

Residential Revalue

2013 Assessment Roll

Carnation / Fall City

Area 94

King County Department of Assessments

Seattle, Washington



King County

Department of Assessments

Accounting Division

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

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

Email: assessor.info@kingcounty.gov

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

Lloyd Hara
Assessor

Dear Property Owners:

Property assessments for the 2013 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2013 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you. Assessment Standards information is available on the Assessor's website at:

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

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

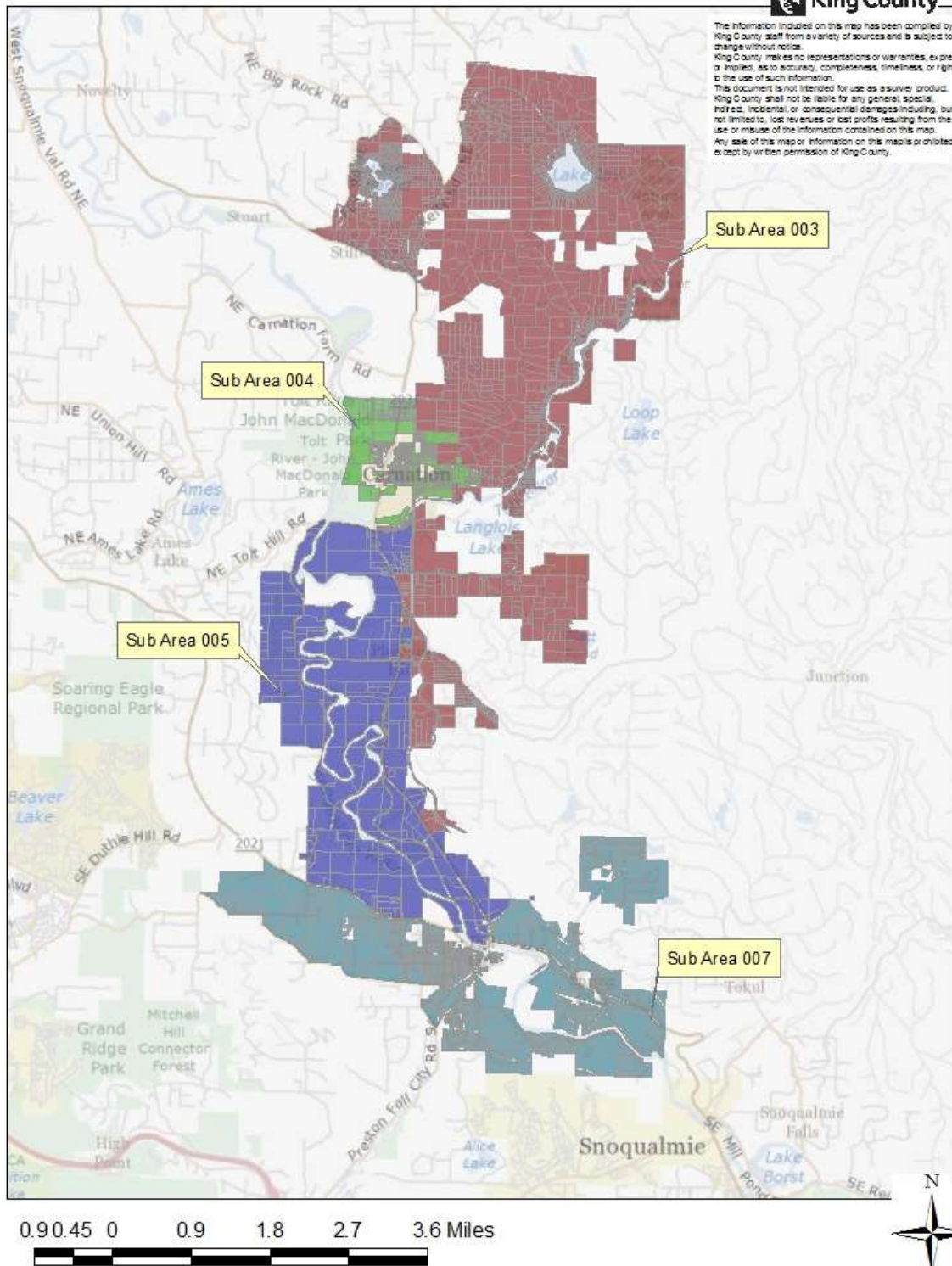
Sincerely,

Lloyd Hara
Assessor

Area 94 - Carnation and Fall



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Carnation / Fall City

Housing



Grade 5/ Year Built 1905/ Total Living Area 1450



Grade 6/ Year Built 1967/ Total Living Area 950



Grade 7/ Year Built 1989/ Total Living Area 1700



Grade 8/ Year Built 1997/ Total Living Area 1820



Grade 9/ Year Built 2000/ Total Living Area 4680



Grade 10/ Year Built 2007/ Total Living Area 3560

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: Carnation - Fall City /Area 94

Previous Physical Inspection: 2011

Number of Improved Sales: 204

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	\$94,200	\$211,800	\$306,000			
2013 Value	\$101,600	\$237,500	\$339,100	\$374,800	90.5%	11.53%
Change	+\$7,400	+\$25,700	+\$33,100			
% Change	+7.9%	+12.1%	+10.8%			

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

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%.

In the face of smaller overall sales volume, an unstable real property market and an increasing number of financial institution re-sales, the resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2012 Value	\$102,000	\$195,400	\$297,400
2013 Value	\$110,100	\$219,300	\$329,400
Percent Change	+7.9%	+12.2%	+10.8%

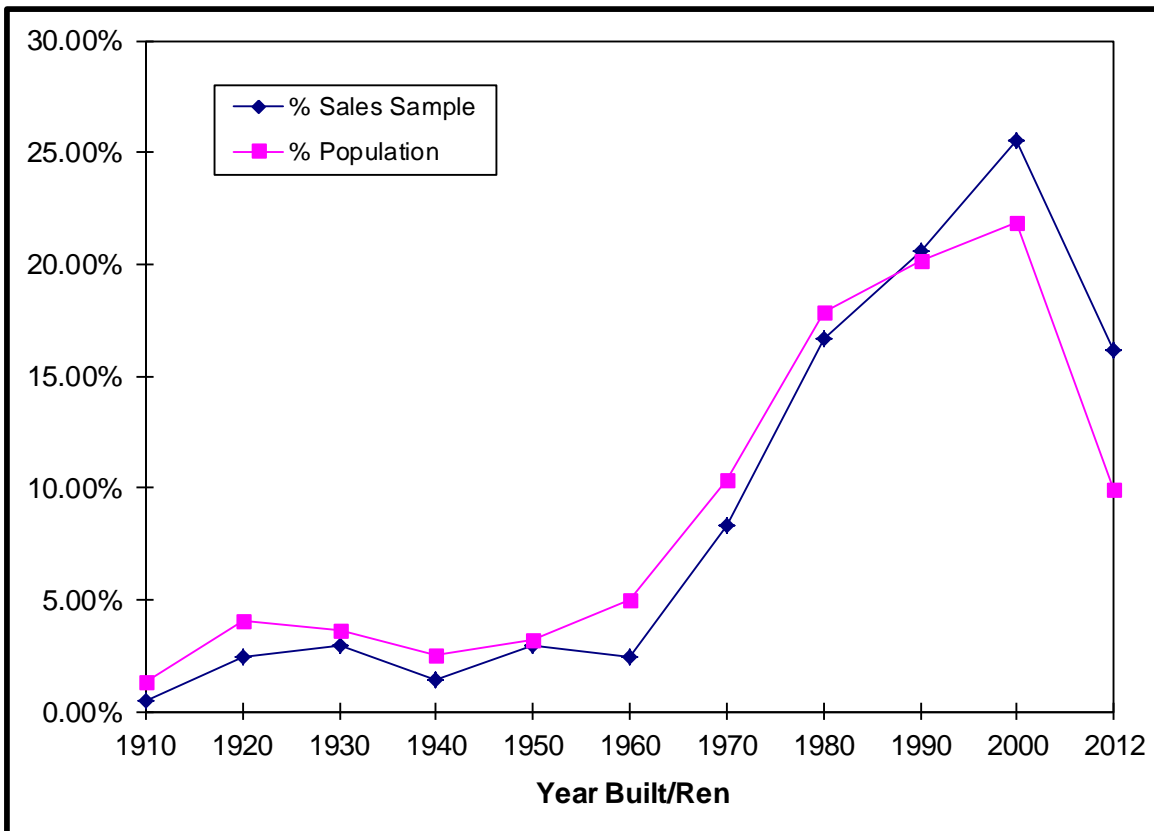
Number of one to three unit residences in the population: 2,671

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a single Sub Area variable was needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	1	0.49%
1920	5	2.45%
1930	6	2.94%
1940	3	1.47%
1950	6	2.94%
1960	5	2.45%
1970	17	8.33%
1980	34	16.67%
1990	42	20.59%
2000	52	25.49%
2012	33	16.18%
	204	

Population		
Year Built/Ren	Frequency	% Population
1910	37	1.39%
1920	109	4.08%
1930	97	3.63%
1940	68	2.55%
1950	87	3.26%
1960	133	4.98%
1970	276	10.33%
1980	477	17.86%
1990	538	20.14%
2000	583	21.83%
2012	266	9.96%
	2671	

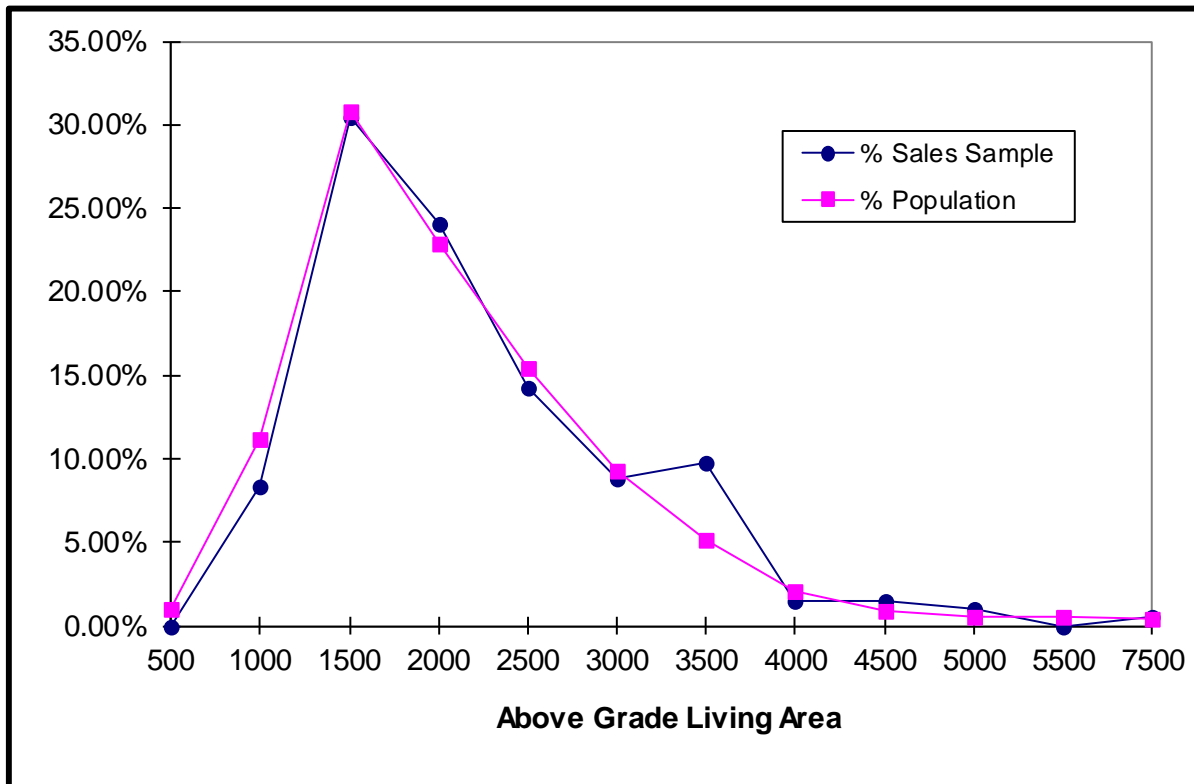


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built/Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	17	8.33%
1500	62	30.39%
2000	49	24.02%
2500	29	14.22%
3000	18	8.82%
3500	20	9.80%
4000	3	1.47%
4500	3	1.47%
5000	2	0.98%
5500	0	0.00%
7500	1	0.49%
	204	

AGLA	Frequency	% Population
500	26	0.97%
1000	300	11.23%
1500	822	30.77%
2000	611	22.88%
2500	412	15.42%
3000	247	9.25%
3500	138	5.17%
4000	54	2.02%
4500	25	0.94%
5000	13	0.49%
5500	13	0.49%
11500	10	0.37%
	2671	

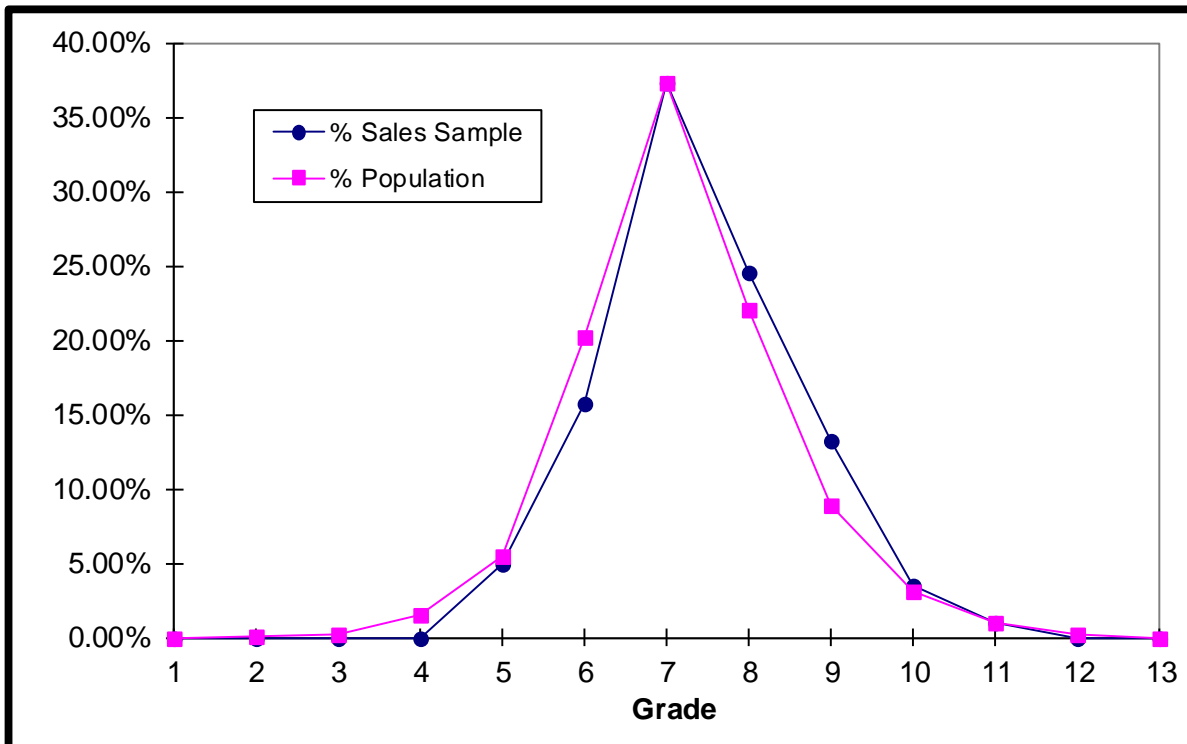


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	4.90%
6	32	15.69%
7	76	37.25%
8	50	24.51%
9	27	13.24%
10	7	3.43%
11	2	0.98%
12	0	0.00%
13	0	0.00%
204		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	1	0.04%
3	6	0.22%
4	40	1.50%
5	147	5.50%
6	541	20.25%
7	998	37.36%
8	589	22.05%
9	236	8.84%
10	84	3.14%
11	25	0.94%
12	4	0.15%
13	0	0.00%
2671		



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

Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2012
5. Existing residences where the data for 2012 is significantly different than the data for 2013 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2012 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

Land Update

Based on the 10 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 +7.9% increase in land assessments in the area for the 2013 Assessment Year. The formula is:

2013 Land Value = 2012 Land Value x 1.084, 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 a single Sub Area variable was needed to be included along with standard area adjustment to improve uniformity of assessments throughout the area.

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

Results

The resulting assessment level is 90.5%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2013 assessment year (taxes payable in 2014) results in an average total change from the 2012 assessments of +10.8%. 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 94 Adjustments

2013 Total Value = 2012 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Standard Area Adjustment

8.40%

Sub Area 007 (Fall City)

Yes

% Adjustment

14.98%

Comments:

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Sub Area 007 (Fall City) would *approximately* receive a +14.98% upward adjustment. 985 parcels in the improved population would receive this adjustment. There were 75 sales.

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

Generally, parcels located in Sub Area 007 (Fall City) were at a lower assessment level than the rest of the population. This model corrects for this strata difference.

The Standard Area Adjustment of +8.40% was applied to 63% of the Residential 1 to 3 unit properties in the Area 94 population.

Area 94 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 \$180,000 which occurred on August 1, 2011 would be adjusted by the time trend factor of 1.069, resulting in an adjusted value of \$192,000 (\$180,000 X 1.069=\$192,000) – rounded to the nearest \$1000.

Market Adjustment to 1/1/2013		
Sale Date	Adjustment (Factor)	Equivalent Percent
1/1/2010	0.852	-14.8%
2/1/2010	0.872	-12.8%
3/1/2010	0.888	-11.2%
4/1/2010	0.906	-9.4%
5/1/2010	0.923	-7.7%
6/1/2010	0.939	-6.1%
7/1/2010	0.954	-4.6%
8/1/2010	0.968	-3.2%
9/1/2010	0.981	-1.9%
10/1/2010	0.993	-0.7%
11/1/2010	1.005	0.5%
12/1/2010	1.016	1.6%
1/1/2011	1.025	2.5%
2/1/2011	1.034	3.4%
3/1/2011	1.042	4.2%
4/1/2011	1.049	4.9%
5/1/2011	1.055	5.5%
6/1/2011	1.061	6.1%
7/1/2011	1.065	6.5%
8/1/2011	1.069	6.9%
9/1/2011	1.072	7.2%
10/1/2011	1.074	7.4%
11/1/2011	1.075	7.5%
12/1/2011	1.076	7.6%
1/1/2012	1.075	7.5%
2/1/2012	1.073	7.3%
3/1/2012	1.071	7.1%
4/1/2012	1.068	6.8%
5/1/2012	1.064	6.4%
6/1/2012	1.059	5.9%
7/1/2012	1.053	5.3%
8/1/2012	1.046	4.6%
9/1/2012	1.039	3.9%
10/1/2012	1.031	3.1%
11/1/2012	1.021	2.1%
12/1/2012	1.011	1.1%
1/1/2013	1.000	0.0%

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404550	0615	1/26/12	\$220,000	\$236,000	640	5	1945	Avg	25865	Y	Y	10709 E LAKE JOY DR NE
003	404550	0510	3/1/10	\$365,000	\$324,000	960	5	1945	VGood	40946	Y	Y	10815 E LAKE JOY DR NE
003	342507	9091	7/24/12	\$325,000	\$341,000	1030	5	1986	Good	118918	N	N	32707 SE 3RD ST
003	404550	1000	4/16/12	\$235,000	\$251,000	1580	5	1986	Avg	142005	Y	N	10715 W LAKE JOY DR NE
003	404550	0501	2/5/10	\$204,000	\$178,000	820	6	1981	Avg	34000	N	N	11122 E LAKE JOY DR NE
003	282507	9049	1/7/11	\$197,000	\$202,000	1080	6	1968	Good	14982	N	N	32329 NE 16TH ST
003	404550	0755	9/22/11	\$350,000	\$376,000	2310	6	1973	Avg	35289	Y	Y	10615 E LAKE JOY DR NE
003	404650	0260	10/10/12	\$224,500	\$231,000	950	7	1968	Good	37787	N	N	10409 316TH AVE NE
003	404650	0840	12/6/10	\$389,000	\$396,000	990	7	1980	Avg	20809	Y	Y	31828 NE 106TH ST
003	404550	0390	9/4/12	\$370,000	\$384,000	1070	7	1945	Good	21375	Y	Y	11121 E LAKE JOY DR NE
003	404671	0570	9/20/10	\$270,000	\$267,000	1080	7	1992	Avg	12158	N	N	31208 NE 114TH ST
003	404650	0060	7/23/12	\$250,000	\$262,000	1090	7	1983	Avg	21615	N	N	31227 NE 110TH ST
003	404650	0480	5/16/12	\$196,000	\$208,000	1140	7	1979	Avg	20614	N	N	10622 320TH AVE NE
003	404660	0990	12/21/12	\$265,000	\$266,000	1140	7	1978	Avg	21301	N	N	31822 NE 110TH ST
003	404671	0490	11/9/12	\$174,256	\$177,000	1180	7	1981	Fair	12852	N	N	11415 317TH AVE NE
003	282607	9051	5/18/10	\$225,000	\$210,000	1200	7	1971	Good	13860	N	N	12024 FAY RD NE
003	404660	0810	2/16/11	\$220,000	\$228,000	1210	7	1979	Avg	17550	N	N	11242 320TH AVE NE
003	262607	9061	4/21/10	\$321,400	\$295,000	1230	7	1990	Avg	46173	N	N	11829 349TH PL NE
003	404660	0870	3/9/12	\$190,000	\$203,000	1260	7	1979	Avg	17550	N	N	11122 320TH AVE NE
003	404660	0340	8/25/11	\$300,000	\$321,000	1270	7	2006	Avg	15852	N	N	31707 NE 114TH ST
003	404671	0505	3/20/12	\$295,000	\$315,000	1270	7	2007	Avg	12166	N	N	31616 NE 114TH ST
003	404671	0380	8/25/11	\$194,555	\$208,000	1350	7	1978	Avg	22143	N	N	31718 NE 115TH PL
003	404660	0620	8/15/11	\$248,250	\$266,000	1390	7	1979	Avg	18121	N	N	11233 320TH AVE NE
003	404660	0140	9/4/12	\$295,000	\$306,000	1410	7	1981	Avg	15296	Y	Y	31705 NE 110TH ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	404670	0050	4/16/10	\$323,000	\$295,000	1470	7	1978	Good	15427	N	N	31701 NE 102ND PL
003	404650	0800	9/5/12	\$287,933	\$299,000	1480	7	1979	Good	15661	N	N	31815 NE 105TH PL
003	342607	9010	9/28/12	\$228,500	\$236,000	1500	7	1979	Avg	24715	N	N	10404 KELLY RD NE
003	404660	0710	10/18/12	\$315,000	\$323,000	1650	7	1979	Avg	22993	N	N	11435 320TH AVE NE
003	404650	0320	3/19/12	\$292,800	\$313,000	1660	7	1990	Avg	16275	N	N	31635 NE 104TH ST
003	404660	0390	1/5/12	\$200,000	\$215,000	1820	7	1981	Avg	19445	N	N	11116 317TH AVE NE
003	404660	0450	7/23/12	\$312,000	\$327,000	1820	7	1978	Avg	17131	N	N	11127 318TH PL NE
003	102507	9079	9/24/12	\$437,500	\$452,000	1840	7	1986	Avg	238708	N	N	33101 NE 70TH ST
003	404660	0950	6/14/12	\$275,000	\$291,000	1890	7	1989	Avg	17550	N	N	10840 320TH AVE NE
003	272607	9110	11/7/12	\$325,000	\$331,000	1970	7	1997	Avg	60548	N	N	12336 334TH AVE NE
003	342607	9048	11/3/10	\$356,000	\$358,000	2020	7	1979	Good	87120	N	N	10608 325TH AVE NE
003	404550	0680	3/28/12	\$475,000	\$507,000	2030	7	1991	Avg	20427	Y	Y	10671 E LAKE JOY DR NE
003	404550	0951	4/28/10	\$360,000	\$332,000	2060	7	2009	Avg	11064	N	N	10672 E LAKE JOY DR NE
003	122507	9021	2/2/12	\$305,000	\$327,000	1290	8	1957	Good	27010	N	Y	36041 NE 80TH ST
003	404660	1420	4/18/12	\$290,000	\$309,000	1570	8	2001	Avg	14992	N	N	31205 NE 111TH ST
003	362607	9028	11/21/11	\$325,000	\$350,000	1740	8	1980	Avg	215186	N	N	11515 360TH AVE NE
003	404650	0150	3/21/11	\$234,000	\$245,000	1770	8	1989	Avg	15483	N	N	31317 NE 106TH ST
003	404650	0150	8/9/11	\$295,000	\$316,000	1770	8	1989	Avg	15483	N	N	31317 NE 106TH ST
003	112507	9114	9/29/10	\$590,000	\$586,000	1790	8	2007	Avg	871200	N	N	6227 TOLT HIGHLANDS RD NE
003	404650	0400	4/2/10	\$462,500	\$419,000	1960	8	2004	Avg	38180	N	N	10400 320TH AVE NE
003	404650	1280	8/17/12	\$445,000	\$464,000	1980	8	1988	Avg	10171	Y	Y	31422 NE 108TH ST
003	342607	9053	8/29/12	\$375,000	\$390,000	2130	8	1990	Avg	49222	N	N	32433 NE 109TH ST
003	404660	0790	9/20/10	\$399,450	\$395,000	2260	8	1998	Avg	17550	N	N	11400 320TH AVE NE
003	404650	1170	11/17/10	\$400,000	\$404,000	2460	8	1992	Avg	44786	Y	N	31339 NE 108TH ST
003	404650	1320	2/23/11	\$510,000	\$531,000	2460	8	2006	Avg	13847	Y	Y	31334 NE 111TH ST

Improved Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	272607	9111	9/24/12	\$350,000	\$361,000	2560	8	1995	Avg	56628	N	N	12332 334TH AVE NE
003	262607	9081	10/21/11	\$382,000	\$411,000	2600	8	1999	Avg	455202	N	N	34808 NE MOSS CREEK WAY
003	404550	0200	10/26/11	\$520,000	\$559,000	2630	8	2004	Avg	89298	N	N	11519 W LAKE JOY DR NE
003	012507	9021	2/13/12	\$314,900	\$338,000	3130	8	1981	Avg	11457	Y	Y	8422 361ST AVE NE
003	404660	0100	4/18/11	\$512,000	\$539,000	1860	9	1998	Avg	10847	Y	Y	31733 NE 110TH ST
003	152507	9059	3/9/11	\$375,000	\$391,000	1980	9	1989	Avg	40450	N	N	4010 331ST AVE NE
003	195463	0010	12/6/11	\$350,000	\$376,000	2050	9	1994	Avg	41244	Y	N	9305 318TH PL NE
003	262507	9017	1/25/12	\$456,000	\$490,000	2380	9	2005	Avg	213747	N	N	1801 344TH AVE NE
003	142507	9009	6/22/12	\$640,000	\$675,000	2690	9	2003	Avg	328442	Y	N	4621 TOLT RIVER RD NE
003	042507	9094	4/9/12	\$535,000	\$571,000	2780	9	2002	Avg	65105	Y	N	32244 NE 88TH ST
003	404650	1310	8/31/10	\$592,000	\$581,000	3060	9	1987	Avg	15900	Y	Y	31338 NE 111TH ST
003	262507	9037	7/26/11	\$485,000	\$518,000	3105	9	2005	Avg	47916	N	N	35210 NE 14TH ST
003	262507	9037	11/28/12	\$515,000	\$521,000	3105	9	2005	Avg	47916	N	N	35210 NE 14TH ST
003	342507	9106	12/14/11	\$430,000	\$462,000	3190	9	1997	Avg	138520	Y	N	123 W GRIFFIN CREEK RD NE
003	342607	9087	8/19/11	\$450,000	\$482,000	3210	9	2000	Avg	246114	N	N	10938 KELLY RD NE
003	272507	9029	4/5/12	\$710,000	\$758,000	3500	9	2007	Avg	146797	N	N	32933 NE 24TH ST
003	262607	9091	11/13/12	\$850,000	\$865,000	3206	10	1999	Avg	985430	N	N	34517 NE MOSS CREEK WAY
003	042507	9065	5/2/11	\$800,000	\$844,000	3300	10	2004	Avg	217800	Y	N	9540 CARNATION-DUVALL RD NE
003	332607	9122	7/26/10	\$1,275,000	\$1,231,000	3560	10	2007	Avg	292650	Y	N	10418 FAY RD NE
003	022507	9041	12/12/12	\$735,000	\$740,000	4240	10	2004	Avg	791049	N	N	8625 353RD AVE NE
003	262607	9087	7/13/12	\$668,400	\$702,000	4240	10	2005	Avg	909968	N	N	12815 344TH WAY NE
003	022507	9027	7/22/10	\$969,125	\$934,000	5540	10	2007	Avg	871200	N	N	9030 TOLT HIGHLANDS RD NE
003	042507	9067	3/21/11	\$840,000	\$879,000	3192	11	1999	Avg	261360	Y	N	9550 CARNATION-DUVALL RD NE
004	865830	1280	8/1/11	\$180,000	\$192,000	780	5	1926	Good	5000	N	N	32040 E REITZE ST
004	865830	1505	4/19/10	\$175,000	\$160,000	820	5	1912	Good	2635	N	N	32006 E RUTHERFORD ST

Improved Sales Used in this Annual Update Analysis
Area 94
(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
004	865630	0015	4/14/10	\$225,000	\$206,000	1200	5	1915	Avg	34002	N	N	5909 CARNATION-DUVALL RD NE
004	865830	0540	12/18/12	\$219,950	\$221,000	1230	5	1945	Avg	5537	N	N	32235 E REITZE ST
004	865590	0420	9/14/11	\$157,400	\$169,000	780	6	1952	Good	15143	N	N	5618 CARNATION-DUVALL RD NE
004	865630	0070	7/12/12	\$130,000	\$137,000	900	6	1967	Avg	8823	N	N	5707 CARNATION-DUVALL RD NE
004	117000	0360	3/10/10	\$225,000	\$201,000	910	6	1981	Good	9900	N	N	4871 328TH AVE NE
004	721133	0100	3/10/11	\$167,000	\$174,000	1010	6	1979	Avg	8400	N	N	32203 REGAL ST
004	865630	0195	7/21/11	\$150,000	\$160,000	1010	6	1925	Good	21780	N	N	5903 320TH AVE NE
004	865830	1135	8/20/12	\$240,000	\$250,000	1060	6	1985	Good	7500	N	N	32121 E RUTHERFORD ST
004	721136	0220	2/2/10	\$255,000	\$222,000	1070	6	1985	Avg	8500	N	N	4402 ROYAL CT
004	162507	9066	7/12/12	\$164,000	\$172,000	1080	6	1955	Avg	22215	N	N	31517 W COMMERCIAL ST
004	865830	1535	5/27/10	\$232,500	\$218,000	1090	6	1961	Avg	10000	N	N	32022 E RUTHERFORD ST
004	865730	0065	6/6/12	\$189,900	\$201,000	1190	6	1940	Good	10890	N	N	4222 STOSSEL AVE
004	721135	0170	7/26/11	\$196,500	\$210,000	1220	6	1980	Avg	9000	N	N	4104 REGAL ST
004	865630	0085	6/21/12	\$173,000	\$183,000	1220	6	1950	Avg	24173	N	N	5615 CARNATION-DUVALL RD NE
004	865830	0490	11/10/11	\$279,000	\$300,000	1250	6	1975	Good	8500	N	N	32321 E REITZE ST
004	117000	0180	11/1/11	\$198,000	\$213,000	1280	6	1979	Good	9900	N	N	4941 327TH AVE NE
004	865830	0410	8/6/12	\$199,000	\$208,000	1530	6	1981	Avg	11200	N	N	32240 E REITZE ST
004	865630	0385	9/1/12	\$209,900	\$218,000	1710	6	1986	Avg	19115	N	N	5601 320TH AVE NE
004	721136	0280	12/23/11	\$185,000	\$199,000	840	7	1985	Fair	12020	N	N	4403 ROYAL CT
004	721134	0010	7/26/11	\$195,000	\$208,000	980	7	1980	Avg	9523	N	N	4101 KINGS CT
004	721134	0130	9/22/10	\$245,000	\$243,000	980	7	1980	Good	8784	N	N	4204 KINGS CT
004	865830	1060	8/4/10	\$255,000	\$247,000	1160	7	2008	Avg	2500	N	N	32104 E BIRD ST
004	865830	3080	10/26/11	\$253,650	\$273,000	1160	7	1916	Avg	7500	N	N	31747 W RUTHERFORD ST
004	138930	0010	6/2/10	\$305,000	\$286,000	1250	7	1997	Avg	18070	N	N	4511 325TH AVE NE
004	138931	0010	9/21/11	\$273,250	\$293,000	1310	7	1997	Avg	21783	N	N	5022 326TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 94
(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
004	865830	3005	9/8/11	\$190,000	\$204,000	1340	7	1961	Avg	7500	N	N	31716 W RUTHERFORD ST
004	721136	0070	8/14/12	\$210,000	\$219,000	1380	7	1985	Avg	13139	N	N	32011 PALACE CT
004	865830	3420	9/28/11	\$205,000	\$220,000	1400	7	1926	Avg	12500	N	N	31760 W BIRD ST
004	865830	2535	10/28/11	\$280,000	\$301,000	1490	7	1913	Good	5000	N	N	31825 W MORRISON ST
004	138930	0210	8/23/10	\$287,000	\$281,000	1560	7	1997	Avg	21800	N	N	4530 325TH AVE NE
004	138930	0090	10/15/12	\$325,000	\$334,000	1590	7	1997	Avg	18013	N	N	4601 325TH AVE NE
004	138931	0100	10/4/10	\$285,500	\$284,000	1600	7	1997	Avg	18163	N	N	5041 326TH PL NE
004	865630	0360	3/21/12	\$225,000	\$241,000	1650	7	1998	Avg	13816	N	N	31916 NE 55TH ST
004	138930	0070	3/1/12	\$274,275	\$294,000	1690	7	1997	Avg	21789	N	N	32512 NE 46TH PL
004	138930	0220	12/12/12	\$300,000	\$302,000	1870	7	1996	Avg	21800	N	N	4512 325TH AVE NE
004	816100	0130	6/14/11	\$360,000	\$383,000	1810	8	1992	Avg	23004	N	N	32880 NE 43RD CIR
004	816101	0170	8/11/10	\$340,000	\$331,000	1900	8	1993	Avg	21787	N	N	32880 NE 40TH CIR
004	733295	0010	6/11/12	\$320,000	\$338,000	1910	8	1998	Avg	21886	N	N	33402 NE 43RD PL
004	816102	0310	8/14/12	\$345,000	\$360,000	1930	8	1995	Avg	21788	N	N	4082 325TH AVE NE
004	733296	0020	12/16/10	\$340,000	\$347,000	2040	8	2000	Avg	20257	N	N	33446 NE 42ND ST
004	816102	0220	11/19/12	\$385,000	\$391,000	2210	8	1994	Avg	21781	N	N	4164 326TH AVE NE
004	816102	0350	9/20/10	\$405,000	\$401,000	2280	8	1994	Avg	21780	N	N	32532 NE 42ND ST
004	816102	0450	9/10/10	\$414,000	\$408,000	2380	8	1995	Avg	22057	N	N	32587 NE 40TH ST
004	733296	0110	2/9/10	\$420,000	\$368,000	2390	8	1999	Avg	21798	N	N	33471 NE 42ND ST
004	816100	0340	8/27/12	\$380,900	\$396,000	2450	8	1992	Avg	24421	N	N	33055 NE 42ND PL
004	816101	0050	3/28/11	\$418,500	\$439,000	2485	8	1993	Avg	22004	N	N	33090 NE 40TH PL
004	816101	0150	10/24/12	\$270,000	\$276,000	2640	8	1993	Avg	21781	N	N	32810 NE 40TH CIR
004	816102	0040	11/28/11	\$270,000	\$290,000	2700	8	1994	Avg	21781	N	N	4374 326TH AVE NE
004	816102	0120	7/18/12	\$410,000	\$430,000	2760	8	1994	Avg	21780	N	N	4288 327TH PL NE
004	816101	0030	6/19/12	\$512,000	\$540,000	2980	8	2001	Avg	21779	N	N	33010 NE 40TH PL

Improved Sales Used in this Annual Update Analysis
Area 94
(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
004	733295	0040	8/2/10	\$385,000	\$373,000	3370	8	1998	Avg	15017	N	N	33428 NE 43RD PL
005	212507	9024	7/29/10	\$190,000	\$184,000	1130	5	1920	Good	116305	N	N	2815 FALL CITY-CARNATION RD NE
005	357010	0090	1/28/10	\$308,000	\$268,000	1350	7	1987	Avg	43560	N	N	32205 NE 25TH LN
005	092407	9053	7/26/11	\$371,000	\$396,000	2180	7	1968	Avg	86248	N	N	3623 324TH AVE SE
005	332507	9029	9/11/12	\$365,000	\$378,000	2880	7	1969	Good	271829	N	Y	516 W. SNOQUALMIE RIVER RD SE
007	132407	9034	2/15/12	\$240,000	\$257,000	740	5	1933	Good	70567	Y	N	36125 SE 46TH ST
007	152407	9033	1/23/12	\$255,000	\$274,000	850	6	1925	Avg	159865	N	N	4142 324TH AVE SE
007	094310	0260	10/2/12	\$239,100	\$246,000	1000	6	1961	Avg	10200	N	N	33113 SE 42ND ST
007	256131	0020	3/8/12	\$217,000	\$232,000	1010	6	1974	Good	10125	N	N	4152 330TH PL SE
007	379150	0040	9/19/11	\$239,700	\$257,000	1010	6	1968	Avg	9975	N	N	4324 326TH PL SE
007	094310	1003	12/6/12	\$215,000	\$217,000	1150	6	1962	Avg	16156	N	N	4538 330TH PL SE
007	142407	9040	10/24/12	\$359,000	\$367,000	1160	6	1938	Good	69842	Y	N	35223 SE FISH HATCHERY RD
007	248070	0062	4/17/12	\$318,000	\$339,000	1260	6	1985	Avg	94525	N	N	36320 SE 25TH ST
007	256131	0010	1/11/10	\$265,000	\$227,000	1340	6	1974	Avg	10800	N	N	4160 330TH PL SE
007	094310	0264	3/1/12	\$236,500	\$253,000	1370	6	1925	Avg	14087	Y	N	33030 SE 43RD ST
007	873171	0020	4/14/10	\$243,000	\$222,000	1460	6	1970	Good	11448	N	N	4447 335TH CT SE
007	132407	9048	9/8/11	\$236,600	\$254,000	1880	6	1978	Avg	24393	N	N	4702 361ST AVE SE
007	247590	0670	7/12/11	\$355,000	\$379,000	1960	6	1900	Good	21000	N	N	33605 SE 43RD ST
007	132407	9059	12/28/11	\$402,750	\$433,000	2430	6	1962	Good	291416	Y	N	36930 SE 47TH PL
007	321095	0280	6/11/12	\$225,000	\$238,000	1060	7	1977	Avg	36703	N	N	33344 SE 52ND ST
007	803900	0065	7/20/11	\$309,000	\$330,000	1120	7	1962	Good	9240	N	N	4224 333RD AVE SE
007	321095	0010	3/12/10	\$350,000	\$313,000	1140	7	1978	Avg	37255	N	N	5305 LAKE ALICE RD SE
007	602200	0140	8/16/10	\$347,000	\$338,000	1200	7	1988	Avg	14748	N	N	4050 323RD AVE SE
007	152407	9037	5/12/10	\$257,000	\$239,000	1270	7	1992	Avg	32730	N	N	32631 SE REDMOND-FALL CITY RD
007	094310	1019	7/27/12	\$249,000	\$261,000	1310	7	1978	Good	10752	N	N	33124 SE ISSAQUAH-FALL CITY RD

Improved Sales Used in this Annual Update Analysis
Area 94
(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
007	241210	0035	6/7/11	\$240,000	\$255,000	1310	7	1977	Good	17152	N	N	4305 328TH PL SE
007	094310	0981	7/11/11	\$293,500	\$313,000	1400	7	1979	Good	16003	N	N	4558 329TH PL SE
007	094310	0688	12/22/10	\$206,910	\$212,000	1530	7	1953	Avg	12768	N	N	4454 332ND AVE SE
007	094310	0684	12/20/10	\$340,000	\$347,000	1540	7	1954	Good	20433	N	N	4494 332ND AVE SE
007	241210	0020	7/16/12	\$288,000	\$302,000	1580	7	1967	Good	12500	N	N	4326 328TH PL SE
007	152407	9176	9/24/12	\$331,500	\$342,000	1600	7	1991	Avg	15316	N	N	32420 SE 44TH ST
007	073270	0020	9/17/10	\$346,000	\$342,000	1610	7	2010	Avg	12400	N	N	4412 334TH PL SE
007	248120	0110	3/17/10	\$277,500	\$249,000	1630	7	1970	Good	9675	N	N	4120 328TH PL SE
007	073270	0010	2/22/12	\$312,000	\$334,000	1750	7	2000	Avg	12400	N	N	4420 334TH PL SE
007	162407	9060	4/16/10	\$265,000	\$242,000	1760	7	1944	Good	21600	N	N	4105 324TH AVE SE
007	242407	9041	9/12/11	\$325,000	\$349,000	1760	7	1972	Avg	44866	N	N	36422 SE 56TH ST
007	094310	0700	2/15/12	\$272,000	\$292,000	1790	7	1972	Good	17780	N	N	4522 332ND AVE SE
007	247590	1065	2/23/12	\$315,000	\$338,000	1815	7	2000	Good	14000	N	N	33607 SE 43RD PL
007	873171	0120	3/11/11	\$333,000	\$348,000	1900	7	1970	Good	19720	N	N	4464 335TH LN SE
007	222407	9064	7/10/12	\$410,000	\$431,000	1940	7	1984	Good	39809	N	Y	4927 PRESTON-FALL CITY RD SE
007	162407	9044	2/7/11	\$405,000	\$420,000	2160	7	1962	Good	53815	N	N	4215 324TH AVE SE
007	152407	9015	7/13/12	\$435,000	\$457,000	2190	7	1990	Avg	85377	N	N	4527 325TH AVE SE
007	242407	9057	10/3/12	\$379,900	\$391,000	2320	7	1995	Avg	83635	N	N	37119 SE FALL CITY-SNOQUALMIE RD
007	247590	1120	3/9/12	\$430,000	\$460,000	2420	7	1927	Good	21000	N	N	33509 SE 43RD PL
007	321095	0180	7/26/12	\$395,000	\$414,000	2610	7	1977	Good	35136	N	N	5246 333RD AVE SE
007	248070	0035	6/4/10	\$378,000	\$355,000	960	8	1999	Avg	92782	N	N	35711 SE 25TH ST
007	232407	9007	11/26/12	\$410,000	\$415,000	1232	8	1984	Good	290980	Y	N	34060 SE 56TH ST
007	222407	9056	7/9/12	\$435,000	\$457,000	1440	8	1984	Avg	48265	N	N	4827 LAKE ALICE RD SE
007	321095	0230	6/21/12	\$299,000	\$316,000	1550	8	1990	Avg	35614	N	N	33345 SE 52ND ST
007	094310	0723	10/8/12	\$400,000	\$411,000	1570	8	1990	Avg	36190	N	N	4510 334TH CT SE

Improved Sales Used in this Annual Update Analysis
Area 94
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Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	254900	0100	12/17/12	\$380,000	\$382,000	1810	8	1989	Avg	15173	N	N	4420 328TH PL SE
007	142407	9045	10/5/11	\$440,000	\$473,000	1880	8	1998	Avg	424511	N	N	34508 SE FALL CITY-SNOQUALMIE RD
007	031890	0100	6/24/11	\$325,000	\$346,000	1920	8	1994	Avg	18018	N	N	4432 329TH PL SE
007	142407	9077	4/21/10	\$635,000	\$582,000	2040	8	1980	Good	66646	Y	N	35411 SE FISH HATCHERY RD
007	321095	0210	11/5/12	\$454,000	\$463,000	2120	8	1990	Avg	36286	N	N	33325 SE 52ND ST
007	248070	0026	7/12/12	\$585,000	\$615,000	2210	8	2008	Avg	95832	N	N	36005 SE 25TH ST
007	793350	0060	9/20/11	\$368,100	\$395,000	2220	8	1985	Avg	42700	N	N	35928 SE 49TH ST
007	031890	0010	8/16/10	\$397,000	\$387,000	2390	8	1995	Avg	15168	N	N	4555 329TH PL SE
007	248070	0061	7/6/12	\$627,500	\$660,000	2640	8	2004	Avg	102366	N	N	2627 364TH AVE SE
007	232407	9063	10/13/10	\$420,000	\$419,000	2710	8	1993	Avg	45738	N	N	34084 SE 56TH ST
007	232407	9063	12/27/12	\$487,900	\$489,000	2710	8	1993	Avg	45738	N	N	34084 SE 56TH ST
007	392450	0170	9/23/10	\$522,500	\$517,000	2740	8	1987	Avg	44158	N	N	4657 332ND AVE SE
007	392450	0040	12/24/12	\$595,000	\$597,000	3580	8	1990	Good	43093	N	N	32850 SE 47TH PL
007	142407	9098	6/25/12	\$537,950	\$567,000	2310	9	1994	Good	38481	Y	N	35537 SE 42ND ST
007	152407	9098	10/27/10	\$490,000	\$492,000	2670	9	1991	Avg	26406	N	N	32704 SE 44TH ST
007	242407	9059	5/24/10	\$745,000	\$696,000	2720	9	2004	Avg	43560	N	N	37014 SE 54TH PL
007	242790	0010	12/22/10	\$465,000	\$475,000	2940	9	2002	Avg	19272	N	N	32409 SE 43RD PL
007	793350	0150	2/14/12	\$565,000	\$606,000	3020	9	1990	Avg	53143	N	N	35518 SE 49TH ST
007	142407	9100	10/18/12	\$635,000	\$651,000	3030	9	1998	Avg	132858	N	N	4323 356TH DR SE
007	112407	9021	5/9/11	\$620,000	\$655,000	3100	9	1996	Avg	918245	Y	N	34313 SE 39TH PL
007	094310	0273	8/23/10	\$549,500	\$537,000	3180	9	2004	Avg	19469	N	N	33017 SE 42ND PL
007	094310	0272	12/2/10	\$529,000	\$537,000	3250	9	2004	Avg	15719	N	N	33115 SE 42ND PL
007	242791	0020	2/28/11	\$505,000	\$526,000	3270	9	2003	Avg	15103	N	N	32416 SE 43RD PL
007	793351	0090	9/23/11	\$675,000	\$725,000	3320	9	1988	Good	137649	Y	N	4721 354TH AVE SE
007	242407	9058	1/20/12	\$617,500	\$663,000	3410	9	1994	Avg	106286	N	N	37111 SE FALL CITY-SNOQUALMIE RD

Improved Sales Used in this Annual Update Analysis
Area 94
(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
007	152407	9185	8/27/12	\$540,000	\$562,000	3480	9	2004	Avg	17550	N	N	32417 SE 44TH ST
007	152407	9087	2/16/10	\$750,000	\$661,000	4230	9	2001	Avg	217800	N	N	32617 SE 44TH ST
007	232407	9067	5/23/12	\$430,000	\$456,000	4580	9	1987	Avg	35000	N	N	5506 LAKE ALICE RD SE
007	162407	9072	7/25/12	\$655,000	\$686,000	3720	10	2002	Avg	277041	N	N	4229 316TH AVE SE
007	142407	9055	1/20/10	\$849,000	\$734,000	4770	11	2006	Avg	341074	Y	N	34908 SE FALL CITY-SNOQUALMIE RD

Improved Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	032507	9041	11/3/11	\$370,000	OBSOLESCENCE
003	042507	9082	9/10/12	\$242,222	BANKRUPTCY - RECEIVER OR TRUSTEE
003	102507	9078	6/21/10	\$287,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	102507	9084	7/11/12	\$480,000	OPEN SPACE
003	112507	9004	2/7/11	\$228,816	IMP COUNT;GOVERNMENT AGENCY; TEAR DOWN
003	262507	9047	2/2/10	\$570,000	OPEN SPACE
003	262607	9087	10/27/11	\$695,250	BANKRUPTCY - RECEIVER OR TRUSTEE
003	272507	9033	12/14/12	\$374,900	ACTIVE PERMIT BEFORE SALE>25K;OBSOLESCENCE
003	272507	9046	11/4/10	\$251,000	QUESTIONABLE PER APPRAISAL; FIN. INST RESALE
003	272607	9110	7/9/12	\$370,910	BANKRUPTCY - RECEIVER OR TRUSTEE
003	332607	9033	6/25/11	\$169,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
003	362607	9034	9/16/11	\$70,000	PREVIMP<=25K;ESTATE ADMINISTRATOR
003	362607	9037	5/10/12	\$625,500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404550	0310	11/16/11	\$160,000	PREVIMP<=25K
003	404550	0765	12/5/12	\$145,000	DIAGNOSTIC OUTLIER 1
003	404550	0957	8/8/12	\$253,700	OBSOLESCENCE
003	404650	0510	6/3/11	\$179,000	RELATED PARTY; NO MARKET EXPOSURE
003	404650	1360	9/26/12	\$227,837	BANKRUPTCY - RECIEVER OR TRUSTEE
003	404660	0740	1/13/10	\$241,500	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	404660	1180	12/18/12	\$240,000	DIAGNOSTIC OUTLIER 1
003	404671	0370	1/11/10	\$219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	404671	0490	7/9/12	\$290,603	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404671	0580	1/14/10	\$193,209	BANKRUPTCY - RECEIVER OR TRUSTEE
003	404671	0580	6/16/10	\$182,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	865680	0030	9/28/11	\$115,000	DIAGNOSTIC OUTLIER 1
003	865680	0200	5/14/10	\$249,900	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
003	865710	0120	12/15/11	\$372,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
004	138931	0010	1/29/10	\$76,353	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
004	152507	9068	4/15/10	\$350,000	NON-REPRESENTATIVE SALE; SHORT SALE
004	721133	0110	10/23/12	\$284,680	BANKRUPTCY - RECEIVER OR TRUSTEE
004	721136	0060	8/29/12	\$145,000	ASSUMPTION OF MORT. W/NO ADDL CONSIDERATION PD
004	733295	0010	6/11/12	\$318,000	RELOCATION - SALE TO SERVICE
004	816102	0100	10/31/12	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	865590	0350	4/28/11	\$173,000	DIAGNOSTIC OUTLIER 1
004	865590	0440	5/10/12	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE
004	865590	0440	10/18/12	\$122,500	NO MARKET EXPOSURE; FINANCIAL INSTIT. RESALE
004	865630	0170	8/1/11	\$203,500	ACTIVE PERMIT BEFORE SALE>25K; QUIT CLAIM DEED
004	865730	0062	3/28/12	\$101,900	BOX PLOT OUTLIER
004	865730	0160	12/10/10	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	865830	0340	2/3/11	\$72,500	OBSOLESCENCE
004	865830	0540	7/6/12	\$95,219	BANKRUPTCY - RECEIVER OR TRUSTEE

Improved Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	865830	2475	4/24/12	\$153,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	865830	2545	10/25/11	\$45,550	RELATED PARTY; NO MARKET EXPOSURE
004	865830	2561	4/4/12	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE
005	102407	9029	10/4/12	\$450,000	UNFINISHED AREA
005	282507	9007	2/9/12	\$360,000	IMP COUNT; OPEN SPACE; ESTATE SALE
005	282507	9048	11/1/10	\$552,750	OPEN SPACE
005	282507	9059	5/7/12	\$289,950	ACTIVE PERMIT BEFORE SALE>25K
007	082407	9043	1/15/10	\$500,000	UNFIN AREA
007	094310	0362	3/29/12	\$395,000	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE
007	094310	0966	12/8/11	\$830,000	DIAGNOSTIC OUTLIER 1
007	094310	1004	10/21/10	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	132407	9038	11/22/10	\$169,000	QUESTIONABLE PER APPRAISAL; FIN. INST RESALE
007	132407	9069	11/6/12	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	142407	9005	8/24/11	\$425,000	IMP COUNT; GOVERNMENT AGENCY
007	142407	9042	8/19/11	\$315,000	IMP COUNT; GOVERNMENT AGENCY
007	152407	9062	6/24/12	\$699,950	IMP COUNT; OPEN SPACE
007	152407	9085	9/5/12	\$210,500	UNFINISHED AREA
007	152407	9088	5/31/12	\$112,201	BANKRUPTCY - RECEIVER OR TRUSTEE
007	152407	9132	3/22/12	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	232407	9025	7/26/12	\$380,000	OPEN SPACE
007	241210	0025	12/28/11	\$120,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
007	242407	9055	9/9/11	\$239,000	NON-REPRESENTATIVE SALE; FINANCIAL INST RESALE
007	247590	0555	9/16/10	\$132,000	DIAGNOSTIC OUTLIER 1
007	247590	1136	6/3/10	\$210,000	OBSOLESCENCE
007	247590	1190	7/23/10	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	247590	1191	9/26/11	\$200,000	IMP COUNT
007	248120	0140	6/28/12	\$212,500	BANKRUPTCY - RECEIVER OR TRUSTEE
007	321095	0230	12/5/11	\$285,034	BANKRUPTCY - RECEIVER OR TRUSTEE
007	321095	0270	10/4/12	\$211,000	RELATED PARTY; NO MARKET EXPOSURE
007	321095	0340	11/21/11	\$375,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	321095	0340	7/23/12	\$258,669	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	793350	0030	5/24/11	\$288,000	NO MARKET EXPOSURE; RELATED PARTY; ESTATE
007	793350	0100	3/1/11	\$837,500	IMP CHARACTERISTICS CHANGED SINCE SALE
007	793350	0100	2/18/11	\$837,500	RELOCATION - SALE TO SERVICE
007	803870	0015	8/4/10	\$215,000	NO MARKET EXPOSURE; RELATED PARTY
007	803870	0070	5/9/12	\$120,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE

Vacant Sales Used in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
003	732560	0200	8/10/12	\$25,000	8,990	Y	Y
003	404671	0090	3/30/11	\$37,000	12,553	N	Y
003	272607	9001	10/4/10	\$150,000	1,112,918	N	N
003	404660	0860	6/14/10	\$130,000	19,500	N	N
003	404671	0550	5/18/10	\$89,000	19,819	N	N
003	404671	0530	4/14/10	\$1,000	14,065	N	N
007	152407	9196	12/12/12	\$140,000	15,805	N	N
007	232407	9079	5/17/12	\$60,000	217,364	Y	N
007	162407	9067	5/17/12	\$335,000	1,099,890	N	N
007	082407	9026	7/27/11	\$160,000	265,716	N	N

Vacant Sales Removed in this Annual Update Analysis
Area 94
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	404660	1390	8/22/12	\$10,000	CONTRACT OR CASH SALE
003	865710	0030	7/24/12	\$80,000	GOVERNMENT AGENCY
003	152507	9077	5/14/12	\$175,000	TIMBER AND FOREST LAND
003	142507	9037	4/3/12	\$33,000	GOVERNMENT AGENCY
003	112507	9103	2/23/12	\$275,000	TIMBER AND FOREST LAND
003	142507	9026	2/15/12	\$80,000	GOVERNMENT AGENCY
003	142507	9025	5/12/11	\$315,000	GOVERNMENT AGENCY
003	112507	9103	12/6/10	\$325,000	TIMBER AND FOREST LAND
003	865710	0150	10/4/10	\$38,500	GOVERNMENT AGENCY
003	404650	0160	6/3/10	\$92,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	142507	9053	3/1/10	\$50,000	GOVERNMENT AGENCY
003	142507	9056	2/16/10	\$228,500	GOVERNMENT AGENCY
004	865830	0765	11/11/11	\$122,650	RELATED PARTY; NO MARKET EXPOSURE
005	092407	9080	10/11/11	\$320,300	OPEN SPACE DESIG. CONTINUED/OK'D AFTER SALE
005	292507	9052	8/12/11	\$92,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
005	092407	9079	7/1/11	\$100,000	OPEN SPACE DESIG. CONTINUED/OK'D AFTER SALE
005	042407	9026	6/28/10	\$50,600	GOVERNMENT AGENCY
005	212507	9034	4/13/10	\$67,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	082407	9031	9/7/12	\$118,649	BANKRUPTCY - RECEIVER OR TRUSTEE
007	222407	9044	1/27/11	\$38,000	NO MARKET EXPOSURE
007	152407	9179	6/23/10	\$12,500	NO MARKET EXPOSURE

Mobile Home Sales Used in this Annual Update Analysis
Area 94

Sub Area	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Site Address
003	102507	9071	12/18/12	\$235,000	\$236,000	924	1	1980	3	219,978	N	33717 NE 60TH ST
003	042507	9091	10/3/11	\$235,000	\$252,000	1,560	3	1993	4	218,671	N	9910 318TH AVE NE
003	042507	9076	2/16/11	\$158,000	\$164,000	1,080	3	1985	4	57,934	N	9602 KELLY RD NE
003	042507	9085	1/7/11	\$229,500	\$236,000	1,568	3	1986	4	104,979	N	9707 KELLY RD NE
005	092407	9040	9/8/11	\$220,000	\$236,000	1,680	3	1986	4	355,885	N	3613 324TH AVE SE
007	733220	0180	12/31/12	\$110,000	\$110,000	1,488	1	1974	3	10,260	N	4949 335TH AVE SE
007	248070	0012	10/24/12	\$213,000	\$218,000	1,584	3	1977	4	54,885	N	36523 SE 25TH ST
007	803870	0065	8/8/12	\$80,750	\$84,000	1,248	3	1977	4	8,500	N	4405 337TH PL SE
007	803870	0095	6/26/12	\$210,000	\$221,000	1,344	3	1984	6	9,600	N	4447 337TH PL SE
007	248070	0009	6/6/12	\$286,000	\$303,000	1,620	3	1995	4	59,241	N	36532 SE 25TH ST
007	248070	0150	11/21/11	\$520,000	\$559,000	924	1	1980	6	392,475	N	36803 SE 34TH ST
007	733220	0060	10/4/11	\$75,000	\$81,000	890	1	1966	3	10,216	N	4922 334TH AVE SE
007	733220	0300	1/11/11	\$153,000	\$157,000	1,404	3	1994	4	10,415	N	4966 335TH AVE SE
007	733220	0060	11/17/10	\$60,000	\$ 62,000	890	1	1966	3	10,216	N	4922 334TH AVE SE
007	733220	0100	5/18/10	\$258,000	\$240,000	1,620	3	2009	4	14,059	N	33418 SE 49TH ST
007	733220	0030	3/26/10	\$148,000	\$134,000	1,386	1	1970	6	19,546	N	4936 334TH AVE SE
007	673070	0261	12/14/10	\$125,000	\$127,000	732	1	1970	3	10,500	N	34025 SE 43RD ST

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	122507	9023	2/10/12	\$264,000	GOVERNMENT AGENCY
003	272507	9035	1/3/12	\$50,000	NO MARKET EXPOSURE
003	332607	9067	12/20/11	\$171,073	BANKRUPTCY - RECEIVER OR TRUSTEE
003	262607	9092	11/18/11	\$319,000	TIMBER AND FOREST LAND;
003	245990	0010	1/19/11	\$164,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	342607	9069	11/4/10	\$97,000	IMP CHARACTERISTICS CHANGED SINCE SALE
003	865710	0010	6/14/10	\$258,500	GOVERNMENT AGENCY
003	102507	9017	4/27/10	\$272,500	QUIT CLAIM DEED
003	332607	9067	2/29/12	\$171,073	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733220	0330	10/5/12	\$76,788	BANKRUPTCY - RECEIVER OR TRUSTEE
007	803870	0095	3/15/12	\$210,000	RELOCATION - SALE TO SERVICE
007	248070	0028	6/11/12	\$101,685	GOVERNMENT AGENCY
007	248070	0011	4/12/12	\$92,000	GOVERNMENT AGENCY
007	733220	0160	4/27/12	\$36,559	BANKRUPTCY - RECEIVER OR TRUSTEE
007	733220	0070	3/28/12	\$ 20,500	OBSOLESCENCE; FINANCIAL INST. RESALE
007	248070	0011	2/28/12	\$193,890	BANKRUPTCY - RECEIVER OR TRUSTEE