

# Executive Summary

## Kirkland - Area 074

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2008  
**Number of Improved Sales:** 625  
**Range of Sale Dates:** 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2013 Value</b>	\$474,200	\$314,400	\$788,600			11.39%
<b>2014 Value</b>	\$521,200	\$435,500	\$956,700	\$1,037,500	93.1%	11.32%
<b>\$ Change</b>	+\$47,000	+\$121,100	+\$168,100			
<b>% Change</b>	+9.9%	+38.5%	+21.3%			

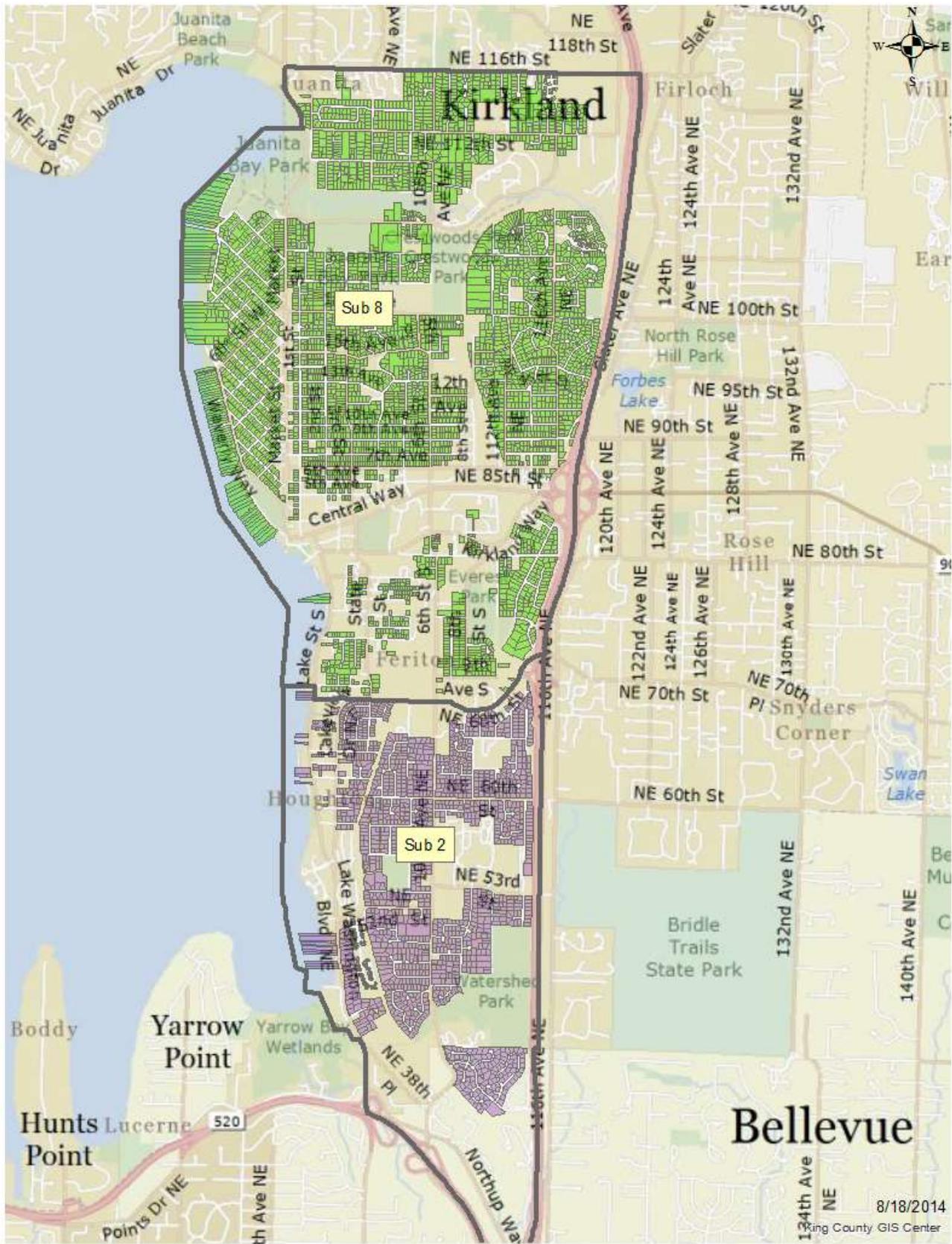
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 11.32% is an improvement from the previous COD of 11.39%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
<b>2013 Value</b>	\$486,200	\$248,100	\$734,300
<b>2014 Value</b>	\$534,300	\$356,600	\$890,900
<b>% Change</b>	+9.9%	+43.7%	+21.3%

**Number of one to three unit residences in the population:** 4,089

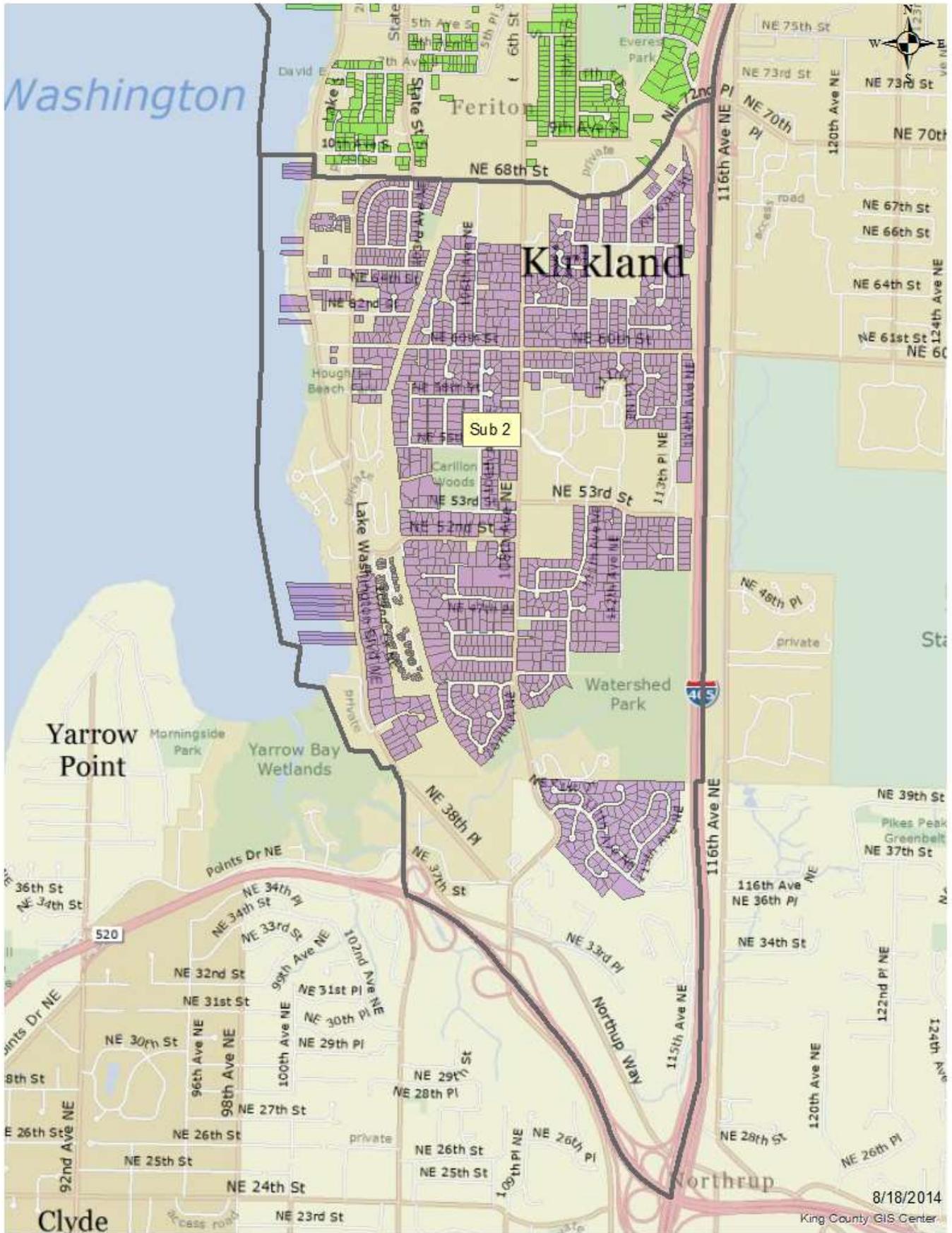
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Yarrow Bay Village Div. 1 & 2, were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

# Area 074 - Map



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# Area 074 - Sub Area 2 Map



# Area 074 - Sub Area 8 Map



## Area 074 - Model Adjustments 1-3 Unit Residences

*2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
+21.64%	3,980	97%

Due to truncating 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.

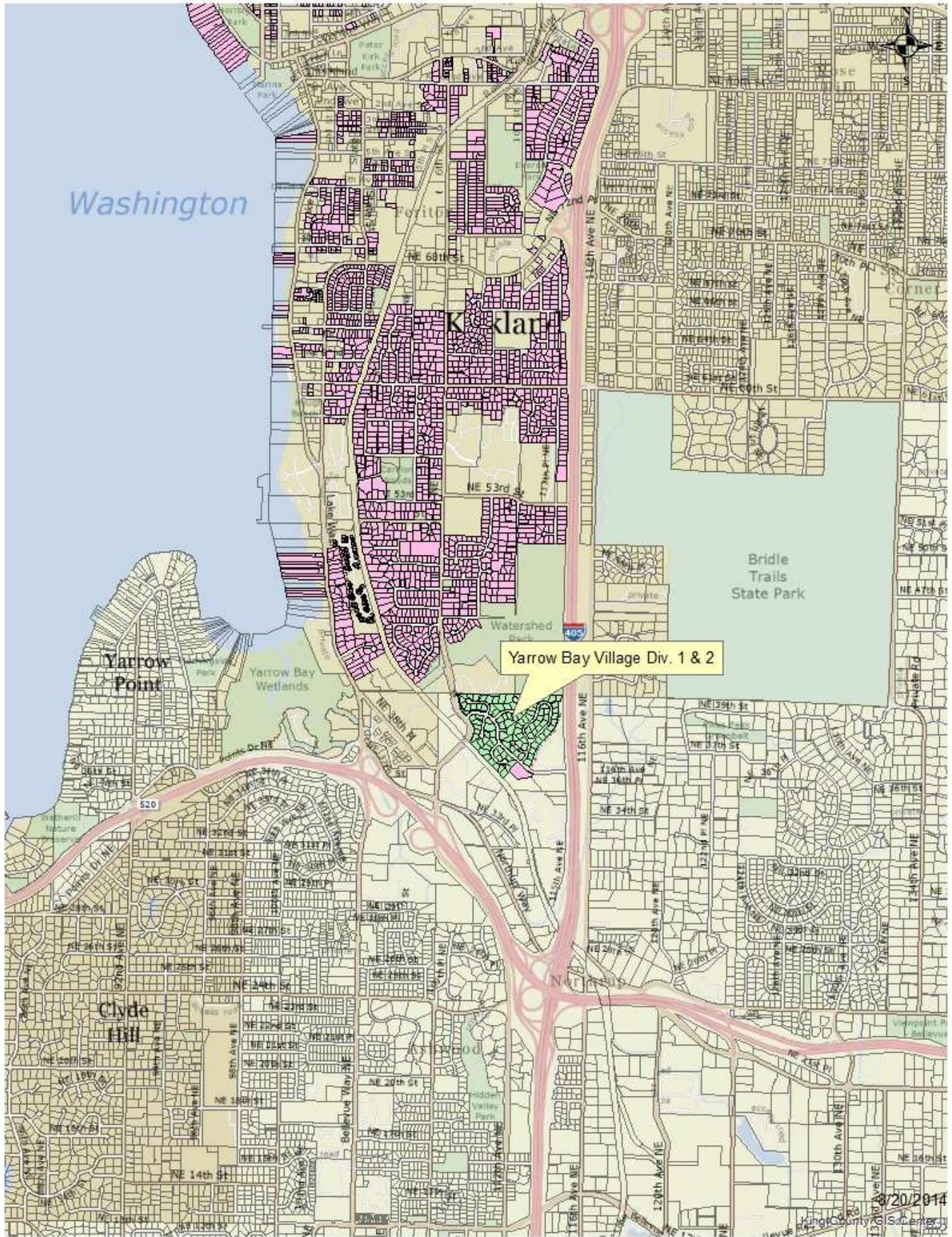
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>YARROW BAY VILLAGE Div. 1 &amp; 2</b>	+12.92%	20	109	18%

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

Generally, Yarrow Bay Village Div. 1 & 2 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

# Area 074 - Plat Map



## Area 074 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
980859	YARROW BAY VILLAGE DIV NO. 02	12	64	19%	NE-20-25-5	2	9-11	1984-2011
980861	YARROW BAY VILLAGE	8	45	18%	NE-20-25-5	2	9-11	1979-1990

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: August 20, 2014**

## 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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 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 53 usable land sales available in the area, their 2013 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 +9.9% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.100, 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 one plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Yarrow Bay Village Div. 1 & 2, were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

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 625 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7727837 + 5.970057E-02 * \text{YARROW BAY VILLAGE Div. 1 \& 2})$$

The resulting total value is truncated to the next \$1,000, *then*:

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

## Mobile Home Update

There were no mobile homes in this area.

## Results

The resulting assessment level is 0.931. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of 21.3%. 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, Revalue Plan, separate studies, and statutes.

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (2013 Land Value + Previous Improvement Value) \* 1.213.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) \* 1.213.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

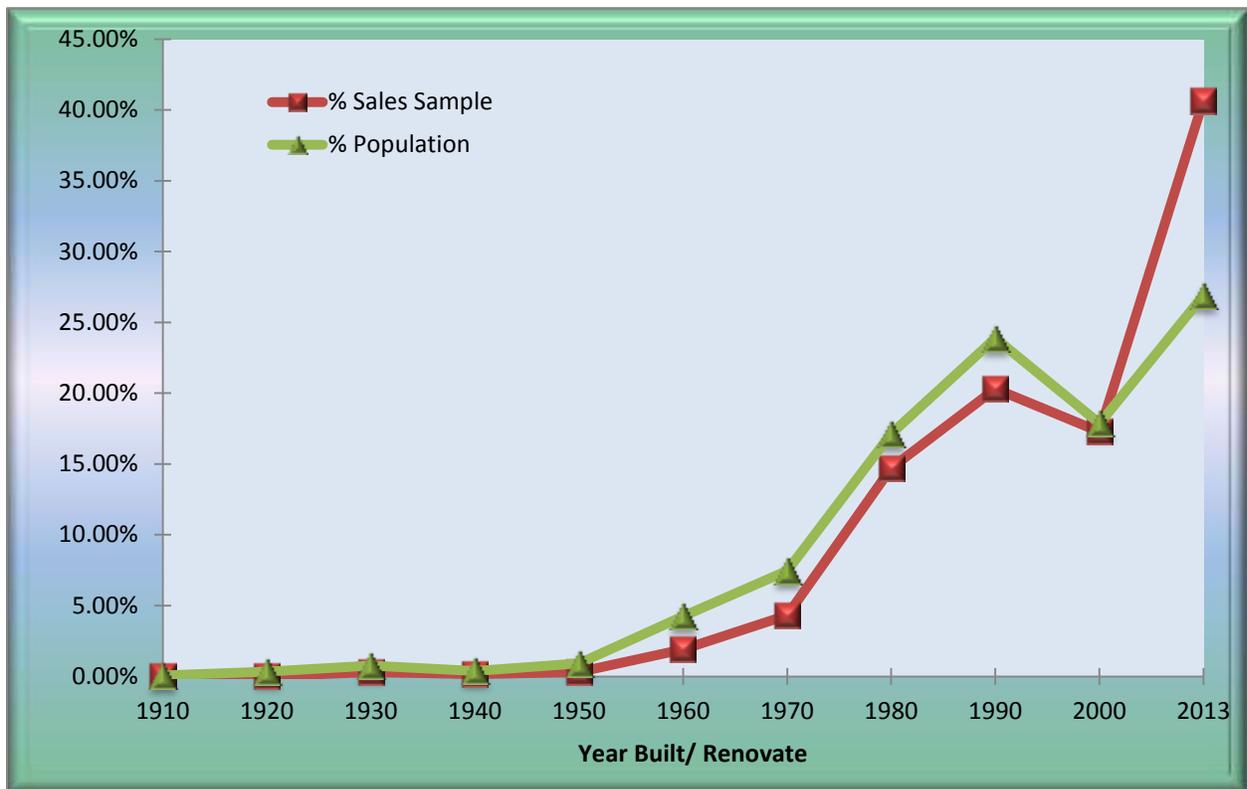
## Sales Sample Representation of Population Year Built or Renovated

### Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.32%
1940	1	0.16%
1950	2	0.32%
1960	12	1.92%
1970	27	4.32%
1980	92	14.72%
1990	127	20.32%
2000	108	17.28%
2013	254	40.64%
625		

### Population

Year Built/Ren	Frequency	% Population
1910	3	0.07%
1920	14	0.34%
1930	31	0.76%
1940	16	0.39%
1950	38	0.93%
1960	174	4.26%
1970	305	7.46%
1980	701	17.14%
1990	977	23.89%
2000	730	17.85%
2013	1,100	26.90%
4,089		



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.

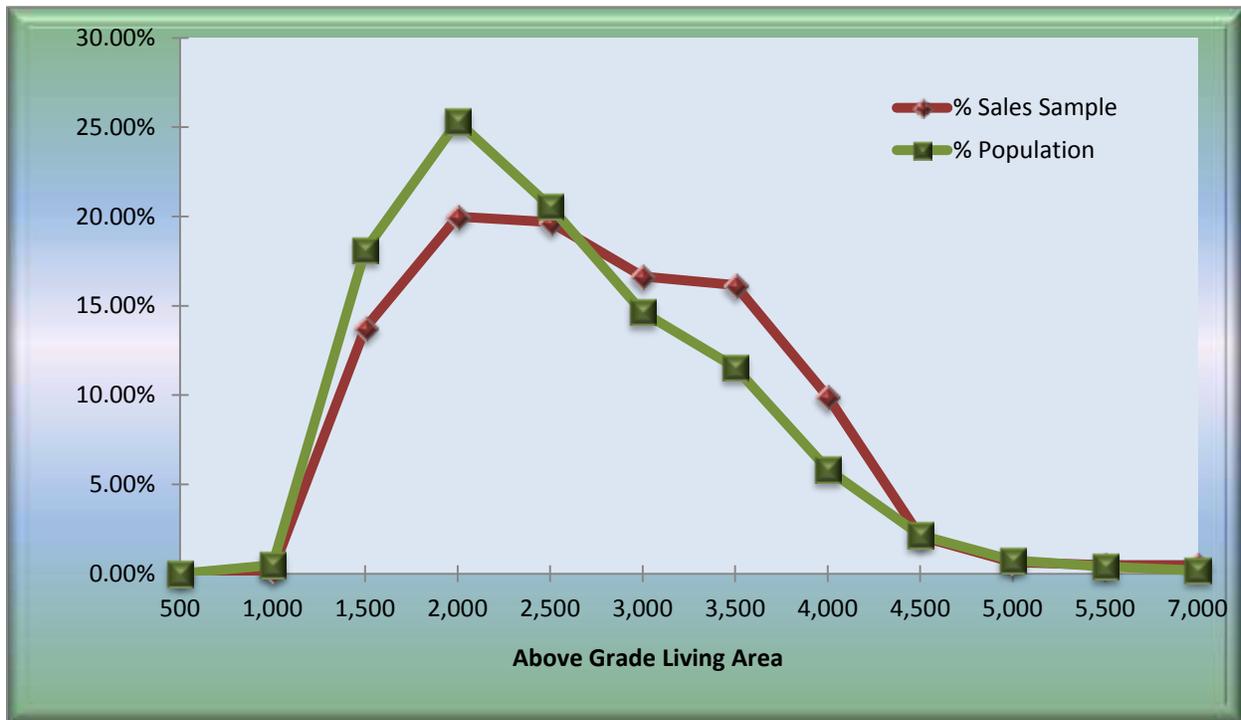
## Sales Sample Representation of Population Above Grade Living Area

### Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	1	0.16%
1,500	86	13.76%
2,000	125	20.00%
2,500	123	19.68%
3,000	104	16.64%
3,500	101	16.16%
4,000	62	9.92%
4,500	13	2.08%
5,000	4	0.64%
5,500	3	0.48%
7,000	3	0.48%
625		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	20	0.49%
1,500	741	18.12%
2,000	1,035	25.31%
2,500	841	20.57%
3,000	599	14.65%
3,500	472	11.54%
4,000	239	5.84%
4,500	88	2.15%
5,000	31	0.76%
5,500	16	0.39%
7,000	7	0.17%
4,089		



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

## Sales Sample Representation of Population Building 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	71	11.36%
8	175	28.00%
9	140	22.40%
10	175	28.00%
11	52	8.32%
12	12	1.92%
13	0	0.00%
625		

### 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	9	0.22%
7	891	21.79%
8	1,310	32.04%
9	786	19.22%
10	754	18.44%
11	263	6.43%
12	70	1.71%
13	6	0.15%
4,089		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

## Area 074 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, 2014**.

For example, a sale of \$475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.236, resulting in an adjusted value of \$587,000 ( $\$475,000 * 1.236 = \$587,100$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.344	34.4%
2/1/2011	1.345	34.5%
3/1/2011	1.345	34.5%
4/1/2011	1.345	34.5%
5/1/2011	1.344	34.4%
6/1/2011	1.342	34.2%
7/1/2011	1.340	34.0%
8/1/2011	1.337	33.7%
9/1/2011	1.334	33.4%
10/1/2011	1.330	33.0%
11/1/2011	1.325	32.5%
12/1/2011	1.320	32.0%
1/1/2012	1.314	31.4%
2/1/2012	1.308	30.8%
3/1/2012	1.301	30.1%
4/1/2012	1.294	29.4%
5/1/2012	1.286	28.6%
6/1/2012	1.277	27.7%
7/1/2012	1.268	26.8%
8/1/2012	1.258	25.8%
9/1/2012	1.247	24.7%
10/1/2012	1.236	23.6%
11/1/2012	1.224	22.4%
12/1/2012	1.212	21.2%
1/1/2013	1.199	19.9%
2/1/2013	1.186	18.6%
3/1/2013	1.173	17.3%
4/1/2013	1.158	15.8%
5/1/2013	1.143	14.3%
6/1/2013	1.127	12.7%
7/1/2013	1.111	11.1%
8/1/2013	1.094	9.4%
9/1/2013	1.076	7.6%
10/1/2013	1.058	5.8%
11/1/2013	1.039	3.9%
12/1/2013	1.020	2.0%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 074 is:  $(.7727837 - 5.128199E-04 * \text{SaleDay} - 2.457444E-07 * \text{SaleDaySq} + 5.970057E-02 * 0.032) / (.7727837 + 5.970057E-02 * 0.032)$

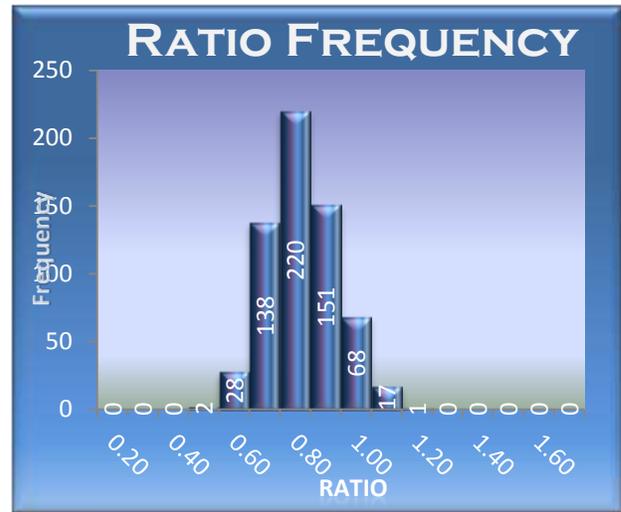
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b> 1/1/2013	<b>Date of Report:</b> 8/20/2014	<b>Sales Dates:</b> 1/2011 - 12/2013
<b>Area Name: Kirkland</b>	<b>Appr ID:</b> TMCM	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?</b> YES
<b>Area Number: 74</b>			

SAMPLE STATISTICS	
<b>Sample size (n)</b>	625
<b>Mean Assessed Value</b>	788,600
<b>Mean Adj. Sales Price</b>	1,037,500
<b>Standard Deviation AV</b>	358,719
<b>Standard Deviation SP</b>	485,688
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.775
<b>Median Ratio</b>	0.768
<b>Weighted Mean Ratio</b>	0.760
UNIFORMITY	
<b>Lowest ratio</b>	0.495
<b>Highest ratio:</b>	1.115
<b>Coefficient of Dispersion</b>	11.39%
<b>Standard Deviation</b>	0.110
<b>Coefficient of Variation</b>	14.22%
<b>Price Related Differential (PRD)</b>	1.019
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.757
Upper limit	0.779
<b>95% Confidence: Mean</b>	
Lower limit	0.766
Upper limit	0.783
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	4089
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.110
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	625
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	329
# ratios above mean:	296
z:	1.320
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

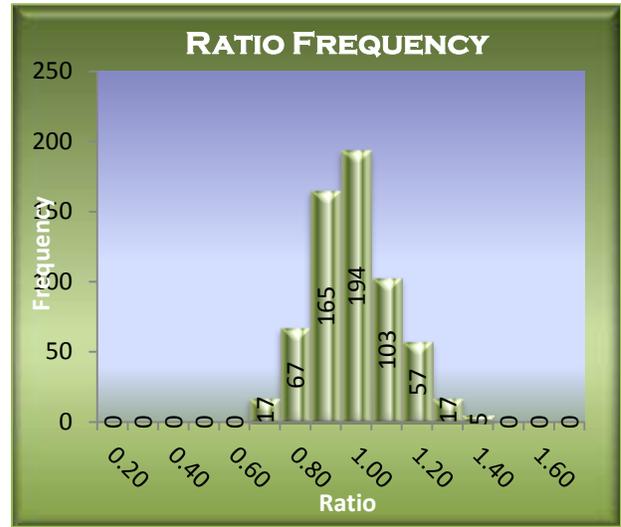
1 to 3 Unit Residences throughout Area 074

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

# Annual Update Ratio Study Report (After) - 2014 Assessments

<b>District: NE / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Kirkland</b>	1/1/2014	8/20/2014	1/2011 - 12/2013
<b>Area Number: 74</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	TMCM	1 to 3 Unit	YES

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	625
<b>Mean Assessed Value</b>	956,700
<b>Mean Sales Price</b>	1,037,500
<b>Standard Deviation AV</b>	436,870
<b>Standard Deviation SP</b>	485,688
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.939
<b>Median Ratio</b>	0.931
<b>Weighted Mean Ratio</b>	0.922
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.602
<b>Highest ratio:</b>	1.355
<b>Coefficient of Dispersion</b>	11.32%
<b>Standard Deviation</b>	0.133
<b>Coefficient of Variation</b>	14.20%
<b>Price Related Differential (PRD)</b>	1.019
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.918
Upper limit	0.942
<b>95% Confidence: Mean</b>	
Lower limit	0.929
Upper limit	0.950
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	4089
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.133
<b>Recommended minimum:</b>	28
<b>Actual sample size:</b>	625
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	332
<b># ratios above mean:</b>	293
<b>z:</b>	1.560
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



**COMMENTS:**

1 to 3 Unit Residences throughout Area 074

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	410450	0031	06/25/13	\$1,940,000	\$2,162,000	3,590	10	2000	Avg	33,089	Y	Y	4809 LAKE WASHINGTON BLVD NE
2	0	410450	0045	07/27/12	\$1,600,000	\$2,015,000	2,910	12	1986	Avg	42,814	Y	Y	4621 LAKE WASHINGTON BLVD NE
2	6	410450	0220	10/17/13	\$545,000	\$571,000	1,330	7	1951	Avg	15,278	Y	N	4328 LAKE WASHINGTON BLVD NE
2	6	410450	0190	07/12/11	\$528,000	\$707,000	1,370	7	1995	Avg	11,538	Y	N	4502 LAKE WASHINGTON BLVD NE
2	6	410141	0060	04/18/13	\$427,000	\$491,000	1,140	8	1975	Good	8,800	N	N	10620 NE 55TH ST
2	6	755521	0310	05/11/11	\$548,000	\$736,000	1,200	8	1975	Good	9,337	N	N	4308 106TH PL NE
2	6	755521	0230	05/08/12	\$506,000	\$650,000	1,370	8	1975	Good	9,585	N	N	4230 105TH AVE NE
2	6	410141	0210	11/27/13	\$720,000	\$736,000	1,380	8	1975	Good	8,000	N	N	10608 NE 58TH ST
2	6	254050	0050	09/26/13	\$745,000	\$791,000	1,490	8	1977	Good	8,750	Y	N	10428 NE 58TH ST
2	6	980862	0110	04/05/13	\$851,000	\$984,000	1,650	8	1977	VGood	10,000	N	N	5107 107TH AVE NE
2	6	755521	0110	02/02/11	\$645,000	\$868,000	1,690	8	1974	Good	8,762	Y	N	10504 NE 44TH ST
2	6	755520	0230	04/19/12	\$508,000	\$655,000	1,700	8	1972	Good	8,632	N	N	4118 107TH PL NE
2	6	755520	0130	08/28/12	\$541,000	\$675,000	1,740	8	1973	Avg	9,958	N	N	4222 106TH PL NE
2	6	123400	0700	09/27/12	\$485,000	\$600,000	1,780	8	1985	Good	8,545	N	N	5427 108TH AVE NE
2	6	410101	0050	07/30/13	\$770,000	\$843,000	1,810	8	1977	Good	8,500	Y	N	6202 105TH AVE NE
2	6	755521	0330	05/20/13	\$735,875	\$834,000	1,960	8	1974	Good	9,569	Y	N	4316 106TH PL NE
2	6	410101	0090	08/22/13	\$880,000	\$952,000	2,030	8	1977	Good	8,065	Y	N	6220 105TH AVE NE
2	6	172505	9045	01/31/11	\$536,000	\$721,000	2,130	8	1988	Good	15,385	N	N	4114 LAKE WASHINGTON BLVD NE
2	6	172505	9045	07/05/13	\$730,000	\$809,000	2,130	8	1988	Good	15,385	N	N	4114 LAKE WASHINGTON BLVD NE
2	6	410141	0240	09/28/12	\$539,000	\$667,000	2,210	8	1975	Avg	8,000	N	N	10603 NE 59TH ST
2	6	410450	0030	09/10/13	\$1,000,000	\$1,071,000	2,360	8	1980	Good	6,479	Y	N	4813 LAKE WASHINGTON BLVD NE
2	6	246540	0180	03/29/11	\$625,000	\$841,000	1,300	9	1995	Avg	6,955	Y	N	5802 LAKEVIEW DR
2	6	172505	9299	03/22/11	\$675,500	\$909,000	1,650	9	1988	Avg	8,800	Y	N	10411 NE 52ND ST
2	6	941410	0030	09/11/12	\$830,000	\$1,032,000	1,750	9	1969	Avg	17,533	Y	N	4613 105TH AVE NE
2	6	755520	0180	06/24/13	\$669,700	\$747,000	1,770	9	1973	Good	10,689	Y	N	4115 106TH PL NE
2	6	755520	0200	09/04/13	\$650,000	\$698,000	1,870	9	1972	Good	11,858	N	N	4101 106TH PL NE
2	6	792325	0020	05/29/12	\$1,370,000	\$1,751,000	1,910	9	1980	VGood	10,825	Y	N	6215 102ND PL NE
2	6	980863	0260	01/04/11	\$675,000	\$908,000	2,090	9	1979	VGood	2,216	Y	N	4908 102ND LN NE
2	6	980863	0230	11/19/13	\$680,000	\$699,000	2,090	9	1979	Good	2,300	Y	N	4920 102ND LN NE

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	6	980863	0220	05/25/13	\$775,000	\$876,000	2,090	9	1979	Good	1,821	Y	N	5004 102ND LN NE
2	6	980863	0200	12/30/13	\$797,500	\$799,000	2,090	9	1979	Good	2,200	Y	N	5020 102ND LN NE
2	6	980863	0060	04/29/13	\$775,000	\$887,000	2,185	9	1979	Good	2,779	Y	N	5014 102ND LN NE
2	6	980863	0170	01/25/13	\$650,000	\$773,000	2,190	9	1979	Good	2,442	Y	N	4817 102ND LN NE
2	6	638000	0060	08/28/13	\$925,000	\$997,000	2,210	9	1988	Avg	8,501	N	N	10516 NE 52ND ST
2	6	980864	0320	06/12/12	\$900,000	\$1,146,000	2,250	9	1981	Good	2,261	Y	N	4609 102ND LN NE
2	6	980863	0110	03/26/13	\$700,000	\$813,000	2,275	9	1979	Good	2,538	Y	N	4911 102ND LN NE
2	6	980864	0170	07/10/12	\$430,000	\$544,000	2,315	9	1981	Good	3,464	N	N	4425 102ND LN NE
2	6	980863	0290	02/21/13	\$650,000	\$765,000	2,340	9	1979	Good	1,920	Y	N	4822 102ND LN NE
2	6	980864	0020	07/26/12	\$582,000	\$733,000	2,340	9	1981	Good	1,958	Y	N	4619 102ND LN NE
2	6	410450	0195	02/25/13	\$1,050,000	\$1,233,000	2,360	9	1979	Good	21,364	Y	N	4500 LAKE WASHINGTON BLVD NE
2	6	980863	0280	09/22/11	\$574,000	\$764,000	2,370	9	1979	Good	1,936	N	N	4824 102ND LN NE
2	6	980864	0210	08/23/13	\$600,000	\$649,000	2,415	9	1981	Good	2,200	N	N	4415 102ND LN NE
2	6	788260	0300	05/31/12	\$1,175,000	\$1,501,000	2,450	9	1989	Avg	20,489	Y	N	6410 106TH AVE NE
2	6	788260	0329	10/31/12	\$811,000	\$993,000	2,560	9	1986	Avg	13,140	Y	N	6031 108TH AVE NE
2	6	638001	0010	07/19/11	\$722,000	\$966,000	2,700	9	1996	Avg	10,383	N	N	10613 NE 53RD ST
2	6	123400	0730	05/15/12	\$1,260,000	\$1,615,000	2,810	9	2006	Avg	24,485	Y	N	10407 NE 55TH ST
2	6	393890	0015	07/02/12	\$1,195,000	\$1,515,000	2,820	9	1987	Good	14,250	Y	N	5615 104TH AVE NE
2	6	755520	0050	09/05/12	\$760,000	\$947,000	2,840	9	1979	Good	9,992	Y	N	10701 NE 42ND PL
2	6	415180	0575	04/27/12	\$860,000	\$1,107,000	3,070	9	2005	Avg	6,209	N	N	6712 104TH AVE NE
2	6	123400	0561	09/27/11	\$821,000	\$1,092,000	3,140	9	2011	Avg	10,108	N	N	5426 106TH AVE NE
2	6	415180	0295	09/11/13	\$1,275,000	\$1,364,000	3,330	9	2006	Avg	6,337	N	N	6525 102ND PL NE
2	6	123400	0704	09/26/12	\$1,045,000	\$1,294,000	3,680	9	2003	Avg	8,680	N	N	10629 NE 55TH ST
2	6	246540	0005	04/22/13	\$1,150,000	\$1,320,000	3,790	9	1997	Avg	18,471	Y	N	10229 NE 59TH ST
2	6	124620	0050	03/28/13	\$923,000	\$1,071,000	1,830	10	1999	Avg	4,250	Y	N	10207 NE 62ND ST
2	6	172505	9291	12/10/12	\$1,070,000	\$1,293,000	2,020	10	1983	Good	12,679	Y	N	10417 NE 52ND ST
2	6	172505	9297	12/29/11	\$875,000	\$1,151,000	2,070	10	1989	Avg	8,827	Y	N	10439 NE 52ND ST
2	6	410050	0005	01/04/12	\$1,240,000	\$1,629,000	2,230	10	2005	Avg	9,360	Y	N	6515 106TH AVE NE
2	6	410450	0185	09/27/11	\$580,500	\$772,000	2,360	10	1987	Good	12,500	Y	N	4524 LAKE WASHINGTON BLVD

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	6	788260	0314	04/11/12	\$1,075,000	\$1,388,000	2,670	10	1998	Avg	12,924	Y	N	6303 108TH AVE NE
2	6	172505	9272	09/06/12	\$1,560,000	\$1,943,000	2,720	10	2000	Avg	11,968	Y	N	10425 NE 53RD ST
2	6	082505	9331	11/06/12	\$775,000	\$947,000	2,880	10	1996	Avg	8,504	N	N	6010 LAKEVIEW DR NE
2	6	415180	0456	09/15/11	\$1,081,826	\$1,441,000	2,910	10	2004	Avg	5,920	N	N	10202 NE 65TH ST
2	6	189540	0010	10/28/13	\$1,400,000	\$1,458,000	2,910	10	1998	Avg	12,500	N	N	10207 NE 60TH ST
2	6	246540	0025	05/19/12	\$1,250,000	\$1,601,000	3,010	10	1995	Good	9,519	Y	N	10219 NE 59TH ST
2	6	415180	0545	11/29/12	\$985,000	\$1,195,000	3,050	10	2003	Avg	6,089	Y	N	6725 104TH AVE NE
2	6	172505	9182	06/10/11	\$706,000	\$947,000	3,340	10	1996	Avg	10,422	N	N	10640 NE 46TH ST
2	6	415180	0145	03/29/11	\$1,366,000	\$1,837,000	3,430	10	2006	Avg	6,139	Y	N	6577 102ND AVE NE
2	6	123400	0712	04/24/12	\$1,365,000	\$1,758,000	3,640	10	1990	Avg	8,778	Y	N	10321 NE 55TH ST
2	6	172505	9069	06/29/12	\$1,250,000	\$1,586,000	3,700	10	1984	Good	15,686	Y	N	4807 106TH AVE NE
2	6	123400	0552	12/28/11	\$1,095,000	\$1,440,000	3,820	10	2001	Avg	8,000	N	N	10603 NE 55TH ST
2	6	243200	0010	12/23/11	\$878,000	\$1,156,000	3,930	10	2006	Avg	9,490	N	N	10709 NE 46TH ST
2	6	721590	0020	08/12/11	\$1,080,000	\$1,443,000	4,060	10	2005	Avg	9,486	N	N	6303 105TH AVE NE
2	6	788260	0313	02/11/11	\$1,150,000	\$1,547,000	2,100	11	1986	Good	13,165	Y	N	6223 108TH AVE NE
2	6	124620	0093	11/23/11	\$1,650,000	\$2,181,000	2,210	11	1999	Avg	8,533	Y	N	10259 NE 62ND ST
2	6	788260	0295	03/21/13	\$1,600,000	\$1,861,000	2,330	11	1998	Avg	12,075	Y	N	6429 108TH AVE NE
2	6	415180	0525	12/14/11	\$1,380,000	\$1,819,000	2,440	11	2011	Avg	7,665	Y	N	10324 NE 67TH ST
2	6	516700	0070	04/14/13	\$1,448,000	\$1,668,000	2,630	11	2006	Avg	2,656	Y	N	10115 66TH LN S
2	6	082505	9335	06/12/13	\$2,450,000	\$2,747,000	2,980	11	1998	Good	8,504	Y	N	10304 NE 60TH ST
2	6	410450	0168	05/15/13	\$1,360,000	\$1,545,000	3,030	11	1986	Good	20,906	Y	N	4546 LAKE WASHINGTON BLVD
2	6	082505	9333	09/14/12	\$1,595,000	\$1,982,000	3,060	11	1997	Avg	8,502	Y	N	10210 NE 60TH ST
2	6	264950	0251	02/21/12	\$1,225,000	\$1,597,000	3,180	11	2007	Avg	5,362	Y	N	10318 NE 64TH ST
2	6	264950	0190	01/16/13	\$1,587,500	\$1,894,000	3,500	11	2005	Avg	5,250	Y	N	10216 NE 64TH ST
2	6	082505	9101	02/06/13	\$2,500,000	\$2,959,000	3,670	11	1997	Good	19,413	Y	Y	6101 LAKE WASHINGTON BLVD
2	6	410050	0030	08/13/12	\$1,475,000	\$1,849,000	3,820	11	2006	Avg	10,645	Y	N	6402 105TH AVE NE
2	6	415180	0540	12/07/12	\$1,300,000	\$1,573,000	3,890	11	2004	Avg	7,420	N	N	6719 104TH AVE NE
2	6	264950	0070	07/06/11	\$1,350,000	\$1,809,000	3,890	11	2007	Avg	5,125	Y	N	10121 NE 64TH ST
2	6	082505	9109	06/25/13	\$1,540,000	\$1,716,000	3,930	11	1996	Avg	8,548	N	N	10220 NE 60TH ST

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	6	123400	0032	05/23/11	\$1,195,000	\$1,605,000	4,140	11	2005	Avg	9,004	N	N	5901 106TH AVE NE
2	6	123400	0032	09/25/12	\$1,210,000	\$1,499,000	4,140	11	2005	Avg	9,004	N	N	5901 106TH AVE NE
2	6	243200	0020	04/18/11	\$1,400,000	\$1,882,000	4,440	11	2006	Avg	9,490	N	N	10619 NE 46TH ST
2	6	941390	0072	05/14/12	\$1,940,000	\$2,487,000	4,930	11	2007	Avg	24,657	Y	N	10503 NE 47TH PL
2	6	516700	0120	05/29/13	\$1,300,000	\$1,467,000	2,950	12	1999	Avg	2,080	N	N	10143 NE 66TH LN
2	6	516700	0040	04/25/13	\$2,700,000	\$3,095,000	3,350	12	1999	Avg	3,639	Y	N	10103 NE 66TH LN
2	6	516700	0020	01/15/13	\$1,272,500	\$1,518,000	3,370	12	1990	Avg	4,272	Y	N	6612 LAKE WASHINGTON BLVD
2	6	516700	0210	02/20/13	\$1,300,000	\$1,530,000	3,420	12	2001	Avg	2,988	N	N	10128 NE 66TH LN
2	6	516700	0050	12/02/13	\$2,387,000	\$2,434,000	4,270	12	1999	Avg	2,957	Y	N	10105 NE 66TH LN
2	6	172505	9136	09/09/13	\$1,350,000	\$1,446,000	4,510	12	1998	Avg	12,873	Y	N	10428 NE 43RD ST
2	6	516700	0090	04/12/13	\$1,975,000	\$2,276,000	4,650	12	2001	Avg	4,329	Y	N	10123 NE 66TH LN
2	7	941360	0410	07/16/12	\$410,000	\$518,000	1,370	7	1968	VGood	10,080	N	N	4826 108TH AVE NE
2	7	304170	0175	12/03/12	\$410,000	\$497,000	1,410	7	1966	Good	11,337	Y	N	5810 114TH AVE NE
2	7	941360	0470	04/08/11	\$631,000	\$849,000	1,900	7	1965	Good	9,240	N	N	10940 NE 48TH ST
2	7	741500	0010	12/16/13	\$600,000	\$606,000	2,090	7	1967	Good	14,760	N	N	11011 NE 58TH PL
2	7	936720	0150	06/24/13	\$492,500	\$549,000	2,160	7	1972	Good	9,605	N	N	6039 111TH PL NE
2	7	941360	0350	08/27/12	\$735,000	\$918,000	2,170	7	1965	Good	12,220	N	N	4825 109TH AVE NE
2	7	954420	0445	04/01/11	\$610,000	\$820,000	2,710	7	1967	VGood	10,395	N	N	4647 110TH AVE NE
2	7	330076	0330	09/14/12	\$600,000	\$746,000	1,070	8	1984	Good	7,200	N	N	6227 111TH AVE NE
2	7	755522	0010	05/12/11	\$400,000	\$537,000	1,270	8	1976	Avg	8,506	N	N	10809 NE 45TH ST
2	7	172505	9287	05/15/13	\$450,000	\$511,000	1,390	8	1979	Good	12,417	N	N	11242 NE 58TH ST
2	7	120150	0050	09/01/11	\$620,000	\$827,000	1,390	8	1973	Good	9,284	Y	N	6203 113TH AVE NE
2	7	330076	0360	12/20/11	\$406,000	\$535,000	1,400	8	1984	Good	7,500	N	N	6205 111TH AVE NE
2	7	268070	0160	09/12/11	\$485,000	\$646,000	1,410	8	1976	Good	8,662	N	N	11233 NE 58TH PL
2	7	268070	0090	12/16/11	\$422,000	\$556,000	1,410	8	1976	Good	8,662	Y	N	5807 112TH PL NE
2	7	268070	0240	05/13/11	\$425,000	\$571,000	1,440	8	1977	Good	7,665	N	N	5838 112TH PL NE
2	7	268070	0170	03/26/13	\$592,500	\$688,000	1,470	8	1976	Good	8,846	N	N	11237 NE 58TH PL
2	7	667890	0150	08/27/13	\$675,000	\$728,000	1,470	8	1975	VGood	8,664	N	N	11220 NE 61ST PL
2	7	666580	0110	09/03/13	\$630,000	\$677,000	1,490	8	1969	VGood	13,136	Y	N	6515 114TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	7	268070	0190	11/29/12	\$436,000	\$529,000	1,590	8	1976	Good	8,728	N	N	11224 NE 58TH PL
2	7	330076	0350	04/23/13	\$723,000	\$829,000	1,670	8	1986	Good	7,250	N	N	6215 111TH AVE NE
2	7	169290	0100	11/20/12	\$539,000	\$656,000	1,670	8	1989	Good	8,954	N	N	11212 NE 65TH ST
2	7	268070	0050	06/21/12	\$532,000	\$676,000	1,690	8	1976	Good	10,619	N	N	5833 112TH PL NE
2	7	082505	9327	07/18/11	\$460,000	\$616,000	1,740	8	1990	Avg	8,355	N	N	11335 NE 67TH ST
2	7	169240	0090	06/22/11	\$540,000	\$724,000	1,780	8	1987	Avg	9,430	N	N	11119 NE 68TH ST
2	7	667890	0180	10/04/12	\$540,000	\$667,000	1,820	8	1974	Good	8,724	N	N	11208 NE 61ST PL
2	7	936720	0120	02/14/12	\$375,000	\$489,000	1,900	8	1971	Good	10,791	N	N	6007 111TH PL NE
2	7	330076	0300	03/15/11	\$522,500	\$703,000	1,970	8	1985	Good	7,200	N	N	11015 NE 64TH ST
2	7	330076	0200	10/24/12	\$525,000	\$644,000	2,000	8	1985	Avg	6,514	N	N	10824 NE 64TH ST
2	7	172505	9230	09/26/12	\$450,000	\$557,000	2,090	8	1961	Good	12,136	Y	N	5831 114TH AVE NE
2	7	268070	0270	07/17/13	\$605,000	\$667,000	2,100	8	1976	Good	9,127	N	N	11218 NE 59TH PL
2	7	206240	0035	12/18/13	\$880,000	\$888,000	2,160	8	2000	Avg	12,377	N	N	11311 NE 50TH PL
2	7	330076	0110	11/01/12	\$650,000	\$796,000	2,170	8	1984	Avg	7,200	N	N	11007 NE 65TH ST
2	7	169290	0060	06/21/11	\$700,000	\$939,000	2,320	8	2001	Avg	3,612	N	N	11228 NE 67TH ST
2	7	330076	0380	11/04/13	\$832,000	\$863,000	2,610	8	1983	VGood	7,204	N	N	6208 110TH AVE NE
2	7	172505	9285	05/17/11	\$676,000	\$908,000	3,180	8	1980	Avg	8,560	Y	N	5819 114TH AVE NE
2	7	169290	0080	08/29/12	\$660,000	\$824,000	3,400	8	1985	Avg	11,000	N	N	11328 NE 67TH ST
2	7	346900	0020	05/16/13	\$775,000	\$880,000	1,620	9	1968	VGood	9,532	Y	N	11212 NE 63RD ST
2	7	980859	0630	03/19/13	\$865,000	\$1,007,000	1,930	9	1982	VGood	12,122	N	N	11012 NE 37TH CT
2	7	330076	0320	02/13/12	\$720,000	\$940,000	2,040	9	1987	Good	7,200	N	N	6237 111TH AVE NE
2	7	330076	0320	10/07/11	\$728,000	\$968,000	2,040	9	1987	Good	7,200	N	N	6237 111TH AVE NE
2	7	980859	0130	11/19/12	\$532,500	\$648,000	2,100	9	1986	Avg	12,026	N	N	3928 113TH AVE NE
2	7	082505	9322	07/29/11	\$616,500	\$825,000	2,240	9	1989	Good	8,501	N	N	10819 NE 62ND ST
2	7	082505	9047	08/26/11	\$660,000	\$881,000	2,280	9	1982	Good	9,016	Y	N	6206 114TH AVE NE
2	7	980859	0580	12/04/13	\$916,000	\$933,000	2,330	9	1989	Avg	11,388	N	N	11127 NE 37TH CT
2	7	980859	0550	08/02/12	\$649,900	\$817,000	2,650	9	1983	Avg	10,218	N	N	11029 NE 37TH CT
2	7	172505	9177	01/29/13	\$700,000	\$831,000	2,700	9	1987	Good	14,400	N	N	5018 112TH AVE NE
2	7	082505	9301	03/15/12	\$640,000	\$831,000	2,730	9	1977	Good	14,375	N	N	6016 108TH AVE NE

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	7	172505	9327	08/19/12	\$899,000	\$1,125,000	3,220	9	2001	Avg	8,508	N	N	11103 NE 60TH ST
2	7	172505	9326	02/21/13	\$1,125,000	\$1,324,000	3,560	9	2001	Avg	8,544	N	N	11109 NE 60TH ST
2	7	980861	0150	12/30/13	\$791,000	\$792,000	3,790	9	1980	Avg	13,788	N	N	11102 NE 38TH PL
2	7	169290	0101	08/01/13	\$801,000	\$876,000	1,760	10	1988	Good	8,945	Y	N	11218 NE 65TH ST
2	7	980859	0220	02/14/11	\$682,000	\$918,000	2,010	10	1985	Avg	10,851	N	N	3865 112TH AVE NE
2	7	980861	0120	04/12/13	\$700,000	\$807,000	2,110	10	1980	Avg	14,653	N	N	11000 NE 39TH PL
2	7	980859	0230	05/28/12	\$875,000	\$1,118,000	2,220	10	1990	Avg	11,625	N	N	3851 112TH AVE NE
2	7	268070	0330	06/27/12	\$975,000	\$1,237,000	2,320	10	1994	Good	12,651	Y	N	5903 111TH PL NE
2	7	980861	0310	04/19/11	\$575,000	\$773,000	2,370	10	1983	Avg	22,054	N	N	3703 111TH AVE NE
2	7	980859	0400	06/15/11	\$555,000	\$744,000	2,390	10	1983	Avg	10,432	N	N	3839 113TH AVE NE
2	7	980859	0320	06/20/11	\$875,000	\$1,173,000	2,490	10	1982	Avg	15,602	N	N	11245 NE 37TH PL
2	7	934890	0105	06/18/13	\$678,000	\$758,000	2,570	10	1992	Avg	8,750	Y	N	6428 114TH AVE NE
2	7	980859	0050	10/11/13	\$780,000	\$821,000	2,670	10	1982	Avg	10,850	N	N	3734 113TH AVE NE
2	7	980861	0400	05/20/13	\$770,000	\$873,000	2,750	10	1984	Good	17,082	N	N	3797 110TH PL NE
2	7	980861	0390	03/22/12	\$650,000	\$843,000	2,850	10	1980	Avg	12,227	N	N	3798 110TH PL NE
2	7	980859	0460	07/12/11	\$610,000	\$817,000	2,860	10	1982	Avg	10,702	N	N	3858 112TH AVE NE
2	7	980859	0540	06/03/11	\$649,000	\$871,000	2,960	10	1981	Avg	10,331	N	N	11027 NE 37TH CT
2	7	936670	0120	05/22/13	\$975,000	\$1,104,000	2,970	10	2003	Avg	9,080	N	N	11140 NE 60TH ST
2	7	980861	0040	03/23/12	\$602,000	\$780,000	3,070	10	1980	Avg	10,332	N	N	10801 NE 39TH PL
2	7	954420	0186	12/05/12	\$900,000	\$1,090,000	3,080	10	1998	Avg	11,288	N	N	4526 110TH AVE NE
2	7	980861	0460	05/02/11	\$690,000	\$927,000	3,090	10	1980	Good	11,551	N	N	3809 110TH PL NE
2	7	980859	0160	03/22/13	\$786,000	\$914,000	3,140	10	1984	Avg	10,356	N	N	3952 112TH AVE NE
2	7	980861	0060	08/19/11	\$720,000	\$961,000	3,140	10	1980	Good	10,453	N	N	10805 NE 39TH PL
2	7	169240	0010	10/24/12	\$945,000	\$1,160,000	3,360	10	2006	Avg	8,523	N	N	6602 110TH AVE NE
2	7	954420	0370	04/14/11	\$725,000	\$975,000	3,385	10	2008	Avg	8,503	N	N	4540 108TH AVE NE
2	7	954420	0370	09/17/13	\$870,000	\$928,000	3,385	10	2008	Avg	8,503	N	N	4540 108TH AVE NE
2	7	169240	0060	09/16/13	\$1,200,000	\$1,281,000	3,560	10	2001	Avg	8,526	N	N	11114 NE 65TH ST
2	7	172505	9329	10/19/11	\$1,065,000	\$1,414,000	3,610	10	2004	Avg	11,698	N	N	5904 110TH AVE SE
2	7	172505	9329	11/13/13	\$1,191,000	\$1,229,000	3,610	10	2004	Avg	11,698	N	N	5904 110TH AVE SE

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	7	169240	0120	01/05/12	\$875,000	\$1,149,000	3,630	10	2001	Avg	9,126	N	N	11130 NE 65TH ST
2	7	082505	9351	03/08/13	\$1,175,000	\$1,374,000	3,730	10	2012	Avg	8,499	N	N	6028 108TH AVE NE
2	7	206240	0025	09/09/12	\$1,050,000	\$1,307,000	3,730	10	2007	Avg	10,990	N	N	11332 NE 50TH PL
2	7	935390	0525	11/29/11	\$950,000	\$1,255,000	3,770	10	2007	Avg	8,111	N	N	5827 110TH AVE NE
2	7	954420	0454	05/24/13	\$950,000	\$1,075,000	3,770	10	2006	Avg	5,985	N	N	4655 110TH AVE NE
2	7	082505	9350	08/22/11	\$1,099,000	\$1,467,000	3,780	10	2008	Avg	10,378	N	N	10812 NE 60TH ST
2	7	082505	9243	12/04/12	\$1,179,000	\$1,428,000	3,910	10	2012	Avg	11,499	Y	N	6024 108TH AVE NE
2	7	082505	9111	01/05/12	\$1,099,815	\$1,445,000	3,930	10	2009	Avg	11,375	N	N	10806 NE 60TH ST
2	7	954420	0260	12/02/13	\$1,525,000	\$1,555,000	4,060	10	2007	Avg	12,353	N	N	4705 112TH AVE NE
2	7	082505	9307	12/26/13	\$1,348,000	\$1,353,000	4,100	10	2002	Avg	10,018	N	N	10920 NE 60TH ST
2	7	936720	0200	03/18/13	\$1,234,500	\$1,438,000	4,480	10	2006	Avg	7,484	N	N	6127 111TH PL NE
2	7	169240	0105	01/20/12	\$995,000	\$1,304,000	3,920	11	2000	Avg	13,134	N	N	6601 112TH AVE NE
8	0	312605	9019	06/10/11	\$3,075,000	\$4,126,000	6,180	12	1999	Avg	62,992	Y	Y	2033 ROSE POINT LN
8	2	085600	0920	05/07/13	\$657,000	\$749,000	1,620	7	2012	Avg	3,840	N	N	809 16TH AVE W
8	2	388580	4415	06/19/13	\$771,000	\$862,000	1,320	8	1955	Good	7,680	Y	N	24 11TH AVE
8	2	388580	3990	03/27/13	\$555,000	\$644,000	1,330	8	1949	Good	8,243	N	N	1419 1ST ST
8	2	388580	3990	06/06/13	\$632,000	\$711,000	1,330	8	1949	Good	8,243	N	N	1419 1ST ST
8	2	388580	2190	05/17/13	\$868,000	\$985,000	1,780	8	2013	Avg	3,600	N	N	407 13TH AVE W
8	2	124550	0606	08/09/13	\$850,000	\$926,000	1,830	8	2002	Avg	9,600	N	N	707 19TH LN W
8	2	388580	0895	06/02/11	\$580,000	\$778,000	1,850	8	1959	Good	5,725	N	N	221 8TH AVE W
8	2	388580	2041	08/19/13	\$802,000	\$869,000	2,100	8	1999	Avg	5,250	N	N	300 10TH AVE W
8	2	124550	0638	05/16/12	\$940,000	\$1,205,000	2,310	8	2008	Avg	7,819	N	N	718 19TH LN W
8	2	124550	0825	10/30/13	\$1,460,000	\$1,519,000	2,590	8	2010	VGood	7,082	N	N	803 18TH AVE W
8	2	312605	9045	03/11/13	\$900,000	\$1,051,000	1,430	9	1985	Avg	15,306	Y	N	747 14TH AVE W
8	2	124550	0902	08/23/12	\$1,945,000	\$2,432,000	2,590	9	1968	VGood	12,300	Y	N	1675 10TH ST W
8	2	062505	9050	04/05/11	\$900,000	\$1,210,000	2,780	9	1995	Good	15,498	Y	N	711 14TH PL W
8	2	124550	0689	01/04/12	\$620,000	\$815,000	2,870	9	1987	VGood	8,238	N	N	1832 9TH ST W
8	2	124550	0625	12/11/12	\$840,000	\$1,015,000	3,020	9	2006	Avg	11,777	N	N	701 20TH AVE W
8	2	124550	0270	03/11/13	\$732,000	\$855,000	3,120	9	2007	Avg	7,000	N	N	2079 MARKET ST

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	388580	0815	08/31/12	\$1,255,000	\$1,566,000	3,510	9	1981	VGood	11,450	Y	N	722 4TH ST W
8	2	388580	3000	03/30/11	\$850,000	\$1,143,000	1,380	10	2001	Avg	6,000	N	N	554 14TH AVE W
8	2	062505	9059	12/31/12	\$880,000	\$1,056,000	1,600	10	1984	Good	13,776	Y	N	1023 14TH PL W
8	2	124550	0526	08/02/13	\$1,288,000	\$1,408,000	2,230	10	2013	Avg	9,350	N	N	1927 9TH ST W
8	2	124550	1055	08/13/13	\$1,330,000	\$1,446,000	2,530	10	1986	Avg	12,700	Y	N	1527 10TH ST W
8	2	388580	0085	12/16/13	\$1,505,000	\$1,521,000	2,590	10	1992	Avg	6,088	Y	N	248 WAVERLY WAY
8	2	388580	1950	09/16/13	\$1,430,000	\$1,526,000	2,620	10	2003	Avg	7,200	N	N	333 11TH AVE W
8	2	388580	0040	05/30/12	\$1,171,000	\$1,496,000	2,690	10	2001	Avg	5,500	N	N	421 2ND ST W
8	2	388580	1725	05/10/12	\$1,100,000	\$1,412,000	2,710	10	1999	Avg	8,400	Y	N	401 11TH AVE W
8	2	388580	1200	05/02/11	\$1,000,000	\$1,344,000	2,920	10	1995	Avg	7,200	Y	N	335 10TH AVE W
8	2	062505	9002	12/18/12	\$1,060,000	\$1,278,000	2,960	10	1974	VGood	12,271	N	N	1315 7TH ST W
8	2	124550	0636	07/08/11	\$915,000	\$1,226,000	2,990	10	2005	Avg	9,666	N	N	711 20TH AVE W
8	2	388580	0445	10/15/13	\$1,400,000	\$1,470,000	3,000	10	2000	Avg	11,450	N	N	203 7TH AVE W
8	2	388580	3045	06/08/12	\$1,580,000	\$2,014,000	3,010	10	2006	Avg	6,960	N	N	518 14TH AVE W
8	2	388580	3045	02/12/13	\$1,600,000	\$1,889,000	3,010	10	2006	Avg	6,960	N	N	518 14TH AVE W
8	2	388580	2285	10/05/12	\$2,020,000	\$2,494,000	3,010	10	2007	Avg	7,200	Y	N	430 11TH AVE W
8	2	085600	1095	11/07/13	\$1,320,000	\$1,367,000	3,030	10	2006	Avg	6,000	N	N	722 16TH AVE W
8	2	124550	0637	11/25/13	\$1,150,000	\$1,178,000	3,030	10	2005	Avg	6,917	N	N	712 19TH LN W
8	2	388580	0695	06/28/12	\$1,500,000	\$1,903,000	3,210	10	1999	Avg	8,588	Y	N	431 8TH AVE W
8	2	085600	0870	08/26/11	\$1,162,500	\$1,551,000	3,300	10	2005	Avg	7,454	N	N	720 14TH AVE W
8	2	085600	0830	04/29/11	\$900,000	\$1,210,000	3,370	10	2005	Avg	7,200	N	N	744 14TH AVE W
8	2	085600	1225	08/29/13	\$1,450,000	\$1,563,000	3,380	10	2012	Avg	7,560	N	N	644 16TH AVE W
8	2	430820	0005	05/24/12	\$985,000	\$1,260,000	3,420	10	1999	Avg	7,200	N	N	615 17TH AVE W
8	2	085600	0715	06/27/11	\$1,059,000	\$1,420,000	3,440	10	2001	Avg	7,200	N	N	650 14TH AVE W
8	2	124550	0652	09/28/11	\$905,000	\$1,204,000	3,450	10	1992	Avg	10,950	N	N	731 20TH AVE W
8	2	085600	0815	01/23/12	\$1,190,000	\$1,559,000	3,470	10	2003	Avg	8,400	N	N	735 16TH AVE W
8	2	085600	1486	11/01/12	\$885,000	\$1,084,000	3,480	10	2004	Avg	8,960	N	N	1812 7TH ST W
8	2	085600	1400	08/26/11	\$1,150,000	\$1,535,000	3,490	10	2007	Avg	8,323	N	N	700 17TH AVE W
8	2	124550	0580	08/23/12	\$1,070,000	\$1,338,000	3,490	10	2005	Avg	10,270	N	N	801 19TH LN W

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	2	388580	3575	03/09/11	\$890,000	\$1,197,000	3,510	10	2005	Avg	7,645	N	N	713 18TH AVE W
8	2	388580	3560	10/17/12	\$1,125,000	\$1,384,000	3,540	10	2005	Avg	7,665	N	N	709 18TH AVE W
8	2	388580	1995	11/11/11	\$1,243,000	\$1,645,000	3,590	10	2004	Avg	7,200	N	N	328 10TH AVE W
8	2	388580	2215	08/24/13	\$1,389,000	\$1,501,000	3,660	10	2000	Avg	7,200	Y	N	421 13TH AVE W
8	2	124550	0855	10/23/13	\$1,405,000	\$1,468,000	3,670	10	1992	Avg	17,115	N	N	901 18TH AVE W
8	2	388580	0525	10/15/13	\$1,700,000	\$1,784,000	3,700	10	2005	Avg	7,432	N	N	218 5TH AVE W
8	2	124550	0777	05/23/11	\$1,300,000	\$1,746,000	3,910	10	2001	Avg	9,731	Y	N	1622 10TH ST W
8	2	388580	2370	12/15/11	\$1,385,000	\$1,825,000	3,940	10	2004	Avg	8,400	N	N	523 13TH AVE W
8	2	124550	0600	02/04/13	\$950,000	\$1,125,000	4,150	10	2006	Avg	8,640	N	N	722 18TH AVE W
8	2	388580	2350	04/24/13	\$1,700,000	\$1,949,000	2,140	11	2004	Avg	7,200	N	N	511 13TH AVE W
8	2	388580	0825	03/29/11	\$1,445,000	\$1,943,000	2,490	11	2005	Avg	5,725	Y	N	338 7TH AVE W
8	2	388580	0520	05/02/11	\$1,450,000	\$1,949,000	2,770	11	2004	Avg	6,870	Y	N	222 5TH AVE W
8	2	388580	0715	03/15/13	\$2,100,000	\$2,449,000	2,840	11	2006	Avg	5,720	Y	N	436 WAVERLY WAY
8	2	388580	6600	10/06/11	\$1,600,000	\$2,127,000	2,980	11	2003	Avg	9,523	Y	N	802 1ST ST
8	2	388580	6600	08/09/13	\$1,895,000	\$2,064,000	2,980	11	2003	Avg	9,523	Y	N	802 1ST ST
8	2	085600	0150	05/03/13	\$1,730,000	\$1,976,000	3,230	11	2000	Avg	7,200	N	N	529 11TH AVE W
8	2	388580	2385	05/08/13	\$1,465,000	\$1,669,000	3,270	11	2004	Avg	7,200	N	N	541 13TH AVE W
8	2	124550	0745	05/17/11	\$2,100,000	\$2,821,000	3,270	11	2002	Avg	15,306	Y	N	1688 10TH ST W
8	2	124550	0527	01/13/12	\$1,295,000	\$1,699,000	3,380	11	2008	Avg	7,650	N	N	1923 9TH ST W
8	2	388580	2265	05/03/12	\$1,625,000	\$2,088,000	3,760	11	2004	Avg	7,200	Y	N	440 11TH AVE W
8	2	388580	1775	07/02/12	\$2,385,000	\$3,023,000	3,760	11	2007	Avg	7,200	Y	N	429 11TH AVE W
8	2	085600	0760	11/07/13	\$1,590,000	\$1,646,000	3,840	11	2006	Avg	7,934	N	N	715 16TH AVE W
8	2	389610	0080	11/20/13	\$2,425,000	\$2,491,000	3,860	11	2010	Avg	9,000	Y	N	1936 10TH PL W
8	2	388580	1610	05/02/13	\$2,300,000	\$2,628,000	3,980	11	2005	Avg	8,400	Y	N	1021 5TH ST W
8	2	388580	6630	09/13/12	\$1,925,000	\$2,393,000	4,010	11	2009	Avg	7,834	N	N	817 1ST ST
8	2	062505	9055	03/12/13	\$2,550,000	\$2,978,000	4,645	12	2001	Avg	20,734	Y	N	1030 14TH PL W
8	2	388580	0705	08/01/12	\$3,195,000	\$4,019,000	5,430	12	2007	Avg	11,450	Y	N	435 8TH AVE W
8	3	080200	0120	06/17/13	\$459,000	\$513,000	1,090	7	1962	Good	9,500	N	N	11236 115TH PL NE
8	3	123570	0010	05/23/13	\$420,000	\$475,000	1,100	7	1974	Good	9,100	N	N	10919 NE 112TH ST

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	303900	0070	06/18/13	\$335,000	\$375,000	1,140	7	1982	Good	9,758	N	N	11423 107TH PL NE
8	3	609500	0020	02/01/11	\$366,000	\$492,000	1,310	7	1964	Avg	10,748	N	N	10609 NE 109TH ST
8	3	542170	0005	01/30/12	\$380,000	\$497,000	1,340	7	1955	VGood	9,567	N	N	11042 108TH PL NE
8	3	375630	0055	03/01/13	\$596,000	\$699,000	1,350	7	1960	VGood	13,600	N	N	10417 NE 109TH ST
8	3	175020	0010	10/26/12	\$385,000	\$472,000	1,380	7	1982	Good	8,644	N	N	11527 113TH PL NE
8	3	395560	0060	04/25/13	\$505,000	\$579,000	1,420	7	1962	Good	12,011	N	N	11240 109TH AVE NE
8	3	321154	0010	07/26/13	\$390,000	\$428,000	1,420	7	1983	Avg	8,498	N	N	11528 112TH AVE NE
8	3	395550	0010	12/08/11	\$263,000	\$347,000	1,460	7	1960	Avg	10,530	N	N	11458 108TH AVE NE
8	3	080200	0150	01/22/13	\$469,500	\$559,000	1,480	7	2005	Avg	9,500	N	N	11212 115TH PL NE
8	3	375610	0120	06/25/13	\$680,000	\$758,000	1,500	7	1976	Good	10,000	N	N	10129 NE 113TH PL
8	3	417300	0150	03/26/13	\$492,000	\$571,000	1,530	7	1974	Good	10,650	N	N	11443 110TH AVE NE
8	3	322605	9111	06/12/12	\$378,000	\$481,000	1,590	7	1998	Avg	8,628	N	N	11529 111TH PL NE
8	3	375590	0105	11/13/13	\$629,950	\$650,000	1,640	7	1954	VGood	8,521	N	N	10407 NE 113TH PL
8	3	663390	0140	12/28/11	\$440,000	\$579,000	1,670	7	2007	Avg	3,484	N	N	10611 107TH PL NE
8	3	175020	0030	04/16/12	\$370,000	\$477,000	1,690	7	1981	Good	8,859	N	N	11515 113TH PL NE
8	3	321154	0170	08/06/12	\$372,500	\$468,000	1,720	7	1983	Good	8,477	N	N	11527 112TH PL NE
8	3	663390	0050	01/03/11	\$358,500	\$482,000	1,750	7	1991	Avg	4,797	N	N	10702 107TH PL NE
8	3	866343	0050	05/03/13	\$535,000	\$611,000	1,770	7	1980	Good	9,465	N	N	11320 116TH PL NE
8	3	663390	0120	06/04/13	\$440,000	\$495,000	1,870	7	1992	Avg	4,058	N	N	10602 NE 107TH PL
8	3	321154	0080	11/05/13	\$502,500	\$521,000	1,960	7	1983	Good	9,025	N	N	11422 112TH PL NE
8	3	866343	0060	04/10/12	\$411,000	\$531,000	1,960	7	1980	Good	10,036	N	N	11328 116TH PL NE
8	3	322605	9097	05/22/13	\$470,000	\$532,000	2,100	7	1959	Good	11,575	N	N	10645 NE 116TH ST
8	3	322605	9163	04/05/13	\$492,600	\$569,000	2,140	7	1995	Avg	8,510	N	N	11450 109TH AVE NE
8	3	866343	0070	04/04/11	\$515,000	\$693,000	2,510	7	1980	VGood	8,731	N	N	11330 116TH PL NE
8	3	389310	0322	04/18/12	\$395,000	\$509,000	2,540	7	1967	VGood	8,512	N	N	11391 NE 112TH ST
8	3	389310	0322	05/31/13	\$499,000	\$563,000	2,540	7	1967	VGood	8,512	N	N	11391 NE 112TH ST
8	3	144300	0050	09/05/12	\$385,000	\$480,000	2,890	7	1962	Good	16,527	N	N	11250 110TH AVE NE
8	3	375950	0037	09/15/11	\$421,000	\$561,000	1,200	8	1984	Good	10,758	N	N	10903 106TH AVE NE
8	3	681630	0290	12/24/13	\$432,500	\$435,000	1,380	8	1987	Avg	2,462	N	N	11513 NE 115TH CT

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Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	681630	0280	10/03/12	\$315,000	\$389,000	1,380	8	1987	Avg	2,462	N	N	11515 NE 115TH CT
8	3	681630	0080	02/14/13	\$355,000	\$419,000	1,380	8	1987	Avg	2,462	N	N	11427 NE 115TH CT
8	3	681630	0260	02/08/13	\$329,500	\$390,000	1,480	8	1987	Avg	1,848	N	N	11518 NE 114TH CT
8	3	681630	0170	06/13/13	\$332,000	\$372,000	1,480	8	1987	Avg	1,848	N	N	11403 115TH LN NE
8	3	681630	0050	12/21/12	\$330,000	\$397,000	1,480	8	1987	Avg	1,848	N	N	11419 NE 115TH CT
8	3	238760	0060	08/02/12	\$440,000	\$553,000	1,510	8	1974	Good	10,750	N	N	10808 101ST AVE NE
8	3	681630	0190	11/30/11	\$299,000	\$395,000	1,670	8	1988	Avg	2,227	N	N	11404 115TH LN NE
8	3	681630	0100	08/02/12	\$320,000	\$402,000	1,670	8	1988	Avg	2,161	N	N	11503 115TH LN NE
8	3	389310	0821	11/06/13	\$435,000	\$451,000	1,740	8	1994	Avg	8,727	N	N	11626 NE 111TH ST
8	3	155460	0070	06/07/12	\$342,000	\$436,000	2,200	8	1988	Good	8,845	N	N	11326 117TH PL NE
8	3	375890	0263	09/06/13	\$705,000	\$757,000	2,220	8	2010	Avg	12,500	N	N	10818 102ND AVE NE
8	3	123570	0045	07/09/13	\$750,000	\$830,000	2,220	8	2005	Avg	10,395	N	N	11006 NE 108TH ST
8	3	322605	9166	09/21/12	\$578,000	\$717,000	2,480	8	1999	Avg	8,500	N	N	11523 111TH PL NE
8	3	332605	9090	07/11/12	\$530,000	\$670,000	2,520	8	2012	Avg	8,576	N	N	11716 NE 112TH ST
8	3	375890	0113	11/01/13	\$676,000	\$702,000	2,620	8	2003	Avg	8,626	N	N	10224 NE 110TH ST
8	3	179150	0143	09/27/11	\$696,000	\$926,000	1,320	9	1993	VGood	13,260	N	N	11307 100TH AVE NE
8	3	375950	0040	11/30/12	\$865,000	\$1,049,000	1,850	9	2006	Avg	8,140	N	N	10601 NE 110TH ST
8	3	322605	9128	11/18/13	\$535,000	\$550,000	2,350	9	1972	Avg	28,324	N	N	11010 108TH AVE NE
8	3	184237	0090	11/30/11	\$575,000	\$759,000	2,680	9	2007	Avg	5,928	N	N	10619 106TH PL NE
8	3	184237	0020	08/20/13	\$735,000	\$796,000	2,740	9	2007	Avg	5,100	N	N	10622 106TH PL NE
8	3	184237	0060	08/29/12	\$740,000	\$924,000	2,800	9	2007	Avg	7,163	N	N	10607 106TH PL NE
8	3	184237	0080	06/08/11	\$790,000	\$1,060,000	2,990	9	2007	Avg	7,043	N	N	10615 106TH PL NE
8	3	375890	0246	03/07/13	\$799,000	\$935,000	3,030	9	2012	Avg	13,738	N	N	10824 102ND AVE NE
8	3	322605	9178	07/20/11	\$725,000	\$970,000	3,200	9	2007	Avg	7,656	N	N	11501 111TH PL NE
8	3	322605	9050	04/05/12	\$675,000	\$873,000	3,220	9	2004	Avg	15,510	N	N	11457 108TH AVE NE
8	3	375950	0024	11/17/11	\$675,000	\$893,000	3,370	9	2004	Avg	9,449	N	N	10447 NE 110TH ST
8	3	375400	0065	05/10/12	\$950,000	\$1,219,000	2,840	10	2006	Avg	8,076	N	N	11514 101ST PL NE
8	3	375550	0090	04/13/12	\$680,000	\$878,000	2,960	10	2004	Avg	9,996	N	N	11314 106TH AVE NE
8	3	375890	0223	08/04/11	\$1,175,000	\$1,571,000	3,030	10	2003	Avg	10,621	N	N	10909 NE 101ST PL

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	3	238760	0010	02/14/11	\$975,000	\$1,312,000	3,040	10	2008	Avg	12,495	N	N	10107 NE 110TH ST
8	3	322605	9072	11/07/12	\$735,000	\$898,000	3,050	10	2005	Avg	10,896	N	N	11341 106TH AVE NE
8	3	389310	0823	09/20/13	\$815,000	\$868,000	3,290	10	2008	Avg	9,800	N	N	11608 NE 111TH ST
8	3	375550	0091	05/11/11	\$740,000	\$994,000	3,510	10	2006	Avg	9,000	N	N	11310 106TH AVE NE
8	3	322605	9172	07/02/13	\$1,125,000	\$1,249,000	3,540	10	2006	Avg	10,092	N	N	10508 NE 114TH LN
8	3	322605	9077	12/14/11	\$700,000	\$922,000	3,560	10	2006	Avg	8,434	N	N	11012 NE 112TH ST
8	3	375890	0022	08/09/11	\$835,000	\$1,116,000	3,640	10	2007	Avg	8,003	N	N	10026 NE 110TH ST
8	3	375890	0224	08/22/12	\$920,000	\$1,151,000	3,820	10	2003	Avg	12,268	N	N	10829 101ST PL NE
8	3	375890	0033	07/08/11	\$1,075,000	\$1,440,000	4,050	10	1994	Good	10,631	Y	N	11017 101ST PL NE
8	3	375890	0074	11/29/11	\$1,180,000	\$1,558,000	3,380	11	2007	Avg	8,076	N	N	11014 101ST PL NE
8	3	375890	0071	02/10/11	\$798,000	\$1,074,000	3,380	11	2006	Avg	8,075	Y	N	11026 101ST PL NE
8	3	375890	0070	01/24/11	\$1,235,000	\$1,661,000	3,440	11	2006	Avg	9,461	Y	N	10125 NE 111TH PL
8	3	123570	0075	09/23/13	\$1,299,995	\$1,382,000	5,250	11	2008	Avg	28,841	N	N	10823 NE 108TH ST
8	3	375890	0125	05/14/13	\$1,430,000	\$1,625,000	5,580	11	2007	Avg	16,435	N	N	10244 NE 110TH ST
8	4	124500	0967	05/10/13	\$630,500	\$718,000	1,010	7	1965	VGood	6,200	N	N	108 18TH AVE
8	4	124500	3475	10/26/11	\$529,950	\$703,000	1,080	7	1962	VGood	7,800	N	N	613 12TH AVE
8	4	388580	5130	09/26/11	\$835,000	\$1,111,000	1,210	7	1957	VGood	7,200	N	N	432 9TH AVE
8	4	124500	1828	05/30/11	\$548,000	\$736,000	1,220	7	1979	VGood	7,908	N	N	1605 5TH PL
8	4	388690	3290	07/30/13	\$825,000	\$903,000	1,270	7	1954	VGood	7,200	N	N	608 10TH AVE
8	4	388580	7140	09/01/12	\$485,000	\$605,000	1,460	7	1993	Good	8,250	N	N	718 4TH ST
8	4	124500	1870	07/18/13	\$653,000	\$719,000	1,460	7	1974	Good	8,094	N	N	408 15TH AVE
8	4	212020	0215	10/03/13	\$580,000	\$613,000	1,510	7	1990	Avg	7,144	Y	N	453 4TH AVE S
8	4	322605	9069	09/22/11	\$707,000	\$941,000	1,690	7	1996	Avg	17,500	N	N	100 20TH AVE
8	4	388580	6970	04/16/13	\$800,000	\$921,000	1,710	7	1985	Good	5,005	N	N	218 7TH AVE
8	4	388580	5420	05/21/13	\$705,000	\$799,000	1,840	7	1999	Avg	7,200	N	N	612 9TH AVE
8	4	124500	2112	11/19/12	\$599,000	\$729,000	1,870	7	1987	Avg	7,250	N	N	1325 6TH ST
8	4	124500	3145	08/22/13	\$675,000	\$730,000	1,930	7	1928	Good	9,673	N	N	1052 4TH ST
8	4	082505	9191	10/15/13	\$799,000	\$839,000	2,010	7	2013	Avg	9,396	N	N	102 6TH ST S
8	4	124500	2109	03/13/13	\$682,500	\$797,000	2,010	7	1988	Avg	7,294	N	N	522 13TH AVE

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	6870	08/02/12	\$910,000	\$1,144,000	2,040	7	2005	Avg	5,100	Y	N	116 7TH AVE
8	4	889100	0015	07/07/11	\$738,500	\$989,000	2,070	7	2003	Avg	10,500	N	N	312 11TH PL
8	4	388580	4970	12/06/11	\$650,000	\$858,000	2,120	7	1970	Good	7,200	N	N	232 9TH AVE
8	4	388580	5698	03/21/13	\$460,000	\$535,000	2,640	7	1951	Good	7,200	N	N	608 8TH AVE
8	4	388850	0020	09/29/11	\$939,000	\$1,249,000	1,230	8	2009	Good	7,605	N	N	401 13TH AVE
8	4	184265	0050	02/28/13	\$575,000	\$675,000	1,280	8	1977	Good	7,800	N	N	523 19TH PL
8	4	124500	0947	08/13/13	\$780,000	\$848,000	1,290	8	1978	Good	7,862	N	N	101 18TH PL
8	4	124500	0930	06/06/13	\$546,000	\$614,000	1,330	8	1981	Avg	10,010	Y	N	215 19TH AVE
8	4	788260	0060	07/17/12	\$520,000	\$657,000	1,360	8	2000	Avg	14,108	N	N	524 1ST AVE S
8	4	124500	2280	12/30/13	\$616,000	\$617,000	1,370	8	1989	Avg	8,013	N	N	1317 4TH ST
8	4	124500	0215	02/15/12	\$579,000	\$755,000	1,390	8	1986	Good	12,600	N	N	1929 2ND ST
8	4	124500	1930	07/25/11	\$584,000	\$781,000	1,400	8	1978	Good	10,944	N	N	1534 5TH PL
8	4	124500	1028	09/19/13	\$631,000	\$672,000	1,450	8	1982	Good	7,500	N	N	135 19TH AVE
8	4	388580	7360	06/13/13	\$612,000	\$686,000	1,520	8	1989	Avg	5,500	N	N	639 8TH AVE
8	4	389010	0053	05/23/13	\$713,000	\$807,000	1,620	8	1995	Avg	8,516	N	N	404 NE 20TH ST
8	4	374000	0020	09/03/12	\$569,000	\$709,000	1,620	8	1978	Good	5,867	N	N	1508 3RD PL
8	4	148930	0160	10/10/13	\$758,000	\$798,000	1,650	8	1990	Avg	6,000	N	N	137 11TH AVE
8	4	124500	2212	07/01/11	\$588,000	\$788,000	1,670	8	2010	Avg	9,240	N	N	321 15TH AVE
8	4	184265	0070	11/19/12	\$660,000	\$803,000	1,670	8	1977	Avg	10,089	N	N	1929 5TH PL
8	4	212020	0080	11/06/13	\$773,500	\$801,000	1,700	8	1995	Avg	4,000	N	N	440 4TH AVE S
8	4	935490	0410	02/07/12	\$470,500	\$615,000	1,710	8	1958	Avg	8,750	N	N	323 10TH AVE S
8	4	124500	0875	11/20/12	\$717,500	\$873,000	1,730	8	2001	Avg	6,900	N	N	1804 2ND ST
8	4	184265	0210	02/19/13	\$555,000	\$654,000	1,730	8	1977	Good	8,400	N	N	544 19TH PL
8	4	124500	1676	10/19/11	\$460,000	\$611,000	1,740	8	1989	Avg	9,375	N	N	1510 3RD ST
8	4	124500	0861	11/29/11	\$575,000	\$759,000	1,740	8	1988	Avg	7,211	N	N	226 18TH AVE
8	4	124500	2270	07/23/12	\$526,000	\$663,000	1,780	8	1967	Good	9,332	N	N	1395 4TH ST
8	4	184265	0010	08/10/11	\$675,000	\$902,000	1,800	8	1991	Good	8,680	N	N	1914 5TH ST
8	4	388580	7359	07/12/11	\$528,000	\$707,000	1,830	8	1989	Avg	5,500	N	N	645 8TH AVE
8	4	388580	7215	08/24/11	\$577,685	\$771,000	1,850	8	2003	Avg	7,700	N	N	517 8TH AVE

## Improved Sales Used in This Annual Update Analysis

### Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	124500	2900	12/11/12	\$835,500	\$1,009,000	1,850	8	2005	Avg	7,200	N	N	1020 2ND ST
8	4	388580	7225	08/18/11	\$607,000	\$811,000	1,890	8	2003	Avg	7,700	N	N	513 8TH AVE
8	4	124500	3565	05/16/12	\$695,000	\$891,000	1,900	8	1961	VGood	9,216	N	N	411 10TH AVE
8	4	124500	3565	10/31/13	\$775,000	\$806,000	1,900	8	1961	VGood	9,216	N	N	411 10TH AVE
8	4	124550	0100	10/22/12	\$630,000	\$774,000	1,920	8	1992	Good	9,610	N	N	9829 FORBES CREEK DR
8	4	124500	3510	01/27/11	\$596,000	\$802,000	2,020	8	1991	Avg	4,800	N	N	507 10TH AVE
8	4	388580	7381	06/07/12	\$575,000	\$733,000	2,040	8	1990	Avg	5,500	N	N	616 7TH AVE
8	4	124500	0460	11/15/11	\$654,250	\$866,000	2,040	8	1985	Good	10,930	N	N	1949 4TH ST
8	4	388690	3315	04/30/12	\$695,500	\$894,000	2,120	8	2005	Avg	9,000	N	N	630 10TH AVE
8	4	388580	7790	09/22/11	\$598,500	\$797,000	2,210	8	1988	Avg	5,500	N	N	339 7TH AVE
8	4	388580	7790	05/22/13	\$777,000	\$880,000	2,210	8	1988	Avg	5,500	N	N	339 7TH AVE
8	4	124500	0506	10/23/12	\$555,000	\$682,000	2,210	8	1993	Avg	7,237	N	N	449 20TH AVE
8	4	148930	0030	05/25/12	\$895,000	\$1,145,000	2,410	8	1994	Avg	6,000	N	N	133 12TH AVE
8	4	398270	3070	12/01/11	\$815,000	\$1,076,000	2,840	8	2000	Avg	13,440	N	N	642 12TH AVE
8	4	124500	0817	05/24/11	\$847,500	\$1,138,000	2,970	8	2004	Avg	7,260	N	N	1869 4TH ST
8	4	124500	0780	02/21/12	\$629,000	\$820,000	2,980	8	1995	Avg	7,222	N	N	1814 3RD ST
8	4	172080	0335	03/07/11	\$783,000	\$1,053,000	3,010	8	1968	Good	6,000	Y	N	714 1ST ST S
8	4	889100	0010	11/15/12	\$968,500	\$1,180,000	3,910	8	2001	Avg	10,500	N	N	306 11TH PL
8	4	788260	0045	08/15/13	\$804,000	\$873,000	1,260	9	2004	Avg	7,220	N	N	519 KIRKLAND AVE
8	4	187500	0280	01/04/13	\$818,000	\$980,000	1,858	9	2004	Avg	3,660	N	N	216 4TH ST S
8	4	124500	3091	07/24/13	\$745,000	\$818,000	1,880	9	1992	Avg	7,500	N	N	1010 3RD ST
8	4	180790	0375	05/10/12	\$629,000	\$807,000	1,900	9	1930	Avg	5,000	N	N	332 6TH AVE S
8	4	388580	6840	11/08/11	\$655,000	\$867,000	1,950	9	1995	Avg	5,002	N	N	139 8TH AVE
8	4	788260	0099	07/26/11	\$664,500	\$889,000	1,950	9	1996	Avg	4,931	N	N	517 3RD AVE S
8	4	124500	1659	02/16/11	\$480,000	\$646,000	1,980	9	1989	Avg	7,807	N	N	1538 3RD ST
8	4	398270	3060	09/24/12	\$740,000	\$917,000	2,010	9	1998	Avg	7,680	N	N	640 12TH AVE
8	4	124500	2840	06/25/13	\$840,000	\$936,000	2,050	9	1989	Avg	8,102	N	N	1204 2ND ST
8	4	388580	4590	08/08/11	\$755,000	\$1,009,000	2,060	9	2005	Avg	5,222	Y	N	1021 1ST ST
8	4	180790	0260	02/11/13	\$800,000	\$945,000	2,080	9	1993	Avg	5,000	N	N	410 6TH AVE S

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Ngghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	4895	09/14/11	\$730,000	\$973,000	2,130	9	2005	Avg	6,000	N	N	912 2ND ST
8	4	388580	7955	08/29/11	\$665,000	\$887,000	2,140	9	1990	Avg	5,500	N	N	228 6TH AVE
8	4	788260	0058	11/16/12	\$750,000	\$914,000	2,240	9	1997	Avg	8,804	N	N	520 2ND AVE S
8	4	407070	0280	07/20/12	\$750,000	\$946,000	2,310	9	1996	Avg	3,732	N	N	425 3RD AVE S
8	4	407070	0310	12/30/13	\$825,000	\$826,000	2,320	9	1996	Avg	3,728	N	N	437 3RD AVE S
8	4	123890	0134	08/01/13	\$1,107,500	\$1,211,000	2,370	9	2010	Avg	3,603	N	N	14 6TH ST
8	4	124500	1105	04/26/11	\$673,000	\$905,000	2,390	9	2003	Avg	5,226	N	N	1831 1ST ST
8	4	388580	8025	02/07/12	\$1,135,000	\$1,483,000	2,440	9	2008	Avg	5,100	N	N	128 6TH AVE
8	4	388580	8025	06/06/13	\$1,300,000	\$1,462,000	2,440	9	2008	Avg	5,100	N	N	128 6TH AVE
8	4	388580	8025	06/05/13	\$1,300,000	\$1,463,000	2,440	9	2008	Avg	5,100	N	N	128 6TH AVE
8	4	388580	6902	06/18/13	\$930,000	\$1,040,000	2,500	9	2003	Avg	5,500	N	N	245 8TH AVE
8	4	124500	2895	07/09/13	\$996,500	\$1,103,000	2,520	9	1995	Avg	11,129	N	N	1022 2ND ST
8	4	388580	5870	10/04/13	\$1,352,500	\$1,429,000	2,640	9	2010	Avg	7,200	N	N	513 9TH AVE
8	4	124500	3270	04/22/11	\$845,000	\$1,136,000	2,660	9	1999	Avg	7,326	N	N	1203 5TH ST
8	4	180790	0386	06/04/11	\$742,500	\$996,000	2,760	9	2004	Avg	4,493	N	N	509 4TH ST S
8	4	788260	0095	07/17/13	\$935,000	\$1,031,000	2,776	9	1997	Avg	4,928	N	N	518 3RD AVE S
8	4	124500	1210	06/20/11	\$930,000	\$1,247,000	2,820	9	2006	Avg	8,588	Y	N	103 18TH AVE
8	4	124500	1877	01/18/13	\$785,000	\$936,000	2,830	9	2003	Avg	6,906	N	N	412 15TH AVE
8	4	388580	7055	09/06/13	\$965,000	\$1,036,000	2,880	9	1998	Avg	5,500	N	N	710 3RD ST
8	4	124500	3020	09/12/11	\$825,000	\$1,099,000	2,920	9	1999	Avg	8,000	N	N	1104 3RD ST
8	4	124500	3020	06/22/13	\$965,000	\$1,077,000	2,920	9	1999	Avg	8,000	N	N	1104 3RD ST
8	4	124500	3615	03/14/11	\$899,000	\$1,209,000	2,930	9	2003	Avg	6,000	N	N	447 10TH AVE
8	4	124500	3030	05/12/13	\$925,000	\$1,052,000	2,950	9	2000	Avg	9,210	N	N	1108 3RD ST
8	4	124500	0580	11/10/11	\$728,300	\$964,000	2,960	9	2006	Avg	7,900	N	N	512 19TH AVE
8	4	124500	2295	04/10/12	\$830,000	\$1,072,000	3,010	9	2007	Avg	7,100	N	N	331 15TH AVE
8	4	124500	3359	06/16/11	\$900,000	\$1,207,000	3,040	9	2005	Avg	6,840	N	N	1036 5TH ST
8	4	124500	1765	04/20/12	\$752,000	\$969,000	3,150	9	2004	Avg	8,625	N	N	419 18TH AVE
8	4	082505	9163	03/14/13	\$1,205,000	\$1,406,000	3,280	9	2006	Avg	6,800	N	N	308 2ND ST S
8	4	124500	2846	05/24/13	\$995,000	\$1,126,000	3,400	9	2013	Avg	7,440	N	N	1202 2ND ST

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	124500	3680	09/12/13	\$1,250,000	\$1,337,000	3,880	9	2004	Avg	9,600	N	N	215 10TH AVE
8	4	398270	3440	08/13/12	\$650,000	\$815,000	1,150	10	2007	Avg	2,700	N	N	659 12TH AVE
8	4	398270	3440	10/09/13	\$700,000	\$737,000	1,150	10	2007	Avg	2,700	N	N	659 12TH AVE
8	4	123890	0127	05/26/11	\$585,000	\$785,000	1,522	10	1999	Avg	3,173	N	N	123 6TH CT
8	4	123890	0213	03/07/12	\$546,000	\$710,000	1,720	10	2005	Avg	3,604	N	N	836 KIRKLAND AVE
8	4	123890	0210	06/14/13	\$738,000	\$827,000	1,910	10	2004	Avg	3,600	N	N	828 KIRKLAND AVE
8	4	788260	0509	08/16/11	\$880,000	\$1,175,000	2,320	10	2006	Avg	3,601	Y	N	1002 STATE ST S
8	4	389210	0023	05/15/13	\$1,000,000	\$1,136,000	2,340	10	2006	Avg	4,007	Y	N	731 STATE ST
8	4	180790	0345	02/13/13	\$760,000	\$897,000	2,420	10	1992	Avg	6,000	N	N	308 6TH AVE S
8	4	123890	0161	12/27/11	\$850,000	\$1,118,000	2,450	10	2005	Avg	3,765	N	N	714 KIRKLAND AVE
8	4	935490	0295	09/24/12	\$945,000	\$1,171,000	2,490	10	1995	Avg	5,472	N	N	137 10TH AVE S
8	4	148930	0100	04/14/11	\$915,000	\$1,230,000	2,510	10	1998	Avg	6,000	Y	N	126 11TH AVE
8	4	187500	0341	10/23/12	\$945,000	\$1,160,000	2,620	10	2004	Avg	3,775	N	N	493 2ND AVE S
8	4	388580	5075	05/14/12	\$1,000,000	\$1,282,000	2,660	10	2008	Avg	8,192	N	N	910 4TH ST
8	4	388580	7915	12/23/11	\$935,000	\$1,231,000	2,780	10	2006	Avg	5,500	N	N	207 7TH AVE
8	4	388580	7915	05/03/11	\$935,000	\$1,256,000	2,780	10	2006	Avg	5,500	N	N	207 7TH AVE
8	4	124500	3332	02/03/11	\$900,000	\$1,211,000	2,860	10	2008	Avg	7,876	N	N	1108 5TH ST
8	4	124500	1761	05/03/11	\$816,000	\$1,097,000	2,860	10	2005	Avg	7,367	N	N	427 18TH AVE
8	4	124500	1598	10/31/12	\$1,225,000	\$1,500,000	2,890	10	2007	Avg	6,663	N	N	229 18TH AVE
8	4	398270	1255	06/23/11	\$720,000	\$965,000	2,900	10	2001	Avg	7,200	N	N	610 14TH PL
8	4	124500	1758	01/25/11	\$965,000	\$1,298,000	2,930	10	2005	Avg	7,479	N	N	431 18TH AVE
8	4	124500	1764	10/05/12	\$856,000	\$1,057,000	2,950	10	2005	Avg	7,575	N	N	415 18TH AVE
8	4	124500	1690	06/22/12	\$891,000	\$1,132,000	3,010	10	2001	Avg	7,964	N	N	318 15TH AVE
8	4	124500	2965	03/18/11	\$1,100,000	\$1,480,000	3,030	10	2005	Avg	10,000	N	N	1059 3RD ST
8	4	124500	2765	06/18/13	\$1,386,950	\$1,551,000	3,030	10	2012	Avg	5,996	Y	N	116 12TH AVE
8	4	124500	2296	08/18/11	\$792,000	\$1,058,000	3,080	10	2001	Avg	7,208	N	N	327 15TH AVE
8	4	388580	5815	09/07/11	\$845,000	\$1,126,000	3,090	10	2005	Avg	7,800	N	N	537 9TH AVE
8	4	019240	0050	10/08/13	\$1,250,000	\$1,317,000	3,210	10	1986	Avg	8,098	Y	N	905 1ST ST S
8	4	124500	1252	05/03/13	\$1,205,000	\$1,376,000	3,220	10	2008	Avg	6,000	N	N	116 16TH AVE

## Improved Sales Used in This Annual Update Analysis

### Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	4	388580	7690	08/19/11	\$695,000	\$928,000	3,224	10	2003	Avg	5,500	N	N	433 7TH AVE
8	4	358480	0100	11/30/11	\$975,000	\$1,287,000	3,250	10	2007	Avg	8,865	N	N	1208 5TH PL
8	4	414930	0010	11/06/12	\$1,450,000	\$1,773,000	3,280	10	2004	Avg	6,357	Y	N	110 10TH AVE S
8	4	398270	3105	03/05/13	\$825,000	\$966,000	3,310	10	1999	Avg	7,200	N	N	650 12TH AVE
8	4	388580	6975	06/25/13	\$1,295,000	\$1,443,000	3,320	10	2003	Avg	5,500	N	N	222 7TH AVE
8	4	124500	2305	01/23/12	\$887,000	\$1,162,000	3,330	10	1993	Avg	8,791	N	N	1420 2ND ST
8	4	180790	0140	06/27/13	\$1,115,000	\$1,241,000	3,450	10	2002	Avg	7,500	N	N	329 6TH AVE S
8	4	321150	0040	11/21/11	\$928,600	\$1,228,000	3,500	10	2000	Avg	7,302	Y	N	115 17TH PL
8	4	388580	7940	08/25/11	\$1,265,000	\$1,688,000	3,530	10	2001	Avg	5,500	N	N	218 6TH AVE
8	4	388580	7940	03/08/13	\$1,350,000	\$1,579,000	3,530	10	2001	Avg	5,500	N	N	218 6TH AVE
8	4	388580	6980	04/18/13	\$925,000	\$1,063,000	3,610	10	2000	Avg	5,500	N	N	226 7TH AVE
8	4	388690	3250	08/02/12	\$1,200,000	\$1,509,000	3,710	10	2006	Avg	9,856	N	N	605 11TH AVE
8	4	124500	1753	05/13/13	\$1,200,000	\$1,364,000	3,790	10	2007	Avg	12,234	N	N	1708 4TH ST
8	4	124500	0380	04/23/13	\$1,490,000	\$1,709,000	3,800	10	2009	Avg	7,099	N	N	1950 3RD ST
8	4	124500	1748	05/20/12	\$875,000	\$1,120,000	3,840	10	2006	Avg	6,788	N	N	439 18TH AVE
8	4	388690	3220	03/15/11	\$1,100,000	\$1,480,000	3,970	10	2007	Avg	8,400	N	N	629 11TH AVE
8	4	388580	5665	04/13/11	\$1,125,000	\$1,513,000	4,030	10	2006	Avg	10,800	N	N	615 9TH AVE
8	4	180790	0245	02/13/12	\$1,285,000	\$1,677,000	3,130	11	2008	Avg	5,000	N	N	411 6TH AVE S
8	4	388580	6955	08/18/11	\$900,000	\$1,202,000	3,480	11	2004	Avg	5,500	N	N	708 2ND ST
8	4	388580	7160	07/18/12	\$1,375,000	\$1,736,000	4,260	11	2008	Avg	9,350	N	N	410 7TH AVE
8	4	172080	0320	06/14/12	\$1,300,000	\$1,655,000	2,650	12	2002	Avg	5,001	N	N	706 1ST ST S
8	5	388690	2960	05/06/13	\$564,000	\$643,000	1,120	7	1969	VGood	12,000	Y	N	11201 NE 92ND ST
8	5	388690	2585	09/01/13	\$395,000	\$425,000	1,150	7	2008	Avg	6,800	N	N	9007 116TH AVE NE
8	5	741950	0010	10/03/11	\$464,920	\$618,000	1,370	7	1977	Avg	9,296	N	N	10124 111TH AVE NE
8	5	227360	0560	05/10/12	\$347,000	\$445,000	1,420	7	1984	Avg	8,924	N	N	11706 NE 98TH ST
8	5	123940	0470	08/02/11	\$370,000	\$495,000	1,440	7	1931	VGood	6,015	Y	N	7716 115TH PL NE
8	5	227360	0580	03/29/12	\$307,000	\$397,000	1,450	7	1983	Avg	8,823	N	N	9802 117TH PL NE
8	5	376440	0160	11/14/11	\$511,000	\$676,000	1,490	7	1996	Avg	8,500	Y	N	10330 113TH CT NE
8	5	123650	0011	07/26/11	\$305,500	\$409,000	1,490	7	1965	Good	7,500	N	N	9501 116TH AVE NE

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	327579	0020	08/24/12	\$570,000	\$712,000	1,560	7	1979	Good	10,499	N	N	10414 115TH PL NE
8	5	227360	0160	03/09/12	\$370,000	\$481,000	1,650	7	1983	Avg	8,882	N	N	11615 NE 100TH ST
8	5	123850	1117	01/08/13	\$570,000	\$682,000	1,720	7	2012	Avg	10,652	N	N	11642 NE 92ND ST
8	5	123630	0154	04/09/13	\$505,000	\$583,000	1,960	7	1976	Good	9,750	N	N	11405 NE 97TH ST
8	5	332605	9170	12/13/13	\$740,000	\$749,000	2,380	7	1993	Good	10,602	N	N	10024 116TH AVE NE
8	5	390231	0110	07/26/11	\$520,000	\$696,000	1,250	8	1980	Good	8,050	N	N	11629 NE 100TH PL
8	5	390230	0190	05/31/12	\$407,000	\$520,000	1,310	8	1979	Avg	8,801	N	N	11815 NE 102ND PL
8	5	390231	0180	09/26/13	\$560,000	\$594,000	1,390	8	1980	Avg	8,880	N	N	11713 NE 101ST PL
8	5	390230	0230	09/30/11	\$392,000	\$521,000	1,400	8	1982	VGood	8,742	N	N	10222 119TH AVE NE
8	5	123630	0254	07/03/12	\$565,000	\$716,000	1,410	8	1979	Avg	13,440	N	N	11200 NE 95TH ST
8	5	259102	0210	02/19/13	\$351,000	\$413,000	1,410	8	1988	Avg	5,962	N	N	10526 118TH PL NE
8	5	390231	0120	08/06/13	\$575,000	\$627,000	1,420	8	1980	Good	7,100	N	N	11628 NE 100TH PL
8	5	390230	0050	04/10/12	\$430,000	\$555,000	1,420	8	1980	Avg	10,382	N	N	10207 117TH PL NE
8	5	390231	0080	04/30/13	\$558,500	\$639,000	1,440	8	1980	Good	8,500	N	N	11715 NE 100TH PL
8	5	123630	0195	05/06/13	\$559,000	\$638,000	1,450	8	1978	Good	10,750	Y	N	11314 NE 95TH ST
8	5	390230	0500	02/07/12	\$597,000	\$780,000	1,470	8	2007	Avg	8,500	N	N	11628 NE 102ND PL
8	5	390230	0090	03/12/12	\$403,000	\$523,000	1,480	8	1980	Avg	8,644	N	N	11721 NE 102ND PL
8	5	259102	0170	10/24/12	\$320,000	\$393,000	1,520	8	1988	Avg	5,167	N	N	10610 118TH PL NE
8	5	259102	0190	04/09/13	\$410,000	\$473,000	1,540	8	1988	Avg	5,883	N	N	10538 118TH PL NE
8	5	259102	0150	07/26/12	\$386,000	\$486,000	1,550	8	1987	Avg	4,893	N	N	10630 118TH PL NE
8	5	259102	0480	02/21/12	\$315,000	\$411,000	1,580	8	1988	Avg	5,662	N	N	11703 NE 107TH PL
8	5	388690	2920	10/04/13	\$890,000	\$940,000	1,590	8	1971	Good	10,800	Y	N	11225 NE 92ND ST
8	5	327579	0100	04/27/12	\$589,000	\$758,000	1,590	8	1979	Avg	12,948	N	N	10425 115TH PL NE
8	5	259102	0520	05/12/11	\$450,000	\$605,000	1,600	8	1987	Avg	7,969	N	N	11730 NE 106TH LN
8	5	259102	0300	09/16/13	\$461,000	\$492,000	1,600	8	1988	Avg	8,910	N	N	11843 NE 105TH LN
8	5	259102	0490	07/02/13	\$475,000	\$527,000	1,620	8	1988	Avg	6,382	N	N	11712 NE 106TH LN
8	5	390230	0420	08/05/13	\$443,000	\$484,000	1,640	8	1979	Avg	9,350	N	N	11608 NE 103RD PL
8	5	123630	0088	04/04/11	\$451,000	\$607,000	1,640	8	1982	Avg	11,851	N	N	9720 112TH AVE NE
8	5	259102	0060	05/25/11	\$425,000	\$571,000	1,660	8	1988	Avg	6,788	N	N	11700 NE 107TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	376450	0100	06/23/11	\$496,000	\$665,000	1,670	8	1994	Avg	21,307	Y	N	11124 NE 106TH PL
8	5	259102	0360	06/12/13	\$490,000	\$549,000	1,690	8	1988	Good	4,365	N	N	11838 NE 105TH LN
8	5	259102	0080	04/24/13	\$476,000	\$546,000	1,690	8	1987	Avg	5,099	N	N	11706 NE 107TH PL
8	5	390231	0160	07/18/11	\$532,000	\$712,000	1,700	8	1980	Good	8,624	N	N	11704 NE 100TH PL
8	5	390231	0160	06/01/13	\$644,000	\$726,000	1,700	8	1980	Good	8,624	N	N	11704 NE 100TH PL
8	5	388690	2620	07/17/13	\$572,000	\$630,000	1,740	8	1988	Avg	7,680	N	N	11428 NE 90TH ST
8	5	376450	0180	03/06/12	\$465,000	\$605,000	1,750	8	1992	Avg	4,894	N	N	11209 NE 106TH PL
8	5	376450	0130	04/08/13	\$660,000	\$762,000	1,810	8	1993	Avg	5,910	N	N	11112 NE 106TH PL
8	5	259102	0540	08/27/13	\$455,000	\$491,000	1,820	8	1987	Avg	5,785	N	N	11731 NE 106TH LN
8	5	123940	0099	10/15/13	\$630,000	\$661,000	1,820	8	1990	Avg	7,122	N	N	120 10TH ST S
8	5	376450	0060	02/03/12	\$446,970	\$584,000	1,830	8	1993	Avg	16,391	N	N	11212 NE 106TH PL
8	5	376450	0050	10/24/12	\$546,255	\$671,000	1,830	8	1993	Avg	13,615	N	N	11216 NE 106TH PL
8	5	327578	0030	01/12/11	\$492,000	\$662,000	1,840	8	1977	Good	9,009	N	N	11411 NE 103RD ST
8	5	123850	0976	06/03/12	\$549,000	\$701,000	1,870	8	2002	Avg	10,725	N	N	9608 116TH AVE NE
8	5	259102	0180	08/24/11	\$384,000	\$513,000	1,890	8	1988	Avg	5,500	N	N	10602 118TH PL NE
8	5	147270	0160	12/10/12	\$501,000	\$606,000	1,910	8	1987	Good	8,499	N	N	10520 114TH PL NE
8	5	124710	0045	05/18/11	\$499,000	\$670,000	1,910	8	1987	Avg	8,625	N	N	11320 NE 88TH ST
8	5	259102	0090	08/23/11	\$440,000	\$587,000	1,960	8	1988	Good	5,000	N	N	11712 NE 107TH PL
8	5	147270	0240	11/09/12	\$525,000	\$641,000	2,000	8	1987	Avg	9,253	N	N	10429 114TH PL NE
8	5	376440	0060	03/30/12	\$498,800	\$646,000	2,010	8	1984	Avg	6,650	N	N	10310 112TH CT NE
8	5	147270	0020	07/23/13	\$738,000	\$811,000	2,020	8	1987	Good	14,968	N	N	11404 NE 103RD ST
8	5	012000	0260	01/15/13	\$825,000	\$984,000	2,080	8	2007	Avg	8,170	N	N	341 8TH ST S
8	5	327579	0150	06/22/11	\$460,000	\$617,000	2,080	8	1976	Avg	10,000	N	N	11507 NE 104TH ST
8	5	329573	0040	03/20/12	\$460,000	\$597,000	2,150	8	1995	Avg	5,193	N	N	11513 NE 107TH PL
8	5	123630	0220	12/16/13	\$710,000	\$717,000	2,160	8	2004	Avg	7,952	N	N	11448 NE 95TH ST
8	5	390230	0340	02/04/13	\$555,000	\$657,000	2,190	8	1979	Good	9,168	N	N	11732 NE 102ND PL
8	5	327578	0010	09/13/11	\$447,000	\$596,000	2,200	8	1972	Avg	8,545	N	N	11505 NE 103RD ST
8	5	259100	0040	08/10/11	\$450,000	\$601,000	2,230	8	1982	Good	15,445	N	N	10640 116TH AVE NE
8	5	147270	0210	02/08/13	\$660,000	\$780,000	2,320	8	1987	Good	8,928	N	N	10536 115TH PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	390230	0180	08/17/12	\$510,000	\$639,000	2,390	8	1980	Good	9,062	N	N	11811 NE 102ND PL
8	5	398270	0740	01/07/11	\$810,000	\$1,089,000	2,400	8	2004	Avg	7,680	N	N	11124 NE 97TH ST
8	5	250550	0036	03/18/11	\$645,000	\$868,000	2,430	8	1992	Avg	8,264	Y	N	606 7TH ST S
8	5	398270	0760	06/05/13	\$840,000	\$945,000	2,510	8	1986	Avg	9,240	N	N	11140 NE 97TH ST
8	5	398270	1485	11/27/12	\$710,000	\$862,000	2,540	8	1990	Avg	8,680	N	N	9620 110TH AVE NE
8	5	721650	0020	03/24/11	\$645,000	\$868,000	2,550	8	1989	Good	10,085	N	N	927 6TH PL S
8	5	123630	0136	07/26/13	\$790,000	\$867,000	2,670	8	2008	Avg	7,318	N	N	9725 116TH AVE NE
8	5	327578	0120	03/23/12	\$500,000	\$648,000	960	9	1967	Avg	14,731	N	N	11504 NE 103RD ST
8	5	389310	0161	09/12/11	\$795,000	\$1,059,000	1,650	9	2005	Avg	10,638	N	N	11001 NE 100TH PL
8	5	327578	0080	05/24/11	\$479,000	\$643,000	1,720	9	1973	Good	10,364	N	N	11312 NE 103RD ST
8	5	389310	0159	08/09/13	\$830,000	\$904,000	1,850	9	2004	Avg	9,292	N	N	11011 NE 100TH PL
8	5	327578	0075	02/13/12	\$417,000	\$544,000	1,850	9	1974	Avg	10,058	N	N	11315 NE 103RD ST
8	5	329573	0190	06/21/12	\$615,000	\$782,000	2,030	9	1995	Avg	13,530	N	N	11416 NE 106TH LN
8	5	123630	0047	07/25/12	\$598,950	\$755,000	2,250	9	1984	Avg	9,370	N	N	11121 NE 97TH ST
8	5	123510	0357	05/05/11	\$610,000	\$820,000	2,270	9	1992	Avg	8,648	N	N	117 SLATER ST
8	5	123510	0357	05/13/13	\$711,000	\$808,000	2,270	9	1992	Avg	8,648	N	N	117 SLATER ST
8	5	123940	0068	12/24/12	\$748,800	\$901,000	2,460	9	1997	Avg	7,350	N	N	14 10TH PL S
8	5	123940	0061	05/29/13	\$755,000	\$852,000	2,470	9	1997	Avg	8,529	N	N	9 10TH PL S
8	5	123510	0340	06/01/12	\$691,500	\$883,000	2,640	9	1992	Good	10,580	N	N	111 SLATER ST
8	5	123850	1094	03/27/13	\$699,990	\$812,000	2,680	9	2004	Avg	9,044	N	N	9436 116TH AVE NE
8	5	259100	0070	07/11/12	\$675,000	\$854,000	2,750	9	1999	Avg	10,010	N	N	11618 NE 107TH LN
8	5	123630	0152	05/30/12	\$671,000	\$857,000	2,760	9	1977	Avg	19,617	N	N	9630 OBSERVATION DR
8	5	123940	0064	07/25/11	\$750,000	\$1,003,000	2,850	9	1998	Avg	8,526	N	N	29 10TH PL S
8	5	123650	0035	08/11/11	\$735,000	\$982,000	2,880	9	2001	Avg	8,000	N	N	9429 116TH AVE NE
8	5	332605	9250	09/26/13	\$780,000	\$828,000	2,920	9	2001	Avg	8,501	N	N	11640 NE 100TH ST
8	5	332605	9128	06/21/13	\$835,000	\$932,000	2,940	9	2006	Avg	9,000	N	N	10026 116TH AVE NE
8	5	330510	0250	05/01/12	\$619,000	\$796,000	2,990	9	2011	Avg	8,561	N	N	9424 117TH AVE NE
8	5	012000	0262	08/29/11	\$870,000	\$1,161,000	3,000	9	2010	Avg	8,107	N	N	712 5TH AVE S
8	5	012000	0262	08/15/13	\$995,500	\$1,081,000	3,000	9	2010	Avg	8,107	N	N	712 5TH AVE S

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Neighb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	330510	0120	02/10/12	\$624,000	\$815,000	3,060	9	2011	Avg	8,894	N	N	9518 117TH AVE NE
8	5	330510	0010	11/15/11	\$599,000	\$792,000	3,060	9	2011	Avg	8,467	N	N	11720 NE 95TH ST
8	5	330510	0170	11/04/11	\$629,000	\$833,000	3,070	9	2011	Avg	8,520	N	N	9427 117TH AVE NE
8	5	330510	0090	12/02/11	\$609,000	\$804,000	3,070	9	2011	Avg	8,468	N	N	9530 117TH AVE NE
8	5	012000	0267	10/22/13	\$1,114,000	\$1,165,000	3,080	9	2007	Avg	13,125	N	N	700 5TH AVE S
8	5	330510	0110	03/09/12	\$624,900	\$812,000	3,100	9	2011	Avg	8,537	N	N	9522 117TH AVE NE
8	5	330510	0200	02/17/12	\$619,000	\$807,000	3,230	9	2011	Avg	8,514	N	N	9407 117TH AVE NE
8	5	250550	0212	08/22/13	\$990,000	\$1,071,000	3,430	9	2002	Avg	8,249	N	N	825 7TH ST S
8	5	123630	0305	07/11/13	\$1,060,000	\$1,172,000	3,460	9	2007	Avg	8,880	N	N	9423 114TH AVE NE
8	5	123510	0361	09/21/11	\$600,000	\$799,000	3,480	9	2007	Avg	8,780	N	N	8207 116TH AVE NE
8	5	123940	0185	06/20/13	\$840,000	\$938,000	3,500	9	2001	Avg	9,938	N	N	414 10TH ST S
8	5	330510	0220	01/13/11	\$580,000	\$780,000	3,610	9	2008	Avg	8,712	N	N	9404 117TH AVE NE
8	5	664200	0280	03/15/13	\$1,050,000	\$1,225,000	3,910	9	2006	Avg	10,411	N	N	10209 114TH PL NE
8	5	123940	0260	12/10/12	\$790,000	\$955,000	1,480	10	2012	Avg	19,569	N	N	313 SLATER ST S
8	5	123940	0602	08/16/12	\$784,000	\$982,000	1,940	10	2002	Avg	9,000	N	N	1211 NORTH AVE
8	5	184250	0020	11/14/12	\$791,000	\$964,000	2,340	10	2005	Avg	9,379	N	N	10319 111TH AVE NE
8	5	123940	0240	08/10/12	\$890,000	\$1,117,000	2,360	10	2012	Avg	19,204	N	N	355 SLATER ST S
8	5	123510	0294	06/14/13	\$670,300	\$751,000	2,380	10	2001	Avg	6,706	N	N	1214 2ND AVE
8	5	123940	0245	08/09/12	\$937,500	\$1,177,000	2,400	10	2012	Avg	14,264	N	N	351 SLATER ST S
8	5	123630	0066	05/09/12	\$825,000	\$1,059,000	2,470	10	1985	Good	10,597	Y	N	9526 111TH AVE NE
8	5	123510	0261	10/15/12	\$875,000	\$1,077,000	2,540	10	2005	Avg	8,769	N	N	1214 KIRKLAND AVE
8	5	123940	0580	05/24/11	\$885,000	\$1,188,000	2,660	10	2007	Avg	14,857	Y	N	7704 115TH PL NE
8	5	123510	0291	11/18/13	\$955,000	\$982,000	2,710	10	2001	Avg	6,665	N	N	1108 2ND AVE
8	5	388690	2952	02/16/11	\$950,000	\$1,278,000	2,910	10	2006	Avg	8,096	N	N	11211 NE 92ND ST
8	5	123630	0115	11/15/12	\$837,000	\$1,020,000	3,100	10	1997	Avg	8,521	N	N	11291 NE 100TH ST
8	5	388690	1741	01/19/11	\$875,000	\$1,177,000	3,270	10	2008	Avg	3,484	N	N	11234 NE 87TH ST
8	5	398270	0575	02/04/13	\$700,000	\$829,000	3,270	10	2003	Avg	11,850	N	N	9817 111TH AVE NE
8	5	388690	1740	12/12/12	\$852,500	\$1,030,000	3,280	10	2007	Avg	3,484	Y	N	11230 NE 87TH ST
8	5	184250	0050	05/09/12	\$684,000	\$878,000	3,310	10	2003	Avg	9,567	N	N	11017 NE 104TH ST

## Improved Sales Used in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	5	123630	0235	07/28/13	\$1,060,000	\$1,162,000	3,320	10	2007	Avg	8,960	N	N	11220 NE 95TH ST
8	5	250550	0078	09/21/12	\$939,000	\$1,164,000	3,400	10	2012	Avg	8,281	N	N	735 8TH ST S
8	5	741950	0200	02/08/13	\$1,140,000	\$1,348,000	3,430	10	2006	Avg	11,438	Y	N	11222 NE 100TH ST
8	5	184250	0080	12/16/13	\$827,500	\$836,000	3,580	10	2005	Avg	9,197	N	N	11011 NE 104TH ST
8	5	123940	0200	05/20/13	\$1,125,000	\$1,275,000	3,610	10	1999	Good	10,286	N	N	427 SLATER ST S
8	5	250550	0011	10/29/12	\$1,040,000	\$1,275,000	3,620	10	2005	Avg	8,281	N	N	816 7TH ST S
8	5	123510	0360	08/29/12	\$876,000	\$1,093,000	3,730	10	2007	Avg	9,688	N	N	8131 116TH AVE NE
8	5	398270	0590	08/12/11	\$973,900	\$1,301,000	3,820	10	1997	Good	15,484	N	N	9829 111TH AVE NE
8	5	124710	0003	06/03/13	\$1,225,000	\$1,379,000	1,920	11	2004	Avg	9,221	Y	N	9209 112TH AVE NE
8	5	398270	3250	11/04/11	\$790,000	\$1,047,000	2,170	11	1991	Good	9,238	N	N	9424 110TH PL NE
8	5	398270	3255	09/12/12	\$778,000	\$967,000	2,240	11	1991	Avg	10,890	Y	N	11107 NE 95TH ST
8	5	123940	0607	11/25/13	\$1,400,000	\$1,434,000	2,490	11	2003	Avg	8,790	N	N	7619 115TH PL NE
8	5	123940	0608	12/26/11	\$1,145,000	\$1,506,000	2,520	11	2003	Avg	8,825	Y	N	7615 115TH PL NE
8	5	388690	3995	12/11/12	\$1,200,000	\$1,450,000	3,420	11	1996	Avg	8,400	Y	N	11246 NE 92ND ST
8	5	741950	0210	04/14/12	\$1,175,000	\$1,516,000	5,120	11	2004	Avg	11,438	N	N	11211 NE 102ND ST
8	5	123630	0153	01/27/11	\$1,040,000	\$1,399,000	5,570	11	1999	Avg	20,487	N	N	9618 OBSERVATION DR

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	082505	9201	02/22/13	\$760,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE; SHORT SALE
2	6	082505	9188	07/28/11	\$1,050,000	PREVIMP<=25K
2	6	123400	0032	09/20/12	\$1,210,000	RELOCATION - SALE TO SERVICE
2	6	123400	0375	08/31/12	\$498,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	123400	0430	04/12/12	\$1,250,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	123400	0530	08/05/13	\$1,788,000	INCORRECT CHARACTERISTICS DATA
2	6	123400	0552	12/22/11	\$1,095,000	RELOCATION - SALE TO SERVICE
2	6	123400	0714	07/24/13	\$1,250,000	INCORRECT CHARACTERISTICS DATA
2	6	123400	0730	05/05/12	\$1,260,000	RELOCATION - SALE TO SERVICE
2	6	172505	9142	06/06/12	\$1,350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;OBSOL
2	6	172505	9294	12/19/12	\$1,200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	243200	0065	04/05/13	\$716,868	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	6	243200	0115	08/22/13	\$409,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	6	243200	0175	08/22/13	\$1,215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	6	246540	0034	12/31/12	\$700,000	PREVIMP<=25K;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	6	254050	0140	12/06/12	\$605,000	NO MARKET EXPOSURE
2	6	254050	0204	02/15/12	\$1,325,000	%COMPL
2	6	254050	0207	05/30/13	\$1,000,000	PREVIMP<=25K
2	6	264950	0215	09/25/13	\$622,000	PREVIMP<=25K
2	6	264950	0251	10/03/11	\$1,225,000	RELOCATION - SALE TO SERVICE
2	6	410050	0060	04/09/12	\$700,000	PREVIMP<=25K
2	6	410101	0290	09/20/13	\$885,000	MULTI-PARCEL SALE
2	6	410101	0320	10/03/11	\$400,000	DOR RATIO;PREVIMP<=25K
2	6	410450	0261	08/23/12	\$559,150	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	6	415180	0105	01/25/13	\$386,000	PREVIMP<=25K
2	6	415180	0115	09/21/12	\$375,000	%COMPL
2	6	415180	0115	12/12/13	\$1,399,999	%COMPL
2	6	415180	0160	07/29/13	\$439,500	%COMPL
2	6	415180	0245	12/09/11	\$296,100	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
2	6	415180	0365	10/16/12	\$495,000	IMP COUNT;PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	6	415180	0475	07/13/12	\$779,715	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	6	415180	0495	09/19/13	\$456,000	PREVIMP<=25K
2	6	415180	0550	09/27/12	\$395,000	IMP COUNT;PREVIMP<=25K
2	6	415180	0580	09/23/13	\$550,000	PREVIMP<=25K
2	6	638001	0010	07/19/11	\$722,000	RELOCATION - SALE TO SERVICE
2	6	755521	0060	08/24/13	\$445,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
2	6	788260	0335	05/13/13	\$690,000	%NETCOND
2	6	788260	0552	12/27/13	\$500,000	PREVIMP<=25K
2	6	788260	0553	10/30/12	\$420,000	DOR RATIO;%COMPL
2	6	941390	0120	04/13/11	\$375,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
2	6	980863	0200	07/19/13	\$632,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	6	980863	0220	03/30/11	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	6	980863	0220	04/16/12	\$686,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	7	082505	9279	02/09/12	\$410,000	PREVIMP<=25K
2	7	169240	0040	06/20/11	\$385,000	PREVIMP<=25K
2	7	172505	9187	08/01/11	\$225,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	7	172505	9231	05/17/12	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
2	7	172505	9281	05/29/12	\$360,000	PREVIMP<=25K
2	7	268070	0190	11/01/11	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
2	7	304170	0105	12/14/11	\$330,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	7	667890	0040	06/13/12	\$477,000	PREVIMP<=25K
2	7	741500	0050	12/13/12	\$397,500	PREVIMP<=25K
2	7	755522	0010	08/05/11	\$550,000	INCORRECT CHARACTERISTICS DATA
2	7	934890	0110	09/25/13	\$454,621	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	7	935390	0080	10/08/12	\$687,000	PREVIMP<=25K
2	7	936720	0185	11/03/11	\$360,000	PREVIMP<=25K
2	7	941360	0560	04/18/12	\$425,000	PREVIMP<=25K
2	7	941360	0570	11/08/12	\$475,000	PREVIMP<=25K
2	7	941360	0670	11/26/12	\$585,000	PREVIMP<=25K
2	7	941360	0670	07/26/12	\$340,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	7	954420	0140	06/20/12	\$627,500	PREVIMP<=25K
2	7	954420	0250	06/16/12	\$750,000	PREVIMP<=25K
2	7	954420	0422	11/04/13	\$350,000	PREVIMP<=25K
8	0	062505	9003	05/20/13	\$2,000,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	062505	9004	11/16/11	\$2,315,384	IMP COUNT;PREVIMP<=25K;BANKRUPTCY-RECEIVER OR TRUSTEE
8	0	062505	9035	08/10/12	\$1,900,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	062505	9038	05/16/11	\$2,400,000	PREVIMP<=25K;UNFIN AREA
8	0	062505	9046	09/16/13	\$5,100,000	INCORRECT CHARACTERISTICS DATA
8	0	124550	0925	03/02/11	\$1,390,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	0	124810	0040	10/05/11	\$1,500,000	PREVIMP<=25K
8	0	124810	0055	05/30/12	\$4,415,625	NO MARKET EXPOSURE
8	0	312605	9017	04/12/12	\$2,231,000	PREVIMP<=25K;STATEMENT TO DOR
8	0	389610	0176	09/05/13	\$2,350,000	PREVIMP<=25K
8	0	389610	0195	08/07/13	\$2,138,100	PREVIMP<=25K
8	2	062505	9052	08/25/11	\$2,597,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	2	062505	9059	12/01/11	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	2	085600	0185	12/18/13	\$1,060,000	PREVIMP<=25K
8	2	085600	0255	09/25/12	\$570,000	PREVIMP<=25K
8	2	085600	0255	09/20/12	\$570,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE
8	2	085600	0330	05/10/13	\$770,750	PREVIMP<=25K
8	2	085600	0360	04/03/12	\$850,000	NON-REPRESENTATIVE SALE; SHORT SALE
8	2	085600	0440	11/01/12	\$30,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER;
8	2	085600	0535	11/10/12	\$560,000	PREVIMP<=25K
8	2	085600	0535	05/25/11	\$485,000	PREVIMP<=25K; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	2	085600	0681	11/04/13	\$675,000	PREVIMP<=25K
8	2	085600	0695	04/20/11	\$682,000	PREVIMP<=25K
8	2	085600	0770	01/25/12	\$530,000	PREVIMP<=25K
8	2	085600	0890	07/16/12	\$650,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	2	085600	1160	12/27/12	\$530,000	DOR RATIO
8	2	085600	1275	05/19/11	\$625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	124550	0230	05/24/11	\$485,000	PREVIMP<=25K
8	2	124550	0250	01/21/11	\$419,000	PREVIMP<=25K
8	2	124550	0415	09/06/12	\$575,000	PREVIMP<=25K
8	2	124550	0505	09/13/13	\$425,000	DOR RATIO;PREVIMP<=25K;SEGREGATION AND/OR MERGER;
8	2	124550	0525	05/09/13	\$730,000	PREVIMP<=25K
8	2	124550	0555	05/25/11	\$690,000	PREVIMP<=25K
8	2	124550	0637	11/25/13	\$1,155,000	RELOCATION - SALE TO SERVICE
8	2	124550	0638	05/16/12	\$940,000	RELOCATION - SALE TO SERVICE
8	2	124550	0670	05/28/13	\$720,000	PREVIMP<=25K
8	2	124550	0730	12/28/12	\$575,000	%COMPL
8	2	124550	0828	08/22/11	\$487,250	DOR RATIO
8	2	388580	0055	08/28/12	\$550,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	388580	0210	03/03/11	\$624,000	PREVIMP<=25K
8	2	388580	0215	03/29/12	\$541,000	PREVIMP<=25K
8	2	388580	0235	05/31/11	\$320,000	DOR RATIO
8	2	388580	0235	09/02/11	\$410,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	2	388580	0405	07/25/12	\$519,000	PREVIMP<=25K
8	2	388580	0635	12/23/13	\$1,470,000	PREVIMP<=25K
8	2	388580	0665	08/04/11	\$970,000	PREVIMP<=25K
8	2	388580	1027	03/18/13	\$375,000	PREVIMP<=25K
8	2	388580	1095	12/03/13	\$732,000	PREVIMP<=25K
8	2	388580	1125	12/27/11	\$572,500	PREVIMP<=25K
8	2	388580	1130	05/06/11	\$315,000	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	2	388580	1165	08/28/13	\$570,000	PREVIMP<=25K
8	2	388580	1170	09/12/11	\$480,000	PREVIMP<=25K
8	2	388580	1170	02/28/13	\$570,000	PREVIMP<=25K
8	2	388580	1210	07/24/12	\$1,625,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	2	388580	1775	07/02/12	\$2,385,000	RELOCATION - SALE TO SERVICE
8	2	388580	1845	08/08/11	\$640,000	PREVIMP<=25K
8	2	388580	1970	06/18/13	\$700,000	PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	2	388580	2040	04/01/13	\$315,300	PREVIMP<=25K
8	2	388580	2165	09/17/13	\$535,000	PREVIMP<=25K
8	2	388580	2180	04/22/13	\$499,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	2	388580	2460	04/13/11	\$455,000	PREVIMP<=25K
8	2	388580	2510	09/13/12	\$850,000	PREVIMP<=25K
8	2	388580	2550	11/14/11	\$650,000	OBSOL;PREVIMP<=25K;UNFIN AREA
8	2	388580	2760	10/04/12	\$650,000	PREVIMP<=25K
8	2	388580	2775	04/02/13	\$1,365,000	OBSOL; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	2	388580	2960	10/02/13	\$760,000	PREVIMP<=25K
8	2	388580	3330	06/21/13	\$500,000	PREVIMP<=25K
8	2	388580	3635	06/15/12	\$1,175,000	INCORRECT CHARACTERISTICS DATA
8	2	388580	3640	01/03/13	\$1,115,000	INCORRECT CHARACTERISTICS DATA
8	2	388580	4115	07/06/11	\$470,000	PREVIMP<=25K
8	2	388580	4211	06/22/11	\$530,000	PREVIMP<=25K
8	2	388580	4540	06/05/12	\$579,000	PREVIMP<=25K
8	2	388580	4690	09/22/11	\$250,000	DOR RATIO
8	2	388580	4770	06/14/13	\$149,992	DOR RATIO;CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;
8	2	388580	6645	05/21/12	\$527,000	PREVIMP<=25K
8	2	388580	6655	12/27/12	\$396,422	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
8	2	388580	8220	12/20/13	\$645,000	PREVIMP<=25K
8	2	389610	0010	04/28/11	\$750,000	FULL SALES PRICE NOT REPORTED; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED;
8	2	389610	0155	08/22/11	\$650,000	PREVIMP<=25K
8	2	430820	0170	11/27/13	\$645,000	PREVIMP<=25K
8	2	430820	0180	12/23/13	\$603,000	PREVIMP<=25K
8	2	742170	0015	06/13/13	\$902,500	PREVIMP<=25K
8	2	742170	0040	05/03/13	\$840,000	PREVIMP<=25K
8	3	080200	0080	10/07/13	\$360,000	PREVIMP<=25K
8	3	080200	0140	05/26/11	\$325,000	PREVIMP<=25K
8	3	123570	0050	08/24/11	\$295,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	3	155460	0060	06/20/12	\$305,185	NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	175020	0010	07/12/12	\$275,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE;
8	3	175020	0090	07/13/11	\$293,000	PREVIMP<=25K
8	3	175020	0110	02/18/11	\$235,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE; IMP. CHAR. CHANGED SINCE SALE
8	3	175020	0110	10/24/11	\$389,950	PREVIMP<=25K; INCORRECT CHARACTERISTICS DATA
8	3	184237	0040	11/22/11	\$590,000	RELOCATION - SALE BY SERVICE; NO MARKET EXPOSURE
8	3	184237	0040	11/22/11	\$590,000	RELOCATION - SALE TO SERVICE; NO MARKET EXPOSURE
8	3	278480	0050	04/25/11	\$338,900	PREVIMP<=25K
8	3	303900	0050	04/11/13	\$452,130	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	3	303900	0050	09/18/13	\$385,900	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	3	303900	0060	05/23/13	\$376,000	PREVIMP<=25K
8	3	303900	0080	07/30/13	\$465,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
8	3	321154	0170	05/09/12	\$215,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
8	3	322605	9109	12/19/13	\$538,800	PREVIMP<=25K
8	3	322605	9142	05/20/13	\$308,000	PREVIMP<=25K
8	3	322605	9142	03/12/13	\$265,500	PREVIMP<=25K;GOVERNMENT AGENCY; CORRECTION DEED; EXEMPT FROM EXCISE TAX;
8	3	322605	9156	05/10/12	\$295,000	PREVIMP<=25K
8	3	322605	9159	10/20/11	\$501,000	OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	3	332605	9264	06/19/12	\$513,000	INCORRECT CHARACTERISTICS DATA
8	3	332605	9266	06/29/12	\$525,000	INCORRECT CHARACTERISTICS DATA
8	3	332605	9267	10/02/12	\$530,000	INCORRECT CHARACTERISTICS DATA
8	3	369910	0060	07/16/12	\$308,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	3	369910	0100	02/12/13	\$427,000	PREVIMP<=25K
8	3	375550	0045	01/24/13	\$368,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	3	375590	0040	04/17/13	\$685,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	3	375590	0115	03/07/13	\$500,000	PREVIMP<=25K
8	3	375610	0080	04/11/13	\$665,000	INCORRECT CHARACTERISTICS DATA
8	3	375610	0080	08/08/12	\$400,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	3	375630	0040	01/26/11	\$290,000	PREVIMP<=25K
8	3	375630	0060	11/14/13	\$400,000	PREVIMP<=25K
8	3	375890	0074	01/10/11	\$1,180,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	3	375890	0145	06/06/13	\$329,000	PREVIMP<=25K
8	3	375890	0158	07/30/12	\$533,900	PREVIMP<=25K;OBSOL
8	3	375890	0223	07/07/11	\$1,175,000	RELOCATION - SALE TO SERVICE
8	3	375890	0240	02/16/12	\$432,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	3	375890	0315	01/15/13	\$299,900	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	3	375950	0013	05/01/13	\$250,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	375950	0018	10/23/12	\$270,000	PREVIMP<=25K
8	3	375950	0033	04/02/12	\$690,000	INCORRECT CHARACTERISTICS DATA
8	3	375950	0037	08/09/11	\$373,247	BANKRUPTCY - RECEIVER OR TRUSTEE
8	3	389310	0319	05/22/12	\$349,999	PREVIMP<=25K;NO MARKET EXPOSURE
8	3	389310	0801	07/31/12	\$275,000	PREVIMP<=25K
8	3	389310	0815	04/12/12	\$325,000	UNFIN AREA
8	3	389310	0822	08/14/12	\$259,000	DOR RATIO;PREVIMP<=25K; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	3	389310	0822	08/10/12	\$259,000	DOR RATIO;PREVIMP<=25K; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	3	389310	0824	02/21/13	\$199,562	DOR RATIO;PREVIMP<=25K
8	3	395550	0140	08/31/11	\$206,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	3	395560	0040	11/15/12	\$193,000	DOR RATIO;PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
8	3	417300	0080	11/27/12	\$430,650	PREVIMP<=25K
8	3	417300	0130	11/16/12	\$465,000	PREVIMP<=25K
8	3	417300	0130	07/25/12	\$235,000	PREVIMP<=25K;NO MARKET EXPOSURE
8	3	419170	0040	06/25/12	\$393,500	PREVIMP<=25K
8	3	419170	0070	12/14/11	\$527,500	INCORRECT CHARACTERISTICS DATA
8	3	521200	0090	05/19/11	\$449,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	3	521200	0110	06/17/13	\$395,000	PREVIMP<=25K
8	3	542170	0005	10/14/11	\$274,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	3	542170	0050	09/09/13	\$690,000	INCORRECT CHARACTERISTICS DATA
8	3	681630	0230	10/31/11	\$193,200	STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
8	3	809960	0030	04/22/13	\$349,950	PREVIMP<=25K
8	3	809960	0130	03/20/13	\$377,000	PREVIMP<=25K
8	4	019240	0030	12/12/11	\$725,000	FINANCIAL INSTITUTION RESALE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	082505	9082	07/11/13	\$481,000	PREVIMP<=25K
8	4	082505	9166	07/25/11	\$270,000	DOR RATIO;PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	082505	9187	05/29/13	\$507,000	PREVIMP<=25K
8	4	082505	9191	01/10/13	\$375,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
8	4	082505	9271	09/05/12	\$724,900	INCORRECT CHARACTERISTICS DATA
8	4	082505	9349	01/16/12	\$999,990	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
8	4	082505	9349	07/01/13	\$999,990	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	082505	9349	07/29/13	\$1,178,896	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	085600	1525	03/18/11	\$437,500	PREVIMP<=25K
8	4	085600	1530	11/04/13	\$384,255	PREVIMP<=25K;EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
8	4	123890	0130	09/13/13	\$1,028,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8	4	123890	0131	08/16/13	\$988,000	%COMPL
8	4	123890	0133	09/11/13	\$938,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8	4	123890	0230	11/06/13	\$1,125,000	DOR RATIO;OBSOL;PREVIMP<=25K;MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
8	4	123890	0230	11/05/13	\$450,000	DOR RATIO;OBSOL;PREVIMP<=25K;NO MARKET EXPOSURE; MULTI-PARCEL SALE
8	4	124500	0076	02/16/13	\$525,000	IMP COUNT;PREVIMP<=25K
8	4	124500	0120	12/17/12	\$400,000	PREVIMP<=25K
8	4	124500	0138	06/18/12	\$450,000	PREVIMP<=25K
8	4	124500	0320	12/28/11	\$340,850	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
8	4	124500	0342	10/22/13	\$510,000	PREVIMP<=25K
8	4	124500	0385	04/24/13	\$979,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	4	124500	0390	10/26/12	\$929,000	%COMPL
8	4	124500	0418	03/17/11	\$495,800	PREVIMP<=25K
8	4	124500	0424	07/09/12	\$409,000	PREVIMP<=25K
8	4	124500	0457	12/07/11	\$320,000	PREVIMP<=25K
8	4	124500	0596	04/13/12	\$370,000	PREVIMP<=25K
8	4	124500	0693	08/21/12	\$527,500	PREVIMP<=25K
8	4	124500	0737	04/25/11	\$360,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	4	124500	0790	11/01/13	\$485,000	PREVIMP<=25K
8	4	124500	0798	04/12/12	\$349,000	PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	124500	0845	06/10/12	\$820,000	PREVIMP<=25K
8	4	124500	0875	11/20/12	\$717,500	RELOCATION - SALE TO SERVICE
8	4	124500	0895	12/27/11	\$378,000	PREVIMP<=25K
8	4	124500	0948	10/10/13	\$506,000	PREVIMP<=25K
8	4	124500	1036	02/10/12	\$355,000	PREVIMP<=25K
8	4	124500	1140	02/02/12	\$500,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	124500	1220	03/17/11	\$375,000	PREVIMP<=25K
8	4	124500	1261	04/12/13	\$564,900	OBSOL
8	4	124500	1261	10/09/12	\$646,045	OBSOL;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	124500	1262	09/28/12	\$550,000	%COMPL
8	4	124500	1295	12/26/11	\$450,001	PREVIMP<=25K
8	4	124500	1340	07/19/13	\$590,000	PREVIMP<=25K
8	4	124500	1420	07/13/12	\$525,000	PREVIMP<=25K
8	4	124500	1495	01/06/12	\$100,756	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	1520	05/25/11	\$921,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	124500	1680	07/01/13	\$525,000	PREVIMP<=25K
8	4	124500	1705	11/22/13	\$450,000	PREVIMP<=25K
8	4	124500	1746	03/07/12	\$275,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE
8	4	124500	1751	11/28/12	\$505,000	PREVIMP<=25K
8	4	124500	1752	06/15/12	\$370,000	PREVIMP<=25K
8	4	124500	1768	04/18/12	\$513,000	PREVIMP<=25K
8	4	124500	1800	11/16/12	\$577,355	PREVIMP<=25K
8	4	124500	1829	07/18/11	\$550,000	PREVIMP<=25K
8	4	124500	1833	06/20/11	\$529,950	PREVIMP<=25K
8	4	124500	1834	04/09/12	\$558,000	PREVIMP<=25K
8	4	124500	1847	11/07/13	\$605,000	PREVIMP<=25K
8	4	124500	1930	07/21/11	\$584,000	RELOCATION - SALE TO SERVICE
8	4	124500	2010	02/19/13	\$470,000	PREVIMP<=25K
8	4	124500	2012	08/03/11	\$392,500	PREVIMP<=25K
8	4	124500	2070	07/10/12	\$576,000	PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	124500	2173	06/11/13	\$520,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	124500	2212	04/19/11	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8	4	124500	2255	10/11/13	\$52,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	124500	2284	06/02/11	\$700,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	124500	2297	09/02/11	\$550,000	PREVIMP<=25K
8	4	124500	2297	10/04/13	\$778,950	PREVIMP<=25K
8	4	124500	2540	10/27/11	\$1,570,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	124500	2838	10/01/13	\$1,350,000	IMP COUNT
8	4	124500	2950	10/16/13	\$600,000	EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
8	4	124500	3006	04/17/13	\$1,025,000	INCORRECT CHARACTERISTICS DATA
8	4	124500	3020	06/22/13	\$965,000	RELOCATION - SALE TO SERVICE
8	4	124500	3050	07/24/12	\$500,000	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	124500	3051	03/28/13	\$526,000	PREVIMP<=25K
8	4	124500	3055	11/04/11	\$936,800	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
8	4	124500	3080	09/10/12	\$401,500	PREVIMP<=25K
8	4	124500	3080	05/24/12	\$692,643	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	124500	3095	12/24/12	\$385,000	PREVIMP<=25K
8	4	124500	3096	07/26/13	\$873,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; STATEMENT TO DOR
8	4	124500	3120	06/13/12	\$510,000	PREVIMP<=25K
8	4	124500	3120	05/01/13	\$575,000	PREVIMP<=25K
8	4	124500	3161	09/09/13	\$600,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	124500	3195	09/19/12	\$630,000	PREVIMP<=25K
8	4	124500	3244	10/09/13	\$503,235	PREVIMP<=25K
8	4	124500	3256	11/04/11	\$419,500	PREVIMP<=25K
8	4	124500	3265	11/06/13	\$1,265,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
8	4	124500	3349	11/01/12	\$129,188	DOR RATIO;%COMPL;NO MARKET EXPOSURE; QUIT CLAIM DEED;
8	4	124500	3370	09/19/13	\$555,000	OBSOL;PREVIMP<=25K
8	4	124500	3375	10/11/11	\$482,500	PREVIMP<=25K
8	4	124500	3383	06/20/13	\$835,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	124500	3520	01/06/11	\$440,000	PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	124500	3560	08/02/12	\$520,000	%COMPL
8	4	124500	3680	04/12/13	\$413,000	DOR RATIO; NO MARKET EXPOSURE
8	4	124500	3690	05/10/13	\$687,200	PREVIMP<=25K
8	4	124500	3770	05/10/12	\$189,245	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	4	124550	0055	03/12/13	\$487,000	SEGREGATION AND/OR MERGER
8	4	124550	0065	03/29/11	\$274,950	PREVIMP<=25K
8	4	124550	0065	04/09/13	\$341,250	PREVIMP<=25K
8	4	148930	0090	02/24/11	\$430,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	148930	0200	07/09/12	\$550,000	DOR RATIO;%COMPL; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	172080	0130	06/25/13	\$655,000	PREVIMP<=25K
8	4	172080	0140	10/29/13	\$850,000	ACTIVE PERMIT BEFORE SALE>25K;PREVIMP<=25K
8	4	172080	0180	07/26/13	\$532,000	PREVIMP<=25K
8	4	172080	0265	09/19/11	\$600,000	PREVIMP<=25K
8	4	180790	0020	07/25/12	\$460,000	%COMPL
8	4	180790	0035	05/15/13	\$680,000	PREVIMP<=25K
8	4	180790	0035	05/10/12	\$535,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
8	4	180790	0060	08/29/11	\$420,000	DOR RATIO
8	4	180790	0120	12/20/12	\$400,000	PREVIMP<=25K;UNFIN AREA
8	4	180790	0195	03/24/11	\$787,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	187500	0170	09/13/12	\$365,167	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	321150	0050	10/24/12	\$1,340,000	ACTIVE PERMIT BEFORE SALE>25K
8	4	321150	0050	02/29/12	\$375,000	DOR RATIO
8	4	358480	0150	04/03/12	\$585,000	PREVIMP<=25K
8	4	374000	0010	01/24/13	\$160,156	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	4	374000	0080	01/03/11	\$425,000	PREVIMP<=25K
8	4	374000	0110	06/22/12	\$577,500	PREVIMP<=25K
8	4	386380	0020	10/11/11	\$505,000	PREVIMP<=25K
8	4	386380	0100	10/08/12	\$430,000	PREVIMP<=25K
8	4	388580	5065	12/16/11	\$422,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	4	388580	5325	02/17/11	\$287,000	DOR RATIO;SHORT SALE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	388580	5325	11/01/13	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	388580	5400	05/12/11	\$382,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	388580	5454	06/05/13	\$490,000	PREVIMP<=25K
8	4	388580	5715	05/29/13	\$425,000	PREVIMP<=25K
8	4	388580	5745	06/20/11	\$820,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
8	4	388580	5860	09/17/13	\$535,000	PREVIMP<=25K
8	4	388580	5910	08/13/13	\$505,766	PREVIMP<=25K
8	4	388580	5920	07/24/12	\$470,000	DOR RATIO;%COMPL
8	4	388580	5960	09/30/13	\$400,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	4	388580	6085	06/24/11	\$455,000	PREVIMP<=25K
8	4	388580	6160	05/01/13	\$550,000	PREVIMP<=25K
8	4	388580	6240	10/23/12	\$430,000	PREVIMP<=25K
8	4	388580	6305	12/06/12	\$450,000	PREVIMP<=25K
8	4	388580	6330	04/26/13	\$495,000	PREVIMP<=25K
8	4	388580	6340	07/12/12	\$562,400	%COMPL
8	4	388580	6520	11/28/12	\$453,650	PREVIMP<=25K
8	4	388580	6540	05/15/13	\$1,450,000	INCORRECT CHARACTERISTICS DATA
8	4	388580	6890	12/18/12	\$415,000	%COMPL
8	4	388580	6905	05/16/13	\$474,000	PREVIMP<=25K
8	4	388580	6935	09/12/13	\$800,000	PREVIMP<=25K
8	4	388580	6965	01/08/13	\$529,500	PREVIMP<=25K
8	4	388580	6985	07/01/13	\$460,000	PREVIMP<=25K
8	4	388580	6985	04/02/13	\$512,201	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	388580	6990	03/01/12	\$842,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	4	388580	7035	09/06/11	\$489,000	PREVIMP<=25K
8	4	388580	7050	11/25/13	\$699,350	PREVIMP<=25K
8	4	388580	7070	08/17/12	\$425,000	PREVIMP<=25K
8	4	388580	7090	11/28/12	\$380,000	%COMPL
8	4	388580	7195	06/24/11	\$420,000	PREVIMP<=25K; 'IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	388580	7195	02/08/11	\$308,000	PREVIMP<=25K;RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	4	388580	7231	03/16/12	\$510,000	PREVIMP<=25K
8	4	388580	7295	10/23/12	\$415,000	PREVIMP<=25K
8	4	388580	7855	07/25/11	\$715,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	388580	7870	05/11/13	\$500,000	PREVIMP<=25K
8	4	388580	7885	05/20/11	\$590,500	PREVIMP<=25K
8	4	388580	7915	12/23/11	\$935,000	RELOCATION - SALE TO SERVICE
8	4	388580	7925	09/14/11	\$750,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE
8	4	388580	8295	08/27/12	\$1,075,500	IMP COUNT
8	4	388690	3210	01/05/11	\$451,000	PREVIMP<=25K
8	4	388690	3300	06/15/12	\$340,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	4	388690	3670	05/23/11	\$425,000	PREVIMP<=25K
8	4	388850	0050	08/20/13	\$460,000	PREVIMP<=25K
8	4	390010	0750	04/14/13	\$43,500	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	390010	0750	10/08/13	\$171,815	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	398270	1060	06/23/11	\$524,950	PREVIMP<=25K
8	4	398270	3440	10/09/13	\$700,000	RELOCATION - SALE TO SERVICE
8	4	398270	3490	06/26/13	\$490,000	PREVIMP<=25K
8	4	407070	0125	11/14/13	\$585,000	PREVIMP<=25K
8	4	414930	0035	02/25/11	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	4	788260	0062	06/25/13	\$825,000	PREVIMP<=25K
8	4	788260	0515	09/02/11	\$710,000	NON-REPRESENTATIVE SALE
8	4	889100	0080	01/15/13	\$466,494	PREVIMP<=25K
8	4	935490	0260	07/25/13	\$1,200,000	INCORRECT CHARACTERISTICS DATA
8	5	012000	0261	09/24/12	\$325,000	%COMPL;PREVIMP<=25K
8	5	012000	0262	07/29/13	\$995,500	RELOCATION - SALE TO SERVICE
8	5	123510	0206	06/06/11	\$390,000	PREVIMP<=25K
8	5	123510	0380	06/20/13	\$500,000	PREVIMP<=25K
8	5	123630	0065	05/02/13	\$440,000	PREVIMP<=25K
8	5	123630	0095	04/19/13	\$700,000	%COMPL;PREVIMP<=25K;NO MARKET EXPOSURE
8	5	123630	0110	11/16/12	\$335,000	PREVIMP<=25K

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	123630	0116	08/11/13	\$467,000	PREVIMP<=25K
8	5	123630	0125	10/24/11	\$420,000	PREVIMP<=25K
8	5	123630	0125	05/10/13	\$477,500	PREVIMP<=25K
8	5	123630	0150	01/30/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
8	5	123630	0233	07/31/13	\$335,000	PREVIMP<=25K
8	5	123630	0296	03/26/13	\$515,000	%COMPL;PREVIMP<=25K
8	5	123630	0297	04/22/11	\$300,000	PREVIMP<=25K
8	5	123630	0307	06/22/12	\$393,500	PREVIMP<=25K
8	5	123630	0315	04/25/13	\$475,000	PREVIMP<=25K
8	5	123630	0325	06/07/13	\$511,750	PREVIMP<=25K
8	5	123630	0360	11/29/12	\$362,500	PREVIMP<=25K
8	5	123630	0380	09/26/12	\$275,000	PREVIMP<=25K
8	5	123650	0015	03/07/12	\$735,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	5	123650	0020	11/07/12	\$302,500	PREVIMP<=25K
8	5	123650	0030	03/15/12	\$338,000	PREVIMP<=25K
8	5	123790	0007	03/30/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE;
8	5	123850	1096	06/28/11	\$377,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE;
8	5	123850	1117	09/15/11	\$251,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
8	5	123850	1170	03/07/11	\$221,964	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123850	1170	12/17/12	\$530,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123850	1171	07/23/12	\$575,000	NO MARKET EXPOSURE
8	5	123850	1180	08/08/12	\$425,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	5	123850	1181	07/25/12	\$305,000	PREVIMP<=25K
8	5	123940	0005	11/20/13	\$649,000	PREVIMP<=25K
8	5	123940	0015	08/02/12	\$899,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	5	123940	0068	01/18/13	\$748,800	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123940	0285	01/27/11	\$216,500	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
8	5	123940	0285	06/29/11	\$271,500	PREVIMP<=25K;SHORT SALE
8	5	123940	0300	03/09/11	\$235,000	DOR RATIO;PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
8	5	123940	0580	05/20/11	\$885,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	184250	0020	10/21/12	\$791,000	RELOCATION - SALE TO SERVICE
8	5	206300	0040	08/20/13	\$775,000	INCORRECT CHARACTERISTICS DATA
8	5	227360	0190	12/13/12	\$349,846	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	5	227360	0360	12/29/11	\$356,100	PREVIMP<=25K
8	5	227360	0460	02/22/11	\$352,500	PREVIMP<=25K
8	5	227360	0510	03/11/13	\$360,000	PREVIMP<=25K
8	5	227360	0530	03/28/12	\$366,500	PREVIMP<=25K
8	5	250550	0007	09/16/13	\$590,000	PREVIMP<=25K
8	5	250550	0020	12/10/13	\$1,175,000	%COMPL
8	5	250550	0021	09/17/13	\$1,050,000	INCORRECT CHARACTERISTICS DATA
8	5	250550	0071	12/11/12	\$516,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
8	5	250550	0080	01/27/11	\$312,000	DOR RATIO
8	5	250550	0125	06/26/13	\$1,250,000	NO MARKET EXPOSURE
8	5	250550	0203	10/28/13	\$673,500	INCORRECT CHARACTERISTICS DATA
8	5	259101	0030	11/20/12	\$312,000	PREVIMP<=25K;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX;
8	5	259101	0120	06/04/13	\$375,000	PREVIMP<=25K
8	5	259101	0150	01/21/11	\$259,000	PREVIMP<=25K
8	5	259101	0160	11/13/12	\$318,500	PREVIMP<=25K
8	5	259101	0290	04/06/11	\$195,000	PREVIMP<=25K
8	5	259101	0320	02/01/13	\$185,000	PREVIMP<=25K
8	5	259101	0320	11/05/13	\$219,950	PREVIMP<=25K
8	5	259102	0210	11/26/12	\$405,399	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	5	329573	0160	11/18/13	\$486,250	BANKRUPTCY - RECEIVER OR TRUSTEE
8	5	329573	0180	07/26/11	\$417,505	QUESTIONABLE PER SALES IDENTIFICATION; FINANCIAL INSTITUTION RESALE
8	5	332605	9133	12/30/13	\$350,000	PREVIMP<=25K
8	5	332605	9133	08/28/13	\$323,500	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	5	376440	0080	03/21/13	\$525,000	PREVIMP<=25K
8	5	376440	0130	08/16/13	\$539,740	PREVIMP<=25K
8	5	388690	0670	10/28/13	\$325,000	OBSOL;PREVIMP<=25K
8	5	388690	1660	03/20/13	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

## Improved Sales Removed in This Annual Update Analysis Area 074 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	5	388690	1665	07/23/12	\$300,000	PREVIMP<=25K;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
8	5	388690	1735	04/15/12	\$136,170	DOR RATIO;QUIT CLAIM DEED
8	5	388690	1735	04/19/12	\$750,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	5	388690	1740	04/12/12	\$866,110	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX;
8	5	388690	1965	12/24/13	\$75,000	DOR RATIO;PREVIMP<=25K;QUIT CLAIM DEED
8	5	388690	2435	06/24/13	\$600,000	PREVIMP<=25K
8	5	388690	2445	02/25/13	\$320,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
8	5	388690	2550	11/29/12	\$957,500	OBSOL
8	5	388690	2734	06/27/12	\$287,000	PREVIMP<=25K
8	5	388690	2805	04/11/13	\$756,500	SHORT SALE; INCORRECT CHARACTERISTICS DATA
8	5	388690	2840	11/15/11	\$309,000	PREVIMP<=25K
8	5	388690	2905	03/03/11	\$305,000	PREVIMP<=25K;FINANCIAL INSTITUTION RESALE
8	5	388690	2960	10/29/12	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE;
8	5	388690	4010	03/23/12	\$420,000	PREVIMP<=25K
8	5	388690	4055	04/02/13	\$548,256	PREVIMP<=25K
8	5	389310	0159	08/09/13	\$830,000	RELOCATION - SALE TO SERVICE
8	5	390230	0170	01/10/11	\$80,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
8	5	390230	0230	01/25/11	\$163,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
8	5	390230	0500	03/02/11	\$597,000	RELOCATION - SALE TO SERVICE
8	5	390231	0130	03/23/11	\$294,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE;
8	5	390231	0180	08/22/13	\$492,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE;
8	5	390231	0230	05/01/12	\$320,000	PREVIMP<=25K
8	5	398270	0700	02/07/12	\$500,000	SHORT SALE; NON-REPRESENTATIVE SALE
8	5	398270	0750	06/14/12	\$470,000	PREVIMP<=25K
8	5	664200	0250	05/06/13	\$445,000	PREVIMP<=25K
8	5	664200	0290	09/24/12	\$380,000	PREVIMP<=25K
8	5	664200	0310	05/09/12	\$551,000	PREVIMP<=25K
8	5	721650	0170	10/22/13	\$724,000	INCORRECT CHARACTERISTICS DATA
8	5	741950	0140	06/07/13	\$529,000	INCORRECT CHARACTERISTICS DATA
8	5	741950	0140	06/06/12	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR.CHANGED SINCE SALE;

**Improved Sales Removed in This Annual Update Analysis**  
**Area 074 -- 1 to 3 Unit Residences**

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
8	9	124810	0035	09/10/12	\$2,480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

## Vacant Sales Used in this Annual Update Analysis Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	6	123400	0055	12/02/11	\$392,500	8,500	N	N
2	6	123400	0750	07/20/12	\$660,000	17,612	Y	N
2	6	243200	0065	06/03/13	\$501,000	9,100	Y	N
2	6	246540	0205	03/12/13	\$575,000	8,000	Y	N
2	6	254050	0206	11/06/12	\$900,000	11,454	Y	N
2	6	254050	0208	03/27/13	\$1,000,000	13,476	Y	N
2	6	264950	0090	11/20/13	\$615,000	7,688	Y	N
2	6	264950	0263	04/10/12	\$380,000	8,420	N	N
2	6	415180	0115	09/21/12	\$375,000	4,421	N	N
2	6	415180	0245	02/15/12	\$425,000	6,295	N	N
2	6	415180	0300	11/15/11	\$335,000	6,555	N	N
2	6	721590	0025	01/10/13	\$499,950	8,350	N	N
2	7	667890	0030	02/11/13	\$429,000	8,593	N	N
8	2	085600	0057	09/25/12	\$431,000	6,944	N	N
8	2	085600	0460	11/15/12	\$575,000	12,300	N	N
8	2	085600	0490	03/27/12	\$465,000	7,680	Y	N
8	2	124550	0196	12/17/13	\$625,000	10,611	N	N
8	2	124550	0526	09/12/12	\$501,000	9,350	N	N
8	2	388580	0270	04/29/11	\$725,000	5,100	Y	N
8	2	388580	1305	07/25/11	\$675,000	9,600	Y	N
8	2	388580	2775	08/27/12	\$489,000	6,000	N	N
8	2	388580	4714	09/03/13	\$556,000	6,313	N	N
8	2	430820	0160	12/27/12	\$485,000	7,680	N	N
8	3	123570	0076	11/07/13	\$450,000	29,837	N	N
8	3	375890	0246	03/13/12	\$225,000	13,738	N	N
8	3	375890	0254	03/27/13	\$275,000	8,391	N	N
8	3	375950	0010	10/08/13	\$299,500	10,675	N	N
8	4	124500	1600	06/13/13	\$465,000	6,663	N	N
8	4	124500	1868	09/20/12	\$357,000	7,204	N	N
8	4	124500	2349	01/30/12	\$375,000	6,609	N	N
8	4	124500	2925	12/14/12	\$475,000	10,000	N	N

## Vacant Sales Used in this Annual Update Analysis Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
8	4	124500	3006	04/06/12	\$360,000	9,889	N	N
8	4	124500	3265	12/18/12	\$445,000	8,126	N	N
8	4	148930	0005	07/26/12	\$460,000	7,500	N	N
8	4	180790	0025	07/05/12	\$500,000	5,000	N	N
8	4	180790	0055	08/29/11	\$480,000	7,800	Y	N
8	4	180790	0290	12/10/12	\$380,000	7,500	N	N
8	4	187500	0170	12/18/12	\$300,200	3,200	N	N
8	4	250550	0026	05/17/11	\$360,000	8,283	N	N
8	4	358480	0090	02/13/13	\$447,000	6,458	N	N
8	4	388580	4160	06/14/11	\$300,000	5,222	N	N
8	4	388580	6114	10/30/12	\$469,950	7,200	N	N
8	4	388580	6305	02/15/13	\$515,000	7,200	N	N
8	4	388580	6525	04/23/13	\$850,000	9,600	Y	N
8	4	388580	7260	10/01/12	\$365,000	5,500	N	N
8	4	388580	8005	06/10/13	\$559,000	5,500	N	N
8	4	388690	3325	04/05/11	\$347,000	9,000	N	N
8	4	390010	0335	12/18/12	\$567,500	6,375	N	N
8	4	407070	0075	08/26/11	\$409,500	8,000	N	N
8	5	123940	0016	09/21/12	\$350,000	12,935	N	N
8	5	123940	0708	06/05/13	\$200,000	12,951	N	N
8	5	250550	0020	02/13/12	\$344,000	8,281	N	N
8	5	250550	0078	06/08/11	\$312,000	8,281	N	N

## Vacant Sales Removed in this Annual Update Analysis Area 074

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	6	123400	0561	01/30/11	\$300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE;
2	6	123400	0562	06/06/11	\$300,000	DOR RATIO; FINANCIAL INSTITUTION RESALE;
2	6	172505	9127	06/04/13	\$2,000,000	DOR RATIO;%COMPL;PREVIMP<=25K; SEGREGATION AND/OR MERGER;
2	6	415180	0115	04/16/13	\$430,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
2	6	415180	0385	05/23/12	\$345,000	%COMPL;PREVIMP<=25K;TEAR DOWN
2	6	941410	0052	09/16/12	\$318,000	PREVIMP<=25K
8	2	085600	0420	10/05/11	\$242,064	DOR RATIO;PREVIMP<=25K;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY
8	3	123570	0076	06/23/11	\$273,000	PREVIMP<=25K; FINANCIAL INSTITUTION RESALE;
8	3	332605	9090	01/25/11	\$400,000	SEGREGATION AND/OR MERGER; SHORT SALE; FINANCIAL INSTITUTION RESALE
8	4	124500	1253	12/24/13	\$400,000	PREVIMP<=25K
8	4	124500	2785	05/23/13	\$985,000	PREVIMP<=25K;TEAR DOWN
8	4	124500	3096	08/13/12	\$260,000	DOR RATIO
8	4	124500	3349	01/27/12	\$327,000	DOR RATIO;%COMPL;NO MARKET EXPOSURE
8	4	172080	0235	10/09/12	\$700,000	PREVIMP<=25K;TEAR DOWN
8	4	187500	0300	12/07/12	\$1,800,000	DOR RATIO;PREVIMP<=25K
8	4	187500	0300	12/07/11	\$925,000	PREVIMP<=25K
8	4	388580	5850	02/01/12	\$380,000	DOR RATIO;TEAR DOWN; FINANCIAL INSTITUTION RESALE
8	4	388580	6114	10/04/13	\$265,781	DOR RATIO;CORPORATE AFFILIATES; QUIT CLAIM DEED
8	4	388580	6405	09/19/13	\$435,000	PREVIMP<=25K;TEAR DOWN
8	4	935490	0240	01/07/11	\$4,000,000	DOR RATIO;PREVIMP<=25K;MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
8	5	123510	0330	03/29/13	\$670,000	%COMPL;PREVIMP<=25K; SEGREGATION AND/OR MERGER;
8	5	123630	0328	12/18/12	\$450,000	PREVIMP<=25K
8	5	123850	1184	03/21/13	\$405,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	5	123940	0378	10/03/13	\$370,000	%COMPL;PREVIMP<=25K;NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
8	5	250550	0074	05/08/12	\$360,000	PREVIMP<=25K;NO MARKET EXPOSURE
8	5	388690	1935	11/20/12	\$352,000	PREVIMP<=25K;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

This mass appraisal report is intended for use by the public, King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others for other purposes is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a mass appraisal report as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.

The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.

## Definition and date of value estimate:

### Market Value

The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65).

The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)

Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.

### Highest and Best Use

#### **RCW 84.40.030**

*All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.**

*Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.*

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922))

The fact that the owner of the property chooses to use it for less productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))

Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)

**Date of Value Estimate**

**RCW 84.36.005**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law.*

**RCW 36.21.080**

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year.*

Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date of valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.

## Property Rights Appraised: Fee Simple

### **Wash Constitution Article 7 § 1 Taxation:**

*All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

### **Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)**

*...the entire [fee] estate is to be assessed and taxed as a unit...*

### **Folsom v. Spokane County, 111 Wn. 2d 256 (1988)**

*...the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee...*

### **The Dictionary of Real Estate Appraisal, 3rd Addition, Appraisal Institute.**

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.*

## Assumptions and Limiting Conditions:

1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.
2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.

8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.
13. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
14. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
15. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Scope of Work Performed:**

Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.

## Certification:

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.
- The individuals listed below were part of the “appraisal team” and provided significant real property appraisal assistance to the person signing this certification. Any services regarding the subject area performed by the appraiser within the prior three years, as an appraiser or in any other capacity is listed adjacent their name.

None

Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed below:

To the best of my knowledge the following services were performed by me within the subject area in the last three years:

- Sales Verification
- Appeals Response Preparation / Review

Todd McMeekin

8/21/2014

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Appraiser II

Date