

# Covington

Area: 086

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## *Residential Revalue for 2015 Assessment Roll*



Area 86 is a high density area with an approximate total area of 6 square miles. Although some parcels reside in unincorporated King County, the majority of the parcels are within the City of Covington boundary. The principal arterial is State Route 516, or SE 272<sup>nd</sup> Street/Kent Kangley Road, also known as the main commercial corridor which runs through on its west-east route from Kent to Maple Valley. With its rapid growth since the city's incorporation in August of 1997, business expansion included Kohl's, Target, Costco, and Home Depot.



**King County**

**Department of Assessments**

*Setting values, serving the community, and pursuing excellence*

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***Lloyd Hara***  
***Assessor***

Dear Property Owners:

Property assessments for the 2015 assessment year are being completed by my staff throughout the year and change of value notices are being mailed as neighborhoods are completed. We value property at fee simple, reflecting property at its highest and best use and following the requirement of RCW 84.40.030 to appraise property at true and fair value.

We have worked hard to implement your suggestions to place more information in an e-Environment to meet your needs for timely and accurate information. The following report summarizes the results of the 2015 assessment for this area. (See map within report). It is meant to provide you with helpful background information about the process used and basis for property assessments in your area.

Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara  
Assessor

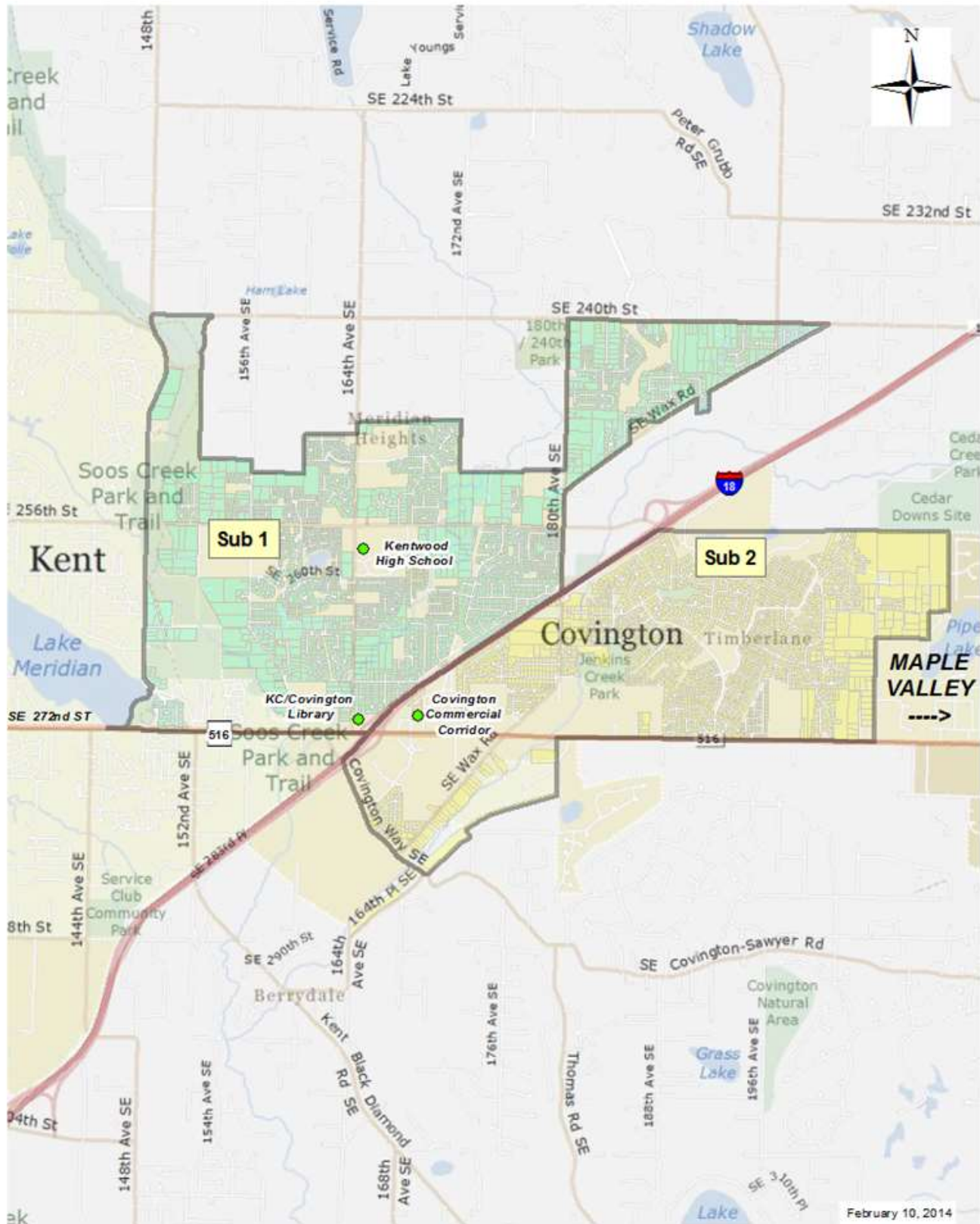
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# Area 086 Map



All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County. Scale unknown.





## Area 086 Housing Profile



Grade 5/ Year Built 1974/ Total Living Area 540  
Account Number 252205-9217



Grade 6/ Year Built 1970/ Total Living Area 980  
Account Number 865144-1570



Grade 7/ Year Built 2013/ Total Living Area 1950  
Account Number 176065-0290



Grade 8/ Year Built 1998/ Total Living Area 2830  
Account Number 262175-0360



Grade 9/ Year Built 1999/ Total Living Area 3870  
Account Number 680630-0130



Grade 10/ Year Built 2008/ Total Living Area 5270  
Account Number 858640-0117

# Glossary for Improved Sales

## Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

## Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

# Executive Summary

## Covington - Area 086

### Physical Inspection

**Appraisal Date:** 1/1/2015  
**Previous Physical Inspection:** 2009  
**Number of Improved Sales:** 863  
**Range of Sale Dates:** 1/1/2012 – 12/31/2014 Sales were time adjusted to 1/1/2015

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
<b>2014 Value</b>	\$90,300	\$178,400	\$268,700			8.51%
<b>2015 Value</b>	\$91,400	\$188,700	\$280,100	\$295,900	94.8%	6.31%
<b>\$ Change</b>	+\$1,100	+\$10,300	+\$11,400			
<b>% Change</b>	+1.2%	+5.8%	+4.2%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 6.31% is an improvement from the previous COD of 8.51%. 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. Sales from 1/1/2012 to 12/31/2014 (at a minimum) were considered in all analysis. Sales were time adjusted to 1/1/2015

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$89,900	\$160,200	\$250,100
<b>2015 Value</b>	\$91,400	\$166,600	\$258,000
<b>\$ Change</b>	+\$1,500	+\$6,400	+\$7,900
<b>% Change</b>	+1.7%	+4.0%	+3.2%

Number of one to three unit residences in the population: 5,599

#### Physical Inspection Area:

State law requires that each property be physically inspected at least once during a 6 year revaluation cycle. During the recent inspection of Area 086 – Covington, appraisers were in the area, confirming data characteristics, developing new valuation models and selecting a new value for each property for the assessment year. For each of the subsequent years, the previous property values are statistically adjusted during each assessment period. Taxes are paid on total value, not on the separate amounts allocated to land and improvements.

Land valuation during the previous physical inspection was established at a time when the economy started to experience a downturn, therefore caused sales activity to slow down. The supply and demand balance had a shift causing a surplus of vacant “site ready” lots, resulting in lower land values. Many plat neighborhoods had vacant sites sitting empty for a few years. However since then, beginning in 2013, the development started to recover where many plats have been closed out. Currently development is still at the beginning phase of recovery with a few tax lots in the process of subdivision.





# Sales Sample Representation of Population

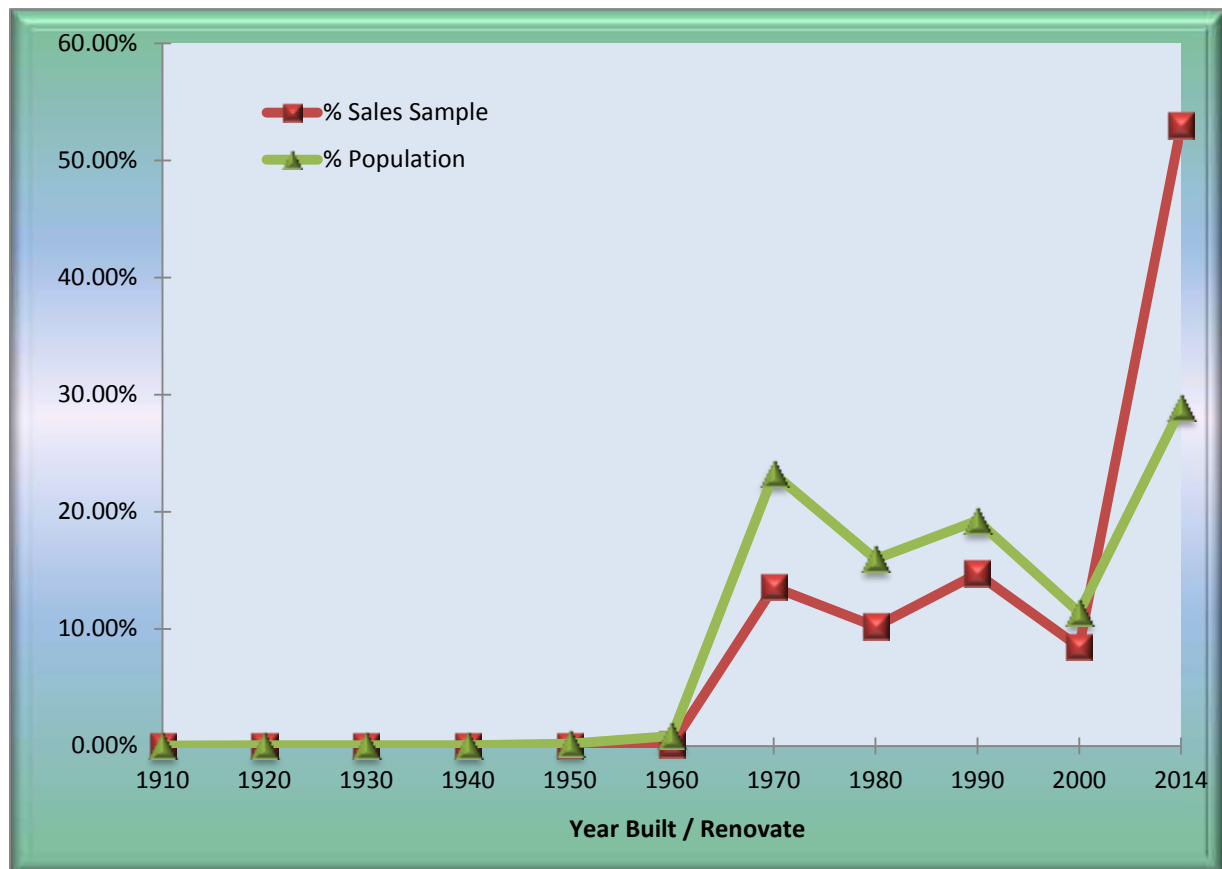
## Year Built or Renovated

### Sales

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	0	0.00%
1960	1	0.12%
1970	117	13.56%
1980	88	10.20%
1990	127	14.72%
2000	73	8.46%
2014	457	52.95%
	863	

### Population

Year Built/Ren	Frequency	% Population
1910	2	0.04%
1920	3	0.05%
1930	3	0.05%
1940	3	0.05%
1950	11	0.20%
1960	48	0.86%
1970	1,302	23.25%
1980	894	15.97%
1990	1,077	19.24%
2000	639	11.41%
2014	1,617	28.88%
	5,599	



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

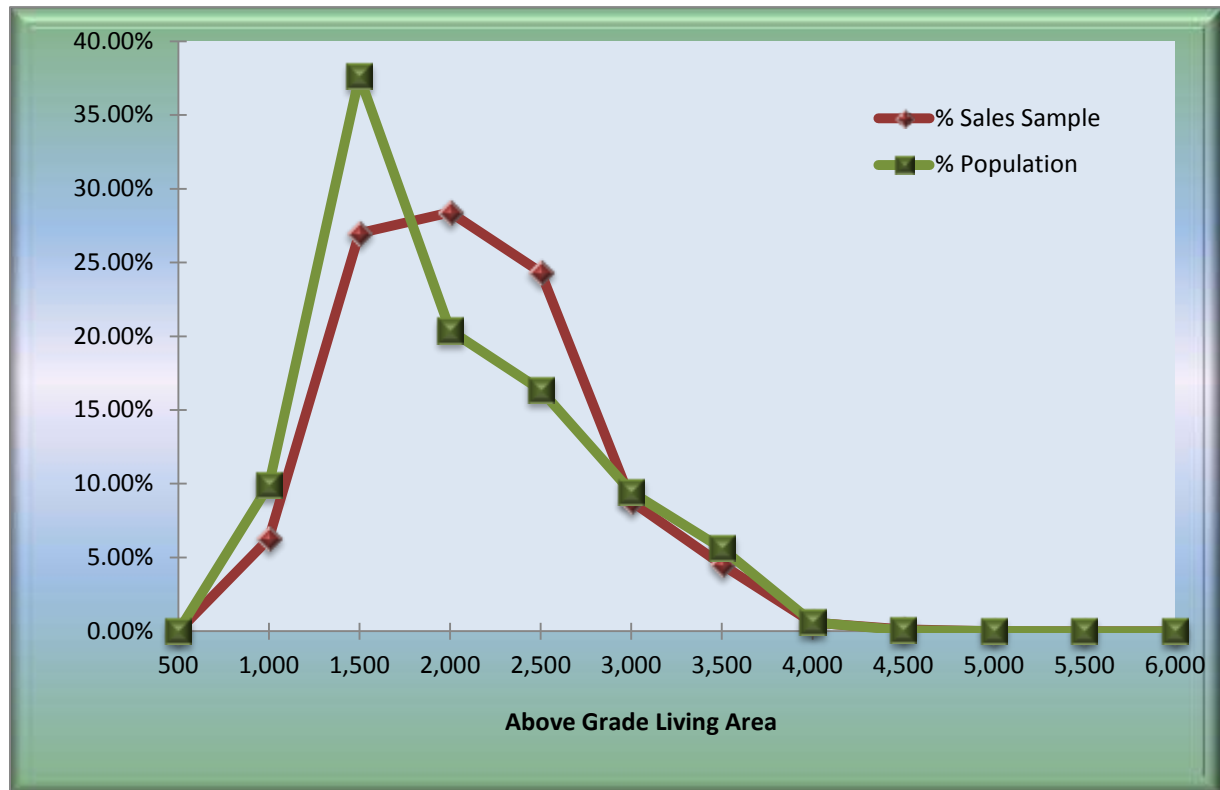
## Above Grade Living Area

### Sales

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	54	6.26%
1,500	233	27.00%
2,000	245	28.39%
2,500	210	24.33%
3,000	76	8.81%
3,500	39	4.52%
4,000	5	0.58%
4,500	1	0.12%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
863		

### Population

AGLA	Frequency	% Population
500	0	0.00%
1,000	554	9.89%
1,500	2,106	37.61%
2,000	1,142	20.40%
2,500	916	16.36%
3,000	528	9.43%
3,500	314	5.61%
4,000	34	0.61%
4,500	4	0.07%
5,000	1	0.02%
5,500	0	0.00%
6,000	0	0.00%
5,599		



The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area (AGLA). The over representation of AGLA between 2,000 to 2,800 is due to high number of new home sales. This distribution is adequate for both accurate analysis and appraisals.



# Sales Sample Representation of Population

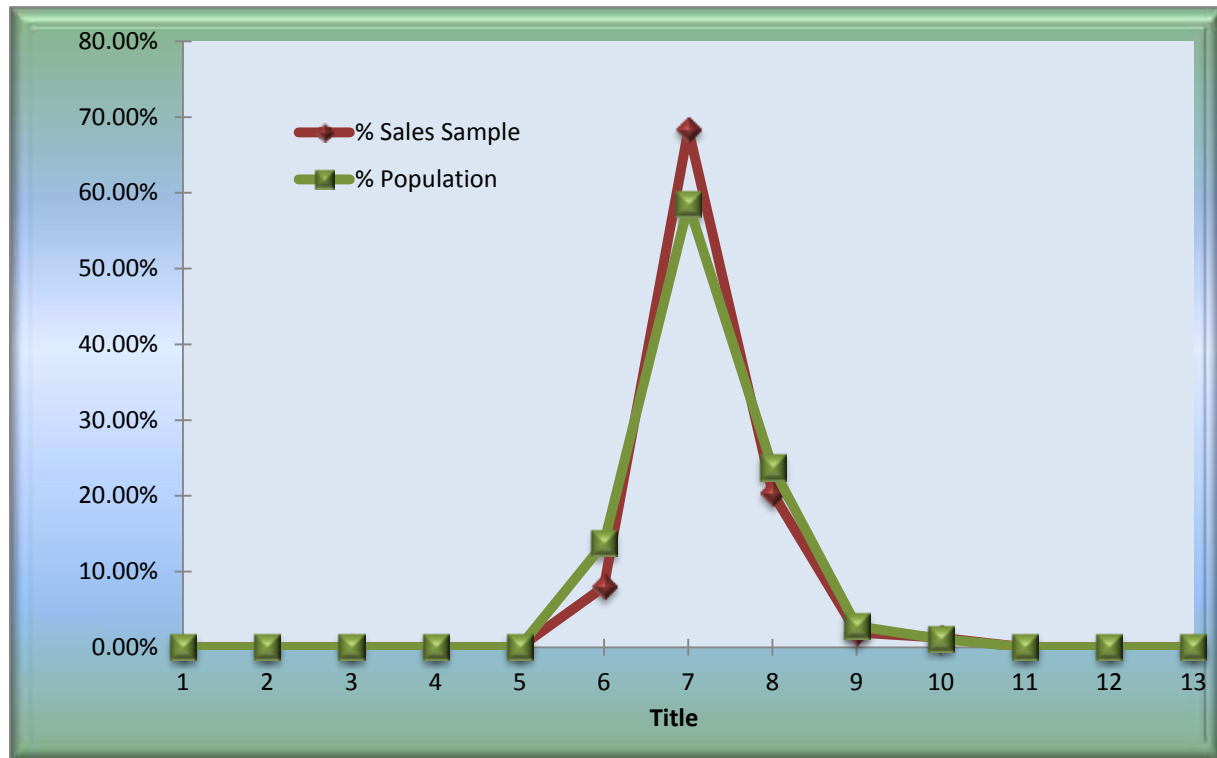
## Building Grade

### Sales

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	69	8.00%
7	590	68.37%
8	176	20.39%
9	17	1.97%
10	11	1.27%
11	0	0.00%
12	0	0.00%
13	0	0.00%
863		

### Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.07%
6	769	13.73%
7	3,275	58.49%
8	1,331	23.77%
9	157	2.80%
10	63	1.13%
11	0	0.00%
12	0	0.00%
13	0	0.00%
5,599		



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.



# Physical Inspection Process

**Effective Date of Appraisal: January 1, 2015**

**Date of Appraisal Report: May 1, 2015**

## Appraisal Team Members and Participation

The valuation for this area was done by the following Appraisal Team. The degree of participation varied according to individual skill in relevant areas and depending on the time they joined the team.

- Marie “Mindy” Tiangson – Appraiser II: Team lead, scheduling, coordination, analysis, valuation model development and testing. Land and total valuation appraisals. Sales verification, physical inspection, review, and report writing.
- Debra Clark – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Gary Downing– Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Ian Lamb – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Stephanie Pratt – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.
- Lori Sorrell – Appraiser I: Sales verification, appraisal analysis, maintenance, land appraisal, physical inspection and total valuation.

## 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 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales removed list

*(See the attached Improved Sales Used in this Physical Inspection Analysis and Improved Sales Removed from this Physical Inspection Analysis for more detailed information)*

## Highest and Best Use Analysis

**As If Vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis for the valuation of that specific parcel.

**As If Improved:** Where any value for improvements is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.



## Physical Inspection Process... Continued

### Standards and Measurement of Data Accuracy

Sales were verified with the purchaser, seller or real estate agent where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

We maintain uniformity with respect to building characteristics such as year-built, quality, condition, living area, stories, and land characteristics such as location (sub-area and plat), lot size, views, and waterfront. Other variables that are unique to the specific areas are also investigated. This approach ensures that values are equitable for all properties with respect to all measurable characteristics, whether the houses are larger or smaller, higher or lower quality, remodeled or not, with or without views or waterfront, etc.

### Special Assumptions and Limiting Conditions

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value. Therefore the income approach is not applicable in this appraisal as these properties are not typically leased, but rather owner occupied. The income approach to value was not considered in the valuation of this area.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/1/2012 to 12/31/2014 (at minimum) were considered in all analyses.
- Sales were time adjusted to 1/1/2015.
- This report is intended to meet the requirements of the Uniform Standards of Professional Appraisal Practice Standard 6.





# Area Information

## Name or Designation

Area 086 - Covington

## Boundaries

This area is bounded to the north by SE 240<sup>th</sup> St and Covington Way SE to the south. The area is bounded by Kent to the west, Auburn to the southwest, and extends approximately six and half miles to the east up to 210<sup>th</sup> Ave SE towards Maple Valley city limits. It is intersected by a major Highway, State Route 18.

## Maps

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

## Area Description

Area 86 is a high density area with an approximate total area of 6 square miles. Although some parcels reside in unincorporated King County, the majority of the parcels are within the City of Covington boundary. The principal arterial is State Route 516, or SE 272<sup>nd</sup> Street/Kent Kangley Road, also known as the main commercial corridor which runs through on its west-east route from Kent to Maple Valley. With its rapid growth since the city's incorporation in August of 1997, business expansion included Kohl's, Target, Costco, and Home Depot.

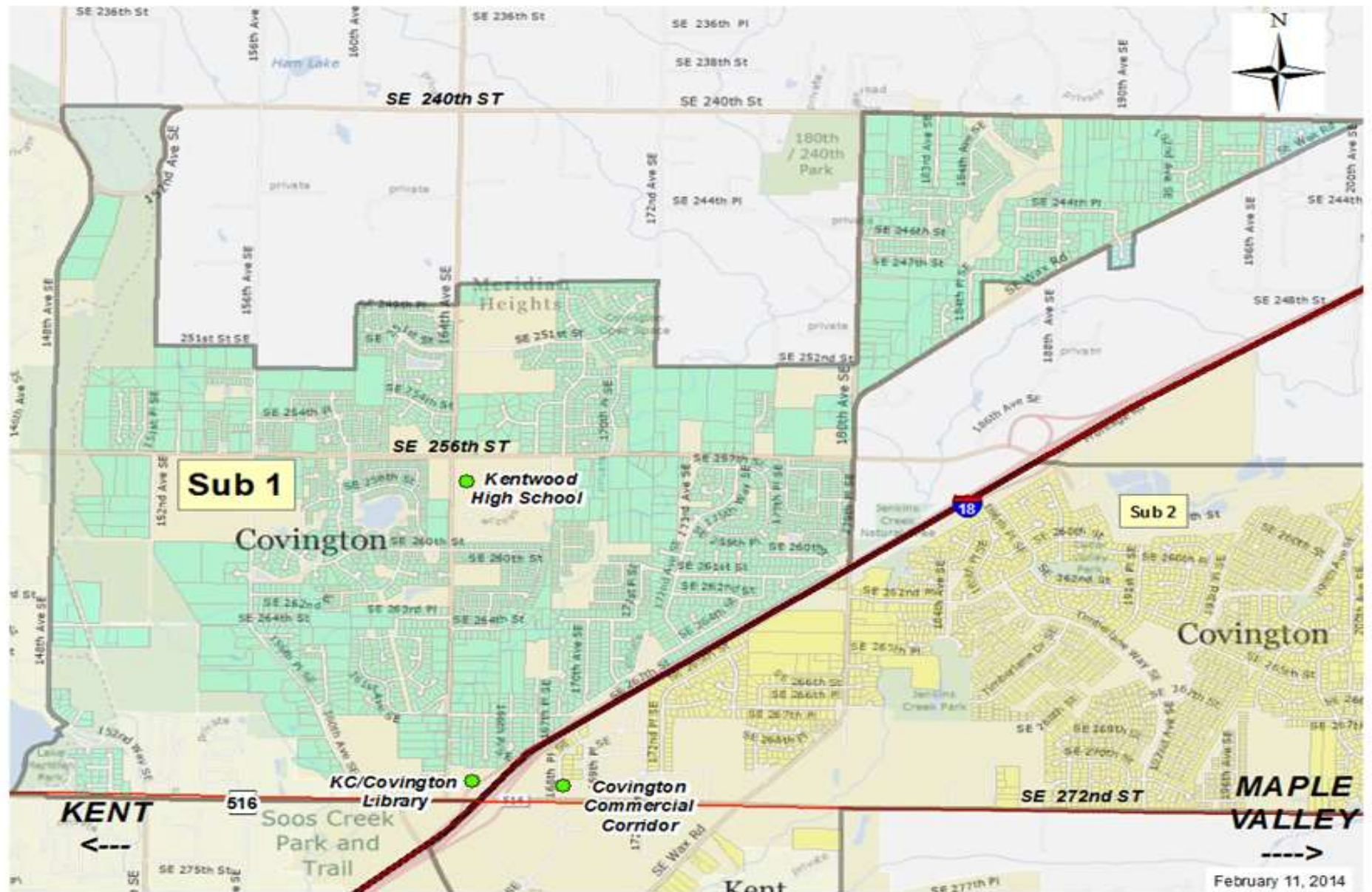
Area 86 is comprised of 5,962 parcels of which approximately 97% of the parcels are improved. Most parcels are located in plat-type neighborhoods with the remainder 3% as vacant. A small portion of the population are tax lots improved with older to semi new homes with multiple accessories. In addition to its existing established neighborhoods such as Highpointe and Timberlane, Covington has a mix of commercial and residential development with many new residential plats constructed between 2000 and 2007. Of the total improved population, 94% consists predominantly of Building grades 6 to 8 with a median home price of \$255,000. For the remainder, 4% are grades 9 to 10, and 2% are of grade 5 or manufactured homes or accessory only parcels.

Serviced by the Kent school district which is comprised of elementary schools, Cedar Valley, Covington and Crestwood, two middle schools, Cedar Heights and Mattson and two high schools, Kentwood and Kentlake, this area has attracted many growing families. With its close proximity to major Highways such as Highway-18 and SR-169, this area is thriving and enjoys a vibrant sense of community. The estimated population of Covington is approximately 18,298 with 5,962 residential parcels in two sub areas identified as 1 and 2.

Sub 1 has 3,258 parcels of which 3,078 are improved with a traditional stick built structure and 48 parcels are improved with a manufactured home or accessory. This sub area borders the City of Kent to the west with close proximity to Lake Meridian. A large percentage of homes are building grades 7 to 8 built from 1980 to 2014. A small percentage of higher quality, building grades 9 to 10 located in the HighPointe plat community.

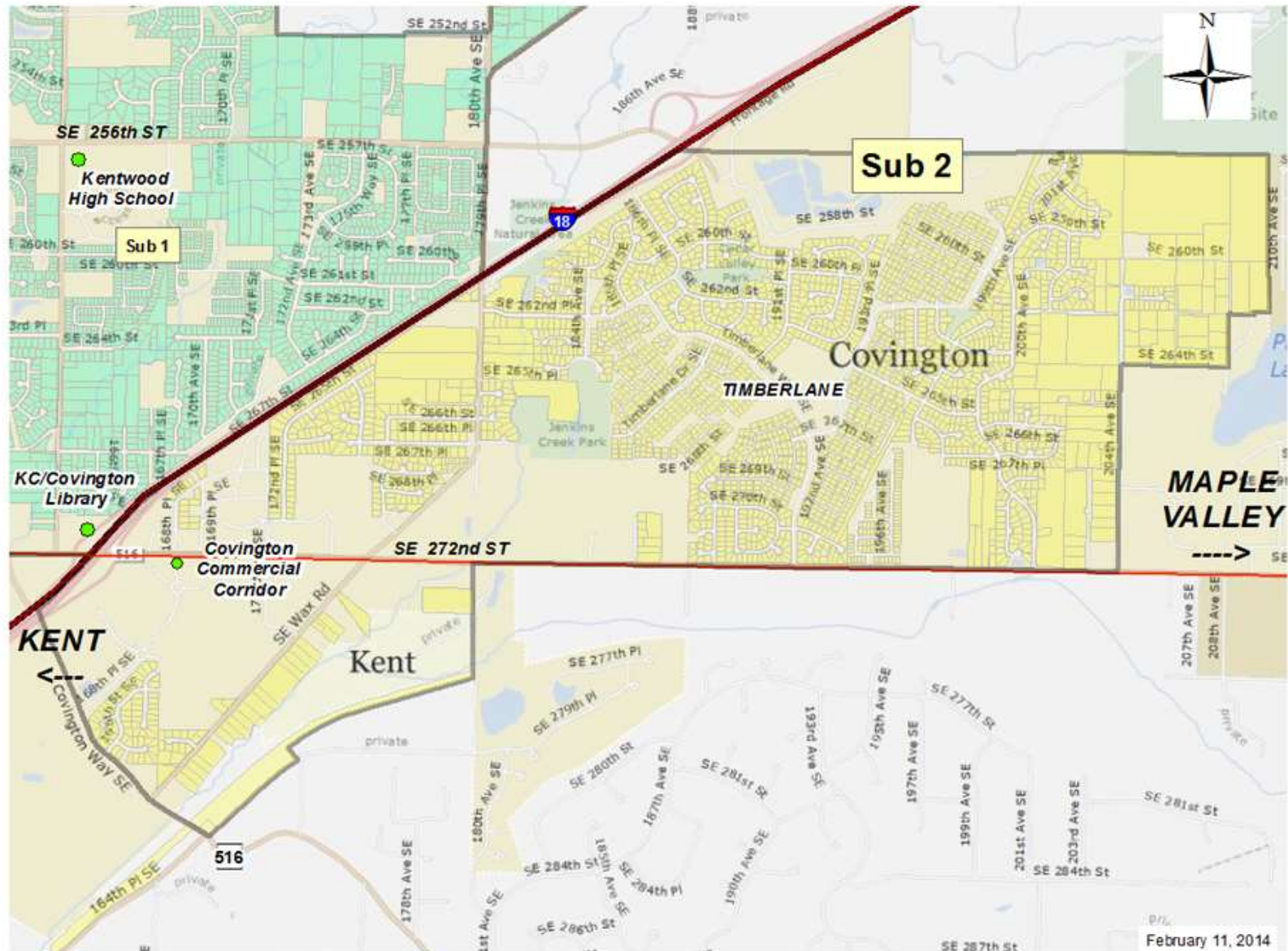
Sub 2 has 2,704 parcels comprised of building grades 6 to 7 built between 1950's through late 1980's. With its location within immediate access to the commercial corridor and main bus routes, this area has attracted many first time home buyers, renters and rental investors. There are some newer Grade 7 and 8 plat communities such as Addison' Landing and Cornerstone on the eastern portion towards Maple Valley.

## Area 086 – Sub Area 1 Map

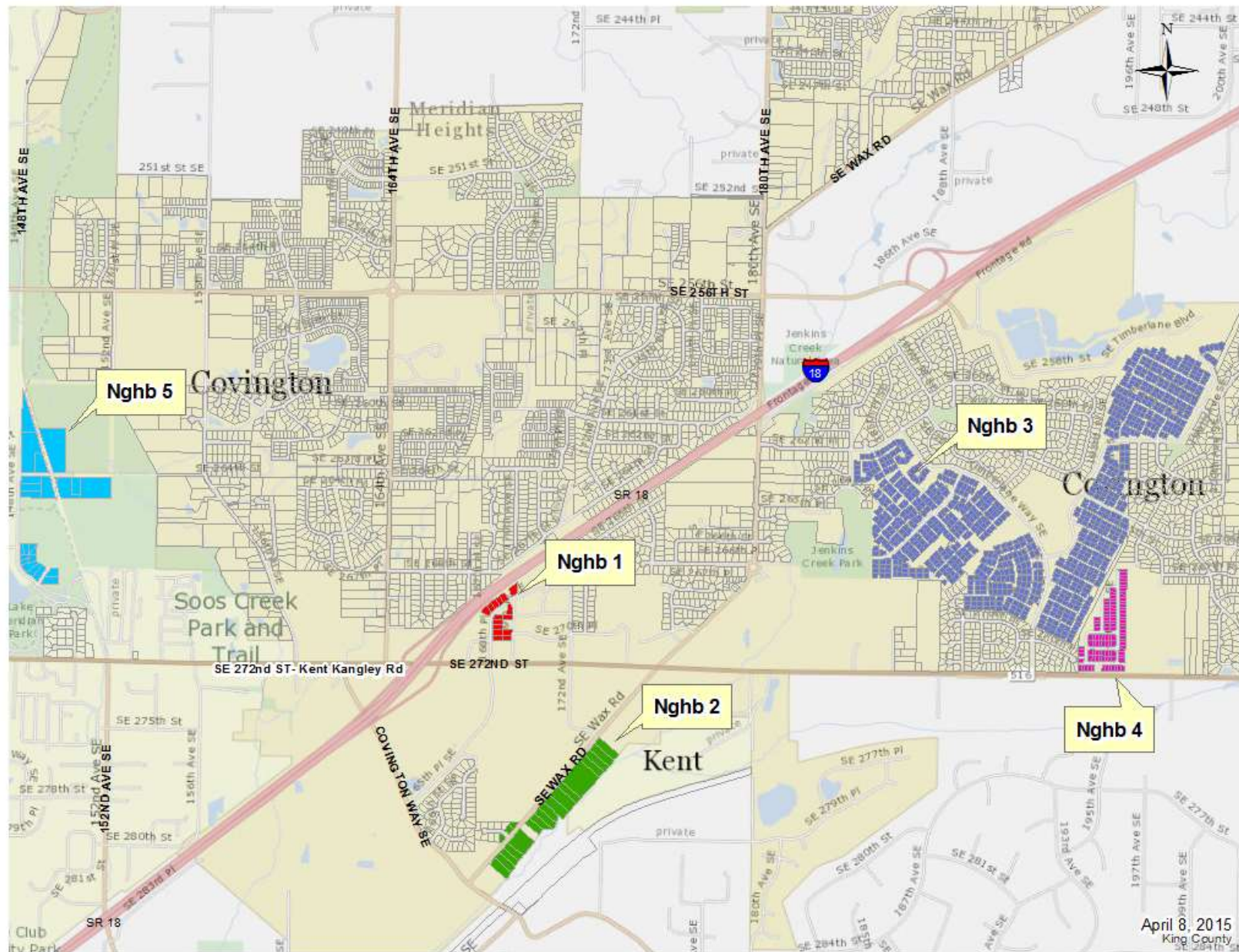




## Area 086 – Sub Area 2 Map



# Neighborhood Map





# Land Valuation

Vacant sales from 1/1/2012 to 12/31/2014 were given primary consideration for valuing land with emphasis placed on those sales closest to January 1, 2015. Area 86 is comprised of 5,962 parcels of which approximately 92% of the parcels are located in plats and the remainder 8% tax lots. There were 20 single land sales and 7 multi parcel sales available for consideration for area 86. The zoning is typically R4- four dwellings per acre, R6- six dwellings per acre or R8- eight dwellings per acre. Some parcels to the west are zoned RA5, SR-1 or US which is an urban separator zoning which allows one dwelling per acre. In addition, there are a few pocket neighborhoods in Sub 2, that are zoned MC-mix commercial, MHO-mix housing or office or TC- town center.

All land sales were physically inspected and verified in the field with effort to contact the buyer or seller when necessary or possible. Due to limited land sales in area 86, vacant land sales in adjacent market areas such as Maple Valley (Area 56), Black Diamond/East Maple Valley (Area 57) and Kent (Area 61) were also utilized. Emphasis was placed on verifying vacant land sales, which is important in estimating land adjustments and values for the whole population. The land allocation and land abstraction methods were also incorporated in the land model analysis for additional support and validation when land sales were limited. All land sales were verified by field review and buyer/seller contact when possible.

Area 86 is a heavy platted area, therefore priority was given to developing a per site value method. Base site values were determined from the market and categorized by the unique characteristics and relationships that are attributed to each plat. Similarities in grade, age, quality, lot size, amenity and average selling price were considered. Platted sites range in size from 3,600 square feet to 30,000 square feet.

A second schedule was developed for the non- platted surrounding tax lots. Non-platted lots range from .10 to 10 acres and were valued by size. Although a majority of the tax lots have high density zoning of R4 to R8, special attention and analysis was given on a parcel basis for its potential for future subdivision. Given the current market condition which is at the beginning stage of recovery, it was important to recognize whether it is physically, economically and financially feasible for development. As land valuation progressed, it was determined that a majority of the tax lots will **remain** as one large site, therefore valued as a single site. However there are a few acreage parcels that have had preliminary plat approval by the City and will be developed into a subdivision in the next two years.

Residential on commercial zoning, known as "RC" properties are scattered throughout this area, with the highest concentration identified in Neighborhood 1 and 2. Heavily influenced by its zoning and surrounding commercial activity, special attention and consideration was given on a parcel basis for its potential for commercial use. The zoning is comprised of MC-mix commercial, MHO-mix housing or office or TC- town center.

As land valuation progressed, there were five neighborhoods that were identified in area 86.

**NEIGHBORHOOD 1** – This is a pocket neighborhood of 15 residential parcels on commercial zoned land. Bordering the main arterial bus line and within walking distance to nearby medical office buildings, restaurants and retail department stores such as Kohl's, this neighborhood is attractive to rental tenants. Although a majority of the homes are rental properties, the improvements have a high probability of conversion to commercial use. There have been a few residential parcels that were torn down and replaced with a two story dental/orthodontics office back in 2013. The remaining homes are predominantly grade 6 built in the 1960's with a few grade 7's.



## Land Model

NEIGHBORHOOD 2- The second neighborhood of residential parcels is on commercial zoned land within close proximity to the main commercial corridor of Kent Kangley Road and across Covington Shopping Center. Highly influenced by its zoning, surrounding commercial activity and heavy traffic flow, parcels along this road, similar to Neighborhood 1, have a high probability of commercial use. With frontage off Wax Road, a main access road that connects to commercial retail centers where Costco and Fred Myer reside, combined with large lots that can accommodate parking areas, improvements along this road have been converted or torn down to commercial use within the past several years. Commercial use includes an accounting office, Daniel Ross Salon and Apex Medical /Office Building. The remaining homes are of Grade 7 and 8 built from 1908 to 1978.

NEIGHBORHOOD 3 is described as the “**Timberlane**” neighborhood which was first established and built-up in the late 1960s with grade 6 & 7 single family residences. The streets are narrow in design with the majority of the houses built on dead end streets. Access to pedestrian pathways is located between the dead end streets, increasing accessibility throughout the neighborhood. Many purchases within the last three years have been by builders/investors who seek out homes in need of repairs/updating with a high percentage purchased at bargain price at the foreclosure auction. During the down turn of the market, the average selling price ranged from \$120,000 to \$145,000. With the market in recovery and interior improvements, many have been resold with a price range of \$180,000 to \$280,000 within the past two years. Since many parcels were purchased at a low price three years ago, combined with today’s market rent, many have remained as rental properties and generate a positive cash flow for the property owners. There is still a high percentage of homes being leased in this neighborhood.

NEIGHBORHOOD 4 is a residential plat bordering Kent Kangley Road, called “**Cornerstone**”. This is a fairly new plat that started in 2012. It consists of two-story homes of grade 7 quality, with two car garages. This is a semi-private neighborhood with limited access and a good amount of floor plans and sizes to choose from. It also includes paved streets with curbs, sidewalks and street lights as well as two neighborhood parks. Next door to Cedar Heights Junior High School, Cornerstone has attracted growing families. Sale price range from \$220,000 for a 1600 sf home to \$356,000 for a 2,800 sf home.

Neighborhood 5 consists of 23 parcels located on the western portion of area 86. Within close vicinity to Lake Meridian, parcels in this neighborhood enjoy the easy access to Lake Meridian Park and public boat launch. In addition, parcels are either abutting or in very close vicinity to the desirable Soos Creek Park and Trail system. Building grade quality range from a grade 7 to 10, built from 1950 to 2008. The location of this neighborhood attracts a healthy sale price ranging from \$340,000 to \$805,000

## Land Model

### Model Development, Description and Conclusions

Additional support and validation from the land allocation and land abstraction methods were incorporated in the land model analysis. These methods were invaluable in validating land values where vacant land sales were limited. Overall, values and ratios from both methods were found to be compatible with the vacant land sales and considered reliable in helping to determine the final land values.

For platted lots, a per site valuation schedule was developed using the land allocation approach of improved sales with support from the vacant land sales. Historically, King County builders have used an allocation of 25% to 35% for a land to total value ratio. For land allocation in area 86, a starting land to

## Land Model

total value allocation of 30% was deemed reasonable. The allocation percentage was determined after reviewing and analyzing the vacant sales, builder and developer sales, multi-parcel sales, and improved sales in the area. The starting allocation percentage was used in conjunction with the Assessor's depreciation table to calculate the indicated land values for sold improved parcels. These indicated values were adjusted to account for a wide range of plat and neighborhood influences. The resulting platted land values ranged from \$65,000 for grade 6 older plats to \$130,000 for grade 10 plats.

### **Land Valuation Example:**

Plat Site Base Value	\$95,000
Extreme traffic	-\$6,000
Excellent Territorial View	+\$5,000
Total Adjusted Land Value	<b>\$94,000</b> ( <i>truncated</i> )

For tax lots and platted parcels that are more tax lot in nature, a valuation schedule by lot size was developed. Due to the limited number of land sales, the platted land valuation analysis together with support from the improved sales were used to assist in establishing a baseline for a buildable lot. The resulting tax lot land value ranged from \$60,000 to \$140,000 for parcels under 1 acre and \$145,000 to \$415,000 for parcels of 1 acre to 10 acres. It was necessary to interpolate between lot sizes to develop the tax lot schedule where market evidence was not represented.

### **Land Valuation Example:**

1 acre value	\$145,000
Wetland Adjustment (less 10%)	-\$14,500
Excellent Territorial View	+\$5,000
Total Adjusted Land Value	<b>\$135,000</b> ( <i>truncated</i> )

Residential with commercial zoning, known as "RC" properties are equalized to commercial land values with a value range from \$12.00 to \$19.00 per square foot for the buildable portion and with \$1.00 per square foot for the unusable portion. These parcels are coded with traffic, however there were no downward adjustments made, since this is considered a desirable attribute for commercial properties. This is noted in the Assessor's Real Property data base.

With the exception of "RC" properties, overall additional adjustments to all sites were applied for positive attributes such as views and negative attributes such as traffic, sensitive areas and topography. These adjustments are based on analyzing matched vacant and improved sales combined with years of appraisal experience and knowledge in the area. Additional adjustments to the schedule not covered in exceptions are noted in the notes field of that particular parcel.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## Land Value Model Calibration

Major	Plat Name	Grade	Year Built Range	Base Land
001190	Abbotsford Estates	8	2003-2004	\$90,000
005030	Addison's Landing	8	2003-2004	\$105,000
019350	Alpine Vista	7-8	1967-1979	\$85,000
020003	Alyssa Lane	8	2003-2004	\$90,000
076651	Bergers Jenkins Creek	6	1977	\$80,000
085100	Blair Lane	7-8	2000-2001	\$95,000
127400	Burwood ADD	6-7	1967-1968	\$85,000
127450	Burwood Park	7	1968	\$85,000
151590	Channing Park Div 1	8	1992-1994	\$100,000
151591	Channing Park Div 2	8	1993-1994	\$100,000
151592	Channing Park Div 3	8	1994-1997	\$100,000
152281	Chardot Manor # 2	7	1975-1976	\$80,000
176065	Cornerstone	7	2012-2013	\$92,000
179550	Covello ADD	6-7	1961-1977	\$75,000
179620	Covington Furs	7	1977-1978	\$85,000
179630	Covington Homes	7	1969-1973	\$85,000
179632	Covington Plat	8	2013	\$90,000
179635	Covington Park Div 1	7	1980-1989	\$95,000
179636	Covington Park Div 2	7	1981-1988	\$95,000
179637	Covington Park Div 3	7	1990-1993	\$95,000
179638	Covington Park Div 4	7	1990	\$95,000
179639	Covington Township	7	1992	\$95,000
179640	Covington West	7	1968-1969	\$80,000
179641	Covington Township Div 1	7	1994-1995	\$95,000
179642	Covington Township Div 2	7	1995	\$95,000
179650	Covington Pointe	7-8	2008	\$95,000
179670	Covington Wood Div 2	7	2001	\$95,000
184310	Crofton Heights	8	1989-1990	\$100,000
184313	Crofton Hills	7	2003-2005	\$85,000
186580	Crystal View Estates Div 1	7	1969-1970	\$80,000
186581	Crystal View Estates Div 2	6-7	1969-1979	\$80,000
186582	Crystal View Estates Div 3	7	1970-1979	\$80,000
228670	El Cove	8-9	2004-2008	\$105,000
232980	Emerald Downs Div 1	7	1984-1989	\$90,000
232981	Emerald Downs Div 2	7	1989-1990	\$90,000
255080	Fir Manor	7	1975	\$80,000
255081	Fir Manor 2	7	1976	\$80,000
255082	Fir Manor 3	7	1977	\$80,000
256960	Fishers Add	6	1960-1979	\$85,000
259178	Forest Crest Estates	8	2004	\$105,000

## Land Value Model Calibration... Continued

Major	Plat Name	Grade	Year Built Range	Base Land
262175	Foxwood Div 1	8	1997	\$95,000
262176	Foxwood Div 2	7-8	1997-1998	\$95,000
279980	Glennwood	8	2004	\$95,000
289520	Green Valley Park	7	1980-1983	\$80,000
291660	Greenwood Estates Div 1	7	1980-1985	\$86,000
291661	Greenwood Estates Div 2	7	1982-1983	\$86,000
291662	Greenwood Estates Div 3	7	1981-1989	\$86,000
338430	Hilton Lane	7	1968-1973	\$80,000
369150	Jenkins MH Park	Mobiles	1992-1994	\$75,000
378040	June Estates	7	1979-1980	\$90,000
417850	Lancaster Gate	7-8	1989-1991	\$92,000
429900	Lexi's Landing	8	2005	\$90,000
431170	Lillian's First Add	6	1970	\$85,000
508790	Maple Creek	8	2008	\$100,000
546540	Meridian Court	7	1978	\$80,000
546876	Meridian Pointe	7-8	2009-2013	\$90,000
546930	Meridian Terrace	7	1970-1975	\$85,000
554750	Milosevich ADD	7	1977-1978	\$80,000
564130	Morgan's Creek	9	2003-2005	\$95,000
570610	Mountain Meadow Estates	7	1994	\$85,000
571100	Mountain Top Lane	7-10	1969-1979	\$85,000
571101	Mountain Top Lane Div 2	6	1967-1969	\$80,000
614765	North Parke Meadows	7	2005-2006	\$90,000
665470	Parke Meadows	8	2002-2004	\$90,000
669900	Pearl Jones	8	2001-2003	\$90,000
680630	Pioneer Ridge	9-10	1993-2003	\$130,000
689250	Prestige Park Div 1	8	2000-2001	\$90,000
689251	Prestige Park Div 2	8	2001-2003	\$90,000
714070	Rainier Vista	7-8	2006-2008	\$90,000
714070	Rainier Vista	9	2006-2009	\$100,000
723730	The Reserve	7	2003-2005	\$85,000
756945	Savana	8	2003-2004	\$90,000
770150	Shadow Glen	7-8	1977-1981	\$85,000
775490	Shiloh Woods	8	1973-1978	\$105,000
776040	Shire Hills Div 1	7	1994-1996	\$92,000
776060	Shirley Park	7	1975-1978	\$80,000
794210	Squire Estates	7	1968-1971	\$85,000
794215	Squire Estates Div 2	7	1968	\$80,000
794220	Squire Estates Div 3	7	1968	\$80,000

## Land Value Model Calibration... Continued

Major	Plat Name	Grade	Year Built Range	Base Land
809200	Suncrest ADD	7-8	1963-1969	\$75,000
809250	Suncrest Park ADD	6-9	1963-1983	\$75,000
809260	Suncrest Park ADD 2	7	1967-1969	\$75,000
809270	Suncrest Park Add 3	7	1968-1980	\$75,000
856200	Tall Timbers 1	7	1983-1987	\$86,000
856289	Tamarack	8	2001-2003	\$100,000
864780	Tim Hill	8	1990-1995	\$92,000
864810	Timber Heights	7	1997-1998	\$92,000
864820	Timber Hills Div 1	7	1983-1987	\$86,000
864821	Timber Hills Div 2	7	1985-1988	\$86,000
864822	Timber Hills Div 3	7	1988-1989	\$86,000
864960	Timber Meadows	Mobiles	1991-1996	\$75,000
865010	Timbercrest Estates	7	1989-1991	\$92,000
865011	Timbercrest Estates Div 2	7	1991	\$92,000
865140	Timberlane Estates Div 1	6-7	1968-1970	\$75,000
865141	Timberlane Estates Div 2	6	1969-1970	\$75,000
865143	Timberlane Estates Div 4	6	1969-1970	\$75,000
865144	Timberlane Estates Div 5	6-7	1970-1978	\$75,000
889860	Victoria Glen	7	1981-1989	\$95,000
923844	Wellington Estates	7	2002	\$85,000
947850	Wingfield	7	2008-2009	\$95,000
947855	Wingfield North	7	2012-2014	\$95,000
950720	Woodcrest	8	2004-2005	\$95,000
951085	Woodbridge	8	2013	\$100,000





## Land Value Model Calibration... Continued

### Tax Lot Schedule

Lot Size Acres	Base Land	Lot Size Acres	Base Land
< .10	\$65,000	4	\$255,000
0.25	\$80,000	4.5	\$270,000
0.35	\$90,000	5	\$285,000
0.45	\$100,000	5.5	\$298,000
0.5	\$115,000	6	\$311,000
0.65	\$124,000	6.5	\$324,000
0.75	\$130,000	7	\$337,000
0.85	\$136,000	7.5	\$350,000
1	\$145,000	8	\$363,000
1.5	\$170,000	8.5	\$376,000
2	\$195,000	9	\$389,000
2.5	\$210,000	9.5	\$402,000
3	\$225,000	10	\$415,000
3.5	\$237,000	>10	+\$8,000 per acre

*Interpolation of values is used between lot sizes*

### **Plats below were valued using the tax lot schedule**

Major	Plat Name	Grade	Year Built Range
076650	Bergers Jenkins Creek Tracts	7	1968-1979
391340	Knells Knoll ADD	10	1981-1994
778540	Shortridge Park	7	1955-2000
798770	Steele's Covington Park	8	1975-1976
858640	Terrace Park	7-10	1921-2008

### Neighborhoods

Neighborhood 1	\$15.00 per square foot
Neighborhood 2	\$9.00-\$12.00 per square foot
Neighborhood 3	\$75,000 site value
Neighborhood 4	\$92,000 site value
Neighborhood 5	Lot size <16,000 =Tax lot schedule * 1.25 Lot size 16,000 to 21,780 sf =Tax lot schedule * 1.20 Lot size>21,780 Tax lot schedule * 1.10

Development Sites	Tax lots with preliminary approval & confirmed with the city = \$35,000 per site.
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## Land Value Model Calibration... Continued

Mt Rainier	Adjustment
Average	+\$3,000
Good	+\$5,000
Excellent	+\$10,000

Territorial And/Or Cascades	Adjustment/Highest Rating Only
Average	+\$0
Good	+\$3,000
Excellent	+\$5,000

Traffic	Adjustment
Moderate	- \$3,000
Heavy	- \$4,500
Extreme	- \$6,000

Other	Adjustment
Oversize lots above <i>typical</i> for plat	+\$5,000 to \$25,000
Adjacent to Greenbelt, walkway or ponds	+5% to +10%
Sensitive Areas	-5% to -50%
Topography	-5% to -30%
Restricted Size or Shape	-5% to -20%
Power lines	-5% to -20%
Buildable Uncertainty/ NonBuildable	-50% to -75%
Non Perc	-75%

***Values are Cumulative***



# Improved Parcel Valuation

## Improved Parcel Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Improved Sales Used In This Physical Inspection Analysis” and “Improved Sales Removed From This Physical Inspection Analysis” sections of this report. Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principal improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

The analysis of this area consisted of a systematic review of applicable characteristics which influence property values. In addition to standard physical property characteristics, characteristics that indicated possible significance in the marketplace were determined to be land, age, grade, condition, building cost, and multiple plats. The many charts, graphs, statistical reports and diagnostic tools available were used to determine which specific variables would be used in the valuation model. Through this process an EMV valuation model was derived for the whole area. The analysis showed the following variables needed to be included in the valuation model:

- Base land
- Age
- RCN (replacement cost new)
- Glennwood Plat-Major 279980 combined with Woodcrest Plat Major 950720
- High grade (Grade>8)
- Condition
- Neighborhood 3
- Rainier Vista Plat-Major 714070
- Shire Hills Div 1 Plat-Major 776040

## Improved Parcel Valuation... Continued

After the models were developed, numerous plats including their amenities and characteristics were analyzed further. As a result of this thorough investigation, additional adjustments were made to these plats. In addition, supplemental models such as cost or market adjusted cost were developed to address parcels outside the parameters of the main valuation formula. Any additional adjustments not covered in supplement models and exceptions are noted in the notes field of that particular parcel.

A list of improved sales used and those considered not reflective of market are included in the following sections

# Improved Parcel Total Value Model Calibration

Variable	Definition
Sale Day	Time Adjustment
AgeC	Depreciation
BaseLandC	2016 Land Value
BldgRcnC	Building Replacement Cost New
ComboGrade8Plats	Major= 279980 & 950720
GoodYN	Improvement Condition= Good
HighGradeYN	Building Grade>= 9 & Major <> 714070
Major714070	Major=714070 & Building Grade < 9
Major776040	Major=776040
Nghb3	Neighborhood=3
VGoodYN	Improvement Condition=Very Good
FairPoor	Improvement Condition=Poor or Fair
+ Accy Rcnld ( constrained)	Accessory Cost New Less Depreciation

## Multiplicative Model

$(1-0.05) * \text{EXP}(1.60198692308468 + 0.000240113426365361 * \text{SaleDay} - 0.109256086750901 * \text{AgeC} + 0.338220987694925 * \text{BaseLandC} + 0.518054705007249 * \text{BldgRcnC} - 0.0470815992003733 * \text{ComboGr8Plats} + 0.0344838052914544 * \text{GoodYN} + 0.0282047493550513 * \text{HighGradeYN} - 0.0578464754940623 * \text{Major714070} + 0.0272373730551253 * \text{Major776040} - 0.0393466145616817 * \text{Nghb3YN} + 0.0855213924833712 * \text{VGoodYN} - 0.036212173 * \text{FairPoorYN}) + \text{Accy Rcnld}) * 1000$

## EMV values were not generated for:

- Buildings with grade less than 3
- Building two or greater. (EMV is generated for building one only.)
- If total EMV is less than base land value
- Lot size less than 100 square feet

Of the improved parcels in the population, 3,810 parcels increased in value. They were comprised of 30 single family residences on commercially zoned land and 3,780 single family residences or other parcels.

Of the vacant land parcels greater than \$1000, 54 parcels increased in value. Tax exempt parcels were excluded from the number of parcels increased.



## Supplemental Models and Exceptions

Plats	Major	Adjustment
Abbotsford Estates	001190	EMV X 0.95
Channing Park Div 1, 2 & 3	151590 thru 151592	EMV X 1.10
Chardot Manor # 2	152281	EMV X 0.95
Covington Plat	179632	EMV X 0.90
Covington West	179640	EMV X 1.09
Covington Pointe	179650	EMV X 1.05
Crofton Heights	184310	EMV X 1.10
Emerald Downs Div 1 & 2	232980 & 232981	EMV X 1.06
Foxwood Div 1 & Div 2	262175 & 262176	EMV X 1.11
Green Valley Park	289520	EMV X 1.05
Hilton Lane	338430	EMV X 0.95
Lexi's Landing	429900	EMV X 0.98
Milosevich ADD	554750	EMV X 0.95
Morgan's Creek	564130	EMV X 0.97
Mountain Top Lane	571101	EMV X 1.05
North Parke Meadows	614765	EMV X 0.94
Pearl Jones	669900	EMV X 0.93
Pioneer Ridge	680630 & Grade 9 & <= YrBlt 1999	EMV X 1.05
Pioneer Ridge	680630 & Grade 9 & >= YrBlt 2000	EMV X 1.03
Pioneer Ridge	680630 & Grade = 10	EMV X 0.95
Rainier Vista	714070 & Grade= 9	EMV X 0.90
The Reserve	723730	EMV X 1.03
Savana	756945	EMV X 0.95
Shirley Park	776060	EMV X 0.95
Squire Estates Div 1, 2 & 3	794210 thru 794220	EMV X 0.95
Suncrest ADD & Park Div 1 thru 3	809200 thru 809270	EMV X 1.06
Tamarack	856289 & Grade=7	EMV X 1.05
Wingfield	947850	EMV X 1.04
Wingfield North	947855	EMV X 0.98

Neighborhoods	
Neighborhood 1	Land + Total RCNLD X .50
Neighborhood 2	<.50 acre= Land + Total RCNLD X .50 .50 acre -1.00 acre= Land + Total RCNLD X .25 >1.00 acre= Land + 1,000 (Imp Obsolescence)
Neighborhood 3	Building Grade = 6 & Condition= Very Good= EMV X 1.02 Building Grade =>7 & Condition= Very Good= EMV X 1.05
Neighborhood 5	EMV X 1.15

## Supplemental Models and Exceptions... Continued

Other	
EMV < Base Land (Zero EMV)	Land +.85 Total RCNLD
Imp Value Retrogression due to high land value (diminished imp value)	Land +.85 Total RCNLD
Obsolescence	Land + IMP EMV less % obsolescence
Percent Complete	Land + IMP EMV X % complete
Net Condition	case by case depending on cost to cure
Poor or Fair	case by case depending on cost to cure
Imp Count = 1 & REAL Property Mobile Home	EMV + MH RCNLD
Multiple Improvements	EMV Bldg 1 + Bldg 2 Total RCNLD
Multiple Improvements & REAL Property Mobile Home	EMV Bldg 1 + Bldg 2 Total RCNLD + MH RCNLD
Accessory Only	Land + (Accy RCNLD X .95)

## Area 086 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, 2015**.

For example, a sale of \$475,000 which occurred on October 1, 2013 would be adjusted by the time trend factor of 1.116, resulting in an adjusted value of \$530,000 ( $\$475,000 \times 1.116 = \$530,100$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.301	30.1%
2/1/2012	1.291	29.1%
3/1/2012	1.282	28.2%
4/1/2012	1.273	27.3%
5/1/2012	1.264	26.4%
6/1/2012	1.254	25.4%
7/1/2012	1.245	24.5%
8/1/2012	1.236	23.6%
9/1/2012	1.227	22.7%
10/1/2012	1.218	21.8%
11/1/2012	1.209	20.9%
12/1/2012	1.200	20.0%
1/1/2013	1.192	19.2%
2/1/2013	1.183	18.3%
3/1/2013	1.175	17.5%
4/1/2013	1.166	16.6%
5/1/2013	1.158	15.8%
6/1/2013	1.149	14.9%
7/1/2013	1.141	14.1%
8/1/2013	1.132	13.2%
9/1/2013	1.124	12.4%
10/1/2013	1.116	11.6%
11/1/2013	1.108	10.8%
12/1/2013	1.100	10.0%
1/1/2014	1.092	9.2%
2/1/2014	1.084	8.4%
3/1/2014	1.076	7.6%
4/1/2014	1.068	6.8%
5/1/2014	1.061	6.1%
6/1/2014	1.053	5.3%
7/1/2014	1.045	4.5%
8/1/2014	1.037	3.7%
9/1/2014	1.030	3.0%
10/1/2014	1.022	2.2%
11/1/2014	1.015	1.5%
12/1/2014	1.007	0.7%
1/1/2015	1.000	0.0%



## Area 086 Market Value Changes Over Time

The time adjustment formula for Area 086 is:  $1/\text{EXP}(0.0002401134 * \text{SaleDay})$

$\text{SaleDay} = \text{SaleDate} - 42005$

## Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.8 %. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +3.2 %. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results show an improvement in the COD from 8.51% to 6.31%.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.

## Physical Inspection Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr.	Date of Report:	Sales Dates:
Area Name: Covington	1/1/2014	5/1/2015	1/2012 - 12/2014
Area Number: 86	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	Yes
SAMPLE STATISTICS			
Sample size (n)	863		
Mean Assessed Value	268,700		
Mean Adj. Sales Price	295,900		
Standard Deviation AV	66,607		
Standard Deviation SP	77,730		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.916		
Median Ratio	0.909		
Weighted Mean Ratio	0.908		
UNIFORMITY			
Lowest ratio	0.619		
Highest ratio:	1.343		
Coefficient of Dispersion	8.51%		
Standard Deviation	0.101		
Coefficient of Variation	10.99%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.902		
Upper limit	0.919		
95% Confidence: Mean			
Lower limit	0.909		
Upper limit	0.922		
SAMPLE SIZE EVALUATION			
N (population size)	5599		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	863		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	448		
# ratios above mean:	415		
z:	1.123		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

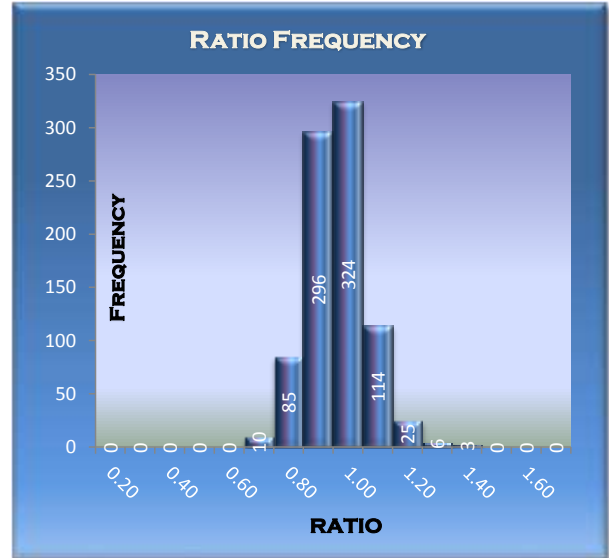
**RATIO FREQUENCY**

RATIO	FREQUENCY
0.65-0.70	10
0.70-0.75	85
0.75-0.80	296
0.80-0.85	324
0.85-0.90	114
0.90-0.95	25
0.95-1.00	6
1.00-1.05	3
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0
1.50-1.55	0
1.55-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



### COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



## Physical Inspection Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Covington	1/1/2015	5/1/2015	1/2012 - 12/2014
Area Number: 86	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit	Yes
SAMPLE STATISTICS			
Sample size (n)	863		
Mean Assessed Value	280,100		
Mean Sales Price	295,900		
Standard Deviation AV	69,641		
Standard Deviation SP	77,730		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.953		
Median Ratio	0.948		
Weighted Mean Ratio	0.947		
UNIFORMITY			
Lowest ratio	0.767		
Highest ratio:	1.285		
Coefficient of Dispersion	6.31%		
Standard Deviation	0.078		
Coefficient of Variation	8.15%		
Price Related Differential (PRD)	1.007		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.944		
Upper limit	0.956		
95% Confidence: Mean			
Lower limit	0.948		
Upper limit	0.958		
SAMPLE SIZE EVALUATION			
N (population size)	5599		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.078		
Recommended minimum:	10		
Actual sample size:	863		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	450		
# ratios above mean:	413		
z:	1.259		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

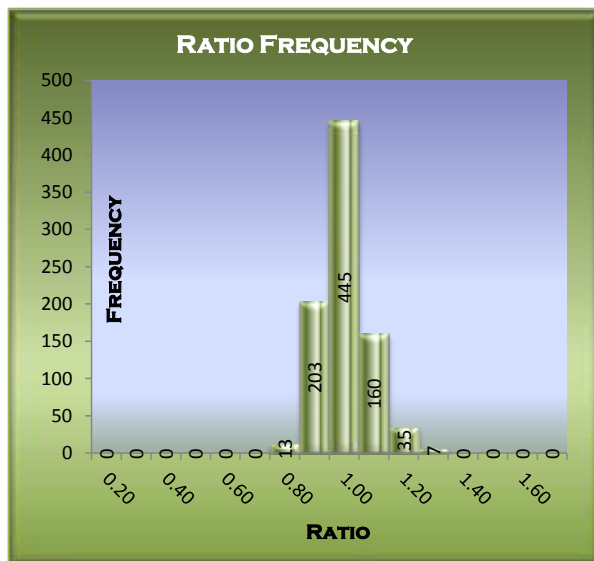
**RATIO FREQUENCY**

RATIO	FREQUENCY
0.80	13
0.85	203
0.90	445
0.95	160
1.00	35
1.05	7
1.10	0
1.15	0
1.20	0
1.25	0
1.30	0
1.35	0
1.40	0
1.45	0
1.50	0
1.55	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



# Mobile Home Valuation

## Mobile Home Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Mobile Home Sales Used In This Physical Inspection Analysis" and "Mobile Home Sales Removed From This Physical Inspection Analysis" sections of this report. Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, Assessor's "field" maps, Revalue Plan, separate studies, and statutes.

For Mobile Homes the Assessor uses residential costs from Marshall & Swift, from the September prior to the Assessment year (i.e. Marshall & Swift's September 2014 update for the 2015 Assessment Year). The cost model specifies physical characteristics of the mobile home such as length, width, living area, class, condition, size, year built. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, class, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can also apply a net condition for Mobile Homes that have depreciated beyond the normal percent good for their age and condition.

## Model Development, Description and Conclusions:

Most sales were field verified and characteristics updated prior to model development. Sales were time adjusted to 1/1/2015.

There are 70 manufactured homes as primary residences in area 86. All manufactured homes were field inspected, characteristics checked and updated as needed. Within area 86, there was only 1 usable mobile home sale. Due to lack of sales sample, competing market areas such as Maple Valley (area 56), Black Diamond/East Maple Valley (area 57) and Lake Youngs (area 60) were necessary for validation. Sales within these areas were considered adequate in representing the total population within Area 86.

## Mobile Home Total Value Model Calibration

A market adjusted cost approach was used to appraise mobile homes.

$$\text{Land} + (\$8,000 + (\text{Mobile Home RCNLD} * 1.50) + (\text{Accy RCNLD} * .95))$$

There are 70 parcels in Area 86 improved with a mobile home and 41 sales used in the valuation. Sales used were from 1/1/2012 to 12/31/2014.



## Mobile Home Results

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field-reviewed and a value is selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The appraiser determines which available value estimate may be appropriate. This value estimate may be adjusted based on particular characteristics and conditions as they occur in the valuation area.

The resulting assessment level is 94.8%. 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 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +2.98%. This increase is due partly to market changes over time and the previous assessment levels.

A Ratio Study was completed just prior to the application of the 2015 recommended values. This study benchmarks the prior assessment level using 2014 posted values (1/1/2014) compared to current adjusted sale prices (1/1/2015). The study was also repeated after the application of the 2015 recommended values. The results are displayed in the *Mobile Home Ratio Study Report (After)* page included in this report showing an improvement in the COD from 13.17 % to 10.31%.

The Appraisal Team recommends application of the Appraiser selected values for mobile homes, as indicated by the appropriate model or method.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files kept in the appropriate district office.



## Mobile Home Ratio Study Report (Before) – 2014 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Covington	1/1/2014	5/1/2015	1/2012 - 12/2014
	Appr ID:	Property Type:	Adjusted for time?
Area Number: 86	MTIA	Mobile Homes	Yes
SAMPLE STATISTICS			
Sample size (n)	41		
Mean Assessed Value	186,000		
Mean Adj. Sales Price	227,800		
Standard Deviation AV	57,586		
Standard Deviation SP	72,247		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.830		
Median Ratio	0.845		
Weighted Mean Ratio	0.817		
UNIFORMITY			
Lowest ratio	0.443		
Highest ratio:	1.144		
Coefficient of Dispersion	13.17%		
Standard Deviation	0.150		
Coefficient of Variation	18.01%		
Price Related Differential (PRD)	1.017		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.763		
Upper limit	0.863		
95% Confidence: Mean			
Lower limit	0.785		
Upper limit	0.876		
SAMPLE SIZE EVALUATION			
N (population size)	66		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.150		
Recommended minimum:	34		
Actual sample size:	41		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	19		
# ratios above mean:	22		
z:	0.469		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

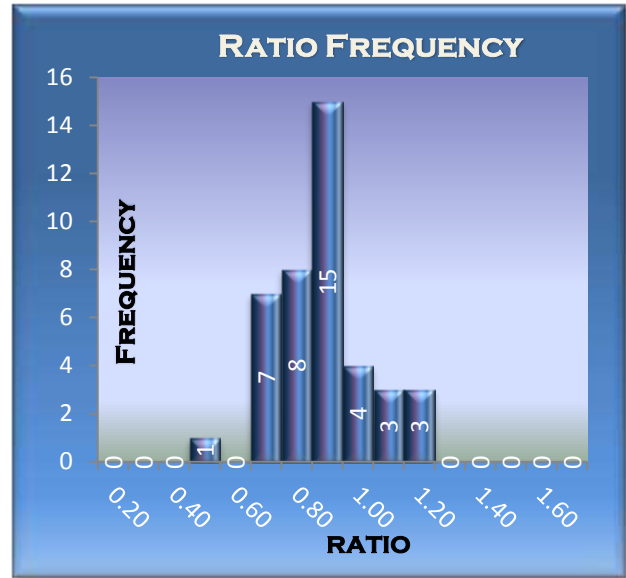
**RATIO FREQUENCY**

Ratio Bin	Frequency
0.20-0.30	0
0.30-0.40	0
0.40-0.50	1
0.50-0.60	0
0.60-0.70	7
0.70-0.80	8
0.80-0.90	15
0.90-1.00	4
1.00-1.10	3
1.10-1.20	3
1.20-1.30	0
1.30-1.40	0
1.40-1.50	0
1.50-1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



### COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

## Mobile Home Ratio Study Report (After) – 2015 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Covington	1/1/2015	5/1/2015	1/2012 - 12/2014
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 86	MTIA	Mobile Home	Yes
SAMPLE STATISTICS			
Sample size (n)	41		
Mean Assessed Value	217,900		
Mean Sales Price	227,800		
Standard Deviation AV	74,173		
Standard Deviation SP	72,247		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.956		
Median Ratio	0.948		
Weighted Mean Ratio	0.957		
UNIFORMITY			
Lowest ratio	0.726		
Highest ratio:	1.224		
Coefficient of Dispersion	10.31%		
Standard Deviation	0.122		
Coefficient of Variation	12.74%		
Price Related Differential (PRD)	1.000		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.907		
Upper limit	1.023		
95% Confidence: Mean			
Lower limit	0.919		
Upper limit	0.994		
SAMPLE SIZE EVALUATION			
N (population size)	66		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.122		
Recommended minimum:	23		
Actual sample size:	41		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	23		
# ratios above mean:	18		
z:	0.781		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			

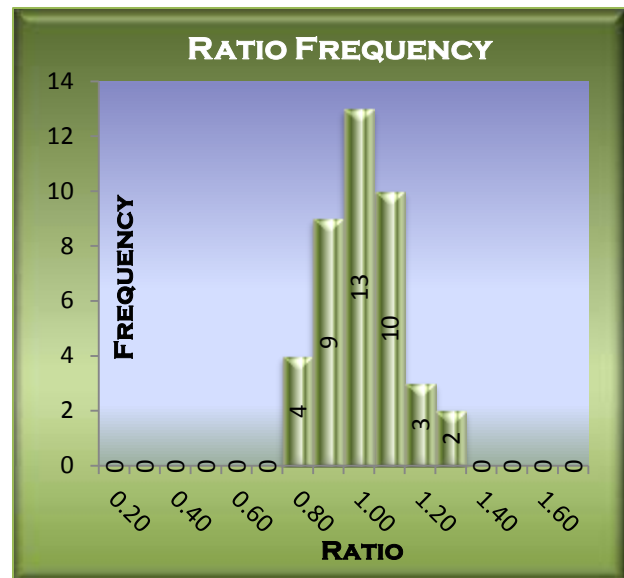
**RATIO FREQUENCY**

Ratio Bin	Frequency
0.75 - 0.80	4
0.80 - 0.85	9
0.85 - 0.90	13
0.90 - 0.95	10
0.95 - 1.00	3
1.00 - 1.05	2
Other bins	0

COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



### COMMENTS:

1 to 3 Unit Residences throughout Area 086

Sales Prices are adjusted for time to the Assessment Date of 1/1/2015

## Improved Sales Used in this Physical Inspection Analysis - Area 086

### 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
001	0	186581	0140	09/07/12	\$154,990	\$189,900	840	6	1970	V-Gd	9,000	N	N	25374 169TH AVE SE
001	0	179550	0160	09/18/13	\$180,000	\$201,504	960	6	1970	V-Gd	8,645	N	N	26415 170TH AVE SE
001	0	179550	0090	03/04/14	\$216,000	\$232,301	1,080	6	1963	V-Gd	8,710	N	N	26455 170TH AVE SE
001	0	186581	0010	06/26/14	\$163,793	\$171,397	1,100	6	1970	V-Gd	6,600	N	N	16809 SE 254TH PL
001	0	186581	0340	09/13/12	\$170,000	\$207,991	1,100	6	1970	V-Gd	6,660	N	N	16925 SE 252ND PL
001	0	252205	9114	08/27/13	\$165,000	\$185,690	1,250	6	1961	Gd	10,018	N	N	26645 167TH PL SE
001	0	809250	0620	01/23/12	\$196,000	\$253,660	1,970	6	1970	Gd	12,800	N	N	17148 SE 267TH ST
001	0	186581	0330	10/23/12	\$175,000	\$212,062	820	7	1969	Gd	6,660	N	N	16919 SE 252ND PL
001	0	889860	0270	09/10/13	\$245,000	\$274,797	870	7	1981	Gd	15,258	N	N	18420 SE 247TH PL
001	0	179640	0040	06/03/13	\$195,250	\$224,265	960	7	1968	Gd	9,612	N	N	15621 SE 263RD PL
001	0	546930	0410	10/02/12	\$131,750	\$160,459	960	7	1975	Gd	9,576	N	N	25530 150TH PL SE
001	0	186580	0250	12/04/14	\$147,500	\$148,495	1,010	7	1969	Avg	6,552	N	N	25238 168TH PL SE
001	0	546930	0270	05/06/14	\$234,000	\$247,881	1,010	7	1975	Gd	8,366	N	N	15024 SE 253RD PL
001	0	546930	0330	09/05/14	\$275,000	\$282,903	1,010	7	1975	V-Gd	8,700	N	N	25411 150TH PL SE
001	0	794210	0170	07/16/12	\$135,000	\$167,526	1,010	7	1969	Gd	9,600	N	N	18811 SE 244TH PL
001	0	794210	0180	06/27/14	\$230,000	\$240,620	1,010	7	1969	V-Gd	9,600	N	N	18819 SE 244TH PL
001	0	179550	0060	10/21/14	\$198,400	\$201,860	1,040	7	1962	Gd	8,645	N	N	26621 170TH AVE SE
001	0	546540	0030	03/08/12	\$225,000	\$288,062	1,050	7	1978	V-Gd	29,200	N	N	26710 159TH AVE SE
001	0	794210	0290	09/10/14	\$199,000	\$204,473	1,050	7	1968	V-Gd	9,871	N	N	24608 190TH PL SE
001	0	179640	0290	04/23/14	\$225,000	\$239,092	1,070	7	1968	V-Gd	9,660	N	N	15630 SE 262ND PL
001	0	186582	0190	01/08/14	\$239,900	\$261,434	1,070	7	1978	Gd	8,892	N	N	25319 170TH PL SE
001	0	252205	9139	05/24/13	\$250,000	\$287,841	1,080	7	1978	V-Gd	10,018	N	N	26629 167TH PL SE
001	0	809200	0330	05/28/14	\$168,500	\$177,555	1,100	7	1969	Avg	10,125	N	N	26119 176TH AVE SE
001	0	186581	0390	07/03/14	\$175,000	\$182,817	1,120	7	1979	Gd	6,540	N	N	16924 SE 252ND PL
001	0	770150	0050	04/30/13	\$236,000	\$273,292	1,130	7	1980	Gd	8,762	N	N	24924 183RD PL SE
001	0	186582	0370	11/13/14	\$166,600	\$168,572	1,150	7	1977	Gd	8,690	N	N	25503 170TH PL SE
001	0	858640	0065	12/26/12	\$223,000	\$266,106	1,170	7	1962	Gd	20,000	N	N	26005 156TH AVE SE
001	0	186582	0230	08/13/13	\$196,000	\$221,321	1,180	7	1979	Avg	8,249	N	N	25417 170TH PL SE
001	0	338430	0160	09/16/14	\$169,950	\$174,373	1,180	7	1970	Avg	9,832	N	N	19207 SE 242ND PL



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	232981	0430	09/10/13	\$269,950	\$302,781	1,190	7	1989	Avg	8,502	N	N	24919 168TH PL SE
001	0	338430	0020	05/21/13	\$173,000	\$199,329	1,190	7	1968	Gd	10,029	N	N	24011 193RD PL SE
001	0	338430	0100	12/26/14	\$160,134	\$160,365	1,190	7	1968	Avg	10,116	N	N	19230 SE 242ND PL
001	0	338430	0380	12/18/12	\$175,000	\$209,229	1,190	7	1968	Avg	10,399	N	N	24004 193RD PL SE
001	0	809250	0110	11/01/13	\$171,000	\$189,417	1,190	7	1967	Avg	9,638	N	N	26019 175TH AVE SE
001	0	255080	0070	01/17/13	\$150,000	\$178,052	1,200	7	1975	Gd	10,147	N	N	26719 166TH PL SE
001	0	809250	1410	03/20/14	\$195,000	\$208,912	1,200	7	1967	Gd	9,600	N	N	17149 SE 267TH ST
001	0	776060	0110	10/27/14	\$212,000	\$215,386	1,210	7	1976	Avg	9,600	N	N	19700 SE WAX RD
001	0	179550	0270	06/30/13	\$191,120	\$218,102	1,220	7	1965	Gd	8,645	N	N	26454 170TH AVE SE
001	0	252205	9179	04/29/14	\$204,500	\$216,995	1,220	7	1968	V-Gd	12,196	N	N	16809 SE 268TH ST
001	0	338430	0010	01/12/12	\$165,000	\$214,105	1,220	7	2007	Avg	9,940	N	N	24005 193RD PL SE
001	0	232980	0570	05/29/13	\$199,950	\$229,939	1,230	7	1988	Avg	7,234	N	N	17016 SE 251ST PL
001	0	232981	0650	12/02/13	\$220,000	\$241,887	1,230	7	1989	Avg	7,910	N	N	25024 171ST AVE SE
001	0	186580	0170	08/06/12	\$142,500	\$175,943	1,240	7	1969	Gd	6,540	N	N	25410 168TH PL SE
001	0	289520	0210	09/11/13	\$245,000	\$274,731	1,260	7	1980	Gd	10,578	N	N	26519 168TH PL SE
001	0	289520	0250	03/18/14	\$198,000	\$212,228	1,260	7	1980	Gd	9,375	N	N	26615 168TH PL SE
001	0	546930	0240	12/31/14	\$227,500	\$227,555	1,260	7	1972	Gd	6,440	N	N	25318 150TH PL SE
001	0	776060	0150	01/30/12	\$140,000	\$180,882	1,270	7	1977	Gd	9,622	N	N	24062 196TH PL SE
001	0	794210	0040	06/23/12	\$160,000	\$199,649	1,290	7	1969	Gd	15,859	N	N	24404 190TH PL SE
001	0	809250	0890	04/11/14	\$220,000	\$234,454	1,300	7	1967	Gd	9,600	N	N	17417 SE 262ND ST
001	0	232980	0630	05/27/14	\$274,950	\$289,795	1,320	7	1987	Avg	7,415	N	N	16828 SE 251ST ST
001	0	809250	0720	07/11/14	\$230,000	\$239,813	1,330	7	1967	V-Gd	9,548	N	N	17217 SE 261ST ST
001	0	809250	0960	04/09/12	\$221,000	\$280,776	1,340	7	1969	V-Gd	9,600	N	N	17215 SE 262ND ST
001	0	809200	0110	04/29/13	\$237,500	\$275,095	1,350	7	1964	Gd	10,904	N	N	17751 SE 261ST ST
001	0	184313	0040	09/30/13	\$212,750	\$237,481	1,360	7	2003	Avg	5,000	N	N	16019 SE 255TH PL
001	0	192206	9099	05/23/14	\$354,800	\$374,316	1,370	7	1964	V-Gd	78,408	N	N	24007 196TH AVE SE
001	0	186580	0260	05/01/14	\$219,000	\$232,270	1,410	7	1969	Gd	6,615	N	N	25230 168TH PL SE
001	0	186580	0440	11/28/12	\$175,000	\$210,236	1,410	7	1969	Gd	9,900	N	N	25141 168TH PL SE
001	0	186582	0150	08/20/13	\$235,000	\$264,913	1,410	7	1970	Gd	7,920	N	N	25144 170TH PL SE
001	0	289520	0150	10/13/14	\$230,000	\$234,461	1,410	7	1980	Avg	10,625	N	N	26506 168TH PL SE
001	0	809200	0240	04/23/14	\$239,950	\$254,979	1,420	7	1968	Gd	9,600	N	N	26114 176TH AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	184313	0870	09/25/12	\$238,000	\$290,349	1,420	7	2003	Avg	5,290	N	N	25425 160TH PL SE
001	0	809250	0820	04/16/14	\$221,500	\$235,769	1,430	7	1967	Gd	9,548	N	N	17408 SE 262ND ST
001	0	546930	0460	05/15/12	\$183,000	\$230,496	1,470	7	1971	V-Gd	7,020	N	N	25503 151ST PL SE
001	0	794210	0150	02/24/12	\$145,230	\$186,516	1,470	7	1969	Gd	10,625	N	N	24402 188TH AVE SE
001	0	923844	0020	07/17/14	\$265,950	\$276,897	1,490	7	2002	Avg	3,840	N	N	15612 SE 254TH PL
001	0	923844	0090	04/08/13	\$232,500	\$270,665	1,490	7	2002	Avg	4,134	N	N	15720 SE 254TH PL
001	0	923844	0200	10/11/12	\$200,000	\$243,055	1,490	7	2002	Avg	4,696	N	N	15815 SE 253RD PL
001	0	179550	0240	06/23/14	\$249,500	\$261,272	1,500	7	1963	Gd	8,645	N	N	26428 170TH AVE SE
001	0	232981	0180	10/15/12	\$232,950	\$282,827	1,510	7	1990	Gd	7,211	N	N	25103 170TH WAY SE
001	0	232981	0290	12/18/12	\$190,000	\$227,163	1,510	7	1990	Gd	7,646	N	N	25010 170TH WAY SE
001	0	809270	0560	01/12/12	\$179,000	\$232,272	1,530	7	1970	Gd	9,600	N	N	26507 171ST AVE SE
001	0	186580	0240	05/09/13	\$172,600	\$199,442	1,540	7	1969	Gd	6,758	N	N	25244 168TH PL SE
001	0	255080	0050	01/27/13	\$235,000	\$278,279	1,540	7	1975	Gd	10,147	N	N	26705 166TH PL SE
001	0	186581	0400	04/11/12	\$162,000	\$205,719	1,550	7	1970	Gd	6,540	N	N	16918 SE 252ND PL
001	0	262176	0050	12/15/14	\$275,000	\$276,125	1,550	7	1997	Avg	7,639	N	N	17504 SE 259TH PL
001	0	262176	0050	12/15/14	\$275,000	\$285,488	1,550	7	1997	Avg	7,639	N	N	17504 SE 259TH PL
001	0	232980	0660	09/17/13	\$244,900	\$274,223	1,570	7	1988	Gd	6,300	N	N	16726 SE 251ST ST
001	0	232981	0120	05/16/12	\$212,000	\$266,959	1,570	7	1989	Avg	9,570	N	N	25007 170TH WAY SE
001	0	262176	0200	06/04/13	\$283,000	\$324,976	1,570	7	1997	Gd	7,317	N	N	25864 175TH PL SE
001	0	262176	0240	08/21/13	\$285,000	\$321,201	1,570	7	1997	Avg	7,669	N	N	17518 SE 259TH PL
001	0	232980	0140	12/03/14	\$291,000	\$293,033	1,580	7	1984	Gd	6,633	N	N	25106 167TH AVE SE
001	0	232980	0170	06/13/12	\$255,000	\$318,955	1,580	7	1988	Gd	7,194	N	N	16715 SE 251ST ST
001	0	554750	0070	07/24/14	\$216,000	\$224,514	1,580	7	1977	Gd	9,705	N	N	18816 SE 245TH CT
001	0	770150	0130	03/27/13	\$235,000	\$274,365	1,600	7	1978	Gd	10,035	N	N	24921 183RD PL SE
001	0	232980	0330	11/14/14	\$269,950	\$273,079	1,610	7	1988	Avg	7,187	N	N	16723 SE 251ST PL
001	0	809250	0830	07/17/13	\$195,500	\$222,192	1,610	7	1964	Gd	9,548	N	N	17416 SE 262ND ST
001	0	809250	1240	07/01/14	\$219,950	\$229,885	1,620	7	1967	Gd	9,310	N	N	17435 SE 264TH ST
001	0	232980	0310	04/09/12	\$192,135	\$244,103	1,640	7	1988	Avg	6,410	N	N	16711 SE 251ST PL
001	0	184313	0530	11/25/14	\$279,000	\$281,490	1,640	7	2003	Avg	5,650	N	N	15823 SE 254TH PL
001	0	338430	0120	01/03/12	\$169,950	\$221,006	1,650	7	1968	Gd	10,296	N	N	19214 SE 242ND PL
001	0	232981	0230	10/01/12	\$254,900	\$310,519	1,660	7	1989	Gd	9,470	N	N	25118 170TH WAY SE



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	947855	0400	11/20/13	\$292,482	\$322,508	1,660	7	2013	Avg	4,449	N	N	16911 SE 260TH ST
001	0	232981	0280	11/08/12	\$190,000	\$229,355	1,680	7	1990	Avg	7,792	N	N	25016 170TH WAY SE
001	0	232980	0190	04/21/14	\$235,000	\$249,838	1,690	7	1986	V-Gd	7,194	N	N	16727 SE 251ST ST
001	0	947855	0090	03/27/14	\$299,990	\$320,852	1,690	7	2013	Avg	7,300	N	N	25901 168TH PL SE
001	0	252205	9112	05/07/14	\$248,500	\$263,178	1,720	7	1960	V-Gd	10,018	N	N	16643 SE 268TH ST
001	0	554750	0050	09/17/14	\$255,000	\$261,574	1,740	7	1977	V-Gd	10,378	N	N	18811 SE 245TH CT
001	0	947855	0040	07/18/13	\$262,097	\$297,810	1,740	7	2012	Avg	4,500	N	N	25921 168TH PL SE
001	0	947855	0150	11/06/12	\$235,000	\$283,813	1,740	7	2012	Avg	4,486	N	N	16904 SE 259TH ST
001	0	947855	0160	12/12/12	\$239,285	\$286,501	1,740	7	2012	Avg	4,587	N	N	16908 SE 259TH ST
001	0	947855	0220	06/10/13	\$235,724	\$270,298	1,740	7	2012	Avg	4,296	N	N	25920 168TH PL SE
001	0	947855	0230	06/06/13	\$250,121	\$287,083	1,740	7	2013	Avg	5,850	N	N	16828 SE 260TH ST
001	0	947855	0250	05/24/13	\$240,664	\$277,092	1,740	7	2012	Avg	4,082	N	N	25923 169TH PL SE
001	0	947855	0420	01/08/13	\$249,950	\$297,336	1,740	7	2012	Avg	4,642	N	N	16833 SE 260TH ST
001	0	947855	0430	05/20/13	\$244,716	\$282,028	1,740	7	2012	Avg	4,642	N	N	16829 SE 260TH ST
001	0	947855	0110	08/26/13	\$276,589	\$311,347	1,740	7	2012	Avg	4,497	N	N	16818 SE 259TH ST
001	0	232981	0200	03/25/14	\$245,000	\$262,164	1,770	7	1990	Avg	8,335	N	N	25115 170TH WAY SE
001	0	923844	0070	04/24/14	\$265,000	\$281,530	1,770	7	2002	Avg	4,278	N	N	15704 SE 254TH PL
001	0	923844	0260	10/24/12	\$247,500	\$299,844	1,770	7	2002	Gd	4,813	N	N	15720 SE 253RD PL
001	0	723730	0790	04/02/13	\$200,000	\$233,166	1,770	7	2004	Avg	4,124	N	N	16124 SE 256TH PL
001	0	947850	1010	05/23/14	\$309,000	\$310,160	1,770	7	2012	Avg	4,500	N	N	26207 171ST PL SE
001	0	947850	0050	02/07/13	\$273,990	\$323,594	1,770	7	2012	Avg	4,050	N	N	17120 SE 261ST ST
001	0	947850	0140	08/21/13	\$282,990	\$318,935	1,770	7	2012	Avg	4,500	N	N	16910 SE 261ST ST
001	0	947850	0170	09/04/13	\$279,990	\$314,495	1,770	7	2012	Avg	4,500	N	N	16828 SE 261ST ST
001	0	947850	0240	08/13/13	\$285,990	\$322,936	1,770	7	2013	Avg	4,500	N	N	26113 168TH PL SE
001	0	947850	0270	09/03/13	\$282,556	\$317,454	1,770	7	2013	Avg	4,404	N	N	26125 168TH PL SE
001	0	947850	0380	08/29/12	\$259,990	\$319,239	1,770	7	2012	Avg	4,028	N	N	17007 SE 261ST ST
001	0	947850	0850	01/04/12	\$250,000	\$325,026	1,770	7	2011	Avg	4,330	N	N	17025 SE 262ND ST
001	0	947850	0860	03/05/12	\$229,990	\$294,663	1,770	7	2011	Avg	3,809	N	N	17103 SE 262ND ST
001	0	947850	1010	05/23/14	\$309,000	\$325,996	1,770	7	2012	Avg	4,500	N	N	26207 171ST PL SE
001	0	947850	1090	12/25/12	\$242,990	\$290,030	1,770	7	2012	Avg	4,053	N	N	26226 171ST PL SE
001	0	947850	1120	05/13/13	\$272,990	\$315,142	1,770	7	2013	Avg	4,283	N	N	26214 171ST PL SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	947850	1170	09/04/12	\$254,990	\$312,649	1,770	7	2012	Avg	4,479	N	N	26120 171ST PL SE
001	0	723730	0050	07/15/13	\$235,000	\$267,213	1,780	7	2003	Avg	4,000	N	N	16029 SE 258TH ST
001	0	723730	1190	07/08/13	\$266,000	\$302,971	1,780	7	2004	Avg	4,985	N	N	16130 SE 258TH ST
001	0	714070	0490	09/18/13	\$255,000	\$285,464	1,780	7	2011	Avg	5,000	N	N	24422 183RD AVE SE
001	0	714070	0560	01/05/12	\$239,950	\$311,885	1,780	7	2011	Avg	5,000	N	N	24407 183RD CT SE
001	0	778540	0020	11/24/14	\$210,000	\$211,925	1,790	7	1970	Avg	16,301	N	N	18205 SE 240TH ST
001	0	232981	0070	06/07/13	\$285,000	\$327,037	1,800	7	1989	Gd	8,265	N	N	24903 170TH WAY SE
001	0	184313	0280	01/27/12	\$216,500	\$279,922	1,800	7	2003	Avg	5,000	N	N	16020 SE 254TH ST
001	0	714070	0050	11/06/12	\$210,716	\$254,485	1,800	7	2012	Avg	6,709	N	N	18511 SE 240TH PL
001	0	714070	0140	12/19/12	\$212,950	\$254,541	1,800	7	2012	Avg	6,126	N	N	24107 187TH CT SE
001	0	714070	1380	11/29/12	\$215,232	\$258,507	1,800	7	2012	Avg	4,788	N	N	24317 188TH AVE SE
001	0	714070	1390	01/07/13	\$212,950	\$253,382	1,800	7	2012	Avg	12,012	N	N	18723 SE 244TH LN
001	0	714070	1400	04/29/14	\$266,000	\$282,253	1,800	7	2012	Avg	6,481	N	N	18719 SE 244TH LN
001	0	714070	1430	01/07/13	\$219,950	\$261,711	1,800	7	2012	Avg	4,719	N	N	24305 188TH AVE SE
001	0	714070	1440	03/21/13	\$216,950	\$253,656	1,800	7	2012	Avg	4,203	N	N	24309 188TH AVE SE
001	0	714070	1450	12/21/12	\$217,929	\$260,367	1,800	7	2012	Avg	4,868	N	N	24313 188TH AVE SE
001	0	714070	1400	04/29/14	\$266,000	\$262,608	1,800	7	2012	Avg	6,481	N	N	18719 SE 244TH LN
001	0	232980	0300	03/14/14	\$229,900	\$246,657	1,810	7	1987	Avg	5,990	N	N	16705 SE 251ST PL
001	0	723730	1210	11/18/14	\$266,490	\$269,320	1,810	7	2004	Avg	4,113	N	N	16122 SE 258TH ST
001	0	179640	0050	03/27/13	\$240,000	\$280,202	1,850	7	1968	Gd	9,612	N	N	15627 SE 263RD PL
001	0	232980	0030	09/17/13	\$255,000	\$285,533	1,850	7	1987	Avg	6,510	N	N	16625 SE 251ST ST
001	0	723730	0550	06/13/13	\$263,950	\$281,566	1,880	7	2004	Avg	4,000	N	N	25816 163RD AVE SE
001	0	723730	0550	06/13/13	\$263,950	\$302,446	1,880	7	2004	Avg	4,000	N	N	25816 163RD AVE SE
001	0	723730	1110	04/21/14	\$275,000	\$292,364	1,880	7	2004	Avg	4,354	N	N	16201 SE 256TH PL
001	0	723730	1200	03/28/12	\$215,000	\$273,941	1,880	7	2004	Avg	4,692	N	N	16126 SE 258TH ST
001	0	723730	1220	10/16/13	\$259,900	\$289,000	1,880	7	2004	Avg	4,505	N	N	16118 SE 258TH ST
001	0	809250	1160	02/15/12	\$176,000	\$226,522	1,900	7	1969	Avg	9,600	N	N	17304 SE 264TH ST
001	0	856289	0200	06/19/12	\$270,000	\$337,231	1,900	7	2003	Avg	4,673	N	N	16225 SE 250TH PL
001	0	856289	1260	09/18/13	\$279,900	\$313,339	1,900	7	2003	Avg	3,600	N	N	16305 SE 251ST ST
001	0	714070	0080	02/28/13	\$217,000	\$254,997	1,910	7	2012	Avg	4,445	N	N	24103 185TH PL SE
001	0	714070	0090	03/13/13	\$214,950	\$251,801	1,910	7	2012	Avg	4,530	N	N	24107 185TH PL SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	714070	1410	03/11/13	\$214,950	\$251,922	1,910	7	2012	Avg	4,688	N	N	18716 SE 244TH LN
001	0	232981	0580	05/01/13	\$250,000	\$289,435	1,920	7	1989	Gd	9,184	N	N	17142 SE 248TH PL
001	0	184313	0210	10/15/14	\$266,950	\$271,997	1,920	7	2005	Avg	4,803	N	N	25324 161ST AVE SE
001	0	184313	0900	03/07/12	\$222,000	\$284,290	1,920	7	2003	Avg	5,689	N	N	16021 SE 254TH ST
001	0	232981	0590	08/06/14	\$285,000	\$295,310	1,940	7	1990	Avg	9,874	N	N	17136 SE 251ST ST
001	0	184313	0570	01/07/13	\$239,950	\$285,509	1,950	7	2003	Avg	4,556	N	N	15912 SE 255TH ST
001	0	184313	0860	09/12/13	\$265,100	\$297,199	1,950	7	2003	Avg	5,331	N	N	25433 160TH PL SE
001	0	947855	0060	03/03/13	\$270,500	\$317,637	1,950	7	2012	Avg	5,000	N	N	25913 168TH PL SE
001	0	947855	0120	05/22/13	\$270,195	\$311,242	1,950	7	2012	Avg	4,464	N	N	16822 SE 259TH ST
001	0	947855	0130	04/22/13	\$279,143	\$323,874	1,950	7	2013	Avg	4,471	N	N	16826 SE 259TH ST
001	0	947855	0180	03/11/13	\$269,643	\$316,023	1,950	7	2013	Avg	4,165	N	N	25904 168TH PL SE
001	0	947855	0210	08/14/13	\$285,142	\$321,901	1,950	7	2013	Avg	4,168	N	N	25916 168TH PL SE
001	0	947855	0270	07/12/13	\$285,990	\$325,427	1,950	7	2013	Avg	4,050	N	N	25915 169TH PL SE
001	0	947855	0320	05/21/13	\$282,645	\$325,662	1,950	7	2013	Avg	4,758	N	N	25906 169TH PL SE
001	0	947855	0330	06/10/13	\$290,300	\$332,879	1,950	7	2013	Avg	4,050	N	N	25910 169TH PL SE
001	0	947855	0350	12/26/12	\$279,057	\$332,999	1,950	7	2012	Avg	4,050	N	N	25918 169TH PL SE
001	0	947855	0370	03/18/13	\$267,443	\$312,918	1,950	7	2012	Avg	4,688	N	N	25926 169TH PL SE
001	0	947855	0390	04/08/13	\$267,899	\$311,875	1,950	7	2013	Avg	5,146	N	N	26010 169TH PL SE
001	0	947855	0440	11/14/13	\$291,947	\$322,383	1,950	7	2012	Avg	4,642	N	N	16825 SE 260TH ST
001	0	947855	0290	07/23/14	\$304,899	\$316,993	1,950	7	2013	Avg	4,082	N	N	25907 169TH PL SE
001	0	923844	0240	09/13/12	\$200,000	\$244,695	1,970	7	2002	Avg	4,500	N	N	15730 SE 253RD PL
001	0	186580	0360	09/12/12	\$163,900	\$200,576	1,980	7	1969	Gd	7,313	N	N	25229 168TH PL SE
001	0	947850	0360	08/28/13	\$315,000	\$331,810	1,980	7	2012	Avg	4,549	N	N	17003 SE 261ST ST
001	0	947850	1020	09/16/14	\$317,950	\$322,622	1,980	7	2012	Avg	4,500	N	N	26211 171ST PL SE
001	0	947850	0020	02/11/13	\$293,480	\$346,280	1,980	7	2013	Avg	5,407	N	N	17128 SE 261ST ST
001	0	947850	0040	02/13/13	\$298,201	\$351,681	1,980	7	2012	Avg	4,495	N	N	17124 SE 261ST ST
001	0	947850	0060	12/16/12	\$283,485	\$339,096	1,980	7	2012	Avg	4,050	N	N	17116 SE 261ST ST
001	0	947850	0070	06/12/12	\$295,000	\$369,075	1,980	7	2012	Avg	4,050	N	N	17112 SE 261ST ST
001	0	947850	0090	05/07/12	\$272,990	\$344,504	1,980	7	2012	Avg	4,050	N	N	17016 SE 261ST ST
001	0	947850	0160	05/16/13	\$319,990	\$369,133	1,980	7	2012	Avg	4,500	N	N	16832 SE 261ST ST
001	0	947850	0180	08/28/14	\$317,750	\$327,510	1,980	7	2012	Avg	4,500	N	N	16824 SE 261ST ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	947850	0200	06/27/13	\$293,233	\$334,873	1,980	7	2013	Avg	4,550	N	N	26037 168TH PL SE
001	0	947850	0220	09/10/13	\$307,185	\$344,545	1,980	7	2012	Avg	4,500	N	N	26105 168TH PL SE
001	0	947850	0260	07/16/13	\$326,318	\$370,960	1,980	7	2013	Avg	4,609	N	N	26121 168TH PL SE
001	0	947850	0280	10/23/13	\$300,459	\$333,539	1,980	7	2013	Avg	4,617	N	N	26129 168TH PL SE
001	0	947850	0300	11/11/13	\$289,990	\$320,452	1,980	7	2013	Avg	4,245	N	N	26207 168TH PL SE
001	0	947850	0330	10/11/13	\$332,403	\$370,065	1,980	7	2011	Avg	4,424	N	N	16819 SE 261ST ST
001	0	947850	0360	08/28/13	\$315,000	\$354,415	1,980	7	2012	Avg	4,549	N	N	17003 SE 261ST ST
001	0	947850	0400	04/26/12	\$259,990	\$328,966	1,980	7	2012	Avg	4,141	N	N	26103 170TH PL SE
001	0	947850	0510	12/10/13	\$299,000	\$328,116	1,980	7	2010	Avg	4,265	N	N	16926 SE 262ND ST
001	0	947850	0790	02/13/14	\$275,000	\$297,106	1,980	7	2010	Avg	4,500	N	N	17001 SE 262ND ST
001	0	947850	0810	10/25/12	\$285,000	\$345,192	1,980	7	2010	Avg	4,500	N	N	17009 SE 262ND ST
001	0	947850	0940	02/29/12	\$290,068	\$372,082	1,980	7	2012	Avg	4,616	N	N	26104 170TH PL SE
001	0	947850	0950	08/10/12	\$272,695	\$336,370	1,980	7	2012	Avg	4,500	N	N	17119 SE 261ST ST
001	0	947850	1020	09/16/14	\$317,950	\$326,225	1,980	7	2012	Avg	4,500	N	N	26211 171ST PL SE
001	0	947850	1100	12/09/12	\$264,990	\$317,506	1,980	7	2012	Avg	4,530	N	N	26222 171ST PL SE
001	0	947850	1140	03/12/13	\$277,883	\$325,602	1,980	7	2012	Avg	4,361	N	N	26206 171ST PL SE
001	0	947850	1160	10/26/12	\$264,873	\$320,737	1,980	7	2012	Avg	4,440	N	N	26124 171ST PL SE
001	0	947850	0180	08/28/14	\$317,750	\$376,009	1,980	7	2012	Avg	4,500	N	N	16824 SE 261ST ST
001	0	232980	0400	11/07/13	\$255,000	\$282,058	2,000	7	1988	Avg	7,000	N	N	25107 170TH PL SE
001	0	184313	0600	01/18/13	\$255,000	\$302,616	2,000	7	2003	Gd	4,942	N	N	15826 SE 255TH ST
001	0	184313	0980	05/06/14	\$284,000	\$300,847	2,000	7	2003	Avg	5,390	N	N	16000 SE 255TH PL
001	0	947855	0100	12/17/13	\$304,686	\$333,794	2,000	7	2013	Avg	6,973	N	N	25836 168TH PL SE
001	0	809200	0120	03/13/13	\$234,000	\$274,117	2,020	7	1964	Gd	9,750	N	N	17743 SE 261ST ST
001	0	947855	0300	11/12/14	\$345,000	\$349,167	2,030	7	2014	Avg	4,500	Y	N	16831 SE 259TH ST
001	0	947855	0310	12/11/14	\$354,990	\$356,785	2,030	7	2014	Avg	4,500	Y	N	16827 SE 259TH ST
001	0	262176	0490	12/31/14	\$299,950	\$300,022	2,060	7	1997	Avg	8,182	N	N	17608 SE 259TH CT
001	0	714070	0150	04/15/14	\$270,000	\$287,462	2,080	7	2009	Avg	3,783	N	N	24111 187TH CT SE
001	0	723730	0980	04/03/12	\$252,000	\$320,622	2,150	7	2003	Avg	5,711	N	N	25712 160TH PL SE
001	0	714070	1330	08/31/12	\$237,170	\$291,079	2,150	7	2009	Avg	5,103	N	N	18416 SE 242ND CT
001	0	714070	0230	02/26/14	\$248,500	\$267,639	2,180	7	2009	Avg	5,053	N	N	24114 187TH CT SE
001	0	723730	0590	04/08/14	\$287,000	\$306,076	2,200	7	2004	Avg	5,135	N	N	25730 163RD AVE SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	723730	0920	02/19/14	\$283,000	\$305,308	2,200	7	2004	Avg	3,894	N	N	25629 160TH PL SE
001	0	947850	0010	01/24/13	\$320,590	\$379,906	2,200	7	2013	Avg	7,667	N	N	17130 SE 261ST ST
001	0	947850	0030	01/13/13	\$301,148	\$357,810	2,200	7	2013	Avg	5,126	N	N	17126 SE 261ST ST
001	0	947850	0080	04/10/12	\$279,990	\$355,636	2,200	7	2012	Avg	4,050	N	N	17020 SE 261ST ST
001	0	947850	0130	04/03/13	\$320,654	\$373,738	2,200	7	2013	Avg	7,716	N	N	16914 SE 261ST ST
001	0	947850	0150	04/17/13	\$329,990	\$383,329	2,200	7	2012	Avg	4,500	N	N	16906 SE 261ST ST
001	0	947850	0190	07/15/13	\$361,394	\$410,933	2,200	7	2012	Avg	4,821	N	N	16820 SE 261ST ST
001	0	947850	0210	09/03/13	\$309,990	\$348,276	2,200	7	2013	Avg	4,500	N	N	26101 168TH PL SE
001	0	947850	0230	08/26/13	\$313,990	\$353,448	2,200	7	2012	Avg	4,500	N	N	26109 168TH PL SE
001	0	947850	0250	10/21/13	\$319,283	\$354,606	2,200	7	2012	Avg	4,500	N	N	26117 168TH PL SE
001	0	947850	0290	12/02/13	\$308,990	\$339,731	2,200	7	2012	Avg	4,790	N	N	26203 168TH PL SE
001	0	947850	0310	08/23/13	\$349,990	\$394,256	2,200	7	2012	Avg	9,365	N	N	26211 168TH PL SE
001	0	947850	0320	10/10/13	\$382,513	\$425,955	2,200	7	2011	Avg	6,617	N	N	26118 168TH PL SE
001	0	947850	0340	09/24/13	\$344,990	\$385,649	2,200	7	2011	Avg	4,275	N	N	16823 SE 261ST ST
001	0	947850	0350	10/09/12	\$289,990	\$352,587	2,200	7	2012	Avg	5,491	N	N	17001 SE 261ST ST
001	0	947850	0370	03/19/13	\$289,990	\$339,217	2,200	7	2012	Avg	4,510	N	N	17005 SE 261ST ST
001	0	947850	0390	04/10/12	\$283,020	\$359,484	2,200	7	2012	Avg	4,162	N	N	17009 SE 262ND ST
001	0	947850	0420	04/05/12	\$270,590	\$344,109	2,200	7	2011	Avg	4,050	N	N	26111 170TH PL SE
001	0	947850	0430	01/09/12	\$295,577	\$383,820	2,200	7	2011	Avg	4,105	N	N	26115 170TH PL SE
001	0	947850	0920	06/11/12	\$273,650	\$342,447	2,200	7	2011	Avg	4,500	N	N	26112 170TH PL SE
001	0	947850	0960	09/25/12	\$293,342	\$357,864	2,200	7	2012	Avg	4,462	N	N	17123 SE 261ST ST
001	0	947850	1000	10/09/12	\$289,973	\$352,567	2,200	7	2012	Avg	4,500	N	N	26203 171ST PL SE
001	0	947850	1130	02/14/13	\$312,375	\$368,309	2,200	7	2013	Avg	4,322	N	N	26210 171ST PL SE
001	0	947850	1150	09/10/12	\$301,647	\$369,324	2,200	7	2012	Avg	4,400	N	N	26202 171ST PL SE
001	0	947850	1180	04/22/13	\$319,990	\$371,266	2,200	7	2012	Avg	4,517	N	N	26116 171ST PL SE
001	0	923844	0130	06/30/14	\$337,000	\$352,307	2,230	7	2002	Gd	5,970	N	N	25322 157TH PL SE
001	0	923844	0220	02/29/12	\$249,950	\$320,621	2,230	7	2002	Avg	4,950	N	N	15808 SE 253RD PL
001	0	614765	0170	05/14/14	\$253,000	\$267,494	2,230	7	2006	Avg	4,541	N	N	24224 181ST PL SE
001	0	184313	0090	08/05/13	\$250,000	\$282,839	2,240	7	2003	Avg	5,060	N	N	16107 SE 255TH PL
001	0	184313	0300	03/26/13	\$231,500	\$270,343	2,250	7	2003	Avg	4,906	N	N	16012 SE 254TH ST
001	0	947850	0640	08/19/14	\$292,500	\$302,137	2,250	7	2008	Avg	4,495	N	N	17103 SE 263RD ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	947850	0640	08/19/14	\$292,500	\$282,252	2,250	7	2008	Avg	4,495	N	N	17103 SE 263RD ST
001	0	947855	0050	08/27/13	\$314,778	\$354,250	2,290	7	2013	Avg	4,500	N	N	25917 168TH PL SE
001	0	947855	0410	07/25/12	\$278,000	\$344,234	2,290	7	2012	Avg	4,642	N	N	16907 SE 260TH ST
001	0	947855	0450	04/08/14	\$326,990	\$348,724	2,290	7	2012	Avg	4,817	N	N	16821 SE 260TH ST
001	0	184313	0130	11/04/13	\$299,950	\$332,016	2,330	7	2003	Avg	5,000	N	N	25438 161ST AVE SE
001	0	947855	0080	08/19/13	\$309,990	\$349,533	2,330	7	2013	Avg	4,498	N	N	25905 168TH PL SE
001	0	947855	0190	08/27/13	\$300,803	\$338,523	2,330	7	2013	Avg	4,102	N	N	25908 168TH PL SE
001	0	947855	0240	11/19/12	\$290,576	\$349,839	2,330	7	2013	Avg	5,850	N	N	16832 SE 260TH ST
001	0	947855	0340	06/28/13	\$315,746	\$360,496	2,330	7	2013	Avg	4,050	N	N	25914 169TH PL SE
001	0	947855	0380	08/29/13	\$295,840	\$332,778	2,330	7	2013	Avg	4,284	N	N	26006 169TH PL SE
001	0	714070	0620	04/26/12	\$268,000	\$339,101	2,340	7	2011	Avg	8,378	N	N	24505 183RD CT SE
001	0	723730	0580	07/03/13	\$268,303	\$305,961	2,350	7	2004	Avg	4,658	N	N	25804 163RD AVE SE
001	0	723730	0620	01/03/12	\$220,395	\$286,605	2,350	7	2004	Avg	5,884	N	N	25718 163RD AVE SE
001	0	723730	1240	03/14/13	\$245,000	\$286,934	2,350	7	2004	Avg	4,573	N	N	16110 SE 258TH ST
001	0	947855	0010	02/21/14	\$312,213	\$336,663	2,350	7	2014	Avg	4,781	N	N	26033 168TH PL SE
001	0	947855	0020	03/26/14	\$316,450	\$338,538	2,350	7	2014	Avg	4,500	N	N	26029 168TH PL SE
001	0	947855	0030	05/15/14	\$324,990	\$343,525	2,350	7	2014	Avg	4,500	N	N	26025 168TH PL SE
001	0	947855	0360	09/25/12	\$292,678	\$357,054	2,360	7	2012	Avg	5,185	N	N	25922 169TH PL SE
001	0	184313	0330	07/16/12	\$230,000	\$285,414	2,370	7	2003	Avg	5,692	N	N	16005 SE 253RD PL
001	0	184313	0990	02/19/14	\$325,000	\$350,619	2,370	7	2003	Gd	5,263	N	N	16002 SE 255TH PL
001	0	186581	0060	08/12/14	\$267,500	\$276,778	2,390	7	1977	V-Gd	6,600	N	N	16917 SE 254TH PL
001	0	947855	0170	08/01/12	\$293,325	\$362,600	2,390	7	2012	Avg	6,282	N	N	16912 SE 259TH ST
001	0	723730	0290	02/10/12	\$250,000	\$322,151	2,400	7	2004	Avg	4,496	N	N	16117 SE 259TH CT
001	0	723730	0090	02/27/13	\$289,750	\$340,568	2,400	7	2003	Avg	4,548	N	N	16109 SE 258TH ST
001	0	723730	0380	04/25/14	\$319,950	\$339,826	2,400	7	2004	Avg	4,881	N	N	16221 SE 259TH CT
001	0	723730	0700	07/22/13	\$278,001	\$315,578	2,400	7	2004	Avg	4,727	N	N	25616 162ND PL SE
001	0	723730	1140	06/11/13	\$315,000	\$361,115	2,400	7	2004	Avg	4,870	N	N	25627 162ND PL SE
001	0	723730	0160	07/10/13	\$275,000	\$313,072	2,410	7	2004	Avg	5,046	N	N	25729 163RD AVE SE
001	0	669900	0040	04/03/12	\$215,000	\$273,547	2,460	7	2001	Avg	5,000	N	N	25707 177TH PL SE
001	0	947855	0070	07/29/13	\$321,257	\$364,068	2,460	7	2013	Avg	4,500	N	N	25909 168TH PL SE
001	0	947855	0140	10/25/13	\$319,990	\$355,050	2,460	7	2013	Avg	4,479	N	N	16830 SE 259TH ST





## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	947855	0200	08/27/13	\$315,158	\$354,678	2,460	7	2013	Avg	4,135	N	N	25912 168TH PL SE
001	0	947855	0260	07/12/13	\$319,990	\$364,115	2,460	7	2013	Avg	4,050	N	N	25919 169TH PL SE
001	0	947855	0280	09/24/13	\$325,000	\$363,303	2,460	7	2013	Avg	4,050	N	N	25911 169TH PL SE
001	0	714070	0600	01/09/12	\$279,950	\$363,527	2,520	7	2011	Avg	5,837	N	N	24423 183RD CT SE
001	0	714070	0700	09/14/12	\$277,301	\$339,189	2,520	7	2012	Avg	4,888	N	N	24408 183RD CT SE
001	0	714070	1280	03/22/12	\$249,950	\$318,931	2,610	7	2008	Avg	4,619	N	N	18407 SE 242ND CT
001	0	947850	0570	06/23/14	\$300,000	\$314,154	2,620	7	2008	Avg	4,469	N	N	17005 SE 263RD ST
001	0	614765	0020	06/14/12	\$230,000	\$287,616	2,730	7	2005	Avg	4,545	N	N	24315 181ST PL SE
001	0	614765	0030	12/27/12	\$235,000	\$280,358	2,730	7	2005	Avg	4,545	N	N	24309 ` 181ST PL SE
001	0	614765	0390	09/14/12	\$249,950	\$305,734	2,730	7	2005	Avg	7,282	N	N	18221 SE 244TH PL
001	0	714070	0060	05/18/12	\$210,000	\$264,314	2,770	7	2007	Avg	5,946	N	N	24015 185TH PL SE
001	0	262176	0290	08/27/14	\$365,000	\$376,302	2,800	7	1997	Gd	6,820	N	N	17548 SE 259TH PL
001	0	184313	0140	03/01/13	\$260,000	\$305,454	2,860	7	2003	Avg	5,000	N	N	25432 161ST AVE SE
001	0	184313	0510	07/10/12	\$295,000	\$366,602	2,860	7	2003	Avg	5,553	N	N	15824 SE 254TH PL
001	0	184313	0540	05/22/13	\$315,000	\$362,854	2,860	7	2003	Avg	5,488	N	N	15829 SE 254TH PL
001	0	184313	0740	06/22/13	\$300,000	\$343,012	2,860	7	2003	Avg	5,000	N	N	25427 161ST AVE SE
001	0	614765	0140	07/09/13	\$288,500	\$328,520	3,020	7	2005	Avg	6,432	N	N	18114 SE 242ND ST
001	0	614765	0460	03/27/13	\$287,000	\$335,075	3,020	7	2005	Avg	5,200	N	N	24511 183RD AVE SE
001	0	614765	0130	04/13/12	\$235,000	\$298,276	3,130	7	2005	Avg	5,613	N	N	18110 SE 242ND ST
001	0	614765	0290	08/21/13	\$300,000	\$338,106	3,130	7	2006	Avg	5,997	N	N	18116 SE 244TH ST
001	0	614765	0370	03/11/14	\$290,000	\$311,361	3,130	7	2005	Avg	6,312	N	N	18214 SE 244TH PL
001	0	714070	0220	06/27/12	\$255,000	\$317,884	3,350	7	2007	Avg	7,235	N	N	24118 187TH CT SE
001	0	262175	0200	07/03/13	\$277,500	\$316,449	1,180	8	1997	Gd	7,248	N	N	25768 174TH PL SE
001	0	775490	0060	09/17/12	\$256,000	\$312,909	1,330	8	1974	Gd	18,900	N	N	25314 167TH PL SE
001	0	262175	0280	11/10/14	\$369,950	\$374,598	1,400	8	1997	Avg	7,533	N	N	25732 174TH PL SE
001	0	019350	0170	12/08/14	\$255,000	\$256,474	1,490	8	1968	Gd	10,080	N	N	14908 SE 271ST PL
001	0	019350	0170	12/08/14	\$255,000	\$248,481	1,490	8	1968	Gd	10,080	N	N	14908 SE 271ST PL
001	0	714070	0870	04/04/13	\$299,987	\$349,566	1,530	8	2013	Avg	6,573	N	N	24314 185TH LOOP SE
001	0	151591	0340	09/26/13	\$275,000	\$307,263	1,560	8	1994	Avg	9,963	N	N	26002 159TH PL SE
001	0	714070	0860	08/22/12	\$293,492	\$360,982	1,580	8	2012	Avg	7,156	N	N	24316 185TH LOOP SE
001	0	019350	0150	08/14/13	\$244,950	\$276,528	1,640	8	1967	Gd	11,990	N	N	27033 150TH PL SE



**King County**

**Department of Assessments**



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	756945	0070	01/21/14	\$270,000	\$293,319	1,680	8	2003	Avg	3,825	N	N	16206 SE 260TH ST
001	0	262175	0340	10/15/14	\$337,000	\$343,371	1,690	8	1997	Avg	9,087	N	N	17508 SE 257TH ST
001	0	809250	0140	07/05/12	\$185,000	\$230,179	1,700	8	1964	Gd	9,638	N	N	26016 174TH AVE SE
001	0	262175	0010	09/11/12	\$285,000	\$348,858	1,810	8	1997	Avg	9,082	N	N	17464 SE 257TH ST
001	0	262175	0390	07/11/14	\$288,000	\$300,287	1,820	8	1998	Gd	8,964	N	N	17616 SE 257TH CT
001	0	179632	0070	09/12/13	\$279,990	\$313,892	1,840	8	2013	Avg	4,373	N	N	15836 SE 265TH CT
001	0	262176	0350	10/15/14	\$325,000	\$331,144	1,850	8	1997	Avg	7,324	N	N	25839 176TH PL SE
001	0	001190	0140	05/09/14	\$254,000	\$268,874	1,850	8	2003	Avg	4,597	N	N	15407 SE 252ND PL
001	0	151591	0150	03/25/14	\$280,000	\$299,616	1,860	8	1993	Gd	9,512	N	N	25717 160TH AVE SE
001	0	714070	0820	01/04/13	\$249,950	\$297,622	1,860	8	2012	Avg	5,008	N	N	24402 184TH CT SE
001	0	279980	0570	01/22/12	\$222,500	\$288,025	1,910	8	2004	Avg	5,234	N	N	26305 165TH PL SE
001	0	950720	0780	07/11/13	\$285,000	\$324,378	1,910	8	2005	Avg	4,835	N	N	16511 SE 260TH ST
001	0	001190	0080	11/19/12	\$231,000	\$278,112	1,920	8	2004	Avg	4,800	N	N	15420 SE 252ND PL
001	0	809200	0160	05/04/12	\$202,000	\$255,101	1,950	8	1966	Avg	9,750	N	N	17715 SE 261ST ST
001	0	714070	0960	06/20/13	\$227,000	\$259,671	1,990	8	2008	Avg	4,761	N	N	24214 185TH LOOP SE
001	0	775490	0280	06/23/14	\$322,200	\$337,402	2,010	8	1975	Gd	19,000	N	N	25417 167TH PL SE
001	0	262205	9198	10/03/13	\$294,950	\$329,000	2,020	8	2013	Avg	4,163	N	N	25610 158TH PL SE
001	0	950720	0500	04/11/12	\$241,000	\$306,038	2,030	8	2004	Avg	5,868	N	N	26041 167TH PL SE
001	0	665470	0480	01/11/13	\$242,000	\$287,672	2,050	8	2003	Avg	7,358	N	N	18307 SE 246TH ST
001	0	192206	9046	06/25/13	\$310,000	\$354,191	2,060	8	1995	Avg	82,764	N	N	25000 180TH AVE SE
001	0	665470	0570	02/26/14	\$295,000	\$317,720	2,060	8	2002	Avg	6,796	N	N	24608 180TH PL SE
001	0	184310	0360	05/29/12	\$261,000	\$327,637	2,070	8	1989	Avg	7,000	N	N	16132 SE 252ND PL
001	0	262175	0450	06/25/12	\$311,000	\$387,880	2,080	8	1998	Avg	7,222	N	N	25724 176TH PL SE
001	0	689251	0200	06/02/14	\$290,000	\$305,218	2,080	8	2002	Avg	4,828	N	N	25420 157TH AVE SE
001	0	669900	0710	05/20/14	\$289,000	\$305,116	2,090	8	2002	Avg	4,700	N	N	17814 SE 257TH ST
001	0	714070	0830	05/16/12	\$257,950	\$324,821	2,090	8	2012	Avg	4,872	N	N	18411 SE 244TH ST
001	0	262176	0360	09/26/14	\$333,000	\$340,847	2,100	8	1997	Avg	7,366	N	N	25833 176TH PL SE
001	0	614765	0300	10/16/14	\$270,000	\$275,038	2,100	8	1979	Avg	14,027	N	N	18049 SE 244TH ST
001	0	714070	0310	05/24/13	\$289,000	\$332,744	2,140	8	2010	Avg	5,109	N	N	24111 184TH AVE SE
001	0	714070	1120	09/10/13	\$292,500	\$328,074	2,140	8	2010	Avg	5,000	N	N	24105 185TH LOOP SE
001	0	546876	0070	12/04/13	\$339,900	\$373,537	2,140	8	2013	Avg	5,416	N	N	16309 SE 261ST CT

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	262175	0110	12/23/14	\$334,950	\$335,675	2,190	8	1997	Avg	7,000	N	N	25709 174TH PL SE
001	0	714070	0900	03/13/13	\$329,950	\$386,517	2,200	8	2012	Avg	4,600	N	N	24308 185TH LOOP SE
001	0	001190	0130	09/25/14	\$281,500	\$288,203	2,210	8	2003	Avg	4,598	N	N	15403 SE 252ND PL
001	0	179632	0030	03/07/13	\$276,990	\$324,945	2,210	8	2013	Avg	4,446	N	N	15831 SE 265TH CT
001	0	714070	0880	04/01/13	\$270,000	\$314,849	2,240	8	2013	Avg	5,493	N	N	24312 185TH LOOP SE
001	5	546720	0070	04/10/13	\$340,600	\$396,319	2,240	8	1998	Avg	8,590	Y	N	14806 SE 267TH ST
001	0	689251	0100	09/27/12	\$270,000	\$329,230	2,260	8	2002	Avg	4,945	N	N	15631 SE 255TH PL
001	0	714070	0300	11/19/14	\$312,000	\$315,238	2,280	8	2008	Avg	6,386	N	N	24109 184TH AVE SE
001	0	714070	0480	11/19/13	\$235,000	\$259,188	2,280	8	2006	Avg	5,206	N	N	24319 184TH AVE SE
001	0	951085	0030	07/02/13	\$335,500	\$382,682	2,310	8	2013	Avg	8,689	N	N	25425 155TH AVE SE
001	0	951085	0060	09/20/13	\$349,950	\$391,570	2,310	8	2013	Avg	9,475	N	N	25511 155TH AVE SE
001	0	714070	0840	08/16/12	\$274,950	\$338,664	2,330	8	2012	Avg	4,799	N	N	18415 SE 244TH ST
001	0	184310	0580	09/03/14	\$360,000	\$370,524	2,340	8	1990	Avg	13,445	N	N	25413 163RD PL SE
001	0	262176	0480	10/14/14	\$367,000	\$374,028	2,350	8	1997	Avg	8,182	N	N	25848 176TH PL SE
001	0	775490	0120	05/19/14	\$257,000	\$271,397	2,360	8	1973	Gd	20,163	N	N	16624 SE 254TH PL
001	0	689250	0040	04/30/13	\$305,000	\$353,195	2,360	8	2001	Avg	5,250	N	N	25416 155TH AVE SE
001	0	689250	0160	02/13/12	\$240,900	\$310,201	2,360	8	2000	Avg	5,371	N	N	25407 155TH AVE SE
001	0	179632	0040	03/14/13	\$287,990	\$337,282	2,380	8	2013	Avg	5,354	N	N	15827 SE 265TH CT
001	5	546720	0045	03/26/14	\$410,000	\$438,618	2,390	8	1999	Avg	17,739	N	N	26817 149TH AVE SE
001	0	856289	1150	05/08/12	\$270,000	\$340,649	2,400	8	2001	Avg	3,643	N	N	16201 SE 251ST ST
001	0	665470	0520	08/07/14	\$328,000	\$339,784	2,400	8	2003	Avg	6,999	N	N	18131 SE 246TH ST
001	0	689250	0050	04/30/14	\$333,000	\$353,262	2,410	8	2000	Avg	5,250	N	N	25410 155TH AVE SE
001	0	856289	0010	09/10/14	\$350,000	\$359,626	2,410	8	2001	Avg	6,044	N	N	25028 163RD PL SE
001	0	856289	0980	06/27/12	\$289,950	\$361,453	2,410	8	2003	Avg	5,391	N	N	16009 SE 251ST ST
001	0	179632	0010	02/11/13	\$284,990	\$336,263	2,410	8	2013	Avg	4,465	N	N	15839 SE 265TH CT
001	0	279980	0040	09/17/13	\$245,000	\$274,335	2,420	8	2004	Avg	5,888	N	N	26312 165TH PL SE
001	0	279980	0160	02/13/13	\$259,900	\$306,511	2,420	8	2004	Avg	4,750	N	N	16613 SE 262ND PL
001	0	279980	0710	05/21/12	\$250,000	\$314,432	2,420	8	2003	Avg	4,750	N	N	16432 SE 263RD ST
001	0	756945	0090	11/21/14	\$298,000	\$300,948	2,420	8	2003	Avg	3,825	N	N	16124 SE 260TH ST
001	0	756945	0170	03/04/14	\$299,995	\$322,635	2,420	8	2003	Avg	6,514	N	N	16006 SE 260TH ST
001	0	756945	0350	05/09/13	\$245,000	\$283,102	2,420	8	2003	Avg	4,597	N	N	26024 162ND AVE SE



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	950720	0150	06/25/14	\$285,000	\$298,303	2,420	8	2004	Avg	4,531	N	N	16606 SE 260TH ST
001	0	714070	0460	05/10/13	\$232,000	\$268,016	2,420	8	2006	Avg	4,694	N	N	24311 184TH AVE SE
001	0	262205	9197	12/10/14	\$365,000	\$366,933	2,420	8	2013	Avg	8,404	N	N	25618 158TH PL SE
001	0	262205	9197	12/10/14	\$365,000	\$364,018	2,420	8	2013	Avg	8,404	N	N	25618 158TH PL SE
001	0	179632	0080	08/02/13	\$295,990	\$335,112	2,420	8	2013	Avg	4,092	N	N	15840 SE 265TH CT
001	0	856289	0280	06/26/14	\$310,000	\$324,392	2,430	8	2002	Avg	5,499	N	N	16228 SE 250TH PL
001	0	856289	0310	05/24/13	\$359,000	\$413,339	2,430	8	2002	Gd	6,255	N	N	16214 SE 250TH PL
001	0	856289	0590	10/03/14	\$372,000	\$380,126	2,430	8	2001	Avg	5,000	N	N	16032 SE 249TH PL
001	0	856289	0740	06/05/12	\$317,750	\$398,207	2,430	8	2001	Gd	6,413	N	N	16106 SE 250TH CT
001	0	856289	0900	03/04/14	\$324,950	\$349,473	2,430	8	2003	Avg	5,000	N	N	16102 SE 251ST ST
001	0	856289	1100	09/10/14	\$381,500	\$391,993	2,430	8	2003	Gd	5,556	N	N	25128 161ST PL SE
001	0	151592	0090	09/19/14	\$350,000	\$358,850	2,440	8	1994	Gd	18,674	N	N	26127 162ND AVE SE
001	0	202206	9059	08/28/13	\$400,000	\$450,051	2,440	8	2007	Avg	25,719	N	N	19824 SE WAX RD
001	0	669900	0160	03/25/13	\$273,000	\$318,883	2,460	8	2002	Avg	5,538	N	N	25831 177TH PL SE
001	0	669900	0610	08/11/14	\$305,000	\$315,654	2,460	8	2002	Avg	5,027	N	N	25702 179TH PL SE
001	0	669900	1520	11/20/12	\$245,000	\$294,897	2,460	8	2002	Avg	5,091	N	N	17814 SE 259TH ST
001	0	756945	0050	12/09/13	\$290,000	\$318,316	2,460	8	2003	Avg	3,825	N	N	16214 SE 260TH ST
001	0	756945	0130	08/02/12	\$254,000	\$313,913	2,460	8	2003	Avg	4,249	N	N	16108 SE 260TH ST
001	0	508790	0040	10/17/14	\$350,000	\$356,446	2,500	8	2008	Avg	5,995	N	N	25315 176TH AVE SE
001	0	179632	0050	08/20/13	\$304,990	\$343,812	2,500	8	2013	Avg	4,666	N	N	15823 SE 265TH CT
001	0	179632	0060	09/27/13	\$299,990	\$335,104	2,500	8	2013	Avg	5,498	N	N	15820 SE 265TH CT
001	0	179632	0020	12/27/12	\$289,990	\$345,962	2,518	8	2013	Avg	4,230	N	N	15833 SE 265TH CT
001	0	151591	0040	06/14/13	\$364,165	\$417,177	2,530	8	1993	Avg	12,269	N	N	25941 160TH AVE SE
001	0	262175	0470	09/26/13	\$393,000	\$439,107	2,530	8	1997	Gd	17,433	N	N	25723 176TH PL SE
001	0	262175	0590	04/25/13	\$365,500	\$423,764	2,530	8	1997	Gd	8,409	Y	N	25742 175TH WAY SE
001	0	192206	9127	02/04/14	\$430,000	\$465,570	2,540	8	1999	Avg	56,628	N	N	24023 196TH AVE SE
001	0	714070	0260	01/20/12	\$225,000	\$291,402	2,550	8	2008	Avg	4,802	N	N	24101 184TH AVE SE
001	0	714070	1170	02/07/13	\$260,000	\$307,071	2,550	8	2007	Avg	4,820	N	N	24209 185TH AVE SE
001	0	714070	0850	05/31/12	\$284,950	\$357,531	2,560	8	2012	Avg	5,428	N	N	24318 185TH LOOP SE
001	0	665470	0100	06/11/14	\$326,100	\$342,471	2,590	8	2003	Avg	6,998	N	N	18208 SE 246TH ST
001	0	665470	0330	05/13/13	\$291,000	\$335,933	2,590	8	2003	Avg	6,566	N	N	18103 SE 247TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	665470	0360	11/13/12	\$310,000	\$373,763	2,590	8	2003	Gd	6,999	N	N	18110 SE 247TH ST
001	0	665470	0430	02/21/12	\$260,000	\$334,153	2,590	8	2003	Avg	7,371	N	N	18306 SE 247TH ST
001	0	951085	0010	04/29/13	\$339,950	\$393,763	2,600	8	2013	Avg	8,698	N	N	25415 155TH AVE SE
001	0	951085	0020	06/05/13	\$339,950	\$390,280	2,600	8	2013	Avg	8,699	N	N	25419 155TH AVE SE
001	0	951085	0040	09/04/13	\$356,320	\$400,232	2,600	8	2013	Avg	8,700	N	N	25503 155TH AVE SE
001	0	951085	0050	10/15/13	\$351,050	\$390,450	2,600	8	2013	Avg	8,700	N	N	25507 155TH AVE SE
001	0	151591	0190	12/09/13	\$357,000	\$391,858	2,610	8	1993	Avg	10,890	N	N	25609 160TH AVE SE
001	0	669900	1080	06/11/13	\$310,000	\$355,383	2,630	8	2003	Avg	6,050	N	N	25714 177TH PL SE
001	0	151591	0290	08/25/14	\$397,450	\$409,954	2,650	8	1993	Gd	9,451	N	N	25924 160TH AVE SE
001	0	669900	1330	03/02/14	\$298,000	\$320,643	2,650	8	2002	Avg	4,715	N	N	17825 SE 259TH ST
001	0	714070	1180	06/25/14	\$270,000	\$282,603	2,650	8	2007	Avg	5,478	N	N	24211 185TH LOOP SE
001	0	262205	9035	08/12/13	\$341,974	\$386,245	2,690	8	2013	Avg	6,278	N	N	25614 158TH PL SE
001	0	714070	0890	04/18/13	\$298,000	\$346,085	2,690	8	2013	Avg	4,962	N	N	24310 185TH LOOP SE
001	0	184310	0230	04/25/13	\$335,000	\$388,402	2,740	8	1990	Gd	9,600	N	N	16136 SE 254TH ST
001	0	669900	0350	06/26/13	\$302,000	\$344,967	2,740	8	2002	Avg	5,552	N	N	17827 SE 259TH PL
001	0	669900	1480	05/21/13	\$299,900	\$345,543	2,740	8	2002	Avg	5,000	N	N	17902 SE 259TH ST
001	0	429900	0110	04/10/13	\$307,000	\$357,223	2,750	8	2005	Avg	4,815	N	N	26214 159TH AVE SE
001	0	669900	0020	12/22/13	\$290,000	\$317,324	2,760	8	2003	Avg	6,000	N	N	25615 177TH PL SE
001	0	184310	0520	07/25/14	\$347,000	\$360,590	2,770	8	1989	Avg	9,751	N	N	25430 162ND PL SE
001	0	151592	0010	06/24/13	\$315,000	\$359,990	2,800	8	1994	Avg	8,744	N	N	26108 159TH PL SE
001	0	856289	0090	01/30/14	\$299,950	\$325,152	2,830	8	2002	Avg	4,000	N	N	16310 SE 251ST ST
001	0	184310	0610	05/21/14	\$382,000	\$403,205	2,880	8	1990	Gd	11,965	N	N	25431 163RD PL SE
001	0	714070	1190	05/10/13	\$252,000	\$291,120	2,890	8	2007	Avg	5,023	N	N	24223 185TH LOOP SE
001	0	001190	0210	07/24/12	\$275,000	\$340,601	2,900	8	2004	Avg	6,139	N	N	15513 SE 252ND PL
001	0	429900	0030	09/23/14	\$354,000	\$362,603	2,900	8	2005	Avg	4,762	N	N	15819 SE 262ND PL
001	0	429900	0180	10/29/12	\$270,000	\$326,710	2,900	8	2005	Avg	5,253	N	N	15820 SE 262ND PL
001	0	856289	0660	07/18/13	\$388,000	\$440,868	2,910	8	2002	Avg	5,329	N	N	16007 SE 249TH PL
001	0	856289	0700	05/30/14	\$395,000	\$416,027	2,910	8	2002	Avg	5,000	N	N	16029 SE 249TH PL
001	0	856289	0560	06/26/14	\$399,000	\$417,524	3,060	8	2001	Avg	5,000	N	N	16122 SE 249TH PL
001	0	665470	0250	08/12/14	\$381,000	\$394,215	3,060	8	2003	Avg	6,895	N	N	18307 SE 247TH ST
001	0	429900	0130	07/28/14	\$341,950	\$355,087	3,070	8	2005	Avg	5,252	N	N	26206 159TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	429900	0170	09/11/13	\$275,000	\$308,371	3,070	8	2005	Avg	5,203	N	N	15822 SE 262ND PL
001	0	950720	0450	03/21/14	\$309,900	\$343,949	3,140	8	2004	Avg	6,313	N	N	26016 166TH PL SE
001	0	279980	0460	01/08/14	\$300,500	\$327,474	3,140	8	2003	Avg	5,041	N	N	26219 164TH PL SE
001	0	950720	0090	01/25/12	\$268,100	\$346,805	3,140	8	2004	Avg	4,500	N	N	16518 SE 260TH ST
001	0	950720	0450	03/21/14	\$309,900	\$331,929	3,140	8	2004	Avg	6,313	N	N	26016 166TH PL SE
001	0	714070	0400	03/20/13	\$276,000	\$322,775	3,140	8	2006	Avg	4,675	N	N	24213 184TH AVE SE
001	0	714070	1200	08/21/12	\$250,000	\$307,563	3,140	8	2006	Avg	5,003	N	N	24305 185TH LOOP SE
001	0	669900	0240	03/11/14	\$310,000	\$332,835	3,220	8	2002	Avg	5,500	N	N	25906 177TH PL SE
001	0	669900	0810	08/13/14	\$315,000	\$325,847	3,220	8	2002	Avg	5,751	N	N	17803 SE 257TH ST
001	0	669900	1030	02/20/14	\$280,000	\$301,999	3,220	8	2003	Avg	6,689	N	N	25736 177TH PL SE
001	0	279980	0050	05/10/12	\$299,950	\$378,254	3,370	8	2004	Avg	6,394	N	N	26308 165TH PL SE
001	0	279980	0100	12/23/13	\$339,950	\$371,891	3,370	8	2004	Avg	4,659	N	N	16533 SE 262ND PL
001	0	714070	1160	06/01/12	\$308,000	\$386,359	3,370	8	2007	Avg	5,000	N	N	24207 185TH LOOP SE
001	0	856289	0040	08/23/12	\$284,500	\$349,838	3,490	8	2001	Avg	6,283	N	N	25012 163RD PL SE
001	0	856289	0910	06/19/14	\$320,000	\$335,420	3,490	8	2003	Avg	5,000	N	N	16030 SE 251ST ST
001	0	279980	0140	01/24/12	\$305,500	\$395,279	3,490	8	2003	Avg	6,953	N	N	16609 SE 262ND PL
001	0	279980	0290	11/06/12	\$280,000	\$338,160	3,490	8	2004	Avg	4,750	N	N	16622 SE 262ND PL
001	0	279980	0530	04/09/13	\$282,500	\$328,794	3,490	8	2003	Avg	5,722	N	N	16419 SE 263RD ST
001	0	279980	0630	04/18/14	\$320,000	\$340,451	3,490	8	2003	Avg	4,739	N	N	16426 SE 264TH ST
001	0	950720	0390	06/15/12	\$290,000	\$362,559	3,490	8	2005	Avg	5,000	N	N	16613 SE 261ST ST
001	0	950720	0720	02/29/12	\$254,900	\$326,970	3,490	8	2005	Avg	6,050	N	N	26107 166TH PL SE
001	0	714070	0680	03/31/14	\$312,000	\$333,377	1,470	9	1976	Gd	16,941	N	N	24416 183RD CT SE
001	0	680630	0130	01/02/14	\$455,000	\$496,557	2,240	9	1999	Avg	12,825	Y	N	26628 163RD CT SE
001	0	564130	0040	10/31/12	\$300,000	\$362,836	2,450	9	2003	Avg	4,152	N	N	25712 158TH PL SE
001	0	564130	0110	04/25/14	\$321,500	\$341,472	2,460	9	2004	Avg	5,038	N	N	15808 SE 257TH ST
001	0	564130	0220	08/28/14	\$370,000	\$381,365	2,490	9	2005	Avg	4,244	N	N	15810 SE 258TH ST
001	0	252205	9252	07/21/13	\$550,000	\$624,492	2,680	9	2008	Avg	27,491	N	N	16508 SE 268TH ST
001	0	252205	9252	07/21/13	\$550,000	\$596,487	2,680	9	2008	Avg	27,491	N	N	16508 SE 268TH ST
001	0	252205	9020	02/03/14	\$400,000	\$433,192	2,750	9	1977	Gd	43,995	N	N	26740 164TH AVE SE
001	0	680630	0540	02/26/13	\$387,500	\$455,571	2,790	9	1993	Avg	11,251	Y	N	26542 161ST AVE SE
001	0	680630	0400	05/20/13	\$385,000	\$443,701	2,890	9	1999	Avg	9,580	N	N	16205 SE 264TH PL



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
001	0	680630	0280	06/07/12	\$422,565	\$529,308	2,900	9	1994	Avg	9,608	N	N	26518 163RD AVE SE
001	0	680630	0530	06/18/13	\$457,000	\$523,024	3,080	9	1995	Avg	9,802	Y	N	16116 SE 266TH ST
001	0	680630	0160	03/15/12	\$410,000	\$524,032	3,249	9	1997	Avg	12,870	Y	N	16317 SE 266TH PL
001	5	262205	9062	10/15/14	\$739,500	\$753,480	4,460	9	2005	Avg	51,177	N	N	14845 SE 264TH ST
001	0	391340	0010	07/25/12	\$359,000	\$444,533	2,620	10	1981	Avg	20,964	N	N	26324 166TH PL SE
001	0	252205	9203	02/25/13	\$420,000	\$493,899	2,910	10	1986	Gd	118,047	N	N	17011 SE 257TH PL
001	0	680630	0920	06/10/14	\$490,000	\$514,723	3,020	10	1994	Gd	8,302	N	N	26523 161ST AVE SE
001	0	680630	0030	04/03/14	\$485,000	\$517,857	3,250	10	1998	Avg	12,071	N	N	26622 161ST AVE SE
001	0	680630	0090	07/10/12	\$440,000	\$546,797	3,287	10	1998	Gd	8,052	N	N	26619 163RD CT SE
001	0	680630	0490	06/06/13	\$467,000	\$536,011	3,360	10	1996	Gd	9,425	N	N	16231 SE 265TH CT
001	0	680630	0110	04/16/14	\$475,000	\$505,599	3,508	10	1998	Avg	8,602	N	N	26627 163RD CT SE
001	0	680630	0440	12/09/12	\$485,000	\$581,118	3,520	10	1995	Avg	9,483	N	N	16232 SE 265TH CT
001	0	680630	0510	01/23/14	\$475,000	\$515,777	3,530	10	1996	Avg	8,085	N	N	26539 163RD AVE SE
001	5	858640	0117	04/16/14	\$805,500	\$857,390	3,560	10	2008	Avg	126,324	N	N	26302 148TH AVE SE
001	0	680630	0980	12/23/14	\$490,000	\$491,060	3,630	10	1997	Avg	8,387	N	N	16032 SE 267TH CT
002	3	865140	2910	08/06/14	\$176,000	\$182,367	770	6	1969	V-Gd	5,200	N	N	19023 SE 266TH ST
002	3	865140	2910	08/06/14	\$176,000	\$181,200	770	6	1969	V-Gd	5,200	N	N	19023 SE 266TH ST
002	3	865140	0050	10/24/12	\$128,900	\$156,161	840	6	2012	Avg	5,200	N	N	19221 SE 269TH ST
002	3	865140	0350	08/15/12	\$125,000	\$154,003	840	6	1969	Gd	5,525	N	N	19234 SE 268TH ST
002	3	865140	0730	03/29/12	\$121,000	\$154,134	840	6	1969	V-Gd	5,525	N	N	19212 SE 269TH ST
002	3	865140	1150	04/02/13	\$145,000	\$169,045	840	6	1968	Gd	4,550	N	N	19436 SE 266TH ST
002	3	865141	0090	05/07/12	\$132,000	\$166,579	840	6	1969	V-Gd	5,265	N	N	19427 SE 265TH ST
002	3	865143	0780	07/15/14	\$178,000	\$185,416	840	6	1969	V-Gd	6,500	N	N	25909 196TH AVE SE
002	0	179635	0300	07/10/14	\$195,000	\$203,368	860	6	1983	Gd	10,400	N	N	25920 184TH PL SE
002	3	865141	1040	08/23/12	\$133,000	\$163,545	860	6	1969	V-Gd	4,875	N	N	19469 SE 261ST ST
002	3	865141	1120	06/06/13	\$138,900	\$159,426	860	6	1969	Gd	4,875	N	N	26123 195TH PL SE
002	3	865141	1510	02/16/12	\$104,900	\$134,980	860	6	1970	Gd	6,375	N	N	26109 197TH AVE SE
002	3	865143	0080	04/19/13	\$151,500	\$175,904	870	6	1969	Gd	5,200	N	N	19654 SE 259TH ST
002	3	865143	0190	07/12/13	\$210,000	\$238,958	870	6	2013	Avg	5,200	N	N	19630 SE 259TH ST
002	3	865143	0220	07/25/14	\$183,000	\$190,167	870	6	1969	V-Gd	5,200	N	N	19622 SE 259TH ST
002	3	865143	0560	05/22/14	\$180,000	\$189,946	870	6	2014	Avg	5,330	N	N	19652 SE 260TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	127400	0080	05/29/12	\$138,500	\$173,861	880	6	1967	Gd	12,960	N	N	17636 SE 266TH PL
002	0	431170	0200	09/29/14	\$184,000	\$188,200	880	6	1970	Gd	11,890	N	N	18026 SE 265TH PL
002	3	865140	1120	10/10/13	\$173,000	\$192,648	880	6	1968	Gd	4,875	N	N	19442 SE 266TH ST
002	3	865140	0930	03/27/13	\$129,500	\$151,193	900	6	1968	Gd	4,550	N	N	19455 SE 267TH ST
002	3	865140	0680	08/13/14	\$179,000	\$185,164	920	6	1969	Gd	5,200	N	N	19230 SE 269TH ST
002	3	865140	0700	04/19/13	\$139,725	\$162,232	920	6	1969	Gd	5,200	N	N	19218 SE 269TH ST
002	3	865140	1040	10/02/13	\$165,000	\$184,092	920	6	1968	Gd	4,550	N	N	19466 SE 266TH ST
002	3	865141	0190	11/12/14	\$179,950	\$182,123	920	6	1969	V-Gd	4,875	N	N	26420 195TH PL SE
002	3	865141	0620	05/24/13	\$150,000	\$172,704	920	6	1969	V-Gd	5,772	N	N	26202 195TH PL SE
002	3	865141	0670	11/25/14	\$189,950	\$191,645	920	6	1969	V-Gd	6,460	N	N	26211 195TH PL SE
002	3	865141	0620	05/24/13	\$150,000	\$141,793	920	6	1969	V-Gd	5,772	N	N	26202 195TH PL SE
002	0	076651	0080	04/04/13	\$145,000	\$168,964	960	6	1977	Gd	10,125	N	N	18253 SE 262ND PL
002	3	865140	2770	10/25/12	\$146,000	\$176,835	980	6	1969	V-Gd	6,500	N	N	26642 190TH AVE SE
002	3	865141	1260	11/13/14	\$128,000	\$129,515	980	6	1969	Avg	5,393	N	N	26157 195TH PL SE
002	3	865143	0590	04/11/14	\$165,000	\$175,840	1,030	6	1969	Gd	5,330	N	N	19642 SE 260TH ST
002	0	076651	0020	11/11/13	\$193,000	\$213,274	1,040	6	1977	V-Gd	10,125	N	N	18211 SE 262ND PL
002	3	865140	0260	02/14/12	\$110,000	\$141,610	1,050	6	1969	Gd	5,200	N	N	26800 194TH AVE SE
002	3	865140	0580	09/20/14	\$195,000	\$199,883	1,050	6	1969	V-Gd	5,525	N	N	26811 194TH AVE SE
002	3	865141	0200	02/20/14	\$169,950	\$183,303	1,050	6	1969	Gd	4,875	N	N	26418 195TH PL SE
002	3	865140	2270	01/15/14	\$165,000	\$179,509	1,060	6	1968	V-Gd	5,200	N	N	19051 SE 269TH ST
002	3	865140	2700	10/28/14	\$202,950	\$206,142	1,060	6	1969	V-Gd	5,144	N	N	19006 SE 269TH ST
002	3	865141	1360	12/30/14	\$160,000	\$160,077	1,060	6	1970	Gd	5,070	N	N	26124 195TH PL SE
002	3	865144	1750	05/15/14	\$174,950	\$184,928	1,060	6	1970	V-Gd	5,200	N	N	26635 TIMBERLANE DR SE
002	3	865140	1100	01/03/12	\$96,000	\$124,840	1,090	6	1968	Gd	4,550	N	N	19446 SE 266TH ST
002	3	865140	0230	12/08/14	\$225,000	\$226,300	1,100	6	2014	Avg	5,200	N	N	26818 194TH AVE SE
002	3	865140	0750	10/28/14	\$209,950	\$213,252	1,100	6	1968	V-Gd	5,525	N	N	19401 SE 267TH ST
002	3	865140	2920	05/05/14	\$219,900	\$233,000	1,120	6	2014	Avg	5,427	N	N	19031 SE 266TH ST
002	3	865141	0540	07/27/13	\$157,000	\$178,007	1,120	6	1969	Gd	4,770	N	N	19402 SE 264TH ST
002	3	865141	0710	02/19/13	\$115,000	\$135,429	1,150	6	1969	Gd	4,550	N	N	26116 197TH AVE SE
002	0	076651	0140	04/18/13	\$166,000	\$192,786	1,180	6	1977	Gd	10,125	N	N	18218 SE 262ND PL
002	3	865140	0660	11/13/13	\$160,000	\$176,723	1,180	6	1969	Gd	5,330	N	N	19234 SE 269TH ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	3	865141	0490	05/02/14	\$156,500	\$165,943	1,190	6	1969	Gd	4,770	N	N	19414 SE 264TH ST
002	3	865140	2100	02/10/13	\$120,000	\$141,623	1,210	6	1968	Gd	5,330	N	N	18859 SE 269TH ST
002	0	431170	0150	07/30/14	\$200,950	\$208,570	1,220	6	1970	V-Gd	10,275	N	N	18005 SE 265TH PL
002	3	865140	1790	07/16/13	\$194,950	\$221,620	1,220	6	2011	Avg	6,216	N	N	26603 190TH AVE SE
002	3	865140	2550	08/20/13	\$197,500	\$222,640	1,240	6	1969	V-Gd	5,200	N	N	26723 191ST PL SE
002	3	865141	1070	09/25/14	\$180,000	\$184,286	1,280	6	1969	V-Gd	4,875	N	N	26113 195TH PL SE
002	3	865143	0060	01/10/14	\$157,000	\$171,011	1,280	6	1969	Gd	5,200	N	N	19660 SE 259TH ST
002	3	865141	1270	11/26/12	\$166,000	\$199,520	1,320	6	1969	Gd	7,700	N	N	26150 195TH PL SE
002	0	256960	0130	02/14/12	\$157,500	\$202,760	1,330	6	2005	Avg	7,592	N	N	26866 172ND PL SE
002	3	865140	2220	09/30/14	\$219,995	\$224,963	1,350	6	1968	V-Gd	5,070	N	N	19035 SE 269TH ST
002	3	865141	1000	10/23/13	\$174,900	\$194,156	1,360	6	1969	V-Gd	5,420	N	N	19450 SE 261ST ST
002	3	865140	1640	07/19/12	\$145,000	\$179,805	1,400	6	1969	Gd	5,963	N	N	26608 191ST PL SE
002	3	865141	1190	03/01/14	\$187,500	\$201,795	1,420	6	1969	V-Gd	4,550	N	N	26139 195TH PL SE
002	3	865140	2660	10/08/14	\$175,409	\$179,026	1,450	6	1969	Gd	5,530	N	N	19030 SE 269TH ST
002	3	865140	1720	09/18/14	\$215,000	\$220,489	1,610	6	1968	Gd	5,304	N	N	19024 SE 266TH ST
002	0	179636	0420	11/21/13	\$165,000	\$181,895	880	7	1984	Gd	7,064	N	N	26207 190TH PL SE
002	3	865144	0430	05/17/13	\$176,950	\$204,076	900	7	1977	V-Gd	4,745	N	N	26411 TIMBERLANE DR SE
002	3	865144	0010	09/25/13	\$192,000	\$214,577	910	7	1977	Avg	5,200	N	N	18918 SE 265TH ST
002	3	865144	0610	05/01/14	\$229,950	\$243,883	910	7	1977	V-Gd	5,200	N	N	18706 SE 265TH ST
002	3	865144	2980	10/18/12	\$200,000	\$242,647	910	7	1977	V-Gd	5,200	N	N	26622 188TH AVE SE
002	3	865144	3280	03/19/13	\$216,400	\$253,135	910	7	1977	Gd	5,200	N	N	26453 189TH AVE SE
002	3	865144	3380	08/27/13	\$232,000	\$261,092	910	7	1976	V-Gd	5,200	N	N	18907 SE 265TH ST
002	0	076650	0030	06/10/14	\$225,000	\$236,352	920	7	1979	Avg	26,055	N	N	18035 SE 262ND PL
002	3	865144	2810	07/10/14	\$152,000	\$158,523	920	7	1978	Gd	4,875	N	N	18739 SE 268TH ST
002	3	865144	0530	06/24/14	\$185,500	\$194,205	950	7	1977	Gd	5,200	N	N	26433 TIMBERLANE DR SE
002	3	865144	1880	05/21/13	\$208,000	\$239,656	950	7	1977	V-Gd	5,200	N	N	18511 SE 267TH ST
002	3	865144	2580	10/29/14	\$151,668	\$154,017	950	7	1977	Avg	4,875	N	N	18718 SE 268TH ST
002	3	865144	1890	06/29/12	\$166,250	\$207,149	980	7	1977	V-Gd	5,200	N	N	18513 SE 267TH ST
002	0	179635	0570	05/21/14	\$195,000	\$205,825	990	7	1981	Avg	7,350	N	N	18536 SE 259TH PL
002	0	127450	0060	08/25/14	\$204,000	\$210,418	1,000	7	1968	Gd	12,070	N	N	17235 SE 267TH PL
002	3	865144	1060	02/12/14	\$165,000	\$178,306	1,000	7	1976	Gd	7,656	N	N	26318 184TH PL SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	3	865144	2010	07/23/12	\$148,000	\$183,349	1,000	7	1977	Gd	5,200	N	N	18618 SE 268TH ST
002	3	865144	3220	06/04/13	\$197,000	\$226,220	1,000	7	1977	V-Gd	5,200	N	N	26441 189TH AVE SE
002	0	127450	0400	08/14/13	\$197,950	\$223,469	1,010	7	1968	Avg	11,703	N	N	17415 SE 266TH PL
002	0	127450	0420	09/09/14	\$234,000	\$240,494	1,010	7	1968	V-Gd	8,906	N	N	17425 SE 266TH PL
002	3	865144	0200	12/20/13	\$152,000	\$166,401	1,030	7	1977	Gd	5,200	N	N	26420 189TH AVE SE
002	3	865144	0230	08/15/14	\$229,999	\$237,805	1,030	7	1977	Gd	5,200	N	N	26402 189TH AVE SE
002	3	865144	0680	11/11/13	\$205,000	\$226,534	1,030	7	1977	V-Gd	5,200	N	N	26416 187TH AVE SE
002	3	865144	1050	02/27/12	\$190,000	\$243,837	1,030	7	1976	Gd	8,502	N	N	26313 184TH PL SE
002	3	865144	1140	06/06/12	\$199,950	\$250,519	1,030	7	1977	V-Gd	4,875	N	N	26309 185TH PL SE
002	3	865144	1210	08/01/14	\$230,000	\$238,607	1,030	7	1977	V-Gd	5,200	N	N	26413 187TH AVE SE
002	3	865144	1290	12/29/14	\$195,000	\$195,141	1,030	7	1977	Gd	5,200	N	N	26466 186TH CT SE
002	3	865144	3350	09/03/13	\$240,000	\$269,642	1,030	7	1976	V-Gd	5,200	N	N	18855 SE 265TH ST
002	3	865144	0420	09/17/12	\$150,000	\$183,345	1,040	7	1977	Gd	4,875	N	N	26409 TIMBERLANE DR SE
002	3	865144	0780	09/29/14	\$231,000	\$236,273	1,040	7	1977	Gd	4,875	N	N	26312 185TH AVE SE
002	3	865144	0880	11/06/12	\$182,000	\$219,804	1,040	7	1977	V-Gd	7,980	N	N	26313 186TH AVE SE
002	3	865144	3200	05/07/13	\$200,000	\$231,215	1,040	7	1977	Gd	5,200	N	N	26435 189TH PL SE
002	0	179620	0510	07/08/14	\$256,000	\$267,115	1,050	7	1977	Gd	10,500	N	N	16524 SE 278TH ST
002	0	179620	0580	05/28/14	\$244,000	\$257,112	1,050	7	1977	Avg	9,800	N	N	27813 166TH AVE SE
002	0	291662	0240	06/18/14	\$264,950	\$277,784	1,050	7	1983	V-Gd	9,011	N	N	26418 199TH PL SE
002	3	865144	2880	05/16/14	\$205,000	\$216,640	1,050	7	1978	Gd	5,200	N	N	26806 188TH AVE SE
002	3	865144	2880	05/16/14	\$205,000	\$209,883	1,050	7	1978	Gd	5,200	N	N	26806 188TH AVE SE
002	3	865144	2670	11/20/12	\$192,500	\$231,705	1,060	7	1978	V-Gd	5,200	N	N	18707 SE 268TH ST
002	0	179636	0370	08/06/12	\$220,000	\$271,632	1,070	7	1987	Gd	8,223	N	N	26216 189TH PL SE
002	0	291661	0460	11/01/12	\$220,000	\$266,016	1,080	7	1983	V-Gd	9,382	N	N	26229 197TH PL SE
002	0	291662	0350	12/19/12	\$198,500	\$237,269	1,080	7	1983	Avg	8,164	N	N	26433 199TH PL SE
002	0	127450	0300	06/23/14	\$200,000	\$209,436	1,090	7	1968	Gd	9,600	N	N	17341 SE 265TH ST
002	0	179620	0100	11/19/13	\$186,000	\$205,144	1,090	7	1977	Gd	9,800	N	N	16640 SE 279TH PL
002	0	179638	1120	07/28/14	\$219,000	\$227,413	1,090	7	1990	Gd	7,350	N	N	25912 192ND AVE SE
002	0	417850	0920	04/13/12	\$156,000	\$198,004	1,090	7	1989	Gd	9,252	N	N	19339 SE 270TH PL
002	0	179636	1080	06/26/13	\$230,500	\$263,295	1,100	7	1984	Avg	7,280	N	N	18806 SE 262ND ST
002	0	179636	1140	10/31/14	\$230,000	\$233,450	1,100	7	1985	Avg	8,250	N	N	26228 188TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	179638	0090	10/29/13	\$219,000	\$242,762	1,100	7	1990	Gd	10,230	N	N	26226 193RD PL SE
002	0	179639	0150	04/12/12	\$187,000	\$237,408	1,100	7	1992	Avg	7,593	N	N	17518 SE 268TH PL
002	0	864820	0030	07/16/14	\$260,000	\$270,768	1,100	7	1984	V-Gd	10,968	N	N	26613 197TH PL SE
002	0	179638	0740	12/03/12	\$205,000	\$245,981	1,110	7	1990	V-Gd	7,366	N	N	26228 192ND PL SE
002	0	179638	1040	02/24/13	\$220,000	\$258,771	1,110	7	1990	Avg	8,457	N	N	25915 193RD PL SE
002	0	776040	0260	07/10/12	\$196,700	\$244,443	1,110	7	1994	Avg	7,931	N	N	25863 201ST AVE SE
002	0	856200	0030	12/12/13	\$170,000	\$186,465	1,110	7	1986	Avg	7,799	N	N	26517 197TH PL SE
002	0	127450	0240	08/20/14	\$205,000	\$211,703	1,120	7	1968	Avg	8,366	N	N	26504 173RD PL SE
002	3	865141	1170	09/04/13	\$209,000	\$234,757	1,120	7	2013	Avg	4,875	N	N	26135 195TH PL SE
002	3	865144	1550	04/09/14	\$218,000	\$232,434	1,120	7	1970	V-Gd	5,200	N	N	26514 186TH PL SE
002	3	865144	3360	11/06/14	\$195,700	\$198,349	1,120	7	1976	V-Gd	5,200	N	N	18857 SE 265TH ST
002	0	856200	0070	07/26/13	\$245,000	\$277,849	1,130	7	1983	Gd	7,200	N	N	26458 199TH PL SE
002	0	864821	0230	01/23/12	\$189,950	\$245,831	1,130	7	1987	Gd	7,877	N	N	20007 SE 268TH ST
002	0	864822	0150	05/07/14	\$226,500	\$239,878	1,130	7	1988	Avg	10,762	N	N	27062 200TH AVE SE
002	0	127450	0820	07/26/12	\$170,000	\$210,452	1,140	7	1968	Avg	19,580	N	N	26501 172ND PL SE
002	0	179636	1100	10/17/14	\$265,000	\$269,880	1,140	7	1987	Gd	7,226	N	N	18712 SE 262ND ST
002	3	865144	2260	02/25/14	\$151,500	\$163,207	1,140	7	1977	Avg	5,200	N	N	26636 TIMBERLANE DR SE
002	0	179636	0570	07/15/14	\$195,000	\$203,124	1,150	7	1984	Gd	7,525	N	N	26319 191ST PL SE
002	0	864821	0140	12/24/14	\$265,000	\$265,510	1,150	7	1985	Gd	6,071	N	N	19849 SE 267TH PL
002	3	865144	2420	10/16/13	\$197,000	\$219,057	1,150	7	1977	V-Gd	4,875	N	N	26601 188TH AVE SE
002	0	076650	0060	09/27/13	\$225,000	\$251,337	1,160	7	1979	V-Gd	22,950	N	N	18036 SE 262ND PL
002	0	179635	0500	08/20/13	\$179,000	\$201,785	1,160	7	1985	Avg	7,150	N	N	25829 186TH PL SE
002	3	865144	1620	10/23/14	\$210,000	\$213,559	1,160	7	1970	V-Gd	5,200	N	N	18621 SE 265TH ST
002	3	865144	3190	12/04/14	\$199,500	\$200,846	1,160	7	1977	Gd	5,200	N	N	26433 189TH AVE SE
002	0	179636	0990	07/01/14	\$205,000	\$214,260	1,170	7	1981	Avg	8,239	N	N	26118 189TH CT SE
002	0	417850	0090	11/08/13	\$270,000	\$298,577	1,170	7	1990	Gd	7,068	N	N	19022 SE 270TH ST
002	0	417850	0720	07/26/13	\$282,950	\$320,887	1,170	7	1989	Gd	7,820	N	N	19105 SE 271ST CT
002	0	179636	0490	06/05/14	\$192,000	\$201,930	1,180	7	1984	Gd	7,870	N	N	26208 190TH PL SE
002	0	179636	0560	10/29/13	\$174,000	\$192,879	1,180	7	1984	Gd	7,462	N	N	26311 191ST PL SE
002	0	179650	0110	04/26/12	\$210,000	\$265,714	1,180	7	2012	Avg	3,503	N	N	26716 178TH LOOP SE
002	0	864821	0030	10/09/12	\$147,000	\$178,732	1,190	7	1986	Avg	7,978	N	N	19725 SE 266TH PL

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	179650	0090	04/24/12	\$210,000	\$265,841	1,190	7	2012	Avg	3,767	N	N	26729 178TH LOOP SE
002	1	076600	0240	09/15/14	\$225,000	\$230,911	1,200	7	1966	Avg	14,120	N	N	26901 168TH PL SE
002	0	179635	0400	06/24/13	\$223,000	\$254,850	1,210	7	1983	V-Gd	7,500	N	N	25841 184TH PL SE
002	0	179636	0740	11/21/13	\$185,000	\$203,943	1,220	7	1981	Gd	10,913	N	N	26210 191ST PL SE
002	0	179636	0760	07/03/13	\$213,500	\$243,466	1,220	7	1981	Gd	7,368	N	N	26124 191ST PL SE
002	0	179636	0840	07/29/13	\$204,600	\$231,865	1,220	7	1981	Gd	7,899	N	N	25935 191ST PL SE
002	0	179635	0080	06/23/14	\$239,950	\$251,271	1,230	7	1984	Gd	9,600	N	N	26111 185TH PL SE
002	0	776040	0360	06/19/12	\$199,950	\$249,738	1,230	7	1994	Avg	8,783	N	N	25807 201ST AVE SE
002	0	179635	1080	07/18/14	\$208,000	\$216,510	1,250	7	1980	Gd	7,995	N	N	26021 186TH PL SE
002	0	256960	0150	11/03/14	\$235,000	\$238,353	1,250	7	1961	V-Gd	7,592	N	N	26854 172ND PL SE
002	0	179650	0100	05/21/12	\$203,500	\$255,948	1,260	7	2012	Avg	3,604	N	N	26722 178TH LOOP SE
002	0	179650	0080	04/16/12	\$240,000	\$304,403	1,260	7	2012	Avg	2,922	N	N	26727 178TH LOOP SE
002	0	127450	0360	04/03/14	\$210,000	\$224,227	1,270	7	1968	V-Gd	14,535	N	N	17422 SE 266TH PL
002	3	865144	0930	06/30/13	\$162,000	\$184,871	1,270	7	1977	Gd	6,942	N	N	18528 SE 263RD ST
002	0	179639	0130	09/03/13	\$224,950	\$252,733	1,280	7	1992	Avg	9,359	N	N	17530 SE 268TH PL
002	0	776040	0350	12/05/14	\$232,000	\$233,509	1,280	7	1994	Avg	13,356	N	N	25815 201ST AVE SE
002	0	776040	0600	03/14/13	\$188,000	\$220,178	1,280	7	1994	Avg	15,896	N	N	20213 SE 258TH ST
002	0	776040	0630	03/03/14	\$232,000	\$249,568	1,280	7	1994	Avg	8,136	N	N	20111 SE 258TH ST
002	0	179638	0060	12/01/14	\$253,000	\$254,890	1,290	7	1990	V-Gd	7,372	N	N	19225 SE 263RD ST
002	0	179638	0110	11/04/13	\$234,000	\$259,016	1,290	7	1990	Avg	9,977	N	N	26214 193RD PL SE
002	0	179638	0780	07/24/12	\$239,000	\$296,013	1,290	7	1990	Gd	9,157	N	N	26130 192ND PL SE
002	0	179638	0940	07/01/13	\$235,000	\$268,113	1,290	7	1990	Gd	7,245	N	N	26115 193RD PL SE
002	0	179638	1050	10/03/12	\$183,000	\$222,823	1,290	7	1990	Avg	8,392	N	N	25903 193RD PL SE
002	0	179638	1080	10/31/13	\$224,950	\$249,238	1,290	7	1990	Avg	7,350	N	N	19223 SE 259TH PL
002	0	179638	1140	07/29/12	\$245,000	\$303,081	1,290	7	1990	Avg	8,554	N	N	19218 SE 260TH PL
002	0	291660	0110	12/20/13	\$199,950	\$218,895	1,290	7	1980	Gd	8,688	N	N	26247 196TH PL SE
002	0	417850	0910	09/26/13	\$244,000	\$272,626	1,290	7	1989	Gd	6,641	N	N	19334 SE 270TH PL
002	0	179638	0020	07/18/13	\$235,000	\$267,021	1,300	7	1990	Avg	7,350	N	N	19201 SE 263RD ST
002	0	179638	0500	08/03/12	\$215,000	\$265,650	1,300	7	1990	Avg	6,825	N	N	19127 SE 260TH PL
002	0	179638	0700	09/10/12	\$200,000	\$244,871	1,300	7	1990	Avg	8,674	N	N	26211 192ND PL SE
002	0	179638	0850	02/28/12	\$218,950	\$280,923	1,300	7	1990	Avg	7,196	N	N	26020 192ND PL SE



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	179638	0960	11/26/14	\$223,000	\$224,936	1,300	7	1990	Avg	6,824	N	N	26201 193RD PL SE
002	0	179638	1070	06/25/14	\$270,000	\$282,603	1,300	7	1990	Gd	8,364	N	N	19233 SE 259TH PL
002	0	179638	1130	06/24/12	\$249,900	\$311,751	1,300	7	1990	Gd	7,741	N	N	19208 SE 260TH PL
002	0	179638	0310	09/04/14	\$240,000	\$246,957	1,310	7	1990	Avg	8,069	N	N	25841 193RD PL SE
002	0	179638	0330	06/23/14	\$249,900	\$261,691	1,310	7	1990	Gd	6,738	N	N	19240 SE 259TH PL
002	0	179638	0680	03/09/12	\$167,000	\$213,755	1,310	7	1990	Avg	8,257	N	N	26127 192ND PL SE
002	0	179638	1110	08/28/12	\$169,950	\$208,730	1,310	7	1990	Avg	8,977	N	N	25904 192ND AVE SE
002	0	776040	0240	03/28/12	\$170,000	\$216,604	1,310	7	1994	Avg	9,160	N	N	19980 SE 259TH CT
002	0	179642	0030	12/16/14	\$225,000	\$225,866	1,310	7	1995	Avg	7,718	N	N	17620 SE 269TH PL
002	3	865144	2060	06/11/14	\$214,950	\$225,741	1,310	7	1977	Gd	4,875	N	N	26712 186TH AVE SE
002	3	865144	2520	10/15/14	\$228,950	\$233,278	1,320	7	1978	Avg	5,200	N	N	18736 SE 268TH ST
002	0	864821	0400	11/27/12	\$147,000	\$176,641	1,350	7	1987	Avg	7,595	N	N	26626 199TH PL SE
002	0	179635	0850	02/19/13	\$165,000	\$194,312	1,360	7	1980	Avg	4,472	N	N	18522 SE TIMBERLANE BLVD
002	0	179635	1132	01/25/13	\$186,000	\$220,361	1,360	7	1989	Avg	15,314	N	N	18322 SE 259TH CT
002	0	417850	0300	09/16/14	\$269,000	\$276,001	1,360	7	1990	Gd	6,653	N	N	19026 SE 271ST ST
002	0	179636	0470	06/17/14	\$247,200	\$259,236	1,370	7	1982	Avg	8,719	N	N	26218 190TH PL SE
002	0	179636	1000	09/26/12	\$225,000	\$274,424	1,370	7	1981	V-Gd	9,064	N	N	26119 189TH CT SE
002	0	179635	0140	09/06/13	\$211,500	\$237,451	1,380	7	1979	Gd	8,400	N	N	25909 185TH PL SE
002	0	179635	0280	08/21/13	\$256,000	\$288,517	1,390	7	1987	Gd	9,086	N	N	25912 184TH PL SE
002	0	179635	0690	08/20/14	\$245,000	\$253,011	1,390	7	1987	Avg	8,250	N	N	25816 186TH PL SE
002	0	179637	0650	06/28/13	\$240,000	\$274,015	1,390	7	1992	Gd	8,423	N	N	26016 189TH AVE SE
002	4	176065	1000	06/13/14	\$250,000	\$271,446	1,400	7	2012	Avg	3,814	N	N	19405 SE 271ST PL
002	4	176065	0670	08/12/14	\$270,000	\$277,299	1,400	7	2012	Avg	3,825	N	N	19425 SE 269TH PL
002	4	176065	0040	07/24/13	\$248,984	\$282,503	1,400	7	2012	Avg	3,814	N	N	19521 SE 271ST PL
002	4	176065	0400	07/24/13	\$239,781	\$272,061	1,400	7	2013	Avg	3,825	N	N	26803 196TH AVE SE
002	4	176065	0450	02/01/13	\$224,995	\$266,112	1,400	7	2013	Avg	3,825	N	N	26823 196TH AVE SE
002	4	176065	0670	08/12/14	\$270,000	\$279,365	1,400	7	2012	Avg	3,825	N	N	19425 SE 269TH PL
002	4	176065	0740	09/17/12	\$224,000	\$273,795	1,400	7	2012	Avg	3,825	N	N	19512 SE 270TH PL
002	4	176065	0930	03/27/13	\$229,580	\$268,037	1,400	7	2012	Avg	3,825	N	N	19514 SE 271ST PL
002	4	176065	1000	06/13/14	\$250,000	\$262,425	1,400	7	2012	Avg	3,814	N	N	19405 SE 271ST PL
002	4	176065	1030	06/11/12	\$216,240	\$270,604	1,400	7	2012	Avg	3,814	N	N	19417 SE 271ST PL

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	417850	0440	06/20/12	\$220,000	\$274,715	1,410	7	1990	Gd	6,600	N	N	27018 190TH AVE SE
002	0	179636	0520	08/19/13	\$243,000	\$273,997	1,450	7	1981	Gd	7,366	N	N	19021 SE 262ND ST
002	0	864810	0030	11/13/14	\$276,000	\$279,266	1,450	7	1998	Avg	8,928	N	N	26515 201ST CT SE
002	0	179636	0080	07/09/14	\$237,950	\$248,221	1,460	7	1987	Gd	7,926	N	N	26227 187TH PL SE
002	0	179636	0750	05/11/12	\$169,900	\$214,202	1,460	7	1981	Gd	9,907	N	N	26202 191ST PL SE
002	0	179636	0870	10/30/14	\$225,000	\$228,429	1,460	7	1981	Gd	8,372	N	N	19026 SE 261ST ST
002	0	776040	1040	11/15/12	\$210,000	\$253,072	1,470	7	1996	Avg	8,917	N	N	25806 203RD AVE SE
002	0	179637	0730	05/20/14	\$259,900	\$274,393	1,490	7	1990	Gd	7,770	N	N	26022 188TH AVE SE
002	0	179637	0930	07/10/14	\$260,000	\$271,158	1,490	7	1990	Gd	8,102	N	N	18723 SE 258TH ST
002	0	864821	0740	02/11/14	\$213,900	\$231,205	1,490	7	1985	Gd	7,217	N	N	19808 SE 266TH CT
002	0	179637	0150	10/28/14	\$240,000	\$243,775	1,500	7	1992	Gd	15,334	N	N	25800 188TH AVE SE
002	0	856200	0080	04/16/13	\$185,000	\$214,955	1,510	7	1984	Avg	6,700	N	N	26452 199TH PL SE
002	0	179670	0010	09/19/13	\$215,000	\$240,628	1,520	7	2001	Avg	4,310	N	N	26101 184TH AVE SE
002	0	179670	0130	08/13/12	\$242,000	\$298,293	1,520	7	2001	Avg	6,606	N	N	18206 SE 261ST CT
002	0	179635	0340	03/20/14	\$257,500	\$275,871	1,530	7	1985	Gd	6,600	N	N	18345 SE 259TH CT
002	3	865144	2440	10/23/14	\$164,000	\$166,780	1,530	7	1977	Avg	4,875	N	N	26613 188TH AVE SE
002	0	292206	9177	06/27/12	\$250,000	\$311,651	1,536	7	1995	Gd	12,212	N	N	20030 SE 268TH ST
002	0	179637	0550	06/13/12	\$245,000	\$306,447	1,560	7	1990	Gd	7,350	N	N	19025 SE 260TH ST
002	0	179639	0170	09/19/13	\$240,000	\$268,608	1,560	7	1992	Avg	7,552	N	N	17601 SE 268TH PL
002	0	776040	1000	09/09/14	\$273,000	\$280,576	1,560	7	1994	Avg	7,980	N	N	25920 202ND AVE SE
002	0	179636	1110	01/25/13	\$215,000	\$254,718	1,590	7	1984	Gd	7,292	N	N	18704 SE 262ND ST
002	0	179637	0450	11/26/14	\$275,000	\$277,387	1,590	7	1990	Gd	15,577	N	N	25923 189TH CT SE
002	0	179637	0800	08/19/13	\$240,000	\$270,615	1,590	7	1990	Avg	8,925	N	N	18628 SE 260TH ST
002	0	776040	0420	07/18/14	\$255,000	\$265,433	1,590	7	1994	Avg	8,670	N	N	25717 201ST AVE SE
002	4	176065	0210	12/01/14	\$286,950	\$287,873	1,610	7	2013	Avg	4,052	N	N	26824 196TH AVE SE
002	4	176065	0010	07/30/13	\$264,585	\$299,772	1,610	7	2013	Avg	3,814	N	N	19509 SE 271ST PL
002	4	176065	0030	08/14/13	\$262,106	\$295,895	1,610	7	2012	Avg	3,814	N	N	19517 SE 271ST PL
002	4	176065	0050	08/06/13	\$258,394	\$292,266	1,610	7	2013	Avg	3,814	N	N	19525 SE 271ST PL
002	4	176065	0060	09/03/13	\$269,413	\$302,687	1,610	7	2013	Avg	4,237	N	N	19601 SE 271ST PL
002	4	176065	0210	12/01/14	\$286,950	\$289,094	1,610	7	2013	Avg	4,052	N	N	26824 196TH AVE SE
002	4	176065	0420	07/17/13	\$237,995	\$270,489	1,610	7	2013	Avg	3,825	N	N	26811 196TH AVE SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	4	176065	0430	03/04/13	\$245,101	\$287,743	1,610	7	2013	Avg	3,825	N	N	26815 196TH AVE SE
002	4	176065	0460	04/20/13	\$257,995	\$299,481	1,610	7	2013	Avg	3,825	N	N	26827 196TH AVE SE
002	4	176065	0510	12/07/12	\$236,000	\$282,907	1,610	7	2012	Avg	3,825	N	N	26834 SE 195TH CT
002	4	176065	0520	11/05/12	\$249,163	\$300,990	1,610	7	2012	Avg	3,825	N	N	26830 195TH CT SE
002	4	176065	0650	07/18/12	\$234,995	\$291,473	1,610	7	2012	Avg	3,825	N	N	19417 SE 269TH PL
002	4	176065	0680	05/12/12	\$249,995	\$315,106	1,610	7	2012	Avg	3,825	N	N	19507 SE 269TH PL
002	4	176065	0730	07/13/12	\$234,995	\$291,823	1,610	7	2012	Avg	3,825	N	N	19516 SE 270TH PL
002	4	176065	0770	06/19/12	\$229,995	\$287,264	1,610	7	2012	Avg	3,825	N	N	19422 SE 270TH PL
002	4	176065	0810	07/30/13	\$265,312	\$300,595	1,610	7	2013	Avg	3,746	N	N	27005 194TH PL SE
002	4	176065	0820	04/17/13	\$265,000	\$307,834	1,610	7	2012	Avg	3,764	N	N	27009 194TH PL SE
002	4	176065	0850	02/12/13	\$240,613	\$283,834	1,610	7	2013	Avg	3,825	N	N	19501 SE 270TH PL
002	4	176065	0860	05/15/13	\$239,768	\$276,657	1,610	7	2012	Avg	3,825	N	N	19505 SE 270TH PL
002	4	176065	0920	02/28/13	\$247,995	\$291,420	1,610	7	2012	Avg	3,825	N	N	19518 SE 271ST PL
002	4	176065	0940	04/15/13	\$259,995	\$302,165	1,610	7	2013	Avg	3,825	N	N	19510 SE 271ST PL
002	4	176065	1010	07/16/12	\$224,995	\$279,203	1,610	7	2012	Avg	3,814	N	N	19409 SE 271ST PL
002	4	176065	1020	05/07/12	\$234,995	\$296,555	1,610	7	2012	Avg	3,814	N	N	19413 SE 271ST PL
002	3	865144	0450	01/07/14	\$206,000	\$224,545	1,620	7	1977	Gd	4,745	N	N	26415 TIMBERLANE DR SE
002	3	865144	2510	09/26/14	\$220,000	\$225,184	1,620	7	1978	Gd	5,200	N	N	18738 SE 268TH ST
002	0	179637	0040	10/04/12	\$210,000	\$255,637	1,640	7	1990	Avg	7,350	N	N	25821 187TH AVE SE
002	0	179620	0230	04/29/13	\$264,950	\$306,890	1,650	7	1977	V-Gd	10,074	N	N	27717 168TH AVE SE
002	0	179620	0320	03/19/14	\$265,000	\$283,974	1,650	7	1977	V-Gd	9,660	N	N	27726 168TH AVE SE
002	0	417850	0270	01/09/13	\$247,000	\$293,756	1,660	7	1990	Gd	6,193	N	N	27044 190TH AVE SE
002	0	179620	0480	03/28/13	\$245,000	\$285,971	1,670	7	1977	V-Gd	10,010	N	N	27731 166TH AVE SE
002	0	179637	0890	04/30/12	\$227,000	\$286,948	1,670	7	1990	Avg	11,862	N	N	18724 SE 258TH PL
002	0	417850	0100	07/23/14	\$282,500	\$293,705	1,670	7	1990	Gd	7,150	N	N	19016 SE 270TH ST
002	0	417850	0140	12/11/13	\$269,000	\$295,124	1,670	7	1990	Gd	6,801	N	N	18914 SE 270TH ST
002	0	417850	0150	09/22/14	\$289,000	\$296,094	1,670	7	1990	Gd	6,600	N	N	18908 SE 270TH ST
002	0	864821	0670	05/06/14	\$207,000	\$219,279	1,670	7	1985	Avg	7,534	N	N	19809 SE 266TH CT
002	3	865144	0350	02/08/13	\$140,000	\$165,306	1,670	7	1977	Gd	4,875	N	N	26311 TIMBERLANE DR SE
002	0	179636	0070	02/25/14	\$240,000	\$258,546	1,680	7	1988	Gd	8,216	N	N	26223 187TH PL SE
002	0	179636	0290	10/01/12	\$225,000	\$274,095	1,680	7	1987	Avg	7,525	N	N	18921 SE 263RD ST

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	864822	0060	08/23/13	\$252,000	\$283,873	1,680	7	1988	Avg	10,155	N	N	26910 200TH AVE SE
002	0	417850	0760	12/27/12	\$193,000	\$230,252	1,730	7	1989	Gd	8,082	N	N	19118 SE 271ST CT
002	0	291662	0130	09/24/13	\$255,000	\$285,053	1,740	7	1981	Gd	9,228	N	N	26419 197TH PL SE
002	0	417850	0960	04/15/13	\$181,000	\$210,357	1,740	7	1989	Avg	6,208	N	N	19317 SE 270TH PL
002	0	179636	0060	02/15/13	\$230,000	\$271,119	1,750	7	1988	Avg	8,206	N	N	26219 187TH PL SE
002	0	292206	9007	07/03/12	\$215,500	\$268,257	1,760	7	1978	Avg	11,761	N	N	26214 197TH AVE SE
002	0	179630	0060	04/15/13	\$234,500	\$272,535	1,780	7	1971	Gd	9,257	N	N	16810 SE 278TH PL
002	0	417850	0430	05/23/12	\$249,000	\$313,024	1,830	7	1990	Gd	6,600	N	N	27010 190TH AVE SE
002	4	176065	1040	04/21/14	\$279,000	\$304,022	1,830	7	2012	Avg	3,785	N	N	19421 SE 271ST PL
002	4	176065	0020	08/15/13	\$267,783	\$302,232	1,830	7	2013	Avg	3,814	N	N	19513 SE 271ST PL
002	4	176065	0160	11/14/12	\$249,995	\$301,343	1,830	7	2012	Avg	3,962	N	N	26902 196TH AVE SE
002	4	176065	0270	05/17/13	\$260,000	\$299,858	1,830	7	2012	Avg	4,160	N	N	26800 196TH AVE SE
002	4	176065	0410	06/25/13	\$267,536	\$305,673	1,830	7	2013	Avg	3,825	N	N	26807 196TH AVE SE
002	4	176065	0440	03/27/13	\$258,387	\$301,669	1,830	7	2013	Avg	3,825	N	N	26819 196TH AVE SE
002	4	176065	0970	09/05/13	\$269,995	\$303,196	1,830	7	2013	Avg	3,825	N	N	19420 271ST PL SE
002	4	176065	1040	04/21/14	\$279,000	\$296,617	1,830	7	2012	Avg	3,785	N	N	19421 SE 271ST PL
002	0	179670	0150	05/02/14	\$270,000	\$286,291	1,950	7	2001	Avg	6,572	N	N	18209 SE 261ST CT
002	4	176065	0110	07/16/13	\$275,447	\$313,129	1,950	7	2013	Avg	3,872	N	N	27002 196TH AVE SE
002	4	176065	0150	10/15/12	\$254,995	\$309,592	1,950	7	2012	Avg	3,944	N	N	26906 196TH AVE SE
002	4	176065	0200	02/11/13	\$262,995	\$310,310	1,950	7	2013	Avg	4,034	N	N	26828 196TH AVE SE
002	4	176065	0290	06/18/13	\$275,588	\$315,403	1,950	7	2013	Avg	4,197	N	N	26734 196TH AVE SE
002	4	176065	0240	05/17/13	\$284,995	\$328,685	1,950	7	2013	Avg	4,106	N	N	26812 196TH AVE SE
002	4	176065	0330	05/16/13	\$272,995	\$314,921	1,950	7	2013	Avg	4,269	N	N	26718 196TH AVE SE
002	4	176065	0560	05/02/13	\$282,078	\$326,494	1,950	7	2013	Avg	3,825	N	N	26814 195TH CT SE
002	4	176065	0620	11/05/12	\$259,995	\$314,075	1,950	7	2012	Avg	3,825	N	N	26833 195TH CT SE
002	4	176065	0840	09/21/13	\$292,417	\$327,116	1,950	7	2013	Avg	3,825	N	N	19419 SE 270TH PL
002	4	176065	0950	07/09/13	\$294,082	\$334,876	1,950	7	2013	Avg	3,825	N	N	19506 SE 271ST PL
002	0	864810	0130	08/13/13	\$280,000	\$316,172	1,970	7	1998	Gd	6,291	N	N	26624 201ST PL SE
002	0	776040	0500	10/22/13	\$294,950	\$327,502	2,040	7	1994	Avg	18,550	N	N	20120 SE 258TH ST
002	0	776040	0880	09/29/14	\$240,000	\$245,479	2,040	7	1994	Avg	11,841	N	N	25925 201ST CT SE
002	0	776040	0900	09/16/14	\$279,000	\$286,261	2,040	7	1994	Avg	8,076	N	N	25928 201ST CT SE

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	0	864810	0200	10/27/14	\$331,500	\$336,795	2,050	7	1998	Avg	10,271	N	N	20105 SE 266TH ST
002	4	176065	0280	06/07/13	\$291,752	\$334,785	2,110	7	2013	Avg	4,178	N	N	26738 196TH AVE SE
002	4	176065	0100	08/14/13	\$301,581	\$340,459	2,110	7	2013	Avg	3,854	N	N	27006 196TH AVE SE
002	4	176065	0130	11/30/12	\$265,600	\$318,926	2,110	7	2012	Avg	3,908	N	N	26914 196TH AVE SE
002	4	176065	0180	04/22/13	\$299,995	\$348,067	2,110	7	2013	Avg	3,998	N	N	26836 196TH AVE SE
002	4	176065	0320	05/28/13	\$280,350	\$322,475	2,110	7	2013	Avg	4,251	N	N	26722 196TH AVE SE
002	4	176065	0470	03/21/13	\$288,885	\$337,762	2,110	7	2013	Avg	3,825	N	N	26831 196TH AVE SE
002	4	176065	0540	03/06/13	\$286,495	\$336,177	2,110	7	2013	Avg	3,825	N	N	26822 195TH CT SE
002	4	176065	0580	07/02/13	\$294,995	\$336,481	2,110	7	2013	Avg	3,825	N	N	26806 195TH CT SE
002	4	176065	0610	12/03/12	\$269,995	\$323,970	2,110	7	2012	Avg	3,825	N	N	26829 195TH CT SE
002	4	176065	0660	09/28/12	\$265,995	\$324,268	2,110	7	2012	Avg	3,825	N	N	19421 SE 269TH PL
002	4	176065	0880	08/13/13	\$303,538	\$342,751	2,110	7	2013	Avg	3,825	N	N	19513 SE 270TH PL
002	4	176065	0780	10/15/12	\$262,995	\$319,305	2,110	7	2012	Avg	3,825	N	N	19418 SE 270TH PL
002	4	176065	0800	11/01/13	\$289,995	\$321,228	2,110	7	2013	Avg	3,728	N	N	27001 194TH PL SE
002	0	776040	0040	09/16/13	\$285,000	\$319,202	2,130	7	1994	Avg	10,308	N	N	26115 200TH AVE SE
002	0	292206	9134	08/29/14	\$585,000	\$602,824	2,170	7	1976	Avg	153,767	N	N	20714 SE 260TH ST
002	0	179670	0110	09/06/12	\$263,950	\$323,479	2,275	7	2001	Avg	7,040	N	N	18224 SE 261ST CT
002	4	176065	0750	10/06/14	\$320,000	\$367,295	2,300	7	2012	Avg	3,825	N	N	19508 SE 270TH PL
002	4	176065	0080	10/28/13	\$302,019	\$334,869	2,300	7	2013	Avg	4,682	N	N	27014 196TH AVE SE
002	4	176065	0090	11/20/13	\$326,001	\$359,469	2,300	7	2013	Avg	3,836	N	N	27010 196TH AVE SE
002	4	176065	0140	11/05/12	\$269,995	\$326,155	2,300	7	2012	Avg	3,926	N	N	26910 196TH AVE SE
002	4	176065	0170	11/08/12	\$269,995	\$325,920	2,300	7	2012	Avg	3,980	N	N	26840 196TH AVE SE
002	4	176065	0260	05/02/13	\$286,130	\$331,184	2,300	7	2013	Avg	4,142	N	N	26804 196TH AVE SE
002	4	176065	0300	08/27/13	\$319,995	\$360,121	2,300	7	2013	Avg	4,215	N	N	26730 196TH AVE SE
002	4	176065	0340	06/17/13	\$318,945	\$365,111	2,300	7	2013	Avg	4,287	N	N	26714 196TH AVE SE
002	4	176065	0390	06/24/13	\$320,375	\$366,132	2,300	7	2013	Avg	3,825	N	N	26739 196TH AVE SE
002	4	176065	0480	02/06/13	\$274,995	\$324,859	2,300	7	2013	Avg	3,825	N	N	26835 196TH AVE SE
002	4	176065	0550	04/10/13	\$279,995	\$325,800	2,300	7	2013	Avg	3,825	N	N	26818 195TH CT SE
002	4	176065	0590	06/20/13	\$310,996	\$355,755	2,300	7	2013	Avg	3,825	N	N	26802 195TH CT SE
002	4	176065	0600	11/05/12	\$277,995	\$335,819	2,300	7	2012	Avg	3,825	N	N	26825 195TH CT SE
002	4	176065	0640	07/12/12	\$289,995	\$360,210	2,300	7	2012	Avg	4,907	N	N	19413 SE 269TH PL

## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	4	176065	0690	10/02/12	\$287,995	\$350,751	2,300	7	2012	Avg	3,825	N	N	19511 SE 269TH PL
002	4	176065	0710	09/10/12	\$289,995	\$355,057	2,300	7	2012	Avg	4,907	N	N	19519 SE 269TH PL
002	4	176065	0720	09/05/12	\$289,995	\$355,484	2,300	7	2012	Avg	4,907	N	N	19520 SE 270TH PL
002	4	176065	0750	10/06/14	\$320,000	\$326,755	2,300	7	2012	Avg	3,825	N	N	19508 SE 270TH PL
002	4	176065	0790	06/25/12	\$289,995	\$361,683	2,300	7	2012	Avg	4,907	N	N	19414 SE 270TH PL
002	4	176065	0890	07/03/13	\$299,464	\$341,496	2,300	7	2013	Avg	3,825	N	N	19517 SE 270TH PL
002	4	176065	0910	01/15/13	\$284,995	\$338,456	2,300	7	2012	Avg	4,907	N	N	19522 SE 271ST PL
002	4	176065	0960	10/28/13	\$333,348	\$369,605	2,300	7	2013	Avg	3,825	N	N	19502 SE 271ST PL
002	4	176065	0980	09/23/13	\$309,995	\$346,613	2,300	7	2013	Avg	4,907	N	N	19416 SE 271ST PL
002	4	176065	0990	08/20/13	\$349,995	\$394,546	2,300	7	2012	Avg	4,521	N	N	27017 194TH PL SE
002	4	176065	0070	10/01/13	\$319,757	\$356,842	2,330	7	2013	Avg	4,237	N	N	19605 SE 271ST PL
002	4	176065	0900	07/21/14	\$337,500	\$352,996	2,330	7	2013	Avg	4,907	N	N	19521 SE 270TH PL
002	4	176065	0370	04/20/13	\$287,709	\$333,973	2,330	7	2013	Avg	4,482	N	N	26731 196TH AVE SE
002	4	176065	0490	12/10/12	\$274,995	\$329,415	2,330	7	2012	Avg	4,482	N	N	26839 196TH AVE SE
002	4	176065	0630	09/10/12	\$277,885	\$340,230	2,330	7	2012	Avg	4,482	N	N	26837 195TH CT SE
002	4	176065	0830	08/20/13	\$319,456	\$360,120	2,330	7	2013	Avg	4,907	N	N	19415 SE 270TH PL
002	4	176065	0900	07/21/14	\$337,500	\$351,055	2,330	7	2013	Avg	4,907	N	N	19521 SE 270TH PL
002	4	176065	0120	11/08/12	\$282,995	\$341,613	2,400	7	2012	Avg	3,890	N	N	26918 196TH AVE SE
002	4	176065	0220	04/01/13	\$289,995	\$338,166	2,400	7	2012	Avg	4,070	N	N	26820 196TH AVE SE
002	4	176065	0250	05/21/13	\$321,495	\$370,424	2,400	7	2013	Avg	4,124	N	N	26808 196TH AVE SE
002	4	176065	0350	12/17/13	\$319,000	\$349,476	2,400	7	2013	Avg	4,321	N	N	26710 196TH AVE SE
002	4	176065	0530	04/17/13	\$320,233	\$371,995	2,400	7	2013	Avg	3,825	N	N	26826 195TH CT SE
002	4	176065	0570	06/17/13	\$320,000	\$366,319	2,400	7	2013	Avg	3,825	N	N	26810 195TH CT SE
002	4	176065	0700	11/08/12	\$279,995	\$337,991	2,400	7	2012	Avg	3,825	N	N	19515 SE 269TH PL
002	4	176065	0760	09/07/12	\$290,000	\$355,319	2,400	7	2012	Avg	3,825	N	N	19504 SE 270TH PL
002	4	176065	0870	08/26/13	\$328,159	\$369,398	2,400	7	2013	Avg	3,825	N	N	19509 SE 270TH PL
002	2	362205	9088	05/13/14	\$450,000	\$475,893	2,450	7	2000	Gd	42,180	N	N	17231 SE WAX RD
002	0	292206	9181	03/06/13	\$287,500	\$337,356	2,510	7	1988	Avg	48,787	N	N	26424 200TH AVE SE
002	4	176065	0190	12/29/12	\$309,598	\$369,178	2,600	7	2013	Avg	4,016	N	N	26832 196TH AVE SE
002	4	176065	0230	04/01/13	\$309,562	\$360,983	2,600	7	2013	Avg	4,088	N	N	26816 196TH AVE SE
002	4	176065	0310	09/16/13	\$356,345	\$399,108	2,600	7	2013	Avg	4,233	N	N	26726 196TH AVE SE



**King County**

**Department of Assessments**



## Improved Sales Used in this Physical Inspection Analysis - Area 086

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
002	4	176065	0360	06/05/13	\$318,722	\$365,909	2,600	7	2013	Avg	5,093	N	N	26706 196TH AVE SE
002	4	176065	0380	08/20/13	\$345,530	\$389,513	2,600	7	2013	Avg	3,825	N	N	26735 196TH AVE SE
002	0	179641	0010	09/12/12	\$230,000	\$281,467	2,725	7	1994	Avg	7,794	N	N	26905 176TH PL SE
002	3	865144	3420	10/17/14	\$280,000	\$285,157	1,030	8	1976	V-Gd	5,440	N	N	26309 187TH CT SE
002	0	179636	1210	08/26/13	\$245,950	\$276,858	1,490	8	1987	Avg	6,883	N	N	26205 189TH PL SE
002	0	864780	0210	05/14/13	\$255,000	\$294,303	1,630	8	1991	Avg	10,172	N	N	20002 SE 267TH PL
002	0	179636	0340	07/22/14	\$269,950	\$280,725	1,660	8	1987	Gd	8,641	N	N	18922 SE 263RD ST
002	0	865010	0080	05/21/13	\$252,000	\$290,353	1,860	8	1990	Gd	8,572	N	N	26931 189TH AVE SE
002	0	865010	0250	04/26/13	\$273,000	\$316,442	1,860	8	1989	Gd	9,527	N	N	18814 SE 271ST CT
002	0	005030	0120	07/26/13	\$274,000	\$310,737	1,900	8	2004	Avg	7,627	N	N	26104 201ST PL SE
002	0	005030	0370	01/04/13	\$277,000	\$329,831	1,900	8	2004	Avg	8,408	N	N	20108 SE 260TH PL
002	0	864780	0100	04/03/13	\$279,950	\$326,295	1,980	8	1990	Gd	10,178	N	N	26642 201ST PL SE
002	0	005030	0140	06/05/13	\$275,450	\$316,230	2,180	8	2004	Avg	8,093	N	N	20126 SE 261ST CT
002	0	259178	0050	09/08/14	\$350,000	\$359,799	2,440	8	2004	Avg	8,535	N	N	20510 SE 261ST PL
002	0	005030	0110	02/14/14	\$340,000	\$367,242	2,520	8	2004	Avg	8,000	N	N	26026 201ST PL SE
002	0	005030	0170	03/20/13	\$280,000	\$327,453	2,520	8	2004	Avg	8,084	N	N	20208 SE 261ST CT
002	0	005030	0210	02/28/12	\$298,000	\$382,348	2,520	8	2004	Avg	10,049	N	N	20230 SE 261ST CT
002	0	259178	0160	09/26/13	\$366,000	\$408,939	2,700	8	2004	Avg	8,046	N	N	20419 SE 261ST PL
002	0	865010	0230	05/23/12	\$279,950	\$351,932	2,750	8	1989	Gd	8,266	N	N	18828 SE 271ST CT
002	0	865010	0120	08/29/14	\$339,950	\$350,308	2,990	8	1990	Gd	7,292	N	N	26953 189TH AVE SE
002	0	005030	0090	08/11/14	\$398,950	\$412,886	3,000	8	2003	Avg	10,297	N	N	26014 201ST PL SE
002	0	005030	0160	06/13/12	\$299,000	\$373,990	3,000	8	2004	Avg	8,872	N	N	20204 SE 261ST CT
002	0	005030	0230	03/07/14	\$399,950	\$429,823	3,000	8	2004	Avg	11,391	N	N	20211 SE 261ST CT
002	0	259178	0020	03/21/14	\$340,539	\$364,746	3,260	8	2004	Avg	8,046	N	N	20424 SE 261ST PL
002	0	259178	0180	08/13/14	\$365,000	\$377,569	3,260	8	2004	Avg	9,253	N	N	20407 SE 261ST PL
002	0	292206	9140	08/15/12	\$424,900	\$523,487	2,270	9	1998	Avg	39,600	N	N	26009 208TH AVE SE
002	0	228670	0040	09/24/13	\$479,950	\$536,515	2,970	9	2008	Avg	10,030	N	N	20010 SE 260TH PL
002	0	292206	9138	12/10/12	\$533,500	\$639,077	3,450	9	2000	Avg	39,600	N	N	26013 208TH AVE SE

## Improved Sales Removed in this Physical Inspection Analysis Area 086 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	019350	0170	12/02/14	\$255,000	RELOCATION - SALE TO SERVICE
001	0	151591	0150	10/15/13	\$298,756	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	151592	0010	08/20/14	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	179550	0090	09/23/13	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	179550	0110	01/08/13	\$142,000	RECEIVER OR TRUSTEE; CORRECTION DEED; BANKRUPTCY
001	0	179550	0110	01/08/13	\$142,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	179550	0110	04/01/13	\$137,756	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	0	179550	0200	10/10/12	\$130,000	NO MARKET EXPOSURE
001	0	179640	0040	03/18/13	\$312,566	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	179640	0290	12/11/13	\$153,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	184313	0180	08/01/14	\$237,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
001	0	184313	0540	01/08/13	\$388,774	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	184313	0600	08/22/12	\$203,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	184313	0830	07/23/14	\$220,001	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	0	184313	0850	08/07/14	\$285,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	186580	0110	03/19/12	\$87,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	186580	0170	01/16/12	\$121,683	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	186581	0290	10/25/13	\$214,943	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP CHARACTERISTICS CHANGED SINCE SALE
001	0	186581	0290	03/27/14	\$137,000	RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
001	0	186581	0290	06/26/14	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	186581	0330	05/22/12	\$226,589	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	186581	0340	03/28/12	\$105,898	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	186581	0390	02/28/13	\$265,308	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	186582	0090	07/18/13	\$237,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0	186582	0150	05/10/13	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	186582	0300	05/09/14	\$151,301	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	192206	9055	04/12/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	192206	9099	01/17/14	\$216,500	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	192206	9151	10/02/12	\$142,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	192206	9163	04/21/14	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
001	0	232205	9062	10/09/13	\$400,126	NON-REPRESENTATIVE SALE
001	0	232205	9114	06/13/12	\$223,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	232980	0110	09/17/13	\$302,332	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	232980	0110	02/04/14	\$205,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	232980	0150	03/28/12	\$165,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	0	232980	0190	11/20/13	\$239,410	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	232980	0300	09/18/13	\$311,095	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	232981	0160	04/12/13	\$217,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0	242205	9051	09/13/13	\$103,360	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
001	0	242205	9155	10/17/13	\$152,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	252205	9084	05/06/13	\$259,100	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	252205	9112	12/27/13	\$174,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	252205	9113	02/20/12	\$267,475	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	252205	9113	02/20/12	\$318,654	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	252205	9113	06/22/12	\$139,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
001	0	252205	9126	07/29/14	\$194,170	RELATED PARTY, FRIEND, OR NEIGHBOR; FULL SALES PRICE NOT REPORTED; STATEMENT TO DOR
001	0	252205	9139	01/13/12	\$115,238	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	252205	9139	11/21/12	\$144,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	252205	9188	10/11/12	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	252205	9223	11/01/13	\$238,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	252205	9223	10/12/12	\$151,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	252205	9223	07/22/14	\$440,000	NON-REPRESENTATIVE SALE
001	0	255081	0050	07/23/13	\$224,758	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	262175	0390	05/14/13	\$349,769	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	262175	0410	09/11/14	\$109,164	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
001	0	262176	0490	07/30/14	\$331,309	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
001	0	262205	9087	12/31/12	\$180,558	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	262205	9087	10/30/14	\$120,000	TEAR DOWN; FINANCIAL INSTITUTION RESALE
001	0	279980	0050	02/24/12	\$243,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0	279980	0160	10/26/12	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	279980	0290	07/02/12	\$292,957	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	279980	0400	12/29/14	\$294,500	NON-REPRESENTATIVE SALE
001	0	338430	0020	12/21/12	\$269,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	429900	0110	08/31/12	\$271,926	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	429900	0110	11/20/12	\$232,575	NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
001	0	429900	0130	01/31/14	\$284,000	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE; NO MARKET EXPOSURE
001	0	546876	0090	11/06/13	\$309,900	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	546930	0220	01/24/13	\$165,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
001	0	546930	0220	02/14/13	\$130,456	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	546930	0310	09/12/12	\$144,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	564130	0040	10/31/12	\$300,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
001	0	564130	0100	11/06/14	\$460,813	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	571100	0060	06/30/14	\$241,299	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	571100	0060	07/16/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	571101	0080	09/12/12	\$135,170	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	571101	0080	08/18/14	\$215,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	614765	0450	06/11/13	\$263,026	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0	614765	0460	12/04/12	\$248,678	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	665470	0290	02/21/14	\$286,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	665470	0520	06/19/14	\$328,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
001	0	669900	0350	06/24/13	\$302,000	RELOCATION - SALE TO SERVICE
001	0	669900	0480	02/02/12	\$360,476	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	669900	0480	02/01/12	\$233,546	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	669900	0490	09/26/14	\$310,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	669900	0580	08/23/13	\$287,773	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	669900	0580	12/10/13	\$245,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	0	669900	0680	06/24/14	\$277,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	669900	1030	06/14/13	\$317,241	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	669900	1030	05/13/13	\$340,223	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	669900	1080	01/08/13	\$420,412	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	669900	1390	04/30/12	\$343,510	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	669900	1390	04/24/12	\$343,510	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	669900	1390	05/22/13	\$176,500	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	669900	1390	05/22/13	\$176,500	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX
001	0	680630	0130	05/14/13	\$487,000	RELOCATION - SALE TO SERVICE
001	0	680630	0210	12/05/13	\$400,000	NON-REPRESENTATIVE SALE
001	0	680630	0490	01/22/13	\$335,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
001	0	680630	0760	12/15/14	\$388,500	NON-REPRESENTATIVE SALE
001	0	680630	0920	05/17/13	\$406,340	CORRECTION DEED; NO MARKET EXPOSURE
001	0	680630	0920	04/10/13	\$406,340	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	680630	0920	12/11/13	\$352,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	680630	0930	02/16/12	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
001	0	689251	0040	12/16/14	\$500,019	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	714070	0220	01/31/12	\$390,088	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	714070	1100	02/10/12	\$200,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	0	714070	1140	02/14/14	\$278,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	714070	1180	11/19/13	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	723730	0280	09/03/14	\$125,122	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	723730	0330	12/04/14	\$315,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	723730	0360	10/24/13	\$261,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	723730	0510	04/18/13	\$231,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0	723730	0690	09/10/13	\$235,851	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	0	723730	0890	07/23/13	\$441,408	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	723730	1140	02/20/13	\$319,372	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	723730	1260	10/23/12	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; SHORT SALE; AND OTHER WARNINGS
001	0	770150	0070	05/09/12	\$143,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	0	775490	0010	05/24/12	\$187,563	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	775490	0120	05/23/13	\$352,609	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	776060	0240	05/08/13	\$165,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	778540	0020	04/03/14	\$294,308	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	809200	0050	05/31/13	\$162,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	809200	0090	04/19/12	\$159,950	NON-REPRESENTATIVE SALE
001	0	809250	0150	11/06/14	\$300,278	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	809250	0290	11/07/13	\$188,609	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	809250	0290	12/05/14	\$178,495	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	809250	0320	08/18/14	\$245,442	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
001	0	809250	0390	03/28/14	\$193,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	809250	0460	12/05/12	\$213,638	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	809250	0460	05/14/13	\$169,900	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	809250	0480	06/04/13	\$186,098	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	809250	0480	11/24/13	\$161,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	809250	0870	02/14/12	\$154,464	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	0	809250	1270	05/31/13	\$147,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
001	0	809270	0200	01/05/12	\$150,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
001	0	809270	0200	10/09/14	\$185,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	809270	0230	11/12/14	\$155,706	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	809270	0300	10/30/12	\$130,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	809270	0300	03/11/13	\$95,799	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	809270	0490	01/03/13	\$302,003	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	809270	0490	06/27/13	\$180,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0	856289	0010	08/16/14	\$350,000	RELOCATION - SALE TO SERVICE
001	0	856289	0660	07/18/13	\$388,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
001	0	856289	0730	04/25/14	\$323,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
001	0	856289	0740	06/05/12	\$317,750	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
001	0	856289	0980	02/16/12	\$335,198	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	858640	0026	10/25/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0	923844	0070	12/27/13	\$245,703	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE





## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	923844	0090	01/23/13	\$262,800	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	923844	0200	04/18/12	\$283,280	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	923844	0200	04/10/12	\$314,054	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	947850	0590	11/06/12	\$205,343	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
001	0	947850	0640	03/12/13	\$281,897	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	947850	0710	07/26/13	\$256,400	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	947850	0790	06/14/13	\$295,967	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	0	947850	0790	05/07/13	\$295,967	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
001	0	947850	0820	06/16/12	\$290,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0	947850	1010	05/23/14	\$309,000	RELOCATION - SALE TO SERVICE
001	0	950720	0360	09/06/14	\$130,150	QUIT CLAIM DEED
001	0	950720	0680	01/02/14	\$394,615	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
001	5	262205	9147	07/10/13	\$130,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	0	076651	0020	05/21/13	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
002	0	076651	0080	11/14/12	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	085100	0040	07/03/13	\$250,400	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	085100	0100	02/25/14	\$109,252	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED;
002	0	127400	0470	05/29/13	\$132,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	127450	0370	08/15/14	\$50,000	PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED; STATEMENT TO DOR;
002	0	127450	0420	03/17/14	\$156,000	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE; NO MARKET EXPOSURE
002	0	127450	0580	11/19/13	\$123,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	127450	0600	05/07/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	0	127450	0710	04/03/12	\$120,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	127450	0780	05/16/12	\$270,295	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	127450	0780	10/17/12	\$120,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	0	127450	0790	12/04/14	\$118,300	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
002	0	127450	0820	06/14/12	\$146,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	127450	0850	08/28/13	\$162,604	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	127450	0850	02/10/14	\$160,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	0	179620	0230	01/07/13	\$126,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	179620	0320	05/29/13	\$290,192	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179620	0320	09/12/13	\$168,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	0	179620	0480	09/12/12	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	179620	0600	05/23/13	\$221,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	179630	0060	10/31/12	\$246,050	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179635	0220	04/03/14	\$162,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
002	0	179635	0240	05/25/12	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	0	179635	0400	11/13/12	\$139,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	179635	0660	07/26/13	\$227,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	179635	1060	03/11/14	\$259,175	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
002	0	179635	1060	11/17/14	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	0	179635	1100	05/29/14	\$223,201	FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
002	0	179635	1132	10/23/12	\$367,554	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179636	0230	05/08/14	\$193,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	179636	0230	05/07/13	\$269,133	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179636	0350	02/14/12	\$140,100	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	0	179636	0350	06/10/13	\$146,550	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	0	179636	0570	01/15/14	\$292,062	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179636	0570	07/15/14	\$170,000	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
002	0	179636	0580	01/06/14	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
002	0	179636	0620	02/02/12	\$128,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179636	0620	06/07/12	\$130,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	0	179636	1110	09/07/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179637	0220	02/12/13	\$185,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	0	179637	0260	04/04/14	\$196,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
002	0	179637	0760	05/15/13	\$217,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	179637	0890	02/22/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179637	0960	07/01/14	\$249,596	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179638	0020	07/02/13	\$326,638	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179638	0110	04/16/13	\$284,622	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	179638	0330	04/16/14	\$192,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	179638	0340	10/30/14	\$190,000	NON-REPRESENTATIVE SALE
002	0	179638	0480	02/07/12	\$119,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	0	179638	0560	04/12/13	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179638	0560	05/24/14	\$178,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	0	179638	0580	10/17/14	\$196,100	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179638	0650	03/12/13	\$167,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	179638	0690	02/24/12	\$351,284	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
002	0	179638	0690	04/23/12	\$162,500	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	0	179638	0700	07/02/12	\$251,793	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	179638	1010	12/22/14	\$168,000	NON-REPRESENTATIVE SALE
002	0	179670	0150	10/01/13	\$285,315	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	179670	0250	11/24/14	\$251,964	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	259178	0050	04/07/14	\$290,090	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
002	0	291660	0110	04/28/14	\$199,950	NO MARKET EXPOSURE; CORPORATE AFFILIATES;NON REPRESENTATIVE SALE
002	0	291660	0190	10/18/12	\$133,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	291661	0100	09/18/12	\$143,811	NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.); QUIT CLAIM DEED
002	0	291661	0460	05/25/12	\$148,892	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	291662	0100	11/19/12	\$314,452	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	291662	0100	04/22/13	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	0	291662	0180	10/27/14	\$379,207	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
002	0	291662	0240	07/03/13	\$233,400	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	291662	0240	11/06/13	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	0	292206	9113	06/20/14	\$405,000	NON-REPRESENTATIVE SALE
002	0	292206	9155	09/17/13	\$264,410	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	292206	9155	09/10/13	\$160,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	292206	9157	07/24/14	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
002	0	292206	9165	05/07/14	\$329,950	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	302206	9074	09/05/14	\$274,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	417850	0040	08/28/14	\$276,500	IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	0	417850	0270	06/25/12	\$263,758	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	417850	0750	10/29/12	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	417850	0770	12/08/14	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	0	417850	0810	04/03/12	\$180,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	0	417850	0960	08/30/12	\$301,579	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	431170	0140	04/24/13	\$105,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	0	431170	0150	01/16/13	\$95,792	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	431170	0200	06/04/14	\$231,866	BANKRUPTCY RECEIVER TRUSTEE; NON GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	776040	0700	11/27/13	\$223,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	776040	1000	04/24/14	\$352,067	BANKRUPTCY RECEIVER TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
002	0	864780	0100	01/10/13	\$187,189	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	864820	0030	01/03/14	\$160,001	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	864821	0030	06/08/12	\$242,807	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	864821	0030	06/04/12	\$257,904	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	864821	0530	09/20/13	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	864821	0670	12/05/13	\$280,415	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	864821	0670	07/08/13	\$280,416	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	864821	0740	10/16/13	\$214,875	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	0	864821	0770	07/09/13	\$146,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	0	864822	0270	11/07/14	\$193,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	865010	0040	03/12/14	\$223,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	0	865010	0120	07/12/12	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	0	865010	0160	07/03/12	\$293,056	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
002	0	865010	0160	02/28/13	\$220,501	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
002	0	865011	0060	01/23/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	1	076600	0110	09/25/12	\$131,000	NO MARKET EXPOSURE
002	2	179630	0010	09/26/13	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	2	362205	9072	06/28/12	\$149,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	3	865140	0180	12/19/13	\$130,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	865140	0230	05/23/14	\$127,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3	865140	0370	04/25/13	\$100,200	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
002	3	865140	0580	02/08/13	\$200,464	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865140	0580	01/03/14	\$121,301	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
002	3	865140	0720	12/11/13	\$123,251	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865140	0750	12/02/13	\$101,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865140	0820	06/24/13	\$130,000	NO MARKET EXPOSURE
002	3	865140	0850	09/21/12	\$88,900	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865140	0880	07/27/12	\$85,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865140	0890	08/13/14	\$161,390	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
002	3	865140	0920	09/07/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865140	1010	06/12/14	\$134,400	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865140	1150	12/04/12	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	3	865140	1170	04/06/12	\$83,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865140	1270	03/19/13	\$197,421	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865140	1270	09/04/13	\$90,001	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
002	3	865140	1350	04/22/14	\$117,500	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865140	1360	05/08/13	\$117,001	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865140	1470	12/17/13	\$142,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865140	1470	07/31/14	\$118,841	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	3	865140	1470	11/05/14	\$126,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865140	1490	05/23/13	\$117,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865140	1580	01/27/12	\$181,834	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865140	1580	04/16/12	\$77,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865140	1640	07/19/12	\$145,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	865140	2010	02/02/12	\$139,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865140	2100	03/28/12	\$217,316	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865140	2100	03/20/12	\$271,139	RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865140	2150	03/11/14	\$165,438	BANKRUPTCY RECEIVER TRUSTEE; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
002	3	865140	2150	08/26/14	\$112,500	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865140	2180	11/19/14	\$164,650	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX





## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3	865140	2220	06/05/14	\$128,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865140	2270	08/29/13	\$93,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865140	2330	04/09/12	\$95,000	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865140	2390	03/12/14	\$121,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865140	2700	09/12/13	\$211,783	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865140	2700	09/09/13	\$244,081	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865140	2700	04/23/14	\$88,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865140	2750	12/15/14	\$193,618	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865140	2910	01/22/13	\$82,001	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
002	3	865141	0040	01/11/13	\$95,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	3	865141	0060	10/31/13	\$115,800	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865141	0130	12/20/12	\$172,262	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	0130	12/19/12	\$195,214	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
002	3	865141	0130	08/14/13	\$87,001	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865141	0150	10/01/14	\$196,820	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865141	0170	04/25/14	\$46,306	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	865141	0190	06/03/14	\$141,820	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
002	3	865141	0330	10/31/14	\$124,959	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865141	0430	05/04/12	\$98,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865141	0490	07/02/13	\$200,042	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	0670	01/16/13	\$89,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865141	0740	12/20/13	\$168,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	0740	09/18/14	\$123,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865141	0900	10/01/12	\$100,930	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865141	0930	04/17/13	\$323,298	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	0930	01/27/14	\$142,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
002	3	865141	0950	10/22/14	\$117,100	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865141	1000	03/13/13	\$165,428	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865141	1040	01/17/12	\$79,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865141	1070	05/12/14	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3	865141	1090	08/05/13	\$150,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865141	1170	06/08/12	\$143,598	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	1170	05/08/12	\$173,184	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865141	1170	06/10/13	\$101,100	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865141	1190	12/04/12	\$251,525	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	1190	10/04/13	\$130,150	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865141	1240	09/18/13	\$125,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865141	1260	04/04/14	\$113,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865141	1270	08/08/12	\$147,778	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865141	1310	09/12/13	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	3	865141	1460	07/16/14	\$127,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	3	865141	1470	06/14/12	\$80,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865143	0050	06/03/13	\$123,750	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865143	0070	01/25/13	\$93,751	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865143	0180	06/26/13	\$168,607	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865143	0180	01/01/14	\$125,100	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865143	0190	01/24/13	\$108,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865143	0250	01/17/12	\$80,000	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865143	0270	08/28/14	\$131,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865143	0270	04/10/14	\$164,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
002	3	865143	0430	04/14/14	\$149,709	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865143	0430	10/23/14	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	3	865143	0460	06/26/13	\$148,053	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865143	0550	04/05/13	\$118,002	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865143	0560	04/29/13	\$259,891	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865143	0560	01/10/14	\$75,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
002	3	865143	0720	03/29/13	\$232,933	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865143	0720	05/15/14	\$107,000	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865143	0750	12/17/12	\$110,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865143	0780	03/25/13	\$110,400	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3	865143	0780	07/05/13	\$118,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865143	0890	07/23/12	\$177,112	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865143	0890	10/04/12	\$90,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	3	865143	0960	03/08/12	\$90,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	3	865143	1100	01/30/13	\$108,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865143	1100	04/22/13	\$92,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
002	3	865143	1120	01/09/13	\$114,841	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865143	1140	03/12/13	\$130,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865143	1160	04/16/13	\$135,545	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0140	05/31/13	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0180	06/19/12	\$121,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	3	865144	0200	08/23/13	\$274,048	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0320	06/02/14	\$135,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	3	865144	0350	11/20/12	\$157,250	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865144	0380	03/25/14	\$157,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0440	02/14/12	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0440	03/19/12	\$122,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
002	3	865144	0470	06/30/14	\$281,695	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	0520	06/12/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
002	3	865144	0610	01/24/13	\$140,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	0610	09/05/13	\$119,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
002	3	865144	0630	07/19/13	\$131,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	0640	07/20/12	\$100,000	NON-REPRESENTATIVE SALE
002	3	865144	0680	04/22/13	\$131,000	NON-REPRESENTATIVE SALE
002	3	865144	1120	10/11/12	\$260,860	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865144	1120	10/09/12	\$318,222	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	1120	01/03/14	\$165,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	3	865144	1140	01/04/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865144	1360	07/30/13	\$164,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	1470	11/06/14	\$150,000	NON-REPRESENTATIVE SALE



## Improved Sales Removed in this Physical Inspection Analysis...Continued

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3	865144	1670	07/31/13	\$119,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	1880	02/01/12	\$105,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865144	2090	01/25/12	\$90,203	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	2450	12/19/12	\$110,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865144	2470	06/18/12	\$137,003	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865144	2580	01/06/14	\$164,650	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	2580	03/05/14	\$164,650	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
002	3	865144	2650	06/14/13	\$216,631	RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865144	2650	04/24/13	\$216,631	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	2650	12/06/13	\$150,000	NON REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
002	3	865144	2670	07/17/12	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	2780	02/01/13	\$121,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
002	3	865144	2800	12/24/12	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	2860	12/11/13	\$117,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865144	2900	12/31/14	\$202,451	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
002	3	865144	2980	06/29/12	\$132,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
002	3	865144	2980	04/13/12	\$145,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865144	3190	03/09/12	\$119,319	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
002	3	865144	3210	10/24/12	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	3	865144	3210	04/11/13	\$130,000	GOV'T TO NON GOV'T; NON REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
002	3	865144	3250	03/13/14	\$184,000	NON-REPRESENTATIVE SALE; SHORT SALE
002	3	865144	3280	12/06/12	\$116,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	3	865144	3310	01/25/12	\$122,800	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
002	3	865144	3360	04/23/14	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
002	3	865144	3420	05/15/14	\$131,250	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE

## Vacant Sales Used in this Physical Inspection Analysis Area 086

Area	Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
086	001	0	262205	9195	08/05/14	\$83,905	5,882	N	N
086	001	0	546876	0080	05/22/12	\$67,500	7,853	N	N
086	001	0	192206	9148	04/25/13	\$75,000	16,953	N	N
056	002	0	415630	0680	05/04/12	\$67,000	9,583	N	N
056	003	0	412700	0360	07/01/14	\$195,000	32,670	N	N
056	003	0	412700	0365	07/01/14	\$190,000	29,185	N	N
056	003	0	738345	0140	11/13/12	\$85,000	4,000	N	N
056	003	0	738345	0170	02/19/13	\$85,000	4,000	N	N
056	003	0	738345	0180	01/30/13	\$85,000	4,000	N	N
056	003	0	738345	0210	11/13/12	\$85,000	4,631	N	N
056	003	0	770260	0150	10/07/13	\$100,000	21,830	N	N
056	004	0	270020	0010	03/26/12	\$85,000	5,632	N	N
056	004	0	270020	0090	03/26/12	\$85,000	4,475	N	N
056	004	0	729987	0070	04/18/14	\$94,999	5,849	N	N
056	004	0	729987	0090	06/01/12	\$75,000	11,716	N	N
057	006	0	615180	0614	05/28/14	\$105,000	11,328	N	N
057	007	0	423340	0650	07/02/14	\$85,000	9,635	N	N
061	006	0	340030	0015	07/09/13	\$110,000	8,712	N	N
061	006	0	571420	0110	10/24/12	\$81,069	5,662	N	N
061	006	0	571420	0240	12/17/12	\$81,069	5,662	N	N

## Vacant Multi-Parcel Sales Used in this Physical Inspection Analysis Area 086

Area	Sub Area	Major	Plat Name	Sale Date	Sale Price	Excise Number	Number of Parcels	Indicated Value per Lot
086	002	546876	Meridian Pointe	10/22/12	\$130,000	2571752	2	\$65,000
086	003	947855	Wing Field North	03/14/12	\$840,000	2534004	12	\$70,000
086	004	947856	Wing Field North	09/13/12	\$630,000	2564359	9	\$70,000
056	003	738345	Rock Creek Meadows	06/04/12	\$170,000	2564638	2	\$85,000
056	003	738345	Rock Creek Meadows	08/31/12	\$170,000	2550393	2	\$85,000
056	003	738345	Rock Creek Meadows	11/13/12	\$170,000	2576522	2	\$85,000
057	006	757006	Sawyer Crest II	10/03/12	\$431,000	2568084	5	\$86,200

## Vacant Sales Removed in this Physical Inspection Analysis Area 086

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0	429900	0240	06/21/13	\$1,000	\$1,000 SALE OR LESS; CONTRACT OR CASH SALE
001	0	714070	0050	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	0080	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	0090	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	0140	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1380	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1390	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1400	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1410	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1430	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1440	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	714070	1450	06/07/12	\$360,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0	809250	1440	03/31/14	\$12,000	AUCTION SALE; GOV'T TO GOV'T; NO MARKET EXPOSURE
002	0	302206	9015	02/27/14	\$480,000	MULTI-PARCEL SALE; GOV'T TO NON-GOV'T; CORPORATE AFFILIATES
002	0	302206	9028	02/27/14	\$480,000	MULTI-PARCEL SALE; GOV'T TO NON-GOV'T; CORPORATE AFFILIATES
002	0	369150	0190	12/20/12	\$111,098	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE



## Mobile Home Sales Used in this Physical Inspection Analysis Area 086

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
86-1	0	192206	9121	10/16/13	\$400,000	\$431,000	1,056	3	1968	Avg	206,234	N	18049 SE 240TH ST
56-1	0	152670	0130	02/27/14	\$160,000	\$168,000	1,782	2	1995	Avg	15,197	N	27051 235TH CT SE
56-1	0	332206	9019	05/06/13	\$185,000	\$205,000	1,232	4	1987	Gd	39,302	N	22011 SE 276TH ST
56-1	0	681750	0080	11/10/14	\$230,000	\$232,000	1,782	4	2006	V-Gd	14,710	N	22231 SE 275TH PL
56-1	0	681751	0030	07/08/14	\$149,000	\$153,000	1,344	3	1974	Gd	9,822	N	22156 SE 274TH PL
56-1	0	681751	0050	06/25/13	\$165,000	\$181,000	1,272	3	1971	Gd	13,847	N	22155 SE 274TH PL
56-1	0	681751	0240	10/30/13	\$110,000	\$118,000	1,488	3	1975	Avg	9,515	N	27408 220TH PL SE
56-1	0	681751	0290	11/06/14	\$220,000	\$222,000	1,792	4	1998	V-Gd	10,212	N	27423 220TH PL SE
56-1	0	681752	0120	07/09/13	\$154,900	\$170,000	1,064	3	1986	V-Gd	9,425	N	22020 SE 273RD ST
56-1	0	681752	0290	02/27/14	\$121,000	\$127,000	1,152	3	1970	Gd	15,990	N	27318 220TH PL SE
56-1	0	738300	0340	05/24/13	\$167,500	\$185,000	1,344	3	1977	Gd	21,000	N	21913 SE 276TH ST
56-2	0	282206	9103	06/04/14	\$152,800	\$158,000	1,568	3	1987	Gd	10,680	N	22011 SE 256TH ST
56-3	0	212206	9038	06/06/12	\$155,000	\$182,000	1,560	3	1976	Avg	15,090	N	24930 224TH AVE SE
57-1	0	022206	9090	08/07/13	\$257,000	\$280,000	1,625	4	2000	V-Gd	121,096	N	25920 SE 208TH ST
57-1	0	052207	9038	12/16/14	\$174,950	\$175,000	1,536	3	1979	Avg	35,232	N	30608 SE 208TH ST
57-1	0	112206	9087	10/20/14	\$330,000	\$334,000	1,232	1	1988	Fair	98,881	N	20915 259TH AVE SE
57-1	0	142206	9074	07/10/12	\$218,000	\$255,000	1,848	4	1986	Gd	84,506	N	22509 255TH PL SE
57-1	0	142206	9078	10/03/13	\$309,000	\$334,000	1,980	3	2003	Gd	54,014	N	22616 253RD AVE SE
57-1	0	362307	9002	06/21/13	\$305,000	\$308,000	1,600	3	1990	Gd	268,899	N	17901 364TH SVE SE
57-2	0	208520	0035	09/28/14	\$159,500	\$162,000	600	2	1966	Fair	8,770	Y	22628 DORRE DON CT SE
57-2	0	232206	9070	09/28/12	\$250,000	\$288,000	1,400	4	1996	V-Gd	73,826	Y	24512 250TH AVE SE
57-2	0	445900	0080	10/01/12	\$137,000	\$158,000	720	1	1970	Fair	10,350	N	15055 156TH PL SE
57-6	0	615180	0475	05/07/14	\$160,000	\$166,000	780	1	1984	Avg	24,230	N	22031 SE 295TH PL
57-6	0	615180	0536	02/11/13	\$164,900	\$185,000	1,680	3	1986	Avg	47,480	N	29402 216TH AVE SE
57-6	0	928380	0187	09/24/12	\$110,000	\$127,000	1,570	3	1983	Avg	15,575	N	30032 224TH AVE SE
57-7	0	262206	9041	12/12/14	\$280,000	\$296,000	1,920	4	1977	Avg	217,800	N	24924 SE 262ND ST
57-7	0	289140	0240	06/06/14	\$240,000	\$248,000	1,847	3	1999	Gd	187,743	N	25431 SE 359TH ST
57-7	0	564360	0230	11/19/13	\$140,000	\$150,000	1,848	3	1988	Avg	15,400	N	32508 MORGAN DR
60-1	0	511280	0416	03/16/12	\$165,000	\$197,000	1,344	3	1985	Gd	36,900	N	19437 SE 168TH ST



## Mobile Home Sales Used in this Physical Inspection Analysis...Continued

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
60-1	0	511320	0080	12/30/14	\$112,000	\$112,000	1,248	3	1978	Avg	12,322	N	16324 186TH AVE SE
60-1	0	511320	0270	12/11/14	\$260,000	\$260,000	2,100	3	2004	V-Gd	19,770	N	18631 SE 162ND ST
60-1	0	511325	0260	04/17/13	\$207,000	\$230,000	1,230	3	1990	Exc	20,487	N	18412 SE 162ND ST
60-2	0	132205	9131	07/11/13	\$240,000	\$263,000	2,151	4	1998	Gd	46,173	N	23830 164TH AVE SE
60-3	0	082206	9030	05/13/14	\$285,000	\$296,000	1,568	3	1987	Gd	128,598	N	21802 SWEENEY RD SE
60-3	0	092206	9166	09/27/13	\$242,000	\$262,000	1,848	3	1987	Gd	94,089	N	22230 217TH AVE SE
60-3	0	162206	9109	05/09/13	\$249,950	\$277,000	2,072	4	1992	V-Gd	98,445	N	21323 SE 232ND ST
60-3	0	172206	9007	04/16/14	\$299,000	\$312,000	1,792	3	1987	Gd	287,060	N	19826 SE 232ND ST
60-3	0	172206	9108	03/26/13	\$259,950	\$290,000	2,136	4	1981	Gd	85,813	N	19655 SE 227TH ST
60-3	0	192206	9134	12/13/12	\$220,000	\$250,000	2,480	4	2008	Exc	14,525	N	25046 188TH AVE SE
60-3	0	202206	9008	11/29/12	\$245,000	\$279,000	1,848	3	1983	Gd	64,670	N	24712 197TH AVE SE
60-3	0	793760	0305	08/22/12	\$270,000	\$313,000	2,573	4	2000	Exc	48,969	N	18350 E. SPRING LAKE DR SE

## Mobile Home Sales Removed in this Physical Inspection Analysis Area 086

Area Sub	Nghb	Major	Minor	Sale Date	Sale Price	Comments
86-1	0	192206	9148	04/25/13	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME
86-1	0	192206	9176	05/30/13	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME
86-2	0	369150	0190	04/02/14	\$72,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME; NON-REPRESENTATIVE SALE
86-2	0	369150	0190	02/11/13	\$111,098	CORRECTION DEED; MOBILE HOME; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
86-2	0	369150	0190	12/20/12	\$111,098	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS

# USPAP 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.*



## USPAP Compliance...Continued

### **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.



## USPAP Compliance...Continued

### 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.





## USPAP Compliance...Continued

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.



## USPAP Compliance...Continued

- 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.
- To the best of my knowledge the following services were performed by the appraisal team within the subject area in the last three years:

### *Debra Clark*

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

### *Gary Downing*

- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Land and Total Valuation
- New Construction Evaluation

### *Ian Lamb*

- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- Land and Total Valuation
- New Construction Evaluation

### *Stephanie Pratt*

- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- Land and Total Valuation
- New Construction Evaluation

### *Lori Sorrell*

- Data Collection
- Sales Verification
- Appeals Response Preparation/Review
- Land and Total Valuation
- New Construction Evaluation

- Any services regarding the subject area performed by me within the prior three years, as an appraiser or in any other capacity is listed adjacent to my name.
- To the best of my knowledge the following services were performed by me within the subject area in the last three years:

### *Marie “Mindy” Tiangson*

- Annual Up-Date Model Development and Report Preparation
- Data Collection/Assessment Reviews



## USPAP Compliance...Continued

- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and Total Valuation
- New Construction Evaluation

*Nani "Minky" Tianson*

04-27-15

Appraiser II

Date



## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**

As we start preparations for the 2015 property assessments, it is helpful to remember that the mission and work of the Assessor's Office sets the foundation for efficient and effective government and is vital to ensure adequate funding for services in our communities. Maintaining the public's confidence in our property tax system requires that we build on a track record of fairness, equity, and uniformity in property assessments. Though we face ongoing economic challenges, I challenge each of us to seek out strategies for continuous improvement in our business processes.

Please follow these standards as you perform your tasks.

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Where applicable, validate correctness of physical characteristics and sales of all vacant and improved properties.
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop and validate valuation models as delineated by IAAO standards: Standard on Mass Appraisal of Real Property and Standard on Ratio Studies. Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population.
- Time adjust sales to January 1, 2015 in conformance with generally accepted appraisal practices.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the public, Assessor, the Boards of Equalization and Tax Appeals, and potentially other governmental jurisdictions. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor