

Residential Revalue

2013 Assessment Roll

Sammamish Plateau

Area 35

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

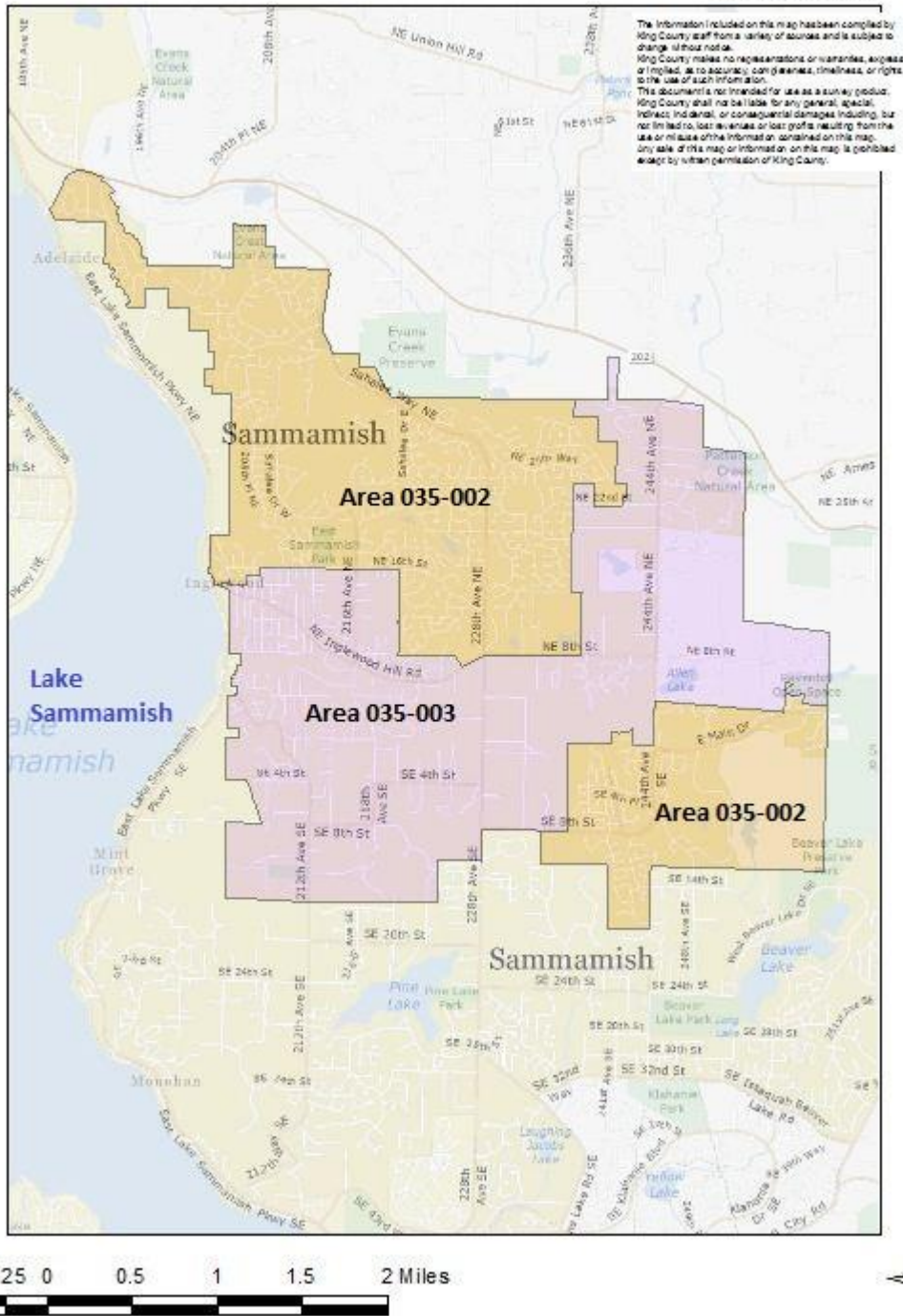
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

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 35 - Sammamish Plateau



Sammamish Plateau

Housing



Grade 6/ Year Built 1916/ Total Living Area 1510



Grade 7/ Year Built 1982/Total Living Area 1910



Grade 9/ Year Built 1997/ Total Living Area 2750



Grade 10/ Year Built 2005/Total Living Area 3240



Grade 11/ Year Built 1990/ Total Living Area 4280



Grade 12/ Year Built 1996/Total Living Area 4920

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: Sammamish Plateau/35

Previous Physical Inspection: 2010

Number of Improved Sales: 819

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	\$206,600	\$302,400	\$509,000			
2013 Value	\$223,300	\$327,500	\$550,800	\$598,500	92%	6.83%
Change	+\$16,700	+\$25,100	+\$41,800			
% Change	+8.1%	+8.3%	+8.2%			

*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. The 2013 COD of 6.83% is an improvement from the previous COD of 7.05%. 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	\$219,900	\$255,200	\$475,100
2013 Value	\$237,700	\$278,100	\$515,800
Percent Change	+8.1%	+9.0%	+8.6%

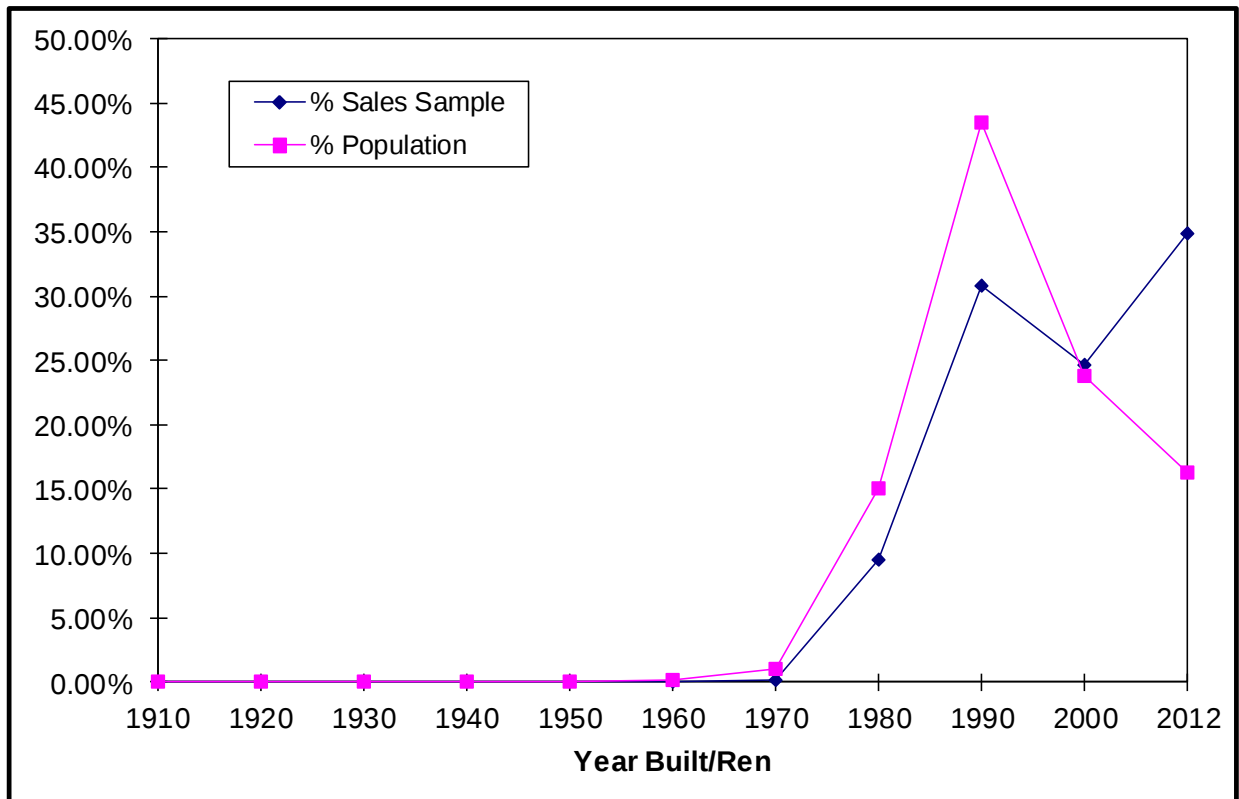
Number of one to three unit residences in the population: 8,050

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes located in Subarea 2 and homes greater than Grade 11 received an upwards adjustment due to lower assessment ratios compared to other parcels in Area 35. In addition, homes located in Green Briar Subdivision (Plat 289573) received a downward adjustment due to a higher assessment ratio compared to other parcels in Area 35. 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	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	0	0.00%
1970	1	0.12%
1980	78	9.52%
1990	252	30.77%
2000	202	24.66%
2012	286	34.92%
	819	

Population		
Year Built/Ren	Frequency	% Population
1910	2	0.02%
1920	4	0.05%
1930	1	0.01%
1940	2	0.02%
1950	5	0.06%
1960	12	0.15%
1970	85	1.06%
1980	1208	15.01%
1990	3499	43.47%
2000	1920	23.85%
2012	1312	16.30%
	8050	

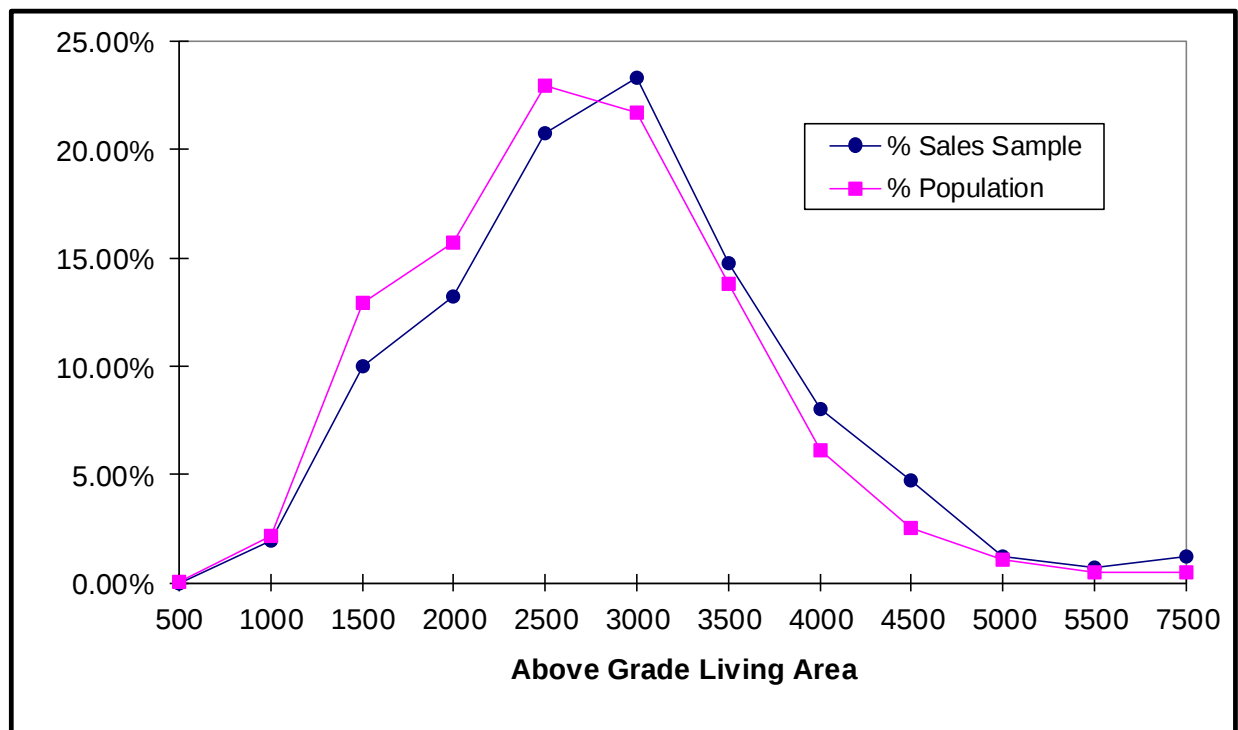


Sales of new homes built over the last few years are over represented in this sample.
 This is a common occurrence due to the fact that most new homes will sell shortly after completion.
 This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	16	1.95%
1500	82	10.01%
2000	108	13.19%
2500	170	20.76%
3000	191	23.32%
3500	121	14.77%
4000	66	8.06%
4500	39	4.76%
5000	10	1.22%
5500	6	0.73%
7500	10	1.22%
	819	

Population		
AGLA	Frequency	% Population
500	2	0.02%
1000	177	2.20%
1500	1041	12.93%
2000	1264	15.70%
2500	1848	22.96%
3000	1746	21.69%
3500	1110	13.79%
4000	494	6.14%
4500	202	2.51%
5000	85	1.06%
5500	42	0.52%
7500+	39	0.48%
	8050	

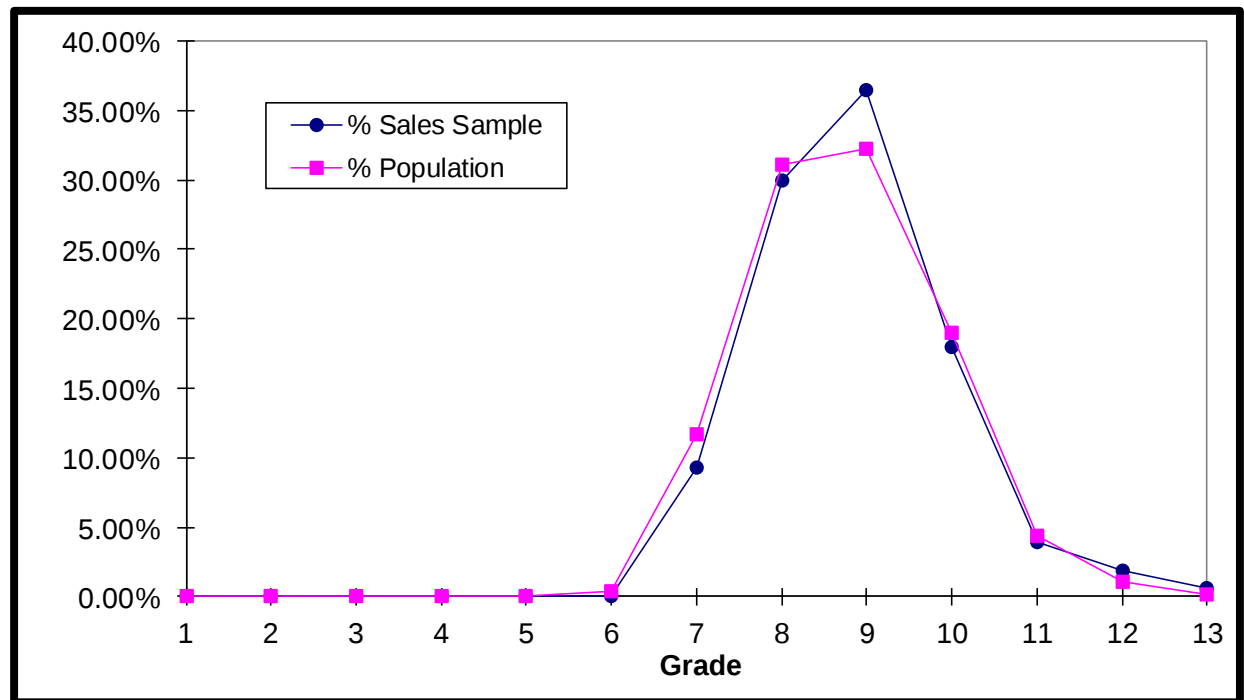


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	0	0.00%
7	76	9.28%
8	245	29.91%
9	299	36.51%
10	147	17.95%
11	32	3.91%
12	15	1.83%
13	5	0.61%
	819	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.01%
5	1	0.01%
6	27	0.34%
7	941	11.69%
8	2501	31.07%
9	2594	32.22%
10	1528	18.98%
11	356	4.42%
12	88	1.09%
13	13	0.16%
	8050	



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

Based on the 12 usable land sales available in the area, and their 2012 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +8.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.082, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Homes located in Subarea 2 and homes greater than Grade 11 received an upwards adjustment due to lower assessment ratios compared to other parcels in Area 35. In addition, homes located in Green Briar Subdivision (Plat 289573) received a downward adjustment due to a higher assessment ratio compared to other parcels in Area 35.

We recommend posting these values for the 2013 Assessment Roll.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 819 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 were two sales of Mobile Homes within this area; therefore, Mobile Homes received the 2013 Land + 2012 Improvement value.

Results

The resulting assessment level is 92.0%. 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 +8.6%. 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.

Area 35 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

5.50%

Sub2	Yes
% Adjustment	1.81%
GreenBriar Plat	Yes
% Adjustment	-0.93%
Grades>11	Yes
% Adjustment	9.77%
Sub2 Grade>11	Yes
% Adjustment	5.79%

Comments :

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in Subarea 2 would *approximately* receive a +1.81% upward adjustment. 5915 parcels in the improved population would receive this adjustment. There were 575 sales.

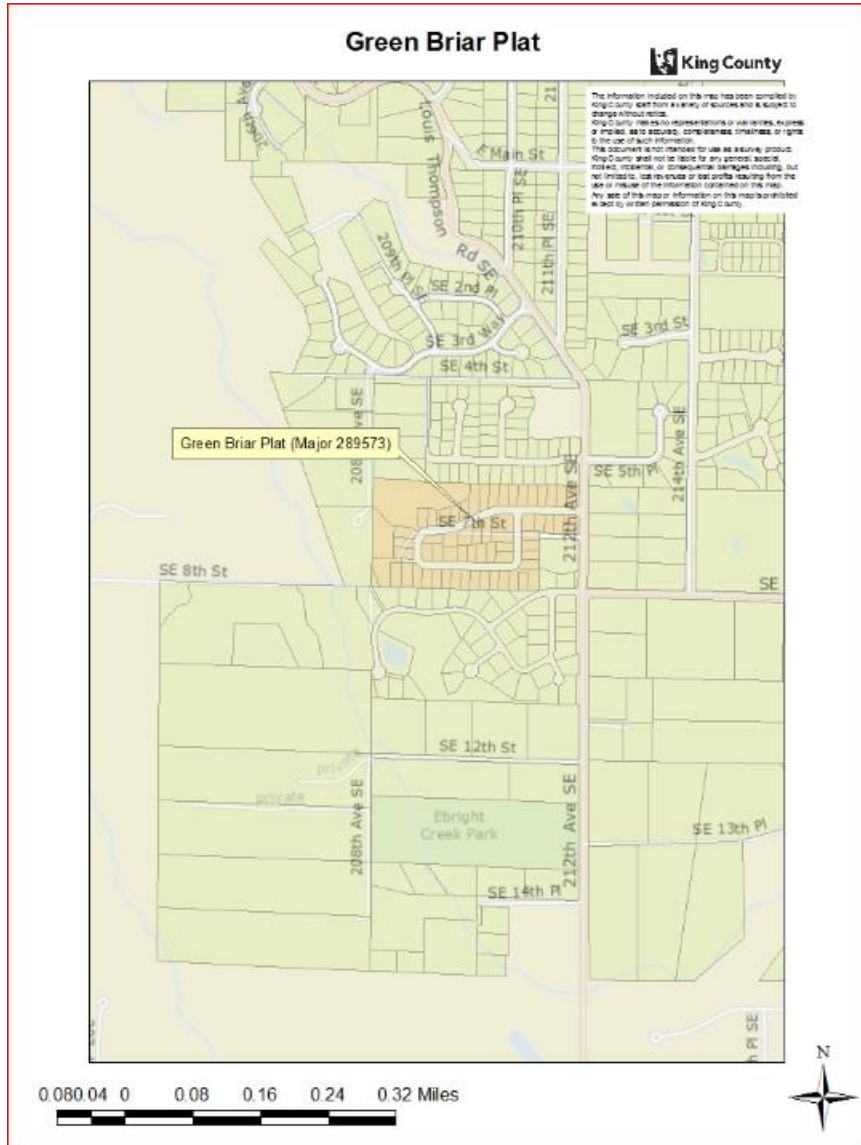
Some parcels would receive multiple adjustments. They are: Grades>11 in Subarea 2 would approximately receive a +5.79% upward adjustment. 73 parcels in the improved population would receive this adjustment. There were 10 sales.

Generally Grades>11 in Subarea 2 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

26% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

Area 35 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
289573	Green Briar	21	30	70%	SE-32-25-6	3	10	2011 thru 2012	212 th Ave and SE 8 th ST



Area 35 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 \$525000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.059, resulting in an adjusted value of \$556000 (\$525000 X 1.059=\$555975) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	.988	-1.2%
2/1/2010	.966	-0.4%
3/1/2010	1.002	0.2%
4/1/2010	1.009	0.9%
5/1/2010	1.015	1.5%
6/1/2010	1.021	2.1%
7/1/2010	1.026	2.6%
8/1/2010	1.031	3.1%
9/1/2010	1.036	3.6%
10/1/2010	1.040	4.0%
11/1/2010	1.044	4.4%
12/1/2010	1.047	4.7%
1/1/2011	1.050	5.0%
2/1/2011	1.053	5.3%
3/1/2011	1.054	5.4%
4/1/2011	1.056	5.6%
5/1/2011	1.058	5.8%
6/1/2011	1.059	5.9%
7/1/2011	1.059	5.9%
8/1/2011	1.059	5.9%
9/1/2011	1.059	5.9%
10/1/2011	1.058	5.8%
11/1/2011	1.057	5.7%
12/1/2011	1.056	5.6%
1/1/2012	1.054	5.4%
2/1/2012	1.052	5.2%
3/1/2012	1.049	4.9%
4/1/2012	1.046	4.6%
5/1/2012	1.042	4.2%
6/1/2012	1.039	3.9%
7/1/2012	1.034	3.4%
8/1/2012	1.030	3.0%
9/1/2012	1.024	2.4%
10/1/2012	1.019	1.9%
11/1/2012	1.013	1.3%
12/1/2012	1.007	0.7%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	1210	11/18/11	\$280,000	\$296,000	760	7	1981	Good	10334	N	N	22937 NE 27TH PL
002	681781	0050	3/20/12	\$285,000	\$298,000	830	7	1981	Avg	10465	N	N	2920 229TH PL NE
002	681780	0860	9/10/12	\$317,700	\$325,000	850	7	1984	Avg	13281	N	N	23014 NE 29TH ST
002	681780	0950	10/6/10	\$328,000	\$341,000	850	7	1982	Good	11985	N	N	2907 230TH AVE NE
002	681781	0200	9/3/10	\$329,000	\$341,000	850	7	1984	Avg	11851	N	N	3021 230TH PL NE
002	771580	0200	10/13/10	\$335,000	\$349,000	860	7	1982	Good	7200	N	N	1820 211TH PL NE
002	681781	0230	5/8/12	\$285,000	\$297,000	900	7	1983	Avg	12696	N	N	3004 229TH PL NE
002	681781	0270	5/26/11	\$315,000	\$333,000	900	7	1983	Avg	10637	N	N	3033 229TH PL NE
002	681780	0380	10/2/12	\$320,000	\$326,000	910	7	1981	Avg	10900	N	N	2518 231ST AVE NE
002	681780	0460	4/4/11	\$292,000	\$308,000	920	7	1981	Avg	11985	N	N	2525 231ST AVE NE
002	681780	0970	9/27/12	\$294,000	\$300,000	920	7	1983	Avg	11020	N	N	2823 230TH AVE NE
002	681780	1090	11/3/11	\$347,000	\$367,000	920	7	1983	Good	11609	N	N	22967 NE 26TH PL
002	681780	0520	1/9/11	\$255,000	\$268,000	940	7	1981	Avg	10700	N	N	23005 NE 27TH ST
002	681781	0360	2/24/12	\$245,000	\$257,000	940	7	1984	Avg	11247	N	N	2905 229TH PL NE
002	681780	0030	3/23/11	\$391,000	\$413,000	1010	7	1985	Good	13309	N	N	22819 NE 25TH WAY
002	771580	0210	7/20/12	\$320,000	\$330,000	1010	7	1982	Avg	7000	N	N	1828 211TH PL NE
002	771580	0410	3/8/12	\$271,000	\$284,000	1010	7	1984	Avg	9100	N	N	1840 211TH CT NE
002	771580	1100	11/30/11	\$260,000	\$275,000	1020	7	1982	Avg	8120	N	N	21137 NE 18TH ST
002	771580	0670	12/21/10	\$310,000	\$325,000	1130	7	1981	Avg	7623	N	N	1820 210TH CT NE
002	660022	0300	3/3/11	\$475,000	\$501,000	1180	7	1981	Good	12753	N	N	2200 229TH AVE NE
002	681780	0170	10/12/11	\$352,000	\$372,000	1190	7	1983	Avg	12266	N	N	22914 NE 24TH PL
002	660022	0670	11/29/12	\$328,000	\$330,000	1210	7	1981	Good	14117	N	N	2012 228TH PL NE
002	664400	0060	4/12/11	\$324,950	\$343,000	1220	7	1987	Avg	7461	N	N	1806 225TH PL NE
002	660022	0200	4/7/11	\$377,000	\$398,000	1270	7	1982	Avg	17649	N	N	2413 231ST PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	681780	1340	2/9/12	\$400,000	\$420,000	1270	7	1984	Avg	10580	N	N	22841 NE 26TH ST
002	681780	0690	5/27/11	\$320,000	\$339,000	1290	7	1981	Good	10957	N	N	23028 NE 28TH ST
002	752505	0070	5/7/12	\$425,000	\$443,000	1330	7	1982	Avg	12920	N	N	1637 220TH PL NE
002	681780	1250	9/16/10	\$399,950	\$415,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL
002	681780	1250	6/30/11	\$360,000	\$381,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL
002	681780	1250	6/30/11	\$360,000	\$381,000	1360	7	1981	Avg	11278	N	N	22932 NE 27TH PL
002	681780	1440	7/13/10	\$336,000	\$345,000	1380	7	1984	Avg	11443	N	N	22804 NE 25TH WAY
002	570630	0110	12/14/12	\$399,950	\$402,000	1390	7	1987	Avg	14824	N	N	23218 NE 10TH PL
002	771580	1040	4/11/12	\$350,500	\$366,000	1430	7	1984	Good	7125	N	N	1740 211TH WAY NE
002	771580	1090	4/6/10	\$384,900	\$389,000	1430	7	1984	Avg	9240	N	N	21131 NE 18TH ST
002	664400	0100	7/8/11	\$370,000	\$392,000	1470	7	1987	Avg	7567	N	N	1831 225TH PL NE
002	681780	1020	1/25/12	\$389,950	\$410,000	1500	7	1983	Avg	11092	N	N	2603 230TH AVE NE
002	681780	1360	4/9/10	\$380,000	\$384,000	1630	7	1984	Avg	11000	N	N	22847 NE 26TH ST
002	771580	0010	5/4/11	\$380,000	\$402,000	1650	7	1982	Avg	7722	N	N	21144 NE 16TH ST
002	681780	0910	6/24/11	\$385,000	\$408,000	1690	7	1984	Avg	16061	N	N	2928 230TH AVE NE
002	771580	1190	4/19/10	\$377,000	\$382,000	1710	7	1981	Avg	7626	N	N	21002 NE 17TH ST
002	771580	0470	11/4/10	\$390,000	\$407,000	1740	7	1982	Avg	6555	N	N	1802 211TH WAY NE
002	357840	0710	12/13/12	\$310,000	\$311,000	1010	8	1982	Avg	14183	N	N	1346 222ND PL NE
002	357840	1190	12/7/11	\$290,000	\$306,000	1010	8	1980	Avg	13077	N	N	1139 222ND PL NE
002	357840	1670	5/28/10	\$278,000	\$284,000	1010	8	1981	Avg	12464	N	N	22509 NE 14TH DR
002	771580	1150	11/7/12	\$386,000	\$391,000	1030	8	1981	Avg	8256	N	N	21038 NE 17TH ST
002	771580	1150	3/10/10	\$353,000	\$354,000	1030	8	1981	Avg	8256	N	N	21038 NE 17TH ST
002	771580	0980	4/5/12	\$395,000	\$413,000	1150	8	1981	VGood	7600	N	N	21018 NE 16TH ST
002	807841	0270	1/25/12	\$385,000	\$405,000	1160	8	1987	Avg	8304	N	N	23235 NE 29TH CT
002	357840	0030	2/5/10	\$420,000	\$419,000	1170	8	1983	Avg	13383	N	N	22626 NE 14TH DR
002	807840	0170	5/11/12	\$410,000	\$427,000	1190	8	1984	Avg	11667	N	N	2621 234TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865152	0040	3/15/10	\$493,000	\$496,000	1200	8	1985	Good	7070	N	N	21053 NE 42ND ST
002	807840	0210	7/30/12	\$378,000	\$389,000	1220	8	1984	Avg	8076	N	N	2605 234TH AVE NE
002	807840	0180	6/21/11	\$367,500	\$389,000	1250	8	1984	Avg	8437	N	N	2617 234TH AVE NE
002	357840	1020	10/18/12	\$414,700	\$421,000	1270	8	1983	Avg	9835	N	N	1518 220TH PL NE
002	357840	1690	1/17/12	\$330,000	\$347,000	1280	8	1984	Avg	11057	N	N	22525 NE 14TH DR
002	357840	1240	10/25/12	\$375,000	\$380,000	1290	8	1983	Avg	12741	N	N	22411 NE 12TH CT
002	807841	0330	2/15/12	\$439,950	\$462,000	1290	8	1987	Good	9433	N	N	2803 233RD PL NE
002	357840	1390	8/14/12	\$379,000	\$389,000	1310	8	1983	Avg	10410	N	N	22424 NE 13TH CT
002	357840	0920	6/22/12	\$429,000	\$444,000	1320	8	1980	Good	11167	N	N	22025 NE 15TH ST
002	721572	1440	7/9/12	\$363,000	\$375,000	1330	8	1999	Avg	4924	N	N	913 243RD PL SE
002	807841	0080	5/19/10	\$407,000	\$414,000	1340	8	1987	Avg	9169	N	N	2824 233RD PL NE
002	807842	0150	6/20/11	\$405,000	\$429,000	1340	8	1988	Avg	7698	N	N	2832 234TH PL NE
002	807843	0330	6/16/11	\$431,500	\$457,000	1350	8	1988	Avg	8894	N	N	23440 NE 28TH PL
002	807842	0010	12/5/12	\$430,000	\$433,000	1360	8	1988	Avg	8887	N	N	2829 234TH PL NE
002	807848	0010	8/23/10	\$428,000	\$443,000	1380	8	1990	Avg	9639	N	N	23551 NE 29TH ST
002	865151	1010	6/2/10	\$425,000	\$434,000	1380	8	1982	Avg	8531	N	N	20716 NE 42ND PL
002	865151	1310	11/12/10	\$412,500	\$431,000	1440	8	1984	Avg	8574	N	N	20923 NE 44TH ST
002	357840	0720	5/12/10	\$419,900	\$427,000	1450	8	1984	Good	9748	N	N	22025 NE 16TH ST
002	865152	0350	9/1/10	\$460,000	\$476,000	1450	8	1986	Avg	8013	N	N	21113 NE 43RD PL
002	357840	0860	5/10/10	\$410,000	\$417,000	1470	8	1984	Avg	10575	N	N	22014 NE 13TH PL
002	664620	0400	8/27/10	\$410,000	\$424,000	1470	8	1990	Avg	7206	N	N	22305 NE 17TH CT
002	771580	0920	4/22/11	\$385,000	\$407,000	1470	8	1980	Avg	9000	N	N	21027 NE 17TH ST
002	865152	0140	12/12/12	\$456,000	\$458,000	1510	8	1984	Avg	14398	N	N	4121 211TH PL NE
002	865151	1480	3/25/11	\$437,000	\$461,000	1520	8	1982	Avg	9334	N	N	20820 NE 42ND ST
002	896199	0030	7/2/10	\$354,050	\$363,000	1530	8	1999	Avg	5794	N	N	427 243RD PL SE
002	896199	0060	6/8/10	\$365,000	\$373,000	1530	8	1999	Avg	6118	N	N	445 243RD PL SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	896199	0120	4/6/10	\$350,000	\$353,000	1530	8	1999	Avg	5568	N	N	481 243RD PL SE
002	896199	0120	9/20/11	\$333,000	\$353,000	1530	8	1999	Avg	5568	N	N	481 243RD PL SE
002	896199	0130	5/3/10	\$387,000	\$393,000	1530	8	1999	Avg	6489	N	N	485 243RD PL SE
002	896199	0150	12/7/12	\$365,000	\$367,000	1530	8	1999	Avg	5051	N	N	476 243RD PL SE
002	896199	0150	7/30/12	\$345,000	\$355,000	1530	8	1999	Avg	5051	N	N	476 243RD PL SE
002	896199	0180	9/13/12	\$370,000	\$378,000	1530	8	1999	Avg	5976	N	N	458 243RD PL SE
002	721572	1960	3/12/10	\$420,000	\$422,000	1560	8	1999	Avg	5382	N	N	24253 SE 11TH PL
002	357840	0470	6/1/10	\$409,000	\$418,000	1600	8	1982	Avg	16299	N	N	1235 224TH PL NE
002	807841	0030	8/4/10	\$331,000	\$341,000	1620	8	1985	Avg	7606	N	N	2726 233RD PL NE
002	357840	0190	4/7/11	\$370,000	\$391,000	1640	8	1984	Avg	11542	N	N	1440 224TH AVE NE
002	721572	1000	4/24/12	\$380,000	\$396,000	1650	8	1999	Avg	5170	N	N	24258 SE 9TH ST
002	721572	1180	12/6/10	\$385,000	\$403,000	1650	8	1999	Avg	4533	N	N	24225 SE 10TH PL
002	721572	1300	11/2/12	\$412,000	\$417,000	1650	8	2000	Avg	5569	N	N	924 242ND CT SE
002	721573	0760	7/14/10	\$400,000	\$411,000	1650	8	2001	Avg	5132	N	N	1431 242ND PL SE
002	750446	0170	2/22/12	\$431,000	\$452,000	1670	8	1978	Avg	13510	N	N	1621 217TH PL NE
002	807840	0160	10/14/10	\$414,000	\$431,000	1720	8	1985	Avg	8979	N	N	2625 234TH AVE NE
002	750440	0670	12/14/12	\$450,000	\$452,000	1750	8	1978	Avg	12352	N	N	21629 NE 18TH PL
002	865151	1290	10/27/10	\$394,000	\$411,000	1750	8	1984	Avg	9551	N	N	4334 209TH AVE NE
002	865151	0680	4/20/11	\$425,000	\$449,000	1770	8	1983	Avg	9680	N	N	20427 NE 41ST ST
002	863576	0040	12/3/11	\$327,950	\$346,000	1770	8	1999	Avg	3993	N	N	714 239TH PL SE
002	865152	0420	5/4/12	\$490,000	\$511,000	1780	8	1985	Avg	9568	N	N	21124 NE 42ND ST
002	807841	0350	11/15/11	\$379,000	\$400,000	1790	8	1987	Avg	6821	N	N	2729 233RD PL NE
002	863575	1290	12/3/10	\$408,000	\$427,000	1790	8	1998	Avg	4200	N	N	509 239TH AVE SE
002	863575	1300	1/3/11	\$400,000	\$420,000	1790	8	1998	Avg	4200	N	N	508 239TH AVE SE
002	721572	1270	4/12/12	\$398,000	\$416,000	1790	8	2000	Avg	6278	N	N	929 242ND CT SE
002	721572	0950	7/16/12	\$435,000	\$449,000	1800	8	1998	Avg	7806	N	N	24218 SE 9TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	721572	0980	7/6/11	\$417,000	\$442,000	1800	8	1999	Avg	5393	N	N	24242 SE 9TH ST
002	721572	1150	4/30/12	\$407,000	\$424,000	1800	8	1999	Avg	4500	N	N	24249 SE 10TH PL
002	721572	1320	11/4/11	\$425,000	\$449,000	1800	8	2000	Avg	4504	N	N	934 242ND CT SE
002	721572	1430	2/3/12	\$408,600	\$430,000	1800	8	1999	Avg	5233	N	N	917 243RD PL SE
002	721572	1480	11/5/12	\$428,000	\$433,000	1800	8	1999	Avg	4538	N	N	24259 SE 9TH ST
002	721573	0800	4/27/11	\$425,000	\$449,000	1800	8	2001	Avg	6689	N	N	1443 242ND PL SE
002	721573	0840	3/17/11	\$400,500	\$423,000	1800	8	2001	Avg	5933	N	N	1430 242ND PL SE
002	721573	0890	9/6/11	\$390,000	\$413,000	1800	8	2001	Avg	5875	N	N	24211 SE 14TH CT
002	721573	0970	6/15/11	\$421,000	\$446,000	1800	8	2001	Avg	4991	N	N	1404 242ND PL SE
002	750401	0310	11/27/12	\$385,000	\$388,000	1810	8	1976	Avg	11480	N	N	3510 SAHALEE DR W
002	807843	0290	9/14/10	\$445,000	\$462,000	1820	8	1988	Avg	7035	N	N	2808 235TH PL NE
002	807845	0440	10/8/10	\$450,000	\$468,000	1820	8	1990	Avg	7008	N	N	2509 238TH CT NE
002	863576	0050	6/23/11	\$339,000	\$359,000	1820	8	1999	Avg	3897	N	N	708 239TH PL SE
002	863576	0110	2/12/10	\$364,000	\$363,000	1820	8	1999	Avg	2935	N	N	23948 SE 7TH ST
002	863576	0390	3/29/10	\$345,000	\$348,000	1820	8	1999	Avg	2948	N	N	23987 SE 7TH LN
002	863576	0540	11/2/10	\$325,000	\$339,000	1820	8	1999	Avg	3016	N	N	740 239TH LN SE
002	863576	0510	11/27/12	\$319,000	\$321,000	1830	8	1999	Avg	2839	N	N	23942 SE 7TH LN
002	863576	0580	8/13/12	\$349,950	\$360,000	1830	8	1999	Avg	2839	N	N	23937 SE 7TH ST
002	664620	0350	6/9/12	\$376,500	\$391,000	1840	8	1990	Avg	5582	Y	N	22314 NE 17TH CT
002	807841	0220	2/20/12	\$390,000	\$409,000	1840	8	1987	Avg	10609	N	N	23230 NE 29TH CT
002	807841	0440	5/30/12	\$340,000	\$353,000	1850	8	1987	Avg	6401	N	N	23427 NE 27TH ST
002	660022	0580	12/20/11	\$358,000	\$378,000	1860	8	1983	Avg	13813	N	N	22910 NE 20TH PL
002	807841	0120	9/19/11	\$422,500	\$447,000	1860	8	1987	Good	9472	N	N	2836 234TH PL NE
002	807842	0250	8/21/12	\$449,950	\$462,000	1860	8	1988	Avg	7970	N	N	23426 NE 29TH PL
002	660022	0330	3/15/11	\$353,000	\$373,000	1870	8	1985	Avg	12198	N	N	22904 NE 21ST ST
002	807842	0110	6/28/10	\$460,000	\$472,000	1870	8	1988	Avg	8604	N	N	2814 234TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	807848	0130	5/10/11	\$475,000	\$503,000	1870	8	1990	Avg	13608	N	N	23534 NE 29TH ST
002	865151	0330	3/9/12	\$415,000	\$435,000	1880	8	1985	Avg	10685	N	N	21008 NE 44TH ST
002	750440	0350	5/11/10	\$452,000	\$460,000	1890	8	1978	Avg	12002	N	N	1624 219TH PL NE
002	807843	0120	10/18/11	\$415,000	\$439,000	1890	8	1988	Avg	9341	N	N	2617 236TH PL NE
002	807844	0130	5/5/10	\$467,500	\$475,000	1910	8	1990	Avg	7541	N	N	23416 NE 25TH WAY
002	721572	0490	5/12/10	\$450,000	\$458,000	1910	8	1999	Avg	5366	N	N	24003 SE 11TH PL
002	721572	0880	12/18/12	\$487,000	\$489,000	1910	8	1999	Avg	7246	N	N	24041 SE 9TH CT
002	225390	0160	8/11/11	\$400,000	\$424,000	1910	8	2003	Avg	3840	N	N	1105 231ST PL NE
002	750420	0220	8/24/12	\$325,000	\$333,000	1920	8	1971	Avg	4275	N	N	2417 209TH AVE NE
002	807842	0030	8/7/12	\$445,950	\$459,000	1930	8	1987	Avg	9107	N	N	2821 234TH PL NE
002	660022	0520	5/3/12	\$450,000	\$469,000	1940	8	1983	Avg	11978	N	N	22927 NE 20TH PL
002	807845	0180	10/10/11	\$345,000	\$365,000	1940	8	1990	Avg	7151	N	N	2502 239TH PL NE
002	664620	0380	9/7/10	\$450,000	\$466,000	1950	8	1990	Avg	7720	Y	N	22302 NE 17TH CT
002	752500	0080	11/1/10	\$440,000	\$459,000	1970	8	1980	Avg	14892	N	N	1833 220TH PL NE
002	865152	0270	9/5/12	\$383,450	\$393,000	1970	8	1985	Avg	42828	Y	N	4334 212TH AVE NE
002	865151	0550	10/5/12	\$515,000	\$524,000	1990	8	1984	Avg	11282	N	N	4201 204TH AVE NE
002	750420	0110	11/6/12	\$360,000	\$364,000	2000	8	1971	Avg	3450	N	N	2424 SAHALEE DR W
002	815800	0020	8/22/11	\$364,000	\$386,000	2010	8	1985	Avg	7362	N	N	1809 226TH PL NE
002	570630	0010	11/16/11	\$363,000	\$384,000	2020	8	1985	Avg	12600	N	N	23237 NE 10TH PL
002	807846	0210	10/17/11	\$427,000	\$452,000	2030	8	1991	Avg	8082	N	N	23400 NE 24TH PL
002	807846	0800	9/6/12	\$457,500	\$468,000	2040	8	1993	Avg	8226	N	N	23746 NE 24TH PL
002	807843	0060	12/30/10	\$440,000	\$462,000	2050	8	1988	Avg	8254	N	N	2628 235TH CT NE
002	807846	0260	3/1/10	\$450,000	\$451,000	2070	8	1991	Avg	9419	N	N	2421 237TH CT NE
002	896199	0260	7/16/12	\$440,000	\$454,000	2070	8	1999	Avg	4473	N	N	414 243RD PL SE
002	896199	0050	5/9/11	\$420,000	\$444,000	2080	8	1999	Avg	4057	N	N	439 243RD PL SE
002	721572	1860	6/5/12	\$470,000	\$488,000	2080	8	1999	Avg	7898	N	N	24271 SE 12TH CT

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	751070	0090	4/27/10	\$450,000	\$456,000	2090	8	1986	Avg	15000	N	N	1326 232ND PL NE
002	807845	0240	3/28/12	\$433,000	\$453,000	2090	8	1990	Avg	8712	N	N	23808 NE 27TH ST
002	865152	0340	4/26/10	\$466,000	\$473,000	2090	8	1988	Avg	8261	N	N	21109 NE 43RD PL
002	721572	1830	8/24/12	\$490,000	\$503,000	2090	8	1999	Avg	6445	N	N	24289 SE 12TH CT
002	807845	0070	4/17/12	\$450,000	\$470,000	2100	8	1990	Avg	8089	N	N	23609 NE 25TH WAY
002	865151	1280	5/27/10	\$433,600	\$442,000	2100	8	1984	Avg	8908	N	N	4326 209TH AVE NE
002	865151	1530	1/5/12	\$430,000	\$453,000	2100	8	1984	Avg	10621	N	N	4131 208TH AVE NE
002	863575	1160	7/24/12	\$467,000	\$481,000	2100	8	1999	Avg	5869	N	N	23804 SE 6TH ST
002	807845	0150	11/14/12	\$460,000	\$465,000	2110	8	1990	Avg	7035	N	N	23811 NE 25TH WAY
002	807845	0170	4/20/10	\$506,000	\$512,000	2130	8	1994	Avg	7224	N	N	2488 239TH PL NE
002	865151	1100	4/22/11	\$398,000	\$421,000	2130	8	1982	Avg	11267	N	N	4214 208TH AVE NE
002	941640	0420	6/24/11	\$418,000	\$443,000	2140	8	2002	Avg	4450	N	N	819 233RD PL NE
002	721572	0610	4/13/10	\$475,300	\$481,000	2170	8	1999	Avg	5866	N	N	24002 SE 11TH PL
002	721572	1560	7/20/12	\$460,000	\$474,000	2170	8	1999	Avg	7097	N	N	24204 SE 11TH PL
002	721572	1760	9/25/10	\$477,000	\$496,000	2170	8	2000	Avg	5973	N	N	1224 243RD PL SE
002	721572	1940	7/2/10	\$485,000	\$498,000	2170	8	1999	Avg	4984	N	N	1133 243RD PL SE
002	721572	2020	6/5/12	\$465,000	\$483,000	2170	8	1999	Avg	7278	N	N	24205 SE 11TH PL
002	721573	0150	4/8/10	\$475,000	\$480,000	2170	8	2000	Avg	5500	N	N	24027 SE 12TH PL
002	721573	0180	10/4/12	\$480,000	\$489,000	2170	8	2001	Avg	6228	N	N	24041 SE 12TH PL
002	721573	0300	5/25/10	\$472,500	\$482,000	2170	8	2000	Avg	5862	N	N	24002 SE 12TH PL
002	807843	0430	8/23/12	\$470,000	\$482,000	2190	8	1988	Avg	7807	N	N	23439 NE 28TH PL
002	664620	0470	9/12/12	\$458,000	\$468,000	2200	8	1990	Avg	10557	N	N	1435 223RD PL NE
002	807846	0890	4/1/11	\$524,950	\$554,000	2200	8	1992	Avg	7351	N	N	23608 NE 24TH PL
002	865150	1130	11/1/11	\$455,000	\$481,000	2200	8	1981	Avg	9311	N	N	20535 NE 37TH WAY
002	225390	0010	5/6/11	\$400,000	\$423,000	2220	8	2003	Avg	3510	N	N	1034 231ST PL NE
002	142530	0040	7/10/12	\$599,000	\$619,000	2230	8	1997	Avg	6965	N	N	1730 232ND AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	752700	0020	12/10/12	\$650,000	\$653,000	2250	8	1999	Avg	19270	N	N	18732 NE 55TH ST
002	807846	0240	8/2/10	\$495,000	\$510,000	2250	8	1991	Avg	9586	N	N	2424 233RD PL NE
002	807844	0020	11/15/11	\$451,000	\$477,000	2260	8	1990	Avg	8070	N	N	2425 233RD AVE NE
002	807845	0230	5/3/11	\$485,000	\$513,000	2260	8	1990	Avg	11453	N	N	23814 NE 27TH ST
002	807848	0040	7/1/10	\$499,950	\$513,000	2270	8	1990	Avg	10731	N	N	23575 NE 29TH ST
002	437940	0300	6/22/10	\$600,000	\$615,000	2270	8	2009	Avg	3474	N	N	1244 236TH PL NE
002	807843	0260	4/7/10	\$432,000	\$436,000	2280	8	1990	Avg	7035	N	N	2712 235TH PL NE
002	225390	0190	4/12/11	\$425,000	\$449,000	2290	8	2002	Avg	5883	N	N	1033 231ST PL NE
002	225390	0020	9/19/11	\$425,500	\$450,000	2300	8	2002	Avg	4290	N	N	1030 231ST PL NE
002	750406	0080	12/13/12	\$459,000	\$461,000	2310	8	1992	Avg	12750	N	N	21832 NE 30TH PL
002	865152	0380	1/6/12	\$410,000	\$432,000	2310	8	1984	Avg	7500	N	N	4219 212TH AVE NE
002	863576	0590	9/24/12	\$381,500	\$389,000	2330	8	1999	Avg	3610	N	N	23945 SE 7TH ST
002	863576	0590	9/28/12	\$370,000	\$377,000	2330	8	1999	Avg	3610	N	N	23945 SE 7TH ST
002	807846	0780	5/26/10	\$507,950	\$518,000	2340	8	1992	Avg	8942	N	N	2447 238TH PL NE
002	750420	0070	6/18/12	\$382,000	\$396,000	2350	8	1971	Avg	3500	N	N	2416 SAHALEE DR W
002	807845	0010	7/31/12	\$508,000	\$523,000	2360	8	1990	Avg	7662	N	N	2402 236TH AVE NE
002	750446	0210	7/9/10	\$395,000	\$406,000	2370	8	1978	Good	12074	N	N	21618 NE 16TH ST
002	807846	0390	7/19/12	\$515,000	\$531,000	2390	8	1993	Avg	7441	N	N	23815 NE 24TH PL
002	142530	0160	1/24/12	\$530,000	\$558,000	2390	8	1997	Avg	8140	N	N	1619 232ND AVE NE
002	807845	0030	1/13/10	\$503,000	\$499,000	2410	8	1990	Good	8688	N	N	2418 236TH AVE NE
002	697995	0030	4/30/10	\$530,000	\$538,000	2410	8	1996	Avg	12355	N	N	22620 NE 19TH ST
002	865152	0170	7/1/11	\$475,000	\$503,000	2460	8	1984	Avg	13035	Y	N	4122 211TH PL NE
002	863575	0820	6/1/10	\$455,000	\$464,000	2460	8	1999	Avg	4200	N	N	23926 SE 5TH ST
002	863575	0930	9/19/11	\$385,000	\$408,000	2460	8	1998	Avg	4200	N	N	534 240TH AVE SE
002	863575	0990	7/1/10	\$453,000	\$465,000	2460	8	1998	Avg	4200	N	N	570 240TH AVE SE
002	863575	1030	11/16/12	\$438,000	\$442,000	2460	8	1999	Avg	5983	N	N	607 240TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	863575	1060	10/25/12	\$455,000	\$462,000	2460	8	1998	Avg	4200	N	N	23943 SE 6TH ST
002	856296	0110	8/29/12	\$519,999	\$533,000	2480	8	1986	Avg	13716	N	N	22627 NE 15TH PL
002	896197	0020	3/2/11	\$489,000	\$516,000	2490	8	1999	Avg	5963	N	N	24313 SE 2ND CT
002	941640	0090	6/4/10	\$480,000	\$490,000	2510	8	2002	Avg	6000	N	N	830 233RD PL NE
002	941640	0350	2/23/10	\$470,000	\$470,000	2510	8	2002	Avg	6468	N	N	907 233RD PL NE
002	941640	0460	8/15/11	\$475,000	\$503,000	2510	8	2002	Avg	6630	N	N	23302 NE 8TH PL
002	865152	0390	8/30/11	\$515,000	\$545,000	2520	8	1984	Good	7000	N	N	4211 212TH AVE NE
002	865152	0320	9/17/12	\$499,950	\$511,000	2550	8	1984	Avg	10610	N	N	21114 NE 43RD PL
002	142530	0050	6/29/11	\$559,000	\$592,000	2560	8	1998	Avg	6078	N	N	1722 232ND AVE NE
002	750410	0790	9/7/12	\$540,000	\$553,000	2580	8	1982	Good	11730	N	N	22229 NE 25TH WAY
002	863575	0940	7/17/12	\$489,000	\$505,000	2640	8	1998	Avg	4200	N	N	540 240TH AVE SE
002	896198	0040	3/1/12	\$460,500	\$483,000	2650	8	1999	Avg	6132	N	N	24317 SE 3RD PL
002	751070	0080	3/30/10	\$480,000	\$484,000	2660	8	1987	Good	15106	N	N	1316 232ND PL NE
002	896197	0120	2/24/10	\$479,000	\$480,000	2670	8	1999	Avg	7331	N	N	24306 SE 2ND CT
002	941640	0450	9/21/11	\$473,500	\$501,000	2670	8	2001	Avg	5250	N	N	23306 NE 8TH PL
002	185490	0520	12/14/10	\$525,000	\$550,000	2670	8	2004	Avg	9297	N	N	256 247TH PL NE
002	185490	0640	4/5/11	\$528,000	\$558,000	2670	8	2003	Avg	7991	N	N	223 247TH PL NE
002	807845	0500	12/14/10	\$525,000	\$550,000	2680	8	1992	Good	7829	N	N	23606 NE 25TH WAY
002	664620	0750	6/18/12	\$555,000	\$575,000	2690	8	1990	Avg	11686	Y	N	1712 224TH CT NE
002	751070	0070	2/8/10	\$480,000	\$479,000	2820	8	1986	Good	15123	N	N	1306 232ND PL NE
002	957803	0120	5/4/12	\$510,000	\$531,000	2840	8	2003	Avg	5657	N	N	1003 244TH CT SE
002	290930	0410	7/29/10	\$619,000	\$638,000	2860	8	2001	Avg	6732	N	N	217 239TH WAY SE
002	185490	0020	4/13/10	\$542,000	\$548,000	2860	8	2004	Avg	7507	N	N	217 245TH PL NE
002	185490	0070	7/1/12	\$564,000	\$583,000	2860	8	2003	Avg	7881	N	N	232 245TH PL NE
002	865152	0300	7/13/10	\$560,000	\$576,000	2890	8	1984	Good	12455	N	N	21122 NE 43RD PL
002	290930	0150	11/2/11	\$550,000	\$581,000	2900	8	2002	Avg	5505	N	N	320 239TH WAY SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	290930	0300	7/25/12	\$590,000	\$608,000	2910	8	2003	Avg	8911	N	N	134 239TH WAY SE
002	290930	0360	10/29/10	\$575,000	\$600,000	2920	8	2002	Avg	10246	N	N	145 239TH WAY SE
002	290930	0790	7/25/12	\$541,000	\$558,000	2970	8	2001	Avg	5157	N	N	317 239TH WAY SE
002	185490	0380	11/21/11	\$490,000	\$518,000	2990	8	2003	Avg	5006	N	N	24627 NE 3RD PL
002	185490	0450	5/24/12	\$495,000	\$515,000	2990	8	2004	Avg	5016	N	N	24754 NE 3RD PL
002	185490	0460	6/2/10	\$589,000	\$601,000	2990	8	2004	Avg	6577	N	N	24758 NE 3RD WAY
002	896198	0100	7/25/12	\$530,000	\$546,000	3040	8	1999	Avg	8537	N	N	24342 SE 3RD PL
002	771580	0730	7/13/12	\$662,500	\$684,000	3090	8	1984	Avg	7519	Y	N	1701 209TH PL NE
002	185490	0180	5/25/12	\$535,500	\$557,000	3160	8	2003	Avg	4925	N	N	24509 NE 3RD WAY
002	185490	0250	5/16/12	\$555,000	\$578,000	3160	8	2003	Avg	7496	N	N	222 246TH CT NE
002	185490	0370	11/7/11	\$495,500	\$524,000	3160	8	2003	Avg	5006	N	N	24623 NE 3RD PL
002	941640	0440	11/28/11	\$500,000	\$528,000	3200	8	2001	Avg	6454	N	N	807 233RD PL NE
002	957803	0140	5/6/10	\$535,000	\$544,000	3240	8	2003	Avg	5775	N	N	913 244TH CT SE
002	896198	0030	9/12/12	\$554,000	\$566,000	3420	8	2000	Avg	6637	N	N	24309 SE 3RD PL
002	750411	0190	9/21/11	\$524,950	\$556,000	1600	9	1987	Good	10732	N	N	22625 NE 26TH CT
002	750401	0890	8/10/12	\$397,555	\$409,000	1630	9	1976	Avg	11400	N	N	3133 SAHALEE DR W
002	750400	1140	12/17/12	\$470,000	\$472,000	1670	9	1975	Avg	12193	N	N	2261 SAHALEE DR W
002	865150	0370	5/19/11	\$499,950	\$529,000	1690	9	1983	Avg	10164	N	N	3908 206TH PL NE
002	750402	0660	11/1/10	\$370,000	\$386,000	1700	9	1977	Avg	11880	N	N	2120 SAHALEE DR E
002	865158	0420	3/27/12	\$502,500	\$526,000	1720	9	1985	Avg	8497	N	N	4236 201ST AVE NE
002	750401	0960	4/26/12	\$390,000	\$407,000	1774	9	1976	Avg	12051	N	N	2705 SAHALEE DR W
002	865150	0630	8/11/11	\$525,000	\$556,000	1790	9	1984	Avg	10551	N	N	3714 204TH CT NE
002	750402	0520	4/1/10	\$520,000	\$525,000	1800	9	1977	Avg	11730	N	N	2314 SAHALEE DR E
002	750402	0050	6/24/10	\$585,000	\$600,000	1810	9	1978	Good	12000	N	N	2910 SAHALEE DR E
002	865153	0290	3/22/11	\$645,000	\$681,000	1920	9	1984	Avg	12000	Y	N	3811 203RD AVE NE
002	750404	0180	12/17/10	\$395,000	\$414,000	1950	9	1980	Avg	13674	N	N	3518 208TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750400	0450	4/15/10	\$490,000	\$496,000	1960	9	1977	Avg	12000	N	N	2326 209TH PL NE
002	865154	0020	6/16/10	\$440,000	\$450,000	1970	9	1981	Avg	8400	N	N	3612 211TH PL NE
002	750400	1370	6/21/10	\$510,000	\$522,000	1980	9	1976	Avg	11881	N	N	21462 NE 20TH CT
002	865154	0010	5/3/11	\$369,000	\$390,000	1980	9	1981	Avg	8568	N	N	21125 NE 36TH ST
002	865151	0250	1/28/11	\$395,745	\$416,000	2000	9	1982	Avg	29723	Y	N	4404 211TH CT NE
002	750400	0630	6/4/10	\$402,500	\$411,000	2030	9	1974	Avg	12495	N	N	2205 209TH PL NE
002	750400	0980	5/18/11	\$375,000	\$397,000	2030	9	1973	Avg	13855	N	N	2405 SAHALEE DR W
002	865150	0830	1/20/10	\$435,000	\$432,000	2050	9	1982	Avg	14328	N	N	20411 NE 38TH PL
002	664620	0080	9/5/12	\$524,950	\$537,000	2060	9	1990	Avg	17146	N	N	22348 NE 18TH ST
002	750401	0100	4/15/10	\$482,500	\$488,000	2110	9	1976	Avg	12000	N	N	3204 SAHALEE DR W
002	771580	1210	6/5/12	\$470,000	\$488,000	2110	9	1981	Avg	9900	N	N	20924 NE 17TH ST
002	865150	0090	6/12/12	\$499,000	\$517,000	2110	9	1981	Avg	18450	N	N	20721 NE 38TH ST
002	865158	0610	12/18/12	\$450,000	\$451,000	2110	9	1985	Avg	8452	N	N	4313 202ND AVE NE
002	750401	0130	10/20/11	\$387,000	\$409,000	2130	9	1975	Avg	12000	N	N	3234 SAHALEE DR W
002	750401	0750	5/27/11	\$465,000	\$492,000	2130	9	1976	Avg	11900	N	N	3406 211TH AVE NE
002	807720	0160	5/17/11	\$439,950	\$466,000	2140	9	1987	Avg	9337	N	N	23304 NE 22ND ST
002	865158	0580	6/25/12	\$475,000	\$492,000	2150	9	1986	Avg	9768	N	N	20153 NE 44TH ST
002	807721	0600	9/28/10	\$508,000	\$528,000	2160	9	1990	Good	8893	N	N	2335 236TH AVE NE
002	865153	0010	7/25/12	\$477,000	\$492,000	2160	9	1984	Avg	9215	N	N	20324 NE 39TH ST
002	863575	0150	10/17/12	\$527,500	\$536,000	2160	9	1999	Avg	7186	N	N	631 237TH PL SE
002	896197	0350	5/18/10	\$493,800	\$503,000	2180	9	1999	Avg	8035	N	N	24276 SE 1ST PL
002	750400	1160	2/12/10	\$439,000	\$438,000	2190	9	1976	Avg	14875	N	N	2253 SAHALEE DR W
002	322460	0210	2/13/12	\$425,000	\$446,000	2190	9	1999	Avg	5597	N	N	24109 SE 1ST CT
002	750400	0930	8/5/10	\$442,000	\$456,000	2210	9	1972	VGood	12495	N	N	2421 SAHALEE DR W
002	865153	0440	12/20/11	\$500,000	\$527,000	2240	9	1984	Good	12791	N	N	3804 203RD AVE NE
002	356040	0050	3/16/11	\$650,000	\$686,000	2240	9	2010	Avg	7305	N	N	23422 NE 11TH CT

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	356040	0090	3/8/10	\$685,000	\$688,000	2240	9	2010	Avg	8550	N	N	23425 NE 11TH CT
002	865158	0760	8/10/12	\$505,000	\$519,000	2250	9	1985	Avg	9644	N	N	20117 NE 42ND ST
002	750404	0050	11/15/11	\$425,000	\$449,000	2260	9	1984	Avg	11628	N	N	3506 210TH PL NE
002	356040	0160	3/11/10	\$600,000	\$603,000	2260	9	2010	Avg	6600	N	N	23410 NE 10TH PL
002	750410	0030	12/7/10	\$460,000	\$482,000	2280	9	1980	Avg	12240	N	N	22214 NE 28TH PL
002	865153	0030	6/28/12	\$580,000	\$600,000	2280	9	1984	Avg	8923	N	N	20312 NE 39TH ST
002	356040	0130	3/18/10	\$620,000	\$624,000	2280	9	2010	Avg	5500	N	N	23440 NE 10TH PL
002	750400	0730	8/29/12	\$475,000	\$487,000	2290	9	1989	Avg	8400	N	N	20930 NE 25TH ST
002	322460	0100	8/23/10	\$508,000	\$526,000	2300	9	1999	Avg	5943	N	N	24210 E MAIN DR
002	322460	0130	3/22/11	\$492,000	\$519,000	2300	9	1999	Avg	6542	N	N	109 242ND AVE SE
002	322460	0260	10/26/10	\$490,000	\$511,000	2300	9	1999	Avg	6453	N	N	129 242ND AVE SE
002	865158	0800	8/18/11	\$500,000	\$530,000	2310	9	1985	Avg	9726	N	N	20149 NE 42ND ST
002	322460	0480	2/4/10	\$470,000	\$468,000	2310	9	1998	Avg	7691	N	N	110 243RD PL SE
002	170305	0250	6/13/12	\$499,500	\$518,000	2310	9	2002	Avg	5349	N	N	2218 238TH PL NE
002	170305	0540	6/25/12	\$499,000	\$517,000	2310	9	2003	Avg	4267	N	N	23730 NE 22ND ST
002	750400	0060	12/18/12	\$530,000	\$532,000	2330	9	1977	Avg	13173	N	N	2018 213TH AVE NE
002	807721	0670	2/22/10	\$506,000	\$506,000	2330	9	1989	Avg	9530	N	N	23436 NE 23RD ST
002	865153	0090	12/17/12	\$540,000	\$542,000	2330	9	1983	Avg	11200	N	N	20136 NE 39TH ST
002	750411	0300	5/3/11	\$424,000	\$448,000	2340	9	1988	Avg	12797	N	N	2722 226TH PL NE
002	863575	0270	3/26/12	\$496,000	\$519,000	2340	9	1998	Avg	6774	N	N	530 237TH AVE SE
002	750401	0370	2/6/10	\$550,000	\$548,000	2350	9	1976	Good	12350	N	N	21024 NE 33RD PL
002	664620	0020	12/10/12	\$555,000	\$558,000	2360	9	1990	Avg	9232	N	N	22436 NE 18TH ST
002	807720	0300	7/25/12	\$450,000	\$464,000	2360	9	1987	Avg	7331	N	N	2331 233RD AVE NE
002	896198	0370	7/4/11	\$489,000	\$518,000	2360	9	2000	Avg	7034	N	N	186 241ST PL SE
002	437940	0050	2/22/11	\$633,000	\$667,000	2360	9	2006	Avg	4814	N	N	23514 NE 13TH PL
002	865150	1040	4/13/12	\$465,000	\$486,000	2370	9	1982	Avg	12420	N	N	3620 204TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	865158	0440	1/7/10	\$519,470	\$514,000	2370	9	1985	Avg	8354	N	N	4308 201ST AVE NE
002	807721	0820	12/22/10	\$492,500	\$517,000	2380	9	1989	Avg	8133	N	N	2215 234TH AVE NE
002	865153	0420	5/7/10	\$539,000	\$548,000	2380	9	1983	Avg	12912	N	N	20325 NE 38TH ST
002	322460	0080	11/1/12	\$522,500	\$529,000	2380	9	1998	Avg	5726	N	N	24224 E MAIN DR
002	322460	0270	6/8/11	\$540,000	\$572,000	2380	9	1999	Avg	5846	N	N	135 242ND AVE SE
002	170305	0210	3/18/10	\$539,950	\$543,000	2380	9	2002	Avg	5245	N	N	2210 238TH PL NE
002	170305	0490	3/15/11	\$517,400	\$546,000	2380	9	2002	Avg	6123	N	N	2201 238TH PL NE
002	807720	0070	4/9/12	\$525,000	\$549,000	2400	9	1987	Avg	9615	N	N	23256 NE 20TH PL
002	865158	0230	6/1/11	\$510,000	\$540,000	2400	9	1986	Avg	8486	N	N	20134 NE 44TH ST
002	865158	0750	8/19/11	\$510,000	\$540,000	2410	9	1985	Avg	8906	N	N	20109 NE 42ND ST
002	750400	1320	1/31/11	\$480,000	\$505,000	2420	9	1990	Avg	11953	N	N	2113 SAHALEE DR W
002	062981	1180	5/4/10	\$535,000	\$543,000	2420	9	1999	Avg	8305	N	N	24856 NE 2ND CT
002	807721	0110	10/22/12	\$569,500	\$578,000	2440	9	1990	Avg	8811	N	N	23512 NE 21ST ST
002	896197	0260	7/12/12	\$465,000	\$480,000	2450	9	2000	Avg	7016	N	N	24231 SE 1ST PL
002	896198	0350	12/1/10	\$500,500	\$524,000	2450	9	2000	Avg	6723	N	N	178 241ST PL SE
002	863575	0050	10/11/10	\$603,750	\$629,000	2460	9	1999	Avg	5500	N	N	23771 SE 7TH PL
002	865158	0080	7/24/12	\$515,000	\$531,000	2470	9	1985	Avg	12700	N	N	4020 203RD AVE NE
002	664620	0540	5/8/12	\$500,000	\$521,000	2480	9	1990	Avg	8818	N	N	1409 222ND PL NE
002	750402	0610	10/1/11	\$520,160	\$551,000	2480	9	1978	Avg	12070	N	N	2206 SAHALEE DR E
002	437940	0140	6/20/10	\$660,000	\$676,000	2480	9	2007	Avg	10280	N	N	1235 235TH CT NE
002	750410	1630	4/22/11	\$492,500	\$521,000	2500	9	1990	Avg	13500	N	N	2827 223RD PL NE
002	807721	0780	9/19/11	\$495,000	\$524,000	2500	9	1988	Avg	7721	N	N	2313 234TH CT NE
002	865161	0380	7/8/11	\$589,000	\$624,000	2520	9	1999	Avg	6276	N	N	20528 NE 31ST ST
002	437940	0150	2/20/12	\$517,500	\$543,000	2540	9	2005	Avg	5781	N	N	1231 235TH CT NE
002	750410	0090	4/13/11	\$480,000	\$507,000	2550	9	1984	Avg	14751	N	N	2825 222ND AVE NE
002	865150	0770	8/7/12	\$499,950	\$514,000	2560	9	1983	Avg	12436	N	N	3717 204TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	941640	0180	4/13/10	\$549,000	\$555,000	2580	9	2002	Avg	5299	N	N	1024 233RD PL NE
002	437940	0020	5/17/12	\$569,500	\$593,000	2580	9	2005	Avg	4732	N	N	23526 NE 13TH PL
002	170305	0130	8/21/12	\$539,000	\$553,000	2600	9	2003	Avg	5543	N	N	2215 239TH PL NE
002	437940	0170	6/20/11	\$527,000	\$558,000	2600	9	2005	Avg	5720	N	N	1238 235TH CT NE
002	437940	0180	9/13/10	\$580,300	\$602,000	2600	9	2005	Avg	5093	N	N	1306 235TH CT NE
002	437940	0380	10/5/11	\$512,500	\$542,000	2600	9	2005	Avg	4950	N	N	1213 235TH PL NE
002	437940	0530	6/11/12	\$520,000	\$539,000	2600	9	2005	Avg	4500	N	N	1106 235TH PL NE
002	437940	0600	7/2/12	\$564,000	\$583,000	2600	9	2005	Avg	6758	N	N	1138 235TH PL NE
002	807721	0050	5/21/10	\$540,000	\$550,000	2610	9	1990	Avg	8145	N	N	23417 NE 22ND ST
002	807721	0130	8/23/12	\$544,950	\$559,000	2610	9	1990	Avg	9404	N	N	23430 NE 21ST ST
002	941640	0190	7/7/10	\$570,000	\$585,000	2610	9	2001	Avg	6385	N	N	1026 233RD PL NE
002	941640	0280	2/26/10	\$550,000	\$551,000	2610	9	2001	Avg	7066	N	N	1009 233RD PL NE
002	941640	0290	6/8/10	\$550,000	\$562,000	2610	9	2001	Avg	7476	N	N	233RD PL NE
002	170305	0140	9/6/11	\$510,000	\$540,000	2610	9	2003	Avg	5309	N	N	2213 239TH PL NE
002	170305	0160	5/10/12	\$529,950	\$552,000	2610	9	2003	Avg	5267	N	N	2209 239TH PL NE
002	750410	1650	3/17/10	\$524,000	\$527,000	2620	9	1979	Avg	10902	N	N	2813 223RD PL NE
002	664620	0220	7/15/11	\$525,000	\$556,000	2630	9	1990	Avg	6003	Y	N	1808 221ST PL NE
002	750410	0190	10/7/11	\$525,000	\$556,000	2630	9	1987	Avg	9347	N	N	2844 220TH PL NE
002	807720	0100	7/8/11	\$547,500	\$580,000	2630	9	1986	Good	8481	N	N	2010 232ND PL NE
002	356040	0010	5/5/10	\$676,000	\$687,000	2660	9	2010	Avg	6842	N	N	23462 NE 11TH CT
002	356040	0030	1/6/11	\$642,000	\$674,000	2660	9	2010	Avg	6000	N	N	23442 NE 11TH CT
002	356040	0040	3/4/11	\$685,000	\$722,000	2660	9	2010	Avg	6274	N	N	23432 NE 11TH CT
002	356040	0060	10/31/11	\$650,000	\$687,000	2660	9	2010	Avg	10340	N	N	23412 NE 11TH CT
002	356040	0080	5/23/11	\$705,000	\$746,000	2660	9	2010	Avg	8573	N	N	23415 NE 11TH CT
002	750401	0380	10/18/10	\$480,000	\$500,000	2690	9	1976	Avg	12000	N	N	21016 NE 33RD PL
002	941640	0130	8/12/10	\$555,000	\$573,000	2700	9	2001	Avg	8298	N	N	1008 233RD PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750401	0420	4/5/12	\$595,000	\$622,000	2710	9	2006	Good	11640	N	N	21019 NE 33RD PL
002	750415	0120	1/4/11	\$460,000	\$483,000	2710	9	1979	Avg	12600	N	N	2240 SAHALEE DR W
002	865150	0280	12/1/10	\$525,000	\$550,000	2730	9	1982	Avg	11200	N	N	3816 206TH PL NE
002	062981	1320	12/5/11	\$523,750	\$553,000	2730	9	1999	Avg	6908	N	N	24854 NE 3RD PL
002	062981	1370	12/11/12	\$570,000	\$573,000	2730	9	1999	Avg	7701	N	N	24920 NE 3RD PL
002	863575	0440	9/7/11	\$535,400	\$567,000	2760	9	1998	Avg	8384	N	N	525 237TH AVE SE
002	062981	1090	4/12/10	\$550,000	\$556,000	2770	9	1998	Avg	7837	N	N	24858 NE 1ST PL
002	635260	0490	12/17/10	\$685,000	\$718,000	2770	9	2002	Avg	8049	N	N	19333 NE 42ND CT
002	800147	0020	7/3/12	\$650,000	\$672,000	2780	9	2001	Avg	6716	N	N	1924 205TH PL NE
002	062981	1390	3/8/12	\$555,000	\$582,000	2790	9	1998	Avg	10811	N	N	258 249TH PL NE
002	322460	0160	4/17/12	\$530,000	\$553,000	2790	9	1999	Avg	5788	N	N	24144 SE 1ST CT
002	322460	0200	4/2/10	\$570,888	\$576,000	2790	9	1999	Avg	6647	N	N	24110 SE 1ST CT
002	322460	0280	8/2/10	\$540,000	\$557,000	2790	9	1999	Avg	7187	N	N	144 242ND AVE SE
002	322460	0420	5/23/12	\$530,000	\$551,000	2790	9	1998	Avg	7084	N	N	105 243RD PL SE
002	896198	0340	9/4/12	\$550,000	\$563,000	2790	9	2000	Avg	7734	N	N	170 241ST PL SE
002	807721	0250	10/1/12	\$585,000	\$596,000	2810	9	1990	Avg	9262	N	N	2007 235TH PL NE
002	863575	0510	3/30/10	\$568,000	\$573,000	2810	9	1998	Avg	6738	N	N	429 237TH AVE SE
002	750400	0600	7/19/10	\$420,500	\$433,000	2820	9	1977	Avg	10974	N	N	2305 209TH PL NE
002	865161	0550	6/12/12	\$639,000	\$663,000	2820	9	1999	Avg	6182	N	N	3020 206TH WAY NE
002	750410	0270	7/26/11	\$550,000	\$583,000	2830	9	1984	Avg	14940	N	N	2843 220TH PL NE
002	807721	0390	10/5/12	\$585,000	\$596,000	2830	9	1989	Avg	7872	N	N	23516 NE 22ND ST
002	750400	1260	8/26/11	\$475,000	\$503,000	2840	9	1976	Avg	19196	N	N	2213 SAHALEE DR W
002	750410	1140	3/26/10	\$580,000	\$584,000	2840	9	1982	Avg	10332	N	N	22103 NE 26TH PL
002	750410	1140	3/27/12	\$556,500	\$582,000	2840	9	1982	Avg	10332	N	N	22103 NE 26TH PL
002	062981	1160	3/20/12	\$555,000	\$581,000	2840	9	1999	Avg	7928	N	N	24844 NE 2ND CT
002	750411	0580	6/16/10	\$637,500	\$652,000	2850	9	1984	Avg	9600	N	N	2707 226TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750411	0580	7/26/12	\$595,000	\$613,000	2850	9	1984	Avg	9600	N	N	2707 226TH PL NE
002	896198	0320	1/15/10	\$567,500	\$563,000	2850	9	2000	Avg	6577	N	N	169 241ST PL SE
002	750410	0560	12/10/10	\$563,000	\$590,000	2860	9	1984	Avg	12750	N	N	2417 220TH PL NE
002	863575	0570	11/30/11	\$536,000	\$566,000	2860	9	1998	Avg	7376	N	N	23730 SE 4TH PL
002	437940	0700	6/21/11	\$578,000	\$612,000	2860	9	2005	Avg	6656	N	N	809 235TH AVE NE
002	322460	0360	6/14/10	\$566,000	\$579,000	2880	9	1998	Avg	7090	N	N	127 242ND CT SE
002	437940	0880	1/30/12	\$535,000	\$563,000	2880	9	2005	Avg	5898	N	N	23411 NE 10TH PL
002	664620	0190	4/3/11	\$500,000	\$528,000	2890	9	1990	Avg	7142	Y	N	22122 NE 18TH ST
002	807721	0630	3/4/11	\$569,500	\$601,000	2900	9	1989	Avg	10831	N	N	23522 NE 23RD ST
002	437940	0680	1/23/12	\$498,000	\$524,000	2930	9	2005	Avg	7823	N	N	801 235TH AVE NE
002	865158	0490	11/14/10	\$545,000	\$570,000	2950	9	1986	Good	8639	N	N	4325 201ST PL NE
002	721572	0840	12/21/10	\$515,000	\$540,000	2970	9	2001	Avg	8090	N	N	24009 SE 9TH CT
002	721572	0890	8/21/12	\$614,500	\$631,000	2970	9	2001	Avg	10448	N	N	24045 SE 9TH CT
002	721573	0010	9/20/10	\$585,000	\$607,000	2970	9	2001	Avg	6986	N	N	1314 241ST PL SE
002	721573	0360	8/26/10	\$585,000	\$605,000	2970	9	2000	Avg	11960	N	N	1221 240TH WAY SE
002	721573	0440	9/7/11	\$565,000	\$598,000	2970	9	2001	Avg	11784	N	N	1425 240TH WAY SE
002	721573	0460	6/1/10	\$615,000	\$628,000	2970	9	2001	Avg	6373	N	N	24032 SE 15TH PL
002	721573	0610	6/21/11	\$550,000	\$582,000	2970	9	2001	Avg	6175	N	N	1413 241ST PL SE
002	721573	0690	4/11/12	\$551,500	\$576,000	2970	9	2001	Avg	6964	N	N	1406 241ST PL SE
002	571190	0220	9/13/10	\$714,000	\$741,000	2970	9	2004	Avg	7488	N	N	25225 NE 3RD PL
002	664620	0680	4/16/12	\$531,000	\$554,000	2980	9	2000	Avg	8958	N	N	22323 NE 18TH ST
002	437940	0320	7/14/10	\$680,000	\$699,000	2980	9	2005	Avg	6344	N	N	1236 236TH PL NE
002	170305	0090	2/17/10	\$590,000	\$590,000	2990	9	2003	Avg	6606	N	N	2218 239TH PL NE
002	170305	0100	5/11/12	\$560,000	\$583,000	2990	9	2003	Avg	6966	N	N	2302 239TH PL NE
002	170305	0270	12/13/11	\$550,000	\$580,000	2990	9	2003	Avg	5515	N	N	2220 238TH PL NE
002	170305	0440	5/13/12	\$560,000	\$583,000	2990	9	2002	Avg	6134	N	N	2211 238TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	356040	0020	6/22/10	\$700,000	\$717,000	2990	9	2010	Avg	6000	N	N	23452 NE 11TH CT
002	356040	0070	8/20/10	\$685,000	\$708,000	2990	9	2010	Avg	7089	N	N	23405 NE 11TH CT
002	356040	0100	4/5/10	\$729,654	\$737,000	2990	9	2010	Avg	6955	N	N	23435 NE 11TH CT
002	356040	0120	10/6/10	\$695,000	\$723,000	2990	9	2009	Avg	7874	N	N	23450 NE 10TH PL
002	356040	0150	5/26/10	\$684,900	\$698,000	2990	9	2010	Avg	5500	N	N	23420 NE 10TH PL
002	863575	0420	3/7/11	\$569,000	\$600,000	3000	9	1999	Avg	7000	N	N	537 237TH AVE SE
002	170305	0010	6/1/12	\$479,000	\$497,000	3000	9	2001	Avg	6550	N	N	2202 239TH PL SE
002	170305	0020	5/22/12	\$579,950	\$603,000	3000	9	2001	Avg	6501	N	N	2204 239TH PL NE
002	437940	0810	7/26/10	\$799,900	\$824,000	3000	9	2010	Avg	6614	N	N	23505 NE 10TH PL
002	437940	0810	10/16/12	\$784,500	\$797,000	3000	9	2010	Avg	6614	N	N	23505 NE 10TH PL
002	896197	0340	1/18/12	\$510,000	\$537,000	3010	9	1999	Avg	7196	N	N	24280 SE 1ST PL
002	800147	0060	10/11/12	\$652,000	\$663,000	3090	9	2000	Avg	8547	N	N	20509 NE 21ST CT
002	721572	0370	9/1/11	\$615,000	\$651,000	3150	9	1999	Avg	11613	N	N	23950 SE 10TH ST
002	721572	0380	1/21/11	\$585,000	\$615,000	3150	9	1999	Avg	9760	N	N	23955 SE 10TH ST
002	721572	0470	5/19/10	\$580,000	\$591,000	3150	9	1999	Avg	10335	N	N	1107 240TH WAY SE
002	721572	0630	2/17/12	\$565,000	\$593,000	3150	9	1999	Avg	7153	N	N	24013 SE 10TH CT
002	721572	0800	2/24/10	\$500,000	\$501,000	3150	9	1999	Avg	8655	N	N	24030 SE 10TH ST
002	721572	0820	8/9/12	\$615,000	\$632,000	3150	9	1999	Good	7955	N	N	24022 SE 10TH ST
002	721572	0930	8/15/11	\$571,457	\$605,000	3150	9	1999	Avg	11919	N	N	24026 SE 9TH CT
002	721573	0490	5/9/11	\$550,000	\$582,000	3150	9	2001	Avg	9807	N	N	1420 240TH WAY SE
002	721573	0530	7/16/12	\$562,500	\$581,000	3150	9	2001	Avg	11723	N	N	1402 240TH WAY SE
002	721573	0550	6/27/12	\$579,950	\$600,000	3150	9	2000	Avg	6593	N	N	24023 SE 13TH PL
002	721573	0550	6/27/12	\$579,950	\$600,000	3150	9	2000	Avg	6593	N	N	24023 SE 13TH PL
002	721573	0630	11/27/12	\$572,000	\$576,000	3150	9	2001	Avg	6175	N	N	1423 241ST PL SE
002	721573	0650	10/20/11	\$515,000	\$545,000	3150	9	2001	Avg	6853	N	N	1434 241ST PL SE
002	721573	0680	5/7/12	\$570,100	\$594,000	3150	9	2001	Avg	6603	N	N	1414 241ST PL SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	356040	0110	5/19/10	\$745,000	\$759,000	3160	9	2010	Avg	12179	N	N	23455 NE 11TH CT
002	571190	0240	7/2/10	\$631,300	\$648,000	3220	9	2004	Avg	8085	N	N	25303 NE 3RD PL
002	437940	0800	3/17/10	\$840,000	\$845,000	3290	9	2010	Avg	6324	N	N	23509 NE 10TH PL
002	437940	0820	4/13/10	\$840,000	\$850,000	3290	9	2010	Avg	5904	N	N	23501 NE 10TH PL
002	290930	0700	4/15/10	\$610,000	\$617,000	3300	9	2004	Avg	8555	N	N	331 239TH CT SE
002	750410	0260	5/7/12	\$550,000	\$573,000	3350	9	1984	Avg	10686	N	N	2849 220TH PL NE
002	800147	0130	8/23/10	\$765,000	\$791,000	3410	9	2000	Avg	8976	N	N	20525 NE 22ND CT
002	290930	0690	5/10/11	\$650,000	\$688,000	3410	9	2003	Avg	6654	N	N	327 239TH CT SE
002	290930	0760	11/15/10	\$670,000	\$700,000	3410	9	2003	Avg	9507	N	N	310 239TH CT SE
002	571190	0100	10/26/12	\$767,500	\$778,000	3420	9	2004	Avg	9784	N	N	25410 NE 3RD PL
002	800147	0330	8/20/12	\$725,000	\$744,000	3590	9	2001	Avg	8659	N	N	20508 NE 23RD CT
002	800147	0250	9/9/10	\$755,000	\$783,000	3760	9	2001	Avg	6807	N	N	20533 NE 23RD CT
002	750402	0260	8/24/12	\$549,000	\$563,000	3800	9	1977	Avg	18000	N	N	21912 NE 24TH CT
002	290930	0610	2/22/12	\$665,000	\$698,000	3870	9	2001	Avg	8880	N	N	324 238TH AVE SE
002	800147	0210	8/21/12	\$730,000	\$749,000	3920	9	2001	Avg	8222	N	N	20507 NE 23RD CT
002	800147	0320	8/27/10	\$785,000	\$813,000	3980	9	2000	Avg	7285	N	N	20514 NE 23RD CT
002	290930	0530	1/18/11	\$720,000	\$757,000	4020	9	2003	Avg	8042	N	N	215 238TH AVE SE
002	290930	0710	2/15/12	\$600,000	\$630,000	4060	9	2003	Avg	9891	N	N	330 239TH CT SE
002	865153	0350	2/22/11	\$850,000	\$896,000	4250	9	1983	Good	14405	Y	N	20211 NE 38TH CT
002	750401	0610	6/27/12	\$480,500	\$497,000	1500	10	1976	Avg	12835	N	N	3032 211TH AVE NE
002	357530	0450	6/4/12	\$490,000	\$509,000	1630	10	1998	Avg	6263	Y	N	1530 EAST LAKE SAMMAMISH PKWY NE
002	664620	0180	3/30/12	\$550,000	\$575,000	1900	10	1997	Avg	6187	Y	N	1813 223RD PL NE
002	750411	0510	8/7/12	\$495,000	\$509,000	2320	10	1985	Avg	14505	N	N	2704 226TH AVE NE
002	750403	0060	6/22/12	\$479,000	\$496,000	2340	10	1978	Avg	13175	N	N	20841 NE 26TH PL
002	750401	0080	3/27/12	\$610,000	\$638,000	2430	10	1977	Avg	12000	N	N	3122 SAHALEE DR W
002	750410	1350	11/12/10	\$525,000	\$549,000	2440	10	1983	Avg	11799	N	N	22105 NE 28TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	750410	1260	7/21/11	\$510,000	\$540,000	2460	10	1982	Avg	12672	N	N	2618 221ST AVE NE
002	865148	0640	11/14/11	\$517,500	\$547,000	2500	10	1987	Avg	8894	N	N	20347 NE 34TH CT
002	750410	1100	6/8/11	\$528,000	\$559,000	2620	10	1987	Avg	13366	N	N	22212 NE 25TH WAY
002	750410	1390	7/13/10	\$525,000	\$540,000	2650	10	1983	Avg	10458	N	N	22213 NE 28TH PL
002	750403	0090	10/29/12	\$537,600	\$545,000	2660	10	1978	Avg	9900	N	N	20850 NE 26TH PL
002	750411	0360	7/30/12	\$464,000	\$478,000	2740	10	1989	Avg	12103	N	N	22514 NE 28TH ST
002	865148	0190	5/24/11	\$665,000	\$704,000	2760	10	1987	Good	16271	N	N	20625 NE 34TH PL
002	750400	0325	6/27/12	\$703,500	\$728,000	2850	10	1977	VGood	12325	N	N	2051 211TH AVE NE
002	750410	1080	6/9/10	\$540,000	\$552,000	2900	10	1984	Avg	12496	N	N	22228 NE 25TH WAY
002	920650	0020	5/20/11	\$735,000	\$778,000	2910	10	2005	Avg	8400	N	N	19643 NE 44TH PL
002	750405	0020	8/16/12	\$709,000	\$728,000	2970	10	1989	Avg	11974	N	N	3305 SAHALEE WAY NE
002	750410	1500	1/25/12	\$485,000	\$510,000	3000	10	1979	Avg	10400	N	N	2719 224TH AVE NE
002	635260	0180	5/20/10	\$762,500	\$777,000	3000	10	2000	Avg	8262	N	N	19191 NE 44TH CT
002	865148	0340	7/17/12	\$600,000	\$619,000	3010	10	1986	Avg	10564	N	N	20428 NE 35TH ST
002	750401	0520	7/5/12	\$720,000	\$744,000	3030	10	1976	Avg	13260	N	N	3035 211TH AVE NE
002	721572	0090	7/13/12	\$650,000	\$671,000	3030	10	1999	Avg	11673	N	N	23958 SE 8TH PL
002	750401	0630	11/17/10	\$582,500	\$609,000	3060	10	1977	Avg	11900	N	N	3110 211TH AVE NE
002	865161	0200	8/27/12	\$688,500	\$706,000	3060	10	1999	Avg	8731	N	N	20538 NE 32ND CT
002	062981	0480	8/15/12	\$619,200	\$636,000	3074	10	1998	Avg	9800	N	N	135 245TH PL SE
002	865161	0180	7/13/12	\$685,000	\$707,000	3080	10	1999	Avg	9363	N	N	20522 NE 32ND CT
002	865161	1010	4/15/10	\$770,000	\$779,000	3090	10	2000	Avg	6657	N	N	20556 NE 29TH ST
002	865161	1280	8/20/10	\$735,000	\$760,000	3090	10	1999	Avg	6245	N	N	20623 NE 28TH CT
002	635260	0700	6/14/11	\$812,400	\$860,000	3090	10	2002	Avg	7194	N	N	4475 194TH WAY NE
002	951092	0100	8/5/11	\$660,000	\$699,000	3100	10	1992	Good	17381	N	N	24107 SE 16TH PL
002	062981	0890	2/10/10	\$630,000	\$629,000	3100	10	1998	Avg	9890	N	N	112 246TH WAY SE
002	062981	0320	11/1/10	\$625,000	\$652,000	3110	10	1997	Avg	10891	N	N	24416 SE 4TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	062981	0590	12/20/10	\$568,000	\$596,000	3110	10	1997	Avg	9667	N	N	24536 SE 1ST ST
002	635260	0390	7/16/12	\$795,000	\$821,000	3110	10	2001	Avg	6949	N	N	4217 194TH PL NE
002	865161	1020	5/11/10	\$765,000	\$778,000	3130	10	2001	Avg	6821	N	N	2830 206TH TER NE
002	865161	1050	3/18/11	\$739,500	\$781,000	3130	10	2001	Avg	6028	N	N	2812 206TH TER NE
002	750410	0690	8/13/12	\$625,000	\$642,000	3190	10	1984	Avg	16182	N	N	2419 222ND AVE NE
002	920650	0170	2/28/12	\$766,000	\$804,000	3190	10	2006	Avg	8799	N	N	19720 NE 42ND WAY
002	750402	0880	7/30/10	\$786,000	\$810,000	3210	10	1978	Good	12000	N	N	2315 216TH PL NE
002	750411	0650	10/11/10	\$610,000	\$635,000	3220	10	1985	Avg	9600	N	N	2517 226TH PL NE
002	750411	0850	9/12/11	\$561,800	\$595,000	3230	10	1984	Avg	10597	N	N	22621 NE 25TH WAY
002	865161	1110	10/29/10	\$755,000	\$788,000	3230	10	1999	Avg	7639	N	N	2722 206TH TER NE
002	865161	1140	11/29/12	\$717,000	\$722,000	3230	10	1999	Avg	6302	N	N	20537 NE 27TH PL
002	062981	0660	2/22/12	\$615,000	\$646,000	3240	10	1999	Avg	7842	N	N	215 246TH WAY SE
002	750411	0030	8/23/12	\$675,000	\$693,000	3300	10	1984	Avg	10514	N	N	2510 227TH PL NE
002	865161	1290	12/13/11	\$685,000	\$723,000	3300	10	2000	Avg	6660	N	N	20631 NE 28TH CT
002	635260	0300	7/15/11	\$750,000	\$794,000	3300	10	2001	Avg	6793	N	N	19173 NE 43RD CT
002	750410	1550	3/23/11	\$550,000	\$581,000	3350	10	1984	Avg	8364	N	N	2708 224TH AVE NE
002	721572	0260	4/9/10	\$700,000	\$707,000	3350	10	1999	Avg	11314	N	N	23953 SE 8TH PL
002	750411	0130	2/10/12	\$550,000	\$578,000	3360	10	1984	Avg	12126	N	N	22622 NE 25TH WAY
002	635260	0500	11/14/11	\$765,000	\$808,000	3410	10	2002	Avg	6972	N	N	4109 194TH PL NE
002	865161	0050	4/18/11	\$779,000	\$823,000	3430	10	1998	Avg	8552	N	N	20550 NE 33RD CT
002	865161	0050	2/12/10	\$778,000	\$777,000	3430	10	1998	Avg	8552	N	N	20550 NE 33RD CT
002	865161	0140	2/23/10	\$757,000	\$758,000	3430	10	1998	Avg	8438	N	N	20565 NE 33RD CT
002	143758	0500	8/15/12	\$805,000	\$827,000	3440	10	2004	Avg	8410	N	N	223 259TH PL NE
002	062981	0570	9/8/10	\$700,000	\$726,000	3490	10	1998	Avg	11061	N	N	24522 SE 1ST ST
002	158700	0130	4/12/10	\$866,800	\$876,000	3500	10	2005	Avg	34143	N	N	4138 198TH CT NE
002	143758	0610	4/9/10	\$765,000	\$773,000	3500	10	2004	Avg	8493	N	N	224 259TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	062981	0960	6/15/12	\$677,500	\$702,000	3510	10	1998	Avg	8918	N	N	142 247TH AVE SE
002	062981	0310	8/23/12	\$649,000	\$666,000	3515	10	1998	Avg	9610	N	N	24415 SE 4TH PL
002	062981	0620	6/19/12	\$661,500	\$685,000	3515	10	1998	Avg	9782	N	N	128 245TH PL SE
002	062981	0630	4/26/10	\$705,000	\$715,000	3522	10	1998	Good	9350	N	N	134 245TH PL SE
002	062981	0280	5/17/11	\$748,000	\$791,000	3547	10	1998	Avg	12837	N	N	409 245TH AVE SE
002	750410	0420	7/21/11	\$595,000	\$630,000	3550	10	1983	Avg	13410	N	N	2609 221ST AVE NE
002	865161	1300	1/7/10	\$788,000	\$780,000	3590	10	2000	Avg	6466	N	N	20639 NE 28TH CT
002	062981	0870	6/7/10	\$740,000	\$756,000	3600	10	1997	Good	10140	N	N	24623 SE 1ST ST
002	750410	0860	12/16/11	\$570,000	\$601,000	3630	10	1983	Avg	12000	N	N	2413 223RD PL NE
002	635260	0040	6/7/10	\$785,000	\$802,000	3655	10	1999	Avg	8706	N	N	19178 NE 44TH CT
002	635260	0040	5/26/10	\$785,000	\$800,000	3655	10	1999	Avg	8706	N	N	19178 NE 44TH CT
002	143758	0130	6/24/12	\$849,950	\$880,000	3660	10	2005	Avg	8869	N	N	25822 NE 2ND CT
002	800147	0580	7/20/12	\$745,000	\$768,000	3730	10	2002	Avg	9741	N	N	1921 205TH PL NE
002	750410	1090	3/15/11	\$590,000	\$623,000	3760	10	1984	Avg	11782	N	N	22220 NE 25TH WAY
002	635260	0290	7/14/11	\$800,000	\$847,000	3760	10	2001	Avg	10708	N	N	19167 NE 43RD CT
002	143758	0590	4/26/10	\$798,000	\$809,000	3810	10	2005	Avg	8244	N	N	208 259TH AVE NE
002	800147	0570	9/2/10	\$775,000	\$803,000	3850	10	2001	Avg	8774	N	N	2220 204TH PL NE
002	062981	0390	5/8/12	\$695,000	\$724,000	3890	10	1999	Avg	9071	N	N	24500 SE 3RD CT
002	062981	0410	6/14/10	\$730,000	\$747,000	3890	10	1999	Avg	9324	N	N	24508 SE 3RD CT
002	290930	0010	8/23/11	\$748,000	\$792,000	3890	10	2003	Avg	8800	N	N	328 240TH PL SE
002	143758	0170	4/2/12	\$877,415	\$918,000	3890	10	2004	Avg	11321	N	N	25825 NE 2ND CT
002	272506	9158	4/29/12	\$675,000	\$704,000	4010	10	1988	Avg	23890	N	N	1010 231ST PL NE
002	290930	0040	7/28/10	\$785,000	\$809,000	4010	10	2001	Avg	9019	N	N	310 240TH PL SE
002	716760	0080	7/17/12	\$974,000	\$1,005,000	4080	10	2003	Avg	8000	N	N	25818 NE 4TH PL
002	750402	1150	9/13/10	\$630,000	\$654,000	4160	10	1978	Avg	12000	N	N	2719 SAHALEE DR E
002	865161	1040	6/14/10	\$782,500	\$801,000	4370	10	2001	Avg	5879	N	N	2818 206TH TER NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	143758	0190	9/19/12	\$875,000	\$894,000	4400	10	2006	Avg	8555	N	N	121 259TH AVE NE
002	143758	0420	1/11/12	\$947,000	\$997,000	4400	10	2005	Avg	7507	N	N	134 259TH PL NE
002	750410	1030	12/15/10	\$705,000	\$739,000	4470	10	1983	Avg	10300	N	N	2534 224TH PL NE
002	716760	0140	11/23/11	\$750,000	\$792,000	4600	10	2001	Avg	9760	N	N	25714 NE 4TH PL
002	290930	0080	5/28/10	\$797,500	\$814,000	4630	10	2001	Avg	8685	N	N	327 240TH PL SE
002	143758	0270	9/28/10	\$1,050,000	\$1,091,000	5180	10	2006	Avg	10370	N	N	25815 NE 1ST PL
002	752675	0170	10/2/12	\$1,055,000	\$1,075,000	2520	11	1994	Avg	29160	Y	N	1619 204TH AVE NE
002	357530	0425	11/23/10	\$785,000	\$821,000	3180	11	1991	Avg	21100	Y	N	20319 NE 15TH PL
002	752675	0030	3/4/11	\$785,000	\$828,000	3340	11	1994	Avg	18318	Y	N	1628 204TH AVE NE
002	865149	0030	9/11/12	\$810,000	\$828,000	3470	11	1999	Avg	14619	N	N	3328 203RD PL NE
002	865149	0090	4/15/10	\$915,000	\$926,000	3727	11	2000	Avg	29209	N	N	3306 203RD PL NE
002	062981	0160	2/23/12	\$949,900	\$997,000	3830	11	1999	Avg	11940	N	N	428 245TH AVE SE
002	357530	0950	10/13/12	\$865,000	\$879,000	3850	11	1991	Avg	16250	Y	N	1516 204TH AVE NE
002	800147	0660	8/10/10	\$950,000	\$981,000	3960	11	2002	Avg	12771	N	N	1903 205TH PL NE
002	800147	0400	9/25/11	\$1,050,000	\$1,111,000	4000	11	2003	Avg	7498	N	N	2203 204TH PL NE
002	865149	0050	9/14/11	\$910,000	\$963,000	4040	11	1999	Avg	14703	N	N	3316 203RD PL NE
002	357530	0928	10/19/11	\$885,000	\$936,000	4300	11	1990	Avg	22750	Y	N	1520 204TH AVE NE
002	750401	0050	11/29/12	\$850,000	\$856,000	4310	11	2001	Avg	11466	N	N	3034 SAHALEE DR W
002	062980	0180	9/5/12	\$1,050,000	\$1,075,000	4580	11	1999	Avg	40787	N	N	410 WINDSOR DR SE
002	143758	0370	3/26/12	\$1,212,500	\$1,269,000	4710	11	2006	Avg	14510	N	N	25929 NE 1ST PL
002	062980	0440	6/3/10	\$1,375,000	\$1,404,000	4720	11	1997	Avg	31012	N	N	803 WINDSOR DR SE
002	752595	0160	1/7/10	\$1,000,000	\$990,000	2810	12	1990	Avg	16724	Y	N	20432 NE 16TH ST
002	865161	0910	1/14/10	\$1,475,000	\$1,463,000	4040	12	2000	Avg	12025	Y	N	2513 204TH TER NE
002	062980	0110	7/10/12	\$1,145,800	\$1,184,000	4310	12	1999	Avg	41413	N	N	24730 WINDSOR DR SE
002	062980	0620	4/23/12	\$1,300,000	\$1,356,000	4680	12	1999	Avg	28223	N	N	24634 SE 9TH PL
002	865161	0760	4/23/10	\$1,215,000	\$1,231,000	4770	12	1999	Avg	18847	N	N	2927 204TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	062980	0660	6/2/11	\$1,380,000	\$1,461,000	4790	12	1999	Avg	25412	N	N	24419 SE 7TH CT
002	062980	0420	8/25/12	\$1,473,500	\$1,511,000	5040	12	1999	Avg	25236	N	N	641 WINDSOR DR SE
002	062980	0330	5/9/11	\$1,586,000	\$1,678,000	5780	12	2000	Avg	23316	N	N	153 WINDSOR DR SE
002	062980	0390	3/3/10	\$1,450,000	\$1,454,000	6320	12	2001	Avg	25143	N	N	615 WINDSOR DR SE
002	062980	0390	3/3/10	\$1,437,500	\$1,441,000	6320	12	2001	Avg	25143	N	N	615 WINDSOR DR SE
003	856290	0820	4/27/11	\$272,000	\$288,000	910	7	1976	Good	18713	N	N	129 210TH AVE NE
003	357530	3755	12/3/10	\$292,500	\$306,000	930	7	1978	Good	7500	N	N	903 209TH AVE NE
003	856290	1130	4/25/11	\$360,000	\$381,000	1010	7	1983	Good	10800	N	N	13 211TH PL SE
003	432370	0090	8/17/12	\$265,000	\$272,000	1030	7	1975	Avg	14549	N	N	1020 213TH PL NE
003	856290	0810	7/3/12	\$232,000	\$240,000	1040	7	1976	Avg	15283	N	N	205 210TH AVE NE
003	432360	0020	7/15/10	\$335,000	\$345,000	1090	7	1975	Avg	9600	N	N	1034 212TH AVE NE
003	357530	5813	6/19/12	\$265,000	\$275,000	1120	7	1976	Avg	7500	N	N	819 212TH AVE NE
003	357530	4770	8/11/10	\$313,500	\$324,000	1150	7	1980	Avg	13000	N	N	21016 NE 15TH ST
003	357530	5459	11/26/12	\$266,000	\$268,000	1180	7	1978	Avg	13000	N	N	1335 211TH PL NE
003	856290	1000	11/19/12	\$385,000	\$389,000	1190	7	1981	Avg	10800	N	N	28 211TH PL SE
003	357530	3375	1/27/10	\$356,500	\$355,000	1200	7	1978	Good	10493	N	N	20808 NE 15TH ST
003	357530	4415	5/21/10	\$303,000	\$309,000	1220	7	1974	Avg	12500	N	N	1307 210TH AVE NE
003	432370	0050	9/6/12	\$289,000	\$296,000	1250	7	1975	Good	9605	N	N	21301 NE 10TH PL
003	432370	0240	4/13/11	\$256,503	\$271,000	1250	7	1975	Good	9511	N	N	21240 NE 10TH PL
003	918651	0080	10/6/10	\$475,000	\$494,000	1260	7	1981	Avg	53125	N	N	21807 SE 1ST ST
003	357530	5420	3/25/11	\$299,950	\$317,000	1270	7	1976	Good	10000	N	N	1117 211TH PL NE
003	432370	0130	10/11/12	\$390,000	\$397,000	1270	7	1975	Avg	9429	N	N	21244 NE 12TH ST
003	357530	3300	4/14/10	\$337,000	\$341,000	1280	7	1972	Good	11820	N	N	1545 209TH AVE NE
003	605465	0080	7/15/11	\$310,000	\$328,000	1300	7	1977	Good	9680	N	N	22110 NE 3RD PL
003	357530	2761	5/19/11	\$238,500	\$252,000	1320	7	1974	Avg	7500	N	N	920 207TH PL NE
003	605465	0120	8/27/10	\$287,500	\$298,000	1350	7	1977	Avg	9600	N	N	235 221ST AVE NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	605465	0360	8/22/12	\$305,000	\$313,000	1370	7	1977	Good	11000	N	N	170 221ST AVE NE
003	605465	0290	3/16/12	\$365,700	\$383,000	1410	7	1978	Avg	10500	N	N	22035 NE 1ST ST
003	357530	2655	3/16/12	\$244,500	\$256,000	1420	7	1984	Good	5000	N	N	818 207TH AVE NE
003	856290	0990	6/7/12	\$380,000	\$394,000	1430	7	1984	Avg	10800	N	N	20 211TH PL SE
003	750418	0080	10/1/12	\$371,000	\$378,000	1450	7	1989	Good	22878	N	N	21402 NE 10TH PL
003	856290	0860	3/21/11	\$367,500	\$388,000	1450	7	1990	Avg	14880	N	N	204 208TH AVE NE
003	856290	0640	6/4/12	\$361,000	\$375,000	1520	7	1995	Avg	10800	Y	N	230 210TH AVE NE
003	357530	3405	6/13/12	\$256,650	\$266,000	1620	7	1974	Avg	10000	N	N	20814 NE 13TH ST
003	357530	4016	9/26/11	\$316,300	\$335,000	1770	7	1978	Good	10000	N	N	832 209TH AVE NE
003	856290	1810	10/24/11	\$415,000	\$439,000	2030	7	1990	Avg	12880	N	N	445 210TH AVE NE
003	856290	0100	5/5/10	\$426,000	\$433,000	2330	7	1979	Good	11340	N	N	214 211TH PL NE
003	357530	5509	5/10/10	\$465,000	\$473,000	2340	7	1978	Good	12500	N	N	1515 212TH AVE NE
003	856290	0440	11/4/10	\$550,000	\$574,000	2610	7	1985	Good	11214	Y	N	246 210TH PL NE
003	856290	0440	6/1/12	\$542,000	\$563,000	2610	7	1985	Good	11214	Y	N	246 210TH PL NE
003	750446	0110	4/19/12	\$396,000	\$413,000	1380	8	1978	Good	11844	N	N	1516 219TH PL NE
003	357530	5635	9/26/11	\$395,000	\$418,000	1400	8	1984	Good	7800	N	N	1524 211TH PL NE
003	856290	0240	11/17/11	\$359,000	\$379,000	1410	8	1980	Avg	11340	N	N	205 211TH PL NE
003	357530	2937	4/10/12	\$339,500	\$355,000	1700	8	1990	Good	14391	N	N	20732 NE INGLEWOOD HILL RD
003	864440	0195	1/9/12	\$470,000	\$495,000	1770	8	1995	Avg	159146	N	N	21250 NE 4TH ST
003	741200	0160	10/17/12	\$399,000	\$405,000	1810	8	1985	Avg	27594	N	N	21838 NE 8TH ST
003	856290	1960	12/6/12	\$407,000	\$409,000	1960	8	1993	Avg	10880	N	N	459 209TH AVE NE
003	432370	0210	3/17/10	\$487,500	\$490,000	2090	8	2006	Avg	9249	N	N	21231 NE 12TH ST
003	357530	4700	6/12/12	\$625,000	\$648,000	2110	8	2012	Avg	5000	Y	N	20920 NE 15TH ST
003	357530	5154	8/20/10	\$410,000	\$424,000	2160	8	1968	Avg	17500	N	N	21015 NE 11TH ST
003	613450	0160	7/20/10	\$505,000	\$520,000	2190	8	2002	Avg	8010	N	N	2527 248TH PL NE
003	613450	0040	4/30/12	\$455,000	\$474,000	2230	8	2002	Avg	6656	N	N	24821 NE 25TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	788090	0030	5/27/11	\$495,500	\$524,000	2260	8	1989	Avg	13295	N	N	21518 NE 9TH PL
003	357530	5512	7/13/10	\$550,000	\$565,000	2300	8	2010	Avg	7500	N	N	1533 212TH AVE NE
003	613450	0200	9/24/12	\$475,000	\$485,000	2310	8	2001	Avg	6600	N	N	2503 248TH PL NE
003	062720	0040	5/4/10	\$500,000	\$508,000	2350	8	2009	Avg	5731	N	N	23348 NE 7TH CT
003	856290	1410	2/15/11	\$415,000	\$437,000	2380	8	1998	Avg	12080	N	N	29 210TH PL SE
003	029020	0210	11/17/12	\$534,000	\$539,000	2400	8	2003	Avg	5782	N	N	21509 SE 2ND ST
003	357530	5632	11/21/11	\$484,950	\$512,000	2420	8	2011	Avg	5000	N	N	1528 211TH PL NE
003	357530	5630	12/16/11	\$489,950	\$517,000	2420	8	2011	Avg	5000	N	N	1534 211TH PL NE
003	357530	2394	2/3/10	\$483,000	\$481,000	2450	8	2008	Avg	5000	N	N	1410 207TH AVE NE
003	342506	9077	6/15/12	\$580,000	\$601,000	2540	8	1993	Avg	116779	N	N	23506 SE 8TH ST
003	357530	1255	7/20/12	\$637,000	\$657,000	2550	8	2011	Avg	5000	Y	N	1014 205TH AVE NE
003	357530	1275	6/1/12	\$630,000	\$654,000	2550	8	2011	Avg	5000	Y	N	1018 205TH AVE NE
003	357530	4695	6/6/12	\$590,000	\$612,000	2550	8	2011	Avg	5000	Y	N	1514 209TH AVE NE
003	062720	0070	10/3/12	\$554,500	\$565,000	2560	8	2008	Avg	5145	N	N	23318 NE 7TH CT
003	357530	5380	2/8/11	\$460,000	\$484,000	2570	8	2008	Avg	10000	N	N	905 211TH PL NE
003	062720	0030	4/9/10	\$545,000	\$551,000	2600	8	2009	Avg	5131	N	N	23358 NE 7TH CT
003	856290	1080	3/16/10	\$525,000	\$528,000	2640	8	1999	Avg	10800	N	N	312 211TH PL SE
003	342506	9103	10/24/11	\$533,000	\$564,000	2660	8	1993	Avg	35032	N	N	23410 SE 8TH ST
003	357530	5645	3/8/12	\$600,000	\$629,000	2660	8	2011	Avg	8981	Y	N	1520 211TH PL NE
003	357530	4995	2/6/12	\$465,000	\$489,000	2690	8	2011	Avg	5000	N	N	1310 210TH AVE NE
003	357530	5000	11/22/11	\$504,000	\$532,000	2690	8	2011	Avg	7500	N	N	1304 210TH AVE NE
003	357530	4510	6/5/12	\$639,950	\$664,000	2720	8	2012	Avg	10000	N	N	20911 SE 15TH ST
003	029020	0120	9/13/11	\$553,000	\$586,000	2730	8	2003	Avg	7274	N	N	110 214TH PL SE
003	062720	0010	9/12/12	\$705,000	\$721,000	2820	8	2009	Avg	7229	N	N	23301 NE 7TH CT
003	062720	0010	1/11/10	\$675,000	\$669,000	2820	8	2009	Avg	7229	N	N	23301 NE 7TH CT
003	357530	5625	12/1/11	\$549,500	\$580,000	2870	8	2011	Avg	5000	N	N	1546 211TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	062720	0020	3/8/10	\$648,000	\$650,000	3010	8	2009	Avg	8118	N	N	23368 NE 7TH CT
003	029020	0240	9/24/12	\$600,000	\$612,000	3020	8	2003	Avg	5368	N	N	21420 SE 2ND ST
003	867730	0390	4/7/10	\$525,000	\$530,000	1760	9	1983	Avg	12034	N	N	513 239TH AVE NE
003	357530	5664	8/1/12	\$599,950	\$618,000	1890	9	1999	Avg	22649	N	N	1429 212TH AVE NE
003	864440	0050	8/24/10	\$587,500	\$608,000	1910	9	1978	VGood	26480	N	N	642 213TH PL NE
003	867730	0900	5/8/10	\$475,250	\$483,000	1970	9	1983	Avg	16078	N	N	24223 NE 7TH PL
003	357530	1980	7/20/12	\$395,000	\$407,000	2100	9	1986	Avg	13212	Y	N	1223 206TH PL NE
003	856290	0590	1/28/10	\$785,000	\$781,000	2160	9	2007	Avg	11270	Y	N	241 210TH PL NE
003	867730	0410	11/28/12	\$480,000	\$484,000	2180	9	1983	Avg	12100	N	N	525 239TH AVE NE
003	867730	0760	4/22/11	\$432,500	\$457,000	2180	9	1984	Avg	12200	N	N	24124 NE 6TH PL
003	554770	0050	7/25/12	\$510,000	\$526,000	2270	9	2001	Avg	6298	N	N	607 234TH PL NE
003	867730	0460	8/6/10	\$465,000	\$480,000	2290	9	1983	Good	12224	N	N	24213 NE 5TH PL
003	867730	0240	1/30/12	\$475,000	\$500,000	2330	9	1983	Avg	12367	N	N	421 238TH AVE NE
003	864440	0070	8/24/11	\$429,000	\$454,000	2350	9	1978	Avg	69696	N	N	641 213TH PL NE
003	864440	0150	9/9/10	\$482,500	\$500,000	2390	9	1978	Avg	40480	N	N	609 216TH AVE NE
003	864440	0240	12/12/10	\$444,000	\$465,000	2420	9	1978	Avg	37120	N	N	406 219TH AVE NE
003	867730	0690	7/17/11	\$454,900	\$482,000	2450	9	1984	Avg	13148	N	N	24113 NE 6TH PL
003	554770	0200	3/29/11	\$505,000	\$533,000	2470	9	2000	Avg	5762	N	N	529 235TH AVE NE
003	679190	0160	2/16/12	\$550,000	\$578,000	2480	9	2011	Avg	4599	N	N	268 218TH PL SE
003	867730	0530	6/21/10	\$475,000	\$487,000	2560	9	1983	Avg	13251	N	N	422 242ND PL NE
003	867730	0530	12/2/11	\$472,000	\$498,000	2560	9	1983	Avg	13251	N	N	422 242ND PL NE
003	856290	0030	5/20/10	\$632,764	\$645,000	2570	9	2006	Avg	11340	N	N	24 211TH PL NE
003	867730	0570	8/24/11	\$480,000	\$508,000	2590	9	1984	Avg	12100	N	N	24243 NE 5TH PL
003	867730	0570	8/24/12	\$476,000	\$488,000	2590	9	1984	Avg	12100	N	N	24243 NE 5TH PL
003	867730	0790	9/11/12	\$507,000	\$518,000	2590	9	1985	Avg	12268	N	N	24140 NE 6TH PL
003	867730	0560	5/13/11	\$469,000	\$496,000	2630	9	1983	Avg	12424	N	N	24239 NE 5TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	918630	0340	4/25/11	\$565,000	\$597,000	2660	9	1981	Avg	25200	N	N	313 219TH AVE NE
003	554770	0150	10/8/10	\$549,950	\$572,000	2700	9	2001	Avg	5310	N	N	23439 NE 5TH ST
003	856290	0020	3/22/10	\$640,000	\$644,000	2710	9	2006	Avg	11340	N	N	16 211TH PL NE
003	679190	0060	6/13/11	\$583,000	\$617,000	2770	9	2011	Avg	5558	N	N	249 218TH PL SE
003	856290	0460	7/19/12	\$589,000	\$608,000	2800	9	1998	Avg	12963	N	N	7 210TH PL NE
003	867730	0160	10/22/12	\$499,900	\$507,000	2810	9	1983	Avg	13571	N	N	433 238TH AVE NE
003	541160	0090	5/30/12	\$515,000	\$535,000	2810	9	2005	Avg	4585	N	N	22314 NE 6TH CT
003	541160	0160	3/7/12	\$626,000	\$656,000	2810	9	2005	Avg	4630	N	N	22325 NE 6TH CT
003	541160	0200	1/26/12	\$626,000	\$659,000	2890	9	2005	Avg	4349	N	N	22349 NE 6TH CT
003	541160	0060	6/6/12	\$530,000	\$550,000	2920	9	2005	Avg	4848	N	N	22332 NE 6TH CT
003	679190	0090	1/6/12	\$560,000	\$590,000	2940	9	2011	Avg	4635	N	N	212 218TH PL SE
003	679190	0120	8/7/12	\$580,000	\$597,000	2940	9	2011	Avg	4227	N	N	236 218TH PL SE
003	679190	0120	8/22/11	\$560,500	\$594,000	2940	9	2011	Avg	4227	N	N	236 218TH PL SE
003	679190	0200	12/27/10	\$570,000	\$598,000	2940	9	2010	Avg	4805	N	N	300 218TH PL SE
003	679190	0210	4/15/11	\$565,650	\$598,000	2940	9	2010	Avg	4601	N	N	314 218TH PL SE
003	679190	0250	1/18/12	\$570,000	\$600,000	2940	9	2011	Avg	4200	N	N	370 218TH PL SE
003	679190	0010	2/27/12	\$618,000	\$648,000	2960	9	2011	Avg	5575	N	N	299 218TH PL SE
003	679190	0080	7/6/11	\$598,690	\$634,000	2960	9	2010	Avg	7069	N	N	229 218TH PL SE
003	679190	0130	9/27/11	\$565,000	\$598,000	2960	9	2011	Avg	4208	N	N	244 218TH PL SE
003	679190	0140	6/28/11	\$580,000	\$614,000	2960	9	2010	Avg	6276	N	N	252 218TH PL SE
003	679190	0150	7/21/11	\$587,000	\$622,000	2960	9	2011	Avg	5250	N	N	260 218TH PL SE
003	679190	0190	3/22/11	\$580,000	\$612,000	2960	9	2010	Avg	5375	N	N	292 218TH PL SE
003	679190	0180	3/20/12	\$570,000	\$597,000	3000	9	2011	Avg	4678	N	N	284 218TH PL SE
003	679190	0240	6/16/11	\$577,500	\$612,000	3000	9	2010	Avg	4200	N	N	356 218TH PL SE
003	554770	0160	3/14/11	\$593,000	\$626,000	3020	9	2001	Avg	6109	N	N	23443 NE 5TH ST
003	679190	0070	6/1/11	\$617,000	\$653,000	3090	9	2011	Avg	4858	N	N	239 218TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	679190	0260	12/28/10	\$575,000	\$604,000	3090	9	2010	Avg	5859	N	N	384 218TH PL SE
003	332506	9165	11/17/11	\$545,000	\$576,000	3110	9	1999	Avg	22216	N	N	245 223RD PL NE
003	241370	0050	12/15/10	\$530,000	\$556,000	3110	9	1999	Avg	7081	N	N	20701 NE 8TH ST
003	131380	0130	8/1/12	\$635,200	\$654,000	3130	9	2005	Avg	10778	N	N	20903 SE 5TH ST
003	025540	0140	1/5/12	\$510,000	\$537,000	3180	9	2001	Avg	10728	N	N	21125 SE 5TH PL
003	554770	0130	1/10/12	\$580,000	\$611,000	3200	9	2001	Avg	8545	N	N	23429 NE 5TH ST
003	554770	0110	3/16/12	\$500,000	\$524,000	3220	9	2000	Avg	6072	N	N	507 234TH PL NE
003	679190	0170	11/22/11	\$627,500	\$663,000	3230	9	2011	Avg	5453	N	N	276 218TH PL SE
003	131380	0070	5/10/10	\$631,000	\$642,000	3240	9	2005	Avg	6134	N	N	425 209TH PL SE
003	131380	0160	6/5/12	\$616,000	\$639,000	3240	9	2004	Avg	7200	N	N	20921 SE 5TH ST
003	124010	0139	5/27/10	\$700,000	\$714,000	3250	9	2008	Avg	8628	N	N	21904 NE 11TH ST
003	025540	0030	9/22/10	\$625,000	\$649,000	3260	9	2003	Avg	7799	N	N	427 210TH PL SE
003	025540	0050	7/9/10	\$640,000	\$658,000	3260	9	2003	Avg	8319	N	N	439 210TH PL SE
003	679190	0020	3/13/12	\$652,500	\$684,000	3320	9	2011	Avg	6059	N	N	289 218TH PL SE
003	679190	0110	9/8/11	\$626,450	\$663,000	3320	9	2011	Avg	5761	N	N	228 218TH PL SE
003	679190	0230	2/8/11	\$647,850	\$682,000	3320	9	2010	Avg	5250	N	N	342 218TH PL SE
003	679190	0100	1/17/12	\$627,800	\$661,000	3340	9	2011	Avg	5301	N	N	220 218TH PL SE
003	679190	0220	10/20/10	\$660,000	\$688,000	3340	9	2010	Avg	5379	N	N	328 218TH PL SE
003	856290	1890	10/22/12	\$785,000	\$797,000	3400	9	2007	Avg	10720	Y	N	420 209TH AVE NE
003	131380	0060	10/22/12	\$607,500	\$617,000	3410	9	2004	Avg	6301	N	N	20908 SE 5TH ST
003	342506	9123	1/28/10	\$698,000	\$694,000	3420	9	2009	Avg	11450	Y	N	24444 NE 1ST CT
003	131380	0020	10/24/12	\$636,000	\$645,000	3430	9	2004	Avg	6152	N	N	420 209TH PL SE
003	025540	0110	1/7/12	\$637,000	\$671,000	3450	9	2001	Avg	8292	N	N	21107 SE 5TH PL
003	357530	0835	6/21/12	\$820,000	\$849,000	3560	9	1986	VGood	30772	Y	N	906 EAST LAKE SAMMAMISH PKWY NE
003	679190	0050	11/23/10	\$715,000	\$748,000	3560	9	2010	Avg	6144	N	N	259 218TH PL SE
003	342506	9125	2/22/10	\$733,990	\$734,000	3630	9	2009	Avg	12687	Y	N	24449 NE 1ST CT

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	918630	0280	2/23/12	\$670,000	\$703,000	3740	9	1999	Good	30475	N	N	21609 NE 4TH ST
003	025540	0230	8/23/10	\$670,000	\$693,000	3750	9	2003	Avg	9437	N	N	424 210TH PL SE
003	025540	0180	7/11/12	\$730,000	\$754,000	3840	9	2003	Avg	7748	N	N	21110 SE 5TH ST
003	342506	9122	9/13/10	\$699,990	\$726,000	3920	9	2010	Avg	16630	Y	N	24424 NE 1ST CT
003	342506	9124	7/29/10	\$735,000	\$758,000	3920	9	2010	Avg	10389	N	N	24469 NE 1ST CT
003	342506	9126	6/26/10	\$760,000	\$779,000	3920	9	2010	Avg	8865	Y	N	24444 NE 1ST CT
003	342506	9127	9/23/10	\$825,000	\$857,000	4100	9	2010	Avg	9051	Y	N	24484 NE 1ST CT
003	679190	0040	2/3/11	\$728,000	\$766,000	4170	9	2010	Avg	6506	N	N	269 218TH PL SE
003	679190	0030	1/14/11	\$727,000	\$764,000	4330	9	2010	Avg	6385	N	N	279 218TH PL SE
003	332506	9177	6/21/12	\$875,000	\$906,000	4780	9	2011	Avg	15960	N	N	221 223RD PL NE
003	856290	0290	3/18/11	\$575,000	\$607,000	2260	10	1992	Avg	11340	Y	N	249 211TH PL NE
003	417870	0120	9/20/11	\$850,000	\$900,000	2540	10	1988	Avg	54885	N	N	828 LANCASTER WAY SE
003	856290	2070	4/5/12	\$535,000	\$559,000	2590	10	1989	Avg	10800	Y	N	520 208TH AVE NE
003	124010	0141	7/25/12	\$615,000	\$634,000	2680	10	2008	Avg	7023	N	N	21915 NE 11TH ST
003	558140	0100	8/26/11	\$807,000	\$855,000	2770	10	1995	Avg	60532	N	N	206 209TH PL SE
003	289573	0430	1/13/12	\$606,900	\$639,000	2880	10	2011	Avg	6990	N	N	21177 SE 6TH PL
003	289573	0440	2/27/12	\$619,990	\$651,000	2880	10	2011	Avg	8736	N	N	21199 SE 6TH PL
003	815585	0090	4/4/12	\$519,950	\$544,000	2940	10	1991	Avg	16563	N	N	24540 NE 11TH ST
003	124010	0142	12/20/10	\$600,000	\$629,000	3030	10	2008	Avg	7549	N	N	21919 NE 11TH ST
003	558140	0070	8/16/11	\$485,000	\$514,000	3060	10	1994	Avg	15194	N	N	20902 SE 2ND PL
003	289573	0420	12/16/11	\$625,000	\$659,000	3060	10	2011	Avg	6990	N	N	21155 SE 6TH PL
003	815585	0130	5/5/10	\$582,500	\$592,000	3080	10	1992	Avg	15014	N	N	24515 NE 11TH PL
003	752535	0030	5/26/11	\$594,000	\$629,000	3100	10	2003	Avg	10435	N	N	21927 NE 11TH ST
003	752535	0090	4/21/10	\$679,000	\$688,000	3100	10	2003	Avg	23634	N	N	21963 NE 11TH ST
003	558140	0060	11/28/12	\$680,000	\$685,000	3110	10	1993	Avg	16265	N	N	20910 SE 2ND PL
003	752535	0010	9/18/12	\$625,000	\$638,000	3110	10	2003	Avg	11845	N	N	21944 NE 11TH ST

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	558140	0240	4/26/10	\$655,000	\$664,000	3140	10	1994	Avg	12100	N	N	21019 SE 2ND PL
003	124010	0137	4/13/10	\$660,000	\$667,000	3140	10	2007	Avg	9003	N	N	21916 NE 11TH ST
003	815585	0200	12/27/12	\$555,000	\$556,000	3160	10	1990	Avg	24729	N	N	24404 NE 11TH ST
003	815585	0070	5/24/10	\$620,000	\$632,000	3240	10	1990	Avg	15549	N	N	24549 NE 11TH ST
003	289573	0530	12/6/12	\$732,990	\$737,000	3320	10	2012	Avg	6449	N	N	20992 SE 7TH PL
003	289573	0010	8/8/12	\$675,000	\$694,000	3440	10	2011	Avg	8010	N	N	21198 SE 6TH PL
003	289573	0090	2/27/12	\$712,990	\$748,000	3450	10	2012	Avg	8859	N	N	21056 SE 6TH PL
003	558140	0320	8/16/12	\$690,000	\$709,000	3460	10	1991	Avg	14359	N	N	20734 SE 3RD WAY
003	289573	0470	7/16/12	\$738,990	\$763,000	3480	10	2012	Avg	9266	N	N	20997 SE 6TH PL
003	558140	0160	11/8/10	\$595,000	\$621,000	3500	10	1995	Avg	13929	N	N	237 209TH PL SE
003	815585	0030	4/1/11	\$655,000	\$692,000	3560	10	1990	Avg	20461	N	N	24517 NE 11TH ST
003	289573	0350	8/16/12	\$706,990	\$726,000	3560	10	2012	Avg	10939	N	N	728 210TH PL SE
003	289573	0520	11/5/12	\$741,990	\$751,000	3560	10	2012	Avg	6300	N	N	20980 SE 7TH PL
003	289573	0030	11/15/11	\$669,990	\$708,000	3570	10	2011	Avg	8010	N	N	21154 SE 6TH PL
003	289573	0080	3/8/12	\$689,990	\$723,000	3570	10	2012	Avg	8208	N	N	21076 SE 6TH PL
003	289573	0020	4/16/12	\$699,990	\$731,000	3600	10	2011	Avg	8010	N	N	21176 SE 6TH PL
003	645355	0090	2/18/10	\$799,950	\$800,000	3650	10	2008	Avg	7090	N	N	21580 SE 3RD PL
003	289573	0100	4/5/12	\$738,000	\$772,000	3670	10	2012	Avg	10024	N	N	21026 SE 6TH PL
003	856290	1820	2/27/12	\$945,000	\$992,000	3680	10	2009	Avg	12155	Y	N	437 210TH AVE NE
003	289573	0040	3/13/12	\$772,990	\$810,000	3710	10	2011	Avg	8010	N	N	21132 SE 6TH PL
003	289573	0170	5/11/12	\$799,990	\$833,000	3710	10	2011	Avg	9328	N	N	707 209TH AVE SE
003	289573	0210	8/29/12	\$820,990	\$841,000	3710	10	2011	Avg	10799	N	N	20805 SE 7TH PL
003	289573	0070	7/12/12	\$771,990	\$797,000	3730	10	2012	Avg	8014	N	N	21096 SE 6TH PL
003	645355	0100	3/15/11	\$805,000	\$850,000	3740	10	2008	Avg	7272	N	N	21560 SE 3RD PL
003	124070	0190	3/22/10	\$730,000	\$735,000	3760	10	2001	Avg	13250	N	N	424 214TH AVE SE
003	645355	0160	4/10/12	\$830,000	\$867,000	3869	10	2007	Avg	8073	N	N	21440 SE 3RD PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	417870	0110	10/6/11	\$835,000	\$884,000	3890	10	1988	Avg	51400	N	N	832 LANCASTER WAY SE
003	124070	0160	2/21/12	\$760,000	\$798,000	3940	10	2002	Avg	22911	N	N	21418 SE 5TH PL
003	124070	0155	10/25/11	\$855,000	\$904,000	3970	10	2003	Avg	22640	N	N	21420 SE 5TH PL
003	645355	0105	8/2/10	\$855,000	\$882,000	3980	10	2008	Avg	8784	N	N	21550 SE 3RD PL
003	645355	0105	10/16/12	\$810,000	\$823,000	3980	10	2008	Avg	8784	N	N	21550 SE 3RD PL
003	124070	0150	3/21/12	\$889,000	\$931,000	4020	10	2004	Avg	29156	N	N	21422 SE 5TH PL
003	124070	0140	8/8/11	\$840,000	\$890,000	4060	10	2002	Avg	16094	N	N	506 215TH CT SE
003	645355	0080	7/1/11	\$915,000	\$969,000	4070	10	2007	Avg	8275	Y	N	21581 SE 3RD PL
003	289573	0110	6/25/12	\$876,500	\$907,000	4130	10	2012	Avg	11775	N	N	21006 SE 6TH PL
003	289573	0190	8/9/12	\$874,978	\$900,000	4130	10	2012	Avg	8764	N	N	727 209TH AVE SE
003	289573	0200	5/14/12	\$875,990	\$912,000	4130	10	2012	Avg	18990	N	N	20845 SE 7TH PL
003	289573	0280	6/15/12	\$825,101	\$855,000	4130	10	2012	Avg	7197	N	N	20987 SE 7TH PL
003	124070	0091	4/19/12	\$940,000	\$981,000	4240	10	2006	Avg	17452	N	N	21763 SE 4TH PL
003	357530	4245	3/14/12	\$710,000	\$744,000	4470	10	2008	Avg	21382	N	N	20907 NE INGLEWOOD HILL RD
003	131103	0060	3/29/11	\$701,400	\$741,000	3810	11	1998	Avg	15762	N	N	2203 246TH PL NE
003	156175	0270	3/7/11	\$975,000	\$1,028,000	3890	11	2010	Avg	12150	N	N	860 211TH PL SE
003	131103	0450	5/19/11	\$820,000	\$868,000	3920	11	1998	Avg	14646	N	N	2234 246TH PL NE
003	131103	0400	9/2/11	\$820,000	\$868,000	3960	11	1999	Avg	16703	N	N	2205 247TH CT NE
003	322506	9314	3/1/11	\$971,000	\$1,024,000	4030	11	2010	Avg	12185	N	N	21140 SE 8TH ST
003	156175	0260	9/22/11	\$993,116	\$1,051,000	4030	11	2011	Avg	13991	N	N	880 211TH PL SE
003	322506	9319	11/25/12	\$970,000	\$978,000	4050	11	2012	Avg	10946	N	N	21180 NE 8TH ST
003	156175	0310	8/8/11	\$1,100,000	\$1,165,000	4170	11	2011	Avg	12420	N	N	845 211TH PL SE
003	156175	0130	7/24/12	\$1,225,000	\$1,263,000	4210	11	2011	Avg	13509	N	N	20985 SE 8TH PL
003	156175	0320	4/7/11	\$1,125,000	\$1,189,000	4210	11	2011	Avg	12420	N	N	865 211TH PL SE
003	156175	0010	5/24/11	\$1,175,000	\$1,244,000	4470	11	2011	Avg	15468	N	N	21070 SE 8TH ST
003	156175	0030	2/10/12	\$1,233,000	\$1,296,000	4470	11	2012	Avg	16124	N	N	20970 SE 8TH PL

Improved Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	131103	0090	7/16/10	\$795,000	\$818,000	4480	11	1999	Avg	13169	N	N	24617 NE 22ND ST
003	156175	0300	11/3/11	\$1,295,000	\$1,369,000	4480	11	2011	Avg	15651	N	N	825 211TH PL SE
003	156175	0070	5/29/12	\$1,295,000	\$1,345,000	4580	11	2012	Avg	13416	N	N	20930 SE 8TH PL
003	272506	9161	10/18/11	\$1,175,000	\$1,243,000	5230	11	2003	Avg	142426	N	N	1838 236TH AVE NE
003	124070	0104	10/19/10	\$1,280,000	\$1,334,000	5370	11	2008	Avg	30614	Y	N	21702 SE 4TH PL
003	357530	2277	8/20/12	\$1,250,000	\$1,283,000	4100	12	2009	Avg	13000	Y	N	20615 NE 16TH ST
003	131103	0230	7/10/12	\$1,430,000	\$1,477,000	5080	12	1999	Avg	29973	N	N	24916 NE 20TH PL
003	131103	0200	10/12/11	\$1,300,000	\$1,375,000	5360	12	1999	Avg	33940	N	N	24833 NE 20TH ST
003	131103	0220	4/12/10	\$1,715,000	\$1,734,000	5640	12	2000	Avg	36172	N	N	2005 250TH PL NE
003	131104	0050	12/7/10	\$2,030,000	\$2,127,000	6190	12	2006	Avg	137819	N	N	2058 250TH PL NE
003	131104	0040	4/24/12	\$1,895,000	\$1,977,000	5780	13	2000	Avg	52101	N	N	2030 250TH PL NE
003	131104	0040	12/3/12	\$1,736,000	\$1,747,000	5780	13	2000	Avg	52101	N	N	2030 250TH PL NE
003	131104	0040	3/2/10	\$1,675,000	\$1,679,000	5780	13	2000	Avg	52101	N	N	2030 250TH PL NE
003	131104	0010	6/7/11	\$1,960,000	\$2,075,000	6280	13	2003	Avg	83813	N	N	2006 250TH PL NE
003	352506	9028	12/6/10	\$2,275,000	\$2,383,000	7150	13	2005	Avg	300128	N	N	759 250TH PL NE

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	062981	0460	4/14/10	\$599,000	NON-REPRESENTATIVE SALE
002	143758	0190	9/11/12	\$933,500	RELOCATION - SALE TO SERVICE
002	143758	0420	10/21/11	\$947,000	RELOCATION - SALE TO SERVICE
002	159200	0200	3/23/10	\$564,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	159200	0200	4/20/12	\$519,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	159200	0200	3/29/12	\$523,000	RELOCATION - SALE TO SERVICE
002	170305	0250	6/13/12	\$499,500	RELOCATION - SALE TO SERVICE
002	193913	0590	7/3/10	\$513,500	RELOCATION - SALE TO SERVICE
002	195440	0320	10/1/12	\$449,259	GOVERNMENT AGENCY
002	195441	0180	1/19/11	\$308,231	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	195442	0170	4/15/10	\$204,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
002	195443	0150	7/22/11	\$109,045	QUIT CLAIM DEED
002	195443	0310	5/22/12	\$370,100	NO MARKET EXPOSURE
002	195444	0250	12/20/12	\$425,000	EXEMPT FROM EXCISE TAX
002	232700	0100	11/28/12	\$515,126	%COMPLETE
002	232700	0100	7/6/12	\$353,711	%COMPLETE
002	282506	9074	3/11/10	\$67,027	QUIT CLAIM DEED
002	290930	0410	7/22/10	\$619,000	RELOCATION - SALE TO SERVICE
002	290930	0690	5/10/11	\$650,000	RELOCATION - SALE TO SERVICE
002	290930	0760	11/8/10	\$687,500	RELOCATION - SALE TO SERVICE
002	306640	0020	2/2/12	\$534,000	RELOCATION - SALE TO SERVICE
002	306640	0630	9/11/12	\$555,000	RELOCATION - SALE TO SERVICE
002	306640	0910	12/26/12	\$489,000	EXEMPT FROM EXCISE TAX
002	325990	0090	11/21/12	\$590,000	OBSOLESCENCE
002	325990	0090	5/3/12	\$200,000	OBSOLESCENCE
002	327589	0130	9/6/12	\$687,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	357530	0425	11/23/10	\$785,000	RELOCATION - SALE TO SERVICE
002	357840	0020	8/8/12	\$311,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	357840	0710	8/27/10	\$248,500	NON-REPRESENTATIVE SALE
002	357840	0710	11/19/12	\$310,000	RELOCATION - SALE TO SERVICE
002	357840	1580	3/27/12	\$300,000	STATISTICAL OUTLIER
002	357840	1670	1/7/10	\$281,288	BANKRUPTCY - RECEIVER OR TRUSTEE
002	437940	0380	9/28/11	\$512,500	RELOCATION - SALE TO SERVICE
002	570630	0060	1/16/12	\$344,942	BANKRUPTCY - RECEIVER OR TRUSTEE
002	570630	0060	1/16/12	\$303,808	BANKRUPTCY - RECEIVER OR TRUSTEE
002	570630	0060	3/26/12	\$225,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	635260	0290	7/11/11	\$800,000	RELOCATION - SALE TO SERVICE
002	660022	0060	8/31/12	\$440,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	660022	0730	6/22/10	\$147,364	QUIT CLAIM DEED
002	664620	0020	12/7/12	\$555,000	RELOCATION - SALE TO SERVICE
002	664620	0190	6/21/11	\$490,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	664620	0300	4/26/12	\$375,000	NON-REPRESENTATIVE SALE
002	664620	0360	6/20/11	\$150,000	DOR RATIO;NO MARKET EXPOSURE
002	681780	0380	6/4/12	\$205,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	681780	1210	7/14/11	\$168,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	681780	1420	12/6/11	\$195,300	NON-REPRESENTATIVE SALE
002	681781	0380	2/14/12	\$247,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	721572	0070	10/18/12	\$1,165,000	NON-NORMAL DISTRIBUTION
002	721572	0820	7/27/12	\$615,000	RELOCATION - SALE TO SERVICE
002	721572	1940	6/30/10	\$485,000	RELOCATION - SALE TO SERVICE
002	721573	0970	6/15/11	\$421,000	RELOCATION - SALE TO SERVICE
002	750400	0130	12/13/12	\$908,000	NO MARKET EXPOSURE
002	750400	0310	11/14/12	\$542,300	STATISTICAL OUTLIER
002	750400	0325	1/12/12	\$397,200	BANKRUPTCY - RECEIVER OR TRUSTEE
002	750400	0340	4/3/12	\$625,000	NON-NORMAL DISTRIBUTION
002	750400	0410	5/3/11	\$1,068,000	NON-NORMAL DISTRIBUTION
002	750400	0940	12/2/11	\$388,209	NO MARKET EXPOSURE
002	750400	1260	9/18/10	\$530,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	750401	0090	11/11/11	\$418,000	STATISTICAL OUTLIER
002	750401	0380	10/18/10	\$480,000	RELOCATION - SALE TO SERVICE
002	750401	0420	4/5/12	\$636,667	RELOCATION - SALE TO SERVICE
002	750402	1380	7/25/12	\$712,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	750403	0200	8/31/11	\$433,000	NON-NORMAL DISTRIBUTION
002	750405	0080	1/24/11	\$563,000	UNFIN AREA
002	750405	0110	3/3/11	\$479,000	STATISTICAL OUTLIER
002	750410	0560	12/9/10	\$563,000	RELOCATION - SALE TO SERVICE
002	750410	0650	12/31/12	\$525,000	RELOCATION - SALE TO SERVICE
002	750410	0800	5/9/12	\$607,000	UNFIN AREA
002	750410	0800	11/17/11	\$360,000	UNFIN AREA
002	750410	1620	1/8/12	\$417,500	NON-REPRESENTATIVE SALE
002	750410	1650	3/17/10	\$524,000	RELOCATION - SALE TO SERVICE
002	750411	0570	2/1/12	\$443,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
002	750411	0570	2/1/12	\$443,000	RELOCATION - SALE TO SERVICE
002	750420	0160	2/8/12	\$250,000	NON-REPRESENTATIVE SALE
002	750440	0470	12/12/12	\$225,000	NO MARKET EXPOSURE;
002	771580	0590	9/4/12	\$289,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	771580	0980	11/17/11	\$275,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	771580	0980	12/30/10	\$340,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	807721	0100	12/3/12	\$480,000	\$1,000 SALE OR LESS
002	807840	0450	6/21/11	\$145,915	QUIT CLAIM DEED
002	807844	0060	6/1/12	\$579,000	ACTIVE PERMIT BEFORE SALE>25,000
002	807844	0060	5/16/12	\$579,000	ACTIVE PERMIT BEFORE SALE>25,000

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	807845	0500	12/4/10	\$103,545	QUIT CLAIM DEED
002	863575	0340	11/30/12	\$525,299	NO MARKET EXPOSURE
002	863575	0440	7/14/11	\$540,000	RELOCATION - SALE TO SERVICE
002	863576	0510	8/30/12	\$100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	865148	0620	1/26/12	\$450,000	NON-REPRESENTATIVE SALE
002	865148	0620	12/30/11	\$450,000	NO MARKET EXPOSURE
002	865150	0090	6/23/11	\$477,700	NO MARKET EXPOSURE;
002	865150	0090	6/12/12	\$499,000	RELOCATION - SALE TO SERVICE
002	865150	0370	3/14/11	\$499,950	RELOCATION - SALE TO SERVICE
002	865150	0870	5/12/11	\$529,400	NO MARKET EXPOSURE
002	865150	1070	12/3/12	\$531,164	EXEMPT FROM EXCISE TAX
002	865151	0400	4/6/10	\$335,000	NO MARKET EXPOSURE
002	865151	1360	6/22/12	\$275,634	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	865152	0300	7/13/10	\$560,000	RELOCATION - SALE TO SERVICE
002	865152	0330	5/16/12	\$340,000	NON-REPRESENTATIVE SALE
002	865152	0390	8/25/11	\$525,000	RELOCATION - SALE TO SERVICE
002	865153	0120	10/7/10	\$541,000	NO MARKET EXPOSURE;
002	865153	0340	4/12/11	\$646,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	865159	0070	6/24/11	\$2,080,000	DOR RATIO;PREVLAND<=25,000;PREVIMP<=25,000
002	865161	0950	10/28/11	\$1,399,000	NO MARKET EXPOSURE
002	865161	0980	1/18/11	\$1,725,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
002	865161	1110	9/17/10	\$755,000	RELOCATION - SALE TO SERVICE
002	896198	0030	9/10/12	\$554,000	RELOCATION - SALE TO SERVICE
002	920650	0170	2/28/12	\$766,000	RELOCATION - SALE TO SERVICE
002	951092	0100	8/5/11	\$660,000	RELOCATION - SALE TO SERVICE
002	957803	0140	5/6/10	\$550,050	RELOCATION - SALE TO SERVICE
003	029020	0180	12/20/12	\$456,000	EXEMPT FROM EXCISE TAX
003	042406	9199	7/21/10	\$805,000	SHORT SALE
003	111850	0320	3/26/12	\$840,000	RELOCATION - SALE TO SERVICE
003	111850	0470	3/15/11	\$670,000	RELOCATION - SALE TO SERVICE
003	124010	0051	9/2/11	\$87,500	QUIT CLAIM DEED
003	124010	0073	2/19/10	\$680,294	BANKRUPTCY - RECEIVER OR TRUSTEE
003	124010	0138	7/21/10	\$587,000	NO MARKET EXPOSURE
003	124010	0149	2/10/10	\$815,000	RELOCATION - SALE TO SERVICE
003	124070	0012	8/20/12	\$1,389,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	124110	0005	1/25/12	\$302,273	BANKRUPTCY - RECEIVER OR TRUSTEE
003	124110	0005	10/22/12	\$406,000	NO MARKET EXPOSURE
003	131103	0400	8/29/11	\$820,000	RELOCATION - SALE TO SERVICE
003	131104	0040	4/24/12	\$1,895,000	RELOCATION - SALE TO SERVICE
003	131380	0070	4/23/10	\$631,000	RELOCATION - SALE TO SERVICE
003	156175	0080	12/16/11	\$1,195,000	%COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	156175	0280	3/27/12	\$1,050,000	DOR RATIO;PREVIMP<=25,000
003	222506	9018	2/16/12	\$675,000	DOR RATIO;PREVIMP<=25,000
003	222506	9042	6/9/11	\$212,500	DOR RATIO;PREVIMP<=25,000
003	222506	9084	3/26/10	\$322,000	NON-REPRESENTATIVE SALE
003	225150	0130	12/10/10	\$483,702	BANKRUPTCY - RECEIVER OR TRUSTEE
003	225150	0130	7/2/12	\$297,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	232506	9041	4/20/11	\$315,000	DOR RATIO;PREVIMP<=25,000
003	232506	9084	10/25/10	\$528,250	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262506	9060	12/22/10	\$200,000	REAL MOBILE HOME
003	272506	9019	4/4/11	\$738,958	IMPROVEMENT COUNT >1
003	272506	9060	11/20/12	\$363,000	EXEMPT FROM EXCISE TAX
003	272506	9092	7/24/12	\$795,000	PREVIMP<=25,000
003	272506	9125	8/9/11	\$725,000	UNFIN AREA
003	286250	0220	11/13/12	\$701,402	ACTIVE PERMIT BEFORE SALE>25,000
003	286250	0260	11/26/12	\$699,950	ACTIVE PERMIT BEFORE SALE>25,000
003	289573	0060	10/10/12	\$705,990	%COMPLETE
003	289573	0070	7/9/12	\$63,600	QUIT CLAIM DEED
003	289573	0220	10/19/12	\$869,990	BUILDER OR DEVELOPER SALES
003	289573	0300	10/24/12	\$730,500	%COMPLETE
003	289573	0320	10/24/12	\$734,990	%COMPLETE
003	289573	0330	10/29/12	\$779,990	ACTIVE PERMIT BEFORE SALE>25,000
003	289573	0340	10/31/12	\$736,990	ACTIVE PERMIT BEFORE SALE>25,000
003	322506	9003	3/29/12	\$234,000	PREVIMP<=25,000
003	322506	9326	11/16/12	\$760,000	ACTIVE PERMIT BEFORE SALE>25,000
003	332506	9070	9/24/10	\$300,000	QUIT CLAIM DEED
003	342506	9076	12/27/12	\$1,076,000	NO MARKET EXPOSURE
003	352506	9018	6/17/11	\$1,350,000	NON-NORMAL DISTRIBUTION
003	352506	9044	10/15/12	\$515,000	STATISTICAL OUTLIER
003	357530	1980	12/16/11	\$348,510	BANKRUPTCY - RECEIVER OR TRUSTEE
003	357530	2290	5/9/12	\$690,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	357530	2422	2/25/10	\$512,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	357530	3422	5/14/10	\$300,000	NON-NORMAL DISTRIBUTION
003	357530	3695	9/13/10	\$340,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	357530	3760	11/23/11	\$230,000	STATISTICAL OUTLIER
003	357530	3900	10/23/12	\$350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	357530	5027	1/24/11	\$457,273	NON-NORMAL DISTRIBUTION
003	357530	5029	2/3/11	\$460,000	STATISTICAL OUTLIER
003	357530	5449	2/28/12	\$297,000	NON-NORMAL DISTRIBUTION
003	357530	5452	9/21/12	\$146,500	PREVIMP<=25,000
003	357530	5453	12/18/12	\$562,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	357530	5455	6/19/12	\$30,000	PREVIMP<=25,000

Improved Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	357530	5483	3/15/12	\$335,000	NON-NORMAL DISTRIBUTION
003	357530	5483	5/24/10	\$70,000	DOR RATIO
003	357530	5485	4/10/12	\$326,000	ACTIVE PERMIT BEFORE SALE>25,000
003	357530	5487	10/28/11	\$470,000	ANOMALY DETECTION
003	357530	5506	9/20/12	\$323,500	ANOMALY DETECTION
003	357530	5508	8/2/12	\$541,500	%COMPLETE
003	357530	5635	9/22/10	\$5,596	DOR RATIO
003	357530	5640	8/24/12	\$600,000	%COMPLETE
003	357530	5663	11/14/12	\$345,400	ANOMALY DETECTION
003	357530	5675	4/25/12	\$220,000	NON-NORMAL DISTRIBUTION
003	358250	0180	11/23/11	\$324,000	NON-NORMAL DISTRIBUTION
003	432370	0020	9/6/12	\$249,000	ANOMALY DETECTION
003	605465	0190	4/10/12	\$245,000	ANOMALY DETECTION
003	605465	0390	11/16/11	\$269,000	SELLING OR BUYING COSTS AFFECTING SALE PRICE
003	605465	0530	2/23/10	\$252,309	BANKRUPTCY - RECEIVER OR TRUSTEE
003	605465	0560	8/7/10	\$161,810	QUIT CLAIM DEED
003	613450	0200	9/24/12	\$475,000	RELOCATION - SALE TO SERVICE
003	645355	0160	4/10/12	\$830,000	RELOCATION - SALE TO SERVICE
003	723740	0030	11/21/12	\$688,888	%COMPLETE
003	723740	0040	10/4/12	\$703,823	BUILDER OR DEVELOPER SALES
003	723740	0050	10/23/12	\$700,000	ACTIVE PERMIT BEFORE SALE>25,000;%COMPLETE
003	741200	0080	12/12/11	\$408,750	QUIT CLAIM DEED
003	750418	0030	12/4/12	\$451,100	GOVERNMENT AGENCY
003	788090	0030	5/27/11	\$515,000	RELOCATION - SALE TO SERVICE
003	815585	0100	12/9/11	\$460,000	DIAGNOSTIC OUTLIER
003	856290	0020	3/22/10	\$640,000	RELOCATION - SALE TO SERVICE
003	856290	0440	6/1/12	\$542,000	RELOCATION - SALE TO SERVICE
003	856290	0610	12/27/11	\$440,000	ANOMALY DETECTION
003	856290	0610	12/23/11	\$440,000	RELOCATION - SALE TO SERVICE
003	856290	1400	3/20/12	\$174,900	DOR RATIO;NO MARKET EXPOSURE
003	856290	1420	6/30/11	\$183,474	QUIT CLAIM DEED
003	856290	1890	5/8/12	\$19,250	CORPORATE AFFILIATES
003	856290	1890	5/4/11	\$380,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
003	856290	2032	11/16/12	\$143,000	%COMPLETE
003	864440	0050	8/18/10	\$587,500	RELOCATION - SALE TO SERVICE
003	864440	0420	12/20/12	\$368,600	NON-REPRESENTATIVE SALE
003	865360	0170	8/27/10	\$572,000	NON-NORMAL DISTRIBUTION
003	867730	0060	8/27/12	\$324,000	QUIT CLAIM DEED
003	867730	0240	1/30/12	\$475,000	RELOCATION - SALE TO SERVICE
003	867730	0460	8/6/10	\$465,000	RELOCATION - SALE TO SERVICE
003	867730	0530	11/30/11	\$472,000	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	158700	0170	3/7/11	\$175,000	9474	N	N
003	052406	9127	12/8/12	\$265,000	22022	N	N
003	124010	0083	8/31/12	\$218,000	47916	N	N
003	357530	2280	10/15/12	\$441,000	13000	N	N
003	357530	2280	6/7/11	\$250,000	13000	N	N
003	357530	2346	4/23/10	\$100,000	16250	N	N
003	357530	3251	5/25/11	\$67,500	4752	N	N
003	357530	5436	9/14/12	\$43,500	5000	N	N
003	357530	5437	9/14/12	\$43,500	5000	N	N
003	357530	5510	9/8/11	\$135,000	7500	N	N
003	856290	0670	5/28/10	\$166,000	10800	N	N
003	856290	1880	12/17/12	\$140,000	10720	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 35
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	571190	0331	7/27/2012	\$200,000	NO MARKET EXPOSURE
002	571190	0332	1/24/2012	\$3,300	NO MARKET EXPOSURE
003	52406	9126	12/10/2012	\$280,000	STATEMENT TO DOR
003	124010	0035	4/20/2012	\$850,000	NO MARKET EXPOSURE
003	124010	0035	9/28/2011	\$750,000	NO MARKET EXPOSURE
003	124110	0014	8/12/2012	\$120,000	DOR RATIO
003	131380	0230	12/29/2010	\$31,586	QUIT CLAIM DEED
003	262506	9039	4/12/2011	\$375,000	QUESTIONABLE PER APPRAISAL
003	272506	9046	2/13/2012	\$535,000	CORPORATE AFFILIATES
003	332506	9175	11/16/2012	\$216,000	CORPORATE AFFILIATES
003	352506	9035	7/24/2012	\$300,000	NO MARKET EXPOSURE
003	357530	2387	11/4/2010	\$80,000	MULTI-PARCEL SALE
003	357530	2732	7/14/2010	\$10,000	QUIT CLAIM DEED
003	357530	2995	10/24/2012	\$12,000	NO MARKET EXPOSURE
003	357530	3250	5/25/2011	\$67,500	NO MARKET EXPOSURE
003	357530	4695	8/19/2010	\$46,500	NO MARKET EXPOSURE
003	357530	4700	8/19/2010	\$45,800	DOR RATIO
003	357530	5475	4/19/2012	\$65,000	NO MARKET EXPOSURE
003	357530	5475	9/15/2011	\$36,000	DOR RATIO
003	357530	5480	10/5/2011	\$40,000	DOR RATIO
003	357530	5484	12/19/2012	\$145,000	DOR RATIO
003	357530	5508	8/19/2010	\$70,000	DOR RATIO
003	357530	5640	6/24/2011	\$120,000	DOR RATIO
003	357530	5645	10/4/2010	\$110,000	DOR RATIO
003	752535	0100	4/2/2010	\$20,000	DOR RATIO



King County

Department of Assessments

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Lloyd Hara

Assessor

As we start preparations for the 2013 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2013 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara
King County Assessor