,000	1080	6	1928	Good	8855	N	N	1218 NE 198TH ST
3 - 5	616390	0070	4/14/10	\$225,000	\$201,000	1080	6	1947	Avg	7469	N	N	18311 9TH AVE NE
3 - 5	923590	0040	5/24/10	\$269,000	\$247,000	1080	6	1950	Good	6120	N	N	130 NE 166TH ST
3 - 5	730530	0695	10/30/12	\$155,000	\$159,000	1100	6	1948	Avg	8408	N	N	17052 4TH AVE NE
3 - 5	730530	0695	11/8/12	\$157,028	\$160,000	1100	6	1948	Avg	8408	N	N	17052 4TH AVE NE
3 - 5	261010	0100	5/9/11	\$224,900	\$239,000	1100	6	1947	Avg	7200	N	N	302 NE 155TH ST
3 - 5	730590	0015	6/22/11	\$145,000	\$155,000	1140	6	1949	Avg	8343	N	N	16745 5TH AVE NE
3 - 5	397230	0075	8/23/10	\$293,900	\$285,000	1140	6	1988	Good	8978	N	N	19229 11TH AVE NE
3 - 5	397170	1105	1/25/10	\$245,000	\$206,000	1150	6	1928	Good	7200	N	N	19513 14TH AVE NE
3 - 5	730530	0290	2/25/11	\$195,000	\$203,000	1180	6	1948	Avg	8410	N	N	17017 2ND AVE NE
3 - 5	608410	0116	10/4/12	\$258,000	\$267,000	1180	6	1930	Avg	9188	N	N	350 NE 180TH ST
3 - 5	730530	0580	9/13/11	\$193,900	\$210,000	1200	6	1948	Good	8751	N	N	310 NE 170TH ST
3 - 5	730530	0250	10/11/11	\$247,500	\$268,000	1240	6	1948	Avg	8408	N	N	17058 1ST AVE NE
3 - 5	616390	0131	6/21/12	\$189,000	\$201,000	1290	6	1947	Good	7590	N	N	18330 9TH AVE NE
3 - 5	616390	0193	12/19/12	\$280,000	\$282,000	1320	6	1949	Avg	7424	N	N	18023 10TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 5	616390	0050	10/7/10	\$278,000	\$275,000	1340	6	1947	Good	9352	N	N	18054 8TH AVE NE
3 - 5	041110	0035	6/14/10	\$245,000	\$228,000	1390	6	1950	Avg	7494	N	N	15407 2ND AVE NE
3 - 5	261010	0030	8/3/11	\$151,100	\$163,000	1450	6	1947	Avg	7200	N	N	326 NE 156TH ST
3 - 5	616390	0053	10/19/12	\$327,000	\$336,000	1510	6	2012	Avg	9352	N	N	18060 8TH AVE NE
3 - 5	323510	0010	7/26/10	\$230,000	\$219,000	1630	6	1948	Avg	7913	N	N	811 NE 190TH ST
3 - 5	261010	0035	6/20/11	\$190,000	\$203,000	1640	6	1947	Good	7200	N	N	320 NE 156TH ST
3 - 5	397170	1155	4/27/11	\$200,000	\$212,000	1710	6	1930	Avg	6830	N	N	1227 NE 198TH ST
3 - 5	741770	0172	6/22/12	\$289,500	\$307,000	760	7	2005	Avg	10494	N	N	19702 FOREST PARK DR NE
3 - 5	092710	0145	6/16/10	\$215,000	\$200,000	770	7	1952	Avg	8064	N	N	531 NE 180TH ST
3 - 5	398530	0146	6/10/11	\$275,000	\$294,000	860	7	1982	Avg	7052	N	N	20145 FOREST PARK DR NE
3 - 5	566210	0115	2/22/10	\$269,500	\$232,000	870	7	1954	Good	6807	N	N	18052 7TH AVE NE
3 - 5	263690	0025	6/15/11	\$235,000	\$251,000	910	7	1951	Good	7316	N	N	20321 30TH AVE NE
3 - 5	378210	0055	10/16/12	\$195,000	\$201,000	960	7	1955	Avg	10125	N	N	20346 21ST AVE NE
3 - 5	378210	0070	1/15/10	\$338,000	\$282,000	960	7	1955	Good	8100	N	N	20328 21ST AVE NE
3 - 5	261070	0045	3/24/10	\$362,000	\$319,000	960	7	1948	Good	8154	N	N	310 NE 158TH ST
3 - 5	566210	0135	2/16/12	\$165,000	\$178,000	970	7	1954	Good	6807	N	N	18028 7TH AVE NE
3 - 5	263690	0092	10/14/11	\$214,000	\$232,000	990	7	1988	Avg	9104	N	N	2539 NE 203RD ST
3 - 5	572750	0113	9/26/12	\$210,000	\$218,000	1030	7	1951	Good	8075	N	N	16741 2ND AVE NE
3 - 5	572750	0180	6/20/11	\$219,500	\$235,000	1050	7	1956	Avg	6797	N	N	16754 3RD AVE NE
3 - 5	402290	0872	6/18/12	\$175,000	\$186,000	1080	7	1954	Avg	9400	N	N	19841 30TH AVE NE
3 - 5	288170	0323	11/20/11	\$195,800	\$212,000	1100	7	1985	Avg	8027	N	N	15101 3RD AVE NE
3 - 5	030800	0010	4/5/11	\$278,000	\$293,000	1100	7	1977	Avg	11590	N	N	20100 12TH AVE NE
3 - 5	730070	0045	12/18/12	\$257,257	\$259,000	1100	7	1950	Avg	6960	N	N	310 NE 162ND ST
3 - 5	010010	0025	5/16/12	\$236,000	\$252,000	1100	7	1955	Avg	6400	N	N	20308 24TH AVE NE
3 - 5	092710	0188	12/1/11	\$238,000	\$258,000	1110	7	1965	Avg	8700	N	N	515 NE 178TH PL
3 - 5	402290	1230	10/23/11	\$200,000	\$217,000	1120	7	1934	Avg	16000	N	N	19834 25TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 5	730070	0030	8/2/10	\$309,000	\$296,000	1120	7	1950	Avg	6960	N	N	328 NE 162ND ST
3 - 5	111510	0155	1/27/10	\$290,000	\$244,000	1130	7	1976	Avg	6250	N	N	360 NE SERPENTINE PL
3 - 5	211160	0035	12/14/10	\$223,400	\$227,000	1160	7	1959	Avg	8167	N	N	122 NE 161ST ST
3 - 5	183450	0065	1/19/10	\$300,000	\$251,000	1160	7	1954	Avg	6257	N	N	16528 3RD AVE NE
3 - 5	200410	0010	5/26/10	\$319,950	\$294,000	1160	7	1954	Avg	8138	N	N	350 NE 149TH ST
3 - 5	730070	0035	9/11/12	\$200,000	\$208,000	1190	7	1950	Avg	6960	N	N	322 NE 162ND ST
3 - 5	092710	0081	10/11/12	\$314,000	\$324,000	1190	7	1979	Avg	8888	N	N	514 NE 182ND CT
3 - 5	566210	0010	5/7/12	\$284,950	\$305,000	1190	7	1954	Avg	7051	N	N	18009 7TH AVE NE
3 - 5	182970	0035	10/8/10	\$212,500	\$210,000	1200	7	1951	Avg	8628	N	N	302 NE 159TH ST
3 - 5	378210	0015	12/5/10	\$272,000	\$276,000	1200	7	1955	Good	8100	N	N	20334 22ND AVE NE
3 - 5	566210	0015	11/23/11	\$230,000	\$249,000	1210	7	1954	Good	7060	N	N	18015 7TH AVE NE
3 - 5	549070	0080	12/24/12	\$234,000	\$235,000	1210	7	1956	Avg	8540	N	N	805 NE 194TH ST
3 - 5	814200	0090	8/1/12	\$206,000	\$217,000	1220	7	1960	Avg	9417	N	N	104 NE 158TH ST
3 - 5	111510	0140	5/6/10	\$316,500	\$287,000	1230	7	1963	Avg	7209	N	N	17821 5TH AVE NE
3 - 5	092800	0080	8/24/12	\$342,000	\$358,000	1230	7	1961	Avg	7310	N	N	17549 8TH AVE NE
3 - 5	566210	0105	4/3/12	\$260,000	\$280,000	1240	7	1954	Avg	6807	N	N	18064 7TH AVE NE
3 - 5	814200	0150	8/29/12	\$325,888	\$340,000	1250	7	1960	Avg	9390	N	N	123 NE 158TH ST
3 - 5	092800	0010	5/25/11	\$238,400	\$254,000	1280	7	1962	Good	8274	N	N	17563 7TH AVE NE
3 - 5	378270	0070	9/23/10	\$236,950	\$233,000	1280	7	1954	Avg	9450	N	N	2729 NE 205TH ST
3 - 5	378270	0125	5/26/11	\$200,000	\$213,000	1290	7	1954	Avg	9730	N	N	2558 NE 204TH ST
3 - 5	814200	0080	12/13/10	\$299,000	\$304,000	1290	7	1960	Avg	9391	N	N	110 NE 158TH ST
3 - 5	111510	0171	5/2/12	\$180,001	\$193,000	1300	7	1953	Avg	9908	N	N	325 NE 178TH ST
3 - 5	263690	0164	6/28/11	\$290,000	\$311,000	1300	7	1962	Avg	8100	N	N	20223 20TH PL NE
3 - 5	397170	1002	2/19/10	\$385,000	\$331,000	1330	7	1979	Avg	10143	N	N	1120 NE 195TH CT
3 - 5	572750	0221	9/29/11	\$236,500	\$256,000	1340	7	1956	Avg	6238	N	N	16727 5TH AVE NE
3 - 5	802290	0015	7/23/10	\$302,500	\$288,000	1340	7	1957	Good	8380	N	N	344 NE 151ST ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 5	868030	0010	2/22/12	\$175,000	\$189,000	1360	7	1952	Avg	6685	N	N	358 NE 148TH ST
3 - 5	092710	0196	3/4/11	\$305,000	\$319,000	1360	7	1942	Avg	16500	N	N	17832 5TH AVE NE
3 - 5	269720	0020	9/27/12	\$419,950	\$435,000	1360	7	1963	Good	6144	N	N	302 NE 165TH ST
3 - 5	730150	0010	9/11/12	\$290,000	\$302,000	1370	7	1962	Avg	8052	N	N	132 NE 165TH ST
3 - 5	730130	0125	6/19/12	\$295,000	\$313,000	1380	7	1962	Avg	6180	N	N	135 NE 164TH ST
3 - 5	730130	0055	3/9/10	\$341,000	\$297,000	1400	7	1961	Good	6180	N	N	152 NE 164TH ST
3 - 5	010010	0030	1/25/12	\$236,000	\$255,000	1400	7	1959	Avg	6400	N	N	20302 24TH AVE NE
3 - 5	092710	0207	4/19/10	\$333,000	\$299,000	1420	7	1965	Avg	10240	N	N	517 NE 180TH ST
3 - 5	741870	0005	4/28/10	\$292,000	\$264,000	1430	7	1952	Good	9450	N	N	20324 25TH AVE NE
3 - 5	730130	0120	11/29/12	\$347,500	\$352,000	1450	7	1962	Avg	6180	N	N	139 NE 164TH ST
3 - 5	092710	0152	9/25/12	\$287,000	\$297,000	1470	7	1986	Avg	19006	N	N	17901 8TH AVE NE
3 - 5	397170	2316	6/21/10	\$349,900	\$327,000	1500	7	1999	Avg	7191	N	N	719 NE 189TH ST
3 - 5	730130	0175	4/13/10	\$267,000	\$239,000	1520	7	1955	Avg	5400	N	N	358 NE 163RD ST
3 - 5	616390	0194	8/29/12	\$241,000	\$252,000	1520	7	1949	Avg	7483	N	N	18017 10TH AVE NE
3 - 5	288170	0218	2/21/12	\$185,000	\$200,000	1530	7	1986	Avg	8540	N	N	15710 1ST AVE NE
3 - 5	263690	0146	6/5/12	\$380,000	\$405,000	1560	7	1943	VGood	7503	N	N	20219 25TH AVE NE
3 - 5	730130	0025	3/1/12	\$275,000	\$297,000	1580	7	1962	Avg	6180	N	N	147 NE 165TH ST
3 - 5	741870	0070	2/25/11	\$305,000	\$318,000	1630	7	1954	Avg	9575	N	N	2545 NE 204TH ST
3 - 5	224170	0020	9/21/12	\$342,000	\$355,000	1730	7	1956	Avg	8477	N	N	136 NE 156TH ST
3 - 5	397170	1130	10/7/11	\$247,499	\$268,000	1800	7	1950	VGood	8750	N	N	19535 14TH AVE NE
3 - 5	111510	0113	9/21/12	\$220,000	\$228,000	1860	7	1966	Good	11491	N	N	335 NE 180TH ST
3 - 5	572750	0200	1/25/10	\$400,000	\$336,000	1960	7	1953	Good	10500	N	N	342 NE 167TH ST
3 - 5	397170	1000	8/7/12	\$342,000	\$359,000	1960	7	1952	Good	14288	N	N	1124 NE 195TH CT
3 - 5	397170	0145	8/23/11	\$200,000	\$216,000	2010	7	1930	Avg	14300	N	N	20313 14TH AVE NE
3 - 5	111510	0295	12/7/12	\$300,000	\$303,000	2290	7	1965	Avg	7650	N	N	17505 5TH AVE NE
3 - 5	730530	0360	8/30/12	\$275,000	\$287,000	2430	7	1990	Avg	8411	N	N	17010 2ND AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 5	741770	0682	5/3/11	\$310,000	\$329,000	2460	7	1964	Good	24150	N	N	19534 FOREST PARK DR NE
3 - 5	572750	0301	4/2/10	\$329,600	\$292,000	1470	8	1955	Avg	6867	N	N	149 NE 166TH ST
3 - 5	397170	0230	2/3/12	\$240,000	\$260,000	1480	8	2007	Avg	9002	N	N	1102 NE 200TH ST
3 - 5	502780	0070	10/10/11	\$312,500	\$338,000	1490	8	1976	Avg	9909	N	N	404 NE 153RD ST
3 - 5	675270	0005	8/21/12	\$231,750	\$243,000	1750	8	1952	Avg	11500	N	N	20260 20TH PL NE
3 - 5	780530	0140	10/5/12	\$304,000	\$314,000	1850	8	1954	Avg	12150	N	N	19604 10TH AVE NE
3 - 5	780530	0170	7/17/12	\$393,000	\$415,000	2240	8	1953	Good	13220	N	N	19728 10TH AVE NE
3 - 5	211160	0085	7/23/12	\$440,000	\$464,000	2400	8	1983	Avg	8167	N	N	123 NE 161ST ST
3 - 5	010010	0109	2/10/12	\$349,950	\$378,000	2640	8	2008	Avg	4148	N	N	20005 24TH AVE NE
3 - 5	010010	0110	2/8/12	\$356,500	\$386,000	2810	8	2008	Avg	3764	N	N	20003 24TH AVE NE
3 - 5	572750	0210	4/30/12	\$560,000	\$600,000	2550	9	2012	Avg	12300	N	N	360 NE 167TH ST
3 - 6	663290	0285	8/1/11	\$149,950	\$161,000	670	6	1940	Avg	5871	N	N	1212 NE 148TH ST
3 - 6	756870	0200	6/15/11	\$178,000	\$190,000	740	6	1941	Avg	7440	N	N	15215 6TH AVE NE
3 - 6	756870	0370	4/1/11	\$180,000	\$189,000	770	6	1948	Avg	7440	N	N	14818 5TH AVE NE
3 - 6	730430	0820	3/25/10	\$244,150	\$215,000	770	6	1947	Good	8184	N	N	16226 9TH AVE NE
3 - 6	663290	0421	6/24/10	\$276,930	\$259,000	770	6	1950	Avg	7091	N	N	1214 NE 152ND ST
3 - 6	730430	0070	8/16/11	\$260,000	\$280,000	780	6	1947	Good	8184	N	N	15824 5TH AVE NE
3 - 6	756870	0360	7/5/11	\$250,000	\$268,000	790	6	1939	Good	6448	N	N	14808 5TH AVE NE
3 - 6	730430	0976	12/28/11	\$269,000	\$291,000	810	6	1947	Good	11237	N	N	16030 8TH AVE NE
3 - 6	730430	0705	4/12/10	\$280,000	\$250,000	810	6	1948	Avg	8184	N	N	15801 10TH AVE NE
3 - 6	730430	0705	4/6/12	\$237,500	\$255,000	810	6	1948	Avg	8184	N	N	15801 10TH AVE NE
3 - 6	730430	0810	3/2/11	\$155,000	\$162,000	860	6	1947	Fair	8176	N	N	16214 9TH AVE NE
3 - 6	343250	1218	11/22/10	\$200,000	\$202,000	880	6	1955	Avg	6381	N	N	16241 12TH AVE NE
3 - 6	343250	1406	6/14/12	\$262,500	\$279,000	910	6	1932	Good	7560	N	N	16274 10TH AVE NE
3 - 6	730430	1385	10/24/12	\$210,950	\$217,000	920	6	1947	Avg	9300	N	N	16238 5TH AVE NE
3 - 6	756870	0550	11/12/12	\$201,300	\$205,000	930	6	1940	Good	7440	N	N	14868 6TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 6	343250	0580	5/21/12	\$235,000	\$251,000	940	6	1942	Good	8297	N	N	16250 12TH AVE NE
3 - 6	343250	0240	11/16/12	\$230,000	\$234,000	960	6	1946	Good	10127	N	N	1419 NE 162ND ST
3 - 6	040810	0075	8/15/11	\$180,000	\$194,000	970	6	1950	Good	6825	N	N	16807 11TH AVE NE
3 - 6	756870	0015	9/20/12	\$185,000	\$192,000	970	6	1947	Avg	10194	N	N	15269 8TH AVE NE
3 - 6	343250	1710	8/30/10	\$296,000	\$288,000	970	6	1950	Good	8134	N	N	15544 10TH AVE NE
3 - 6	730430	0455	4/12/10	\$274,950	\$246,000	990	6	1947	Good	5097	N	N	15810 8TH AVE NE
3 - 6	343250	1450	7/15/11	\$220,000	\$236,000	990	6	1927	Good	8145	N	N	16220 10TH AVE NE
3 - 6	343250	0150	10/25/10	\$265,000	\$264,000	990	6	1942	Avg	6901	N	N	15512 14TH AVE NE
3 - 6	730430	1325	4/2/10	\$256,000	\$227,000	1000	6	1946	Avg	12793	N	N	16003 8TH AVE NE
3 - 6	730430	1435	12/3/12	\$275,000	\$278,000	1010	6	1947	Good	9300	N	N	16261 6TH AVE NE
3 - 6	616390	1943	7/6/10	\$240,000	\$226,000	1030	6	1949	Good	8820	N	N	16541 8TH AVE NE
3 - 6	343250	1590	3/2/12	\$209,000	\$226,000	1040	6	1954	Good	8138	N	N	15820 10TH AVE NE
3 - 6	343250	0935	1/12/10	\$250,000	\$208,000	1100	6	1947	Avg	8133	N	N	15541 12TH AVE NE
3 - 6	730430	0235	11/28/11	\$245,000	\$266,000	1110	6	1947	Good	8184	N	N	15548 6TH AVE NE
3 - 6	730430	0050	12/21/12	\$261,200	\$262,000	1110	6	1947	Avg	8184	N	N	15726 5TH AVE NE
3 - 6	730430	1085	11/23/11	\$178,000	\$193,000	1130	6	1947	Avg	8184	N	N	16241 9TH AVE NE
3 - 6	343250	0205	4/20/12	\$205,000	\$220,000	1130	6	1946	Good	6908	N	N	15843 15TH AVE NE
3 - 6	730430	1225	4/6/12	\$150,000	\$161,000	1200	6	1948	Avg	8680	N	N	16274 6TH AVE NE
3 - 6	730430	0615	8/31/11	\$255,000	\$275,000	1270	6	1947	Good	8184	N	N	15548 9TH AVE NE
3 - 6	343250	0440	5/25/11	\$252,500	\$269,000	1290	6	1950	Good	6913	N	N	16236 14TH AVE NE
3 - 6	343250	0600	9/2/11	\$279,000	\$301,000	1720	6	1929	Good	8295	N	N	16226 12TH AVE NE
3 - 6	040810	0230	3/19/10	\$319,000	\$280,000	900	7	1949	Good	7020	N	N	16806 11TH AVE NE
3 - 6	714870	0110	6/23/11	\$240,000	\$257,000	920	7	1952	Good	8092	N	N	17019 14TH AVE NE
3 - 6	663290	0084	9/3/10	\$260,000	\$253,000	920	7	1953	Avg	7020	N	N	1227 NE 148TH ST
3 - 6	756870	0734	10/10/12	\$232,600	\$240,000	960	7	1968	Good	7440	N	N	14541 6TH AVE NE
3 - 6	254810	0140	9/19/11	\$250,000	\$270,000	960	7	1951	Avg	8400	N	N	1232 NE 168TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 6	730430	1005	7/21/10	\$288,000	\$274,000	1010	7	1947	Good	11244	N	N	16220 8TH AVE NE
3 - 6	616390	1020	1/14/10	\$225,000	\$187,000	1050	7	1946	Avg	5322	N	N	17212 5TH AVE NE
3 - 6	616390	1170	6/3/10	\$310,000	\$287,000	1070	7	1955	Avg	7213	N	N	817 NE 174TH ST
3 - 6	343250	0920	4/27/11	\$323,000	\$342,000	1080	7	1961	Good	8132	N	N	15523 12TH AVE NE
3 - 6	343250	0850	5/15/12	\$210,000	\$225,000	1110	7	1969	Avg	8285	N	N	15564 12TH AVE NE
3 - 6	616390	1282	2/16/10	\$280,000	\$240,000	1140	7	1959	Avg	7540	N	N	17049 11TH AVE NE
3 - 6	616390	1403	9/4/12	\$306,500	\$320,000	1140	7	1959	Avg	8515	N	N	17204 11TH AVE NE
3 - 6	417950	0035	3/23/10	\$320,000	\$282,000	1150	7	1955	Good	7235	N	N	840 NE 152ND ST
3 - 6	616390	1034	7/19/12	\$325,000	\$343,000	1170	7	2004	Avg	9916	N	N	17218 5TH AVE NE
3 - 6	616390	1061	7/8/11	\$250,000	\$268,000	1190	7	1946	VGood	7877	N	N	17057 8TH AVE NE
3 - 6	670310	0070	6/1/12	\$223,000	\$238,000	1200	7	1952	Avg	9194	N	N	915 NE 148TH ST
3 - 6	663290	0631	11/27/12	\$255,000	\$259,000	1200	7	1955	Avg	8974	N	N	1105 NE 152ND ST
3 - 6	670370	0020	9/29/11	\$255,000	\$276,000	1200	7	1952	Good	8650	N	N	916 NE 147TH ST
3 - 6	670370	0060	10/20/10	\$265,000	\$264,000	1200	7	1952	Avg	6600	N	N	14609 9TH AVE NE
3 - 6	663290	0540	9/19/12	\$275,000	\$286,000	1210	7	2003	Avg	10523	N	N	15227 11TH AVE NE
3 - 6	254810	0191	4/7/11	\$230,000	\$242,000	1210	7	1950	Avg	8239	N	N	16923 12TH PL NE
3 - 6	616390	1162	8/9/10	\$300,000	\$288,000	1210	7	1945	Avg	10658	N	N	17208 8TH AVE NE
3 - 6	343250	1547	8/5/10	\$360,500	\$346,000	1220	7	1985	Avg	8142	N	N	16026 10TH AVE NE
3 - 6	224150	0090	1/26/11	\$275,000	\$284,000	1230	7	1955	Avg	7180	N	N	843 NE 151ST ST
3 - 6	756870	0355	6/24/10	\$255,000	\$239,000	1260	7	1939	Good	6371	N	N	14802 5TH AVE NE
3 - 6	254810	0010	8/29/11	\$214,000	\$231,000	1260	7	1950	Avg	6500	N	N	16916 12TH PL NE
3 - 6	616390	1822	6/11/12	\$226,600	\$241,000	1260	7	1946	Avg	9450	N	N	16554 5TH AVE NE
3 - 6	616390	1253	3/8/10	\$330,000	\$287,000	1260	7	1950	Good	7740	N	N	1026 NE 170TH ST
3 - 6	224150	0045	12/21/10	\$319,000	\$326,000	1280	7	1955	Good	7613	N	N	850 NE 151ST ST
3 - 6	343250	1050	7/19/11	\$278,500	\$299,000	1330	7	1949	Good	8137	N	N	15811 12TH AVE NE
3 - 6	064210	0035	8/31/10	\$350,000	\$340,000	1350	7	1953	Good	12072	N	N	14605 12TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 6	040810	0050	4/15/10	\$293,500	\$263,000	1360	7	1949	Good	5900	N	N	16742 10TH AVE NE
3 - 6	616390	1881	6/14/11	\$280,000	\$299,000	1430	7	1951	VGood	8960	N	N	611 NE 170TH ST
3 - 6	663150	0060	8/10/11	\$275,000	\$296,000	1430	7	1960	Avg	6967	N	N	1045 NE 154TH ST
3 - 6	730430	0631	11/18/10	\$315,000	\$317,000	1430	7	1947	Avg	8184	N	N	15574 9TH AVE NE
3 - 6	633294	0020	10/25/10	\$272,000	\$271,000	1440	7	2000	Avg	8412	N	N	15450 10TH AVE NE
3 - 6	663290	0422	3/6/12	\$320,000	\$345,000	1480	7	1930	VGood	10530	N	N	1226 NE 152ND ST
3 - 6	616390	1851	5/7/12	\$289,500	\$310,000	1490	7	1952	Good	7800	N	N	16734 5TH AVE NE
3 - 6	616390	1902	4/9/10	\$327,000	\$291,000	1520	7	1949	Good	9261	N	N	16737 8TH AVE NE
3 - 6	616390	1431	1/24/11	\$275,000	\$284,000	1620	7	1959	Good	8384	N	N	17035 12TH AVE NE
3 - 6	714870	0160	3/21/12	\$240,000	\$259,000	1720	7	1952	Avg	7119	N	N	17050 14TH AVE NE
3 - 6	663290	0605	2/27/12	\$310,000	\$335,000	1750	7	1988	Good	7640	N	N	14849 12TH AVE NE
3 - 6	616390	1050	8/23/12	\$305,000	\$319,000	1950	7	1947	Good	11831	N	N	17207 8TH AVE NE
3 - 6	756870	0005	5/25/12	\$299,000	\$319,000	2000	7	1950	Good	13296	N	N	621 NE 155TH ST
3 - 6	343250	1190	5/2/11	\$267,000	\$283,000	2020	7	1948	Good	8144	N	N	16209 12TH AVE NE
3 - 6	616390	1899	9/13/10	\$377,000	\$369,000	2120	7	1988	Avg	9474	N	N	16731 8TH AVE NE
3 - 6	663290	0763	6/2/10	\$410,000	\$379,000	2230	7	1997	Avg	5356	N	N	14723 12TH AVE NE
3 - 6	616390	1670	12/12/12	\$254,000	\$256,000	2260	7	1951	Good	7560	N	N	815 NE 170TH ST
3 - 6	616390	1191	6/15/11	\$315,000	\$337,000	1130	8	1978	Avg	8908	N	N	17318 9TH AVE NE
3 - 6	663290	0608	5/23/12	\$230,000	\$246,000	1230	8	1986	Avg	5945	N	N	1112 NE 150TH CT
3 - 6	092710	0272	8/30/12	\$381,000	\$398,000	1300	8	1982	Avg	8296	N	N	516 NE 174TH ST
3 - 6	064210	0005	5/21/12	\$300,000	\$320,000	1630	8	1956	VGood	12511	N	N	1121 NE 146TH ST
3 - 6	254810	0145	4/29/10	\$359,000	\$324,000	1670	8	1950	VGood	6500	N	N	16816 12TH PL NE
3 - 6	616390	1921	12/17/10	\$370,000	\$377,000	1940	8	1990	Avg	9450	N	N	16563 8TH AVE NE
3 - 6	730430	1130	6/19/12	\$459,500	\$488,000	2110	8	2012	Avg	7068	N	N	16025 9TH AVE NE
3 - 6	756870	0665	8/24/10	\$482,500	\$468,000	2110	8	2010	Avg	7440	N	N	14528 6TH AVE NE
3 - 6	616390	1774	11/10/11	\$340,000	\$368,000	2200	8	2002	Avg	9394	N	N	16505 10TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 6	616390	1093	10/1/12	\$440,000	\$455,000	2290	8	2012	Avg	7989	N	N	17019 8TH AVE NE
3 - 6	633294	0030	3/24/10	\$440,000	\$388,000	2310	8	2003	Avg	5028	N	N	1005 NE 153RD CT
3 - 6	092710	0310	7/18/12	\$540,000	\$570,000	2640	8	2012	Avg	9720	N	N	17409 8TH AV NE
3 - 6	343250	1100	2/14/12	\$525,000	\$568,000	2780	8	2011	Avg	8100	N	N	16025 12TH AVE NE
3 - 6	343250	1055	3/26/12	\$542,400	\$584,000	2860	8	2011	Avg	8138	N	N	15815 12TH AVE NE
3 - 7	367050	0545	6/18/12	\$279,200	\$297,000	800	5	1932	Good	8108	N	N	1721 NE 147TH ST
3 - 7	558930	0055	6/19/12	\$155,000	\$165,000	950	5	1948	Good	8886	N	N	1548 NE 171ST ST
3 - 7	666890	0005	3/16/10	\$279,000	\$244,000	700	6	1949	VGood	5559	N	N	1557 NE 166TH ST
3 - 7	399690	0420	10/26/10	\$215,000	\$215,000	730	6	1948	Good	7674	N	N	16335 27TH AVE NE
3 - 7	399570	0365	11/8/11	\$150,000	\$163,000	770	6	1948	Good	8159	N	N	15305 26TH AVE NE
3 - 7	399570	0130	3/16/11	\$217,100	\$227,000	770	6	1988	Good	8146	N	N	15522 26TH AVE NE
3 - 7	399750	0030	5/17/11	\$230,000	\$244,000	770	6	1948	VGood	8149	N	N	15835 27TH AVE NE
3 - 7	399570	0060	12/21/12	\$217,000	\$218,000	770	6	1948	Avg	8146	N	N	15558 25TH AVE NE
3 - 7	399750	0195	7/11/11	\$260,000	\$279,000	770	6	1948	Good	8149	N	N	15810 25TH AVE NE
3 - 7	350010	0100	5/17/10	\$249,950	\$229,000	810	6	1952	Good	8160	N	N	14550 27TH AVE NE
3 - 7	399750	0125	9/26/11	\$240,000	\$260,000	820	6	1948	Good	8149	N	N	15829 26TH AVE NE
3 - 7	350010	0180	7/19/12	\$160,000	\$169,000	840	6	1939	Good	8204	N	N	14515 27TH AVE NE
3 - 7	558990	0125	5/24/12	\$160,000	\$171,000	860	6	1948	Avg	9515	N	N	1545 NE 170TH ST
3 - 7	373890	0025	10/11/10	\$226,000	\$224,000	860	6	1948	Good	8185	N	N	14529 22ND AVE NE
3 - 7	558990	0710	2/24/10	\$282,500	\$243,000	880	6	1936	Good	9344	N	N	1614 NE 168TH ST
3 - 7	156810	0215	8/6/12	\$165,000	\$173,000	890	6	1952	Good	8576	N	N	14549 31ST AVE NE
3 - 7	399690	0190	12/1/10	\$265,000	\$268,000	900	6	1948	VGood	8149	N	N	16317 28TH AVE NE
3 - 7	399570	0460	10/5/11	\$185,000	\$200,000	930	6	1948	Good	8173	N	N	15011 26TH AVE NE
3 - 7	558930	0710	4/25/12	\$159,000	\$171,000	940	6	1942	Good	9100	N	N	2222 NE 170TH ST
3 - 7	399750	0080	3/30/12	\$172,000	\$185,000	940	6	1948	Avg	8149	N	N	15828 26TH AVE NE
3 - 7	558990	0470	6/13/11	\$255,000	\$272,000	940	6	1936	Good	8914	N	N	2231 NE 169TH ST

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 7	558930	0326	4/17/12	\$232,500	\$250,000	960	6	1928	Good	10963	N	N	1821 NE 171ST ST
3 - 7	156810	0220	8/6/12	\$165,000	\$173,000	1010	6	1953	Avg	8551	N	N	14543 31ST AVE NE
3 - 7	558930	0060	10/9/12	\$276,000	\$285,000	1020	6	1941	Avg	8892	N	N	1556 NE 171ST ST
3 - 7	399570	0370	6/1/12	\$216,300	\$231,000	1030	6	1948	Avg	8158	N	N	15311 26TH AVE NE
3 - 7	156810	0225	8/6/12	\$165,000	\$173,000	1040	6	1953	Avg	8526	N	N	14537 31ST AVE NE
3 - 7	156810	0096	10/7/10	\$285,400	\$282,000	1080	6	1949	Good	7399	N	N	3005 NE 149TH ST
3 - 7	399750	0155	4/19/11	\$265,000	\$280,000	1090	6	1948	Good	8352	N	N	15858 25TH AVE NE
3 - 7	558990	0205	10/22/12	\$208,000	\$214,000	1100	6	1950	Avg	9519	N	N	1879 NE 170TH ST
3 - 7	373890	0105	4/5/10	\$249,950	\$222,000	1130	6	1948	Good	8201	N	N	14704 22ND AVE NE
3 - 7	156810	0401	1/30/12	\$199,000	\$215,000	1300	6	1942	Avg	7273	N	N	3117 NE 149TH ST
3 - 7	373890	0004	11/19/12	\$270,000	\$275,000	1300	6	1948	Fair	8179	N	N	14511 22ND AVE NE
3 - 7	367050	0705	3/19/10	\$331,500	\$291,000	1340	6	1931	VGood	8108	N	N	1722 NE 147TH ST
3 - 7	399750	0035	9/19/11	\$297,500	\$322,000	1360	6	1948	Good	8149	N	N	15841 27TH AVE NE
3 - 7	350010	0125	4/12/10	\$303,000	\$271,000	1380	6	1922	VGood	8201	N	N	14520 27TH AVE NE
3 - 7	399570	0400	3/15/10	\$242,000	\$212,000	1490	6	1948	Avg	8149	N	N	15347 26TH AVE NE
3 - 7	399690	0100	10/10/12	\$261,950	\$270,000	1490	6	1948	Good	15961	N	N	16358 28TH PL NE
3 - 7	399690	0060	1/30/12	\$152,000	\$164,000	800	7	1948	Good	9272	N	N	16310 28TH AVE NE
3 - 7	402530	0385	5/1/12	\$185,000	\$198,000	870	7	1947	Avg	7200	N	N	16522 25TH AVE NE
3 - 7	367050	0710	3/25/10	\$225,000	\$198,000	1010	7	1954	Avg	8108	N	N	1716 NE 147TH ST
3 - 7	399690	0245	4/25/11	\$240,000	\$254,000	1040	7	1948	Good	8149	N	N	16058 27TH AVE NE
3 - 7	156810	0088	8/20/12	\$255,000	\$267,000	1050	7	2003	Avg	1658	N	N	14729 31ST AVE NE
3 - 7	558990	0055	1/26/10	\$291,950	\$246,000	1110	7	1939	Good	9519	N	N	1612 NE 169TH ST
3 - 7	156810	0415	5/17/12	\$224,900	\$240,000	1110	7	1949	Good	8504	N	N	14727 32ND AVE NE
3 - 7	558990	0760	12/30/10	\$238,500	\$244,000	1120	7	1955	Good	6533	N	N	16811 16TH AVE NE
3 - 7	666890	0015	8/10/12	\$192,000	\$202,000	1130	7	1950	Avg	8100	N	N	1545 NE 166TH ST
3 - 7	350010	0073	5/3/11	\$338,000	\$358,000	1200	7	1964	Good	8144	N	N	14751 28TH AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 7	402530	0370	10/18/10	\$225,000	\$224,000	1210	7	1961	Avg	7500	N	N	2526 NE 165TH ST
3 - 7	664930	0240	8/17/11	\$249,000	\$268,000	1220	7	1962	Good	8244	N	N	14519 30TH AVE NE
3 - 7	402410	1053	7/17/12	\$260,000	\$275,000	1240	7	1950	Avg	8910	N	N	1866 NE 172ND ST
3 - 7	350010	0141	2/13/12	\$263,000	\$284,000	1250	7	1948	Good	8499	N	N	14550 26TH AVE NE
3 - 7	350010	0116	1/12/10	\$345,000	\$287,000	1260	7	1947	VGood	8160	N	N	14532 27TH AVE NE
3 - 7	156810	0311	1/7/10	\$312,000	\$258,000	1280	7	2006	Avg	3600	N	N	3125 NE 147TH ST
3 - 7	558930	0625	5/11/10	\$350,000	\$319,000	1290	7	2003	Good	8800	N	N	2211 NE 175TH ST
3 - 7	558930	0365	7/23/12	\$275,000	\$290,000	1320	7	1952	Avg	6000	N	N	1867 NE 171ST ST
3 - 7	367050	0770	4/20/11	\$287,000	\$303,000	1340	7	1954	Good	8108	N	N	1749 NE 150TH ST
3 - 7	399570	0240	4/11/12	\$263,500	\$283,000	1360	7	1948	Good	8153	N	N	15328 26TH AVE NE
3 - 7	156810	0357	12/12/12	\$240,000	\$242,000	1372	7	2005	Avg	1104	N	N	14515 32ND AVE NE
3 - 7	162604	9103	12/11/12	\$265,000	\$267,000	1380	7	2005	Avg	1804	N	N	2709 NE 158TH ST
3 - 7	558930	0205	10/25/10	\$214,900	\$214,000	1400	7	1929	Avg	9383	N	N	1542 NE 170TH ST
3 - 7	399690	0030	4/22/11	\$329,950	\$349,000	1440	7	1948	Good	9265	N	N	16034 28TH AVE NE
3 - 7	558930	0285	8/13/12	\$320,000	\$336,000	1450	7	1962	Avg	9458	N	N	1547 NE 171ST ST
3 - 7	402530	0155	6/6/12	\$275,000	\$293,000	1470	7	1948	Good	8898	N	N	16512 21ST AVE NE
3 - 7	558990	0605	4/12/11	\$269,950	\$285,000	1480	7	1952	Good	9519	N	N	1836 NE 168TH ST
3 - 7	156810	0027	7/2/12	\$300,000	\$318,000	1500	7	1964	Avg	7573	N	N	3026 NE 149TH ST
3 - 7	558990	0680	5/20/12	\$261,250	\$279,000	1550	7	1992	Avg	10515	N	N	1668 NE 168TH ST
3 - 7	402410	1078	3/15/10	\$314,000	\$275,000	1560	7	1954	Good	10350	N	N	1821 NE 175TH ST
3 - 7	399570	0185	4/14/10	\$329,950	\$295,000	1560	7	1948	VGood	8146	N	N	15535 27TH AVE NE
3 - 7	402410	1058	4/6/12	\$280,500	\$302,000	1560	7	1955	Good	8400	N	N	1850 NE 172ND ST
3 - 7	350010	0203	10/25/12	\$250,000	\$257,000	1650	7	1948	Avg	8197	N	N	14545 26TH AVE NE
3 - 7	399690	0415	7/19/12	\$286,000	\$302,000	1670	7	1948	Good	8149	N	N	16329 27TH AVE NE
3 - 7	664930	0170	2/14/11	\$256,000	\$266,000	1730	7	1962	Good	8225	N	N	14565 30TH AVE NE
3 - 7	402530	0045	7/26/11	\$310,000	\$333,000	1770	7	1948	Good	12930	N	N	16501 21ST AVE NE

Improved Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - 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
3 - 7	558930	0320	2/24/12	\$276,000	\$298,000	1800	7	1952	Good	10303	N	N	1809 NE 171ST ST
3 - 7	558990	0305	3/23/12	\$285,000	\$307,000	1850	7	1939	VGood	9519	N	N	2223 NE 170TH ST
3 - 7	402410	1190	4/13/10	\$329,000	\$294,000	1880	7	1953	Good	11250	N	N	17401 17TH PL NE
3 - 7	797990	0710	9/21/11	\$270,000	\$292,000	1890	7	1953	Good	10728	N	N	15537 32ND AVE NE
3 - 7	350010	0061	12/17/12	\$385,000	\$387,000	1890	7	1954	Good	8187	N	N	14720 26TH AVE NE
3 - 7	350010	0085	12/28/10	\$450,000	\$460,000	1970	7	1967	VGood	8183	N	N	14735 28TH AVE NE
3 - 7	162604	9056	10/19/11	\$202,000	\$219,000	1990	7	1980	Avg	12810	N	N	2412 NE 145TH ST
3 - 7	399690	0330	2/25/11	\$298,980	\$312,000	2030	7	1948	Good	8149	N	N	16047 27TH AVE NE
3 - 7	666890	0045	2/24/12	\$349,888	\$378,000	2190	7	2000	Avg	7026	N	N	1505 NE 166TH ST
3 - 7	156810	0295	4/13/12	\$330,100	\$355,000	3500	7	1980	Avg	8504	N	N	14536 31ST AVE NE
3 - 7	558930	0497	3/25/10	\$359,950	\$317,000	1330	8	1998	Avg	7042	N	N	1839 NE 172ND ST
3 - 7	107010	0010	5/20/10	\$305,000	\$280,000	1550	8	2010	Avg	1300	N	N	14537 32ND AVE NE
3 - 7	107010	0050	12/13/10	\$249,000	\$253,000	1570	8	2010	Avg	1083	N	N	14539 C 32ND AVE NE
3 - 7	107010	0040	9/30/10	\$260,000	\$257,000	1570	8	2010	Avg	874	N	N	14539 B 32ND AVE NE
3 - 7	107010	0030	11/19/10	\$270,000	\$272,000	1570	8	2010	Avg	1067	N	N	14539 B 32ND AVE NE
3 - 7	107010	0020	1/4/11	\$269,000	\$276,000	1570	8	2010	Avg	1064	N	N	14537 B 32ND AVE NE
3 - 7	402410	1074	12/21/11	\$347,500	\$377,000	2140	8	1997	Avg	8434	N	N	17402 18TH CT NE
3 - 7	558990	0625	9/24/12	\$400,000	\$415,000	2580	8	2000	Avg	9519	N	N	1810 NE 168TH ST
3 - 7	162604	9050	9/9/11	\$474,900	\$513,000	2790	8	2011	Avg	9650	N	N	14754 23RD AVE NE
3 - 7	558930	0428	7/18/12	\$480,000	\$507,000	2590	9	2007	Avg	7746	N	N	1854 NE 170TH ST

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2 - 2	050710	0010	3/25/12	\$237,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 2	050710	0010	9/9/11	\$35,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	050710	0035	4/11/12	\$170,000	QUIT CLAIM DEED
2 - 2	107410	0045	3/6/12	\$149,900	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
2 - 2	107610	0025	4/23/10	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 2	222290	0086	8/26/10	\$445,000	LACK OF REPRESENTATION
2 - 2	222630	0015	10/29/12	\$321,856	EXEMPT FROM EXCISE TAX
2 - 2	222630	0095	8/27/10	\$306,900	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 2	222630	0185	11/29/11	\$167,300	GOVERNMENT AGENCY
2 - 2	222630	0200	10/11/12	\$240,000	DATA DOES NOT MATCH SALE
2 - 2	222630	0200	5/16/12	\$157,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	397170	0430	6/2/11	\$181,500	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
2 - 2	397170	0960	1/4/12	\$346,960	FORCED SALE
2 - 2	398530	0005	11/2/11	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	398530	0310	6/24/10	\$110,000	OBSOLESCENCE > 0
2 - 2	446590	0020	6/14/11	\$235,000	GROUP HOME
2 - 2	615700	0040	4/6/10	\$383,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 2	618770	0165	12/23/11	\$348,584	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 2	618770	0180	12/20/11	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	618770	0275	5/14/12	\$240,000	NET CONDITION > 0
2 - 2	618770	0275	9/22/11	\$117,500	NET CONDITION > 0
2 - 2	618770	0320	1/25/10	\$308,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 2	618770	0510	6/27/12	\$240,116	FORCED SALE
2 - 2	618770	0520	8/9/12	\$161,000	FORCED SALE
2 - 2	873010	0040	7/27/11	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 2	925090	0172	11/6/12	\$349,500	DATA DOES NOT MATCH SALE
2 - 2	925090	0172	3/29/12	\$152,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 2	925090	0172	6/26/12	\$71,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 6	021750	0025	12/12/12	\$370,000	DATA DOES NOT MATCH SALE
2 - 6	021750	0025	9/14/10	\$310,000	DATA DOES NOT MATCH SALE
2 - 6	039610	0010	12/30/10	\$245,000	NO MARKET EXPOSURE
2 - 6	039610	0105	11/8/11	\$104,000	GOVERNMENT AGENCY
2 - 6	175570	0090	8/2/12	\$216,001	FORCED SALE
2 - 6	182604	9210	8/24/10	\$145,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2 - 6	182604	9281	10/18/12	\$328,400	DATA DOES NOT MATCH SALE
2 - 6	182604	9281	1/11/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	182604	9451	4/27/12	\$315,000	QUIT CLAIM DEED
2 - 6	288170	0361	5/16/12	\$127,500	FORCED SALE
2 - 6	288170	0473	5/4/10	\$153,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	440270	0065	9/14/10	\$170,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
2 - 6	440810	0090	2/28/12	\$224,730	FORCED SALE
2 - 6	440810	0090	5/9/12	\$224,730	FORCED SALE

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2 - 6	542230	0010	4/30/10	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	546920	0020	3/7/12	\$207,300	EXEMPT FROM EXCISE TAX
2 - 6	556210	0065	8/26/10	\$171,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 6	556210	0130	11/9/11	\$299,644	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 6	667294	0040	9/1/10	\$53,075	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 6	667294	0070	9/8/11	\$59,787	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 6	688590	0110	4/30/10	\$274,500	UNFINISHED AREA > 0
2 - 6	765590	0182	9/13/12	\$389,000	QUIT CLAIM DEED
2 - 6	765590	0243	7/30/11	\$149,975	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 6	777130	0125	6/28/10	\$50,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	029363	0070	11/7/12	\$102,250	PARTIAL INTEREST (1/3, 1/2, Etc.)
2 - 8	041410	0085	2/1/11	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	041410	0165	12/15/10	\$185,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2 - 8	041410	0165	12/15/10	\$65,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2 - 8	041410	0265	9/26/12	\$315,000	DATA DOES NOT MATCH SALE
2 - 8	041410	0265	4/23/12	\$151,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	041410	0370	12/18/12	\$229,000	EXEMPT FROM EXCISE TAX
2 - 8	182604	9205	11/21/12	\$303,600	FORCED SALE
2 - 8	182604	9266	1/17/12	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	182604	9391	8/9/11	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	222470	0029	5/28/10	\$100,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 8	222470	0107	11/28/12	\$433,000	QUIT CLAIM DEED
2 - 8	222470	0131	9/24/10	\$264,149	BANKRUPTCY - RECEIVER OR TRUSTEE
2 - 8	307350	0040	11/27/12	\$262,000	NON-PROFIT ORGANIZATION
2 - 8	307350	0120	9/26/12	\$175,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
2 - 8	307350	0123	11/6/12	\$370,000	NON-PROFIT ORGANIZATION
2 - 8	309560	0010	12/20/12	\$250,430	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	336890	0055	10/19/12	\$400,000	TEAR DOWN
2 - 8	336890	0085	8/2/12	\$194,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
2 - 8	336890	0105	7/14/11	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2 - 8	336890	0130	4/9/12	\$137,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2 - 8	370590	0066	11/30/12	\$560,000	DATA DOES NOT MATCH SALE
2 - 8	370590	0066	3/27/12	\$215,000	TEAR DOWN
2 - 8	370590	0113	3/28/11	\$205,500	EXEMPT FROM EXCISE TAX
2 - 8	370590	0203	12/9/10	\$86,944	QUIT CLAIM DEED
2 - 8	370590	0206	7/2/12	\$218,682	FORCED SALE
2 - 8	525330	0037	7/19/10	\$182,200	QUIT CLAIM DEED
2 - 8	525330	0105	3/1/12	\$200,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2 - 8	525330	0241	5/3/12	\$299,950	DATA DOES NOT MATCH SALE
2 - 8	525330	0241	2/23/12	\$222,600	NON-REPRESENTATIVE SALE
2 - 8	525330	0256	9/13/12	\$210,000	FORCED SALE
2 - 8	546870	0095	9/19/11	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2 - 8	566630	0065	12/23/10	\$139,973	QUIT CLAIM DEED
2 - 8	566850	0050	9/26/12	\$250,000	UNFINISHED AREA > 0
2 - 8	613910	0040	2/8/10	\$216,300	OBSOLESCENCE > 0
2 - 8	727610	0005	7/15/11	\$395,000	TEAR DOWN
2 - 8	727610	0080	7/2/12	\$270,198	EXEMPT FROM EXCISE TAX
2 - 8	740070	0076	5/24/11	\$115,000	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
3 - 3	092710	0409	5/4/12	\$174,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	092710	0433	10/11/12	\$201,000	FORCED SALE
3 - 3	255590	0120	3/10/11	\$252,500	RELOCATION - SALE TO SERVICE
3 - 3	255590	0150	6/25/12	\$149,000	DOR RATIO
3 - 3	255590	0150	6/25/12	\$149,000	DOR RATIO
3 - 3	255590	0316	1/27/12	\$206,181	FORCED SALE
3 - 3	255650	0030	2/2/11	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 3	255650	0030	6/27/11	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	397170	1250	4/15/11	\$159,900	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
3 - 3	397170	1460	6/19/12	\$115,000	TEAR DOWN
3 - 3	397170	1930	5/31/12	\$182,000	FORCED SALE
3 - 3	397170	1930	7/5/12	\$159,199	TEAR DOWN
3 - 3	397230	0175	12/19/11	\$237,000	QUIT CLAIM DEED
3 - 3	397230	0185	3/8/11	\$139,900	LACK OF REPRESENTATION
3 - 3	397290	0135	3/21/11	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	397290	0274	4/13/11	\$219,500	NON-REPRESENTATIVE SALE
3 - 3	397290	0356	12/5/12	\$365,504	EXEMPT FROM EXCISE TAX
3 - 3	397290	0425	1/27/12	\$192,700	FORCED SALE
3 - 3	397290	0570	9/27/11	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	402410	0010	8/25/10	\$354,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	402410	0020	12/6/12	\$368,105	FORCED SALE
3 - 3	402410	0835	4/4/11	\$667,000	LACK OF REPRESENTATION
3 - 3	402410	0995	3/31/10	\$276,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	402410	1270	12/12/12	\$550,000	DATA DOES NOT MATCH SALE
3 - 3	402410	1272	12/12/12	\$518,000	DATA DOES NOT MATCH SALE
3 - 3	402410	1397	11/29/12	\$530,000	PERCENT COMPLETE < 100%
3 - 3	402410	1425	3/28/11	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	402410	1611	6/22/11	\$114,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	402410	1611	3/19/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	613630	0020	12/8/10	\$136,401	FORCED SALE
3 - 3	616390	0241	5/16/12	\$260,503	FORCED SALE
3 - 3	616390	0260	9/15/10	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	616390	0332	5/12/12	\$2,500	QUIT CLAIM DEED
3 - 3	616390	0376	10/5/10	\$330,855	GOVERNMENT AGENCY
3 - 3	616390	0400	2/18/11	\$141,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 3	616390	0920	6/14/12	\$150,000	TEAR DOWN

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 3	616390	0965	5/25/10	\$193,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 3	812340	0090	9/24/10	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	010010	0080	4/16/12	\$264,344	GOVERNMENT AGENCY
3 - 5	092710	0156	9/7/12	\$267,000	OBSOLESCENCE > 0
3 - 5	092710	0156	3/16/12	\$141,000	OBSOLESCENCE > 0
3 - 5	092710	0156	1/18/12	\$292,248	OBSOLESCENCE > 0
3 - 5	092710	0275	8/3/11	\$404,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	092710	0280	9/26/12	\$440,000	PERCENT COMPLETE < 100%
3 - 5	111510	0171	2/15/12	\$268,709	GOVERNMENT AGENCY
3 - 5	111510	0182	11/13/12	\$200,408	FORCED SALE
3 - 5	111510	0208	7/2/10	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	211150	0090	12/23/10	\$265,000	UNFINISHED AREA > 0
3 - 5	224170	0015	5/29/12	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 5	263450	0006	6/27/11	\$148,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 5	263450	0035	8/28/12	\$130,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	263450	0040	12/22/11	\$127,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 5	280760	0050	12/31/12	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 5	288170	0260	9/17/12	\$235,000	UNFINISHED AREA > 0
3 - 5	288170	0260	5/30/12	\$340,322	UNFINISHED AREA > 0
3 - 5	288170	0322	4/5/12	\$291,656	QUIT CLAIM DEED
3 - 5	323510	0240	6/2/11	\$230,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 5	378210	0055	6/13/12	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	378270	0030	2/9/10	\$179,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	397170	1065	5/10/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 5	397170	2315	12/27/12	\$137,500	QUIT CLAIM DEED
3 - 5	397170	2315	12/27/12	\$137,500	QUIT CLAIM DEED
3 - 5	502780	0030	1/25/11	\$106,752	QUIT CLAIM DEED
3 - 5	502780	0150	11/7/11	\$147,000	QUIT CLAIM DEED
3 - 5	549070	0080	9/14/12	\$133,002	FORCED SALE
3 - 5	566210	0110	12/12/12	\$231,000	EXEMPT FROM EXCISE TAX
3 - 5	572750	0147	7/10/12	\$380,805	GOVERNMENT AGENCY
3 - 5	616390	0021	2/13/12	\$142,500	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	616390	0021	8/27/12	\$142,500	SHERIFF / TAX SALE
3 - 5	616390	0170	12/21/12	\$247,871	GOVERNMENT AGENCY
3 - 5	730530	0315	3/13/12	\$130,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 5	730530	0395	6/4/12	\$150,000	TEAR DOWN
3 - 5	730700	0020	11/14/12	\$230,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 5	741870	0085	6/25/12	\$374,950	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 6	040810	0225	5/2/11	\$132,365	UNFINISHED AREA > 0
3 - 6	092710	0310	4/5/11	\$120,000	DOR RATIO
3 - 6	144050	0015	1/10/12	\$149,000	EXEMPT FROM EXCISE TAX
3 - 6	254810	0042	7/15/11	\$127,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 6	254810	0120	4/9/10	\$176,596	QUIT CLAIM DEED
3 - 6	254810	0215	4/24/12	\$147,199	FINANCIAL INSTITUTION RESALE; SCATTER PLOT
3 - 6	254810	0215	3/22/12	\$224,000	FORCED SALE
3 - 6	343250	0230	8/15/12	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	343250	0830	11/28/12	\$269,000	FORCED SALE
3 - 6	343250	1055	3/28/11	\$136,000	DOR RATIO
3 - 6	343250	1100	5/16/11	\$137,000	DOR RATIO
3 - 6	616390	1011	1/20/10	\$200,000	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 6	616390	1030	6/17/10	\$166,900	PREVIOUS IMPROVEMENT VALUE <= \$25,000
3 - 6	616390	1050	5/3/12	\$212,500	FORCED SALE
3 - 6	616390	1243	4/13/10	\$157,831	QUIT CLAIM DEED
3 - 6	616390	1340	9/27/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	616390	1351	11/9/11	\$200,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 6	616390	1351	12/20/11	\$158,199	NON-REPRESENTATIVE SALE
3 - 6	616390	1822	3/1/12	\$70,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	616390	1881	12/7/10	\$143,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	663290	0431	10/12/12	\$245,000	TEAR DOWN
3 - 6	663290	0545	6/1/11	\$305,000	QUIT CLAIM DEED
3 - 6	663290	0631	7/17/12	\$223,884	GOVERNMENT AGENCY
3 - 6	670250	0055	7/28/10	\$6,500	DOR RATIO
3 - 6	670310	0070	12/8/11	\$208,144	BANKRUPTCY - RECEIVER OR TRUSTEE
3 - 6	714870	0010	1/14/11	\$168,000	NON-REPRESENTATIVE SALE
3 - 6	730430	0011	1/26/10	\$149,000	NON-REPRESENTATIVE SALE
3 - 6	730430	0011	1/26/10	\$149,000	QUIT CLAIM DEED
3 - 6	730430	0325	10/14/11	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	730430	0520	1/27/10	\$36,689	FORCED SALE
3 - 6	730430	0640	9/10/12	\$387,663	FORCED SALE
3 - 6	730430	0890	7/18/12	\$275,000	DATA DOES NOT MATCH SALE
3 - 6	730430	0890	3/14/12	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	730430	0890	4/19/12	\$131,346	IMP. CHARACTERISTICS CHANGED SINCE SALE
3 - 6	730430	1130	9/14/11	\$120,000	DOR RATIO
3 - 7	156810	0027	5/3/12	\$220,000	FORCED SALE
3 - 7	156810	0240	7/18/11	\$160,000	SHORT SALE
3 - 7	156810	0295	10/28/11	\$379,110	FORCED SALE
3 - 7	156810	0360	6/13/11	\$180,000	OBSOLESCENCE > 0
3 - 7	156810	0385	10/23/12	\$215,000	SEGREGATION AND/OR MERGER
3 - 7	156810	0387	1/24/12	\$90,000	SEGREGATION AND/OR MERGER
3 - 7	156810	0387	8/15/12	\$388,000	SEGREGATION AND/OR MERGER
3 - 7	156810	0506	5/8/12	\$196,000	DOR RATIO
3 - 7	162604	9059	12/17/12	\$175,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 7	162604	9059	11/19/12	\$145,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 7	162604	9061	9/10/12	\$133,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 7	162604	9061	4/12/12	\$102,000	FORCED SALE
3 - 7	350010	0142	9/27/10	\$240,000	MORE THAN 1 HOUSE
3 - 7	367050	0160	5/25/12	\$38,382	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	367050	0700	11/27/12	\$444,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 7	373890	0004	7/12/12	\$100,000	DOR RATIO
3 - 7	373890	0035	9/4/12	\$201,377	EXEMPT FROM EXCISE TAX
3 - 7	373890	0035	10/17/12	\$201,377	GOVERNMENT AGENCY
3 - 7	373890	0135	10/13/10	\$105,713	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	399570	0060	9/21/12	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 7	399570	0245	9/3/10	\$150,000	NO MARKET EXPOSURE
3 - 7	399570	0360	7/2/12	\$108,762	QUIT CLAIM DEED
3 - 7	399570	0600	7/6/11	\$39,364	PARTIAL INTEREST (1/3, 1/2, Etc.)
3 - 7	399570	0600	8/22/11	\$39,364	PARTIAL INTEREST (1/3, 1/2, Etc.)
3 - 7	399690	0450	8/9/12	\$340,500	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 7	399690	0500	2/14/12	\$165,000	NET CONDITION > 0
3 - 7	402530	0311	11/21/12	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3 - 7	558930	0095	7/12/11	\$190,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3 - 7	558930	0250	4/25/11	\$420,000	MORE THAN 1 HOUSE
3 - 7	558930	0585	6/11/10	\$270,000	NO MARKET EXPOSURE
3 - 7	558990	0035	9/24/10	\$290,000	GOVERNMENT AGENCY
3 - 7	558990	0085	6/21/10	\$90,440	RELATED PARTY, FRIEND, OR NEIGHBOR
3 - 7	558990	0590	9/9/10	\$182,000	DIAGNOSTIC OUTLIER; SCATTER PLOT
3 - 7	558990	0625	7/24/12	\$497,802	FORCED SALE
3 - 7	558990	0760	11/24/10	\$238,500	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2 - 2	222730	0043	11/29/10	\$125,000	8000	N	N
3 - 3	397170	2075	7/14/10	\$150,000	11500	N	N
3 - 3	402410	1396	1/5/12	\$119,950	7879	N	N
3 - 3	402410	1397	1/5/12	\$129,950	7879	N	N
3 - 3	402410	1620	12/12/11	\$35,000	14333	N	N
3 - 5	092710	0280	12/2/11	\$90,000	11643	N	N
3 - 5	092710	0280	10/3/11	\$60,000	11643	N	N
3 - 5	572750	0210	9/14/11	\$150,000	12300	N	N
3 - 6	616390	1093	3/21/12	\$82,500	7989	N	N

Vacant Sales Removed in this Annual Update Analysis
Areas 2 and 3
(1 to 3 Unit Residences)

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3 - 6	616390	1941	4/13/11	\$30,000	RELATED PARTY, FRIEND, OR NEIGHBOR

**Mobile Home Sales Used in this Annual Update Analysis
Areas 2 and 3**

Area - Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
3 - 3	397170	2060	6/7/11	\$125,000	11500	N	N
3 - 5	397170	0967	5/31/12	\$152,950	7500	N	N
3 - 6	616390	1363	3/10/11	\$210,000	6337	N	N

Mobile Home Sales Removed in this Annual Update Analysis Areas 2 and 3

No mobile home sales were removed.