

Residential Revalue

2013 Assessment Roll

Kirkland

Area 74

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 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:

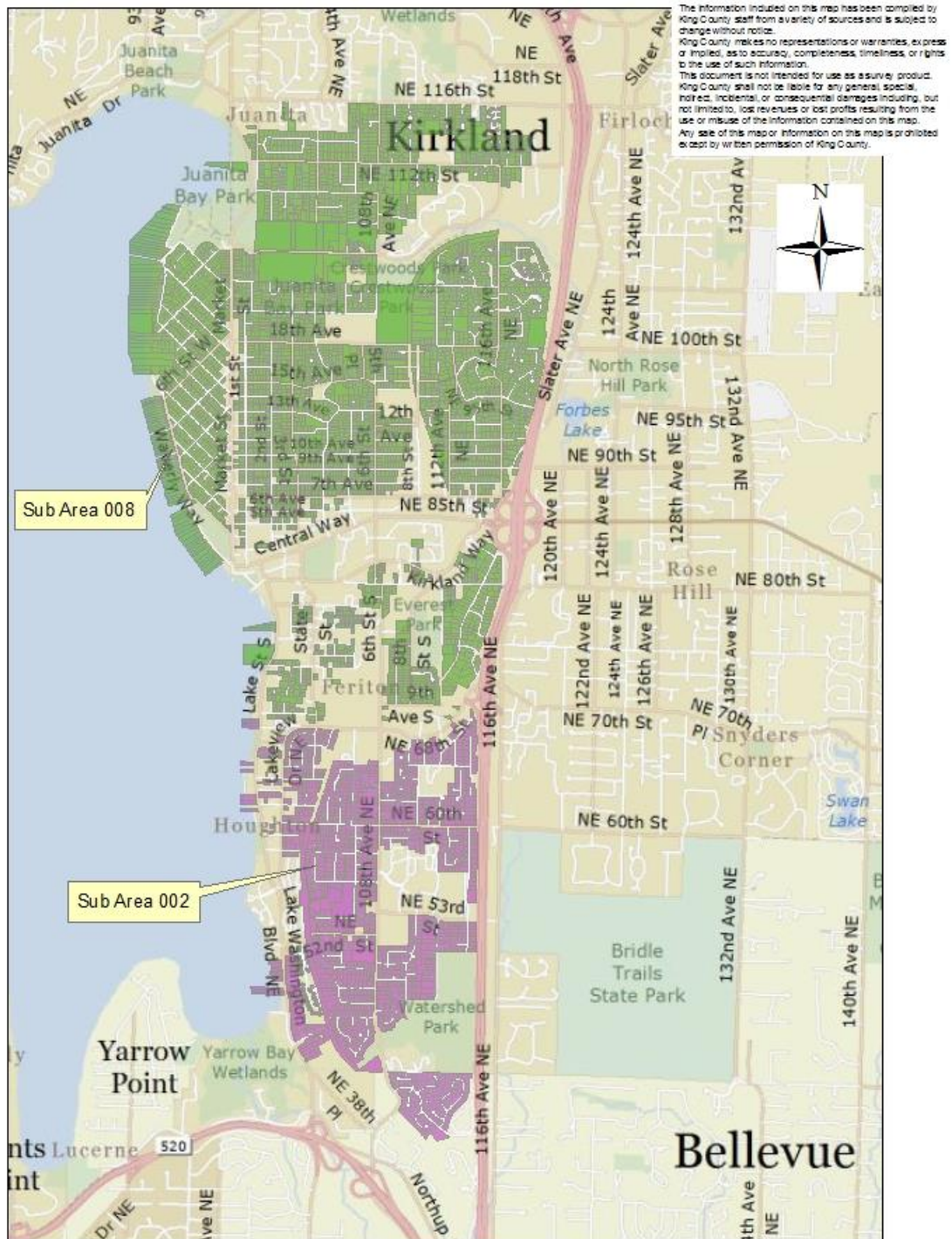
<http://www.kingcounty.gov/Assessor/Reports/AreaReports/~media/Assessor/AreaReports/AppraisalStandard.aspx>

Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

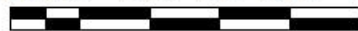
Sincerely,

Lloyd Hara
Assessor

Area 074 - Kirkland



0.25 1250 0.25 0.5 0.75 1 Miles



Kirkland's Housing



Grade 7/ Year Built 1964/ Total Living Area 2400



Grade 8/ Year Built 1987/ Total Living Area 3030



Grade 9/ Year Built 1990/ Total Living Area 3660



Grade 10/ Year Built 2009/ Total Living Area 4020



Grade 11/ Year Built 2008/ Total Living Area 4950



Grade 12/ Year Built 2006/ Total Living Area 5760

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: Kirkland – Area 74

Previous Physical Inspection: 2008

Number of Improved Sales: 543

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	\$402,800	\$293,100	\$695,900			
2013 Value	\$470,000	\$337,000	\$807,000	\$887,900	91.7%	11.27%
Change	+\$67,200	+\$43,900	+\$111,100			
% Change	+16.7%	+15.0%	+16.0%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. The 2013 COD of 11.27% is an improvement from the previous COD of 11.99%.

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	\$413,000	\$200,600	\$613,600
2013 Value	\$481,900	\$233,000	\$714,900
Percent Change	+16.7%	+16.2%	+16.5%

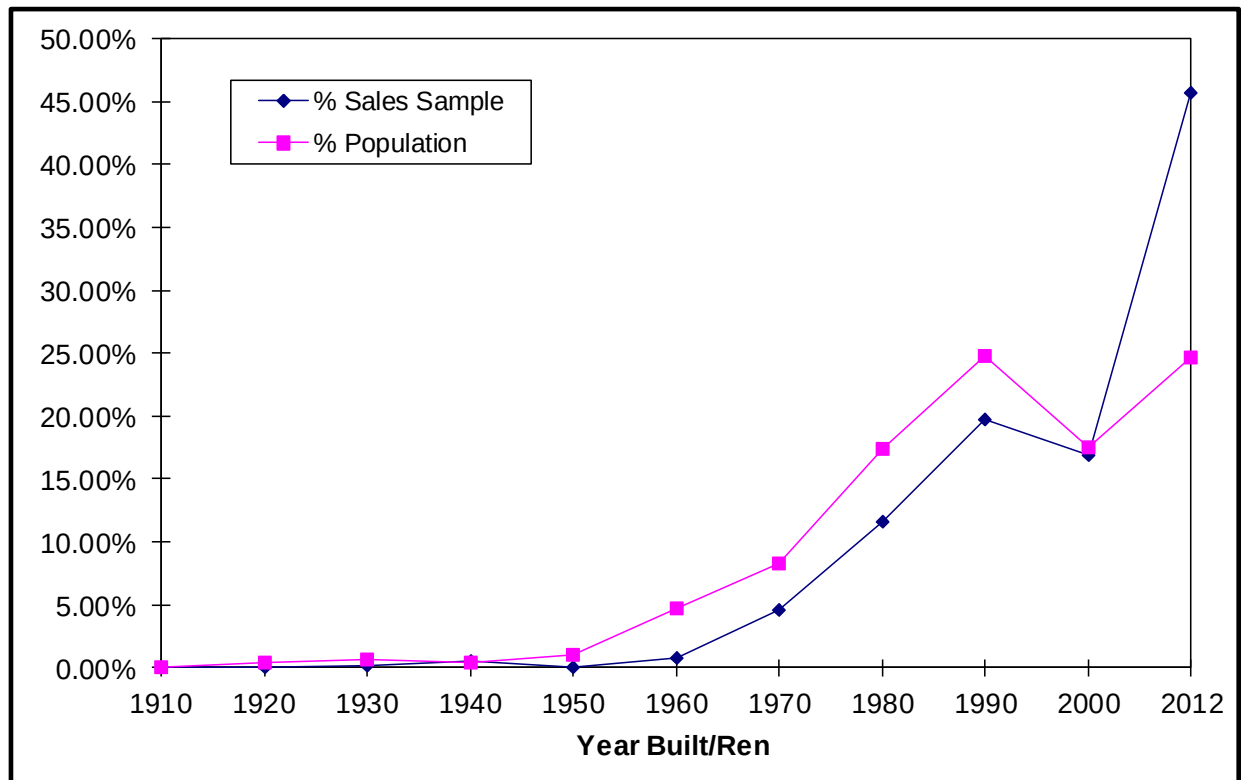
Number of one to three unit residences in the population: 4,181

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 parcels located in Forbes Creek Div#1 (Plat 259101) and Highlands 25 (Plat 330510) were at a higher assessment level than the rest of the population. Forbes Creek Div#1 received a -16.85% adjustment and Highlands 25 received a -4.77% adjustment. The plat adjustments improved the uniformity of assessments throughout the area. The remaining 97% of the population received the standard area adjustment of +16.85%.

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	1	0.18%
1940	3	0.55%
1950	0	0.00%
1960	4	0.74%
1970	25	4.60%
1980	63	11.60%
1990	107	19.71%
2000	92	16.94%
2012	248	45.67%
	543	

Population		
Year Built/Ren	Frequency	% Population
1910	3	0.07%
1920	15	0.36%
1930	30	0.72%
1940	19	0.45%
1950	43	1.03%
1960	198	4.74%
1970	346	8.28%
1980	729	17.44%
1990	1038	24.83%
2000	731	17.48%
2012	1029	24.61%
	4181	

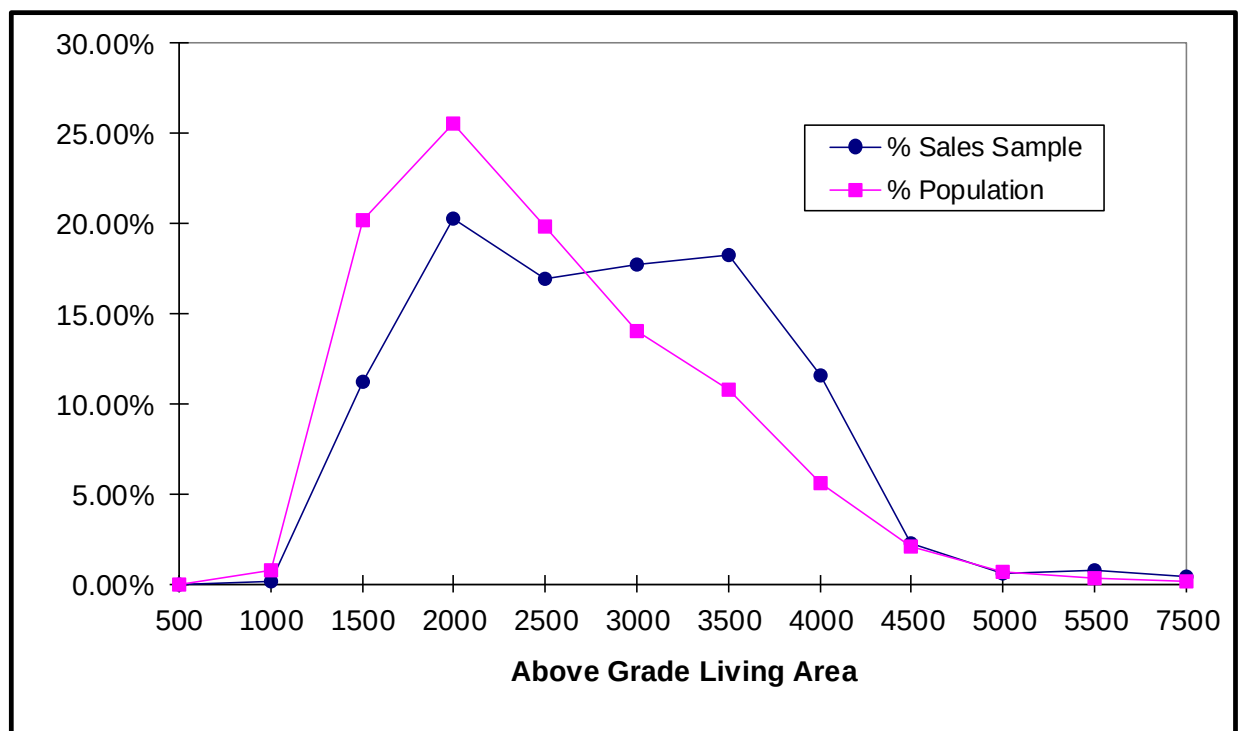


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	1	0.18%
1500	61	11.23%
2000	110	20.26%
2500	92	16.94%
3000	96	17.68%
3500	99	18.23%
4000	63	11.60%
4500	12	2.21%
5000	3	0.55%
5500	4	0.74%
7500	2	0.37%
543		

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	30	0.72%
1500	844	20.19%
2000	1068	25.54%
2500	829	19.83%
3000	588	14.06%
3500	450	10.76%
4000	234	5.60%
4500	87	2.08%
5000	29	0.69%
5500	15	0.36%
7500	7	0.17%
4181		

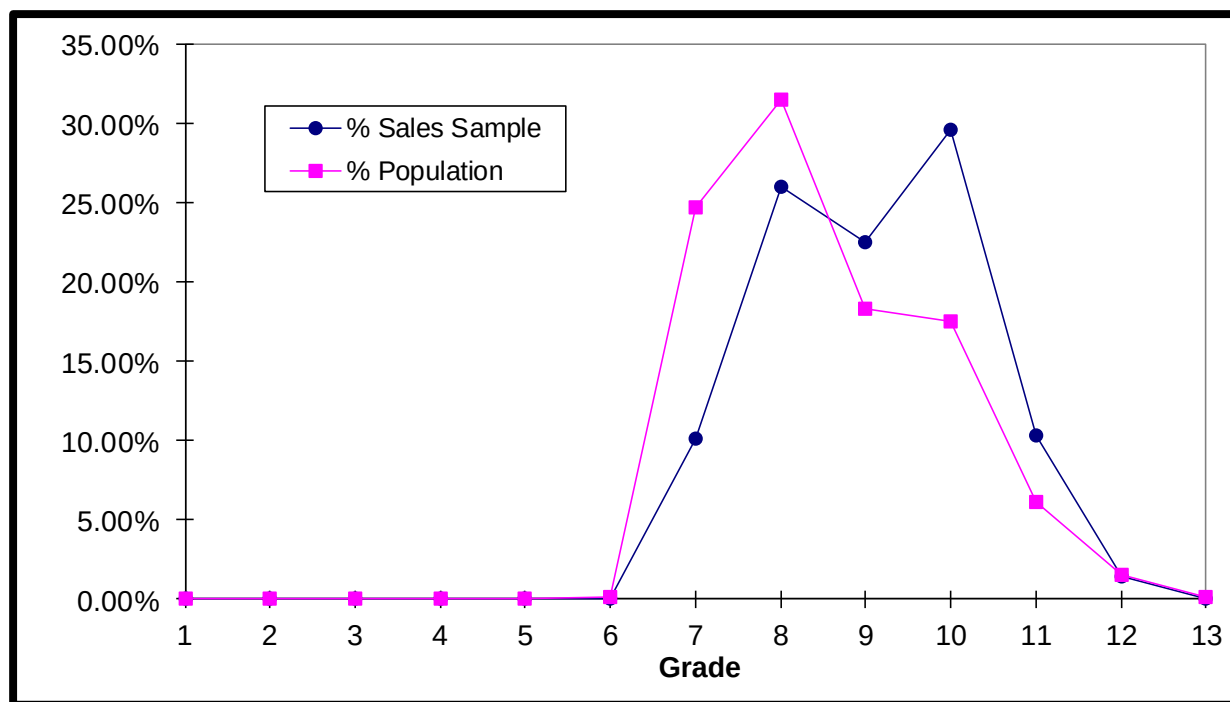


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

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	55	10.13%
8	141	25.97%
9	122	22.47%
10	161	29.65%
11	56	10.31%
12	8	1.47%
13	0	0.00%
	543	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	6	0.14%
7	1032	24.68%
8	1317	31.50%
9	765	18.30%
10	732	17.51%
11	257	6.15%
12	66	1.58%
13	6	0.14%
	4181	



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grade. This distribution is adequate 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 38 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 16.7% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.168, 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 parcels located in Forbes Creek Div#1 (Plat 259101) and Highlands 25 (Plat 330510) were at a higher assessment level than the rest of the population. Forbes Creek Div#1 received a -16.85% adjustment and Highlands 25 received a -4.77% adjustment. The plat adjustments improved the uniformity of assessments throughout the area. The remaining 97% of the population received the standard area adjustment of +16.85%

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 543 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 no Mobile Home sale within this area, therefore Mobile Homes received the Total % Change indicated by the sales sample as reflected on the Summary page.

Results

The resulting assessment level is 91.7%. 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 +16.5%. 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 74 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

16.85%

Forbes Creek Div#1 (Plat259101)	Yes
% Adjustment	-16.85%

Highlands 25 (Plat330510)	Yes
% Adjustment	-4.77%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel located in the Forbes Creek Div #1 (Plat 259101) would *approximately* receive a -16.85% downward adjustment. 32 parcels in the improved population would receive this adjustment. There were 4 sales.

For instance, a parcel located in the Highlands 25 (Plat 330510) would *approximately* receive a -4.77% downward adjustment. 27 parcels in the improved population would receive this adjustment. There were 19 sales.

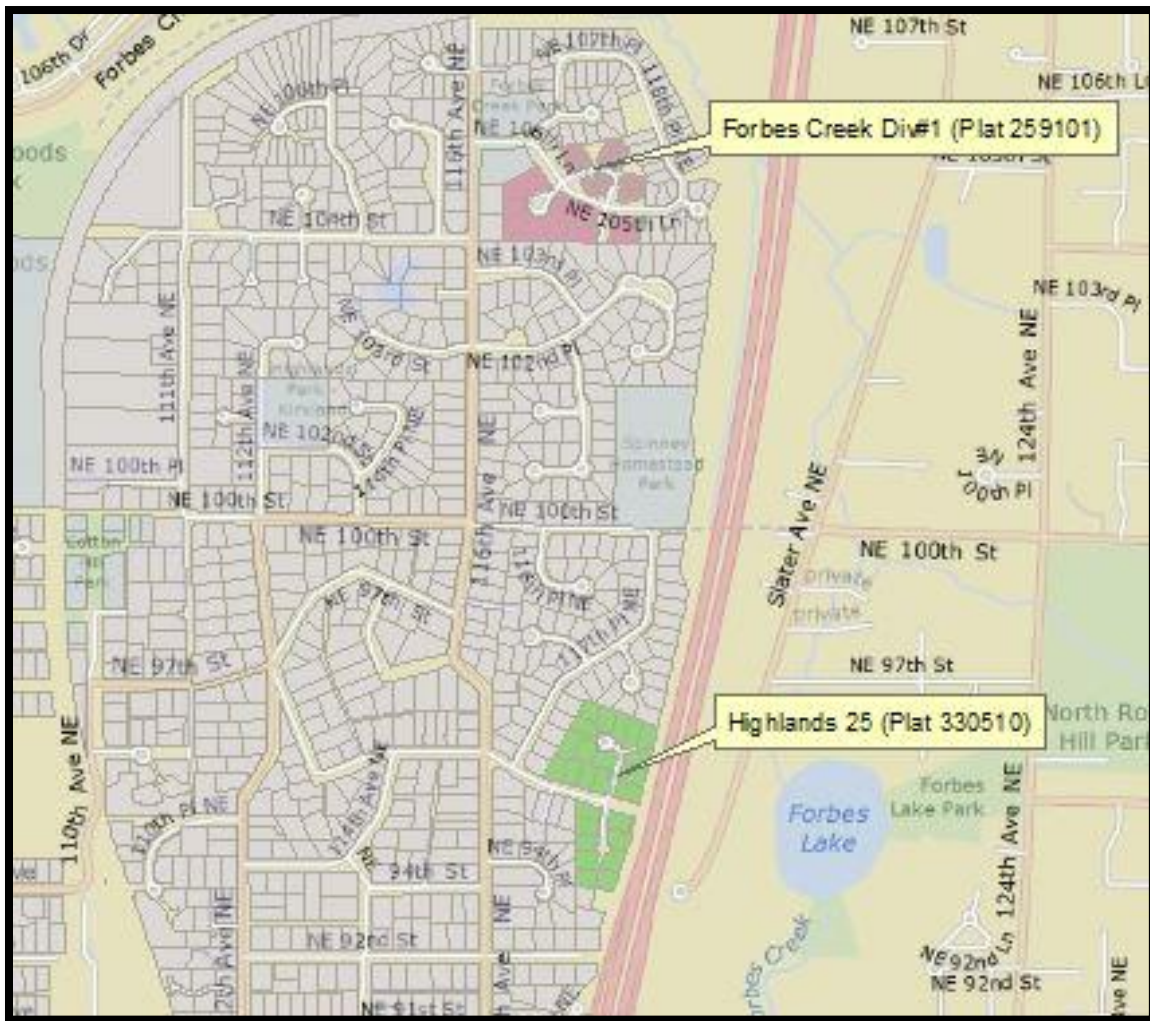
There were no properties that would receive a multiple variable adjustment.

Generally, parcels in Forbes Creek Div #1 (Plat 259101) and Highlands 25 (Plat 330510) were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

97% of the population of 1-to-3 unit residences were adjusted by the Standard Area Adjustment +16.85% alone.

Area 74 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Building Grades	Range of Year Built	Nearest Major Roadway
259101	Forbes Creek Div#1	4	32	12.5%	SW-33-26-5	008	7	1982 thru 1987	116 th Ave NE and NE 106 th Ln
330510	Highlands 25	20	25	80%	NW-4-25-5	008	9	2007 thru 2011	NE 95 th Pl and I-405



Area 74 Market Value Changes Over Time

In a changing market, recognition of a sales trend to adjust a population of sold properties to a common date is required to allow for value differences over time between a range of sales dates and the assessment date. The following chart shows the % time adjustment required for sales to reflect the indicated market value as of the assessment date, **January 1, 2013**.

For example, a sale of \$525,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.124, resulting in an adjusted value of \$590,000 ($\$525,000 \times 1.124 = \$590,100$) – rounded to the nearest \$1,000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	1.033	3.3%
2/1/2010	1.044	4.4%
3/1/2010	1.054	5.4%
4/1/2010	1.063	6.3%
5/1/2010	1.072	7.2%
6/1/2010	1.080	8.0%
7/1/2010	1.088	8.8%
8/1/2010	1.094	9.4%
9/1/2010	1.101	10.1%
10/1/2010	1.106	10.6%
11/1/2010	1.111	11.1%
12/1/2010	1.115	11.5%
1/1/2011	1.118	11.8%
2/1/2011	1.121	12.1%
3/1/2011	1.123	12.3%
4/1/2011	1.125	12.5%
5/1/2011	1.125	12.5%
6/1/2011	1.125	12.5%
7/1/2011	1.125	12.5%
8/1/2011	1.124	12.4%
9/1/2011	1.122	12.2%
10/1/2011	1.119	11.9%
11/1/2011	1.116	11.6%
12/1/2011	1.112	11.2%
1/1/2012	1.107	10.7%
2/1/2012	1.102	10.2%
3/1/2012	1.096	9.6%
4/1/2012	1.090	9.0%
5/1/2012	1.083	8.3%
6/1/2012	1.075	7.5%
7/1/2012	1.066	6.6%
8/1/2012	1.057	5.7%
9/1/2012	1.047	4.7%
10/1/2012	1.036	3.6%
11/1/2012	1.025	2.5%
12/1/2012	1.013	1.3%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 74
(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	410450	0190	7/12/11	\$528,000	\$594,000	1370	7	1995	Avg	11538	Y	N	4502 LAKE WASHINGTON BLVD NE
002	941360	0410	7/16/12	\$410,000	\$435,000	1370	7	1968	VGood	10080	N	N	4826 108TH AVE NE
002	304170	0175	12/3/12	\$410,000	\$415,000	1410	7	1966	Good	11337	Y	N	5810 114TH AVE NE
002	206240	0015	9/24/10	\$368,500	\$407,000	1420	7	1978	Good	11697	N	N	4904 114TH AVE NE
002	172505	9242	4/30/10	\$400,000	\$429,000	1590	7	1967	Good	10506	N	N	5020 114TH AVE NE
002	415180	0435	5/4/10	\$515,000	\$552,000	1800	7	1987	Avg	5978	N	N	10218 NE 65TH ST
002	941360	0470	4/8/11	\$631,000	\$710,000	1900	7	1965	Good	9240	N	N	10940 NE 48TH ST
002	264950	0160	9/10/10	\$560,000	\$617,000	2070	7	1996	Avg	7500	N	N	10253 NE 64TH ST
002	941360	0350	8/27/12	\$735,000	\$770,000	2170	7	1965	Good	12220	N	N	4825 109TH AVE NE
002	954420	0445	4/1/11	\$610,000	\$686,000	2710	7	1967	VGood	10395	N	N	4647 110TH AVE NE
002	954420	0445	5/11/10	\$641,500	\$689,000	2710	7	1967	VGood	10395	N	N	4647 110TH AVE NE
002	330076	0330	9/14/12	\$600,000	\$625,000	1070	8	1984	Good	7200	N	N	6227 111TH AVE NE
002	755521	0050	10/22/10	\$565,000	\$627,000	1200	8	1974	Good	7834	N	N	10630 NE 44TH ST
002	755521	0310	5/11/11	\$548,000	\$617,000	1200	8	1975	Good	9337	N	N	4308 106TH PL NE
002	755522	0010	8/5/11	\$550,000	\$618,000	1270	8	1976	Avg	8700	N	N	10809 NE 45TH ST
002	755521	0230	5/8/12	\$506,000	\$547,000	1370	8	1975	Good	9585	N	N	4230 105TH AVE NE
002	120150	0050	9/1/11	\$620,000	\$695,000	1390	8	1973	Good	9284	Y	N	6203 113TH AVE NE
002	330076	0360	12/20/11	\$406,000	\$450,000	1400	8	1984	Good	7500	N	N	6205 111TH AVE NE
002	268070	0090	12/16/11	\$422,000	\$468,000	1410	8	1976	Good	8662	Y	N	5807 112TH PL NE
002	268070	0160	9/12/11	\$485,000	\$544,000	1410	8	1976	Good	8662	N	N	11233 NE 58TH PL
002	268070	0240	5/13/11	\$425,000	\$478,000	1440	8	1977	Good	7665	N	N	5838 112TH PL NE
002	268070	0190	11/29/12	\$436,000	\$442,000	1590	8	1976	Good	8728	N	N	11224 NE 58TH PL
002	169290	0100	11/20/12	\$539,000	\$548,000	1670	8	1989	Good	8954	N	N	11212 NE 65TH ST
002	755521	0110	2/2/11	\$645,000	\$723,000	1690	8	1974	Good	8762	Y	N	10504 NE 44TH ST
002	755521	0250	2/10/10	\$545,000	\$571,000	1690	8	1975	Good	8873	N	N	4304 105TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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	254050	0060	3/8/10	\$596,000	\$629,000	1700	8	1977	Good	8470	Y	N	10425 NE 60TH ST
002	755520	0230	4/19/12	\$508,000	\$551,000	1700	8	1972	Good	8632	N	N	4118 107TH PL NE
002	082505	9327	7/18/11	\$460,000	\$517,000	1740	8	1990	Avg	8355	N	N	11335 NE 67TH ST
002	755520	0130	8/28/12	\$541,000	\$567,000	1740	8	1973	Avg	9958	N	N	4222 106TH PL NE
002	172505	9306	8/18/10	\$502,000	\$551,000	1760	8	1988	Good	8632	N	N	11246 NE 58TH ST
002	941360	0040	3/18/10	\$728,000	\$771,000	1770	8	1965	Good	11717	N	N	5210 111TH AVE NE
002	123400	0700	9/27/12	\$485,000	\$503,000	1780	8	1985	Good	8545	N	N	5427 108TH AVE NE
002	169240	0090	6/22/11	\$540,000	\$608,000	1780	8	1987	Avg	9430	N	N	11119 NE 68TH ST
002	667890	0180	10/4/12	\$540,000	\$559,000	1820	8	1974	Good	8724	N	N	11208 NE 61ST PL
002	410101	0340	2/25/10	\$800,000	\$842,000	1840	8	1977	VGood	11175	Y	N	6013 104TH AVE NE
002	936720	0120	2/14/12	\$375,000	\$412,000	1900	8	1971	Good	10791	N	N	6007 111TH PL NE
002	792325	0020	5/29/12	\$1,370,000	\$1,473,000	1910	8	1980	VGood	10825	Y	N	6215 102ND PL NE
002	330076	0300	3/15/11	\$522,500	\$587,000	1970	8	1985	Avg	7200	N	N	11015 NE 64TH ST
002	330076	0200	10/24/12	\$525,000	\$540,000	2000	8	1985	Avg	6514	N	N	10824 NE 64TH ST
002	172505	9045	1/31/11	\$536,000	\$601,000	2130	8	1988	Good	15385	N	N	4114 LAKE WASHINGTON BLVD NE
002	330076	0110	11/1/12	\$650,000	\$666,000	2170	8	1984	Avg	7200	N	N	11007 NE 65TH ST
002	410141	0240	9/28/12	\$539,000	\$559,000	2210	8	1975	Avg	8000	N	N	10603 NE 59TH ST
002	169290	0060	6/21/11	\$700,000	\$788,000	2320	8	2001	Avg	3612	N	N	11228 NE 67TH ST
002	172505	9285	5/17/11	\$676,000	\$761,000	3180	8	1980	Avg	8560	Y	N	5819 114TH AVE NE
002	980862	0150	9/14/10	\$695,000	\$767,000	3180	8	1977	Good	8480	N	N	5124 107TH AVE NE
002	169290	0080	8/29/12	\$660,000	\$691,000	3400	8	1985	Avg	11000	N	N	11328 NE 67TH ST
002	246540	0180	3/29/11	\$625,000	\$703,000	1300	9	1995	Avg	6955	Y	N	5802 LAKEVIEW DR
002	172505	9299	3/22/11	\$675,500	\$759,000	1650	9	1988	Avg	8800	Y	N	10411 NE 52ND ST
002	941410	0030	9/11/12	\$830,000	\$866,000	1750	9	1969	Avg	17533	Y	N	4613 105TH AVE NE
002	330076	0320	2/13/12	\$720,000	\$792,000	2040	9	1987	Good	7200	N	N	6237 111TH AVE NE
002	330076	0320	10/7/11	\$728,000	\$814,000	2040	9	1987	Good	7200	N	N	6237 111TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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	980863	0260	1/4/11	\$675,000	\$755,000	2090	9	1979	VGood	2216	Y	N	4908 102ND LN NE
002	980859	0130	11/19/12	\$532,500	\$542,000	2100	9	1986	Avg	12026	N	N	3928 113TH AVE NE
002	120150	0060	10/19/10	\$559,975	\$621,000	2180	9	1979	Avg	8196	N	N	11208 NE 62ND ST
002	082505	9322	7/29/11	\$616,500	\$693,000	2240	9	1989	Good	8501	N	N	10819 NE 62ND ST
002	980864	0320	6/12/12	\$900,000	\$964,000	2250	9	1981	Good	2261	Y	N	4609 102ND LN NE
002	082505	9047	8/26/11	\$660,000	\$741,000	2280	9	1982	Good	9016	Y	N	6206 114TH AVE NE
002	667890	0110	4/16/10	\$750,000	\$801,000	2280	9	2005	Avg	9670	Y	N	11313 NE 61ST PL
002	980864	0170	7/10/12	\$430,000	\$457,000	2315	9	1981	Good	3464	N	N	4425 102ND LN NE
002	980864	0020	7/26/12	\$582,000	\$616,000	2340	9	1981	Good	1958	Y	N	4619 102ND LN NE
002	980863	0280	9/22/11	\$574,000	\$643,000	2370	9	1979	Good	1936	N	N	4824 102ND LN NE
002	980864	0060	9/15/10	\$680,000	\$750,000	2415	9	1981	Good	2186	Y	N	4527 102ND LN NE
002	788260	0300	5/31/12	\$1,175,000	\$1,263,000	2450	9	1989	Avg	20489	Y	N	6410 106TH AVE NE
002	788260	0329	10/31/12	\$811,000	\$831,000	2560	9	1986	Avg	13140	Y	N	6031 108TH AVE NE
002	980859	0550	8/2/12	\$649,900	\$687,000	2650	9	1983	Avg	10218	N	N	11029 NE 37TH CT
002	638001	0010	7/19/11	\$722,000	\$812,000	2700	9	1996	Avg	10383	N	N	10613 NE 53RD ST
002	082505	9301	3/15/12	\$640,000	\$700,000	2730	9	1977	Good	14375	N	N	6016 108TH AVE NE
002	123400	0730	5/15/12	\$1,260,000	\$1,360,000	2810	9	2006	Avg	24485	Y	N	10407 NE 55TH ST
002	393890	0015	7/2/12	\$1,195,000	\$1,274,000	2820	9	1987	Good	14250	Y	N	5615 104TH AVE NE
002	755520	0050	9/5/12	\$760,000	\$794,000	2840	9	1979	Good	9992	Y	N	10701 NE 42ND PL
002	304170	0020	1/5/10	\$540,000	\$559,000	3060	9	1994	Avg	10212	N	N	5920 114TH AVE NE
002	415180	0575	4/27/12	\$860,000	\$932,000	3070	9	2005	Avg	6209	N	N	6712 104TH AVE NE
002	123400	0561	9/27/11	\$821,000	\$919,000	3140	9	2011	Avg	10108	N	N	5426 106TH AVE NE
002	172505	9327	8/19/12	\$899,000	\$945,000	3220	9	2001	Avg	8508	N	N	11103 NE 60TH ST
002	123400	0704	9/26/12	\$1,045,000	\$1,085,000	3680	9	2003	Avg	8680	N	N	10629 NE 55TH ST
002	124620	0050	10/28/10	\$785,000	\$872,000	1830	10	1999	Avg	4250	Y	N	10207 NE 62ND ST
002	980859	0220	2/14/11	\$682,000	\$765,000	2010	10	1985	Avg	10851	N	N	3865 112TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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	172505	9291	12/10/12	\$1,070,000	\$1,080,000	2020	10	1983	Good	12679	Y	N	10417 NE 52ND ST
002	172505	9297	12/29/11	\$875,000	\$969,000	2070	10	1989	Avg	8827	Y	N	10439 NE 52ND ST
002	788260	0312	11/11/10	\$1,237,500	\$1,376,000	2110	10	1986	Good	13073	Y	N	6219 108TH AVE NE
002	980859	0230	5/28/12	\$875,000	\$941,000	2220	10	1990	Avg	11625	N	N	3851 112TH AVE NE
002	410050	0005	1/4/12	\$1,240,000	\$1,373,000	2230	10	2005	Avg	9360	Y	N	6515 106TH AVE NE
002	415180	0175	12/20/10	\$795,000	\$888,000	2310	10	2007	Avg	4600	Y	N	6525 102ND AVE NE
002	268070	0330	6/27/12	\$975,000	\$1,041,000	2320	10	1994	Good	12651	Y	N	5903 111TH PL NE
002	410450	0185	9/27/11	\$580,500	\$650,000	2360	10	1987	Good	12500	Y	N	4524 LAKE WASHINGTON BLVD
002	980861	0310	4/19/11	\$575,000	\$647,000	2370	10	1983	Avg	22054	N	N	3703 111TH AVE NE
002	980859	0400	6/15/11	\$555,000	\$625,000	2390	10	1983	Avg	10432	N	N	3839 113TH AVE NE
002	980859	0320	6/20/11	\$875,000	\$985,000	2490	10	1982	Avg	15602	N	N	11245 NE 37TH PL
002	172505	9278	3/10/10	\$1,385,000	\$1,463,000	2510	10	1975	VGood	19252	Y	N	10430 NE 52ND ST
002	788260	0314	4/11/12	\$1,075,000	\$1,169,000	2670	10	1998	Avg	12924	Y	N	6303 108TH AVE NE
002	172505	9272	9/6/12	\$1,560,000	\$1,630,000	2720	10	2000	Avg	11968	Y	N	10425 NE 53RD ST
002	980861	0390	3/22/12	\$650,000	\$710,000	2850	10	1980	Avg	12227	N	N	3798 110TH PL NE
002	082505	9331	11/6/12	\$775,000	\$793,000	2880	10	1996	Avg	8504	N	N	6010 LAKEVIEW DR NE
002	980861	0100	3/25/10	\$650,000	\$690,000	2910	10	1980	Good	10596	N	N	10906 NE 39TH PL
002	415180	0456	9/15/11	\$1,081,826	\$1,212,000	2910	10	2004	Avg	5920	N	N	10202 NE 65TH ST
002	980859	0540	6/3/11	\$649,000	\$730,000	2960	10	1981	Avg	10331	N	N	11027 NE 37TH CT
002	246540	0025	5/19/12	\$1,250,000	\$1,347,000	3010	10	1995	Good	9519	Y	N	10219 NE 59TH ST
002	415180	0545	11/29/12	\$985,000	\$998,000	3050	10	2003	Avg	6089	Y	N	6725 104TH AVE NE
002	980861	0040	3/23/12	\$602,000	\$657,000	3070	10	1980	Avg	10332	N	N	10801 NE 39TH PL
002	954420	0186	12/5/12	\$900,000	\$910,000	3080	10	1998	Avg	11288	N	N	4526 110TH AVE NE
002	788260	0281	11/27/12	\$975,000	\$989,000	3090	10	1962	Good	25016	Y	N	6505 108TH AVE NE
002	980861	0460	5/2/11	\$690,000	\$777,000	3090	10	1980	Good	11551	N	N	3809 110TH PL NE
002	980861	0060	8/19/11	\$720,000	\$808,000	3140	10	1980	Good	10453	N	N	10805 NE 39TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(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	172505	9182	6/10/11	\$706,000	\$795,000	3340	10	1996	Avg	10422	N	N	10640 NE 46TH ST
002	980859	0380	8/12/10	\$725,000	\$795,000	3350	10	1981	Avg	10258	N	N	3755 113TH AVE NE
002	169240	0010	10/24/12	\$945,000	\$971,000	3360	10	2006	Avg	8523	N	N	6602 110TH AVE NE
002	415180	0270	1/18/10	\$980,000	\$1,019,000	3380	10	2006	Avg	6245	N	N	6504 102ND AVE NE
002	954420	0370	4/14/11	\$725,000	\$816,000	3385	10	2008	Avg	8503	N	N	4540 108TH AVE NE
002	268070	0320	10/27/10	\$683,023	\$758,000	3390	10	1996	Avg	9567	N	N	5908 111TH PL NE
002	415180	0145	3/29/11	\$1,366,000	\$1,536,000	3430	10	2006	Avg	6139	Y	N	6577 102ND AVE NE
002	954420	0384	6/16/10	\$815,950	\$884,000	3450	10	2008	Avg	7708	N	N	4556 108TH AVE NE
002	172505	9329	10/19/11	\$1,065,000	\$1,190,000	3610	10	2004	Avg	11698	N	N	5904 110TH AVE SE
002	169240	0120	1/5/12	\$875,000	\$968,000	3630	10	2001	Avg	9126	N	N	11130 NE 65TH ST
002	954420	0382	5/20/10	\$870,000	\$937,000	3630	10	2008	Avg	8513	N	N	4548 108TH AVE NE
002	123400	0712	4/24/12	\$1,365,000	\$1,480,000	3640	10	1990	Avg	8778	Y	N	10321 NE 55TH ST
002	954420	0383	5/24/10	\$845,500	\$912,000	3650	10	2008	Avg	8555	N	N	4548 108TH AVE NE
002	638001	0030	2/23/10	\$1,125,000	\$1,183,000	3680	10	1989	Avg	11484	N	N	10535 NE 53RD ST
002	172505	9069	6/29/12	\$1,250,000	\$1,333,000	3700	10	1984	Good	15686	Y	N	4807 106TH AVE NE
002	206240	0025	9/9/12	\$1,050,000	\$1,096,000	3730	10	2007	Avg	10990	N	N	11332 NE 50TH PL
002	935390	0525	11/29/11	\$950,000	\$1,057,000	3770	10	2007	Avg	8111	N	N	5827 110TH AVE NE
002	954420	0454	6/15/10	\$815,000	\$883,000	3770	10	2006	Avg	5985	N	N	4655 110TH AVE NE
002	082505	9350	8/22/11	\$1,099,000	\$1,234,000	3780	10	2008	Avg	10378	N	N	10812 NE 60TH ST
002	123400	0552	12/28/11	\$1,095,000	\$1,213,000	3820	10	2001	Avg	8000	N	N	10603 NE 55TH ST
002	123400	0552	5/10/10	\$1,163,500	\$1,250,000	3820	10	2001	Avg	8000	N	N	10603 NE 55TH ST
002	980861	0360	11/16/10	\$890,000	\$991,000	3870	10	1980	Avg	23892	N	N	3808 110TH PL NE
002	082505	9111	1/5/12	\$1,099,815	\$1,217,000	3930	10	2009	Avg	11375	N	N	10806 NE 60TH ST
002	243200	0010	12/23/11	\$878,000	\$974,000	3930	10	2006	Avg	9490	N	N	10709 NE 46TH ST
002	721590	0020	8/12/11	\$1,080,000	\$1,213,000	4060	10	2005	Avg	9486	N	N	6303 105TH AVE NE
002	954420	0150	6/22/10	\$800,000	\$868,000	1840	11	1997	Avg	10284	N	N	4626 110TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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	788260	0313	2/11/11	\$1,150,000	\$1,290,000	2100	11	1986	Good	13165	Y	N	6223 108TH AVE NE
002	788260	0336	11/1/10	\$1,333,000	\$1,481,000	2160	11	2005	Avg	11012	Y	N	6005 108TH AVE NE
002	124620	0093	11/23/11	\$1,650,000	\$1,837,000	2210	11	1999	Avg	8533	Y	N	10259 NE 62ND ST
002	415180	0525	12/14/11	\$1,380,000	\$1,532,000	2440	11	2011	Avg	7665	Y	N	10324 NE 67TH ST
002	264950	0250	5/13/10	\$1,180,000	\$1,269,000	2720	11	2007	Avg	6237	N	N	10314 NE 64TH ST
002	264950	0135	2/8/10	\$1,803,500	\$1,888,000	2810	11	2008	Avg	12375	Y	N	10217 NE 64TH ST
002	082505	9333	9/14/12	\$1,595,000	\$1,662,000	3060	11	1997	Avg	8502	Y	N	10210 NE 60TH ST
002	264950	0251	2/21/12	\$1,225,000	\$1,345,000	3180	11	2007	Avg	5362	Y	N	10318 NE 64TH ST
002	415180	0460	9/21/10	\$1,300,000	\$1,436,000	3450	11	2006	Avg	6067	N	N	10305 NE 67TH ST
002	123400	0430	4/12/12	\$1,250,000	\$1,359,000	3660	11	1998	Avg	8554	Y	N	10415 NE 58TH ST
002	415180	0480	4/22/10	\$1,375,000	\$1,470,000	3680	11	2004	Avg	5940	N	N	6514 103RD AVE NE
002	410050	0030	8/13/12	\$1,475,000	\$1,553,000	3820	11	2006	Avg	10645	Y	N	6402 105TH AVE NE
002	264950	0070	7/6/11	\$1,350,000	\$1,518,000	3890	11	2007	Avg	5125	Y	N	10121 NE 64TH ST
002	415180	0540	12/7/12	\$1,300,000	\$1,314,000	3890	11	2004	Avg	7420	N	N	6719 104TH AVE NE
002	169240	0105	1/20/12	\$995,000	\$1,099,000	3920	11	2000	Avg	13134	N	N	6601 112TH AVE NE
002	169240	0115	8/4/10	\$1,174,000	\$1,286,000	3920	11	2000	Avg	14426	N	N	6515 112TH AVE NE
002	123400	0032	5/23/11	\$1,195,000	\$1,345,000	4140	11	2005	Avg	9004	N	N	5901 106TH AVE NE
002	123400	0032	9/25/12	\$1,210,000	\$1,256,000	4140	11	2005	Avg	9004	N	N	5901 106TH AVE NE
002	243200	0020	4/18/11	\$1,400,000	\$1,575,000	4440	11	2006	Avg	9490	N	N	10619 NE 46TH ST
002	941390	0072	5/14/12	\$1,940,000	\$2,094,000	4930	11	2007	Avg	24657	Y	N	10503 NE 47TH PL
002	410450	0047	12/17/10	\$1,300,000	\$1,452,000	1480	12	1983	Avg	4179	Y	Y	4627 LAKE WASHINGTON BLVD NE
002	410450	0045	7/27/12	\$1,600,000	\$1,693,000	2910	12	1986	Avg	10405	Y	Y	4621 LAKE WASHINGTON BLVD NE
008	259101	0290	4/6/11	\$195,000	\$219,000	810	7	1982	Avg	3211	N	N	11801 NE 105TH CT
008	124500	3475	10/26/11	\$529,950	\$592,000	1080	7	1962	VGood	7800	N	N	613 12TH AVE
008	388580	6220	8/10/10	\$555,000	\$608,000	1090	7	1937	VGood	7800	N	N	310 8TH AVE
008	375630	0050	6/14/10	\$498,000	\$540,000	1110	7	1968	VGood	10400	N	N	10816 104TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388690	2585	5/10/10	\$338,500	\$364,000	1150	7	2008	Avg	6800	N	N	9007 116TH AVE NE
008	388580	5130	9/26/11	\$835,000	\$935,000	1210	7	1957	VGood	7200	N	N	432 9TH AVE
008	398270	0797	10/4/10	\$516,600	\$572,000	1250	7	1987	Good	9677	N	N	9712 110TH AVE NE
008	375890	0001	7/15/10	\$385,000	\$420,000	1260	7	1978	VGood	10678	N	N	11004 100TH AVE NE
008	609500	0020	2/1/11	\$366,000	\$410,000	1310	7	1964	Avg	10748	N	N	10609 NE 109TH ST
008	259101	0280	2/2/10	\$260,000	\$272,000	1320	7	1982	Avg	3865	N	N	11704 NE 105TH CT
008	259101	0150	1/21/11	\$259,000	\$290,000	1350	7	1986	Avg	2653	N	N	11817 NE 105TH LN
008	259101	0160	11/13/12	\$318,500	\$325,000	1370	7	1986	Good	3457	N	N	11819 NE 105TH LN
008	741950	0010	10/3/11	\$464,920	\$520,000	1370	7	1977	Avg	9296	N	N	10124 111TH AVE NE
008	175020	0010	10/26/12	\$385,000	\$395,000	1380	7	1982	Avg	8644	N	N	11527 113TH PL NE
008	227360	0560	5/10/12	\$347,000	\$375,000	1420	7	1984	Avg	8924	N	N	11706 NE 98TH ST
008	123940	0470	8/2/11	\$370,000	\$416,000	1440	7	1931	VGood	6015	Y	N	7716 115TH PL NE
008	227360	0580	3/29/12	\$307,000	\$335,000	1450	7	1983	Avg	8823	N	N	9802 117TH PL NE
008	388580	7140	9/1/12	\$485,000	\$508,000	1460	7	1993	Avg	8250	N	N	718 4TH ST
008	395550	0010	12/8/11	\$263,000	\$292,000	1460	7	1960	Avg	10530	N	N	11458 108TH AVE NE
008	388580	6435	7/28/10	\$653,000	\$714,000	1470	7	1979	Good	10800	N	N	242 8TH AVE
008	376440	0160	11/14/11	\$511,000	\$569,000	1490	7	1996	Avg	8500	Y	N	10330 113TH CT NE
008	123850	1185	6/3/10	\$480,000	\$519,000	1510	7	1961	VGood	14700	N	N	9021 SLATER AVE NE
008	327579	0020	8/24/12	\$570,000	\$598,000	1560	7	1979	Good	10400	N	N	10414 115TH PL NE
008	375610	0080	8/8/12	\$400,000	\$422,000	1570	7	1963	Avg	13866	N	N	11305 101ST AVE NE
008	322605	9111	6/12/12	\$378,000	\$405,000	1590	7	1998	Avg	8628	N	N	11529 111TH PL NE
008	663390	0180	8/2/10	\$351,000	\$384,000	1600	7	1991	Avg	3601	N	N	10627 107TH PL NE
008	124500	2850	5/25/10	\$625,000	\$674,000	1630	7	1962	Good	10010	N	N	1208 2ND ST
008	375610	0160	10/9/10	\$527,000	\$584,000	1640	7	1962	Good	10000	Y	N	10132 NE 112TH PL
008	227360	0160	3/9/12	\$370,000	\$405,000	1650	7	1983	Avg	8882	N	N	11615 NE 100TH ST
008	663390	0140	12/28/11	\$440,000	\$488,000	1670	7	2007	Avg	3484	N	N	10611 107TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	175020	0030	4/16/12	\$370,000	\$402,000	1690	7	1981	Good	8859	N	N	11515 113TH PL NE
008	322605	9069	9/22/11	\$707,000	\$792,000	1690	7	1996	Avg	17500	N	N	100 20TH AVE
008	123510	0381	5/26/10	\$319,900	\$345,000	1710	7	1983	Avg	9265	N	N	8027 116TH AVE NE
008	663390	0050	1/3/11	\$358,500	\$401,000	1750	7	1991	Avg	4797	N	N	10702 107TH PL NE
008	375400	0050	7/22/10	\$535,000	\$584,000	1860	7	1963	Good	20147	N	N	11430 101ST PL NE
008	124500	2112	11/19/12	\$599,000	\$610,000	1870	7	1987	Avg	7250	N	N	1325 6TH ST
008	124500	2655	9/24/10	\$594,000	\$656,000	1870	7	1988	Avg	6000	Y	N	130 13TH AVE
008	866343	0060	4/10/12	\$411,000	\$447,000	1960	7	1980	Good	10036	N	N	11328 116TH PL NE
008	388580	6870	8/2/12	\$910,000	\$961,000	2040	7	2005	Avg	5100	Y	N	116 7TH AVE
008	889100	0015	7/7/11	\$738,500	\$831,000	2070	7	2003	Avg	10500	N	N	312 11TH PL
008	430820	0090	6/11/10	\$645,000	\$698,000	2460	7	1938	VGood	10560	N	N	605 18TH AVE W
008	866343	0070	4/4/11	\$515,000	\$579,000	2510	7	1980	VGood	8731	N	N	11330 116TH PL NE
008	389310	0322	4/18/12	\$395,000	\$429,000	2540	7	1967	VGood	8512	N	N	11391 NE 112TH ST
008	144300	0050	9/5/12	\$385,000	\$402,000	2890	7	1962	Good	16527	N	N	11250 110TH AVE NE
008	259102	0140	5/28/10	\$384,000	\$414,000	1150	8	1988	Avg	4961	N	N	10640 118TH PL NE
008	375950	0037	9/15/11	\$421,000	\$472,000	1200	8	1984	Good	10758	N	N	10903 106TH AVE NE
008	388850	0020	9/29/11	\$939,000	\$1,051,000	1230	8	2009	Good	7384	N	N	401 13TH AVE
008	390231	0110	7/26/11	\$520,000	\$584,000	1250	8	1980	Good	8050	N	N	11629 NE 100TH PL
008	390230	0130	7/11/10	\$390,000	\$425,000	1270	8	1980	Good	10800	N	N	11819 NE 103RD PL
008	390230	0190	5/31/12	\$407,000	\$437,000	1310	8	1979	Avg	8925	N	N	11815 NE 102ND PL
008	521200	0050	1/20/10	\$460,000	\$479,000	1340	8	1976	Good	11357	N	N	11107 106TH AVE NE
008	788260	0060	7/17/12	\$520,000	\$552,000	1360	8	2000	Avg	14108	N	N	524 1ST AVE S
008	388580	7895	3/24/10	\$715,000	\$759,000	1370	8	1986	Avg	5500	N	N	229 7TH AVE
008	681630	0280	10/3/12	\$315,000	\$326,000	1380	8	1987	Avg	2462	N	N	11515 NE 115TH CT
008	124500	0215	2/15/12	\$579,000	\$637,000	1390	8	1986	Good	12600	N	N	1929 2ND ST
008	124500	1920	2/18/10	\$530,000	\$557,000	1400	8	1978	Good	11200	N	N	1618 5TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	1930	7/25/11	\$584,000	\$656,000	1400	8	1978	Good	10944	N	N	1534 5TH PL
008	155460	0060	6/20/12	\$305,185	\$326,000	1400	8	1988	Avg	8503	N	N	11318 117TH PL NE
008	390230	0230	9/30/11	\$392,000	\$439,000	1400	8	1982	VGood	9720	N	N	10222 119TH AVE NE
008	085600	1640	12/13/10	\$660,000	\$737,000	1410	8	2004	Avg	6111	N	N	1839 1ST ST
008	123630	0254	7/3/12	\$565,000	\$602,000	1410	8	1979	Avg	13440	N	N	11200 NE 95TH ST
008	390230	0050	4/10/12	\$430,000	\$468,000	1420	8	1980	Avg	8880	N	N	10207 117TH PL NE
008	390230	0500	2/7/12	\$597,000	\$657,000	1470	8	2007	Avg	8500	N	N	11628 NE 102ND PL
008	681630	0050	12/21/12	\$330,000	\$332,000	1480	8	1987	Avg	1848	N	N	11419 NE 115TH CT
008	376450	0270	9/20/10	\$392,750	\$434,000	1500	8	1995	Avg	10223	N	N	10504 111TH AVE NE
008	238760	0060	8/2/12	\$440,000	\$465,000	1510	8	1974	Good	10750	N	N	10808 101ST AVE NE
008	259102	0170	10/24/12	\$320,000	\$329,000	1520	8	1988	Avg	5167	N	N	10610 118TH PL NE
008	388580	7360	3/17/10	\$535,000	\$566,000	1520	8	1989	Avg	5500	N	N	639 8TH AVE
008	327579	0030	5/17/10	\$530,000	\$570,000	1530	8	1979	Avg	8632	N	N	10422 115TH PL NE
008	259102	0150	7/26/12	\$386,000	\$409,000	1550	8	1987	Avg	4893	N	N	10630 118TH PL NE
008	721650	0160	10/13/10	\$489,000	\$542,000	1570	8	1989	Avg	7396	N	N	822 6TH PL S
008	259102	0480	2/21/12	\$315,000	\$346,000	1580	8	1988	Avg	5662	N	N	11703 NE 107TH PL
008	327579	0100	4/27/12	\$589,000	\$638,000	1590	8	1979	Avg	13600	N	N	10425 115TH PL NE
008	259102	0520	5/12/11	\$450,000	\$506,000	1600	8	1987	Avg	7969	N	N	11730 NE 106TH LN
008	374000	0020	9/3/12	\$569,000	\$595,000	1620	8	1978	Good	5983	N	N	1508 3RD PL
008	123630	0088	4/4/11	\$451,000	\$507,000	1640	8	1982	Avg	11851	N	N	9720 112TH AVE NE
008	259102	0060	5/25/11	\$425,000	\$478,000	1660	8	1988	Avg	6788	N	N	11700 NE 107TH PL
008	124500	2212	7/1/11	\$588,000	\$661,000	1670	8	2010	Avg	9240	N	N	321 15TH AVE
008	184265	0070	11/19/12	\$660,000	\$672,000	1670	8	1977	Avg	11130	N	N	1929 5TH PL
008	376450	0100	6/23/11	\$496,000	\$558,000	1670	8	1994	Avg	21307	Y	N	11124 NE 106TH PL
008	681630	0100	8/2/12	\$320,000	\$338,000	1670	8	1988	Avg	2161	N	N	11503 115TH LN NE
008	681630	0110	3/26/10	\$350,000	\$372,000	1670	8	1987	Avg	2227	N	N	11419 115TH LN NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	681630	0190	11/30/11	\$299,000	\$333,000	1670	8	1988	Avg	2227	N	N	11404 115TH LN NE
008	259102	0450	3/3/10	\$475,000	\$501,000	1680	8	1987	Avg	5512	N	N	11715 NE 107TH PL
008	388690	2555	9/2/10	\$605,000	\$666,000	1680	8	2002	Avg	13711	N	N	11348 NE 90TH ST
008	390231	0160	7/18/11	\$532,000	\$598,000	1700	8	1980	Good	8624	N	N	11704 NE 100TH PL
008	935490	0410	2/7/12	\$470,500	\$518,000	1710	8	1958	Avg	8750	N	N	323 10TH AVE S
008	374000	0010	4/5/10	\$440,000	\$468,000	1720	8	1981	Avg	5986	N	N	1502 3RD PL
008	124500	0875	11/20/12	\$717,500	\$730,000	1730	8	2001	Avg	6900	N	N	1804 2ND ST
008	124500	0861	11/29/11	\$575,000	\$640,000	1740	8	1988	Avg	7211	N	N	226 18TH AVE
008	124500	1676	10/19/11	\$460,000	\$514,000	1740	8	1989	Avg	9375	N	N	1510 3RD ST
008	259102	0120	7/20/10	\$375,000	\$409,000	1740	8	1987	Avg	5932	N	N	11730 NE 107TH PL
008	376450	0180	3/6/12	\$465,000	\$509,000	1750	8	1992	Avg	4894	N	N	11209 NE 106TH PL
008	721650	0070	9/15/10	\$540,000	\$596,000	1770	8	1988	Avg	5088	N	N	933 6TH PL S
008	124500	2270	7/23/12	\$526,000	\$557,000	1780	8	1967	Good	9332	N	N	1395 4TH ST
008	184265	0010	8/10/11	\$675,000	\$758,000	1800	8	1991	Good	8680	N	N	1914 5TH ST
008	376450	0260	4/20/10	\$480,000	\$513,000	1800	8	1994	Avg	4526	N	N	11229 NE 106TH PL
008	184265	0080	9/21/10	\$885,000	\$977,000	1810	8	2005	Avg	13114	N	N	1921 5TH PL
008	124550	0606	6/30/10	\$814,000	\$885,000	1830	8	2002	Avg	9600	N	N	707 19TH LN W
008	376450	0050	10/24/12	\$546,255	\$561,000	1830	8	1993	Avg	13615	N	N	11216 NE 106TH PL
008	376450	0060	2/3/12	\$446,970	\$492,000	1830	8	1993	Avg	16391	N	N	11212 NE 106TH PL
008	388580	7359	7/12/11	\$528,000	\$594,000	1830	8	1989	Avg	5500	N	N	645 8TH AVE
008	327578	0030	1/12/11	\$492,000	\$551,000	1840	8	1977	Good	8636	N	N	11411 NE 103RD ST
008	124500	2900	12/11/12	\$835,500	\$843,000	1850	8	2005	Avg	7200	N	N	1020 2ND ST
008	388580	0895	6/2/11	\$580,000	\$653,000	1850	8	1959	Good	5725	N	N	221 8TH AVE W
008	388580	7215	8/24/11	\$577,685	\$648,000	1850	8	2003	Avg	7700	N	N	517 8TH AVE
008	123850	0976	6/3/12	\$549,000	\$590,000	1870	8	2002	Avg	10725	N	N	9608 116TH AVE NE
008	259102	0180	8/24/11	\$384,000	\$431,000	1890	8	1988	Avg	5500	N	N	10602 118TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	7225	8/18/11	\$607,000	\$681,000	1890	8	2003	Avg	7700	N	N	513 8TH AVE
008	124500	3565	5/16/12	\$695,000	\$750,000	1900	8	1961	VGood	9216	N	N	411 10TH AVE
008	124710	0045	5/18/11	\$499,000	\$562,000	1910	8	1987	Avg	8625	N	N	11320 NE 88TH ST
008	147270	0160	12/10/12	\$501,000	\$506,000	1910	8	1987	Good	8499	N	N	10520 114TH PL NE
008	124550	0100	10/22/12	\$630,000	\$648,000	1920	8	1992	Good	9610	N	N	9829 FORBES CREEK DR
008	376450	0200	4/20/10	\$474,000	\$507,000	1920	8	1994	Avg	4532	N	N	11215 NE 106TH PL
008	259102	0090	8/23/11	\$440,000	\$494,000	1960	8	1988	Good	5000	N	N	11712 NE 107TH PL
008	376450	0030	11/11/10	\$470,000	\$523,000	1990	8	1993	Good	14017	N	N	11222 NE 106TH PL
008	147270	0240	11/9/12	\$525,000	\$536,000	2000	8	1987	Avg	9253	N	N	10429 114TH PL NE
008	376440	0060	3/30/12	\$498,800	\$544,000	2010	8	1984	Avg	6650	N	N	10310 112TH CT NE
008	124500	3510	1/27/11	\$596,000	\$668,000	2020	8	1991	Avg	4800	N	N	507 10TH AVE
008	124500	0460	11/15/11	\$654,250	\$729,000	2040	8	1985	Good	10930	N	N	1949 4TH ST
008	388580	7381	6/7/12	\$575,000	\$617,000	2040	8	1990	Avg	5500	N	N	616 7TH AVE
008	327579	0150	6/22/11	\$460,000	\$518,000	2080	8	1976	Avg	10000	N	N	11507 NE 104TH ST
008	721650	0060	2/19/10	\$493,277	\$518,000	2110	8	1989	Avg	7083	N	N	929 6TH PL S
008	388690	3315	4/30/12	\$695,500	\$753,000	2120	8	2005	Avg	9000	N	N	630 10TH AVE
008	329573	0040	3/20/12	\$460,000	\$502,000	2150	8	1995	Avg	5193	N	N	11513 NE 107TH PL
008	155460	0070	6/7/12	\$342,000	\$367,000	2200	8	1988	Good	8845	N	N	11326 117TH PL NE
008	327578	0010	9/13/11	\$447,000	\$501,000	2200	8	1972	Avg	8240	N	N	11505 NE 103RD ST
008	124500	0506	10/23/12	\$555,000	\$571,000	2210	8	1993	Avg	7237	N	N	449 20TH AVE
008	388580	7790	9/22/11	\$598,500	\$670,000	2210	8	1988	Avg	5500	N	N	339 7TH AVE
008	144300	0090	6/25/10	\$350,000	\$380,000	2220	8	1963	Avg	11475	N	N	11216 110TH AVE NE
008	259100	0040	8/10/11	\$450,000	\$505,000	2230	8	1982	Good	15445	N	N	10640 116TH AVE NE
008	124550	0638	5/16/12	\$940,000	\$1,014,000	2310	8	2008	Avg	7819	N	N	718 19TH LN W
008	390230	0180	8/17/12	\$510,000	\$536,000	2390	8	1980	Good	8750	N	N	11811 NE 102ND PL
008	398270	0740	1/7/11	\$810,000	\$906,000	2400	8	2004	Avg	7680	N	N	11124 NE 97TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	332605	9266	6/29/12	\$525,000	\$560,000	2400	8	2012	Avg	8710	N	N	11726 NE 112TH ST
008	148930	0030	5/25/12	\$895,000	\$963,000	2410	8	1994	Avg	6000	N	N	133 12TH AVE
008	332605	9264	6/19/12	\$513,000	\$549,000	2410	8	2012	Avg	8576	N	N	11710 NE 112TH ST
008	250550	0036	3/18/11	\$645,000	\$725,000	2430	8	1992	Avg	8264	Y	N	606 7TH ST S
008	123570	0062	3/24/10	\$533,000	\$565,000	2440	8	1996	Avg	14978	Y	N	10820 NE 108TH ST
008	388580	7125	7/27/10	\$835,000	\$913,000	2460	8	2008	Avg	5500	N	N	429 8TH AVE
008	322605	9166	9/21/12	\$578,000	\$601,000	2480	8	1999	Avg	8500	N	N	11523 111TH PL NE
008	332605	9090	7/11/12	\$530,000	\$563,000	2520	8	2012	Avg	8576	N	N	11716 NE 112TH ST
008	398270	1485	11/27/12	\$710,000	\$720,000	2540	8	1990	Avg	8680	N	N	9620 110TH AVE NE
008	721650	0020	3/24/11	\$645,000	\$725,000	2550	8	1989	Good	10085	N	N	927 6TH PL S
008	388580	3441	7/29/10	\$915,000	\$1,001,000	2740	8	2005	Avg	6000	N	N	544 16TH AVE W
008	398270	3070	12/1/11	\$815,000	\$906,000	2840	8	2000	Avg	13440	N	N	642 12TH AVE
008	124500	0817	5/24/11	\$847,500	\$954,000	2970	8	2004	Avg	7260	N	N	1869 4TH ST
008	124500	0780	2/21/12	\$629,000	\$691,000	2980	8	1995	Avg	7222	N	N	1814 3RD ST
008	172080	0335	3/7/11	\$783,000	\$880,000	3010	8	1968	Good	6000	Y	N	714 1ST ST S
008	889100	0010	11/15/12	\$968,500	\$987,000	3910	8	2001	Avg	10500	N	N	306 11TH PL
008	788260	0045	3/17/10	\$690,000	\$731,000	1260	9	2004	Avg	7220	N	N	519 KIRKLAND AVE
008	179150	0143	9/27/11	\$696,000	\$779,000	1320	9	1993	VGood	13260	N	N	11307 100TH AVE NE
008	123510	0350	12/1/10	\$540,000	\$602,000	1640	9	1992	Avg	9401	N	N	1219 2ND AVE
008	389310	0161	9/12/11	\$795,000	\$891,000	1650	9	2005	Avg	10638	N	N	11001 NE 100TH PL
008	327578	0080	5/24/11	\$479,000	\$539,000	1720	9	1973	Good	10196	N	N	11312 NE 103RD ST
008	327578	0075	2/13/12	\$417,000	\$459,000	1850	9	1974	Avg	10180	N	N	11315 NE 103RD ST
008	375950	0040	11/30/12	\$865,000	\$876,000	1850	9	2006	Avg	8140	N	N	10601 NE 110TH ST
008	358480	0020	12/22/10	\$698,000	\$780,000	1880	9	1999	Avg	6390	N	N	1218 5TH ST
008	180790	0375	5/10/12	\$629,000	\$680,000	1900	9	1930	Avg	5000	N	N	332 6TH AVE S
008	388580	6840	11/8/11	\$655,000	\$730,000	1950	9	1995	Avg	5002	N	N	139 8TH AVE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	788260	0099	7/26/11	\$664,500	\$747,000	1950	9	1996	Avg	4931	N	N	517 3RD AVE S
008	124500	1659	2/16/11	\$480,000	\$539,000	1980	9	1989	Avg	7807	N	N	1538 3RD ST
008	389310	0659	2/26/10	\$460,000	\$484,000	1980	9	1975	Avg	14375	N	N	11325 NE 103RD ST
008	398270	3060	9/24/12	\$740,000	\$769,000	2010	9	1998	Avg	7680	N	N	640 12TH AVE
008	935490	0345	5/5/10	\$750,000	\$805,000	2030	9	1994	Avg	3708	Y	N	217 10TH AVE S
008	329573	0190	6/21/12	\$615,000	\$657,000	2030	9	1995	Avg	13530	N	N	11416 NE 106TH LN
008	388580	4590	8/8/11	\$755,000	\$848,000	2060	9	2005	Avg	5222	Y	N	1021 1ST ST
008	407070	0270	5/26/10	\$620,000	\$669,000	2080	9	1996	Avg	3734	N	N	415 3RD AVE S
008	329573	0180	7/26/11	\$417,505	\$469,000	2080	9	1995	Avg	17474	N	N	11410 NE 106TH LN
008	388580	4895	9/14/11	\$730,000	\$818,000	2130	9	2005	Avg	6000	N	N	912 2ND ST
008	388580	7955	8/29/11	\$665,000	\$746,000	2140	9	1990	Avg	5500	N	N	228 6TH AVE
008	788260	0058	11/16/12	\$750,000	\$764,000	2240	9	1997	Avg	8804	N	N	520 2ND AVE S
008	123630	0047	7/25/12	\$598,950	\$634,000	2250	9	1984	Avg	9370	N	N	11121 NE 97TH ST
008	123850	1171	7/23/12	\$575,000	\$609,000	2250	9	2012	Avg	8234	N	N	9045 SLATER AVE NE
008	123510	0357	5/5/11	\$610,000	\$687,000	2270	9	1992	Avg	8648	N	N	117 SLATER ST
008	407070	0280	7/20/12	\$750,000	\$795,000	2310	9	1996	Avg	3732	N	N	425 3RD AVE S
008	124500	1105	4/26/11	\$673,000	\$757,000	2390	9	2003	Avg	5226	N	N	1831 1ST ST
008	388580	8025	2/7/12	\$1,135,000	\$1,250,000	2440	9	2008	Avg	5100	N	N	128 6TH AVE
008	123940	0068	12/24/12	\$748,800	\$751,000	2460	9	1997	Avg	7350	N	N	14 10TH PL S
008	124550	0681	7/1/10	\$899,000	\$978,000	2520	9	2002	Avg	14300	N	N	820 19TH LN W
008	388580	7875	7/12/10	\$750,000	\$818,000	2520	9	2000	Avg	5500	N	N	239 7TH AVE
008	124550	0902	8/23/12	\$1,945,000	\$2,041,000	2590	9	1968	VGood	12300	Y	N	1675 10TH ST W
008	419170	0070	12/14/11	\$527,500	\$586,000	2610	9	2011	Avg	13296	N	N	11009 111TH AVE NE
008	123510	0340	6/1/12	\$691,500	\$743,000	2640	9	1992	Good	10580	N	N	111 SLATER ST
008	124500	0955	10/4/10	\$560,000	\$620,000	2660	9	2001	Avg	7200	N	N	1806 1ST ST
008	124500	3270	4/22/11	\$845,000	\$951,000	2660	9	1999	Avg	7326	N	N	1203 5TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	3275	5/12/10	\$788,000	\$847,000	2680	9	1999	Avg	6953	N	N	1205 5TH ST
008	375890	0023	7/23/10	\$955,000	\$1,043,000	2680	9	2007	Avg	8519	Y	N	10022 NE 110TH ST
008	184237	0040	11/22/11	\$590,000	\$657,000	2740	9	2007	Avg	5100	N	N	10612 106TH PL NE
008	184237	0070	5/20/10	\$758,000	\$816,000	2740	9	2007	Avg	5381	N	N	10611 106TH PL NE
008	180790	0385	12/13/10	\$765,000	\$854,000	2750	9	2005	Avg	5490	N	N	505 4TH ST S
008	259100	0070	7/11/12	\$675,000	\$718,000	2750	9	1999	Avg	10010	N	N	11618 NE 107TH LN
008	123630	0152	5/30/12	\$671,000	\$721,000	2760	9	1977	Avg	19617	N	N	9630 OBSERVATION DR
008	180790	0386	6/4/11	\$742,500	\$836,000	2760	9	2004	Avg	4493	N	N	509 4TH ST S
008	062505	9050	4/5/11	\$900,000	\$1,012,000	2780	9	1995	Good	15498	Y	N	711 14TH PL W
008	375890	0282	9/15/10	\$615,000	\$679,000	2790	9	2003	Avg	8560	N	N	10930 103RD AVE NE
008	123940	0286	11/3/10	\$675,000	\$750,000	2800	9	1993	Avg	10834	N	N	249 SLATER ST S
008	184237	0060	8/29/12	\$740,000	\$775,000	2800	9	2007	Avg	7163	N	N	10607 106TH PL NE
008	124500	1210	6/20/11	\$930,000	\$1,046,000	2820	9	2006	Avg	8580	Y	N	103 18TH AVE
008	388580	3940	7/7/10	\$820,000	\$893,000	2840	9	2002	Avg	6350	N	N	109 15TH AVE
008	123940	0064	7/25/11	\$750,000	\$843,000	2850	9	1998	Avg	8526	N	N	29 10TH PL S
008	124550	0689	1/4/12	\$620,000	\$686,000	2870	9	1987	VGood	8238	N	N	1832 9TH ST W
008	123650	0035	8/11/11	\$735,000	\$826,000	2880	9	2001	Avg	8000	N	N	9429 116TH AVE NE
008	124500	3020	9/12/11	\$825,000	\$925,000	2920	9	1999	Avg	8000	N	N	1104 3RD ST
008	124500	3615	3/14/11	\$899,000	\$1,010,000	2930	9	2003	Avg	6000	N	N	447 10TH AVE
008	124500	3030	1/15/10	\$820,000	\$852,000	2950	9	2000	Avg	9210	N	N	1108 3RD ST
008	124550	0665	5/11/10	\$820,000	\$881,000	2960	9	2007	Avg	6930	N	N	737 20TH AVE W
008	124500	1287	4/19/10	\$782,000	\$836,000	2970	9	2003	Avg	7150	N	N	121 18TH AVE
008	330510	0250	5/1/12	\$619,000	\$670,000	2990	9	2011	Avg	8561	N	N	9424 117TH AVE NE
008	184237	0080	6/8/11	\$790,000	\$889,000	2990	9	2007	Avg	7043	N	N	10615 106TH PL NE
008	012000	0262	8/29/11	\$870,000	\$976,000	3000	9	2010	Avg	8107	N	N	712 5TH AVE S
008	085600	0190	10/27/10	\$1,019,000	\$1,131,000	3010	9	1983	VGood	7200	Y	N	1010 6TH ST W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	2295	4/10/12	\$830,000	\$903,000	3010	9	2007	Avg	7100	N	N	331 15TH AVE
008	124550	0625	12/11/12	\$840,000	\$847,000	3020	9	2006	Avg	11777	N	N	701 20TH AVE W
008	124500	3359	6/16/11	\$900,000	\$1,013,000	3040	9	2005	Avg	6840	N	N	1036 5TH ST
008	330510	0120	2/10/12	\$624,000	\$687,000	3060	9	2011	Avg	8894	N	N	9518 117TH AVE NE
008	330510	0030	7/28/11	\$655,000	\$736,000	3070	9	2011	Avg	8478	N	N	17730 NE 95TH ST
008	330510	0050	7/20/11	\$619,000	\$696,000	3070	9	2011	Avg	8851	N	N	9507 117TH AVE NE
008	330510	0090	12/2/11	\$609,000	\$677,000	3070	9	2011	Avg	8468	N	N	9530 117TH AVE NE
008	330510	0170	11/4/11	\$629,000	\$702,000	3070	9	2011	Avg	8520	N	N	9427 117TH AVE NE
008	330510	0210	9/22/11	\$619,000	\$693,000	3070	9	2011	Avg	8474	N	N	9401 117TH AVE NE
008	330510	0110	3/9/12	\$624,900	\$684,000	3100	9	2011	Avg	8537	N	N	9522 117TH AVE NE
008	327579	0180	2/15/10	\$625,000	\$656,000	3120	9	1987	Avg	11279	N	N	11515 NE 103RD PL
008	124500	1765	4/20/12	\$752,000	\$816,000	3150	9	2004	Avg	8625	N	N	419 18TH AVE
008	330510	0230	12/29/10	\$575,000	\$643,000	3170	9	2008	Avg	8523	N	N	9410 117TH AVE NE
008	322605	9178	7/20/11	\$725,000	\$815,000	3200	9	2007	Avg	7656	N	N	11501 111TH PL NE
008	322605	9050	4/5/12	\$675,000	\$735,000	3220	9	2004	Avg	15510	N	N	11457 108TH AVE NE
008	330510	0020	9/22/11	\$639,000	\$716,000	3230	9	2011	Avg	8478	N	N	11726 NE 95TH ST
008	330510	0040	11/15/11	\$639,000	\$712,000	3230	9	2011	Avg	9286	N	N	11734 NE 95TH ST
008	330510	0160	9/22/11	\$639,000	\$716,000	3230	9	2011	Avg	9521	N	N	9502 117TH AVE NE
008	330510	0200	2/17/12	\$619,000	\$680,000	3230	9	2011	Avg	8514	N	N	9407 117TH AVE NE
008	330510	0150	12/29/10	\$595,000	\$665,000	3250	9	2007	Avg	9369	N	N	9506 117TH AVE NE
008	124500	0390	10/26/12	\$929,000	\$954,000	3320	9	2012	Avg	7100	N	N	1942 3RD ST
008	375950	0024	11/17/11	\$675,000	\$752,000	3370	9	2004	Avg	9449	N	N	10447 NE 110TH ST
008	330510	0140	11/29/10	\$600,000	\$669,000	3370	9	2007	Avg	8459	N	N	9510 117TH AVE SE
008	123510	0361	9/21/11	\$600,000	\$672,000	3480	9	2007	Avg	8780	N	N	8207 116TH AVE NE
008	388580	0815	12/20/10	\$1,015,000	\$1,134,000	3510	9	1981	VGood	11450	Y	N	722 4TH ST W
008	388580	0815	8/31/12	\$1,255,000	\$1,314,000	3510	9	1981	VGood	11450	Y	N	722 4TH ST W

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	330510	0240	12/17/10	\$585,000	\$653,000	3510	9	2007	Avg	8479	N	N	9418 117TH AVE NE
008	330510	0130	12/17/10	\$570,000	\$637,000	3560	9	2007	Avg	8705	N	N	9514 117TH AVE NE
008	330510	0180	11/19/10	\$635,000	\$707,000	3590	9	2007	Avg	8515	N	N	9423 117TH AVE NE
008	330510	0220	1/13/11	\$580,000	\$649,000	3610	9	2008	Avg	8712	N	N	9404 117TH AVE NE
008	664200	0280	3/1/10	\$899,000	\$947,000	3910	9	2006	Avg	12500	N	N	10209 114TH PL NE
008	398270	3440	8/13/12	\$650,000	\$684,000	1150	10	2007	Avg	2700	N	N	659 12TH AVE
008	123940	0260	12/10/12	\$790,000	\$797,000	1480	10	2012	Avg	19569	N	N	313 SLATER ST S
008	123890	0127	5/26/11	\$585,000	\$658,000	1522	10	1999	Avg	3173	N	N	123 6TH CT
008	062505	9059	12/31/12	\$880,000	\$880,000	1600	10	1984	Good	13776	Y	N	1023 14TH PL W
008	123890	0217	4/19/10	\$630,000	\$673,000	1877	10	2007	Avg	3952	N	N	825 KIRKLAND WAY
008	123940	0602	8/16/12	\$784,000	\$825,000	1940	10	2002	Avg	9000	N	N	1211 NORTH AVE
008	788260	0509	8/16/11	\$880,000	\$988,000	2320	10	2006	Avg	3601	Y	N	1002 STATE ST S
008	184250	0020	11/14/12	\$791,000	\$806,000	2340	10	2005	Avg	9379	N	N	10319 111TH AVE NE
008	389210	0023	3/3/10	\$838,900	\$884,000	2340	10	2006	Avg	4007	Y	N	731 STATE ST
008	123940	0240	8/10/12	\$890,000	\$938,000	2360	10	2012	Avg	19204	N	N	355 SLATER ST S
008	123940	0245	8/9/12	\$937,500	\$988,000	2400	10	2012	Avg	14264	N	N	351 SLATER ST S
008	172080	0154	8/10/10	\$860,000	\$943,000	2405	10	2006	Avg	4271	N	N	717 STATE AVE S
008	123890	0161	12/27/11	\$850,000	\$942,000	2450	10	2005	Avg	3765	N	N	714 KIRKLAND AVE
008	123630	0066	5/9/12	\$825,000	\$891,000	2470	10	1985	Good	10597	Y	N	9526 111TH AVE NE
008	935490	0295	9/24/12	\$945,000	\$981,000	2490	10	1995	Avg	5472	N	N	137 10TH AVE S
008	148930	0100	4/14/11	\$915,000	\$1,029,000	2510	10	1998	Avg	6000	Y	N	126 11TH AVE
008	085600	0085	12/14/10	\$1,175,000	\$1,312,000	2520	10	2007	Avg	4880	Y	N	1008 WAVERLY WAY
008	123510	0261	10/15/12	\$875,000	\$902,000	2540	10	2005	Avg	8769	N	N	1214 KIRKLAND AVE
008	187500	0341	10/23/12	\$945,000	\$971,000	2620	10	2004	Avg	3775	N	N	493 2ND AVE S
008	123940	0580	5/24/11	\$885,000	\$996,000	2660	10	2007	Avg	14857	Y	N	7704 115TH PL NE
008	388580	5075	5/14/12	\$1,000,000	\$1,079,000	2660	10	2008	Avg	8192	N	N	910 4TH ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	124500	3500	5/12/10	\$1,299,900	\$1,397,000	2670	10	2003	Avg	10800	N	N	910 5TH ST
008	388580	0040	5/30/12	\$1,171,000	\$1,259,000	2690	10	2001	Avg	5500	N	N	421 2ND ST W
008	388580	1725	5/10/12	\$1,100,000	\$1,188,000	2710	10	1999	Avg	8400	Y	N	401 11TH AVE W
008	124500	0786	8/20/10	\$845,000	\$928,000	2730	10	2005	Avg	6500	N	N	304 18TH AVE
008	388580	7915	12/23/11	\$935,000	\$1,037,000	2780	10	2006	Avg	5500	N	N	207 7TH AVE
008	388580	7915	5/3/11	\$935,000	\$1,052,000	2780	10	2006	Avg	5500	N	N	207 7TH AVE
008	124500	0269	5/12/10	\$875,000	\$941,000	2790	10	2006	Avg	9426	Y	N	212 19TH AVE
008	388580	5175	12/17/10	\$1,260,000	\$1,407,000	2810	10	2006	Avg	7200	N	N	516 9TH AVE
008	375400	0065	5/10/12	\$950,000	\$1,026,000	2840	10	2006	Avg	8076	N	N	11514 101ST PL NE
008	124500	1761	5/3/11	\$816,000	\$918,000	2860	10	2005	Avg	7367	N	N	427 18TH AVE
008	124500	3332	2/3/11	\$900,000	\$1,009,000	2860	10	2008	Avg	7876	N	N	1108 5TH ST
008	124500	3330	5/4/10	\$927,000	\$994,000	2880	10	2008	Avg	9003	N	N	1102 5TH ST
008	124500	1598	10/31/12	\$1,225,000	\$1,256,000	2890	10	2007	Avg	6663	N	N	229 18TH AVE
008	398270	1255	6/23/11	\$720,000	\$810,000	2900	10	2001	Avg	7200	N	N	610 14TH PL
008	388690	2952	2/16/11	\$950,000	\$1,066,000	2910	10	2006	Avg	8096	N	N	11211 NE 92ND ST
008	388580	1200	5/2/11	\$1,000,000	\$1,125,000	2920	10	1995	Avg	7200	Y	N	335 10TH AVE W
008	124500	1758	1/25/11	\$965,000	\$1,081,000	2930	10	2005	Avg	7479	N	N	431 18TH AVE
008	124500	1764	10/5/12	\$856,000	\$886,000	2950	10	2005	Avg	7575	N	N	415 18TH AVE
008	062505	9002	12/18/12	\$1,060,000	\$1,066,000	2960	10	1974	VGood	12271	N	N	1315 7TH ST W
008	375550	0090	4/13/12	\$680,000	\$739,000	2960	10	2004	Avg	9996	N	N	11314 106TH AVE NE
008	124550	0636	7/8/11	\$915,000	\$1,029,000	2990	10	2005	Avg	9666	N	N	711 20TH AVE W
008	124500	1690	6/22/12	\$891,000	\$952,000	3010	10	2001	Avg	8025	N	N	318 15TH AVE
008	388580	2285	10/5/12	\$2,020,000	\$2,090,000	3010	10	2007	Avg	7200	Y	N	430 11TH AVE W
008	388580	3045	6/8/12	\$1,580,000	\$1,695,000	3010	10	2006	Avg	6960	N	N	518 14TH AVE W
008	375890	0223	8/4/11	\$1,175,000	\$1,320,000	3030	10	2003	Avg	10621	N	N	10909 NE 101ST PL
008	124500	2965	3/18/11	\$1,100,000	\$1,236,000	3030	10	2005	Avg	10000	N	N	1059 3RD ST

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	238760	0010	2/14/11	\$975,000	\$1,094,000	3040	10	2008	Avg	12495	N	N	10107 NE 110TH ST
008	322605	9072	11/7/12	\$735,000	\$751,000	3050	10	2005	Avg	10896	N	N	11341 106TH AVE NE
008	124710	0035	8/3/10	\$988,000	\$1,082,000	3070	10	1995	Avg	9143	Y	N	8926 112TH AVE NE
008	124500	2296	8/18/11	\$792,000	\$889,000	3080	10	2001	Avg	7208	N	N	327 15TH AVE
008	123630	0115	11/15/12	\$837,000	\$853,000	3100	10	1997	Avg	8521	N	N	11291 NE 100TH ST
008	085600	1390	7/2/10	\$1,195,000	\$1,300,000	3140	10	2005	Avg	8324	N	N	704 17TH AVE W
008	375890	0220	10/25/10	\$865,000	\$960,000	3160	10	2003	Avg	17621	N	N	10815 101ST PL NE
008	398270	0700	2/7/12	\$500,000	\$550,000	3190	10	1996	Avg	14341	N	N	9721 111TH AVE NE
008	172080	0115	7/29/10	\$1,650,000	\$1,805,000	3210	10	2006	Avg	7500	Y	N	710 3RD ST S
008	388580	0695	6/28/12	\$1,500,000	\$1,600,000	3210	10	1999	Avg	8588	Y	N	431 8TH AVE W
008	388580	7690	8/19/11	\$695,000	\$780,000	3224	10	2003	Avg	5500	N	N	433 7TH AVE
008	124500	2590	6/4/10	\$1,275,000	\$1,378,000	3230	10	2008	Avg	6000	N	N	129 14TH AVE
008	358480	0100	11/30/11	\$975,000	\$1,084,000	3250	10	2007	Avg	8868	N	N	1208 5TH PL
008	388690	1741	1/19/11	\$875,000	\$980,000	3270	10	2008	Avg	3484	N	N	11234 NE 87TH ST
008	124500	3267	8/11/10	\$799,000	\$876,000	3280	10	2007	Avg	8753	N	N	1103 5TH ST
008	388690	1740	12/12/12	\$852,500	\$860,000	3280	10	2007	Avg	3484	Y	N	11230 NE 87TH ST
008	414930	0010	11/6/12	\$1,450,000	\$1,483,000	3280	10	2004	Avg	6357	Y	N	110 10TH AVE S
008	085600	0870	8/26/11	\$1,162,500	\$1,305,000	3300	10	2005	Avg	7454	N	N	720 14TH AVE W
008	398270	3035	4/13/10	\$1,050,000	\$1,120,000	3300	10	2006	Avg	9664	N	N	636 12TH AVE
008	085600	0880	4/20/10	\$1,249,000	\$1,335,000	3300	10	2005	Avg	7200	N	N	710 14TH AVE W
008	184250	0050	5/9/12	\$684,000	\$739,000	3310	10	2003	Avg	9567	N	N	11017 NE 104TH ST
008	124500	2305	1/23/12	\$887,000	\$979,000	3330	10	1993	Avg	8791	N	N	1420 2ND ST
008	085600	0830	4/29/11	\$900,000	\$1,013,000	3370	10	2005	Avg	7200	N	N	744 14TH AVE W
008	250550	0078	9/21/12	\$939,000	\$976,000	3400	10	2012	Avg	8281	N	N	735 8TH ST S
008	430820	0005	5/24/12	\$985,000	\$1,061,000	3420	10	1999	Avg	7200	N	N	615 17TH AVE W
008	123570	0059	11/29/10	\$803,500	\$896,000	3430	10	2007	Avg	8676	N	N	10907 110TH AVE NE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	085600	0715	6/27/11	\$1,059,000	\$1,191,000	3440	10	2001	Avg	7200	N	N	650 14TH AVE W
008	322605	9171	8/25/10	\$735,000	\$808,000	3440	10	2006	Avg	10783	N	N	10512 NE 114TH LN
008	124550	0652	9/28/11	\$905,000	\$1,013,000	3450	10	1992	Avg	10950	N	N	731 20TH AVE W
008	388580	3635	6/15/12	\$1,175,000	\$1,258,000	3450	10	2011	Avg	7680	N	N	734 17TH AVE W
008	085600	0815	1/23/12	\$1,190,000	\$1,313,000	3470	10	2003	Avg	8400	N	N	735 16TH AVE W
008	124550	0580	8/23/12	\$1,070,000	\$1,123,000	3490	10	2005	Avg	10270	N	N	801 19TH LN W
008	085600	1400	8/26/11	\$1,150,000	\$1,291,000	3490	10	2007	Avg	8323	N	N	700 17TH AVE W
008	321150	0040	11/21/11	\$928,600	\$1,034,000	3500	10	2000	Avg	7308	Y	N	115 17TH PL
008	388580	3575	3/9/11	\$890,000	\$1,000,000	3510	10	2005	Avg	7645	N	N	713 18TH AVE W
008	375550	0091	5/11/11	\$740,000	\$833,000	3510	10	2006	Avg	9000	N	N	11310 106TH AVE NE
008	388580	8000	4/28/10	\$854,000	\$915,000	3520	10	2007	Avg	5500	N	N	123 7TH AVE
008	388580	7940	8/25/11	\$1,265,000	\$1,420,000	3530	10	2001	Avg	5500	N	N	218 6TH AVE
008	388580	3560	10/17/12	\$1,125,000	\$1,159,000	3540	10	2005	Avg	7665	N	N	709 18TH AVE W
008	388580	5185	6/29/10	\$1,065,000	\$1,158,000	3550	10	2006	Avg	7200	N	N	520 9TH AVE
008	085600	1130	5/4/10	\$1,075,000	\$1,153,000	3560	10	2001	Avg	8960	N	N	704 16TH AVE W
008	322605	9077	12/14/11	\$700,000	\$777,000	3560	10	2006	Avg	8434	N	N	11012 NE 112TH ST
008	388580	1995	11/11/11	\$1,243,000	\$1,386,000	3590	10	2004	Avg	7200	N	N	328 10TH AVE W
008	250550	0011	10/29/12	\$1,040,000	\$1,067,000	3620	10	2005	Avg	8281	N	N	816 7TH ST S
008	375890	0022	8/9/11	\$835,000	\$938,000	3640	10	2007	Avg	8003	N	N	10026 NE 110TH ST
008	388580	5010	11/30/10	\$900,000	\$1,003,000	3690	10	2004	Avg	8400	N	N	314 9TH AVE
008	388690	3250	8/2/12	\$1,200,000	\$1,268,000	3710	10	2006	Avg	9856	N	N	605 11TH AVE
008	123510	0360	8/29/12	\$876,000	\$918,000	3730	10	2007	Avg	9688	N	N	8131 116TH AVE NE
008	184250	0040	10/17/10	\$852,500	\$945,000	3760	10	2003	Avg	9958	N	N	11019 NE 104TH ST
008	398270	0590	8/12/11	\$973,900	\$1,094,000	3820	10	1997	Good	15484	N	N	9829 111TH AVE NE
008	375890	0224	8/22/12	\$920,000	\$966,000	3820	10	2003	Avg	12268	N	N	10829 101ST PL NE
008	124500	1748	5/20/12	\$875,000	\$943,000	3840	10	2006	Avg	6788	N	N	439 18TH AVE

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	388580	1755	2/24/10	\$1,450,000	\$1,525,000	3850	10	2004	Avg	7200	Y	N	421 11TH AVE W
008	180790	0310	9/24/10	\$995,000	\$1,099,000	3875	10	1998	Avg	5000	N	N	427 5TH AVE S
008	375890	0259	8/24/10	\$775,000	\$852,000	3900	10	2006	Avg	8391	N	N	10908 101ST PL NE
008	124550	0777	5/23/11	\$1,300,000	\$1,463,000	3910	10	2001	Avg	9731	Y	N	1622 10TH ST W
008	388580	2370	12/15/11	\$1,385,000	\$1,537,000	3940	10	2004	Avg	8400	N	N	523 13TH AVE W
008	388690	3220	3/15/11	\$1,100,000	\$1,236,000	3970	10	2007	Avg	8400	N	N	629 11TH AVE
008	388580	5665	4/13/11	\$1,125,000	\$1,266,000	4030	10	2006	Avg	10800	N	N	615 9TH AVE
008	375890	0033	7/8/11	\$1,075,000	\$1,209,000	4050	10	1994	Good	10631	Y	N	11017 101ST PL NE
008	124550	0240	8/25/10	\$1,000,000	\$1,099,000	4310	10	2008	Avg	10000	N	N	2009 MARKET ST
008	388580	4860	12/22/10	\$1,008,000	\$1,126,000	1750	11	2002	Avg	6600	N	N	132 9TH AVE
008	398270	3250	11/4/11	\$790,000	\$881,000	2170	11	1991	Good	9238	N	N	9424 110TH PL NE
008	398270	3255	9/12/12	\$778,000	\$811,000	2240	11	1991	Avg	10890	Y	N	11107 NE 95TH ST
008	388690	3721	3/11/10	\$1,160,000	\$1,226,000	2270	11	2004	Avg	8559	Y	N	11119 NE 92ND LN
008	388580	0825	3/29/11	\$1,445,000	\$1,625,000	2490	11	2005	Avg	5725	Y	N	338 7TH AVE W
008	123940	0608	12/26/11	\$1,145,000	\$1,269,000	2520	11	2003	Avg	8825	Y	N	7615 115TH PL NE
008	388580	0520	5/2/11	\$1,450,000	\$1,632,000	2770	11	2004	Avg	6870	Y	N	222 5TH AVE W
008	123940	0604	10/13/10	\$1,150,000	\$1,274,000	2810	11	2004	Avg	8935	Y	N	7629 115TH AVE NE
008	388580	7995	2/2/10	\$1,475,000	\$1,541,000	2900	11	2004	Avg	4988	N	N	131 7TH AVE
008	388580	0115	3/3/10	\$1,770,000	\$1,866,000	2980	11	2007	Avg	6050	Y	N	220 WAVERLY WAY
008	388580	6600	10/6/11	\$1,600,000	\$1,790,000	2980	11	2003	Avg	9523	Y	N	802 1ST ST
008	180790	0245	2/13/12	\$1,285,000	\$1,413,000	3130	11	2008	Avg	5000	N	N	411 6TH AVE S
008	124550	0745	5/17/11	\$2,100,000	\$2,364,000	3270	11	2002	Avg	15306	Y	N	1688 10TH ST W
008	375890	0071	2/10/11	\$798,000	\$895,000	3380	11	2006	Avg	8075	Y	N	11026 101ST PL NE
008	375890	0074	11/29/11	\$1,180,000	\$1,313,000	3380	11	2007	Avg	8076	N	N	11014 101ST PL NE
008	388690	3995	12/11/12	\$1,200,000	\$1,211,000	3420	11	1996	Avg	8400	Y	N	11246 NE 92ND ST
008	375890	0070	1/24/11	\$1,235,000	\$1,384,000	3440	11	2006	Avg	9461	Y	N	10125 NE 111TH PL

Improved Sales Used in this Annual Update Analysis
Area 74
(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
008	085600	0610	8/16/10	\$1,440,000	\$1,580,000	3470	11	2004	Avg	7200	Y	N	620 13TH AVE
008	430820	0150	8/23/10	\$1,250,000	\$1,374,000	3500	11	2008	Avg	8975	N	N	658 17TH AVE W
008	124500	2350	9/13/10	\$1,305,000	\$1,439,000	3570	11	2007	Avg	7255	Y	N	204 13TH AVE
008	388580	4935	9/14/10	\$1,200,000	\$1,324,000	3610	11	2003	Avg	9780	N	N	214 9TH AVE
008	124710	0007	7/16/10	\$1,265,000	\$1,380,000	3680	11	2005	Avg	33241	Y	N	9302 110TH PL NE
008	388580	1775	7/2/12	\$2,385,000	\$2,542,000	3760	11	2007	Avg	7200	Y	N	429 11TH AVE W
008	388580	1775	6/10/10	\$2,385,000	\$2,582,000	3760	11	2007	Avg	7200	Y	N	429 11TH AVE W
008	388580	2265	5/3/12	\$1,625,000	\$1,758,000	3760	11	2004	Avg	7200	Y	N	440 11TH AVE W
008	124500	2676	7/13/10	\$1,385,000	\$1,510,000	3830	11	2006	Avg	10800	N	N	140 13TH AVE
008	388580	6630	9/13/12	\$1,925,000	\$2,007,000	4010	11	2009	Avg	7834	N	N	817 1ST ST
008	388580	2600	1/28/10	\$1,720,000	\$1,794,000	4020	11	2005	Avg	10800	N	N	540 13TH AVE W
008	388580	3605	12/13/10	\$1,275,000	\$1,423,000	4050	11	2007	Avg	8960	N	N	1717 8TH ST W
008	388580	0625	11/30/10	\$1,470,000	\$1,639,000	4210	11	1997	Avg	11450	Y	N	324 5TH AVE W
008	388580	7160	7/18/12	\$1,375,000	\$1,459,000	4260	11	2008	Avg	9350	N	N	410 7TH AVE
008	388580	0865	6/21/10	\$2,350,000	\$2,550,000	4790	11	2003	Avg	11450	Y	N	304 7TH AVE W
008	741950	0210	4/14/12	\$1,175,000	\$1,277,000	5120	11	2004	Avg	11438	N	N	11211 NE 102ND ST
008	123570	0075	5/19/10	\$1,180,000	\$1,271,000	5250	11	2008	Avg	28841	N	N	10823 NE 108TH ST
008	123630	0153	1/27/11	\$1,040,000	\$1,166,000	5570	11	1999	Avg	20487	N	N	9618 OBSERVATION DR
008	172080	0320	6/14/12	\$1,300,000	\$1,392,000	2650	12	2002	Avg	5001	N	N	706 1ST ST S
008	388580	6955	8/18/11	\$900,000	\$1,010,000	3480	12	2004	Avg	5500	N	N	708 2ND ST
008	388580	2325	3/22/10	\$1,825,000	\$1,935,000	4840	12	2007	Avg	12000	Y	N	404 11TH AVE W
008	388580	0705	9/15/10	\$2,825,000	\$3,117,000	5430	12	2007	Avg	11450	Y	N	435 8TH AVE W
008	388580	0705	8/1/12	\$3,195,000	\$3,376,000	5430	12	2007	Avg	11450	Y	N	435 8TH AVE W
008	312605	9019	6/10/11	\$3,075,000	\$3,461,000	6180	12	1999	Avg	62992	Y	Y	2033 ROSE POINT LN

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	082505	9123	8/10/10	\$449,950	PREVIMP<=25K
002	082505	9188	7/28/11	\$1,050,000	PREVIMP<=25K
002	082505	9243	12/4/12	\$1,179,000	%COMPLETE
002	082505	9279	2/9/12	\$410,000	PREVIMP<=25K
002	123400	0032	9/20/12	\$1,210,000	RELOCATION - SALE TO SERVICE
002	123400	0375	8/31/12	\$498,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	123400	0552	12/22/11	\$1,095,000	RELOCATION - SALE TO SERVICE
002	123400	0730	5/5/12	\$1,260,000	RELOCATION - SALE TO SERVICE
002	169240	0040	6/20/11	\$385,000	PREVIMP<=25K
002	169290	0067	9/27/10	\$309,900	DOR RATIO;FINANCIAL INSTITUTION RESALE
002	172505	9142	6/6/12	\$1,350,000	OBSOLESCENCE
002	172505	9182	4/5/10	\$685,000	NO MARKET EXPOSURE
002	172505	9187	8/1/11	\$225,000	DOR RATIO; QCD; RELATED PARTY
002	172505	9230	9/26/12	\$450,000	DIAGNOSTIC OUTLIER, SAS 1
002	172505	9231	5/17/12	\$375,000	SHORT SALE; IMP. CHAR. CHANGED SINCE SALE
002	172505	9281	5/29/12	\$360,000	PREVIMP<=25K
002	172505	9292	12/15/10	\$1,010,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	172505	9294	12/19/12	\$1,200,000	NO MARKET EXPOSURE; RELATED PARTY
002	246540	0034	12/31/12	\$700,000	PREVIMP<=25K;NO MARKET EXPOSURE
002	254050	0140	3/17/10	\$585,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	254050	0140	12/6/12	\$605,000	NO MARKET EXPOSURE
002	254050	0204	2/15/12	\$1,325,000	%COMPLETE; PREVIMP<=25K
002	264950	0220	8/6/10	\$108,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
002	264950	0251	10/3/11	\$1,225,000	RELOCATION - SALE TO SERVICE
002	268070	0050	6/21/12	\$532,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	268070	0190	11/1/11	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	304170	0105	12/14/11	\$330,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	347180	0076	10/26/10	\$459,000	PREVIMP<=25K
002	410050	0060	4/9/12	\$700,000	PREVIMP<=25K
002	410101	0320	10/3/11	\$400,000	PREVIMP<=25K
002	410450	0261	8/23/12	\$559,150	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
002	415180	0115	9/21/12	\$375,000	%COMPLETE; PREVIMP<=25K
002	415180	0245	2/15/12	\$425,000	PREVIMP<=25K
002	415180	0245	12/9/11	\$296,100	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
002	415180	0365	10/16/12	\$495,000	IMP COUNT;PREVIMP<=25K
002	415180	0460	9/21/10	\$1,300,000	RELOCATION - SALE TO SERVICE
002	415180	0475	7/13/12	\$779,715	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	415180	0525	12/2/10	\$400,000	DOR RATIO; NO MARKET EXPOSURE
002	415180	0550	9/27/12	\$395,000	IMP COUNT; PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	638001	0010	7/19/11	\$722,000	RELOCATION - SALE TO SERVICE
002	667890	0040	6/13/12	\$477,000	PREVIMP<=25K
002	741500	0050	12/13/12	\$397,500	PREVIMP<=25K
002	755522	0010	5/12/11	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	788260	0553	10/30/12	\$420,000	%COMPLETE
002	935190	0351	8/26/10	\$583,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	935390	0080	10/8/12	\$687,000	PREVIMP<=25K
002	936720	0185	11/3/11	\$360,000	PREVIMP<=25K
002	941360	0480	4/6/10	\$495,000	PREVIMP<=25K
002	941360	0560	4/18/12	\$425,000	PREVIMP<=25K
002	941360	0570	11/8/12	\$475,000	PREVIMP<=25K
002	941360	0670	11/26/12	\$585,000	PREVIMP<=25K
002	941360	0670	7/26/12	\$340,000	PREVIMP<=25K;ESTATE SALE
002	941390	0120	4/13/11	\$375,000	GOVERNMENT AGENCY
002	954420	0140	6/20/12	\$627,500	PREVIMP<=25K
002	954420	0250	6/16/12	\$750,000	PREVIMP<=25K
002	980859	0460	7/12/11	\$610,000	FINANCIAL INSTITUTION RESALE
002	980863	0220	3/30/11	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	980863	0220	4/16/12	\$686,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	012000	0250	6/10/10	\$698,000	PREVIMP<=25K;UNFIN AREA
008	019240	0030	12/12/11	\$725,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
008	062505	9004	11/16/11	\$2,315,384	BANKRUPTCY - RECEIVER OR TRUSTEE
008	062505	9035	8/10/12	\$1,900,000	PREVIMP<=25K;ESTATE SALE
008	062505	9038	5/16/11	\$2,400,000	PREVIMP<=25K; UNFINISHED AREA
008	062505	9052	8/25/11	\$2,597,000	OBSOLESCENCE; PREVIMP<=25K
008	062505	9059	12/1/11	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	080200	0140	5/26/11	\$325,000	PREVIMP<=25K
008	082505	9166	7/25/11	\$270,000	PREVIMP<=25K
008	082505	9271	9/5/12	\$724,900	PREVIMP<=25K
008	082505	9349	1/16/12	\$999,990	BANKRUPTCY - RECEIVER OR TRUSTEE
008	085600	0255	10/26/10	\$503,000	PREVIMP<=25K
008	085600	0255	9/25/12	\$570,000	PREVIMP<=25K
008	085600	0255	9/20/12	\$570,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE
008	085600	0360	4/3/12	\$850,000	SHORT SALE; NON-REPRESENTATIVE SALE
008	085600	0440	11/1/12	\$30,000	DOR RATIO; SEGREGATION AND/OR MERGER
008	085600	0535	5/25/11	\$485,000	PREVIMP<=25K
008	085600	0535	11/10/12	\$560,000	PREVIMP<=25K
008	085600	0695	4/20/11	\$682,000	PREVIMP<=25K
008	085600	0770	1/25/12	\$530,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	085600	0890	7/16/12	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	085600	0920	4/9/10	\$260,000	DOR RATIO
008	085600	1160	12/27/12	\$530,000	PREVIMP<=25K
008	085600	1225	10/15/10	\$427,000	DOR RATIO
008	085600	1275	5/19/11	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	085600	1375	8/25/10	\$545,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	085600	1486	11/1/12	\$885,000	DIAGNOSTIC OUTLIER, SAS 1
008	085600	1525	3/18/11	\$437,500	PREVIMP<=25K
008	085600	1600	3/16/10	\$320,000	PREVIMP<=25K
008	111250	0050	5/12/10	\$515,000	PREVIMP<=25K
008	123510	0206	6/6/11	\$390,000	PREVIMP<=25K
008	123570	0046	8/25/10	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123570	0050	8/24/11	\$295,000	PREVIMP<=25K
008	123570	0059	10/26/10	\$803,500	RELOCATION - SALE TO SERVICE
008	123570	0080	6/22/10	\$495,000	PREVIMP<=25K
008	123630	0110	11/16/12	\$335,000	PREVIMP<=25K
008	123630	0125	10/24/11	\$420,000	PREVIMP<=25K
008	123630	0146	3/29/10	\$410,000	PREVIMP<=25K
008	123630	0297	4/22/11	\$300,000	PREVIMP<=25K
008	123630	0307	6/22/12	\$393,500	PREVIMP<=25K
008	123630	0360	11/29/12	\$362,500	PREVIMP<=25K
008	123630	0380	9/26/12	\$275,000	PREVIMP<=25K
008	123650	0011	7/26/11	\$305,500	PREVIMP<=25K
008	123650	0015	3/22/10	\$661,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123650	0015	3/7/12	\$735,000	IMP. CHARACTERISTICS DID NOT MATCH SALE
008	123650	0020	11/7/12	\$302,500	PREVIMP<=25K
008	123650	0030	3/15/12	\$338,000	PREVIMP<=25K
008	123790	0007	3/30/12	\$250,000	PREVIMP<=25K
008	123850	1096	6/28/11	\$377,000	GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
008	123850	1117	9/15/11	\$251,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123850	1170	3/7/11	\$221,964	DOR RATIO;NO MARKET EXPOSURE; QCD
008	123850	1170	12/17/12	\$530,000	NO MARKET EXPOSURE; RELATED PARTY
008	123850	1175	10/11/10	\$130,359	DOR RATIO; CORRECTION DEED
008	123850	1180	8/8/12	\$425,001	BANKRUPTCY - RECEIVER OR TRUSTEE
008	123850	1181	7/25/12	\$305,000	PREVIMP<=25K
008	123890	0213	3/7/12	\$546,000	FINANCIAL INSTITUTION RESALE
008	123890	0218	1/6/10	\$794,000	%COMPLETE
008	123940	0015	8/2/12	\$899,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	123940	0285	1/27/11	\$216,500	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	123940	0285	6/29/11	\$271,500	PREVIMP<=25K;SHORT SALE
008	123940	0300	3/9/11	\$235,000	DOR RATIO; PREVIMP<=25K
008	123940	0580	5/20/11	\$885,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
008	124500	0120	12/17/12	\$400,000	PREVIMP<=25K
008	124500	0138	6/18/12	\$450,000	PREVIMP<=25K
008	124500	0215	10/18/10	\$490,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	0320	12/28/11	\$340,850	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	0418	3/17/11	\$495,800	PREVIMP<=25K
008	124500	0424	7/9/12	\$409,000	PREVIMP<=25K
008	124500	0457	12/7/11	\$320,000	PREVIMP<=25K; ESTATE SALE
008	124500	0463	4/1/10	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	0580	11/10/11	\$728,300	FINANCIAL INSTITUTION RESALE
008	124500	0596	4/13/12	\$370,000	PREVIMP<=25K
008	124500	0693	8/21/12	\$527,500	PREVIMP<=25K
008	124500	0737	4/25/11	\$360,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
008	124500	0760	2/2/10	\$492,000	PREVIMP<=25K
008	124500	0798	4/12/12	\$349,000	PREVIMP<=25K
008	124500	0845	6/10/12	\$820,000	PREVIMP<=25K
008	124500	0875	11/20/12	\$717,500	RELOCATION - SALE TO SERVICE
008	124500	0895	12/27/11	\$378,000	PREVIMP<=25K; ESTATE SALE
008	124500	1036	2/10/12	\$355,000	PREVIMP<=25K
008	124500	1140	2/2/12	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	1220	3/17/11	\$375,000	PREVIMP<=25K
008	124500	1260	12/22/10	\$469,900	PREVIMP<=25K; ESTATE SALE
008	124500	1261	10/9/12	\$646,045	OBSOLESCENCE; BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	1262	9/28/12	\$550,000	%COMPLETE; PREVIMP<=25K
008	124500	1295	12/26/11	\$450,001	PREVIMP<=25K
008	124500	1365	6/1/10	\$570,000	%COMPLETE; PREVIMP<=25K
008	124500	1410	11/22/10	\$360,000	%COMPLETE; PREVIMP<=25K
008	124500	1420	7/13/12	\$525,000	PREVIMP<=25K
008	124500	1435	1/5/10	\$420,000	DOR RATIO; ESTATE SALE; NO MARKET EXPOSURE
008	124500	1495	1/6/12	\$100,756	DOR RATIO; PREVIMP<=25K; QCD; RELATED PARTY
008	124500	1510	4/15/10	\$560,320	PREVIMP<=25K
008	124500	1520	5/25/11	\$921,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	1715	6/14/10	\$440,000	PREVIMP<=25K
008	124500	1746	3/7/12	\$275,000	PREVIMP<=25K
008	124500	1751	11/28/12	\$505,000	PREVIMP<=25K
008	124500	1752	6/15/12	\$370,000	PREVIMP<=25K
008	124500	1768	4/18/12	\$513,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	124500	1800	11/16/12	\$577,355	PREVIMP<=25K
008	124500	1828	5/30/11	\$548,000	SHORT SALE
008	124500	1829	7/18/11	\$550,000	PREVIMP<=25K
008	124500	1833	6/20/11	\$529,950	PREVIMP<=25K
008	124500	1834	4/9/12	\$558,000	PREVIMP<=25K
008	124500	1868	9/20/12	\$357,000	PREVIMP<=25K
008	124500	1930	7/21/11	\$584,000	RELOCATION - SALE TO SERVICE
008	124500	2012	8/3/11	\$392,500	PREVIMP<=25K
008	124500	2070	7/10/12	\$576,000	PREVIMP<=25K
008	124500	2171	4/8/10	\$265,000	PREVIMP<=25K
008	124500	2212	4/19/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2255	8/9/10	\$750,000	PREVIMP<=25K; ESTATE SALE
008	124500	2270	12/1/10	\$504,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	124500	2284	6/2/11	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2297	9/2/11	\$550,000	PREVIMP<=25K
008	124500	2361	3/11/10	\$675,000	NO MARKET EXPOSURE
008	124500	2370	1/7/10	\$400,000	DOR RATIO; NON-REPRESENTATIVE SALE
008	124500	2540	10/27/11	\$1,570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2766	5/29/12	\$994,950	BUILDER OR DEVELOPER SALES
008	124500	2838	5/8/10	\$742,000	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124500	2846	5/14/12	\$345,000	PREVIMP<=25K
008	124500	2925	12/14/12	\$475,000	PREVIMP<=25K
008	124500	3050	7/24/12	\$500,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	3051	3/25/10	\$540,000	PREVIMP<=25K;NO MARKET EXPOSURE
008	124500	3055	11/4/11	\$936,800	BANKRUPTCY - RECEIVER OR TRUSTEE; QCD
008	124500	3080	9/10/12	\$401,500	PREVIMP<=25K
008	124500	3080	5/24/12	\$692,643	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
008	124500	3095	12/24/12	\$385,000	PREVIMP<=25K
008	124500	3096	8/13/12	\$260,000	PREVIMP<=25K
008	124500	3120	9/27/10	\$410,000	PREVIMP<=25K
008	124500	3120	6/13/12	\$510,000	PREVIMP<=25K
008	124500	3195	9/19/12	\$630,000	PREVIMP<=25K
008	124500	3256	11/4/11	\$419,500	PREVIMP<=25K
008	124500	3265	12/18/12	\$445,000	%COMPLETE; PREVIMP<=25K
008	124500	3349	1/27/12	\$327,000	%COMPLETE; PREVIMP<=25K
008	124500	3349	11/1/12	\$129,188	DOR RATIO;% COMPLETE; PREVIMP<=25K
008	124500	3375	10/11/11	\$482,500	PREVIMP<=25K
008	124500	3383	10/1/10	\$350,000	PREVIMP<=25K
008	124500	3470	7/21/10	\$390,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	124500	3520	1/6/11	\$440,000	PREVIMP<=25K
008	124500	3560	8/2/12	\$520,000	%COMPLETE; PREVIMP<=25K
008	124500	3770	5/10/12	\$189,245	DOR RATIO;QCD; RELATED PARTY
008	124550	0065	3/29/11	\$274,950	PREVIMP<=25K
008	124550	0083	9/8/10	\$325,000	PREVIMP<=25K
008	124550	0097	8/11/10	\$369,000	PREVIMP<=25K
008	124550	0230	5/24/11	\$485,000	PREVIMP<=25K; ESTATE SALE
008	124550	0235	11/15/10	\$975,000	FINANCIAL INSTITUTION RESALE
008	124550	0250	1/21/11	\$419,000	PREVIMP<=25K
008	124550	0415	9/6/12	\$575,000	PREVIMP<=25K
008	124550	0527	1/13/12	\$1,295,000	FINANCIAL INSTITUTION RESALE
008	124550	0555	5/25/11	\$690,000	PREVIMP<=25K
008	124550	0638	5/16/12	\$940,000	RELOCATION - SALE TO SERVICE
008	124550	0730	12/28/12	\$575,000	%COMPLETE; PREVIMP<=25K
008	124550	0828	8/22/11	\$487,250	DOR RATIO
008	124550	0925	3/2/11	\$1,390,000	PREVIMP<=25K; ESTATE SALE
008	124710	0010	8/17/10	\$850,000	NON-REPRESENTATIVE SALE
008	124710	0090	5/12/10	\$373,000	PREVIMP<=25K
008	124810	0035	9/10/12	\$2,480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	124810	0040	10/5/11	\$1,500,000	PREVIMP<=25K
008	124810	0055	5/30/12	\$4,415,625	NO MARKET EXPOSURE
008	148930	0065	2/11/10	\$500,000	PREVIMP<=25K
008	148930	0090	2/24/11	\$430,500	PREVIMP<=25K
008	148930	0200	7/9/12	\$550,000	%COMPLETE
008	148930	0290	8/24/10	\$534,950	PREVIMP<=25K
008	170690	0070	12/3/10	\$2,000,000	DOR RATIO; ESTATE SALE
008	172080	0235	10/9/12	\$700,000	PREVIMP<=25K
008	172080	0265	9/19/11	\$600,000	PREVIMP<=25K
008	175020	0010	7/12/12	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	175020	0030	3/29/10	\$348,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	175020	0090	7/13/11	\$293,000	PREVIMP<=25K
008	175020	0110	10/24/11	\$389,950	PREVIMP<=25K
008	175020	0110	2/18/11	\$235,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
008	180790	0020	7/25/12	\$460,000	%COMPLETE; PREVIMP<=25K
008	180790	0035	5/10/12	\$535,000	PREVIMP<=25K; ESTATE SALE
008	180790	0060	8/29/11	\$420,000	DOR RATIO
008	180790	0120	12/20/12	\$400,000	PREVIMP<=25K;UNFIN AREA
008	180790	0195	3/24/11	\$787,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	184237	0040	11/22/11	\$590,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	184237	0090	11/30/11	\$575,000	FINANCIAL INSTITUTION RESALE
008	184250	0020	10/21/12	\$791,000	RELOCATION - SALE TO SERVICE
008	187500	0170	12/18/12	\$300,200	PREVIMP<=25K
008	187500	0170	9/13/12	\$365,167	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	187500	0300	12/7/11	\$925,000	DOR RATIO;PREVIMP<=25K
008	187500	0300	12/7/12	\$1,800,000	DOR RATIO;PREVIMP<=25K
008	227360	0190	12/13/12	\$349,846	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	227360	0360	12/29/11	\$356,100	PREVIMP<=25K
008	227360	0400	8/6/10	\$290,000	PREVIMP<=25K
008	227360	0410	4/15/10	\$345,000	PREVIMP<=25K
008	227360	0460	2/22/11	\$352,500	PREVIMP<=25K
008	227360	0530	3/28/12	\$366,500	PREVIMP<=25K
008	227360	0600	1/21/10	\$359,950	PREVIMP<=25K
008	250550	0020	2/13/12	\$344,000	%COMPLETE; PREVIMP<=25K
008	250550	0071	12/11/12	\$516,200	NO MARKET EXPOSURE
008	250550	0080	1/27/11	\$312,000	DOR RATIO
008	259101	0030	11/20/12	\$312,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	259101	0090	8/20/10	\$123,032	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY
008	259102	0210	11/26/12	\$405,399	BANKRUPTCY - RECEIVER OR TRUSTEE
008	259102	0450	3/1/10	\$475,000	RELOCATION - SALE TO SERVICE
008	278480	0050	4/25/11	\$338,900	PREVIMP<=25K
008	312605	9017	4/12/12	\$2,231,000	PREVIMP<=25K; STATEMENT TO DOR
008	321150	0050	10/24/12	\$1,340,000	ACTIVE PERMIT BEFORE SALE>25K; PREVIMP<=25K
008	321150	0050	2/29/12	\$375,000	PREVIMP<=25K
008	321154	0080	2/4/10	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	321154	0170	5/9/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	321154	0170	8/6/12	\$372,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	322605	9079	5/27/10	\$249,950	DOR RATIO;TEAR DOWN
008	322605	9102	10/19/10	\$585,000	IMP COUNT
008	322605	9153	3/25/10	\$279,950	PREVIMP<=25K
008	322605	9156	5/10/12	\$295,000	PREVIMP<=25K
008	322605	9159	10/20/11	\$501,000	OBSOLESCENCE
008	327578	0120	3/23/12	\$500,000	PREVIMP<=25K
008	329573	0180	1/5/10	\$610,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	332605	9185	9/3/10	\$404,900	IMP COUNT
008	332605	9265	9/24/12	\$530,000	DIAGNOSTIC OUTLIER, SAS 1
008	332605	9267	10/2/12	\$530,000	DIAGNOSTIC OUTLIER, SAS 1
008	358480	0020	12/22/10	\$698,000	RELOCATION - SALE TO SERVICE
008	358480	0150	4/3/12	\$585,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	369910	0060	7/16/12	\$308,000	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	374000	0080	1/3/11	\$425,000	PREVIMP<=25K
008	374000	0110	6/22/12	\$577,500	PREVIMP<=25K
008	375400	0065	5/10/10	\$925,000	NO MARKET EXPOSURE
008	375550	0015	5/21/10	\$390,000	IMP COUNT; PREVIMP<=25K
008	375610	0215	4/9/10	\$348,000	PREVIMP<=25K
008	375630	0040	1/26/11	\$290,000	PREVIMP<=25K
008	375890	0074	1/10/11	\$1,180,000	RELOCATION - SALE TO SERVICE
008	375890	0158	7/30/12	\$533,900	OBSOLESCENCE; PREVIMP<=25K; ESTATE SALE
008	375890	0223	7/7/11	\$1,175,000	RELOCATION - SALE TO SERVICE
008	375890	0240	2/16/12	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	375890	0258	1/22/10	\$560,000	PREVIMP<=25K
008	375950	0018	10/23/12	\$270,000	PREVIMP<=25K
008	375950	0033	4/2/12	\$690,000	IMP. CHARACTERISTICS DID NOT MATCH SALE
008	375950	0037	8/9/11	\$373,247	BANKRUPTCY – RECEIVER OR TRUSTEE
008	386380	0020	10/11/11	\$505,000	PREVIMP<=25K
008	386380	0100	10/8/12	\$430,000	PREVIMP<=25K
008	388580	0055	8/28/12	\$550,000	PREVIMP<=25K; ESTATE SALE
008	388580	0100	7/13/10	\$1,250,000	PREVIMP<=25K
008	388580	0210	3/3/11	\$624,000	PREVIMP<=25K
008	388580	0215	3/29/12	\$541,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
008	388580	0235	5/31/11	\$320,000	PREVIMP<=25K
008	388580	0235	9/2/11	\$410,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388580	0255	7/9/10	\$1,625,000	IMP COUNT
008	388580	0405	7/25/12	\$519,000	PREVIMP<=25K
008	388580	0665	8/4/11	\$970,000	PREVIMP<=25K
008	388580	1125	12/27/11	\$572,500	PREVIMP<=25K
008	388580	1130	5/6/11	\$315,000	PREVIMP<=25K; ESTATE SALE
008	388580	1170	9/12/11	\$480,000	PREVIMP<=25K
008	388580	1210	7/24/12	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388580	1305	7/25/11	\$675,000	%COMPLETE; PREVIMP<=25K
008	388580	1775	7/2/12	\$2,385,000	RELOCATION - SALE TO SERVICE
008	388580	1845	8/8/11	\$640,000	PREVIMP<=25K
008	388580	1855	12/3/10	\$660,000	PREVIMP<=25K
008	388580	2460	4/13/11	\$455,000	PREVIMP<=25K
008	388580	2510	9/13/12	\$850,000	PREVIMP<=25K
008	388580	2550	11/14/11	\$650,000	OBSOLESCNECE; PREVIMP<=25K; UNFINISHED AREA
008	388580	2760	10/4/12	\$650,000	PREVIMP<=25K
008	388580	2775	8/27/12	\$489,000	OBSOLESCENCE; PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	2900	7/29/10	\$410,000	PREVIMP<=25K
008	388580	3000	3/30/11	\$850,000	FINANCIAL INSTITUTION RESALE
008	388580	3426	2/12/10	\$372,300	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	4115	7/6/11	\$470,000	PREVIMP<=25K
008	388580	4211	6/22/11	\$530,000	PREVIMP<=25K
008	388580	4225	1/29/10	\$652,000	PREVIMP<=25K
008	388580	4225	3/23/10	\$705,000	PREVIMP<=25K
008	388580	4540	6/5/12	\$579,000	PREVIMP<=25K
008	388580	4610	4/2/10	\$580,000	%COMPLETE; PREVIMP<=25K
008	388580	4690	9/22/11	\$250,000	DOR RATIO
008	388580	4865	12/15/10	\$500,000	IMP COUNT;PREVIMP<=25K
008	388580	4970	12/6/11	\$650,000	PREVIMP<=25K
008	388580	5065	12/16/11	\$422,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388580	5325	2/17/11	\$287,000	SHORT SALE
008	388580	5400	5/12/11	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388580	5430	7/13/10	\$475,000	%COMPLETE; PREVIMP<=25K
008	388580	5745	6/20/11	\$820,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
008	388580	5815	9/7/11	\$845,000	FINANCIAL INSTITUTION RESALE
008	388580	5850	2/1/12	\$380,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
008	388580	5920	7/24/12	\$470,000	%COMPLETE; PREVIMP<=25K
008	388580	5975	3/25/10	\$800,000	IMP COUNT
008	388580	6055	12/22/10	\$820,000	SHORT SALE
008	388580	6085	6/24/11	\$455,000	PREVIMP<=25K
008	388580	6114	10/30/12	\$469,950	%COMPLETE; PREVIMP<=25K
008	388580	6240	10/23/12	\$430,000	PREVIMP<=25K
008	388580	6305	12/6/12	\$450,000	PREVIMP<=25K
008	388580	6340	7/12/12	\$562,400	%COMPLETE
008	388580	6520	11/28/12	\$453,650	PREVIMP<=25K
008	388580	6525	11/29/10	\$670,000	PREVIMP<=25K
008	388580	6615	11/24/10	\$713,196	DOR RATIO
008	388580	6645	5/3/10	\$412,000	PREVIMP<=25K
008	388580	6645	5/21/12	\$527,000	PREVIMP<=25K
008	388580	6655	12/27/12	\$396,422	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
008	388580	6875	2/9/10	\$527,500	PREVIMP<=25K
008	388580	6890	12/18/12	\$415,000	%COMPLETE; PREVIMP<=25K
008	388580	6990	3/1/12	\$842,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388580	7015	9/17/10	\$403,000	PREVIMP<=25K; ESTATE SALE
008	388580	7020	11/6/10	\$409,000	PREVIMP<=25K
008	388580	7035	9/6/11	\$489,000	PREVIMP<=25K

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	388580	7070	8/17/12	\$425,000	PREVIMP<=25K
008	388580	7090	11/28/12	\$380,000	%COMPLETE; PREVIMP<=25K
008	388580	7195	6/24/11	\$420,000	PREVIMP<=25K
008	388580	7195	2/8/11	\$308,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE
008	388580	7231	3/16/12	\$510,000	PREVIMP<=25K
008	388580	7295	10/23/12	\$415,000	PREVIMP<=25K
008	388580	7855	7/25/11	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388580	7885	5/20/11	\$590,500	PREVIMP<=25K
008	388580	7915	12/23/11	\$935,000	RELOCATION - SALE TO SERVICE
008	388580	7925	9/14/11	\$750,000	BANKRUPTCY; SHORT SALE
008	388580	7990	11/24/10	\$485,000	PREVIMP<=25K
008	388580	8180	3/26/10	\$465,000	PREVIMP<=25K
008	388580	8295	8/27/12	\$1,075,500	IMP COUNT
008	388690	1665	7/23/12	\$300,000	PREVIMP<=25K
008	388690	1735	4/15/12	\$136,170	DOR RATIO;QUIT CLAIM DEED
008	388690	1735	4/19/12	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388690	1740	4/12/12	\$866,110	BANKRUPTCY - RECEIVER OR TRUSTEE
008	388690	1741	8/30/10	\$525,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388690	2550	11/29/12	\$957,500	OBSOLESCENCE
008	388690	2734	6/27/12	\$287,000	PREVIMP<=25K
008	388690	2840	11/15/11	\$309,000	PREVIMP<=25K
008	388690	2905	3/3/11	\$305,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
008	388690	2960	10/29/12	\$390,000	PREVIMP<=25K
008	388690	3210	1/5/11	\$451,000	PREVIMP<=25K
008	388690	3300	6/15/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	388690	3340	6/24/10	\$565,000	PREVIMP<=25K
008	388690	3615	4/19/10	\$365,950	PREVIMP<=25K
008	388690	3670	5/23/11	\$425,000	PREVIMP<=25K
008	388690	4010	3/23/12	\$420,000	PREVIMP<=25K
008	389310	0319	5/22/12	\$349,999	PREVIMP<=25K
008	389310	0801	7/31/12	\$275,000	PREVIMP<=25K
008	389310	0801	6/10/10	\$279,000	PREVIMP<=25K
008	389310	0815	4/12/12	\$325,000	UNFIN AREA;FINANCIAL INSTITUTION RESALE
008	389310	0822	8/14/12	\$259,000	DOR RATIO;PREVIMP<=25K
008	389310	0822	8/10/12	\$259,000	DOR RATIO; PREVIMP<=25K; ESTATE SALE
008	389310	0822	1/19/10	\$73,810	DOR RATIO; PREVIMP<=25K;RELATED PARTY
008	389610	0010	4/28/11	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE
008	389610	0155	8/22/11	\$650,000	PREVIMP<=25K
008	390230	0090	3/12/12	\$403,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	390230	0170	1/10/11	\$80,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
008	390230	0230	1/25/11	\$163,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
008	390230	0500	3/2/11	\$597,000	RELOCATION - SALE TO SERVICE
008	390231	0130	9/7/10	\$279,020	PREVIMP<=25K; GOVERNMENT AGENCY
008	390231	0130	3/23/11	\$294,900	PREVIMP<=25K; GOVERNMENT AGENCY
008	390231	0230	5/1/12	\$320,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE
008	395550	0090	10/26/10	\$270,000	PREVIMP<=25K
008	395550	0140	8/31/11	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	395560	0040	11/15/12	\$193,000	PREVIMP<=25K; ESTATE SALE; RELATED PARTY
008	398270	0590	3/1/10	\$845,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	398270	0750	6/14/12	\$470,000	PREVIMP<=25K
008	398270	1060	6/23/11	\$524,950	PREVIMP<=25K
008	398270	3445	5/6/10	\$310,000	PREVIMP<=25K
008	414930	0035	2/25/11	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	417300	0080	11/27/12	\$430,650	PREVIMP<=25K
008	417300	0130	7/25/12	\$235,000	PREVIMP<=25K
008	417300	0130	11/16/12	\$465,000	PREVIMP<=25K
008	419170	0040	6/25/12	\$393,500	PREVIMP<=25K
008	419170	0100	11/4/10	\$355,000	PREVIMP<=25K
008	430820	0160	12/27/12	\$485,000	PREVIMP<=25K
008	430820	0180	6/15/10	\$483,000	PREVIMP<=25K
008	521200	0090	5/19/11	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	542170	0005	1/30/12	\$380,000	PREVIMP<=25K
008	542170	0005	10/14/11	\$274,000	PREVIMP<=25K; BANKRUPTCY - RECEIVER OR TRUSTEE
008	664200	0190	12/17/10	\$330,000	PREVIMP<=25K
008	664200	0290	9/24/12	\$380,000	PREVIMP<=25K
008	664200	0310	5/9/12	\$551,000	PREVIMP<=25K
008	681630	0230	10/31/11	\$193,200	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
008	741950	0110	11/12/10	\$474,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	741950	0140	6/6/12	\$250,000	PREVIMP<=25K; ESTATE SALE
008	741950	0160	1/22/10	\$429,000	PREVIMP<=25K
008	788260	0515	9/2/11	\$710,000	NON-REPRESENTATIVE SALE

Vacant Sales Used in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	123400	0750	7/20/2012	\$660,000	17,612	Y	N
002	123400	0055	12/2/2011	\$392,500	8,500	N	N
002	123400	0562	6/6/2011	\$300,000	8,719	N	N
002	123400	0561	1/30/2011	\$300,000	10,108	N	N
002	254050	0205	3/27/2011	\$1,400,000	16,558	Y	N
002	254050	0206	11/6/2012	\$900,000	11,454	Y	N
002	264950	0263	4/10/2012	\$380,000	8,420	N	N
002	410450	0225	12/15/2010	\$750,000	14,633	Y	N
002	415180	0300	11/15/2011	\$335,000	6,555	N	N
002	415180	0450	3/17/2010	\$275,000	5,400	N	N
002	788260	0320	9/22/2010	\$1,600,000	41,019	Y	N
002	935390	0173	11/5/2010	\$400,000	7,500	N	N
002	941410	0052	9/16/2012	\$318,000	12,451	N	N
008	012000	0261	9/24/2012	\$325,000	8,098	N	N
008	012000	0262	7/6/2010	\$208,000	8,107	N	N
008	085600	0057	9/25/2012	\$431,000	6,944	N	N
008	085600	0490	3/27/2012	\$465,000	7,680	Y	N
008	123570	0076	6/23/2011	\$273,000	29,837	N	N
008	123630	0328	12/18/2012	\$450,000	11,183	N	N
008	123940	0016	9/21/2012	\$350,000	12,935	N	N
008	124500	3006	4/6/2012	\$360,000	9,809	N	N
008	124500	2349	1/30/2012	\$375,000	6,609	N	N
008	124550	0526	9/12/2012	\$501,000	9,350	N	N
008	180790	0025	7/5/2012	\$500,000	5,000	N	N
008	250550	0074	5/8/2012	\$360,000	7,950	N	N
008	250550	0026	5/17/2011	\$360,000	8,283	N	N
008	330510	0190	1/25/2012	\$640,314	8,434	N	N
008	375890	0246	3/13/2012	\$225,000	13,738	N	N
008	388580	7260	10/1/2012	\$365,000	5,500	N	N
008	388580	4160	6/14/2011	\$300,000	5,222	N	N
008	388580	0270	4/29/2011	\$725,000	5,100	Y	N
008	388690	3325	4/5/2011	\$347,000	9,000	N	N
008	419170	0071	2/12/2010	\$159,000	11,974	N	N
008	180790	0055	8/29/2011	\$480,000	7,800	Y	N
008	312605	9025	5/13/2010	\$2,224,997	57,485	Y	Y
008	124760	0050	2/24/2010	\$2,725,000	8,055	Y	Y
008	124550	1065	6/24/2010	\$1,800,000	15,526	N	N
008	250550	0078	6/8/2011	\$312,000	8,281	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 74
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	123400	0255	8/12/2010	\$60,000	NO MARKET EXPOSURE
002	954420	0270	2/24/2010	\$275,000	NO MARKET EXPOSURE
008	085600	0420	10/5/2011	\$242,064	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
008	123630	0392	4/15/2010	\$215,000	NO MARKET EXPOSURE
008	332605	9090	1/25/2011	\$400,000	SEGREGATION AND/OR MERGER
008	388690	1935	11/20/2012	\$352,000	QUIT CLAIM DEED; RELATED PARTY
008	398270	3016	1/6/2010	\$214,000	NO MARKET EXPOSURE
008	419170	0070	12/11/2010	\$150,000	FINANCIAL INST. RESALE; NON-REPRESENTATIVE SALE
008	935490	0240	1/7/2011	\$4,000,000	MULTI-PARCEL SALE; RELATED PARTY