

Residential Revalue

2013 Assessment Roll

Duvall and Environs

Area 70

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

 King County

The map displays Snohomish County, Washington, divided into three sub-areas. Sub Area 001 is colored blue and covers the western portion of the county. Sub Area 002 is colored red and is located in the central-eastern part, primarily around the city of Everett. Sub Area 003 is colored green and covers the eastern portion of the county. Major roads shown include SR 101, SR 52, SR 20, SR 16, SR 14, SR 12, SR 10, SR 8, SR 6, SR 4, SR 2, SR 1, SR 3, SR 5, SR 7, SR 9, SR 11, SR 13, SR 15, SR 17, SR 19, SR 21, SR 23, SR 25, SR 27, SR 29, SR 31, SR 33, SR 35, SR 37, SR 39, SR 41, SR 43, SR 45, SR 47, SR 49, SR 51, SR 53, SR 55, SR 57, SR 59, SR 61, SR 63, SR 65, SR 67, SR 69, SR 71, SR 73, SR 75, SR 77, SR 79, SR 81, SR 83, SR 85, SR 87, SR 89, SR 91, SR 93, SR 95, SR 97, SR 99, SR 101, SR 103, SR 105, SR 107, SR 109, SR 111, SR 113, SR 115, SR 117, SR 119, SR 121, SR 123, SR 125, SR 127, SR 129, SR 131, SR 133, SR 135, SR 137, SR 139, SR 141, SR 143, SR 145, SR 147, SR 149, SR 151, SR 153, SR 155, SR 157, SR 159, SR 161, SR 163, SR 165, SR 167, SR 169, SR 171, SR 173, SR 175, SR 177, SR 179, SR 181, SR 183, SR 185, SR 187, SR 189, SR 191, SR 193, SR 195, SR 197, SR 199, SR 201, SR 203, SR 205, SR 207, SR 209, SR 211, SR 213, SR 215, SR 217, SR 219, SR 221, SR 223, SR 225, SR 227, SR 229, SR 231, SR 233, SR 235, SR 237, SR 239, SR 241, SR 243, SR 245, SR 247, SR 249, SR 251, SR 253, SR 255, SR 257, SR 259, SR 261, SR 263, SR 265, SR 267, SR 269, SR 271, SR 273, SR 275, SR 277, SR 279, SR 281, SR 283, SR 285, SR 287, SR 289, SR 291, SR 293, SR 295, SR 297, SR 299, SR 301, SR 303, SR 305, SR 307, SR 309, SR 311, SR 313, SR 315, SR 317, SR 319, SR 321, SR 323, SR 325, SR 327, SR 329, SR 331, SR 333, SR 335, SR 337, SR 339, SR 341, SR 343, SR 345, SR 347, SR 349, SR 351, SR 353, SR 355, SR 357, SR 359, SR 361, SR 363, SR 365, SR 367, SR 369, SR 371, SR 373, SR 375, SR 377, SR 379, SR 381, SR 383, SR 385, SR 387, SR 389, SR 391, SR 393, SR 395, SR 397, SR 399, SR 401, SR 403, SR 405, SR 407, SR 409, SR 411, SR 413, SR 415, SR 417, SR 419, SR 421, SR 423, SR 425, SR 427, SR 429, SR 431, SR 433, SR 435, SR 437, SR 439, SR 441, SR 443, SR 445, SR 447, SR 449, SR 451, SR 453, SR 455, SR 457, SR 459, SR 461, SR 463, SR 465, SR 467, SR 469, SR 471, SR 473, SR 475, SR 477, SR 479, SR 481, SR 483, SR 485, SR 487, SR 489, SR 491, SR 493, SR 495, SR 497, SR 499, SR 501, SR 503, SR 505, SR 507, SR 509, SR 511, SR 513, SR 515, SR 517, SR 519, SR 521, SR 523, SR 525, SR 527, SR 529, SR 531, SR 533, SR 535, SR 537, SR 539, SR 541, SR 543, SR 545, SR 547, SR 549, SR 551, SR 553, SR 555, SR 557, SR 559, SR 561, SR 563, SR 565, SR 567, SR 569, SR 571, SR 573, SR 575, SR 577, SR 579, SR 581, SR 583, SR 585, SR 587, SR 589, SR 591, SR 593, SR 595, SR 597, SR 599, SR 601, SR 603, SR 605, SR 607, SR 609, SR 611, SR 613, SR 615, SR 617, SR 619, SR 621, SR 623, SR 625, SR 627, SR 629, SR 631, SR 633, SR 635, SR 637, SR 639, SR 641, SR 643, SR 645, SR 647, SR 649, SR 651, SR 653, SR 655, SR 657, SR 659, SR 661, SR 663, SR 665, SR 667, SR 669, SR 671, SR 673, SR 675, SR 677, SR 679, SR 681, SR 683, SR 685, SR 687, SR 689, SR 691, SR 693, SR 695, SR 697, SR 699, SR 701, SR 703, SR 705, SR 707, SR 709, SR 711, SR 713, SR 715, SR 717, SR 719, SR 721, SR 723, SR 725, SR 727, SR 729, SR 731, SR 733, SR 735, SR 737, SR 739, SR 741, SR 743, SR 745, SR 747, SR 749, SR 751, SR 753, SR 755, SR 757, SR 759, SR 761, SR 763, SR 765, SR 767, SR 769, SR 771, SR 773, SR 775, SR 777, SR 779, SR 781, SR 783, SR 785, SR 787, SR 789, SR 791, SR 793, SR 795, SR 797, SR 799, SR 801, SR 803, SR 805, SR 807, SR 809, SR 811, SR 813, SR 815, SR 817, SR 819, SR 821, SR 823, SR 825, SR 827, SR 829, SR 831, SR 833, SR 835, SR 837, SR 839, SR 841, SR 843, SR 845, SR 847, SR 849, SR 851, SR 853, SR 855, SR 857, SR 859, SR 861, SR 863, SR 865, SR 867, SR 869, SR 871, SR 873, SR 875, SR 877, SR 879, SR 881, SR 883, SR 885, SR 887, SR 889, SR 891, SR 893, SR 895, SR 897, SR 899, SR 901, SR 903, SR 905, SR 907, SR 909, SR 911, SR 913, SR 915, SR 917, SR 919, SR 921, SR 923, SR 925, SR 927, SR 929, SR 931, SR 933, SR 935, SR 937, SR 939, SR 941, SR 943, SR 945, SR 947, SR 949, SR 951, SR 953, SR 955, SR 957, SR 959, SR 961, SR 963, SR 965, SR 967, SR 969, SR 971, SR 973, SR 975, SR 977, SR 979, SR 981, SR 983, SR 985, SR 987, SR 989, SR 991, SR 993, SR 995, SR 997, SR 999, SR 1001, SR 1003, SR 1005, SR 1007, SR 1009, SR 1011, SR 1013, SR 1015, SR 1017, SR 1019, SR 1021, SR 1023, SR 1025, SR 1027, SR 1029, SR 1031, SR 1033, SR 1035, SR 1037, SR 1039, SR 1041, SR 1043, SR 1045, SR 1047, SR 1049, SR 1051, SR 1053, SR 1055, SR 1057, SR 1059, SR 1061, SR 1063, SR 1065, SR 1067, SR 1069, SR 1071, SR 1073, SR 1075, SR 1077, SR 1079, SR 1081, SR 1083, SR 1085, SR 1087, SR 1089, SR 1091, SR 1093, SR 1095, SR 1097, SR 1099, SR 1101, SR 1103, SR 1105, SR 1107, SR 1109, SR 1111, SR 1113, SR 1115, SR 1117, SR 1119, SR 1121, SR 1123, SR 1125, SR 1127, SR 1129, SR 1131, SR 1133, SR 1135, SR 1137, SR 1139, SR 1141, SR 1143, SR 1145, SR 1147, SR 1149, SR 1151, SR 1153, SR 1155, SR 1157, SR 1159, SR 1161, SR 1163, SR 1165, SR 1167, SR 1169, SR 1171, SR 1173, SR 1175, SR 1177, SR 1179, SR 1181, SR 1183, SR 1185, SR 1187, SR 1189, SR 1191, SR 1193, SR 1195, SR 1197, SR 1199, SR 1201, SR 1203, SR 1205, SR 1207, SR 1209, SR 1211, SR 1213, SR 1215, SR 1217, SR 1219, SR 1221, SR 1223, SR 1225, SR 1227, SR 1229, SR 1231, SR 1233, SR 1235, SR 1237, SR 1239, SR 1241, SR 1243, SR 1245, SR 1247, SR 1249, SR 1251, SR 1253, SR 1255, SR 1257, SR 1259, SR 1261, SR 1263, SR 12

Duvall and Environs Housing



Grade 4/ Year Built 1970/ Total Living Area 1000



Grade 6/ Year Built 1944/ Total Living Area 1830



Grade 7/ Year Built 1975/ Total Living Area 1270



Grade 8/ Year Built 2003/ Total Living Area 3020



Grade 9/ Year Built 1987/ Total Living Area 3290



Grade 10/ Year Built 2008/ Total Living Area 3680

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: Duvall and Environs/ Area 70

Previous Physical Inspection: 2011

Number of Improved Sales: 412

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

Sales - Improved Valuation Change Summary:						
	Land	Imps	Total	Sale Price	Ratio	COD
2012 Value	\$77,700	\$217,800	\$295,500			
2013 Value	\$86,100	\$243,700	\$329,800	\$360,500	91.5%	7.34%
Change	+\$8,400	+\$25,900	+\$34,300			
%Change	+10.8%	+11.9%	+11.6%			

*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. 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	\$93,000	\$197,800	\$290,800
2013 Value	\$103,300	\$224,300	\$327,600
Percent Change	+11.1%	+13.4%	+12.7%

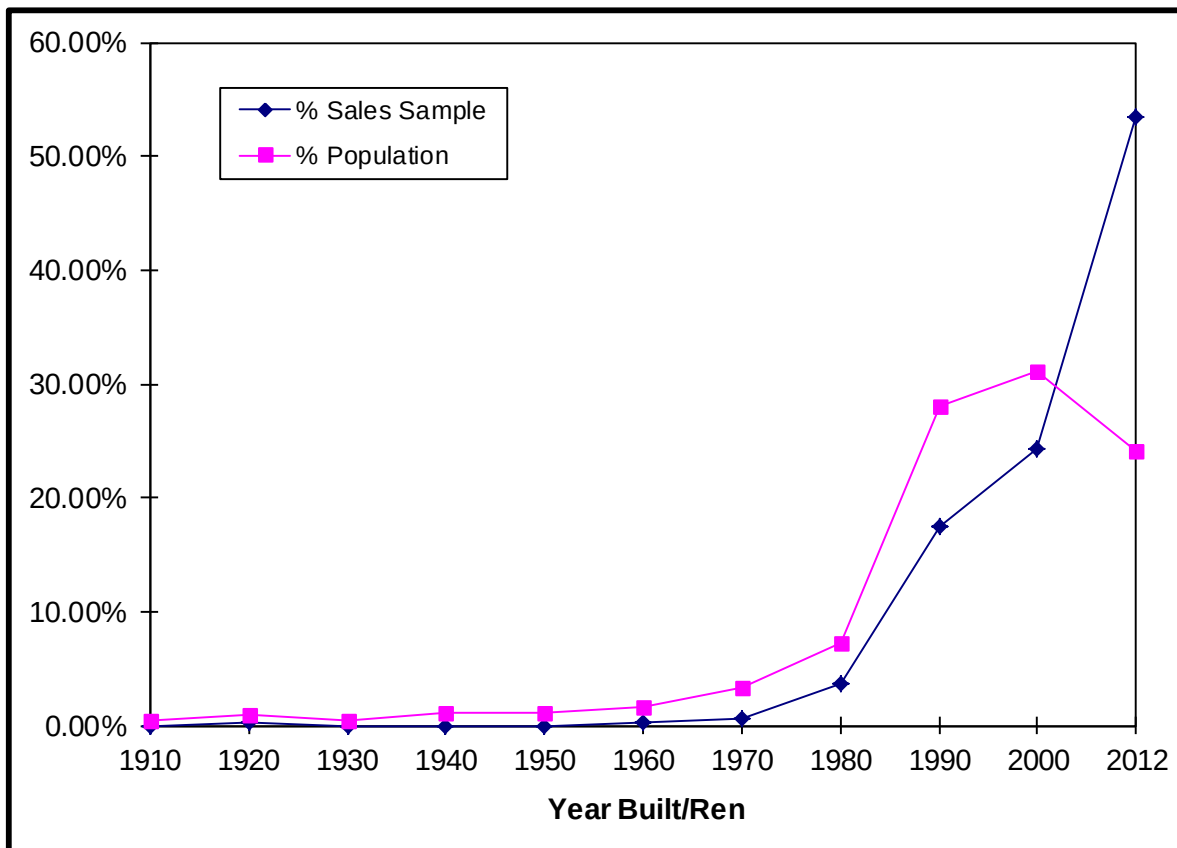
Number of one to three unit residences in the population: 3,350

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 two plat based adjustments and an adjustment for grades greater than 8 needed to be included with the standard area adjustment to improve uniformity of assessments throughout the area. For instance, improvements with grade classifications greater than 8 had a lower ratio (Assessed Value to Sales) than the rest of the population requiring an upward adjustment. The plats of Kaelin's Gate (Plat 378276) and Willow Ridge (Plat 942940) had ratios higher than the rest of the population, requiring downward adjustments.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.24%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	1	0.24%
1970	3	0.73%
1980	15	3.64%
1990	72	17.48%
2000	100	24.27%
2012	220	53.40%
	412	

Population		
Year Built/Ren	Frequency	% Population
1910	17	0.51%
1920	34	1.01%
1930	18	0.54%
1940	41	1.22%
1950	38	1.13%
1960	57	1.70%
1970	114	3.40%
1980	242	7.22%
1990	940	28.06%
2000	1041	31.07%
2012	808	24.12%
	3350	

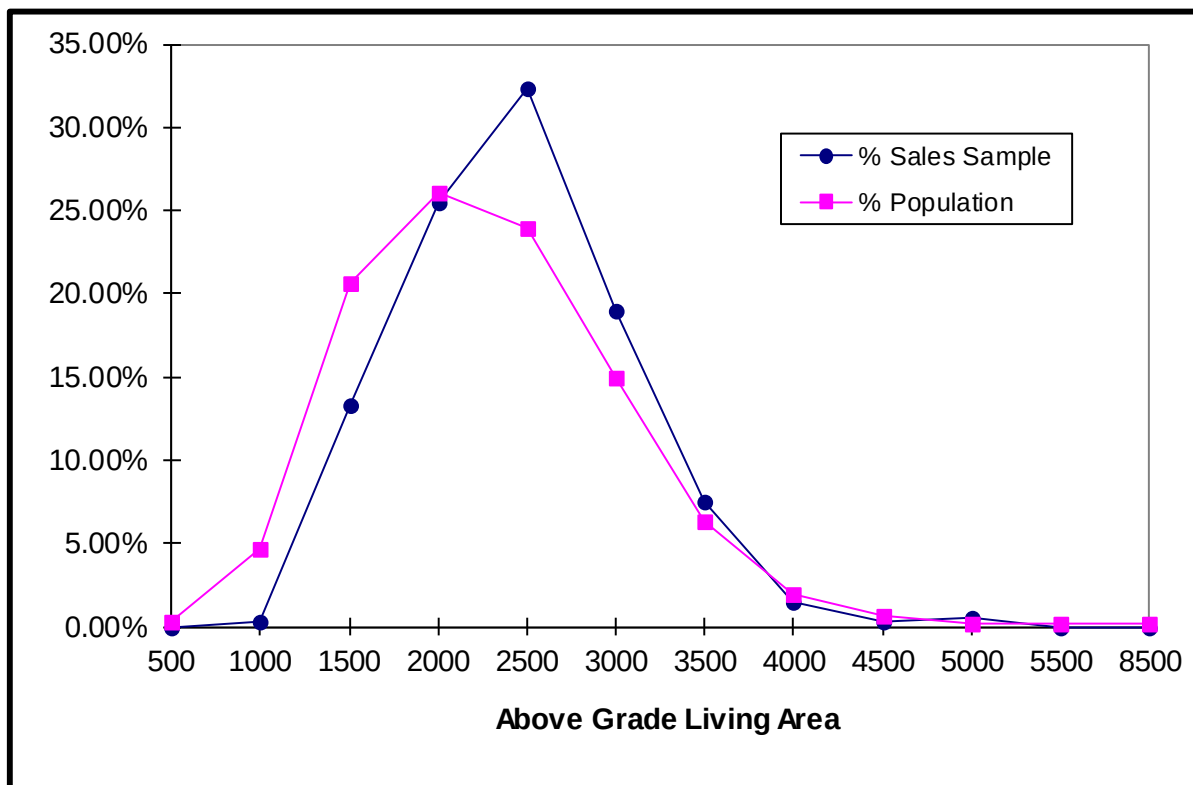


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.24%
1500	55	13.35%
2000	105	25.49%
2500	133	32.28%
3000	78	18.93%
3500	31	7.52%
4000	6	1.46%
4500	1	0.24%
5000	2	0.49%
5500	0	0.00%
8500	0	0.00%
	412	

Population		
AGLA	Frequency	% Population
500	8	0.24%
1000	158	4.72%
1500	690	20.60%
2000	875	26.12%
2500	804	24.00%
3000	503	15.01%
3500	210	6.27%
4000	65	1.94%
4500	22	0.66%
5000	7	0.21%
5500	4	0.12%
8500	4	0.12%
	3350	

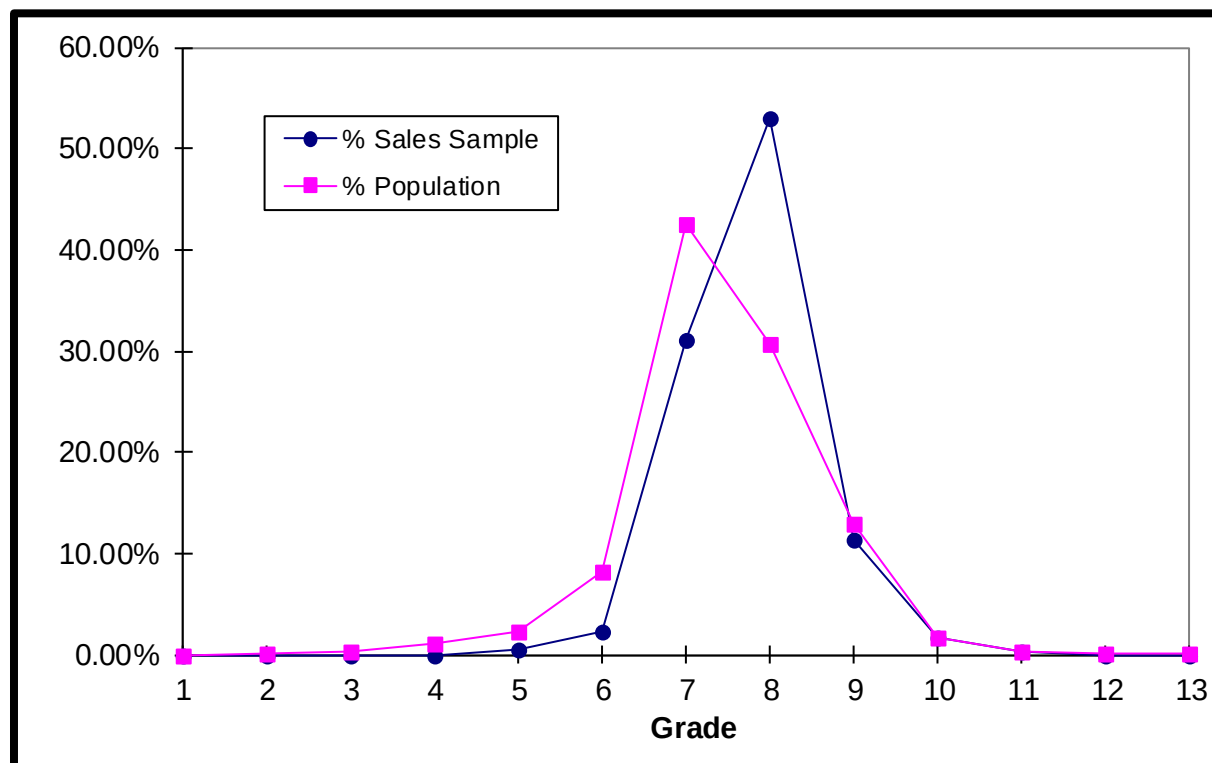


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.49%
6	9	2.18%
7	128	31.07%
8	218	52.91%
9	47	11.41%
10	7	1.70%
11	1	0.24%
12	0	0.00%
13	0	0.00%
	412	

Grade	Frequency	% Population
1	0	0.00%
2	2	0.06%
3	7	0.21%
4	38	1.13%
5	73	2.18%
6	274	8.18%
7	1426	42.57%
8	1029	30.72%
9	434	12.96%
10	56	1.67%
11	8	0.24%
12	2	0.06%
13	1	0.03%
	3350	



The sales sample frequency distribution follows the population distribution fairly 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 28 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 +11.1% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.1157, 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 two plat based adjustments and an adjustment for grades greater than 8 needed to be included with the standard area adjustment to improve uniformity of assessments throughout the area. For instance, improvements with grade classifications greater than 8 had a lower ratio (Assessed Value to Sales) than the rest of the population requiring an upward adjustment. The plats of Kaelin's Gate (Plat 378276) and Willow Ridge (Plat 942940) had ratios higher than the rest of the population, requiring downward adjustments.

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 412 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

Mobile Homes received the Total % Change indicated by the sales sample. Sales of Mobile Homes in Area 70 support applying the Total % Change indicated by the sales sample.

Results

The resulting assessment level is 91.5%. 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 +12.7%. 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 70 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

+11.6%

Kaelin's Gate (Plat 378276)	Yes
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% Adjustment	+0.07%
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Willow Ridge (Plat 942940)	Yes
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% Adjustment	-5.89%
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High Grade >= Building Grade 9	Yes
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% Adjustment	+18.16%
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Comments:

The percentages listed are total adjustments, not additive adjustments.

For instance, a parcel in the Kaelin's Gate (Plat 378276) neighborhood would *approximately* receive a +.07% adjustment. The Kaelin's Gate neighborhood is under construction, it is anticipated that upon completion of construction, there will be 34 improved parcels. Currently, 33 parcels in the improved population would receive this adjustment. There were 24 sales used in the neighborhood analysis.

A parcel in the Willow Ridge (Plat 942940) neighborhood would *approximately* receive a -5.89% downward adjustment. The Willow Ridge neighborhood is under construction, it is anticipated that upon completion of construction, there will be 22 improved parcels. Currently, 15 parcels in the improved population would receive this adjustment. There were 9 sales used in the neighborhood analysis.

Improved parcels with high building grades above grade 8 would *approximately* receive a +18.16% upward adjustment. There are 501 improved parcels that would receive the high building grade adjustment. 55 high building grade sales were used in the analysis.

Generally, improved parcels located in the Willow Ridge (Plat 942940) and Kaelin's Gate (Plat 378276) neighborhoods were at a higher assessment level than the rest of the population and high building grade improvements were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

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

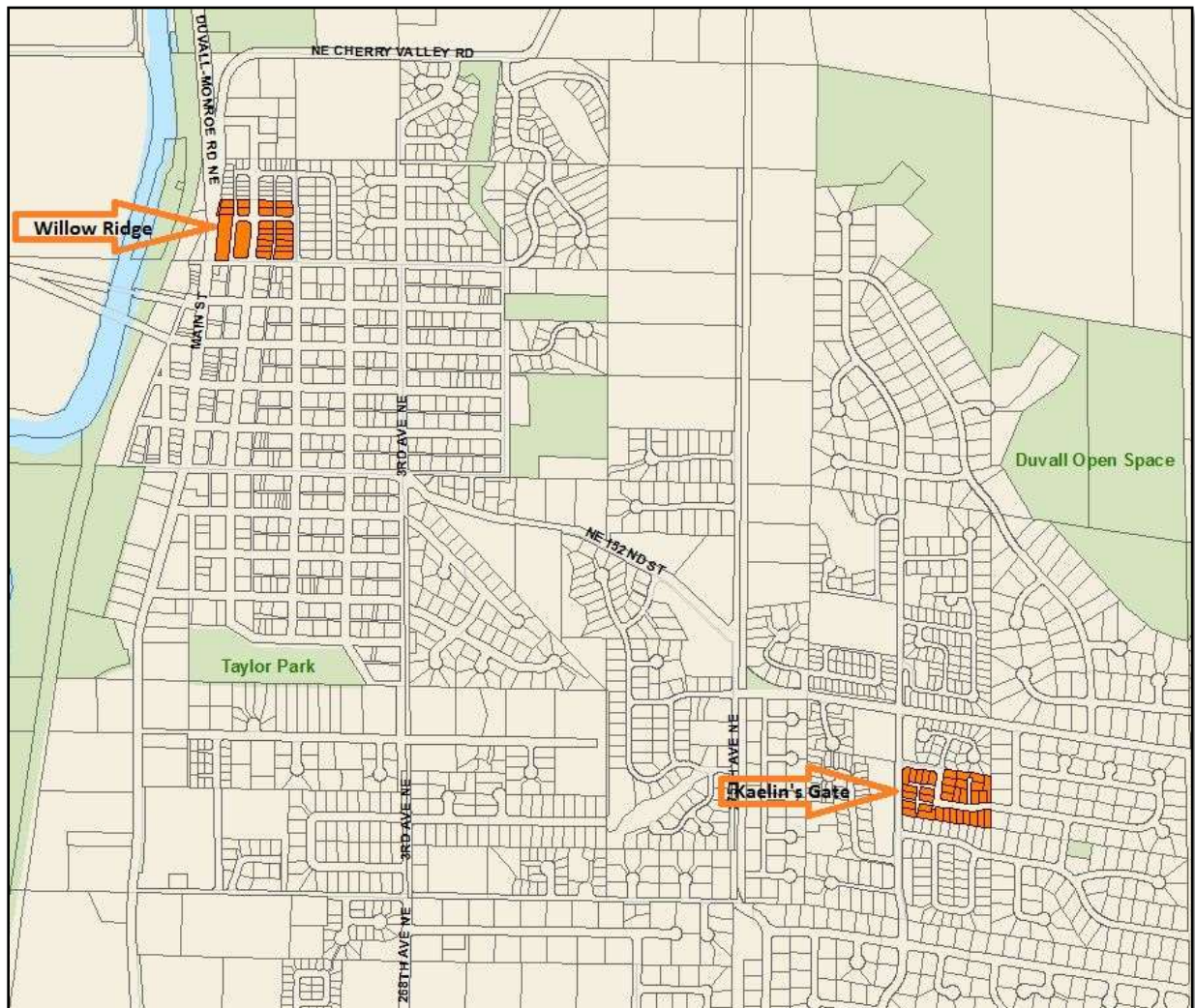
83.7% of the population of 1 to 3 Unit Residences in the area were adjusted by the Standard Area Adjustment alone.

Area 70 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
378276	Kaelin's Gate	24	34*	70.6%	SW-18-26-7	002	7-8	2009 thru 2012	278 th Ave NE and NE 148 th Place
942940	Willow Ridge	9	22**	40.9%	NW-13-26-6	002	8	2008 thru 2012	Main Street and NE Bird Street

*The Kaelin's Gate plat is under construction. Upon completion of construction, it is anticipated that there will be 34 improved parcels.

**The Willow Ridge plat is under construction. Upon completion of construction, it is anticipated that there will be 22 improved parcels.



Area 70 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 \$395,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.053, resulting in an adjusted value of \$416,000 (\$395,000 X 1.053=\$416,000) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.851	-14.9%
2/1/2010	0.868	-13.2%
3/1/2010	0.884	-11.6%
4/1/2010	0.900	-10.0%
5/1/2010	0.915	-8.5%
6/1/2010	0.930	-7.0%
7/1/2010	0.944	-5.6%
8/1/2010	0.957	-4.3%
9/1/2010	0.969	-3.1%
10/1/2010	0.981	-1.9%
11/1/2010	0.992	-0.8%
12/1/2010	1.001	0.1%
1/1/2011	1.011	1.1%
2/1/2011	1.019	1.9%
3/1/2011	1.026	2.6%
4/1/2011	1.033	3.3%
5/1/2011	1.039	3.9%
6/1/2011	1.045	4.5%
7/1/2011	1.049	4.9%
8/1/2011	1.053	5.3%
9/1/2011	1.056	5.6%
10/1/2011	1.058	5.8%
11/1/2011	1.060	6.0%
12/1/2011	1.061	6.1%
1/1/2012	1.061	6.1%
2/1/2012	1.060	6.0%
3/1/2012	1.058	5.8%
4/1/2012	1.056	5.6%
5/1/2012	1.053	5.3%
6/1/2012	1.049	4.9%
7/1/2012	1.044	4.4%
8/1/2012	1.039	3.9%
9/1/2012	1.032	3.2%
10/1/2012	1.026	2.6%
11/1/2012	1.018	1.8%
12/1/2012	1.009	0.9%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 70
(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
001	072507	9027	10/13/10	\$147,000	\$145,000	750	5	1963	Avg	100188	N	N	7015 AMES LAKE-CARNATION RD NE
001	072507	9066	7/5/12	\$625,000	\$652,000	2960	9	2006	Avg	486565	Y	N	6530 W SNOQUALMIE VALLEY RD NE
001	072607	9040	5/16/11	\$395,000	\$412,000	3150	9	1978	Avg	248292	Y	N	28406 NE CHERRY VALLEY RD
001	082607	9067	11/28/12	\$775,000	\$783,000	3170	10	1990	Avg	812829	N	N	16501 300TH AVE NE
002	213170	1701	2/25/11	\$200,000	\$205,000	1010	6	1977	Good	6356	N	N	26731 NE STEPHENS ST
002	213170	0755	7/26/12	\$185,000	\$192,000	1040	6	2006	Avg	5109	N	N	26520 NE RING ST
002	213120	0075	6/30/12	\$264,000	\$276,000	1460	6	1982	Avg	9806	N	N	26809 NE BIRD ST
002	213070	2240	5/20/11	\$340,000	\$354,000	2060	6	1912	VGood	10644	N	N	26712 NE STEWART ST
002	140280	0110	6/25/12	\$225,000	\$235,000	1050	7	1985	Avg	9940	N	N	26927 NE MILLER ST
002	140281	0140	5/7/10	\$294,000	\$270,000	1050	7	1986	Avg	10072	N	N	27124 NE MILLER ST
002	140281	0120	3/21/11	\$257,195	\$265,000	1060	7	1986	Avg	10336	N	N	27136 NE MILLER ST
002	151800	0100	4/15/11	\$219,950	\$228,000	1070	7	2001	Avg	3591	N	N	27627 NE 150TH PL
002	140281	0020	9/19/12	\$225,000	\$231,000	1080	7	1986	Avg	9940	N	N	27001 NE MILLER ST
002	213020	0250	10/5/11	\$249,000	\$264,000	1080	7	1986	Avg	12075	N	N	27515 NE 143RD ST
002	151800	0230	4/5/10	\$284,000	\$256,000	1080	7	2002	Avg	3770	N	N	27713 NE 151ST PL
002	140281	0100	7/19/11	\$240,700	\$253,000	1090	7	1986	Good	9940	N	N	27131 NE MILLER ST
002	151800	0220	12/6/12	\$280,000	\$282,000	1090	7	2002	Avg	3956	N	N	15114 277TH PL NE
002	213120	0245	12/21/12	\$199,950	\$201,000	1100	7	1973	Avg	12652	N	N	26935 NE VIRGINIA ST
002	213020	0200	5/21/12	\$265,000	\$278,000	1110	7	1987	Good	11376	N	N	27626 NE 142ND PL
002	213120	0190	5/17/11	\$221,000	\$230,000	1130	7	1978	Avg	7500	N	N	26918 NE VIRGINIA ST
002	213220	0380	2/9/12	\$203,000	\$215,000	1160	7	1981	Avg	7575	N	N	26724 NE ANDERSON ST
002	213070	1105	3/28/12	\$235,000	\$248,000	1170	7	1977	Avg	7745	Y	N	15827 2ND AVE NE
002	378240	0390	8/23/11	\$225,000	\$237,000	1170	7	1988	Avg	9656	N	N	26725 NE MILLER ST
002	213041	0090	4/27/11	\$265,000	\$275,000	1220	7	1987	Good	11640	N	N	27015 NE RING ST
002	132606	9195	12/6/11	\$230,000	\$244,000	1230	7	1988	Avg	10142	N	N	14801 DOUGHERTY PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	382120	0070	6/12/12	\$255,000	\$267,000	1230	7	1980	Good	10170	N	N	14832 KENNEDY PL NE
002	213220	0180	2/14/12	\$199,900	\$212,000	1240	7	1986	Avg	7671	N	N	26824 NE BEADONHALL ST
002	213043	0110	6/14/10	\$317,000	\$297,000	1300	7	1989	Avg	12715	N	N	27003 NE DOROTHY ST
002	213020	0300	6/10/10	\$294,500	\$275,000	1310	7	1987	Avg	14504	N	N	14332 275TH AVE NE
002	213020	0240	9/28/10	\$294,500	\$288,000	1350	7	1986	Avg	11830	N	N	14220 275TH AVE NE
002	213170	1590	3/13/10	\$252,000	\$224,000	1360	7	1984	Avg	10000	N	N	26719 NE RING ST
002	379340	0070	7/6/12	\$359,000	\$375,000	1360	7	1998	Avg	16045	N	N	27525 NE 141ST CT
002	213020	0190	7/25/12	\$300,000	\$312,000	1370	7	1987	Avg	11376	N	N	27710 NE 142ND PL
002	667292	0190	6/22/10	\$230,000	\$216,000	1370	7	1988	Avg	14012	N	N	14130 280TH LN NE
002	025555	0240	8/30/12	\$219,900	\$227,000	1380	7	2004	Avg	2574	N	N	26524 NE ANDERSON ST
002	378240	0280	5/31/12	\$284,900	\$299,000	1420	7	1988	Avg	9656	N	N	26712 NE COMEGYS ST
002	378240	0070	5/7/10	\$309,000	\$284,000	1470	7	1989	Avg	9793	N	N	26622 NE MILLER ST
002	132606	9189	9/5/12	\$236,210	\$244,000	1480	7	1988	Avg	11001	N	N	14802 4TH PL NE
002	379340	0190	8/2/12	\$265,325	\$276,000	1480	7	1998	Avg	14858	N	N	27531 NE 141ST PL
002	379340	0280	7/23/12	\$285,000	\$297,000	1480	7	1998	Avg	14009	N	N	27532 NE 140TH CT
002	213001	0070	4/1/11	\$225,000	\$232,000	1490	7	1985	Avg	14041	N	N	14504 273RD PL NE
002	261995	0490	3/4/11	\$256,995	\$264,000	1530	7	2011	Avg	4580	N	N	27720 NE 146TH WAY
002	261995	0560	11/2/11	\$269,923	\$286,000	1550	7	2011	Avg	4882	N	N	27706 NE 146TH WAY
002	261995	0620	7/17/12	\$259,995	\$271,000	1550	7	2011	Avg	4124	N	N	27608 NE 146TH WAY
002	346060	0130	7/31/12	\$319,950	\$332,000	1570	7	1989	Avg	13774	N	N	27323 NE 153RD PL
002	379340	0170	12/20/12	\$270,000	\$271,000	1570	7	1998	Avg	14302	N	N	27538 NE 141ST PL
002	379340	0350	12/7/11	\$289,995	\$308,000	1570	7	1998	Avg	12154	N	N	27530 NE 140TH PL
002	151800	0020	3/15/12	\$235,000	\$248,000	1570	7	2000	Avg	3754	N	N	15105 276TH PL NE
002	025555	0230	9/6/12	\$245,000	\$253,000	1570	7	2005	Avg	2577	N	N	26520 NE ANDERSON ST
002	378276	0030	5/7/12	\$254,995	\$268,000	1580	7	2012	Avg	4002	N	N	27815 NE 148TH LN

Improved Sales Used in this Annual Update Analysis
Area 70
(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	378276	0070	4/4/12	\$254,995	\$269,000	1580	7	2012	Avg	4006	N	N	14805 279TH LN NE
002	213301	0150	9/2/10	\$236,000	\$229,000	1590	7	1989	Avg	14144	N	N	14334 278TH AVE NE
002	151800	0260	7/14/10	\$274,000	\$260,000	1600	7	2001	Avg	3799	N	N	27629 NE 151ST PL
002	132606	9150	11/29/12	\$245,000	\$247,000	1610	7	1993	Avg	22701	N	N	26628 NE KENNEDY DR
002	011290	0080	12/27/11	\$224,000	\$238,000	1620	7	2000	Avg	5031	N	N	27915 NE 151ST ST
002	132606	9188	10/17/11	\$269,000	\$285,000	1640	7	1988	Avg	10424	N	N	14805 4TH PL NE
002	155990	0040	10/19/11	\$222,000	\$235,000	1640	7	1994	Avg	9048	N	N	26804 NE 164TH ST
002	213120	0925	5/14/12	\$254,950	\$268,000	1660	7	1972	Avg	10000	N	N	26920 NE STELLA ST
002	213042	0110	2/15/12	\$299,000	\$317,000	1680	7	1988	Avg	10851	N	N	15005 3RD LN NE
002	011290	0030	4/11/12	\$252,000	\$266,000	1680	7	2001	Avg	5031	N	N	27817 NE 151ST ST
002	025555	0190	11/28/11	\$273,000	\$290,000	1690	7	2005	Avg	3574	Y	N	16128 1ST AVE NE
002	261995	0510	4/7/11	\$249,995	\$259,000	1720	7	2011	Avg	4000	N	N	27716 NE 146TH WAY
002	261995	0540	5/4/11	\$256,995	\$267,000	1720	7	2011	Avg	4030	N	N	27710 NE 146TH WAY
002	261995	0680	5/14/11	\$264,995	\$276,000	1720	7	2011	Avg	4413	N	N	27609 NE 146TH WAY
002	378240	0380	7/5/11	\$292,500	\$307,000	1740	7	1988	Avg	9656	N	N	26719 NE MILLER ST
002	155990	0080	1/10/11	\$240,000	\$243,000	1760	7	1995	Avg	7023	N	N	26811 NE 164TH ST
002	132606	9047	11/27/12	\$297,000	\$300,000	1780	7	1995	Avg	14450	N	N	27423 NE 153RD PL
002	379341	0120	11/18/10	\$329,950	\$329,000	1800	7	2000	Avg	12256	N	N	27626 NE 140TH CT
002	080830	0620	4/14/10	\$320,000	\$290,000	1810	7	1999	Avg	6930	N	N	28311 NE 138TH PL
002	151800	0300	5/4/10	\$290,000	\$266,000	1810	7	2001	Avg	3800	N	N	27624 NE 150TH PL
002	382035	0070	3/15/11	\$278,000	\$286,000	1820	7	1999	Avg	3134	N	N	14831 1ST AVE NE
002	378276	0050	6/15/12	\$274,995	\$288,000	1830	7	2012	Avg	4236	N	N	27825 NE 148TH LN
002	132606	9191	3/23/12	\$256,000	\$270,000	1840	7	1989	Avg	9781	N	N	14818 4TH PL NE
002	261995	0580	6/14/11	\$263,000	\$275,000	1850	7	2011	Avg	4105	N	N	27702 NE 146TH WAY
002	261995	0720	11/10/11	\$270,938	\$287,000	1850	7	2011	Avg	4000	N	N	27717 NE 146TH WAY

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Area 70
(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	378276	0140	3/11/12	\$263,553	\$279,000	1850	7	2012	Avg	4065	N	N	27901 NE 148TH PL
002	346060	0090	12/31/12	\$335,000	\$335,000	1860	7	1989	Avg	14061	N	N	27301 NE 153RD PL
002	378276	0060	2/2/12	\$288,778	\$306,000	1870	7	2012	Avg	4061	N	N	14807 279TH LN NE
002	187550	0090	10/16/12	\$306,000	\$313,000	1890	7	1994	Avg	14018	N	N	14032 282ND LN NE
002	213300	0100	11/5/10	\$315,000	\$313,000	1890	7	1988	Avg	11206	N	N	14323 277TH PL NE
002	213300	0010	6/11/12	\$309,000	\$324,000	1910	7	1988	Avg	13344	N	N	27530 NE 144TH ST
002	382035	0080	11/26/12	\$260,800	\$264,000	1910	7	1999	Avg	3357	N	N	14819 1ST AVE NE
002	080830	0610	1/11/10	\$347,950	\$298,000	1910	7	1999	Avg	6930	N	N	28317 NE 138TH PL
002	213301	0120	6/7/12	\$345,000	\$362,000	1920	7	1990	Avg	19605	N	N	14311 279TH PL NE
002	732620	0220	4/20/10	\$310,000	\$282,000	1920	7	2001	Avg	4510	N	N	15136 279TH PL NE
002	382035	0170	5/18/10	\$299,950	\$277,000	1930	7	2001	Avg	4156	N	N	14809 1ST AVE NE
002	011290	0200	8/28/12	\$237,000	\$245,000	1960	7	2000	Avg	4354	N	N	27902 NE 151ST ST
002	732620	0310	3/14/12	\$267,000	\$282,000	1980	7	2001	Avg	4548	N	N	27904 NE 152ND ST
002	639780	0040	10/23/11	\$265,000	\$281,000	2000	7	2002	Avg	5161	N	N	14915 276TH PL NE
002	213120	0725	8/2/12	\$300,000	\$312,000	2020	7	1968	Good	10402	Y	N	26933 NE CHERRY ST
002	213190	0200	12/19/12	\$377,500	\$379,000	2060	7	1985	Avg	14284	N	N	26903 NE 144TH ST
002	132606	9219	8/24/12	\$295,000	\$305,000	2070	7	2001	Avg	7795	N	N	15423 3RD PL NE
002	667293	0050	8/9/11	\$287,000	\$302,000	2090	7	1987	Avg	18013	N	N	14002 279TH LN NE
002	379340	0360	11/13/12	\$319,000	\$324,000	2090	7	1998	Avg	12244	N	N	27522 NE 140TH PL
002	261995	0500	3/10/11	\$284,995	\$293,000	2110	7	2011	Avg	4000	N	N	27718 NE 146TH WAY
002	213302	0290	7/26/11	\$300,000	\$316,000	2120	7	1990	Avg	15200	Y	N	14302 281ST PL NE
002	080830	0310	3/30/10	\$354,000	\$318,000	2130	7	2001	Avg	5337	N	N	13807 283RD CT NE
002	261995	0570	6/6/11	\$290,112	\$303,000	2180	7	2011	Avg	4362	N	N	27704 NE 146TH WAY
002	213302	0150	8/11/10	\$372,500	\$358,000	2210	7	1990	Avg	17082	N	N	14301 283RD PL NE
002	080830	0390	10/24/12	\$289,150	\$295,000	2230	7	2002	Avg	6255	N	N	13803 284TH CT NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	080830	0450	10/13/11	\$327,675	\$347,000	2230	7	2001	Avg	9461	N	N	13810 284TH CT NE
002	213190	0050	6/5/12	\$333,000	\$349,000	2240	7	1986	Avg	29920	N	N	27010 NE 144TH PL
002	213190	0090	5/1/12	\$294,500	\$310,000	2240	7	1987	Good	13733	N	N	27216 NE 144TH PL
002	080830	0370	5/10/11	\$330,000	\$343,000	2300	7	2001	Avg	6466	N	N	13802 283RD CT NE
002	080830	0660	5/20/11	\$303,000	\$316,000	2300	7	2001	Avg	8658	N	N	28227 NE 138TH PL
002	639780	0070	10/17/12	\$350,000	\$358,000	2360	7	2002	Avg	5660	N	N	14902 276TH PL NE
002	103800	0030	12/6/11	\$280,000	\$297,000	2370	7	2001	Good	15219	N	N	26508 NE KENNEDY DR
002	103800	0030	9/17/12	\$319,950	\$329,000	2370	7	2001	Good	15219	N	N	26508 NE KENNEDY DR
002	080830	0280	3/19/12	\$368,000	\$389,000	2520	7	2000	Avg	7951	N	N	28320 NE 138TH PL
002	080830	0760	9/19/12	\$320,000	\$329,000	2520	7	2000	Avg	9462	N	N	14011 285TH CIR NE
002	261995	0260	1/23/12	\$314,612	\$333,000	1440	8	2011	Avg	5899	N	N	27920 NE 147TH CIR
002	261995	0280	10/14/11	\$317,207	\$336,000	1440	8	2011	Avg	5899	N	N	27924 NE 147TH CIR
002	952650	0090	4/15/10	\$375,000	\$340,000	1450	8	2001	Avg	7634	N	N	15527 273RD AVE NE
002	261995	0250	12/12/11	\$328,679	\$349,000	1580	8	2011	Avg	5899	N	N	27918 NE 147TH CIR
002	261995	0270	1/11/12	\$328,566	\$348,000	1580	8	2011	Avg	5899	N	N	27922 NE 147TH CIR
002	261995	0290	3/11/12	\$336,300	\$356,000	1580	8	2011	Avg	6288	N	N	27926 NE 147TH CIR
002	213170	1075	1/21/10	\$375,000	\$323,000	1720	8	2009	Avg	5000	N	N	26616 NE VALLEY ST
002	952650	0100	11/1/10	\$314,500	\$312,000	1770	8	2001	Avg	7363	N	N	15519 273RD AVE NE
002	803535	0230	2/7/12	\$376,000	\$398,000	1770	8	2003	Avg	14224	N	N	16128 271ST PL NE
002	729799	0010	12/13/12	\$294,000	\$296,000	1780	8	1999	Avg	4064	N	N	27815 NE 149TH CT
002	177646	0130	3/15/12	\$306,000	\$324,000	1780	8	2011	Avg	5121	N	N	14520 270TH PL NE
002	177646	0150	6/22/11	\$309,000	\$324,000	1780	8	2011	Avg	5121	N	N	14510 270TH PL NE
002	177646	0200	9/21/12	\$310,000	\$319,000	1780	8	2011	Avg	5192	N	N	14522 271ST CT NE
002	177646	0230	9/28/12	\$321,450	\$330,000	1780	8	2011	Avg	5048	N	N	14512 271ST CT NE
002	155850	0230	11/24/10	\$400,000	\$400,000	1790	8	2000	Avg	6146	N	N	16406 270TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	378276	0280	4/12/11	\$272,000	\$282,000	1790	8	2009	Avg	4065	N	N	27906 NE 148TH PL
002	729799	0080	9/13/11	\$323,600	\$342,000	1810	8	1999	Avg	5004	N	N	27921 NE 149TH CT
002	177646	0120	10/24/11	\$305,000	\$323,000	1840	8	2011	Avg	6850	N	N	14524 270TH PL SE
002	177646	0140	9/21/11	\$309,500	\$327,000	1840	8	2011	Avg	5088	N	N	14516 270TH PL NE
002	177646	0160	3/22/11	\$304,800	\$314,000	1840	8	2010	Avg	6167	N	N	14504 270TH PL NE
002	177646	0240	7/25/12	\$307,000	\$319,000	1840	8	2011	Avg	5869	N	N	14508 271ST CT NE
002	425400	0010	11/25/12	\$265,000	\$268,000	1860	8	1998	Avg	12556	N	N	15007 286TH AVE NE
002	425400	0620	12/20/10	\$355,900	\$358,000	1860	8	1997	Avg	15457	N	N	15405 287TH AVE NE
002	872430	0030	8/6/12	\$289,995	\$301,000	1860	8	2012	Avg	5028	Y	N	14415 267TH CT NE
002	872430	0040	7/26/12	\$294,694	\$306,000	1860	8	2012	Avg	5024	Y	N	14411 267TH CT NE
002	942940	0060	6/12/12	\$259,931	\$272,000	1870	8	2012	Avg	5333	Y	N	16104 1ST AVE NE
002	942940	0190	8/7/12	\$261,000	\$271,000	1870	8	2012	Avg	3717	Y	N	16020 1ST AVE NE
002	729799	0060	7/6/12	\$264,000	\$275,000	1890	8	1999	Avg	4554	N	N	14814 279TH LN NE
002	942940	0120	8/18/11	\$291,000	\$307,000	1890	8	2008	Avg	4509	N	N	16011 2ND AVE NE
002	213070	1280	7/12/11	\$310,000	\$326,000	1910	8	2008	Avg	4220	Y	N	26526 NE VIRGINIA ST
002	213170	0765	7/5/12	\$293,948	\$307,000	1920	8	2011	Avg	4750	N	N	26524 NE RING ST
002	729799	0240	5/10/12	\$267,950	\$282,000	1920	8	1999	Avg	3656	N	N	27810 NE 149TH CT
002	942940	0090	7/17/12	\$264,505	\$275,000	1920	8	2012	Avg	5236	N	N	16023 2ND AVE NE
002	147280	0440	9/19/12	\$323,500	\$333,000	1930	8	1992	Avg	11511	N	N	28233 NE 147TH CT
002	138350	0080	6/21/10	\$460,000	\$432,000	1950	8	1995	Good	16801	N	N	27804 NE 141ST ST
002	729799	0110	7/11/11	\$325,000	\$341,000	1950	8	1999	Avg	4915	N	N	27936 NE 149TH CT
002	942940	0070	5/23/11	\$285,000	\$297,000	1950	8	2008	Avg	4961	N	N	16109 2ND AVE NE
002	213042	0010	10/3/12	\$275,000	\$282,000	1970	8	1988	Avg	10024	N	N	26806 NE DOROTHY ST
002	261995	0650	1/25/10	\$330,000	\$285,000	1970	8	2009	Avg	4246	N	N	27603 NE 146TH WAY
002	177646	0010	6/22/11	\$289,000	\$303,000	1970	8	2010	Avg	5000	N	N	27014 NE 145TH ST

Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	177646	0210	8/14/12	\$310,000	\$321,000	1970	8	2011	Avg	5062	N	N	14518 271ST CT NE
002	177646	0210	2/14/12	\$310,000	\$328,000	1970	8	2011	Avg	5062	N	N	14518 271ST CT NE
002	378276	0310	2/23/11	\$283,000	\$290,000	1990	8	2009	Avg	4018	N	N	14808 279TH LN NE
002	155850	0290	9/5/12	\$320,000	\$330,000	2000	8	1997	Avg	5577	N	N	27131 NE RUPARD RD
002	261995	0310	2/2/12	\$347,765	\$369,000	2000	8	2011	Avg	5707	N	N	27944 NE 147TH CIR
002	261995	0330	12/5/11	\$333,594	\$354,000	2000	8	2011	Avg	5707	N	N	27948 NE 147TH CIR
002	177646	0070	5/17/11	\$309,950	\$323,000	2010	8	2010	Avg	5008	N	N	14523 270TH PL NE
002	425400	0050	4/11/12	\$385,000	\$406,000	2035	8	1998	Avg	14640	N	N	28503 NE 151ST ST
002	132606	9145	12/24/12	\$420,000	\$421,000	2050	8	1984	Avg	104979	N	N	15418 275TH AVE NE
002	261995	0120	12/14/11	\$289,995	\$308,000	2070	8	2011	Avg	5551	N	N	27933 NE 147TH CIR
002	261995	0190	8/2/11	\$294,718	\$310,000	2070	8	2011	Avg	6000	N	N	27947 NE 147TH CIR
002	261995	0750	2/1/11	\$284,995	\$290,000	2070	8	2011	Avg	5100	N	N	27723 NE 146TH WAY
002	778792	0070	2/20/12	\$244,000	\$258,000	2080	8	2006	Avg	8301	N	N	14208 284TH PL NE
002	177646	0020	2/10/11	\$299,000	\$305,000	2080	8	2010	Avg	5015	N	N	27018 NE 145TH ST
002	261995	0350	7/26/12	\$307,039	\$319,000	2090	8	2012	Avg	8354	N	N	28014 NE 147TH PL
002	378276	0240	3/19/12	\$300,368	\$317,000	2090	8	2012	Avg	4457	N	N	27922 NE 148TH PL
002	213190	0205	5/16/12	\$321,950	\$338,000	2100	8	2001	Avg	16189	N	N	26909 NE 144TH ST
002	942940	0050	8/9/11	\$285,000	\$300,000	2110	8	2008	Avg	4788	Y	N	16108 1ST AVE NE
002	147280	0490	8/26/11	\$326,200	\$344,000	2150	8	1990	Avg	14040	N	N	28308 NE 146TH ST
002	329690	0250	9/22/10	\$346,000	\$338,000	2170	8	1991	Avg	14029	N	N	27524 NE 147TH PL
002	329690	0190	2/17/10	\$365,000	\$320,000	2180	8	1991	Avg	14152	N	N	27515 NE 149TH LN
002	261995	0430	2/1/11	\$279,995	\$285,000	2180	8	2010	Avg	6005	N	N	27810 NE 147TH PL
002	261995	0600	9/6/11	\$289,030	\$305,000	2180	8	2011	Avg	4128	N	N	27612 NE 146TH WAY
002	213170	0300	8/28/12	\$329,950	\$341,000	2190	8	2012	Avg	6754	N	N	26527 NE VALLEY ST
002	261995	0460	3/31/10	\$386,350	\$348,000	2190	8	2010	Avg	7300	N	N	27726 NE 146TH WAY

Improved Sales Used in this Annual Update Analysis
Area 70
(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	177646	0060	12/8/10	\$320,000	\$321,000	2190	8	2010	Avg	5014	N	N	14519 270TH PL NE
002	942940	0160	9/21/11	\$279,000	\$295,000	2200	8	2008	Avg	3730	Y	N	16006 1ST AVE NE
002	942940	0200	4/12/12	\$254,950	\$269,000	2200	8	2012	Avg	4640	Y	N	16024 1ST AVE NE
002	261995	0400	6/9/10	\$364,135	\$340,000	2200	8	2010	Avg	6018	N	N	27908 NE 147TH PL
002	942940	0180	6/25/12	\$255,950	\$268,000	2220	8	2012	Avg	3725	Y	N	16016 1ST AVE NE
002	147280	0470	10/5/10	\$385,000	\$378,000	2230	8	1992	Avg	14480	N	N	28232 NE 146TH ST
002	261995	0220	10/25/10	\$345,950	\$342,000	2240	8	2009	Avg	8443	N	N	28004 NE 147TH CIR
002	177646	0090	7/27/10	\$310,000	\$296,000	2240	8	2009	Avg	5034	N	N	14531 270TH PL NE
002	421350	0060	3/29/10	\$369,000	\$332,000	2250	8	1994	Avg	14000	N	N	28234 NE 140TH PL
002	421350	0200	4/14/10	\$395,000	\$358,000	2250	8	1993	Avg	14007	N	N	13910 282ND CT NE
002	155270	0070	4/8/10	\$387,000	\$350,000	2270	8	2008	Avg	5960	N	N	16008 2ND AVE NE
002	155270	0080	1/4/11	\$335,000	\$339,000	2270	8	2010	Avg	5960	N	N	16002 2ND AVE NE
002	177646	0040	9/28/10	\$305,000	\$299,000	2270	8	2009	Avg	5032	N	N	27028 NE 145TH ST
002	177646	0080	9/17/10	\$326,440	\$318,000	2270	8	2010	Avg	8034	N	N	14535 270TH PL NE
002	177646	0220	3/22/12	\$344,745	\$364,000	2270	8	2011	Avg	5015	N	N	14514 271ST CT NE
002	261995	0110	11/2/11	\$314,062	\$333,000	2280	8	2011	Avg	6031	N	N	27931 NE 147TH CIR
002	261995	0130	1/17/12	\$309,658	\$328,000	2280	8	2011	Avg	6309	N	N	27935 NE 147TH CIR
002	261995	0210	8/25/11	\$312,000	\$329,000	2280	8	2011	Avg	6348	N	N	28011 NE 147TH CIR
002	261995	0210	9/12/12	\$331,000	\$341,000	2280	8	2011	Avg	6348	N	N	28011 NE 147TH CIR
002	261995	0320	9/6/11	\$307,961	\$325,000	2280	8	2011	Avg	5707	N	N	27946 NE 147TH CIR
002	261995	0360	2/22/12	\$311,385	\$330,000	2280	8	2011	Avg	7812	N	N	28006 NE 147TH PL
002	261995	0380	10/20/11	\$338,190	\$358,000	2280	8	2011	Avg	5836	N	N	27928 NE 147TH PL
002	261995	0630	11/10/11	\$304,504	\$323,000	2280	8	2011	Avg	4898	N	N	27604 NE 146TH WAY
002	261995	0700	6/16/11	\$319,894	\$335,000	2280	8	2011	Avg	5915	N	N	27713 NE 146TH WAY
002	378276	0160	11/9/11	\$311,000	\$330,000	2280	8	2011	Avg	4255	N	N	27905 NE 148TH PL

Improved Sales Used in this Annual Update Analysis
Area 70
(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	378276	0330	3/8/12	\$302,340	\$320,000	2280	8	2012	Avg	4551	N	N	27924 NE 148TH PL
002	177646	0110	8/16/10	\$321,000	\$309,000	2280	8	2009	Avg	5013	N	N	14526 270TH PL NE
002	213190	0092	4/20/10	\$350,000	\$318,000	2290	8	2007	Avg	6469	N	N	27233 NE 145TH ST
002	261995	0180	7/6/11	\$305,276	\$320,000	2290	8	2011	Avg	6000	N	N	27945 NE 147TH CIR
002	421350	0120	9/17/10	\$374,000	\$365,000	2300	8	1994	Good	14000	N	N	28225 NE 140TH PL
002	144355	0040	4/1/11	\$320,000	\$331,000	2300	8	1999	Avg	11816	N	N	27704 0 NE 145TH PL
002	212970	0187	3/10/10	\$412,500	\$367,000	2300	8	2004	Avg	15105	N	N	14220 283RD PL NE
002	212970	0188	6/19/12	\$385,000	\$403,000	2300	8	2004	Avg	12573	N	N	28324 NE 140TH PL
002	177646	0100	5/3/10	\$340,000	\$312,000	2300	8	2009	Avg	5113	N	N	14529 270TH PL NE
002	803535	0260	2/3/11	\$405,000	\$413,000	2310	8	2003	Avg	7759	Y	N	16125 271ST PL NE
002	155270	0230	7/5/11	\$305,000	\$320,000	2310	8	2010	Avg	6001	N	N	16020 2ND PL NE
002	872430	0120	7/2/12	\$360,636	\$377,000	2320	8	2012	Avg	5023	N	N	26717 NE 144TH CT
002	378276	0230	3/25/12	\$309,995	\$327,000	2320	8	2011	Avg	4628	N	N	27926 NE 148TH PL
002	378276	0250	5/4/12	\$320,643	\$337,000	2320	8	2012	Avg	4216	N	N	27928 NE 148TH PL
002	378276	0340	7/12/12	\$313,418	\$327,000	2320	8	2012	Avg	4335	N	N	27920 NE 148TH PL
002	077680	0060	6/23/11	\$388,500	\$407,000	2350	8	1997	Avg	16611	N	N	27710 NE 141ST ST
002	144355	0010	9/10/12	\$375,500	\$387,000	2360	8	1999	Avg	12149	N	N	27732 NE 145TH PL
002	378276	0090	4/22/11	\$284,500	\$295,000	2360	8	2009	Avg	4052	N	N	14812 278TH AVE NE
002	147280	0020	7/21/10	\$395,000	\$376,000	2370	8	1993	Avg	14040	N	N	28327 NE 146TH ST
002	155270	0210	12/12/11	\$339,950	\$361,000	2370	8	2011	Avg	6001	N	N	16012 2ND PL NE
002	155270	0260	7/1/11	\$364,000	\$382,000	2370	8	2011	Avg	6001	N	N	16114 2ND PL NE
002	261995	0410	3/14/11	\$294,995	\$304,000	2370	8	2010	Avg	6014	N	N	27902 NE 147TH PL
002	177646	0170	9/19/11	\$329,950	\$349,000	2370	8	2011	Avg	6343	N	N	14507 271ST CT NE
002	856745	0170	5/1/12	\$380,000	\$400,000	2380	8	2003	Avg	7983	N	N	27831 NE 153RD PL
002	261995	0230	3/15/10	\$390,450	\$348,000	2390	8	2009	Avg	6242	N	N	27910 NE 147TH CIR

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Area 70
(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	261995	0060	7/13/11	\$373,822	\$393,000	2410	8	2011	Avg	7200	Y	N	27921 NE 147TH CIR
002	261995	0080	9/7/11	\$379,293	\$401,000	2410	8	2011	Avg	8331	N	N	27925 NE 147TH CIR
002	261995	0300	8/2/11	\$364,950	\$384,000	2410	8	2011	Avg	5880	N	N	27942 NE 147TH CIR
002	147280	0140	9/27/12	\$400,000	\$411,000	2420	8	1990	Avg	11951	N	N	14616 281ST AVE SE
002	213190	0091	2/23/10	\$370,000	\$326,000	2430	8	2007	Avg	7164	N	N	27229 143RD CT NE
002	261995	0100	12/2/11	\$332,728	\$353,000	2450	8	2011	Avg	7391	N	N	27929 NE 147TH CIR
002	147280	0170	5/15/12	\$310,000	\$326,000	2460	8	1990	Avg	13731	N	N	28114 NE 145TH CT
002	151790	0160	9/12/11	\$376,500	\$398,000	2460	8	2004	Avg	10296	N	N	15031 275TH CT NE
002	155270	0110	11/15/11	\$305,000	\$323,000	2480	8	2007	Avg	5978	N	N	16109 2ND PL NE
002	378276	0150	11/2/11	\$320,000	\$339,000	2480	8	2012	Avg	4001	N	N	27903 NE 148TH PL
002	378276	0210	4/8/12	\$336,398	\$355,000	2480	8	2012	Avg	5268	N	N	27929 NE 148TH PL
002	155270	0160	1/29/10	\$405,950	\$352,000	2490	8	2007	Avg	5978	N	N	16011 2ND PL NE
002	132606	9163	10/11/12	\$355,000	\$363,000	2500	8	1991	Avg	13426	N	N	14810 265TH CT NE
002	147280	0230	3/24/11	\$393,000	\$405,000	2510	8	1990	Avg	15205	N	N	14511 281ST AVE NE
002	261995	0590	6/7/11	\$314,995	\$329,000	2520	8	2011	Avg	4279	N	N	27700 NE 146TH WAY
002	261995	0610	8/3/11	\$321,073	\$338,000	2520	8	2011	Avg	6157	N	N	27610 NE 146TH WAY
002	261995	0690	7/10/11	\$334,422	\$351,000	2520	8	2011	Avg	5775	N	N	27611 NE 146TH WAY
002	425400	0480	8/12/10	\$453,500	\$436,000	2530	8	1997	Avg	17059	N	N	28618 NE 151ST ST
002	425400	0580	8/14/12	\$455,000	\$471,000	2530	8	1997	Avg	14040	N	N	15322 287TH AVE NE
002	425400	0640	9/26/11	\$385,000	\$407,000	2530	8	1997	Avg	13098	N	N	15309 287TH AVE NE
002	425400	0660	7/16/12	\$348,000	\$363,000	2530	8	1997	Avg	17779	N	N	28614 NE 153RD ST
002	872430	0110	6/8/12	\$357,887	\$375,000	2550	8	2012	Avg	5320	N	N	26711 NE 144TH CT
002	378276	0120	4/12/12	\$319,995	\$338,000	2550	8	2011	Avg	5907	N	N	14801 279TH LN NE
002	378276	0180	6/19/12	\$320,449	\$335,000	2550	8	2011	Avg	4001	N	N	27913 NE 148TH PL
002	132606	9226	2/7/11	\$315,000	\$322,000	2580	8	2004	Avg	8968	N	N	26827 NE STEPHENS CT

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Area 70
(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	132606	9227	8/31/12	\$300,000	\$310,000	2580	8	2004	Avg	7402	N	N	26821 NE STEPHENS CT
002	261995	0760	7/10/11	\$349,995	\$368,000	2580	8	2010	Avg	5972	N	N	27725 NE 146TH WAY
002	147280	0480	4/9/10	\$415,000	\$375,000	2600	8	1992	Avg	14040	N	N	28238 NE 146TH ST
002	425400	0460	11/14/12	\$377,000	\$382,000	2600	8	1998	Avg	14000	N	N	28628 NE 151ST PL
002	261995	0450	5/14/11	\$342,995	\$357,000	2600	8	2011	Avg	7042	N	N	27730 NE 146TH WAY
002	213070	1215	6/7/11	\$310,000	\$324,000	2610	8	2008	Avg	6119	Y	N	26523 NE BIRD ST
002	213302	0120	4/26/11	\$380,225	\$395,000	2640	8	1992	Avg	16878	N	N	28312 NE 144TH ST
002	856746	0110	4/3/12	\$455,000	\$480,000	2640	8	2002	Avg	11879	N	N	15435 277TH PL NE
002	425400	0020	12/1/10	\$420,000	\$421,000	2740	8	1998	Avg	12609	N	N	28525 NE 151ST ST
002	872430	0100	11/12/12	\$379,995	\$386,000	2750	8	2012	Avg	5465	N	N	26707 NE 144TH CT
002	261995	0010	11/9/11	\$349,995	\$371,000	2750	8	2011	Avg	8490	N	N	27807 NE 147TH PL
002	261995	0030	9/27/12	\$379,995	\$390,000	2750	8	2011	Avg	7009	N	N	27815 NE 147TH PL
002	261995	0040	9/17/11	\$351,995	\$372,000	2750	8	2011	Avg	7200	N	N	27917 NE 147TH CIR
002	261995	0070	8/3/11	\$363,323	\$383,000	2750	8	2011	Avg	7200	N	N	27923 NE 147TH CIR
002	261995	0090	6/10/11	\$356,995	\$373,000	2750	8	2011	Avg	12130	N	N	27927 NE 147TH CIR
002	261995	0370	8/1/11	\$342,995	\$361,000	2750	8	2011	Avg	6677	N	N	27930 NE 147TH PL
002	261995	0470	4/6/11	\$353,849	\$366,000	2750	8	2011	Avg	7300	N	N	27724 NE 146TH WAY
002	856745	0070	5/4/10	\$465,000	\$426,000	2760	8	2001	Avg	12095	N	N	15419 279TH PL NE
002	261995	0420	4/14/10	\$388,735	\$353,000	2760	8	2009	Avg	6009	N	N	27814 NE 147TH PL
002	803535	0140	3/6/12	\$381,000	\$403,000	2770	8	2003	Avg	10947	Y	N	16000 271ST PL NE
002	261995	0390	2/1/11	\$295,000	\$301,000	2780	8	2010	Avg	6037	N	N	27916 NE 147TH PL
002	378276	0040	2/8/11	\$310,000	\$316,000	2780	8	2009	Avg	4002	N	N	27819 NE 148TH LN
002	421350	0040	11/21/11	\$350,000	\$371,000	2790	8	1994	Avg	14001	N	N	14011 282ND LN NE
002	261995	0020	9/17/11	\$353,715	\$374,000	2790	8	2011	Avg	7522	N	N	27811 NE 147TH PL
002	261995	0050	8/12/11	\$352,757	\$372,000	2790	8	2011	Avg	7200	N	N	27919 NE 147TH CIR

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Area 70
(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	261995	0200	8/3/11	\$348,948	\$368,000	2790	8	2011	Avg	5997	N	N	27949 NE 147TH CIR
002	778792	0270	5/21/10	\$400,000	\$370,000	2860	8	2005	Avg	9300	N	N	14129 284TH PL NE
002	261995	0170	9/21/10	\$349,950	\$342,000	2870	8	2009	Avg	6014	N	N	27943 NE 147TH CIR
002	803535	0040	12/19/11	\$389,000	\$413,000	2890	8	2004	Avg	8409	N	N	16022 270TH PL NE
002	803535	0160	6/10/10	\$397,457	\$371,000	2890	8	2003	Avg	9232	Y	N	16008 271ST PL NE
002	803535	0240	8/12/11	\$415,000	\$437,000	2890	8	2003	Avg	9749	Y	N	16130 271ST PL NE
002	261995	0160	4/22/10	\$452,454	\$412,000	2940	8	2010	Avg	6574	N	N	27941 NE 147TH CIR
002	872430	0090	7/10/12	\$372,995	\$389,000	2980	8	2012	Avg	5209	N	N	26705 NE 144TH CT
002	872430	0190	6/27/12	\$366,120	\$383,000	2980	8	2012	Avg	6374	N	N	26714 NE 144TH CT
002	261995	0140	11/2/11	\$354,972	\$376,000	2980	8	2011	Avg	7354	N	N	27937 NE 147TH CIR
002	378276	0130	4/12/12	\$354,000	\$373,000	2980	8	2011	Avg	4074	N	N	14803 279TH LN NE
002	378276	0170	12/10/11	\$353,369	\$375,000	2980	8	2011	Avg	4074	N	N	27907 NE 148TH PL
002	378276	0200	2/13/12	\$352,192	\$373,000	2980	8	2012	Avg	4876	N	N	27925 NE 148TH PL
002	378276	0220	2/15/12	\$347,000	\$367,000	2980	8	2011	Avg	6566	N	N	27930 NE 148TH PL
002	378276	0320	9/10/12	\$369,995	\$381,000	2980	8	2012	Avg	4306	N	N	14810 279TH LN NE
002	952650	0060	6/16/12	\$365,000	\$382,000	3010	8	2001	Avg	12183	N	N	27322 NE 155TH PL
002	952650	0170	7/12/11	\$388,000	\$408,000	3010	8	2001	Avg	11044	N	N	27411 NE 155TH PL
002	952650	0190	6/22/12	\$385,800	\$403,000	3010	8	2001	Avg	11156	N	N	27425 NE 155TH PL
002	803535	0200	11/1/10	\$415,000	\$411,000	3020	8	2003	Avg	19641	N	N	16032 271ST PL NE
002	261995	0440	3/18/10	\$409,450	\$366,000	3130	8	2009	Avg	6948	N	N	27806 NE 147TH PL
002	421350	0020	10/11/10	\$475,000	\$468,000	3190	8	1997	Avg	14000	N	N	28210 NE 140TH PL
002	278725	0030	4/7/10	\$495,000	\$447,000	3250	8	1996	Avg	14405	N	N	27323 NE 142ND CT
002	278725	0320	8/22/12	\$488,000	\$505,000	3250	8	1996	Avg	14396	N	N	27228 NE 142ND CT
002	261995	0480	7/13/10	\$425,000	\$403,000	3270	8	2007	Avg	7294	N	N	27722 NE 146TH WAY
002	778792	0010	7/2/12	\$520,000	\$543,000	3400	8	2006	Avg	13998	N	N	14223 284TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 70
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
002	278725	0070	8/6/12	\$449,950	\$467,000	3430	8	1996	Avg	15097	N	N	14224 274TH PL NE
002	553560	0350	12/22/11	\$345,000	\$366,000	2150	9	2003	Avg	8762	N	N	27231 NE 146TH PL
002	856801	0180	8/21/12	\$465,000	\$481,000	2296	9	1996	Avg	22985	N	N	15404 MANION WAY NE
002	553560	0340	10/7/11	\$357,000	\$378,000	2340	9	2003	Avg	11433	N	N	27223 NE 146TH PL
002	131330	0230	4/16/10	\$419,000	\$380,000	2360	9	1993	Avg	14058	N	N	14917 283RD PL NE
002	553560	0420	8/31/10	\$455,000	\$441,000	2380	9	2003	Avg	7290	N	N	27417 NE 147TH CT
002	131330	0100	8/1/11	\$385,000	\$405,000	2390	9	1992	Avg	14005	N	N	28205 NE 148TH PL
002	553560	0030	9/21/12	\$360,000	\$370,000	2400	9	2003	Avg	9095	N	N	15103 272ND PL NE
002	553560	0510	5/7/10	\$469,900	\$431,000	2400	9	2003	Avg	6870	N	N	27322 NE 148TH WAY
002	856801	0060	8/8/12	\$485,000	\$503,000	2450	9	1997	Avg	18041	N	N	28025 NE 153RD PL
002	856800	0080	6/26/12	\$480,000	\$502,000	2500	9	1994	Avg	18002	N	N	28027 NE 151ST PL
002	152270	0060	4/24/12	\$400,000	\$421,000	2520	9	1999	Avg	14021	N	N	28509 NE 149TH PL
002	856802	0400	11/15/11	\$530,000	\$562,000	2580	9	2000	Avg	17357	N	N	16030 277TH PL NE
002	856801	0190	2/4/11	\$550,000	\$561,000	2590	9	1995	Avg	29064	N	N	15320 MANION WAY NE
002	856802	0020	8/10/12	\$455,000	\$472,000	2590	9	1996	Avg	16309	N	N	15511 MANION WAY NE
002	856801	0200	3/30/12	\$446,000	\$471,000	2610	9	1996	Avg	24971	N	N	15310 MANION WAY NE
002	856801	0260	1/11/12	\$390,000	\$414,000	2610	9	1995	Avg	24947	N	N	28136 NE 152ND PL
002	856802	0530	10/26/12	\$525,000	\$535,000	2610	9	1999	Avg	19350	N	N	15624 278TH AVE NE
002	856801	0100	8/19/10	\$435,000	\$419,000	2620	9	1995	Avg	17270	N	N	28010 NE 153RD PL
002	025552	0200	2/24/11	\$488,000	\$500,000	2630	9	2006	Avg	11998	N	N	15209 272ND PL NE
002	856802	0040	7/14/12	\$449,950	\$469,000	2730	9	1997	Avg	15078	N	N	27819 NE 156TH PL
002	856800	0190	4/30/10	\$548,000	\$501,000	2760	9	1994	Avg	16661	N	N	28030 NE 151ST PL
002	177646	0180	12/13/10	\$450,000	\$452,000	2800	9	1984	Avg	26340	N	N	14527 271ST CT NE
002	553560	0320	11/7/12	\$435,000	\$442,000	2820	9	2003	Avg	8023	N	N	27324 NE 146TH PL
002	856802	0210	5/9/12	\$466,000	\$490,000	2900	9	1999	Avg	14567	N	N	15717 278TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	553560	0100	5/13/11	\$420,000	\$437,000	2970	9	2003	Avg	7700	N	N	14831 272ND PL NE
002	856802	0200	9/19/12	\$455,000	\$468,000	3010	9	1999	Avg	14514	N	N	15709 278TH AVE NE
002	856802	0280	12/13/12	\$495,000	\$498,000	3030	9	1999	Avg	14285	N	N	27614 NE 158TH PL
002	553560	0700	6/29/11	\$411,000	\$431,000	3090	9	2002	Avg	7708	N	N	27312 NE 151ST PL
002	553560	0620	6/13/12	\$425,000	\$445,000	3150	9	2002	Avg	8297	N	N	27316 NE 150TH ST
002	025552	0210	8/14/12	\$508,000	\$526,000	3190	9	2005	Avg	14065	N	N	15205 272ND PL NE
002	856803	0180	10/11/11	\$481,000	\$509,000	3320	9	1998	Avg	24500	N	N	15828 MANION WAY NE
002	025552	0090	6/20/11	\$412,500	\$432,000	3340	9	2006	Avg	8213	N	N	15230 272ND PL NE
002	856803	0190	5/24/10	\$590,000	\$547,000	3350	9	1999	Avg	24500	N	N	15818 MANION WAY NE
002	025552	0060	3/9/10	\$510,000	\$453,000	3360	9	2006	Avg	7061	N	N	15216 272ND PL NE
002	025552	0220	2/17/12	\$415,000	\$439,000	3440	9	2006	Avg	9443	N	N	15200 273RD DR NE
002	856804	0010	10/1/12	\$650,000	\$667,000	2760	10	2008	Avg	86249	N	N	27914 NE 157TH PL
002	109995	0020	9/29/11	\$800,000	\$847,000	3450	10	2007	Avg	17868	N	N	27131 NE STEWART ST
003	072607	9028	11/4/11	\$170,000	\$180,000	1170	5	1985	Avg	223027	N	N	17830 294TH WAY NE
003	078270	0170	4/21/11	\$240,000	\$249,000	1040	6	1987	Avg	49658	N	N	31606 NE 123RD ST
003	122606	9042	1/25/10	\$281,000	\$243,000	1090	6	1978	Avg	254826	N	N	27033 NE CHERRY VALLEY RD
003	404720	0105	11/14/12	\$360,000	\$365,000	1120	6	1995	Avg	13160	Y	Y	19920 324TH AVE NE
003	404720	0565	4/17/12	\$300,000	\$316,000	1190	6	1959	Good	16681	Y	Y	32708 NE 195TH ST
003	155000	0220	1/26/10	\$325,000	\$281,000	1370	6	2011	Avg	210830	N	N	18815 320TH AVE NE
003	404720	0865	11/16/11	\$189,000	\$200,000	1140	7	2004	Avg	25029	N	N	32507 NE 195TH ST
003	154950	0360	7/19/12	\$245,000	\$255,000	1160	7	1993	Avg	137355	N	N	17420 MOUNTAIN VIEW RD NE
003	212970	0601	4/2/10	\$442,000	\$398,000	1190	7	1961	Good	87120	N	N	13420 276TH WAY NE
003	212607	9048	2/23/10	\$382,000	\$336,000	1240	7	1981	Avg	203352	N	N	30948 NE 139TH ST
003	078270	0090	1/19/11	\$325,000	\$330,000	1270	7	1975	Good	49222	N	N	31923 NE 123RD ST
003	155000	0666	12/8/11	\$289,000	\$307,000	1320	7	1980	Avg	213065	Y	N	20019 324TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	212607	9166	12/8/10	\$325,000	\$326,000	1320	7	1995	Avg	40165	N	N	14220 320TH AVE NE
003	162607	9144	9/26/12	\$356,000	\$366,000	1410	7	1986	Avg	236710	N	N	15320 KELLY RD NE
003	212607	9109	3/26/12	\$364,000	\$385,000	1430	7	1990	Avg	207297	N	N	31130 NE 144TH ST
003	212607	9126	10/4/12	\$259,000	\$265,000	1500	7	1988	Avg	44699	N	N	13918 322ND AVE NE
003	212607	9130	3/29/10	\$309,650	\$278,000	1550	7	1990	Avg	40723	N	N	32005 NE 139TH ST
003	212607	9100	1/20/10	\$385,000	\$332,000	1560	7	1990	Avg	210000	N	N	31414 NE 141ST ST
003	154950	0350	5/10/12	\$239,350	\$252,000	1590	7	1996	Avg	145926	N	N	17416 MOUNTAIN VIEW RD NE
003	212970	0346	11/26/12	\$385,000	\$389,000	1730	7	2000	Avg	158122	N	N	13530 284TH AVE NE
003	212607	9128	7/6/10	\$330,000	\$312,000	1760	7	1990	Avg	38265	N	N	32033 NE 139TH ST
003	212607	9139	11/19/12	\$290,000	\$294,000	1770	7	1990	Avg	38373	N	N	31002 NE 143RD ST
003	404720	0705	12/16/11	\$259,500	\$275,000	1770	7	2000	Avg	38587	N	N	32616 NE 202ND ST
003	404720	0685	2/2/12	\$199,000	\$211,000	1790	7	1979	Avg	33412	N	N	32724 NE 202ND ST
003	212607	9141	6/12/11	\$345,000	\$361,000	2010	7	1990	Avg	39598	N	N	31007 NE 143RD ST
003	078270	0030	12/20/10	\$343,000	\$345,000	2020	7	1977	Good	49658	N	N	31623 NE 123RD ST
003	162607	9018	9/21/10	\$408,000	\$399,000	2070	7	2009	Avg	871200	N	N	16430 KELLY RD NE
003	162607	9147	11/23/11	\$405,000	\$429,000	2170	7	1988	Avg	228191	N	N	14948 316TH AVE NE
003	212607	9144	6/5/12	\$350,000	\$367,000	2180	7	1991	Avg	56192	N	N	31013 NE 143RD ST
003	082607	9039	8/22/11	\$360,000	\$380,000	2260	7	2008	Avg	192970	N	N	29404 NE 178TH PL
003	212607	9089	1/18/11	\$380,000	\$386,000	2480	7	1994	Avg	103159	N	N	13315 322ND AVE NE
003	212607	9156	4/14/11	\$400,000	\$414,000	2640	7	1993	Avg	61708	N	N	13500 317TH AVE NE
003	272607	9069	5/5/11	\$337,000	\$350,000	1580	8	1988	Avg	54450	N	N	11823 325TH AVE NE
003	162607	9060	12/27/12	\$350,000	\$351,000	1650	8	1976	Avg	350359	N	N	15414 KELLY RD NE
003	282607	9136	7/16/12	\$263,000	\$274,000	1720	8	1988	Avg	74052	N	N	12912 ODELL RD NE
003	155810	0301	8/1/11	\$395,000	\$416,000	1920	8	2000	Avg	257004	N	N	29930 NE 190TH ST
003	202607	9067	9/27/10	\$477,000	\$467,000	1970	8	1995	Avg	197326	N	N	13918 294TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	212607	9023	7/14/11	\$442,000	\$464,000	1990	8	1984	Good	104979	N	N	14426 320TH AVE NE
003	082607	9063	10/19/10	\$445,000	\$439,000	2110	8	2001	Avg	238273	N	N	29422 NE 173RD ST
003	202607	9038	9/21/12	\$375,000	\$386,000	2130	8	1977	Avg	60112	N	N	13525 ODELL RD NE
003	155810	0490	11/10/10	\$410,000	\$408,000	2140	8	1983	Good	424674	N	N	29505 NE 189TH ST
003	282607	9038	11/13/12	\$480,000	\$487,000	2160	8	1997	Avg	370260	N	N	12660 ODELL RD NE
003	162607	9062	6/12/12	\$495,000	\$518,000	2190	8	1991	Avg	247420	N	N	32110 NE 157TH CT
003	154950	0273	2/18/12	\$370,000	\$392,000	2250	8	2007	Avg	85813	N	N	31509 NE CHERRY VALLEY RD
003	155000	0357	1/26/10	\$499,995	\$433,000	2270	8	1997	Avg	86694	N	N	19916 312TH AVE NE
003	282607	9113	1/13/12	\$453,750	\$481,000	2350	8	1993	Avg	231697	N	N	12514 322ND AVE NE
003	322607	9034	10/23/12	\$514,200	\$525,000	2410	8	1990	Avg	204732	N	N	10328 302ND WAY NE
003	155810	0353	8/3/12	\$340,000	\$353,000	2460	8	1990	Avg	95832	Y	N	30202 NE 190TH ST
003	222607	9034	6/21/12	\$314,000	\$328,000	2470	8	1982	Avg	62726	N	N	32820 NE 142ND ST
003	404720	0905	3/16/11	\$312,000	\$321,000	2480	8	1995	Avg	45738	N	N	19403 327TH AVE NE
003	155810	0022	1/28/11	\$390,000	\$397,000	2590	8	2007	Avg	217800	N	N	20230 MOUNTAIN VIEW RD NE
003	212607	9032	11/2/11	\$500,000	\$530,000	2660	8	1984	Good	205167	N	N	14120 322ND AVE NE
003	302607	9012	11/27/12	\$563,000	\$569,000	2700	8	1995	Avg	871200	N	N	28935 NE 124TH ST
003	212607	9041	6/2/11	\$445,000	\$465,000	2770	8	1980	Good	67125	N	N	13819 322ND AVE NE
003	082607	9049	8/6/12	\$475,000	\$493,000	2890	8	1985	Avg	196891	N	N	17521 300TH AVE NE
003	155810	0500	12/19/12	\$464,000	\$466,000	3220	8	1999	Avg	212337	N	N	29319 NE 189TH ST
003	282607	9063	6/1/10	\$390,000	\$363,000	3290	8	1988	Avg	22425	N	N	31920 NE BIG ROCK RD
003	232607	9045	5/6/10	\$494,999	\$454,000	3390	8	1992	Avg	195298	N	N	14221 348TH AVE NE
003	282607	9109	10/6/11	\$400,000	\$423,000	3390	8	1990	Avg	240185	N	N	13002 322ND AVE NE
003	282607	9154	9/30/10	\$755,000	\$740,000	2070	9	1999	Avg	261504	N	N	12116 322ND AVE NE
003	322607	9085	3/20/12	\$460,000	\$486,000	2340	9	1989	Avg	118072	Y	N	10525 302ND WAY NE
003	155000	0460	5/7/10	\$576,000	\$529,000	2760	9	2008	Avg	90169	N	N	20017 312TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 70
(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	082607	9093	6/18/12	\$585,000	\$612,000	3090	9	1999	Avg	226918	N	N	30529 NE 183RD ST
003	342607	9065	3/4/11	\$459,900	\$472,000	3230	9	2005	Avg	35918	N	N	32422 NE BIG ROCK RD
003	302607	9065	11/15/12	\$670,000	\$679,000	3550	9	1989	Avg	217800	N	N	12721 277TH PL NE
003	072607	9029	1/26/11	\$475,000	\$483,000	3620	9	2007	Avg	224514	N	N	17725 294TH WAY NE
003	282607	9158	2/23/10	\$760,000	\$669,000	3730	9	2003	Avg	174240	N	N	12937 318TH AVE NE
003	162607	9077	6/21/11	\$675,000	\$707,000	3760	9	1999	Avg	181209	N	N	30932 NE CHERRY VALLEY RD
003	162607	9077	10/23/12	\$699,900	\$714,000	3760	9	1999	Avg	181209	N	N	30932 NE CHERRY VALLEY RD
003	212607	9022	9/7/12	\$725,500	\$748,000	3500	10	2005	Avg	210830	Y	N	14432 320TH AVE NE
003	252606	9099	6/4/10	\$850,000	\$792,000	3620	10	2008	Avg	209297	Y	N	11917 268TH DR NE
003	342607	9005	11/28/12	\$800,000	\$808,000	4030	10	2001	Avg	409899	N	N	11417 KELLY RD NE
003	155000	0250	11/21/11	\$750,000	\$795,000	4800	10	2009	Avg	403801	N	N	18834 320TH AVE NE
003	252606	9104	10/6/10	\$945,500	\$929,000	4660	11	2007	Avg	194028	N	N	11804 268TH DR NE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012506	9002	6/25/10	\$29,115	OBSOLESCENCE; OPEN SPACE
001	082607	9102	2/8/10	\$479,950	FINANCIAL INST. RESALE; DIAGNOSTIC OUTLIER
001	102507	9005	10/1/11	\$161,624	DOR RATIO; PERS MH; NO MARKET EXPOSURE
001	252606	9015	8/3/11	\$460,000	REAL MH; OPEN SPACE
001	362606	9018	11/2/10	\$280,000	OPEN SPACE
002	025552	0070	3/8/10	\$385,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	025555	0240	4/18/12	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
002	103800	0030	8/23/12	\$319,950	RELOCATION - SALE TO SERVICE
002	109995	0060	1/29/10	\$440,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
002	132606	9004	12/23/10	\$260,000	PREVIMP<=25K; FORCED SALE
002	132606	9015	10/16/12	\$145,000	FINANCIAL INST. RESALE; DIAGNOSTIC OUTLIER
002	132606	9015	3/29/12	\$160,650	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
002	132606	9106	11/2/12	\$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	132606	9170	6/11/12	\$202,000	SHORT SALE; DIAGNOSTIC OUTLIER
002	140280	0090	1/24/11	\$207,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	147280	0170	2/2/12	\$249,136	SHERIFF / TAX SALE; GOVERNMENT AGENCY
002	152270	0060	3/2/10	\$399,000	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
002	155270	0040	12/12/11	\$304,191	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	155270	0080	1/4/11	\$130,025	CORPORATE AFFILIATES; QCD
002	182607	9019	3/23/11	\$899,000	OBSOLESCENCE
002	182607	9028	7/11/12	\$800,000	IMP COUNT;PREVIMP<=25K
002	187550	0090	6/25/12	\$399,160	BANKRUPTCY - RECEIVER OR TRUSTEE
002	212970	0020	6/1/12	\$36,402	IMP COUNT;QCD; RELATED PARTY/FRIEND/NEIGHBOR
002	212970	0150	2/28/12	\$296,267	BANKRUPTCY - RECEIVER OR TRUSTEE
002	213040	0130	10/11/12	\$312,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	213042	0050	11/13/12	\$402,842	BANKRUPTCY - RECEIVER OR TRUSTEE
002	213043	0130	10/16/12	\$266,043	BANKRUPTCY - RECEIVER OR TRUSTEE
002	213070	0845	12/5/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	213070	1105	12/9/11	\$208,250	BANKRUPTCY - RECEIVER OR TRUSTEE
002	213070	1920	9/11/12	\$238,500	SHORT SALE; DIAGNOSTIC OUTLIER
002	213070	2350	2/23/12	\$214,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	213120	0389	12/17/10	\$240,000	NON-REPRESENTATIVE SALE
002	213120	0835	5/26/10	\$217,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	213170	0360	12/11/12	\$334,950	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	213170	1086	10/23/12	\$195,000	SHORT SALE; DIAGNOSTIC OUTLIER
002	213170	1345	10/24/12	\$245,000	SHORT SALE; DIAGNOSTIC OUTLIER
002	213170	1345	4/20/10	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	213220	0020	3/26/10	\$217,000	FINANCIAL INSTITUTION RESALE
002	213890	0040	11/30/12	\$399,990	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	213890	0090	9/4/12	\$380,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	261995	0150	2/24/10	\$409,735	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	261995	0240	11/16/11	\$317,596	ACTIVE PERMIT BEFORE SALE>25K
002	261995	0340	12/7/11	\$349,605	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	261995	0520	5/31/11	\$325,186	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	261995	0530	4/27/11	\$297,450	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	261995	0550	6/9/11	\$309,995	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	261995	0710	12/13/11	\$294,130	DOR RATIO; PREVIMP<=25K
002	378276	0010	8/6/12	\$258,006	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0020	9/5/12	\$289,023	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0080	11/2/12	\$314,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0100	11/12/12	\$299,995	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	378276	0110	9/20/12	\$312,690	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0190	1/5/12	\$300,238	DOR RATIO;PREVIMP<=25K
002	378276	0260	8/29/12	\$346,398	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0270	6/19/12	\$277,571	DOR RATIO; PREVIMP<=25K
002	378276	0290	8/7/12	\$357,888	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	378276	0300	8/3/12	\$344,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	379340	0190	3/29/12	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE
002	382120	0070	12/6/11	\$238,985	BANKRUPTCY - RECEIVER OR TRUSTEE
002	425400	0020	11/19/10	\$420,000	RELOCATION - SALE TO SERVICE
002	425400	0160	4/27/10	\$328,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	425400	0430	5/17/11	\$216,900	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
002	553560	0320	6/26/12	\$323,001	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
002	553560	0360	1/6/11	\$325,001	SHORT SALE; DIOGNOSTIC OUTLIER
002	553560	0360	4/12/10	\$382,630	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
002	553560	0680	7/8/11	\$175,000	DOR RATIO; IMP COUNT
002	667291	0050	4/7/11	\$174,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	732580	0010	1/10/11	\$928,716	OPEN SPACE/PREVIMP<=25K
002	732580	0080	8/24/12	\$275,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	732580	0190	5/17/12	\$820,000	PREVIMP<=25K
002	732620	0310	11/17/11	\$335,903	BANKRUPTCY - RECEIVER OR TRUSTEE
002	778792	0010	7/2/12	\$520,000	RELOCATION - SALE TO SERVICE
002	780969	0220	6/21/10	\$292,500	NO MARKET EXPOSURE; FINANCIAL INST. RESALE
002	856801	0060	8/8/12	\$485,000	RELOCATION - SALE TO SERVICE
002	856801	0190	2/4/11	\$550,000	RELOCATION - SALE TO SERVICE
002	856804	0030	3/16/12	\$299,900	NON-REPRESENTATIVE SALE
002	872430	0020	8/23/10	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	872430	0050	8/29/12	\$270,295	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0060	8/8/12	\$339,386	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0070	8/1/12	\$378,827	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0080	8/8/12	\$279,002	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0130	9/5/12	\$359,153	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0140	8/29/12	\$377,251	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0150	8/22/12	\$272,470	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0160	9/28/12	\$374,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0170	9/5/12	\$335,384	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0180	9/11/12	\$343,403	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0200	8/29/12	\$309,995	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	872430	0210	9/10/12	\$356,868	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	942940	0030	9/28/12	\$254,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	942940	0040	9/28/12	\$254,950	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	942940	0080	8/28/12	\$270,726	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	942940	0100	9/27/12	\$282,837	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	942940	0110	11/15/12	\$269,950	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	942940	0130	11/8/12	\$275,000	ACTIVE PERMIT BEFORE SALE>25K; %COMPLETE
002	942940	0140	9/21/12	\$271,027	ACTIVE PERMIT BEFORE SALE>25K; %COMPL
002	942940	0150	11/28/12	\$261,640	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	942940	0170	11/14/12	\$261,950	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
002	952650	0170	6/30/11	\$388,000	RELOCATION - SALE TO SERVICE
003	052607	9007	4/5/12	\$190,000	OBSOLESCENCE
003	072607	9029	7/9/10	\$555,000	RELOCATION - SALE TO SERVICE
003	082607	9005	7/1/11	\$410,000	NO MARKET EXPOSURE; STATEMENT TO DOR
003	082607	9059	6/21/12	\$550,000	OBSOLESCENCE
003	082607	9104	9/12/12	\$417,000	IMP COUNT
003	122606	9045	8/21/12	\$970,000	OPEN SPACE/OPEN SPACE DESIGNATION CONTINUED
003	142607	9056	12/16/11	\$150,000	QCD; RELATED PARTY/FRIEND/OR NEIGHBOR
003	152607	9023	10/30/12	\$367,700	FINANCIAL INST. RESALE; DIAGNOSTIC OUTLIER
003	152607	9023	9/12/12	\$338,322	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
003	152607	9028	8/21/12	\$244,500	IMP. CHAR. CHANGED SINCE SALE; SHORT SALE
003	154950	0143	7/23/12	\$202,500	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
003	154950	0143	10/8/12	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	154950	0185	6/8/11	\$82,500	IMP COUNT; OBSOLESCENCE; UNFINISHED AREA
003	154950	0350	10/28/11	\$301,461	BANKRUPTCY - RECEIVER OR TRUSTEE
003	155000	0355	2/22/12	\$375,000	SHORT SALE; DIAGNOSTIC OUTLIER
003	155000	0410	3/1/11	\$95,000	PREVIMP<=25K
003	155000	0450	7/8/10	\$289,900	NON-REPRESENTATIVE SALE; FIN. INST. RESALE
003	155810	0398	8/30/11	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	212607	9044	7/12/10	\$359,100	FINANCIAL INST. RESALE; DIAGNOSTIC OUTLIER
003	222607	9024	2/3/11	\$165,000	IMP COUNT
003	222607	9044	12/6/11	\$110,803	DOR RATIO;QCD; RELATED PARTY/FRIEND/NEIGHBOR
003	252606	9009	4/23/10	\$384,000	NO MARKET EXPOSURE; RELATED PARTY
003	252606	9104	9/24/10	\$950,000	RELOCATION - SALE TO SERVICE
003	272607	9045	3/14/12	\$196,920	BANKRUPTCY - RECEIVER OR TRUSTEE
003	282607	9043	8/1/11	\$773,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	282607	9050	6/1/12	\$197,986	IMP COUNT;QCD; RELATED PARTY/FRIEND/NEIGHBOR
003	282607	9109	3/3/11	\$58,840	QCD; RELATED PARTY/FRIEND/NEIGHBOR
003	282607	9109	10/18/12	\$129,783	RELATED PARTY, FRIEND, OR NEIGHBOR
003	282607	9151	5/22/12	\$326,262	BANKRUPTCY - RECEIVER OR TRUSTEE
003	282607	9151	9/25/12	\$312,000	ASSUMPTION OF MORTGAGE W/NO ADDL CONS PD
003	292607	9045	5/23/12	\$330,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	312607	9044	5/16/12	\$1,200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	322607	9040	2/24/11	\$185,000	OPEN SPACE/PREVIMP<=25K
003	404720	0070	2/21/12	\$295,000	SHORT SALE; DIAGNOSTIC OUTLIER
003	404720	0490	8/31/12	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE; TAX EXEMPT
003	404720	0615	4/8/11	\$230,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	404720	0655	10/29/12	\$227,000	NON-REPRESENTATIVE SALE; SHORT SALE
003	404720	0750	5/5/11	\$85,500	OBSOLESCENCE; PREVIMP<=25K
003	404720	0905	6/10/10	\$232,050	IMP. CHARACTERISTICS CHANGED SINCE SALE

Vacant Sales Used in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	155810	0280	12/19/2012	\$115,000	217,800	N	N
002	242606	9072	12/17/2012	\$600,000	222,156	N	N
003	272607	9140	12/11/2012	\$83,750	446,926	N	N
003	292607	9026	11/27/2012	\$121,500	871,200	N	N
001	152606	9013	11/13/2012	\$68,500	147,232	N	N
001	142606	9002	10/9/2012	\$190,000	3,114,975	N	N
003	202607	9018	9/25/2012	\$160,000	348,480	N	N
001	232606	9032	7/30/2012	\$300,000	2,329,786	Y	N
002	213170	0360	7/2/2012	\$97,500	4,100	N	N
002	109995	0090	7/13/2012	\$105,000	6,416	N	N
002	109995	0040	7/13/2012	\$100,000	13,204	N	N
003	222607	9036	6/26/2012	\$65,000	310,582	N	N
003	155000	0410	6/15/2012	\$75,000	385,908	N	N
001	112606	9016	5/14/2012	\$302,250	3,991,403	N	N
003	272607	9092	3/25/2012	\$30,600	217,364	N	N
002	182607	9071	2/6/2012	\$280,000	837,877	N	N
002	242606	9073	1/10/2012	\$900,000	217,800	N	N
003	155000	0015	10/21/2011	\$80,750	355,171	N	N
003	182607	9070	9/26/2011	\$78,000	464,349	N	N
002	213170	0765	6/16/2011	\$29,000	4,750	N	N
003	155000	0110	4/5/2011	\$85,000	217,800	N	N
002	177646	0050	2/7/2011	\$320,000	5,762	N	N
003	404720	0111	5/21/2010	\$175,000	10,080	Y	Y
003	252606	9109	5/7/2010	\$125,000	242,193	N	N
003	252606	9110	5/6/2010	\$150,000	223,462	N	N
003	404720	0720	3/23/2010	\$105,000	35,201	N	N
002	213170	1360	3/12/2010	\$10,000	2,500	N	N
003	282607	9044	3/3/2010	\$186,000	219,978	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 70
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	072607	9041	2/21/2012	\$125,000	SHERIFF / TAX SALE; GOVERNMENT AGENCY
001	092507	9015	7/29/2011	\$121,500	EASEMENT OR RIGHT OF WAY; GOVERNMENT SALE
001	252606	9082	5/7/2010	\$1,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	155270	0230	7/5/2011	\$105,000	QUIT CLAIM DEED; BUILDER OR DEVELOPER SALES
002	155270	0260	7/5/2011	\$105,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
002	182607	9071	3/12/2012	\$2,500	QUIT CLAIM DEED
002	212970	0030	6/8/2012	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	213170	0300	2/28/2012	\$65,000	NO MARKET EXPOSURE
002	732580	0070	3/8/2012	\$14,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
002	732580	0070	12/22/2010	\$10,000	BUILDER OR DEVELOPER SALES
003	012607	9023	2/26/2010	\$522,000	GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY
003	202607	9077	8/1/2011	\$80,000	NO MARKET EXPOSURE; ESTATE SALE
003	282607	9090	8/12/2010	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	282607	9119	9/30/2010	\$127,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	292607	9026	10/1/2012	\$89,000	NON-REPRESENTATIVE SALE; SHORT SALE

**Mobile Home Sales Used in this Annual Update Analysis
Area 70**

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
001	032507	9011	12/14/2011	\$221,100	\$221,100	1848	3	1988	1	786,258	Y	8328 CARNATION-DUVALL RD NE
002	212970	0107	1/7/2011	\$230,000	\$230,000	1782	4	1999	3	108,464	N	13731 BATTEN RD NE
003	155810	0211	10/29/2012	\$160,000	\$160,000	1344	3	1985	4	93,000	N	19721 MOUNTAIN VIEW RD NE
003	282607	9114	10/22/2012	\$275,000	\$275,000	1782	3	1986	3	217,066	N	12520 332ND AVE NE
003	155000	0532	10/22/2012	\$230,000	\$230,000	1780	4	1997	4	74,923	N	19403 312TH AVE NE
003	162607	9113	10/3/2012	\$157,500	\$157,500	1344	3	1979	3	92,215	N	32102 NE 146TH ST
003	162607	9150	10/11/2012	\$290,000	\$290,000	1782	4	1986	4	75,794	N	16328 315TH AVE NE
003	202607	9059	8/17/2012	\$175,000	\$175,000	1344	4	1988	3	90,604	N	30612 NE 139TH ST
003	212607	9034	9/7/2011	\$275,000	\$275,000	1352	3	1996	4	204,732	N	14040 322ND AVE NE
003	162607	9122	6/6/2011	\$275,000	\$275,000	1632	4	1989	3	218,275	N	31915 NE 147TH PL
003	155000	0020	5/18/2011	\$276,300	\$276,300	1836	4	1995	4	392,911	N	18827 MOUNTAIN VIEW RD NE
003	155000	0060	10/26/2010	\$425,000	\$425,000	720	1	1967	1	200,376	N	19011 312TH AVE NE
003	182607	9031	4/29/2010	\$345,000	\$345,000	1872	4	1984	5	549,727	N	28421 NE CHERRY VALLEY RD

Mobile Home Sales Removed in this Annual Update Analysis
Area 70

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
001	012506	9002	6/24/2010	\$92,706	OBSOLESCENCE; OPEN SPACE
003	142607	9030	11/21/2012	\$70,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	272607	9036	10/17/2012	\$23,750	NO MARKET EXPOSURE; FIN. INSTITUTION RESALE
003	142607	9060	6/14/2012	\$75,000	NO MARKET EXPOSURE
003	272607	9036	3/9/2012	\$95,865	BANKRUPTCY - RECEIVER OR TRUSTEE
003	162607	9004	2/15/2012	\$174,000	OPEN SPACE/QCD; RELATED PARTY/NEIGHBOR
003	202607	9026	7/20/2011	\$195,000	FINANCIAL INSTITUTION RESALE
003	322607	9067	12/23/2010	\$160,000	SHORT SALE
003	202607	9035	6/18/2010	\$253,000	SHORT SALE