

# Skyway/ Bryn Mawr

Area: 025

## *Residential Revalue for 2015 Assessment Roll*



Obtained from [terribriere.com](http://terribriere.com)

Area 25 is located just south of the Seattle City limits and includes Skyway, Bryn Mawr and downtown Renton. It has good access to major highways I-5 and I-405 and 167. These highways provide direct access to downtown Seattle, Downtown Bellevue and Kent respectively. In addition the area has its own business and commercial center which is downtown Renton. Downtown Renton is home to the Boeing Company's 737 assembly plant, PACCAR'S Kenworth truck manufacturing facility and the Renton Municipal airport. Nearby shopping areas include The Landing and Westfield Southcenter Mall. The Renton area also offers park amenities which include Gene Coulon Park on south Lake Washington, Skyway Park, and Lakeridge Park. Other amenities include golf at nearby Maplewood Golf Course, the Cedar River which offers fishing and other water activities as well as Cedar River Park.



**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.

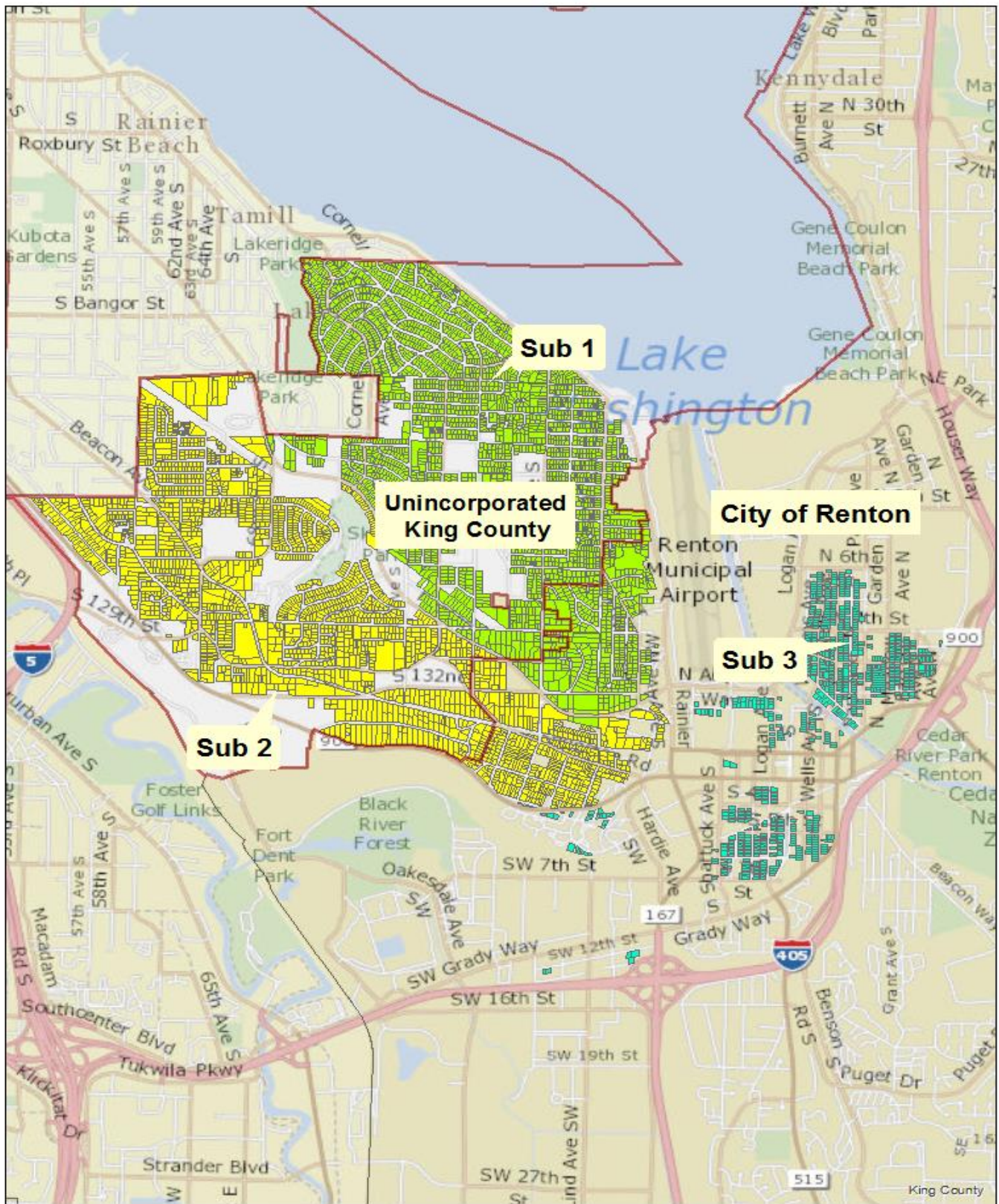
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor



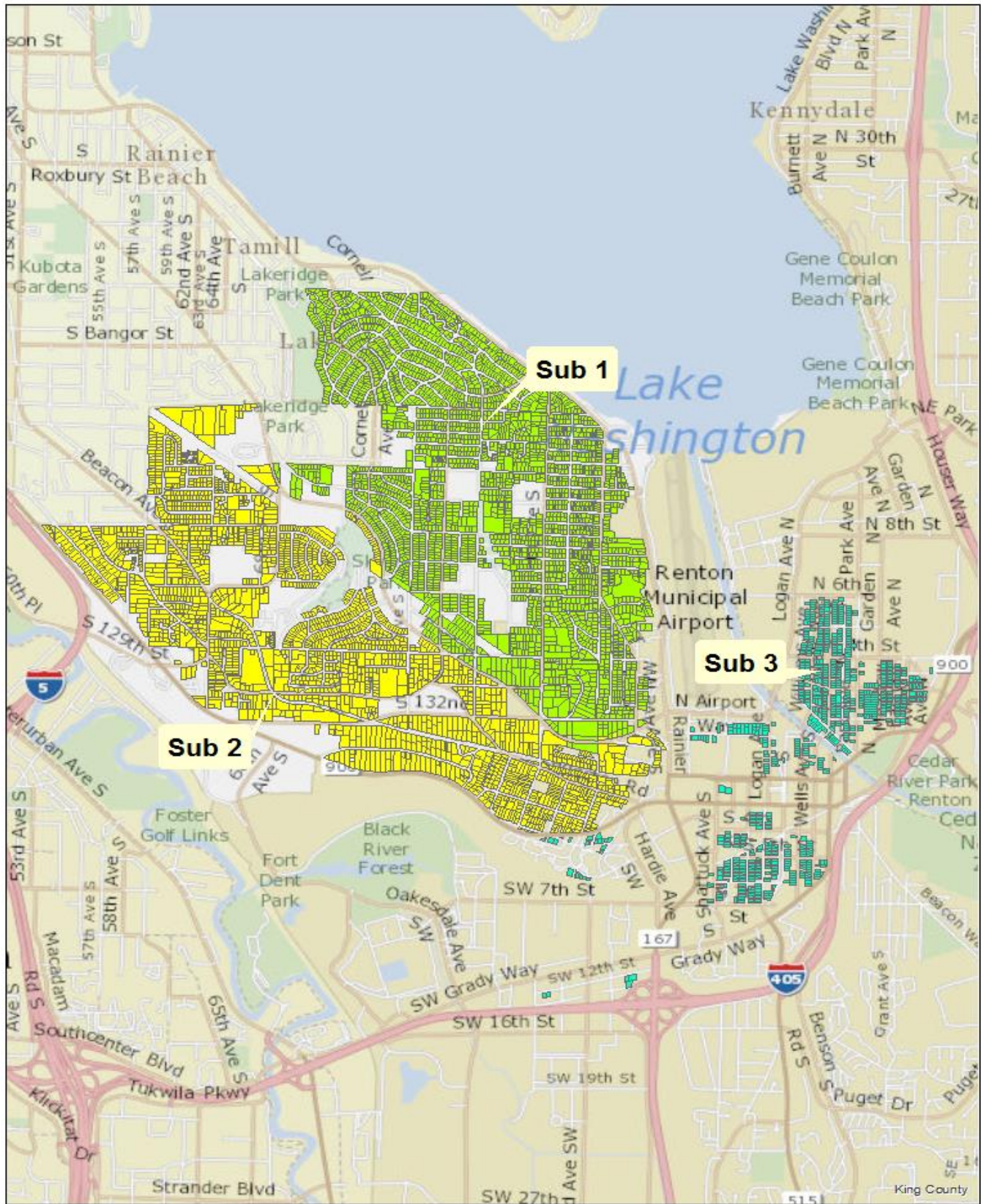
# Area 025 025Map



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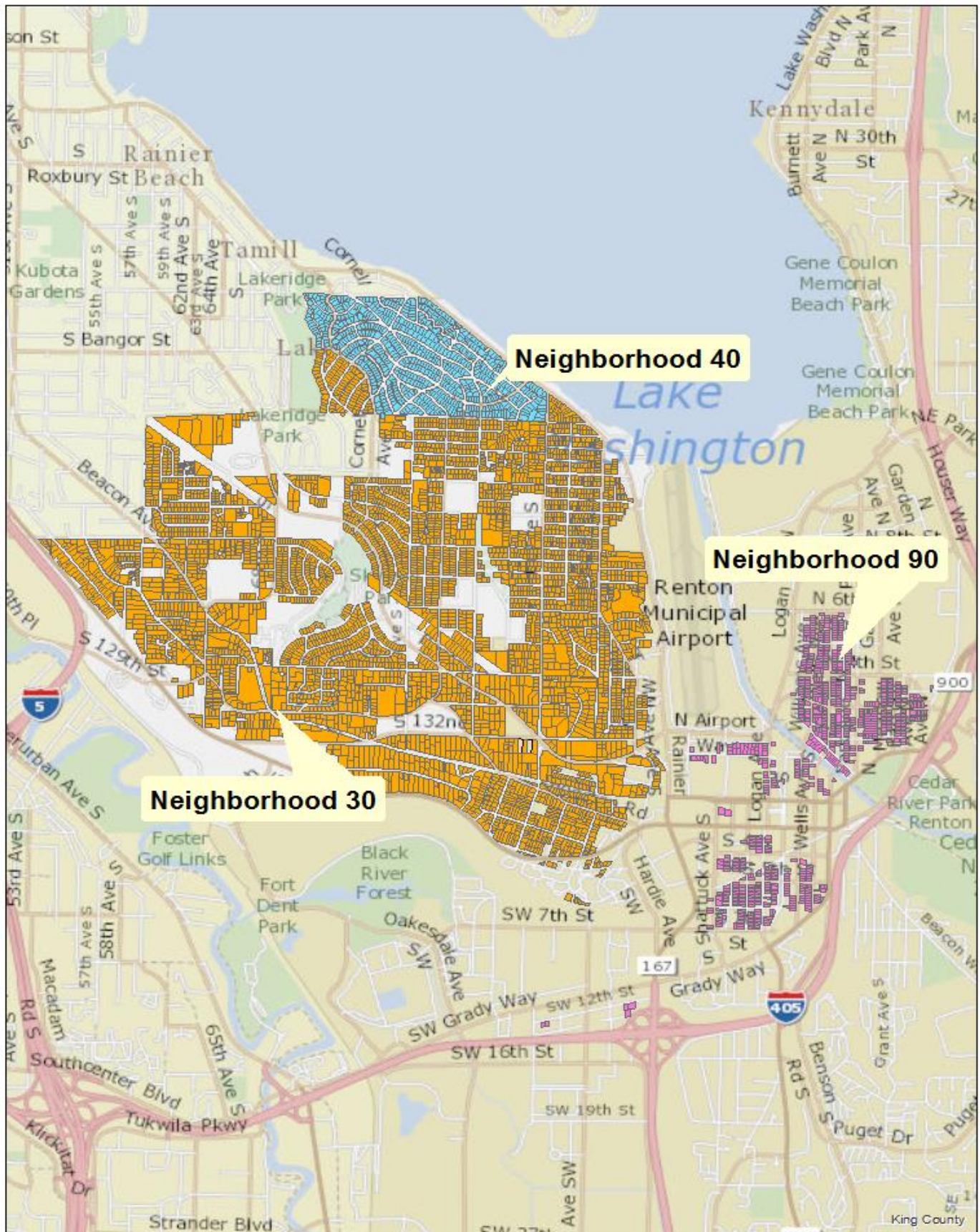
## Area 025 025Map



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## Neighborhood Map





## Area 0255 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 420  
Account Number 182305-9179



Grade 6/ Year Built 1929/ Total Living Area 1110  
Account Number 722450-0120



Grade 7/ Year Built 1978/ Total Living Area 1940  
Account Number 781320-0140



Grade 8/ Year Built 1999/ Total Living Area 2030  
Account Number 118000-6706



Grade 9/ Year Built 2006/ Total Living Area 3140  
Account Number 214650-0230



Grade 10/ Year Built 2011/ Total Living Area 3990  
Account Number 405820-1405

# 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

## Skyway/ Bryn Mawr - Area 025

### Annual Update

#### Characteristics Based Market Adjustment for 2015 Assessment Roll

**Previous Physical Inspection:** 2012  
**Number of Improved Sales:** 588  
**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>	\$93,500	\$172,100	\$265,600			11.02%
<b>2015 Value</b>	\$106,200	\$189,300	\$295,500	\$317,300	94.0%	10.96%
<b>\$ Change</b>	+\$12,700	+\$17,200	+\$29,900			
<b>% Change</b>	+13.6%	+10.0%	+11.3%			

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 10.96% is an improvement from the previous COD of 11.02%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$96,300	\$148,100	\$244,400
<b>2015 Value</b>	\$108,800	\$162,700	\$271,500
<b>\$ Change</b>	+\$12,500	+\$14,600	+\$27,100
<b>% Change</b>	+13.0%	+9.9%	+11.1%

**Number of one to three unit residences in the population:** 5,666

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, High Grades > 8 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



## Area 025 - Model Adjustments

### 1-3 Unit Residences

*2015 Total Value = 2014 Total Value + Overall (+/-) Characteristic Adjustments*

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+10.82%</b>	5,483	97%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>High Grade &gt;8</b>	+20.02%	23	183	13%

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

Generally, High Grades > 8 parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

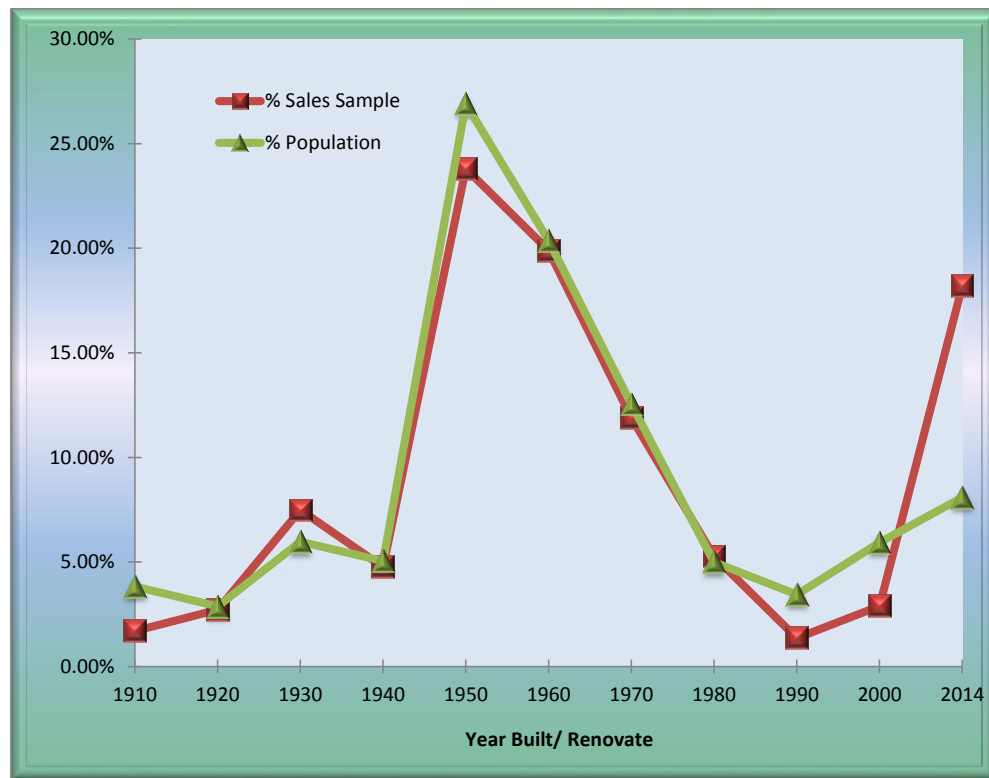
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	10	1.70%
1920	16	2.72%
1930	44	7.48%
1940	28	4.76%
1950	140	23.81%
1960	117	19.90%
1970	70	11.90%
1980	31	5.27%
1990	8	1.36%
2000	17	2.89%
2014	107	18.20%
588		

**Population**

Year Built/Ren	Frequency	% Population
1910	217	3.83%
1920	163	2.88%
1930	338	5.97%
1940	286	5.05%
1950	1,525	26.91%
1960	1,154	20.37%
1970	711	12.55%
1980	283	4.99%
1990	195	3.44%
2000	336	5.93%
2014	458	8.08%
5,666		



Sales of new homes built over the last few years are over represented in this sample.

This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.



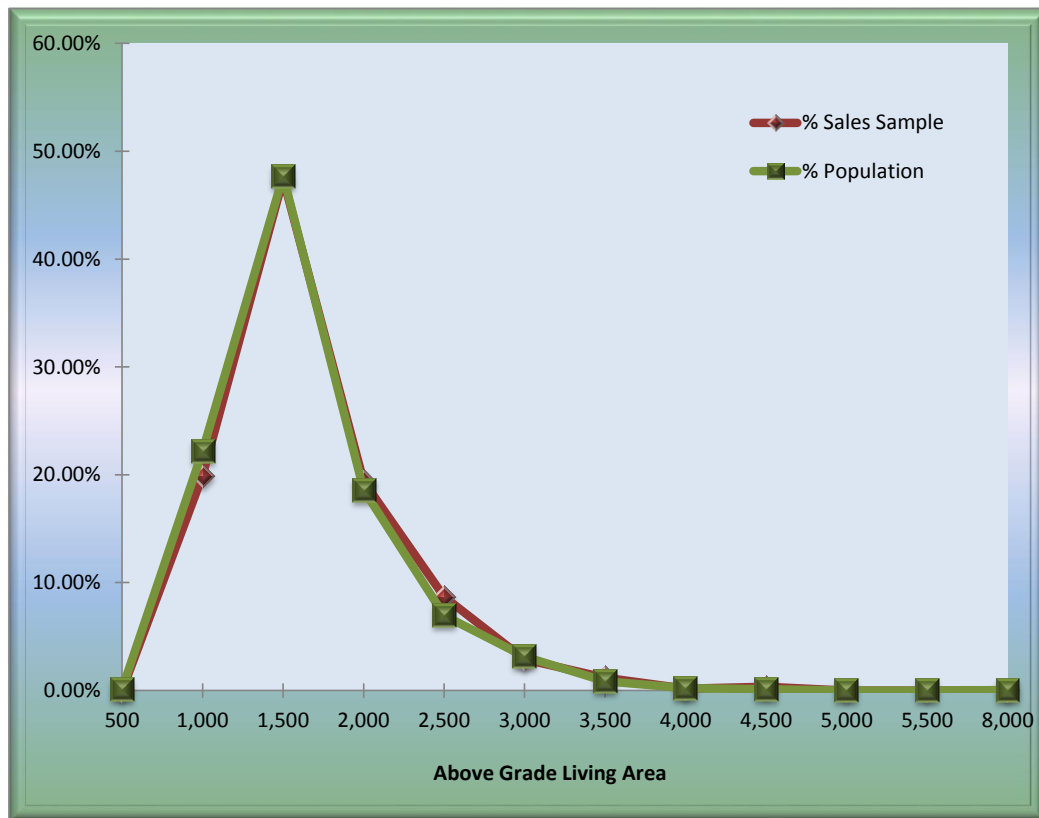
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	117	19.90%
1,500	279	47.45%
2,000	114	19.39%
2,500	51	8.67%
3,000	17	2.89%
3,500	7	1.19%
4,000	1	0.17%
4,500	2	0.34%
5,000	0	0.00%
5,500	0	0.00%
8,000	0	0.00%
588		

**Population**

AGLA	Frequency	% Population
500	8	0.14%
1,000	1,257	22.18%
1,500	2,704	47.72%
2,000	1,054	18.60%
2,500	394	6.95%
3,000	178	3.14%
3,500	49	0.86%
4,000	12	0.21%
4,500	7	0.12%
5,000	0	0.00%
5,500	0	0.00%
8,000	3	0.05%
5,666		



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

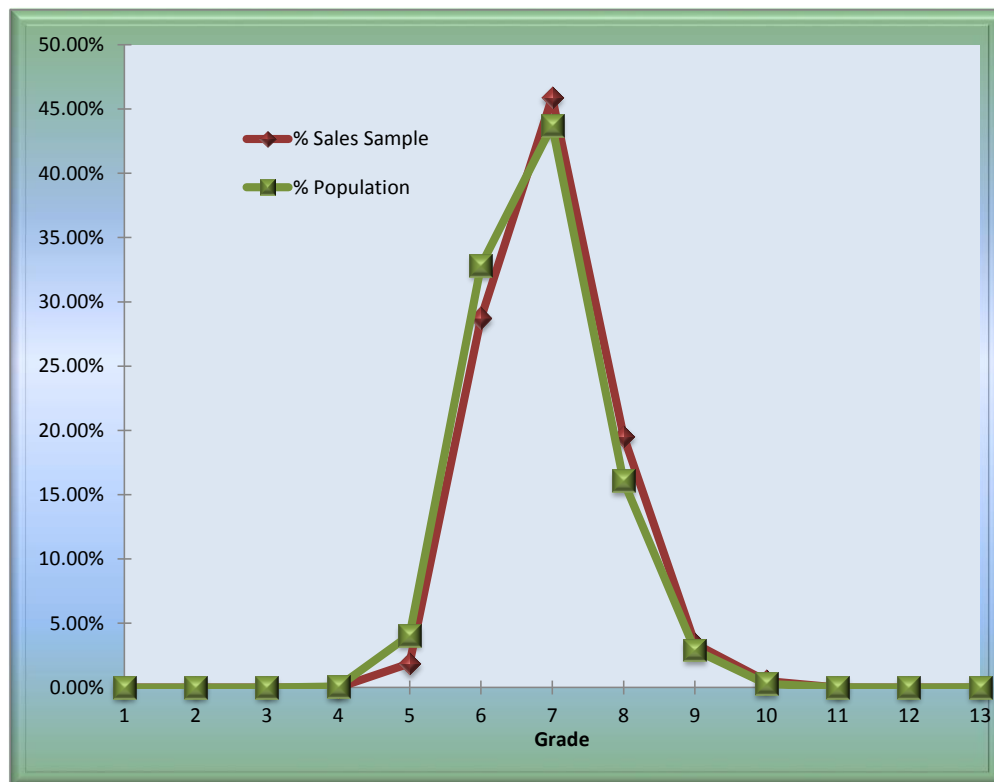
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	1.87%
6	169	28.74%
7	270	45.92%
8	115	19.56%
9	20	3.40%
10	3	0.51%
11	0	0.00%
12	0	0.00%
13	0	0.00%
588		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	231	4.08%
6	1,861	32.85%
7	2,477	43.72%
8	910	16.06%
9	165	2.91%
10	16	0.28%
11	1	0.02%
12	0	0.00%
13	1	0.02%
5,666		



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



## Area 025 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 1.164, resulting in an adjusted value of \$552,000 ( $\$475,000 \times 1.164 = \$552,900$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.393	39.3%
2/1/2012	1.382	38.2%
3/1/2012	1.371	37.1%
4/1/2012	1.360	36.0%
5/1/2012	1.350	35.0%
6/1/2012	1.338	33.8%
7/1/2012	1.328	32.8%
8/1/2012	1.317	31.7%
9/1/2012	1.305	30.5%
10/1/2012	1.295	29.5%
11/1/2012	1.284	28.4%
12/1/2012	1.273	27.3%
1/1/2013	1.262	26.2%
2/1/2013	1.251	25.1%
3/1/2013	1.241	24.1%
4/1/2013	1.229	22.9%
5/1/2013	1.219	21.9%
6/1/2013	1.208	20.8%
7/1/2013	1.197	19.7%
8/1/2013	1.186	18.6%
9/1/2013	1.175	17.5%
10/1/2013	1.164	16.4%
11/1/2013	1.153	15.3%
12/1/2013	1.142	14.2%
1/1/2014	1.131	13.1%
2/1/2014	1.120	12.0%
3/1/2014	1.110	11.0%
4/1/2014	1.099	9.9%
5/1/2014	1.088	8.8%
6/1/2014	1.077	7.7%
7/1/2014	1.066	6.6%
8/1/2014	1.055	5.5%
9/1/2014	1.044	4.4%
10/1/2014	1.033	3.3%
11/1/2014	1.022	2.2%
12/1/2014	1.011	1.1%
1/1/2015	1.000	0.0%

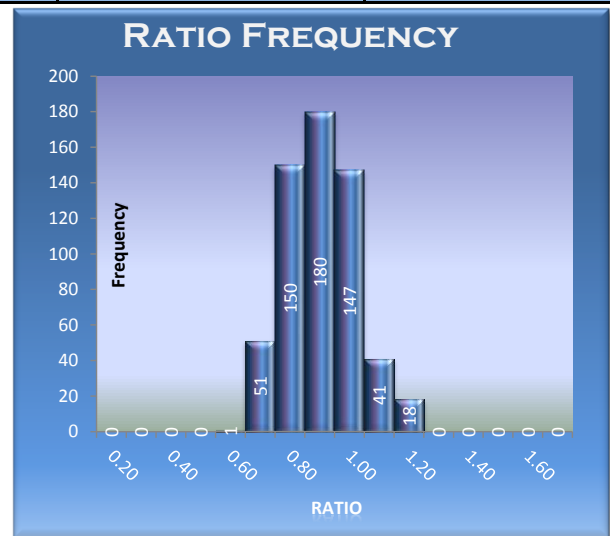
The time adjustment formula for Area 025 is:  $(.857264770294637 - 0.065701252014074 * 0.03911564 - 0.000306438234444563 * \text{SaleDay}) / (.857264770294637 - 0.065701252014074 * 0.03911564)$   
 $\text{SaleDay} = \text{SaleDate} - 42005$



# Annual Update Ratio Study Report (Before) – 2014 Assessments

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Skyway/ Bryn Mawr</b>	<b>1/1/2014</b>	<b>8/6/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 025</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>MDEL</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	588
<b>Mean Assessed Value</b>	\$265,600
<b>Mean Adj. Sales Price</b>	\$317,300
<b>Standard Deviation AV</b>	\$86,489
<b>Standard Deviation SP</b>	\$113,783
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.855
<b>Median Ratio</b>	0.847
<b>Weighted Mean Ratio</b>	0.837
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.561
<b>Highest ratio:</b>	1.179
<b>Coefficient of Dispersion</b>	11.02%
<b>Standard Deviation</b>	0.116
<b>Coefficient of Variation</b>	13.56%
<b>Price Related Differential (PRD)</b>	1.021
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.834
Upper limit	0.856
<b>95% Confidence: Mean</b>	
Lower limit	0.845
Upper limit	0.864
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,666
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.116
<b>Recommended minimum:</b>	21
<b>Actual sample size:</b>	588
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	317
# ratios above mean:	271
z:	1.897
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 025

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

## Annual Update Ratio Study Report (After) – 2015 Assessments

District: WC / Team: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Skyway/ Bryn Mawr		1/1/2015	8/6/2015	1/2012 - 12/2014
Area Number: 025		Appr. ID:	Property Type:	Adjusted for time?
		MDEL	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)	588			
Mean Assessed Value	\$295,500			
Mean Sales Price	\$317,300			
Standard Deviation AV	\$100,225			
Standard Deviation SP	\$113,783			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.948			
Median Ratio	0.940			
Weighted Mean Ratio	0.931			
UNIFORMITY				
Lowest ratio	0.621			
Highest ratio:	1.305			
Coefficient of Dispersion	10.96%			
Standard Deviation	0.128			
Coefficient of Variation	13.48%			
Price Related Differential (PRD)	1.018			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.927			
Upper limit	0.952			
95% Confidence: Mean				
Lower limit	0.938			
Upper limit	0.959			
SAMPLE SIZE EVALUATION				
N (population size)	5,666			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.128			
Recommended minimum:	26			
Actual sample size:	588			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	314			
# ratios above mean:	274			
z:	1.650			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

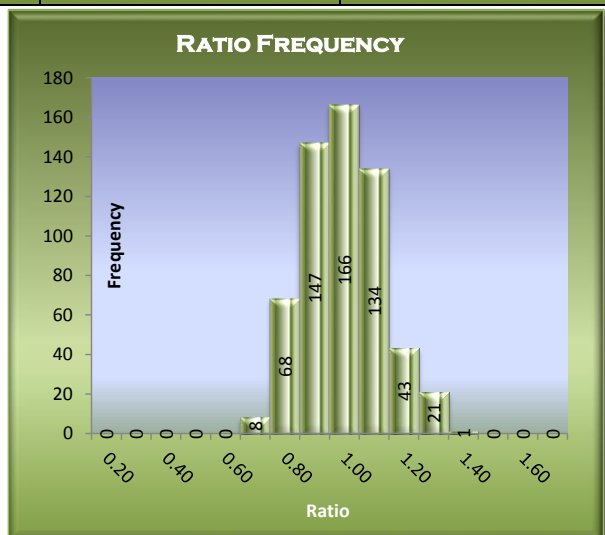
**RATIO FREQUENCY**

Ratio	Frequency
0.60	8
0.70	68
0.80	147
0.90	166
1.00	134
1.10	43
1.20	21
1.30	1
1.40	0
1.50	0
1.60	0

COMMENTS:

1 to 3 Unit Residences throughout Area 025.

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 025.

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

# Annual Update Process

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

**Date of Appraisal Report: August 6, 2015**

## 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. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Based on the 17 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +13.0% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.135, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, High Grades > 8 were generally at lower assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.



With the exception of real property mobile home parcels and parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 588 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2015. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (.857264770294637 - 0.065701252014074 * \text{HighGrade})$$

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

$$2015 \text{ Improvements Value} = 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value}$$

## Mobile Home Update

There were no recent fair market sales of mobile homes within Area 025; therefore, mobile homes received the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +11.3%. The adjustment formula is:

$$\begin{aligned} 2015 \text{ Total Value} &= 2014 \text{ Total Value} * 1.113 \\ 2015 \text{ Improvements Value} &= 2015 \text{ Total Value} \text{ minus } 2015 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.940. 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 +11.1%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Revalue Plan, separate studies, and statutes.

## Exceptions:

- If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Year Land Value + Previous Year Improvement Value) \* 1.113.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If “accessory improvements only”, the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (Previous Year Land Value + Previous Year Improvement Value) \* 1.113.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.

- If land value  $\leq$  \$10,000 no adjustment is applied.
- If improvements and accessories  $\leq$  \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

Any properties excluded from the annual up-date process are noted in RealProperty.

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	788720	0040	06/12/13	\$229,900	\$277,000	700	6	1939	VGood	9,600	N	N	12821 65TH AVE S
1	30	768960	0095	04/17/14	\$140,000	\$153,000	710	6	1943	VGood	7,200	N	N	7002 S 125TH ST
1	30	768960	0230	05/09/13	\$159,450	\$194,000	710	6	1943	VGood	9,078	N	N	12536 69TH AVE S
1	30	315160	0035	01/16/14	\$145,000	\$163,000	760	6	1943	Avg	6,407	N	N	5916 S 118TH ST
1	30	112304	9043	08/21/12	\$136,000	\$178,000	780	6	1949	Avg	12,820	N	N	6478 S 118TH ST
1	30	214370	1210	07/02/13	\$170,000	\$203,000	790	6	1940	VGood	2,631	N	N	520 SW SUNSET BLVD
1	30	781280	1380	07/16/14	\$198,900	\$211,000	790	6	1945	Good	6,240	N	N	7000 S 120TH PL
1	30	396930	0070	01/03/13	\$120,000	\$151,000	800	6	1943	Avg	7,200	N	N	7408 S 128TH ST
1	30	781280	1845	08/22/13	\$219,000	\$258,000	810	6	1944	Good	6,050	N	N	12030 68TH AVE S
1	30	768960	0570	10/10/12	\$147,950	\$191,000	820	6	1943	Avg	7,980	N	N	7045 S 126TH ST
1	30	781280	1850	10/15/14	\$194,000	\$199,000	820	6	1944	Avg	6,050	N	N	12024 68TH AVE S
1	30	768960	0410	09/19/13	\$205,000	\$239,000	850	6	1943	Avg	7,200	N	N	7026 S 126TH ST
1	30	768960	0330	08/05/13	\$124,900	\$148,000	860	6	1960	Avg	7,740	N	N	7063 S 125TH ST
1	30	768960	0330	11/06/12	\$122,316	\$157,000	860	6	1960	Avg	7,740	N	N	7063 S 125TH ST
1	30	214370	1216	05/07/12	\$195,000	\$263,000	890	6	1920	Good	10,080	N	N	513 SW 3RD PL
1	30	600240	0070	02/08/13	\$172,000	\$215,000	910	6	1971	Good	7,440	N	N	6143 S 125TH ST
1	30	214370	0070	12/16/14	\$198,000	\$199,000	920	6	1945	Avg	7,800	Y	N	330 STEVENS AVE SW
1	30	214480	0615	06/25/14	\$190,000	\$203,000	930	6	1941	Avg	29,258	N	N	7662 S 134TH ST
1	30	182305	9207	03/14/13	\$285,000	\$352,000	940	6	1945	VGood	7,840	N	N	510 SW LANGSTON RD
1	30	768960	0905	03/22/13	\$140,000	\$173,000	940	6	1944	Avg	7,791	N	N	12610 74TH AVE S
1	30	184720	0090	10/03/13	\$116,200	\$135,000	950	6	1918	Avg	9,770	N	N	214 SW LANGSTON RD
1	30	039900	0195	10/20/14	\$200,000	\$205,000	960	6	1953	Avg	7,500	N	N	6222 S 119TH ST
1	30	768960	0445	04/30/12	\$115,000	\$155,000	990	6	1943	Avg	7,020	N	N	7200 S 126TH ST
1	30	396930	0020	12/04/13	\$135,000	\$154,000	1,000	6	1943	Avg	7,134	N	N	12660 74TH PL S
1	30	781280	1235	01/27/12	\$150,000	\$208,000	1,000	6	1944	Avg	6,504	N	N	11933 RENTON AVE S
1	30	018500	0110	08/21/13	\$275,000	\$324,000	1,010	6	2009	Avg	17,700	Y	N	12025 56TH PL S
1	30	039920	0055	01/17/13	\$159,000	\$200,000	1,010	6	1958	Avg	6,432	N	N	6222 S 117TH ST
1	30	798980	0151	03/27/13	\$235,000	\$289,000	1,010	6	2005	Avg	13,860	N	N	11200 59TH AVE S
1	30	787840	0024	06/19/12	\$131,000	\$174,000	1,040	6	1960	Good	6,000	N	N	7027 S 128TH ST
1	30	214370	1035	12/20/13	\$263,000	\$299,000	1,050	6	1940	Good	12,300	N	N	708 SW 4TH PL
1	30	217140	0207	10/22/14	\$205,000	\$210,000	1,070	6	1959	Avg	9,750	N	N	12046 62ND AVE S
1	30	781280	1720	09/25/12	\$125,000	\$162,000	1,070	6	1944	Good	6,050	N	N	12025 69TH AVE S
1	30	781280	1810	12/13/12	\$120,000	\$152,000	1,070	6	1944	Avg	6,350	N	N	12220 68TH AVE S
1	30	214370	0960	11/12/12	\$167,500	\$214,000	1,090	6	1924	Good	5,216	Y	N	813 SW 3RD PL
1	30	768960	0790	02/23/12	\$134,000	\$184,000	1,090	6	1943	Avg	7,739	N	N	7201 S 127TH ST
1	30	182305	9152	06/15/12	\$194,000	\$259,000	1,100	6	1928	Good	14,750	Y	N	8921 S 133RD ST
1	30	768960	0715	11/12/13	\$170,000	\$195,000	1,110	6	1943	Good	7,425	N	N	12653 74TH AVE S





## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	781320	0055	11/12/12	\$163,000	\$209,000	1,110	6	1962	Avg	9,359	N	N	12038 70TH PL S
1	30	768960	0215	10/17/14	\$202,500	\$208,000	1,120	6	1943	Avg	8,576	N	N	12518 69TH AVE S
1	30	780600	0180	01/29/13	\$184,900	\$231,000	1,160	6	1958	Avg	7,954	Y	N	7103 S 130TH ST
1	30	788720	0095	07/10/12	\$145,000	\$192,000	1,160	6	1956	Good	6,654	N	N	6407 S LANGSTON RD
1	30	039900	0060	04/22/13	\$178,000	\$218,000	1,180	6	1954	Avg	6,115	N	N	6022 S 118TH PL
1	30	217200	0750	05/27/14	\$160,000	\$173,000	1,180	6	1918	Avg	9,350	N	N	12662 60TH AVE S
1	30	396930	0155	12/20/13	\$259,950	\$295,000	1,190	6	1943	VGood	6,808	N	N	7427 S 127TH ST
1	30	298880	0005	01/18/13	\$146,448	\$184,000	1,230	6	1939	Avg	29,000	Y	N	8005 S 134TH ST
1	30	768960	0340	05/20/13	\$130,000	\$158,000	1,240	6	1943	Avg	7,200	N	N	7051 S 125TH ST
1	30	214370	0800	08/01/13	\$265,000	\$314,000	1,260	6	1943	Good	4,946	N	N	1048 SW 4TH PL
1	30	039920	0010	04/09/13	\$149,950	\$184,000	1,270	6	1961	VGood	6,614	N	N	6237 S 116TH ST
1	30	039920	0010	09/24/13	\$250,000	\$292,000	1,270	6	1961	VGood	6,614	N	N	6237 S 116TH ST
1	30	536520	0040	08/31/12	\$185,000	\$242,000	1,270	6	1949	VGood	7,153	N	N	616 SW LANGSTON RD
1	30	536520	0040	10/16/14	\$235,000	\$241,000	1,270	6	1949	VGood	7,153	N	N	616 SW LANGSTON RD
1	30	781280	1925	06/24/14	\$230,000	\$246,000	1,270	6	1944	Good	6,000	N	N	6913 S 124TH ST
1	30	217140	0208	02/14/13	\$153,996	\$192,000	1,280	6	1964	Avg	9,380	N	N	12051 64TH AVE S
1	30	214480	0810	04/12/13	\$160,000	\$196,000	1,300	6	1910	Avg	10,700	N	N	8436 S 134TH ST
1	30	214370	0731	02/09/12	\$239,950	\$331,000	1,310	6	2012	Avg	7,920	N	N	351 THOMAS AVE SW
1	30	214370	1260	05/15/14	\$190,000	\$206,000	1,310	6	1948	Avg	5,800	Y	N	380 STEVENS AVE SW
1	30	214370	0861	10/30/14	\$192,000	\$196,000	1,340	6	1940	Avg	7,380	N	N	912 SW 4TH PL
1	30	788720	0110	01/13/14	\$170,000	\$192,000	1,380	6	1956	Avg	7,225	N	N	12916 64TH AVE S
1	30	217140	0219	11/20/13	\$150,000	\$172,000	1,400	6	1960	Avg	8,000	N	N	12019 64TH AVE S
1	30	039900	0030	03/27/13	\$245,950	\$303,000	1,420	6	2012	Avg	5,923	N	N	6216 S 118TH PL
1	30	094900	0031	04/03/14	\$184,500	\$203,000	1,450	6	1955	Avg	8,730	N	N	6703 S 122ND ST
1	30	094900	0031	04/26/12	\$169,950	\$230,000	1,450	6	1955	Avg	8,730	N	N	6703 S 122ND ST
1	30	396930	0075	08/19/13	\$189,000	\$223,000	1,480	6	1943	Good	7,200	N	N	7414 S 128TH ST
1	30	214370	0180	01/02/13	\$305,000	\$385,000	1,520	6	1937	Good	16,800	N	N	264 EARLINGTON AVE SW
1	30	781280	1315	02/12/13	\$182,000	\$227,000	1,540	6	1944	Good	6,240	N	N	6804 S 120TH PL
1	30	788720	0116	03/28/12	\$175,200	\$239,000	1,590	6	1956	Good	7,200	N	N	6423 S LANGSTON RD
1	30	781320	0145	04/27/12	\$196,900	\$266,000	1,710	6	1944	Good	6,138	N	N	7008 S 124TH ST
1	30	182305	9205	06/04/14	\$200,000	\$215,000	2,060	6	1903	Avg	15,837	Y	N	13308 88TH AVE S
1	30	214370	0830	10/06/14	\$207,000	\$213,000	2,100	6	1914	Avg	19,680	N	N	1004 SW 4TH PL
1	30	214370	0986	10/16/12	\$349,000	\$450,000	2,300	6	1939	Good	17,520	N	N	832 SW 4TH PL
1	30	781280	1375	01/22/14	\$205,000	\$230,000	810	7	1945	VGood	6,360	N	N	6928 S 120TH PL
1	30	427990	0140	10/01/14	\$251,000	\$259,000	860	7	1972	VGood	5,974	N	N	11406 61ST AVE S
1	30	214370	0460	04/11/12	\$238,000	\$323,000	900	7	1918	Good	6,948	Y	N	325 EARLINGTON AVE SW
1	30	214370	0105	03/20/13	\$195,000	\$241,000	950	7	1967	Avg	7,260	N	N	511 SW LANGSTON RD



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	298880	0017	05/10/13	\$325,000	\$395,000	950	7	1947	Good	16,482	Y	N	13444 80TH AVE S
1	30	214480	0887	04/10/13	\$185,000	\$227,000	960	7	1955	Avg	27,700	N	N	13248 RENTON AVE S
1	30	214650	0310	09/17/13	\$244,000	\$285,000	960	7	1960	Avg	9,033	N	N	8426 S 134TH ST
1	30	214480	0330	08/19/13	\$225,000	\$265,000	1,010	7	1957	Avg	9,000	N	N	13027 80TH AVE S
1	30	217140	0126	06/05/14	\$269,000	\$289,000	1,020	7	1967	Avg	4,250	N	N	12036 61ST AVE S
1	30	214370	0676	09/08/14	\$240,000	\$250,000	1,040	7	1948	Avg	7,800	N	N	273 THOMAS AVE SW
1	30	214480	0215	05/19/14	\$285,000	\$308,000	1,040	7	1955	Good	13,629	N	N	8024 S 130TH ST
1	30	214480	0311	11/13/14	\$315,000	\$321,000	1,040	7	1960	Avg	14,659	Y	N	8031 S 130TH ST
1	30	217200	0846	06/19/14	\$248,000	\$265,000	1,040	7	1950	Avg	13,510	N	N	6107 S 124TH ST
1	30	214370	0675	03/07/13	\$225,000	\$279,000	1,050	7	1951	VGood	4,920	N	N	277 THOMAS AVE SW
1	30	315160	0045	04/01/13	\$180,000	\$221,000	1,050	7	1943	VGood	5,719	N	N	5920 S 118TH ST
1	30	768960	0870	09/24/13	\$169,000	\$197,000	1,050	7	1954	Avg	12,330	N	N	12510 74TH AVE S
1	30	018500	0161	10/15/14	\$261,000	\$268,000	1,060	7	1957	Avg	7,800	N	N	12250 56TH PL S
1	30	298880	0065	12/02/14	\$281,000	\$284,000	1,060	7	1951	Avg	12,500	N	N	7621 S 134TH ST
1	30	670640	0060	12/03/12	\$147,000	\$187,000	1,080	7	1968	Avg	6,823	N	N	11906 64TH PL S
1	30	787840	0043	08/05/14	\$185,000	\$195,000	1,080	7	1968	Avg	9,262	N	N	6823 S 128TH ST
1	30	781320	0045	06/20/13	\$201,800	\$242,000	1,100	7	1966	Avg	10,710	N	N	12037 70TH PL S
1	30	018200	0105	07/30/13	\$253,500	\$301,000	1,120	7	1943	Good	12,500	Y	N	5357 S 120TH ST
1	30	217200	0880	06/27/13	\$300,000	\$359,000	1,140	7	1958	Avg	15,000	N	N	12633 64TH AVE S
1	30	739040	0026	11/24/14	\$315,000	\$319,000	1,140	7	1960	Avg	8,580	Y	N	7424 S 129TH ST
1	30	768960	0405	08/06/13	\$250,000	\$296,000	1,150	7	2012	Avg	7,200	N	N	7020 S 126TH ST
1	30	039900	0085	03/05/14	\$266,500	\$295,000	1,180	7	1954	VGood	6,000	N	N	6241 S 118TH PL
1	30	112304	9132	08/26/13	\$242,500	\$285,000	1,180	7	1959	VGood	9,590	N	N	6701 S 124TH ST
1	30	214370	1110	08/22/13	\$211,500	\$249,000	1,180	7	1975	Avg	8,072	N	N	519 SW 3RD PL
1	30	217200	0570	06/24/14	\$317,000	\$339,000	1,180	7	1962	Avg	11,375	N	N	6251 S 129TH ST
1	30	780600	0040	07/10/14	\$320,000	\$340,000	1,180	7	1959	Avg	8,905	Y	N	7030 S 129TH PL
1	30	132304	9074	09/20/13	\$270,000	\$315,000	1,190	7	2002	Avg	4,000	N	N	1090 SW 3RD PL
1	30	217140	0229	04/22/14	\$210,000	\$229,000	1,190	7	1961	Avg	8,892	N	N	12004 62ND AVE S
1	30	214370	0390	09/18/13	\$300,000	\$351,000	1,200	7	1918	Good	9,110	N	N	729 SW LANGSTON RD
1	30	427990	0190	07/31/13	\$220,000	\$261,000	1,200	7	1964	Avg	6,000	N	N	11449 61ST AVE S
1	30	637040	0100	08/07/12	\$276,000	\$363,000	1,220	7	1966	Avg	7,320	N	N	6144 S 125TH ST
1	30	217200	0870	03/22/13	\$250,000	\$308,000	1,230	7	1919	VGood	7,132	N	N	6108 S 126TH PL
1	30	000140	0040	05/30/13	\$252,000	\$304,000	1,240	7	1967	Good	15,540	N	N	7061 S 133RD ST
1	30	214370	0917	09/18/13	\$300,000	\$351,000	1,240	7	1955	Good	11,520	Y	N	629 SW 3RD PL
1	30	112304	9163	12/27/13	\$300,000	\$340,000	1,250	7	1965	Avg	9,023	N	N	5526 S LANGSTON RD
1	30	214480	0466	02/26/14	\$290,000	\$322,000	1,260	7	1950	VGood	13,500	N	N	8044 S 132ND ST
1	30	018200	0437	04/05/12	\$258,000	\$351,000	1,280	7	1959	Good	17,900	N	N	5727 S LANGSTON RD



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	039920	0130	05/08/12	\$174,500	\$235,000	1,300	7	1962	Avg	6,500	N	N	6221 S 117TH ST
1	30	094900	0015	01/25/12	\$190,000	\$263,000	1,300	7	1964	Avg	8,322	N	N	12029 68TH AVE S
1	30	214370	0550	11/08/13	\$405,000	\$466,000	1,300	7	1950	VGood	20,080	Y	N	901 SW LANGSTON RD
1	30	418790	0050	04/11/13	\$215,000	\$264,000	1,310	7	1961	Avg	9,858	N	N	6427 S 127TH PL
1	30	418790	0060	03/30/13	\$200,000	\$246,000	1,310	7	1961	Avg	9,734	N	N	6433 S 127TH PL
1	30	182305	9030	08/18/14	\$159,000	\$167,000	1,320	7	1952	Avg	6,534	N	N	402 SW LANGSTON RD
1	30	788720	0520	04/03/12	\$258,500	\$351,000	1,320	7	1944	Good	14,521	Y	N	13127 66TH AVE S
1	30	801360	0042	04/24/14	\$231,000	\$252,000	1,320	7	1955	Avg	9,270	N	N	7227 S 135TH ST
1	30	637040	0130	07/29/13	\$299,950	\$356,000	1,330	7	1964	Good	9,600	N	N	6151 S 125TH ST
1	30	214370	0455	05/06/14	\$295,000	\$320,000	1,330	7	1997	Avg	6,948	N	N	702 SW 3RD PL
1	30	039900	0020	08/16/13	\$275,000	\$325,000	1,340	7	2013	Avg	6,011	N	N	6228 S 118TH PL
1	30	112304	9126	12/03/14	\$227,000	\$229,000	1,340	7	1959	Avg	10,035	N	N	12404 64TH AVE S
1	30	112304	9144	04/02/14	\$240,000	\$264,000	1,340	7	1961	Avg	11,000	N	N	6401 S 120TH ST
1	30	018500	0165	02/18/14	\$245,000	\$273,000	1,350	7	1956	Avg	15,600	Y	N	5623 S LANGSTON RD
1	30	780610	0030	03/04/13	\$246,000	\$305,000	1,350	7	1962	Good	6,768	N	N	7111 S 128TH ST
1	30	184720	0095	06/06/13	\$284,950	\$344,000	1,360	7	2000	Avg	8,898	N	N	218 SW LANGSTON RD
1	30	298880	0181	07/23/13	\$372,250	\$443,000	1,360	7	1957	VGood	10,500	Y	N	7930 S 134TH PL
1	30	677800	0100	04/18/12	\$289,000	\$391,000	1,370	7	1967	VGood	5,999	N	N	12624 60TH AVE S
1	30	112304	9114	07/09/13	\$319,950	\$382,000	1,380	7	1956	Avg	18,270	N	N	5543 S 120TH ST
1	30	214480	0115	02/26/13	\$262,500	\$326,000	1,380	7	1964	Avg	9,900	N	N	12824 77TH AVE S
1	30	214370	0406	12/11/14	\$300,000	\$302,000	1,400	7	1979	Avg	7,560	N	N	820 SW 3RD PL
1	30	768960	0820	07/23/13	\$187,000	\$222,000	1,400	7	1943	Avg	7,455	N	N	7206 S 128TH ST
1	30	039920	0115	12/31/13	\$200,000	\$226,000	1,420	7	1957	Avg	6,300	N	N	11710 62ND AVE S
1	30	112304	9197	01/12/12	\$230,000	\$319,000	1,430	7	1979	Good	8,187	N	N	11612 59TH AVE S
1	30	214370	0355	02/07/12	\$194,300	\$268,000	1,430	7	1954	Avg	11,790	N	N	621 SW LANGSTON RD
1	30	427990	0180	12/31/12	\$254,000	\$321,000	1,430	7	1977	VGood	6,136	N	N	11453 61ST AVE S
1	30	214370	0275	11/26/13	\$230,000	\$263,000	1,440	7	1950	Avg	12,240	Y	N	500 SW 3RD PL
1	30	747190	0005	05/06/13	\$250,000	\$304,000	1,440	7	1934	Good	13,920	N	N	1124 SW SUNSET BLVD
1	30	217200	0873	02/19/14	\$296,250	\$330,000	1,460	7	1962	Avg	6,000	N	N	6120 S 126TH PL
1	30	768960	0890	01/14/14	\$214,950	\$242,000	1,460	7	1954	Avg	7,800	N	N	12534 74TH AVE S
1	30	768960	0416	06/03/13	\$260,000	\$314,000	1,470	7	2004	Avg	7,200	N	N	7038 S 126TH ST
1	30	768960	0430	12/30/14	\$228,000	\$228,000	1,500	7	1980	Avg	7,200	N	N	7050 S 126TH ST
1	30	039920	0085	03/12/13	\$226,600	\$280,000	1,510	7	1957	Avg	7,340	N	N	11717 64TH AVE S
1	30	112304	9222	03/28/12	\$239,900	\$327,000	1,510	7	2005	Avg	4,622	N	N	6438 S 118TH ST
1	30	739040	0024	02/27/13	\$296,000	\$367,000	1,530	7	1959	VGood	9,504	N	N	7430 S 129TH ST
1	30	112304	9111	08/24/12	\$302,750	\$396,000	1,570	7	2010	Avg	5,814	N	N	6471 S 118TH ST
1	30	214480	0195	11/27/12	\$318,000	\$405,000	1,570	7	1954	Avg	14,866	N	N	7820 S 130TH ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	214480	0117	06/26/14	\$270,000	\$288,000	1,600	7	1965	Avg	9,900	N	N	7703 S 128TH ST
1	30	112304	9228	12/02/13	\$323,000	\$369,000	1,630	7	2007	Avg	3,858	N	N	6463 S 118TH ST
1	30	112304	9229	08/27/13	\$328,000	\$386,000	1,630	7	2007	Avg	5,564	N	N	6467 S 118TH ST
1	30	781350	0090	05/21/12	\$209,000	\$281,000	1,640	7	2007	Avg	3,326	N	N	12719 67TH PL S
1	30	779840	0120	07/02/13	\$223,200	\$267,000	1,660	7	1968	Avg	6,636	N	N	12673 61ST PL S
1	30	787840	0130	05/09/13	\$295,000	\$359,000	1,660	7	1955	Good	11,697	Y	N	6925 S LANGSTON RD
1	30	132304	9059	08/29/12	\$225,500	\$295,000	1,670	7	1956	Avg	23,448	Y	N	6806 S 133RD ST
1	30	132304	9091	07/11/13	\$250,000	\$298,000	1,690	7	1995	Avg	5,794	Y	N	201 POWELL AVE SW
1	30	788720	0204	06/19/13	\$253,000	\$304,000	1,710	7	2001	Avg	5,086	N	N	6446 S LANGSTON RD
1	30	182305	9144	06/04/12	\$165,000	\$221,000	1,780	7	1949	Avg	11,169	N	N	406 SW LANGSTON RD
1	30	787840	0135	11/20/14	\$355,000	\$360,000	1,850	7	1959	Avg	9,674	N	N	6917 S LANGSTON RD
1	30	781350	0040	10/15/14	\$335,000	\$344,000	1,900	7	2007	Avg	3,301	N	N	12742 67TH PL S
1	30	156880	0090	10/12/12	\$290,000	\$374,000	1,910	7	2012	Avg	3,841	N	N	11706 64TH LN S
1	30	781350	0010	04/17/12	\$235,000	\$318,000	1,960	7	2007	Avg	3,414	N	N	12760 67TH PL S
1	30	156880	0020	11/12/12	\$261,000	\$334,000	1,980	7	2012	Avg	3,257	N	N	11748 64TH LN S
1	30	156880	0040	04/23/12	\$254,000	\$344,000	1,980	7	2012	Avg	3,343	N	N	11736 64TH LN S
1	30	781350	0070	04/30/12	\$235,000	\$317,000	2,000	7	2007	Avg	3,264	N	N	12724 67TH PL S
1	30	156880	0080	07/20/12	\$306,500	\$405,000	2,060	7	2012	Avg	2,808	N	N	11712 64TH LN S
1	30	214370	0935	09/03/14	\$317,000	\$331,000	2,120	7	1979	VGood	5,840	N	N	365 EARLINGTON AVE SW
1	30	180150	0100	10/03/13	\$229,000	\$266,000	2,200	7	1962	Avg	9,060	N	N	12914 74TH AVE S
1	30	768960	0650	09/17/14	\$323,500	\$336,000	2,240	7	2005	Avg	11,536	N	N	7022 S 127TH ST
1	30	781350	0050	04/02/12	\$230,000	\$313,000	2,250	7	2007	Avg	3,379	N	N	12736 67TH PL S
1	30	781350	0060	04/06/12	\$235,000	\$319,000	2,250	7	2007	Avg	3,372	N	N	12730 67TH PL S
1	30	156880	0030	04/17/12	\$289,000	\$391,000	2,280	7	2012	Avg	3,388	N	N	11742 64TH LN S
1	30	217140	0199	09/04/14	\$277,554	\$289,000	2,350	7	1961	Avg	13,000	N	N	12060 62ND AVE S
1	30	214370	0405	01/29/13	\$248,000	\$310,000	2,390	7	1900	Good	7,560	N	N	278 THOMAS AVE SW
1	30	156880	0100	07/03/12	\$309,000	\$410,000	2,390	7	2012	Avg	4,255	N	N	11700 64TH LN S
1	30	182305	9009	07/08/13	\$289,000	\$345,000	2,440	7	1999	Avg	5,068	Y	N	120 HARDIE AVE SW
1	30	112304	9232	06/06/14	\$279,000	\$300,000	2,690	7	2012	Avg	5,557	N	N	12430 BEACON AVE S
1	30	214370	0985	04/09/13	\$299,950	\$368,000	2,780	7	1949	Good	12,000	N	N	364 THOMAS AVE SW
1	30	217200	0845	10/03/13	\$252,000	\$293,000	3,060	7	1988	Avg	11,550	N	N	5930 S LANGSTON RD
1	30	780600	0140	07/26/12	\$270,000	\$356,000	1,040	8	1961	Avg	10,300	Y	N	7116 S 130TH ST
1	30	018500	0115	04/01/13	\$291,000	\$358,000	1,140	8	2012	Avg	6,110	N	N	12028 56TH PL S
1	30	214370	0575	05/15/13	\$245,000	\$297,000	1,200	8	2003	Avg	7,200	N	N	220 POWELL AVE SW
1	30	132304	9056	11/13/12	\$350,000	\$448,000	1,290	8	1950	Good	12,384	Y	N	150 OAKESDALE AVE SW
1	30	112304	9198	02/07/13	\$310,000	\$387,000	1,310	8	2004	Avg	10,036	N	N	12030 64TH AVE S
1	30	298880	0085	12/17/13	\$400,000	\$454,000	1,350	8	1976	Avg	37,485	Y	N	7524 S 135TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
1	30	112304	9124	04/01/14	\$375,000	\$412,000	1,510	8	2013	Avg	7,245	N	N	12510 64TH AVE S
1	30	217140	0197	09/18/14	\$350,000	\$363,000	1,550	8	2004	Avg	5,500	N	N	12231 64TH AVE S
1	30	156880	0120	05/01/13	\$290,616	\$354,000	1,660	8	2012	Avg	3,762	N	N	11735 64TH LN S
1	30	156880	0130	03/25/13	\$280,000	\$345,000	1,660	8	2012	Avg	3,371	N	N	11741 64TH LN S
1	30	156880	0140	10/18/12	\$286,000	\$369,000	1,660	8	2012	Avg	3,461	N	N	11747 64TH LN S
1	30	156880	0150	10/16/12	\$286,000	\$369,000	1,660	8	2012	Avg	4,199	N	N	11753 64TH LN S
1	30	132304	9061	12/12/13	\$344,000	\$391,000	1,670	8	1962	Good	12,089	Y	N	6828 S 133RD ST
1	30	156880	0060	11/14/12	\$292,000	\$373,000	1,670	8	2012	Avg	3,657	N	N	11724 64TH LN S
1	30	142304	9027	12/05/13	\$365,000	\$416,000	1,700	8	2001	Avg	25,849	N	N	6633 S 132ND ST
1	30	000380	0004	08/28/13	\$327,500	\$385,000	1,750	8	1961	Good	34,465	Y	N	12249 58TH PL S
1	30	156880	0160	07/16/12	\$269,000	\$356,000	1,750	8	2012	Avg	5,337	N	N	11759 64TH LN S
1	30	156880	0170	03/25/13	\$319,950	\$394,000	1,810	8	2012	Avg	3,657	N	N	11738 64TH AVE S
1	30	156880	0190	03/27/13	\$325,000	\$400,000	1,810	8	2012	Avg	3,375	N	N	11726 64TH AVE S
1	30	156880	0210	12/12/12	\$326,950	\$415,000	1,810	8	2012	Avg	3,675	Y	N	11714 64TH AVE S
1	30	214480	0080	08/11/14	\$325,000	\$342,000	1,820	8	2013	Avg	5,446	N	N	12821 RENTON AVE S
1	30	739040	0021	06/13/13	\$305,000	\$367,000	1,820	8	1961	Avg	37,224	N	N	7410 S 129TH ST
1	30	156880	0050	10/16/12	\$296,000	\$382,000	1,880	8	2012	Avg	2,702	N	N	11730 64TH LN S
1	30	788290	0120	05/07/14	\$230,000	\$250,000	1,920	8	1988	Avg	9,180	N	N	206 OAKESDALE AVE SW
1	30	787840	0145	07/03/13	\$421,000	\$504,000	1,930	8	1961	Good	16,675	Y	N	7117 S LANGSTON RD
1	30	780610	0151	09/26/12	\$260,000	\$337,000	2,030	8	1962	Avg	8,672	Y	N	7124 S 129TH PL
1	30	156880	0010	06/27/12	\$315,000	\$419,000	2,050	8	2012	Avg	3,399	N	N	11752 64TH LN S
1	30	156880	0110	05/13/13	\$330,000	\$401,000	2,050	8	2012	Avg	5,186	N	N	11729 64TH LN S
1	30	156880	0180	03/22/13	\$359,500	\$443,000	2,310	8	2012	Avg	3,375	N	N	11732 64TH AVE S
1	30	156880	0200	09/21/12	\$342,000	\$444,000	2,310	8	2012	Avg	3,375	Y	N	11720 64TH AVE S
1	30	156880	0220	12/05/12	\$342,000	\$435,000	2,340	8	2012	Avg	3,375	Y	N	11708 64TH AVE S
1	30	182305	9292	06/05/12	\$313,950	\$420,000	2,400	8	2012	Avg	5,297	N	N	261 LIND AVE SW
1	30	217200	0890	11/20/14	\$385,000	\$391,000	2,560	8	2007	Avg	6,238	N	N	6331 S 126TH PL
1	30	214370	0756	09/29/14	\$388,000	\$401,000	2,090	9	2014	Avg	5,040	N	N	973 SW 3RD PL
1	30	214650	0270	06/11/12	\$285,000	\$380,000	2,380	9	2006	Avg	5,279	N	N	8726 S 133RD PL
1	30	214370	0755	06/24/13	\$499,950	\$600,000	2,470	9	2006	Avg	19,440	N	N	979 SW 3RD PL
1	30	214650	0260	09/07/12	\$305,000	\$398,000	2,520	9	2006	Avg	5,062	N	N	8714 S 133RD PL
2	30	118000	5220	04/17/13	\$149,500	\$183,000	1,070	5	1922	Good	6,000	N	N	12012 84TH AVE S
2	30	118000	1115	11/18/13	\$155,000	\$178,000	720	6	1923	Good	6,000	N	N	8540 S 115TH PL
2	30	118000	5280	10/02/13	\$155,600	\$181,000	730	6	1941	Avg	6,000	N	N	8533 S 120TH ST
2	30	405880	2180	08/23/13	\$220,000	\$259,000	740	6	1943	VGood	8,060	N	N	11049 PARKVIEW AVE S
2	30	420240	0245	09/25/12	\$152,000	\$197,000	740	6	1935	Good	4,000	N	N	462 LIND AVE NW
2	30	118000	5400	04/19/13	\$108,000	\$132,000	770	6	1948	Avg	6,000	N	N	8508 S 121ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	118000	5305	04/17/14	\$162,500	\$178,000	790	6	1942	Avg	5,400	N	N	8555 S 120TH ST
2	30	765760	0100	11/15/13	\$135,000	\$155,000	790	6	1944	Avg	7,750	N	N	12003 77TH AVE S
2	30	781280	0065	10/02/12	\$192,000	\$249,000	790	6	1944	Good	6,050	N	N	7474 S 116TH ST
2	30	781280	0410	04/28/14	\$198,500	\$216,000	790	6	1944	Avg	7,480	N	N	7206 S 116TH ST
2	30	781280	0995	09/05/14	\$200,000	\$208,000	790	6	1944	Avg	5,985	N	N	12069 75TH AVE S
2	30	781280	1100	02/19/14	\$159,900	\$178,000	790	6	1944	Avg	6,300	N	N	12012 RENTON AVE S
2	40	204580	0145	04/29/14	\$311,000	\$339,000	800	6	1924	Avg	7,680	Y	N	10646 DIXON DR S
2	40	204580	0021	06/22/13	\$249,950	\$300,000	810	6	1948	Good	6,850	Y	N	10494 DIXON DR S
2	30	765760	0015	03/26/12	\$121,000	\$165,000	810	6	1944	Avg	7,125	N	N	12016 76TH AVE S
2	30	781280	0865	11/19/14	\$170,000	\$173,000	810	6	1944	Avg	9,882	N	N	12243 76TH AVE S
2	30	781280	1005	06/26/14	\$159,500	\$170,000	810	6	1944	Avg	5,775	N	N	12077 75TH AVE S
2	30	118000	5290	07/09/14	\$142,500	\$151,000	820	6	1954	Avg	7,200	N	N	8541 S 120TH ST
2	30	405880	1955	09/04/12	\$155,000	\$202,000	820	6	1945	Avg	8,558	N	N	10833 RUSTIC RD S
2	30	781280	0070	04/24/13	\$205,000	\$250,000	820	6	1944	VGood	7,480	N	N	7480 S 116TH ST
2	30	781280	0335	10/11/12	\$190,000	\$245,000	820	6	1944	Good	7,565	N	N	11604 72ND PL S
2	30	781280	0520	11/29/13	\$185,000	\$211,000	820	6	1944	Good	6,000	N	N	7461 S 118TH PL
2	30	781280	0691	08/30/12	\$202,000	\$264,000	820	6	1944	VGood	7,840	N	N	12009 76TH AVE S
2	30	781280	1050	01/08/13	\$130,000	\$164,000	820	6	1944	Avg	6,405	N	N	12058 RENTON AVE S
2	30	781280	1090	02/12/14	\$157,500	\$176,000	820	6	1944	Avg	6,405	N	N	12022 RENTON AVE S
2	30	781280	1185	03/05/13	\$150,000	\$186,000	820	6	1944	Avg	6,484	N	N	11914 RENTON AVE S
2	30	781280	0055	09/24/12	\$250,000	\$324,000	840	6	2012	Avg	6,050	N	N	7462 S 116TH ST
2	30	758020	0220	02/19/14	\$199,000	\$222,000	850	6	1943	Avg	10,500	N	N	7655 S 126TH ST
2	30	118000	3695	10/17/13	\$172,500	\$200,000	860	6	1955	Avg	7,500	N	N	11805 87TH AVE S
2	30	765700	0135	12/19/13	\$183,000	\$208,000	860	6	1944	VGood	7,467	N	N	12038 78TH AVE S
2	30	765700	0225	07/19/14	\$205,000	\$217,000	860	6	1944	Avg	7,467	N	N	12028 77TH AVE S
2	30	781280	0100	09/11/13	\$200,000	\$234,000	860	6	1944	VGood	6,905	N	N	7463 S 116TH ST
2	30	781280	0190	04/18/13	\$190,000	\$232,000	860	6	1944	VGood	7,643	N	N	7431 S 116TH PL
2	30	809360	0005	03/26/13	\$158,000	\$195,000	860	6	1958	Avg	6,426	Y	N	260 MAPLE AVE NW
2	30	118000	2400	08/01/13	\$200,000	\$237,000	900	6	2013	Avg	5,000	N	N	8416 S 117TH PL
2	30	118000	5230	12/26/13	\$179,950	\$204,000	920	6	1925	Good	3,496	N	N	8501 S 120TH ST
2	30	781280	1190	04/23/13	\$240,000	\$293,000	936	6	2012	Avg	6,615	N	N	11910 RENTON AVE S
2	30	214480	0875	12/28/12	\$150,000	\$189,000	940	6	1908	Avg	14,100	N	N	13264 RENTON AVE S
2	30	781280	1175	12/07/12	\$145,000	\$184,000	1,010	6	1944	Avg	6,527	N	N	7227 S 120TH ST
2	30	118000	3685	03/15/12	\$138,880	\$190,000	1,020	6	1924	Avg	6,000	N	N	8543 S 118TH ST
2	30	118000	8315	07/15/14	\$212,000	\$225,000	1,040	6	1951	Avg	6,800	N	N	8542 S 124TH ST
2	30	781280	0405	04/28/14	\$260,000	\$283,000	1,050	6	1944	Good	6,050	N	N	7212 S 116TH ST
2	30	781280	0740	03/11/14	\$221,450	\$245,000	1,080	6	1944	Avg	6,470	N	N	7510 S 122ND ST





## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	758020	0100	07/19/13	\$214,000	\$255,000	1,090	6	1941	Good	10,875	N	N	12427 79TH AVE S
2	30	122304	9159	01/30/13	\$156,000	\$195,000	1,100	6	1944	VGood	6,000	N	N	7022 S 116TH ST
2	30	122304	9159	09/20/13	\$179,000	\$209,000	1,100	6	1944	VGood	6,000	N	N	7022 S 116TH ST
2	30	118000	7005	06/25/14	\$265,950	\$284,000	1,150	6	1951	Good	8,450	N	N	8544 S 123RD PL
2	30	420240	0355	04/08/13	\$148,399	\$182,000	1,210	6	1928	Good	7,889	N	N	457 MAPLE AVE NW
2	30	420240	0355	12/04/13	\$219,000	\$250,000	1,210	6	1928	Good	7,889	N	N	457 MAPLE AVE NW
2	30	765700	0540	09/02/14	\$165,000	\$172,000	1,220	6	1944	Avg	7,980	N	N	12244 77TH AVE S
2	30	781280	1115	06/13/14	\$153,000	\$164,000	1,270	6	1944	Avg	6,405	N	N	11938 RENTON AVE S
2	30	781280	0505	03/06/14	\$225,000	\$249,000	1,288	6	1944	Good	6,741	N	N	7441 S 118TH PL
2	30	765700	0235	12/27/12	\$152,800	\$193,000	1,290	6	1944	Avg	7,467	N	N	12038 77TH AVE S
2	30	765700	0125	04/23/12	\$169,900	\$230,000	1,320	6	1944	Avg	7,467	N	N	12028 78TH AVE S
2	30	765700	0090	02/26/13	\$163,000	\$202,000	1,340	6	1943	Avg	8,319	N	N	12007 80TH AVE S
2	30	765700	0090	06/19/12	\$149,950	\$200,000	1,340	6	1943	Avg	8,319	N	N	12007 80TH AVE S
2	30	765760	0195	11/05/14	\$199,950	\$204,000	1,340	6	1944	Avg	7,260	N	N	12209 77TH AVE S
2	30	122304	9154	09/19/13	\$234,950	\$274,000	1,410	6	1949	Avg	12,753	Y	N	8049 S 118TH ST
2	30	781280	0630	10/19/14	\$163,900	\$168,000	1,410	6	1944	Avg	7,371	N	N	11810 74TH AVE S
2	30	781280	0160	04/11/14	\$146,000	\$160,000	1,420	6	1944	Avg	6,750	N	N	7436 S 116TH PL
2	30	122304	9003	05/21/12	\$197,000	\$264,000	1,470	6	1924	Avg	24,386	Y	N	8200 S 120TH ST
2	30	781280	0215	08/08/14	\$235,000	\$247,000	1,500	6	1944	Avg	6,360	N	N	7453 S 116TH PL
2	30	781280	0125	03/22/13	\$231,950	\$286,000	1,510	6	1944	VGood	6,175	N	N	11631 76TH AVE S
2	30	122304	9085	05/21/13	\$180,000	\$218,000	1,560	6	1946	Avg	20,250	N	N	12450 80TH AVE S
2	30	214480	0282	03/08/13	\$130,000	\$161,000	1,580	6	1950	Avg	5,980	N	N	8237 S 130TH ST
2	30	765700	0200	04/25/13	\$285,500	\$349,000	1,660	6	1944	Good	9,141	N	N	12003 79TH AVE S
2	30	765760	0005	10/31/14	\$249,950	\$256,000	1,730	6	1944	Good	7,375	N	N	12004 76TH AVE S
2	30	420440	0060	07/15/13	\$205,000	\$244,000	620	7	1943	VGood	7,700	N	N	8820 S 122ND ST
2	30	122304	9158	12/04/13	\$159,900	\$182,000	670	7	1944	VGood	6,000	N	N	7026 S 116TH ST
2	30	413680	0205	12/11/13	\$140,000	\$159,000	750	7	1945	Avg	6,553	Y	N	11633 RAINIER AVE S
2	30	118000	0225	05/04/12	\$257,000	\$347,000	780	7	1959	Good	6,000	Y	N	8534 S 113TH ST
2	30	118000	1570	06/25/12	\$220,000	\$293,000	860	7	1977	Avg	6,000	Y	N	11535 87TH AVE S
2	30	118000	3365	12/04/13	\$215,000	\$245,000	890	7	1941	Avg	6,000	N	N	8421 S 117TH PL
2	30	214480	0286	05/03/12	\$159,000	\$214,000	890	7	1952	Avg	7,145	Y	N	8219 S 130TH ST
2	40	405820	0580	02/25/14	\$209,000	\$232,000	890	7	1949	Avg	6,660	N	N	11017 FOREST AVE S
2	40	405880	1215	04/24/14	\$245,000	\$267,000	890	7	1943	Avg	7,194	N	N	10822 CORNELL AVE S
2	30	118000	2095	03/28/13	\$158,568	\$195,000	900	7	1948	Avg	6,000	N	N	8518 S 117TH ST
2	30	318560	0040	05/22/14	\$180,000	\$194,000	900	7	1922	Avg	4,500	N	N	309 HARDIE AVE NW
2	40	405820	0520	05/28/13	\$298,000	\$360,000	920	7	2011	Avg	6,292	N	N	8014 S LAKERIDGE DR
2	30	956480	0066	02/07/14	\$224,900	\$251,000	920	7	1955	Avg	12,636	N	N	206 NW 6TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	118000	1365	05/10/13	\$175,250	\$213,000	930	7	1948	Good	4,500	N	N	8419 S 115TH PL
2	40	405880	1310	10/09/14	\$287,000	\$296,000	930	7	1952	Avg	6,900	Y	N	10817 AUBURN AVE S
2	30	118000	5695	04/24/13	\$269,225	\$329,000	960	7	1962	Good	6,000	N	N	8428 S 122ND ST
2	30	381000	0465	05/20/14	\$243,000	\$263,000	960	7	1943	Avg	5,522	N	N	8044 S 118TH ST
2	40	405820	0755	04/18/13	\$304,500	\$373,000	970	7	1954	Avg	5,700	Y	N	7914 S LAKERIDGE DR
2	40	405880	0785	02/11/13	\$224,000	\$279,000	970	7	1949	Avg	7,140	Y	N	7533 S LAKERIDGE DR
2	30	928280	1545	12/05/12	\$145,900	\$185,000	980	7	1942	Avg	6,000	N	N	7821 S 114TH ST
2	30	118000	0158	06/03/13	\$313,000	\$378,000	990	7	1949	Avg	6,000	Y	N	8515 S 112TH ST
2	30	118000	0955	01/23/14	\$165,000	\$185,000	990	7	1913	Avg	7,500	N	N	8520 S 115TH ST
2	30	405880	2255	07/24/14	\$219,950	\$233,000	990	7	1948	Avg	6,448	N	N	11034 CRESTWOOD DR S
2	30	037200	0040	10/03/14	\$304,000	\$314,000	1,000	7	1954	Avg	6,000	Y	N	11512 87TH AVE S
2	40	405820	1225	03/08/13	\$227,000	\$281,000	1,000	7	1951	Avg	7,680	N	N	7717 S MISSION DR
2	30	118000	2735	11/19/14	\$269,000	\$273,000	1,010	7	1923	Good	6,000	N	N	8723 S 117TH ST
2	30	781280	0135	05/10/13	\$219,000	\$266,000	1,010	7	1944	VGood	9,000	N	N	7464 S 116TH PL
2	30	928280	0305	02/13/13	\$229,000	\$285,000	1,010	7	1944	VGood	6,000	N	N	7632 S 114TH ST
2	30	928280	0305	10/16/13	\$299,980	\$348,000	1,010	7	1944	VGood	6,000	N	N	7632 S 114TH ST
2	30	956480	0145	05/06/14	\$175,000	\$190,000	1,010	7	1954	Avg	7,034	N	N	211 NW 5TH ST
2	30	118000	1465	07/16/13	\$250,000	\$298,000	1,020	7	1956	Good	6,000	N	N	8406 S 116TH ST
2	30	118000	2605	11/13/13	\$170,000	\$195,000	1,030	7	1956	Avg	6,000	N	N	8508 S 117TH PL
2	30	062305	9061	10/09/13	\$344,760	\$400,000	1,040	7	1926	Good	7,803	Y	N	11017 RAINIER AVE S
2	40	405820	0915	07/21/14	\$324,950	\$344,000	1,050	7	1939	Avg	6,720	Y	N	10823 FOREST AVE S
2	30	420440	0176	03/05/13	\$233,000	\$289,000	1,050	7	2004	Avg	4,595	Y	N	357 LIND AVE NW
2	40	405820	0680	07/05/13	\$225,000	\$269,000	1,060	7	1949	Avg	9,955	N	N	8040 S 112TH ST
2	30	118000	0790	01/23/13	\$232,500	\$292,000	1,070	7	1944	VGood	6,000	N	N	8408 S 115TH ST
2	40	405880	1325	05/22/14	\$319,950	\$346,000	1,070	7	1949	Avg	5,824	Y	N	7057 S LAKERIDGE DR
2	30	765700	0165	07/30/14	\$200,000	\$211,000	1,070	7	1944	Avg	7,467	N	N	12043 79TH AVE S
2	40	405820	0540	07/09/13	\$279,000	\$333,000	1,080	7	1948	Avg	5,555	Y	N	10926 OAKWOOD AVE S
2	30	420240	0275	03/17/14	\$350,000	\$386,000	1,080	7	2013	Avg	4,000	Y	N	410 LIND AVE NW
2	30	946000	0010	12/03/14	\$285,000	\$288,000	1,090	7	1961	Avg	6,500	N	N	368 MAPLE AVE NW
2	30	381000	0782	04/08/14	\$260,000	\$285,000	1,100	7	1962	Avg	9,432	N	N	7718 S 120TH ST
2	30	118000	0690	05/16/13	\$200,000	\$243,000	1,120	7	1939	Avg	6,450	N	N	8415 S 114TH ST
2	30	118000	3255	10/01/13	\$248,000	\$289,000	1,130	7	1934	VGood	6,000	N	N	8542 S 118TH ST
2	40	405820	0180	11/25/13	\$283,600	\$324,000	1,130	7	1951	Good	6,960	Y	N	10922 DIXON DR S
2	40	405820	0990	08/09/13	\$375,000	\$444,000	1,130	7	1957	Good	8,341	Y	N	7714 S LAKERIDGE DR
2	30	928280	0025	09/19/13	\$215,000	\$251,000	1,130	7	1952	Good	6,000	N	N	7617 S 112TH ST
2	40	405880	0040	05/21/12	\$270,001	\$362,000	1,140	7	1955	Good	6,490	Y	N	7464 S 112TH ST
2	30	118000	0887	03/08/12	\$250,000	\$342,000	1,150	7	2011	Avg	3,532	N	N	8545 S 114TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	118000	4935	02/29/12	\$266,000	\$365,000	1,180	7	1954	Good	6,000	Y	N	8231 S 120TH ST
2	40	405880	0875	06/24/14	\$343,500	\$367,000	1,180	7	1950	Good	6,204	Y	N	11015 WOODWARD AVE S
2	30	405880	2300	08/20/14	\$300,000	\$314,000	1,180	7	1955	Avg	7,440	N	N	10911 LAKERIDGE DR S
2	30	381000	0040	10/23/12	\$298,000	\$383,000	1,190	7	1925	VGood	8,610	N	N	8234 S 114TH ST
2	30	118000	6425	06/10/13	\$364,808	\$439,000	1,200	7	1958	VGood	6,000	Y	N	8247 S 122ND ST
2	30	118000	2075	08/25/14	\$235,000	\$246,000	1,210	7	1930	Avg	6,000	N	N	8530 S 117TH ST
2	30	928280	1730	07/03/12	\$310,000	\$411,000	1,210	7	1943	Good	6,000	Y	N	7823 S 113TH ST
2	30	928280	1950	08/18/14	\$279,000	\$293,000	1,210	7	1943	Avg	6,000	Y	N	7829 S 112TH ST
2	30	928280	1970	02/07/13	\$330,000	\$412,000	1,210	7	1943	Good	6,000	Y	N	7907 S 112TH ST
2	30	118000	1675	04/19/13	\$250,000	\$306,000	1,220	7	1950	Avg	10,950	Y	N	11530 87TH AVE S
2	30	122304	9028	06/20/13	\$165,000	\$198,000	1,220	7	1945	Avg	11,880	Y	N	11919 82ND AVE S
2	40	405880	1440	04/19/13	\$375,000	\$459,000	1,220	7	1953	Avg	13,216	Y	N	7123 S SUNNYCREST RD
2	30	420240	0135	06/26/14	\$177,500	\$190,000	1,220	7	1968	Avg	6,000	N	N	515 LIND AVE NW
2	40	405880	0455	06/15/12	\$325,000	\$433,000	1,230	7	1964	Good	6,780	Y	N	7537 S RYAN ST
2	30	956480	0090	01/31/13	\$221,000	\$276,000	1,230	7	1955	Good	14,850	N	N	217 NW 6TH ST
2	30	381000	0202	09/05/14	\$251,700	\$262,000	1,240	7	1977	Avg	11,800	N	N	8046 S 116TH ST
2	30	118000	8155	02/24/14	\$334,950	\$372,000	1,250	7	1978	Avg	6,600	Y	N	8424 S 124TH ST
2	30	381000	0515	07/20/12	\$219,900	\$290,000	1,250	7	1960	Avg	8,960	N	N	8027 S 117TH ST
2	30	928280	0265	01/16/13	\$184,500	\$232,000	1,250	7	1955	Avg	6,000	N	N	7639 S 113TH ST
2	30	118000	7865	02/01/14	\$343,000	\$384,000	1,260	7	1954	Avg	6,000	Y	N	8211 S 123RD PL
2	30	381000	0137	07/01/13	\$268,000	\$321,000	1,270	7	1989	Avg	7,200	N	N	11316 80TH AVE S
2	30	072305	9072	12/26/14	\$210,100	\$211,000	1,280	7	1957	Avg	7,590	N	N	8547 S 124TH ST
2	30	214480	0235	05/14/13	\$311,950	\$379,000	1,280	7	1963	Good	26,200	N	N	12837 84TH AVE S
2	40	405880	0930	07/20/14	\$385,000	\$408,000	1,280	7	1954	Avg	6,360	Y	N	11038 AUBURN AVE S
2	30	118000	7315	04/29/13	\$293,000	\$357,000	1,290	7	1961	Avg	6,030	Y	N	12311 84TH AVE S
2	30	122304	9140	02/27/13	\$275,000	\$341,000	1,290	7	1964	Avg	8,580	Y	N	11823 82ND AVE S
2	40	405820	0695	07/05/12	\$300,000	\$398,000	1,290	7	1951	Avg	6,060	Y	N	7925 S LAKERIDGE DR
2	40	405820	0970	08/13/12	\$355,000	\$466,000	1,290	7	1954	Avg	5,525	Y	N	7740 S LAKERIDGE DR
2	30	381000	0455	09/08/14	\$340,000	\$354,000	1,300	7	1960	Avg	8,400	N	N	11623 82ND AVE S
2	30	381000	0698	05/23/13	\$255,000	\$309,000	1,300	7	1977	Good	13,440	N	N	11809 77TH AVE S
2	40	405880	0420	09/11/13	\$391,000	\$458,000	1,300	7	1970	Avg	5,880	Y	N	7508 S LAUREL ST
2	30	420440	0041	05/21/12	\$199,950	\$268,000	1,310	7	1942	Avg	7,700	N	N	8721 S 121ST ST
2	30	118000	2745	05/21/14	\$285,000	\$308,000	1,320	7	1935	Avg	6,000	N	N	8717 S 117TH ST
2	40	405880	1225	12/02/14	\$350,000	\$354,000	1,320	7	1952	Good	6,930	Y	N	10886 CORNELL AVE S
2	40	204540	0095	05/01/14	\$315,000	\$343,000	1,330	7	1930	Avg	10,569	Y	N	10629 RAINIER AVE S
2	40	405820	0040	09/17/14	\$361,000	\$375,000	1,330	7	1955	Avg	8,742	Y	N	10850 GARDEN PL S
2	40	405880	1290	04/24/14	\$499,000	\$544,000	1,330	7	1953	VGood	6,380	Y	N	10837 AUBURN AVE S



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	946000	0110	09/24/14	\$280,000	\$290,000	1,330	7	1958	Avg	6,500	N	N	365 MAPLE AVE NW
2	40	405880	1680	05/23/14	\$300,000	\$324,000	1,340	7	1947	Avg	7,788	Y	N	10405 FOREST AVE S
2	30	956480	0125	08/14/13	\$200,000	\$236,000	1,340	7	1954	Avg	13,725	N	N	216 NW 5TH ST
2	30	118000	3425	11/20/13	\$246,000	\$282,000	1,350	7	1931	Avg	6,000	N	N	8428 S 118TH ST
2	30	174300	0010	09/04/13	\$280,000	\$329,000	1,350	7	1960	Avg	7,380	N	N	8035 S 117TH ST
2	40	204540	0075	06/23/14	\$415,000	\$444,000	1,350	7	1955	Avg	8,518	Y	N	10645 RAINIER AVE S
2	30	118000	7255	11/06/13	\$333,000	\$383,000	1,360	7	1943	VGood	6,000	Y	N	8223 S 123RD ST
2	40	405820	0260	05/18/12	\$199,900	\$269,000	1,360	7	1946	Avg	9,354	Y	N	11045 84TH AVE S
2	30	122304	9075	02/26/14	\$198,900	\$221,000	1,380	7	1949	Avg	29,347	N	N	12616 82ND AVE S
2	40	405820	0380	04/23/14	\$367,000	\$400,000	1,380	7	2013	Avg	7,390	Y	N	10845 DIXON DR S
2	40	405820	0630	10/02/14	\$353,000	\$365,000	1,390	7	1953	Good	7,021	Y	N	8009 S LAKERIDGE DR
2	30	405880	2335	04/10/13	\$250,000	\$307,000	1,390	7	1963	Avg	7,380	N	N	11023 CRESTWOOD DR S
2	30	381000	0245	05/15/13	\$340,000	\$413,000	1,400	7	1977	Avg	15,000	N	N	8220 S 116TH ST
2	30	796140	0020	08/08/13	\$230,000	\$272,000	1,400	7	1965	Avg	11,700	Y	N	8523 S 124TH ST
2	30	420440	0339	09/25/14	\$194,000	\$201,000	1,400	7	1964	Avg	7,955	N	N	210 NW 2ND ST
2	30	381000	0565	07/02/14	\$255,000	\$272,000	1,430	7	1960	Avg	8,960	N	N	8013 S 117TH ST
2	40	405820	0620	05/15/12	\$265,000	\$356,000	1,430	7	1953	Avg	6,912	Y	N	8021 S LAKERIDGE DR
2	30	420440	0208	04/08/14	\$325,000	\$356,000	1,450	7	2013	Avg	7,106	N	N	307 TAYLOR AVE N
2	30	182305	9193	06/04/12	\$239,000	\$320,000	1,470	7	1963	Avg	9,800	N	N	622 NW 3RD ST
2	30	118000	8355	05/07/14	\$380,000	\$413,000	1,500	7	1958	VGood	6,000	N	N	8518 S 124TH ST
2	40	405880	0300	12/18/12	\$437,500	\$554,000	1,500	7	1955	VGood	6,840	Y	N	7595 S LAUREL ST
2	30	765700	0045	02/27/13	\$225,000	\$279,000	1,500	7	1944	Avg	8,065	N	N	12050 79TH AVE S
2	30	928280	0306	03/27/13	\$260,000	\$320,000	1,500	7	2012	Avg	3,000	N	N	7636 S 114TH ST
2	30	381000	0025	01/28/13	\$356,000	\$446,000	1,510	7	1948	VGood	32,480	N	N	11307 84TH AVE S
2	30	381000	0135	04/25/12	\$244,000	\$330,000	1,510	7	1950	Avg	10,561	N	N	8008 S 114TH ST
2	30	420440	0115	11/25/13	\$337,000	\$386,000	1,530	7	1911	Good	3,848	N	N	100 NW 3RD PL
2	30	796150	0010	08/06/14	\$245,000	\$258,000	1,540	7	1967	Avg	10,794	N	N	8530 S 125TH ST
2	30	182305	9223	05/20/14	\$291,000	\$315,000	1,560	7	1964	Avg	9,788	N	N	12816 84TH AVE S
2	30	122304	9020	04/18/14	\$275,000	\$300,000	1,570	7	1954	Avg	15,708	Y	N	8126 S 120TH ST
2	30	765700	0005	11/20/12	\$185,000	\$236,000	1,620	7	1955	Avg	10,203	N	N	7905 S 120TH ST
2	30	118000	3435	12/09/14	\$275,000	\$277,000	1,690	7	1957	Avg	6,000	N	N	8420 S 118TH ST
2	30	413680	0070	04/02/12	\$196,000	\$267,000	1,690	7	1936	Avg	4,300	Y	N	11629 88TH AVE S
2	30	670620	0070	08/28/13	\$330,000	\$388,000	1,730	7	1930	Avg	7,945	N	N	11815 78TH AVE S
2	30	420440	0097	07/30/12	\$296,500	\$391,000	1,760	7	1963	VGood	8,250	Y	N	405 LIND AVE NW
2	30	118000	6800	03/29/13	\$302,000	\$372,000	1,790	7	1998	Avg	5,509	N	N	8697 S 123RD ST
2	30	118050	0060	09/09/13	\$325,000	\$381,000	1,790	7	1998	Avg	5,424	N	N	11427 81ST PL S
2	30	928280	0295	04/11/12	\$203,000	\$275,000	1,820	7	1955	Avg	6,000	N	N	7659 S 113TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	118000	6703	12/10/13	\$320,000	\$364,000	1,910	7	1999	Avg	5,082	N	N	8624 S 123RD ST
2	30	118000	2378	09/26/14	\$299,000	\$309,000	1,950	7	2002	Avg	3,000	N	N	8428 S 117TH PL
2	30	118000	0625	10/29/14	\$315,000	\$322,000	1,950	7	2002	Avg	3,225	N	N	8426 S 114TH ST
2	30	118000	0628	12/23/13	\$305,000	\$346,000	1,980	7	2003	Avg	3,225	N	N	8422 S 114TH ST
2	30	381000	0469	07/10/12	\$234,500	\$311,000	1,990	7	2002	Avg	5,000	N	N	8055 S 117TH ST
2	30	381000	0480	09/19/14	\$350,000	\$363,000	2,010	7	1939	Good	6,150	N	N	8034 S 118TH ST
2	30	118000	3146	02/08/12	\$200,000	\$276,000	2,070	7	2005	Avg	3,000	N	N	8511 S 117TH PL
2	30	118050	0020	04/26/13	\$355,450	\$434,000	2,180	7	1998	Avg	4,827	N	N	11407 81ST PL S
2	30	381000	0660	12/27/13	\$205,000	\$232,000	2,190	7	1967	Avg	7,650	N	N	7604 S 120TH ST
2	30	405880	2040	05/09/14	\$361,500	\$392,000	2,450	7	1993	Avg	7,800	N	N	10832 LAKERIDGE DR S
2	30	118000	2470	11/04/14	\$354,000	\$361,000	3,020	7	1992	Avg	4,500	N	N	8525 S 117TH ST
2	30	118050	0100	09/24/14	\$353,000	\$366,000	1,010	8	1998	Avg	4,627	N	N	11420 81ST PL S
2	40	405820	0985	09/11/14	\$472,000	\$491,000	1,090	8	1954	Good	7,200	Y	N	7722 S LAKERIDGE DR
2	30	115910	0100	06/20/14	\$359,950	\$385,000	1,100	8	1981	Good	11,612	N	N	11311 82ND AVE S
2	30	928280	0205	02/01/12	\$275,000	\$380,000	1,120	8	1952	Good	6,000	Y	N	7605 S 113TH ST
2	30	118000	0920	04/13/12	\$295,000	\$400,000	1,150	8	2011	Avg	9,000	N	N	8541 S 114TH ST
2	40	405880	0500	07/10/14	\$416,100	\$442,000	1,160	8	1956	Avg	5,490	Y	N	7521 S LAUREL ST
2	30	118000	2550	03/18/14	\$327,000	\$361,000	1,170	8	2011	Avg	6,000	N	N	8546 S 117TH PL
2	40	405880	1575	12/17/14	\$415,000	\$417,000	1,180	8	1955	Avg	9,625	Y	N	7136 S SUNNYCREST RD
2	40	755380	0045	12/10/12	\$360,000	\$457,000	1,230	8	1949	Avg	10,740	Y	N	10720 FOREST AVE S
2	40	405880	1425	02/22/12	\$320,000	\$440,000	1,290	8	1955	Avg	6,608	Y	N	7139 S SUNNYCREST RD
2	40	405880	0295	04/25/12	\$320,000	\$433,000	1,310	8	1953	Avg	6,660	Y	N	7589 S LAUREL ST
2	40	405880	1725	06/06/13	\$405,000	\$488,000	1,310	8	1958	Avg	9,800	Y	N	6922 S RUSTIC RD
2	30	928280	1405	03/31/14	\$377,000	\$414,000	1,310	8	1985	Avg	7,500	N	N	7902 S 115TH ST
2	30	928280	1300	08/13/12	\$277,000	\$364,000	1,360	8	1979	Avg	6,000	Y	N	11516 78TH AVE S
2	30	174280	0060	06/12/14	\$501,000	\$537,000	1,370	8	1976	VGood	7,972	Y	N	518 SENECA AVE NW
2	40	204620	0025	04/03/13	\$450,000	\$553,000	1,370	8	1953	Good	10,500	Y	N	7609 S LAUREL ST
2	40	405820	1375	04/17/12	\$380,000	\$515,000	1,370	8	1965	Avg	3,780	Y	N	10901 ROWAN RD S
2	40	405880	0245	04/25/14	\$420,000	\$458,000	1,380	8	1949	Avg	10,724	Y	N	7554 S SUNNYCREST RD
2	40	405880	1600	09/12/13	\$338,000	\$396,000	1,380	8	1977	Avg	7,550	Y	N	10516 CORNELL AVE S
2	30	115910	0130	01/06/14	\$335,000	\$378,000	1,400	8	1970	Avg	8,954	N	N	11329 82ND AVE S
2	30	337920	0110	10/01/12	\$315,000	\$408,000	1,400	8	1965	Avg	6,080	Y	N	12421 84TH AVE S
2	40	405880	0845	11/13/14	\$461,700	\$470,000	1,400	8	1937	Avg	16,320	Y	N	10810 AUBURN AVE S
2	30	337920	0100	05/23/14	\$334,000	\$361,000	1,410	8	1965	Good	6,080	Y	N	12413 84TH AVE S
2	30	174260	0065	11/04/13	\$315,000	\$363,000	1,430	8	1957	Avg	8,400	N	N	8017 S 113TH ST
2	30	913360	0075	08/21/14	\$373,000	\$391,000	1,430	8	1958	Avg	11,788	Y	N	266 SENECA AVE NW
2	40	204580	0006	09/04/14	\$439,000	\$458,000	1,450	8	1928	VGood	4,551	Y	N	10498 DIXON DR S



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	40	405820	1380	10/07/14	\$371,000	\$382,000	1,450	8	1953	Avg	7,254	Y	N	7653 S SUNNYCREST RD
2	40	204620	0010	10/22/13	\$459,000	\$531,000	1,460	8	1958	Good	12,720	Y	N	10670 FOREST AVE S
2	30	337920	0160	10/10/13	\$388,000	\$450,000	1,460	8	1965	Good	6,175	Y	N	12451 84TH AVE S
2	30	337920	0160	03/27/14	\$420,000	\$462,000	1,460	8	1965	Good	6,175	Y	N	12451 84TH AVE S
2	30	928280	1030	09/25/14	\$440,000	\$455,000	1,470	8	1979	Avg	6,000	N	N	7918 S 116TH ST
2	40	405880	0170	09/17/13	\$334,500	\$391,000	1,480	8	1950	Avg	7,440	Y	N	7603 S SUNNYCREST RD
2	30	928280	1990	03/27/12	\$324,450	\$442,000	1,490	8	2012	Avg	6,154	Y	N	7919 S 112TH ST
2	40	405820	0025	09/25/13	\$330,000	\$385,000	1,520	8	1956	Avg	7,645	Y	N	10862 GARDEN PL S
2	40	405880	1375	01/11/13	\$320,000	\$403,000	1,540	8	1963	Good	6,875	N	N	7001 S LAKERIDGE DR
2	30	381000	0136	12/27/12	\$320,000	\$404,000	1,550	8	1961	VGood	8,000	N	N	8018 S 113TH ST
2	40	405880	0795	07/31/12	\$345,000	\$454,000	1,560	8	1955	Avg	6,420	Y	N	7537 S LAKERIDGE DR
2	40	405880	0860	09/25/12	\$300,000	\$389,000	1,560	8	1965	Avg	8,487	Y	N	7605 S MISSION DR
2	30	420240	0172	12/27/13	\$465,000	\$527,000	1,570	8	1979	VGood	8,000	Y	N	426 STEVENS AVE NW
2	30	420240	0172	08/16/13	\$315,000	\$372,000	1,570	8	1979	VGood	8,000	Y	N	426 STEVENS AVE NW
2	40	405880	1320	07/17/12	\$375,000	\$496,000	1,600	8	1955	Good	6,400	Y	N	10715 CRESTWOOD DR S
2	40	405880	1670	07/17/14	\$445,000	\$472,000	1,620	8	1967	Avg	8,201	Y	N	7224 S RUSTIC RD
2	30	420440	0336	02/15/12	\$325,000	\$447,000	1,620	8	2012	Avg	5,078	Y	N	215 NW 2ND PL
2	30	115910	0030	04/03/13	\$325,000	\$399,000	1,630	8	1973	VGood	7,725	N	N	11330 82ND AVE S
2	30	399140	0080	12/16/14	\$499,900	\$503,000	1,630	8	1977	Avg	8,820	Y	N	11806 79TH AVE S
2	30	913360	0040	07/18/13	\$310,000	\$369,000	1,680	8	1956	Avg	22,544	Y	N	351 SENECA AVE NW
2	30	928280	0620	04/08/14	\$475,000	\$521,000	1,680	8	1967	Avg	9,000	Y	N	7615 S 115TH ST
2	30	118000	3270	07/29/14	\$267,100	\$282,000	1,680	8	2004	Avg	3,000	N	N	8532 S 118TH ST
2	30	118000	4795	01/31/12	\$320,000	\$442,000	1,720	8	1979	Good	9,000	Y	N	8108 S 121ST ST
2	40	405880	1755	10/30/13	\$358,000	\$413,000	1,720	8	1962	Avg	8,609	Y	N	6950 S RUSTIC RD
2	30	174280	0030	06/12/14	\$578,000	\$620,000	1,770	8	1966	Good	9,225	Y	N	511 SENECA AVE NW
2	30	913360	0090	04/15/13	\$420,000	\$514,000	1,770	8	1962	Avg	12,242	Y	N	254 SENECA AVE NW
2	30	118000	0870	10/24/13	\$460,000	\$532,000	1,790	8	1959	Avg	9,675	Y	N	8539 S 114TH ST
2	30	337920	0010	07/05/13	\$365,000	\$436,000	1,790	8	1965	VGood	6,840	Y	N	12406 82ND AVE S
2	30	118050	0050	08/07/13	\$348,000	\$412,000	1,790	8	1998	Good	5,641	N	N	11423 81ST PL S
2	30	381000	0510	08/04/14	\$345,000	\$364,000	1,830	8	1960	Avg	8,960	N	N	8019 S 117TH ST
2	30	913360	0020	05/01/13	\$460,000	\$561,000	1,850	8	1978	Good	17,931	Y	N	270 SENECA PL NW
2	30	118000	0630	04/28/14	\$364,500	\$397,000	1,900	8	1920	Good	6,450	N	N	8418 S 114TH ST
2	30	796150	0030	04/30/12	\$320,000	\$432,000	2,000	8	1975	Avg	10,753	Y	N	8514 S 125TH ST
2	30	414094	0020	06/30/14	\$449,888	\$480,000	2,100	8	2014	Avg	3,112	N	N	11411 80TH PL S
2	30	118000	8370	09/25/14	\$415,000	\$430,000	2,240	8	2002	Avg	7,125	Y	N	8514 S 124TH ST
2	30	414094	0010	10/07/14	\$489,888	\$505,000	2,300	8	2014	Avg	3,484	N	N	11403 80TH PL S
2	30	928280	0877	12/03/12	\$395,000	\$502,000	2,310	8	2006	Avg	3,900	N	N	7725 S 115TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	30	928280	0878	08/28/12	\$405,000	\$529,000	2,310	8	2006	Avg	3,900	Y	N	7729 S 115TH PL
2	30	118050	0070	11/24/14	\$335,000	\$340,000	2,330	8	1998	Avg	7,050	N	N	11431 81ST PL S
2	30	928280	0876	08/13/13	\$430,000	\$508,000	2,340	8	2006	Avg	3,900	N	N	7721 S 115TH PL
2	30	118000	6030	07/12/12	\$399,949	\$529,000	2,360	8	1979	VGood	12,000	Y	N	8123 S 121ST ST
2	40	405880	0215	05/28/14	\$430,000	\$464,000	2,390	8	2007	Avg	7,140	Y	N	10627 FOREST AVE S
2	30	118000	0885	10/30/14	\$340,500	\$348,000	2,510	8	1928	Good	5,871	N	N	11409 87TH AVE S
2	30	420240	1079	05/01/14	\$335,500	\$365,000	2,520	8	2007	Avg	4,000	N	N	660 LIND AVE NW
2	40	405880	0780	04/13/12	\$485,500	\$658,000	2,630	8	1990	Good	7,860	Y	N	7523 S LAKERIDGE DR
2	30	163760	0032	03/01/13	\$260,000	\$323,000	2,710	8	1994	Avg	9,900	N	N	8222 S 128TH ST
2	30	118000	1076	05/29/14	\$525,000	\$566,000	2,760	8	2014	Avg	4,000	Y	N	11505 87TH AVE S
2	30	414094	0150	10/02/14	\$572,000	\$591,000	2,770	8	2014	Avg	3,852	Y	N	11436 80TH PL S
2	30	118000	7915	08/20/13	\$425,000	\$501,000	2,940	8	2003	Good	10,500	Y	N	8243 S 123RD PL
2	30	318560	0055	06/11/14	\$495,000	\$531,000	3,280	8	2007	Avg	4,500	N	N	321 HARDIE AVE NW
2	30	420440	0312	12/18/12	\$299,950	\$380,000	3,450	8	2004	Avg	10,569	Y	N	221 LIND AVE NW
2	30	405880	1096	09/18/13	\$302,220	\$353,000	3,490	8	2006	Avg	6,649	N	N	10905 CORNELL AVE S
2	40	405820	0635	08/13/13	\$650,000	\$768,000	4,500	8	2007	Avg	7,178	Y	N	11122 OAKWOOD AVE S
2	30	913360	0010	11/01/13	\$415,000	\$478,000	1,490	9	1964	Avg	18,199	Y	N	255 SENECA AVE NW
2	30	928280	1600	03/24/14	\$429,750	\$473,000	1,630	9	1954	VGood	6,000	Y	N	7855 S 114TH ST
2	40	405880	1200	01/17/12	\$415,000	\$576,000	1,640	9	1973	Good	8,424	Y	N	10802 CORNELL AVE S
2	30	912460	0060	04/12/13	\$456,000	\$559,000	1,840	9	1961	VGood	9,072	Y	N	7705 S 117TH ST
2	40	405880	0440	05/27/14	\$679,950	\$733,000	1,890	9	2013	Avg	6,930	Y	N	7544 S LAUREL ST
2	40	405880	0439	06/23/14	\$664,950	\$711,000	1,890	9	2013	Avg	7,081	Y	N	7536 S LAUREL ST
2	30	174280	0400	03/30/12	\$417,000	\$568,000	2,000	9	1967	Avg	24,200	Y	N	415 SENECA AVE NW
2	30	118000	0830	10/02/14	\$460,000	\$475,000	2,070	9	2006	Avg	3,225	Y	N	8513 S 114TH ST
2	30	122304	9094	05/21/13	\$495,000	\$600,000	2,570	9	2013	Avg	8,510	Y	N	7426 S 114TH ST
2	30	122304	9192	09/12/13	\$515,000	\$603,000	2,570	9	2013	Avg	9,361	Y	N	7424 S 114TH ST
2	30	118000	4800	06/13/13	\$515,000	\$620,000	2,650	9	1986	VGood	9,000	Y	N	8028 S 121ST ST
2	40	405820	0625	11/02/13	\$630,000	\$726,000	2,750	9	2013	Avg	6,600	Y	N	8015 S LAKERIDGE DR
2	40	204580	0035	10/16/13	\$555,000	\$643,000	3,000	9	2004	Avg	7,368	Y	N	10484 DIXON DR S
2	30	956480	0103	10/28/13	\$493,000	\$569,000	3,030	9	2008	Avg	17,305	Y	N	107 NW 6TH ST
2	30	118000	7316	12/06/12	\$575,000	\$731,000	3,450	9	2005	Avg	6,000	Y	N	8248 S 123RD PL
2	30	115910	0140	11/16/12	\$535,000	\$684,000	4,060	9	2008	Avg	7,400	N	N	11335 82ND AVE S
2	40	405880	1400	08/27/13	\$648,800	\$763,000	2,010	10	2008	Avg	6,780	Y	N	10733 CRESTWOOD DR S
2	30	420440	0184	07/23/13	\$495,000	\$589,000	2,887	10	2006	Avg	5,130	Y	N	323 LIND AVE NW
2	30	420440	0185	12/19/12	\$495,000	\$627,000	3,850	10	2006	Avg	6,745	Y	N	321 LIND AVE NW
3	90	135230	0310	11/28/12	\$125,000	\$159,000	570	5	1929	Avg	4,120	N	N	347 MEADOW AVE N
3	90	135230	0990	08/26/14	\$126,000	\$132,000	610	5	1922	Avg	4,400	N	N	1521 N 3RD ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
3	90	135230	0285	07/08/13	\$104,000	\$124,000	630	5	1937	Avg	4,120	N	N	304 GARDEN AVE N
3	90	135230	0200	10/17/14	\$222,000	\$228,000	730	5	1923	Good	4,120	N	N	211 MEADOW AVE N
3	90	722550	0220	04/07/14	\$150,000	\$164,000	830	5	1920	Good	4,966	N	N	436 WILLIAMS AVE N
3	90	784030	0070	04/26/13	\$135,900	\$166,000	910	5	1906	Avg	4,800	N	N	516 MORRIS AVE S
3	90	722550	0320	10/03/12	\$147,500	\$191,000	1,040	5	1920	Avg	4,500	N	N	339 WELLS AVE N
3	90	722400	0450	12/30/14	\$230,000	\$230,000	1,050	5	1905	Good	4,838	N	N	323 PARK AVE N
3	90	135230	0720	07/27/12	\$166,000	\$219,000	1,060	5	1937	Avg	4,738	N	N	1402 N 2ND ST
3	90	722400	0465	12/07/12	\$140,000	\$178,000	1,210	5	1916	Avg	4,838	N	N	335 PARK AVE N
3	90	135230	0295	04/02/12	\$113,500	\$154,000	730	6	1940	Avg	4,120	N	N	359 MEADOW AVE N
3	90	723150	2505	11/14/12	\$170,000	\$217,000	780	6	1923	VGood	6,000	N	N	518 BURNETT AVE S
3	90	722400	0375	01/21/14	\$213,000	\$239,000	790	6	1941	Good	3,225	N	N	232 PELLY AVE N
3	90	722550	0480	07/02/12	\$189,950	\$252,000	790	6	1925	VGood	4,815	N	N	322 BURNETT AVE N
3	90	135230	0245	12/03/13	\$138,200	\$158,000	800	6	1925	Avg	4,120	N	N	334 GARDEN AVE N
3	90	722550	0120	02/15/13	\$175,000	\$218,000	860	6	1929	Good	4,815	N	N	414 BURNETT AVE N
3	90	722600	0070	11/25/13	\$145,000	\$166,000	880	6	1937	Avg	5,296	N	N	706 N 1ST ST
3	90	756460	0305	08/13/13	\$140,000	\$165,000	890	6	1925	Good	2,500	N	N	1203 N 2ND ST
3	90	722550	0205	03/07/14	\$215,000	\$238,000	900	6	1940	Good	5,060	N	N	450 WILLIAMS AVE N
3	90	722600	0110	07/26/14	\$205,000	\$217,000	900	6	1918	Avg	4,397	N	N	121 WELLS AVE N
3	90	135230	0115	03/21/13	\$185,000	\$228,000	910	6	1932	VGood	4,120	N	N	226 GARDEN AVE N
3	90	722500	0095	11/15/13	\$175,000	\$201,000	910	6	1938	Avg	4,500	N	N	430 WELLS AVE N
3	90	722600	0095	08/09/13	\$233,900	\$277,000	920	6	1927	Good	5,046	N	N	105 WELLS AVE N
3	90	722450	0245	09/25/13	\$211,000	\$246,000	970	6	1997	Avg	5,000	N	N	502 WILLIAMS AVE N
3	90	722500	0045	08/28/14	\$207,100	\$216,000	1,000	6	1916	Avg	4,500	N	N	435 PELLY AVE N
3	90	722400	0365	08/30/13	\$239,500	\$281,000	1,040	6	1924	VGood	4,838	N	N	238 PELLY AVE N
3	90	722650	0090	11/21/12	\$160,000	\$204,000	1,080	6	1929	Avg	5,444	N	N	802 N 2ND ST
3	90	723150	1600	06/13/12	\$200,000	\$267,000	1,100	6	1904	Good	6,000	N	N	515 WELLS AVE S
3	90	784130	0315	04/16/14	\$234,536	\$256,000	1,130	6	1942	Good	4,800	N	N	544 WHITWORTH AVE S
3	90	723150	1615	11/26/12	\$165,000	\$210,000	1,140	6	1978	Avg	2,250	N	N	819 S 5TH ST
3	90	723150	2420	06/29/12	\$140,000	\$186,000	1,140	6	1923	Avg	5,750	N	N	434 BURNETT AVE S
3	90	784130	0280	09/09/13	\$191,000	\$224,000	1,180	6	1928	Avg	4,800	N	N	516 WHITWORTH AVE S
3	90	784130	0540	08/20/12	\$133,000	\$174,000	1,180	6	1948	Avg	4,140	N	N	618 MOSES LN S
3	90	722450	0115	06/10/12	\$145,000	\$194,000	1,200	6	1929	Good	5,000	N	N	508 WELLS AVE N
3	90	722500	0125	03/26/13	\$220,000	\$271,000	1,250	6	1923	Good	4,500	N	N	410 WELLS AVE N
3	90	722450	0130	02/09/12	\$205,000	\$283,000	1,270	6	1946	Good	5,000	N	N	501 WELLS AVE N
3	90	722550	0175	08/07/13	\$110,000	\$130,000	1,290	6	1925	Avg	4,500	N	N	429 WELLS AVE N
3	90	135230	0240	07/22/13	\$269,950	\$321,000	1,330	6	1939	Good	4,120	N	N	336 GARDEN AVE N
3	90	722500	0405	07/11/12	\$212,000	\$281,000	1,500	6	1925	Avg	5,000	N	N	200 WELLS AVE N



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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
3	90	722400	0110	01/23/13	\$240,000	\$301,000	1,540	6	1922	VGood	5,913	N	N	132 PELLY AVE N
3	90	722400	0320	03/06/13	\$164,900	\$204,000	1,630	6	1903	Avg	4,838	N	N	229 PARK AVE N
3	90	722550	0440	01/27/14	\$236,000	\$265,000	1,690	6	1925	Avg	4,725	N	N	323 WILLIAMS AVE N
3	90	000720	0080	11/04/14	\$239,000	\$244,000	1,980	6	1924	Fair	10,585	N	N	215 S TOBIN ST
3	90	784130	0330	11/12/13	\$199,900	\$230,000	760	7	1924	Good	4,800	N	N	539 MORRIS AVE S
3	90	722550	0305	01/30/13	\$176,000	\$220,000	980	7	1959	Avg	4,500	N	N	325 WELLS AVE N
3	90	784130	0285	08/11/14	\$199,950	\$210,000	1,048	7	1942	Avg	4,800	N	N	520 WHITWORTH AVE S
3	90	172305	9078	12/03/12	\$180,000	\$229,000	1,060	7	1923	Good	6,000	N	N	601 WILLIAMS AVE S
3	90	135230	0520	12/28/12	\$230,000	\$291,000	1,140	7	2012	Avg	4,120	N	N	350 MEADOW AVE N
3	90	756460	0285	03/27/13	\$230,000	\$283,000	1,230	7	1916	Good	5,100	N	N	1206 N 2ND ST
3	90	722600	0080	10/23/13	\$238,000	\$275,000	1,250	7	1958	Good	4,280	N	N	206 BURNETT AVE N
3	90	722450	0180	01/28/13	\$270,000	\$338,000	1,400	7	1952	Avg	5,000	N	N	541 WELLS AVE N
3	90	723150	1650	04/08/13	\$235,000	\$288,000	1,440	7	1909	Good	5,750	N	N	424 WILLIAMS AVE S
3	90	784130	0515	06/14/13	\$240,000	\$289,000	1,510	7	1951	Good	4,800	N	N	628 SHATTUCK AVE S
3	90	722450	0242	09/27/12	\$247,000	\$320,000	1,550	7	1997	Avg	5,000	N	N	508 WILLIAMS AVE N
3	90	723150	1610	10/23/14	\$327,000	\$335,000	1,620	7	1905	VGood	6,000	N	N	505 WELLS AVE S
3	90	135230	0145	04/16/14	\$300,000	\$328,000	1,650	7	1936	Good	4,738	N	N	200 GARDEN AVE N
3	90	756460	0300	04/23/13	\$310,000	\$379,000	1,750	7	1932	VGood	3,650	N	N	1210 N 2ND ST
3	90	722500	0370	07/05/13	\$340,000	\$406,000	1,810	7	2006	Avg	4,500	N	N	232 WELLS AVE N
3	90	722500	0370	03/23/12	\$307,000	\$419,000	1,810	7	2006	Avg	4,500	N	N	232 WELLS AVE N
3	90	135230	0605	04/22/14	\$238,000	\$260,000	1,830	7	1959	Avg	6,173	N	N	343 FACTORY AVE N
3	90	723150	2545	05/06/13	\$240,000	\$292,000	1,960	7	1924	Good	6,000	N	N	531 WILLIAMS AVE S
3	90	722550	0345	07/25/13	\$269,500	\$320,000	2,090	7	1947	VGood	5,700	N	N	803 N 4TH ST
3	90	722400	0545	01/22/13	\$316,000	\$396,000	2,130	7	1930	Good	4,838	N	N	310 PELLY AVE N
3	90	722400	0545	08/25/14	\$370,000	\$387,000	2,130	7	1930	Good	4,838	N	N	310 PELLY AVE N
3	90	135230	0195	06/28/12	\$288,950	\$384,000	2,210	7	1983	Avg	4,120	N	N	215 MEADOW AVE N
3	90	722500	0155	06/09/14	\$290,000	\$311,000	2,390	7	1974	Avg	4,500	N	N	315 PELLY AVE N
3	90	722500	0155	04/02/14	\$224,000	\$246,000	2,390	7	1974	Avg	4,500	N	N	315 PELLY AVE N
3	90	784130	0505	10/27/14	\$430,000	\$440,000	2,452	7	1994	Avg	4,800	N	N	616 SHATTUCK AVE S
3	90	722550	0005	07/24/13	\$245,000	\$291,000	2,460	7	1977	Avg	5,250	N	N	401 WILLIAMS AVE N
3	90	135230	1026	01/29/13	\$317,500	\$397,000	2,180	8	2013	Avg	4,400	N	N	1516 N BROOKS ST
3	90	722500	0275	04/25/12	\$358,000	\$484,000	2,260	8	1937	Good	8,900	N	N	912 N 2ND ST
3	90	000720	0054	11/13/12	\$295,000	\$377,000	2,420	8	1943	Avg	16,000	N	N	220 SHATTUCK AVE S

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	018200	0260	12/17/12	\$199,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	018500	0091	08/17/12	\$99,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE
1	30	018500	0105	11/13/12	\$185,000	NON-REPRESENTATIVE SALE
1	30	018500	0165	10/08/13	\$266,331	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	018500	0185	12/14/12	\$140,000	NON-REPRESENTATIVE SALE
1	30	018500	0198	05/15/13	\$105,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	039900	0020	04/03/13	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	039900	0030	10/15/12	\$125,000	DOR RATIO
1	30	039900	0085	02/07/12	\$125,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
1	30	039900	0085	06/01/12	\$147,000	GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	039900	0085	07/17/13	\$154,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	039900	0095	01/09/13	\$113,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
1	30	039900	0350	05/23/13	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	30	039920	0200	04/18/12	\$164,900	NON-REPRESENTATIVE SALE; SHORT SALE
1	30	094900	0105	12/15/14	\$138,750	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	30	112304	9027	07/15/14	\$151,295	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	112304	9088	04/24/13	\$115,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	112304	9099	06/10/13	\$107,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	30	112304	9104	10/10/14	\$377,006	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	112304	9112	06/01/12	\$124,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	30	112304	9124	02/13/13	\$171,100	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	112304	9124	03/07/13	\$193,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	112304	9132	05/14/13	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	112304	9154	08/28/12	\$184,921	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
1	30	112304	9154	10/23/12	\$162,000	DOR RATIO
1	30	112304	9154	03/27/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
1	30	112304	9198	09/07/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	132304	9072	08/27/12	\$140,000	NO MARKET EXPOSURE
1	30	132304	9074	02/13/13	\$274,455	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	142304	9005	12/19/14	\$108,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	142304	9012	03/05/14	\$279,000	PREVIOUS IMP. VALUE <= 25K
1	30	142304	9012	05/21/13	\$165,000	PREVIOUS IMP. VALUE <= 25K
1	30	142304	9019	05/23/14	\$90,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	30	142304	9034	04/28/12	\$84,058	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	156880	0070	06/10/12	\$309,000	PERCENT COMPLETE; STATEMENT TO DOR
1	30	180150	0110	08/26/13	\$229,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	180150	0130	12/18/14	\$249,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	182305	9144	01/03/12	\$196,466	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
1	30	182305	9162	02/01/12	\$114,000	DOR RATIO; NON-REPRESENTATIVE SALE
1	30	182305	9163	02/20/13	\$135,000	NON-REPRESENTATIVE SALE
1	30	214370	0100	08/16/12	\$310,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	30	214370	0255	07/13/12	\$410,950	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	30	214370	0535	12/01/14	\$260,000	NO MARKET EXPOSURE
1	30	214370	0535	12/10/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	214370	0645	07/13/13	\$180,000	NO MARKET EXPOSURE
1	30	214370	0675	06/14/12	\$103,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	214370	0754	09/16/13	\$160,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	30	214370	0935	03/12/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	214370	1015	12/10/14	\$290,500	NON-REPRESENTATIVE SALE
1	30	214370	1110	10/06/12	\$333,217	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	214370	1110	03/28/13	\$333,217	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	214370	1210	10/09/12	\$67,000	DOR RATIO; NO MARKET EXPOSURE
1	30	214370	1275	12/11/14	\$127,270	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	214480	0100	01/09/12	\$109,950	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	30	214480	0146	11/26/13	\$120,000	DOR RATIO; NO MARKET EXPOSURE
1	30	214480	0146	08/26/14	\$257,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	214480	0215	04/25/13	\$142,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	214480	0466	06/27/13	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	214480	0547	07/02/12	\$125,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
1	30	214480	0548	09/28/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
1	30	217140	0010	10/30/12	\$175,000	PREVIOUS IMP. VALUE <= 25K
1	30	217140	0045	05/20/14	\$368,343	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	30	217140	0140	11/30/12	\$71,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
1	30	217200	0745	05/01/13	\$225,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; AUCTION SALE
1	30	217200	0846	03/01/13	\$143,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	30	217200	0870	06/20/12	\$90,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	30	298880	0085	10/25/13	\$303,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	298880	0181	01/09/12	\$150,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE
1	30	315160	0045	11/29/12	\$93,246	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	315160	0045	12/27/12	\$94,776	DOR RATIO; NO MARKET EXPOSURE
1	30	396930	0030	04/22/14	\$162,864	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	396930	0030	07/23/14	\$165,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	30	396930	0030	12/29/14	\$239,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	396930	0155	08/22/13	\$164,651	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	30	418790	0110	08/16/13	\$204,800	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	418790	0230	02/06/12	\$168,000	NON -REPRESENTATIVE SALE
1	30	427990	0120	03/08/13	\$175,000	NON-REPRESENTATIVE SALE
1	30	427990	0120	06/20/14	\$279,820	RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	427990	0140	01/16/13	\$140,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
1	30	427990	0180	08/01/12	\$129,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	427990	0180	07/31/12	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	427990	0410	10/16/12	\$394,970	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	427990	0410	12/13/12	\$340,601	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	536520	0040	04/02/12	\$70,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	600240	0030	08/14/14	\$324,950	OBSOLESCENCE
1	30	600240	0030	04/04/14	\$205,330	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	30	600240	0070	09/03/12	\$102,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE





## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	670640	0060	10/16/12	\$252,756	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	30	677800	0050	01/27/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0095	10/07/13	\$173,902	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	768960	0180	11/06/13	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	768960	0180	04/08/14	\$195,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0230	02/01/13	\$59,239	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	768960	0330	09/25/13	\$136,150	CORRECTION DEED; QUIT CLAIM DEED
1	30	768960	0330	08/13/14	\$207,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0340	04/10/14	\$220,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0360	06/13/14	\$215,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0405	08/16/12	\$169,696	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
1	30	768960	0405	10/23/12	\$162,400	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	768960	0416	03/01/13	\$222,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	768960	0425	06/13/12	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	768960	0425	07/03/13	\$258,760	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0430	02/13/14	\$343,094	FORCED SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T
1	30	768960	0435	07/10/12	\$212,500	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	30	768960	0435	03/08/12	\$95,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	30	768960	0470	07/23/12	\$79,900	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
1	30	768960	0515	09/05/12	\$193,623	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
1	30	768960	0515	11/10/12	\$129,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	30	768960	0630	11/06/14	\$216,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	768960	0635	01/26/12	\$103,400	NON -REPRESENTATIVE SALE
1	30	768960	0715	06/26/13	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	30	768960	0800	07/05/12	\$100,000	NON -REPRESENTATIVE SALE
1	30	768960	0845	06/21/12	\$102,500	DIANGOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	30	768960	0895	01/20/12	\$117,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	30	768960	0905	11/30/12	\$286,005	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
1	30	779840	0050	04/03/13	\$131,000	PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	780600	0070	07/25/13	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	780610	0090	07/25/12	\$5,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	781250	0010	03/14/14	\$252,795	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	781250	0240	12/02/13	\$125,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
1	30	781250	0240	12/02/13	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE
1	30	781280	1205	02/22/13	\$70,000	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
1	30	781280	1315	08/30/12	\$118,800	NON-REPRESENTATIVE SALE
1	30	781280	1360	07/25/14	\$159,310	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
1	30	781280	1360	09/09/14	\$159,310	QUIT CLAIM DEED
1	30	781280	1365	10/05/12	\$223,381	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	781280	1365	08/07/13	\$130,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	30	781280	1365	10/02/12	\$256,557	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	781280	1365	04/17/14	\$226,040	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1375	03/04/13	\$123,300	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	781280	1375	05/03/13	\$141,888	IMP CHARACTERISTICS CHANGED SINCE SALE
1	30	781280	1590	05/29/14	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	781280	1590	10/30/14	\$219,900	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1700	06/10/14	\$227,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1740	09/25/14	\$109,975	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1740	09/24/14	\$109,975	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1785	11/06/14	\$171,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	781280	1935	12/10/12	\$141,175	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	781280	1935	12/04/12	\$157,744	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781280	1935	08/20/13	\$150,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	781320	0115	09/04/14	\$100,000	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
1	30	787840	0134	09/05/13	\$266,290	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	787840	0134	04/25/14	\$432,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	787840	0139	12/22/14	\$125,000	NON-REPRESENTATIVE SALE
1	30	788720	0040	03/08/13	\$104,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	788720	0240	02/28/14	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	30	788720	0345	12/17/14	\$327,088	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	788720	0390	12/03/13	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	30	788720	0390	09/26/14	\$294,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
1	30	798980	0151	10/02/12	\$106,000	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	30	801360	0045	08/20/12	\$365,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
1	30	866350	0075	10/11/13	\$5,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
2	30	072305	9023	08/26/13	\$448,971	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	072305	9061	04/05/13	\$195,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	30	072305	9072	08/15/14	\$227,060	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	112304	9074	07/17/14	\$300,912	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	112304	9074	10/07/14	\$203,800	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
2	30	115910	0030	10/29/12	\$210,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	115910	0120	10/25/13	\$66,392	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	118000	0565	11/17/14	\$130,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	118000	0628	06/06/13	\$309,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	1061	12/24/14	\$445,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	30	118000	1075	10/24/14	\$445,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	30	118000	1115	01/29/13	\$151,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	1235	02/14/12	\$154,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	30	118000	1345	10/19/12	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	118000	1455	12/29/14	\$85,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	118000	2400	11/27/12	\$72,251	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	118000	2455	12/26/12	\$103,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
2	30	118000	2470	09/06/13	\$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	2470	02/22/14	\$194,250	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	30	118000	3035	05/02/12	\$145,000	NON-REPRESENTATIVE SALE
2	30	118000	3090	04/10/13	\$89,746	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	30	118000	3090	09/06/14	\$190,000	SALES DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	118000	3155	09/30/13	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	118000	3825	12/27/13	\$141,510	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	4650	02/20/14	\$303,293	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	5050	06/30/14	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	5050	12/18/14	\$463,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	118000	5160	12/30/14	\$302,000	RELOCATION - SALE TO SERVICE
2	30	118000	5210	10/23/14	\$176,960	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	118000	5220	11/06/12	\$176,937	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	5280	02/05/13	\$267,079	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	5280	07/23/14	\$239,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	118000	5325	07/17/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	118000	5892	02/16/13	\$270,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
2	30	118000	6415	07/09/14	\$160,500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	30	118000	6585	12/12/14	\$233,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	118000	6713	03/20/14	\$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE
2	30	118000	8355	11/13/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	30	122304	9075	03/05/13	\$287,672	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	122304	9102	08/08/12	\$90,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
2	30	122304	9102	09/27/13	\$170,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	122304	9157	02/06/14	\$97,155	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
2	30	122304	9157	05/31/13	\$208,962	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOV'T TO GOV'T
2	30	122304	9158	04/05/13	\$248,990	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	122304	9158	06/07/13	\$98,112	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	30	122304	9159	08/08/12	\$70,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	163760	0086	10/04/13	\$189,437	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	163760	0086	05/05/14	\$90,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	30	174260	0030	11/24/14	\$189,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
2	30	174260	0030	06/19/14	\$372,138	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	174280	0200	09/25/14	\$548,244	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE





## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	174300	0030	07/15/14	\$400,413	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	204540	0190	12/05/12	\$325,000	IMP. COUNT > 1
2	40	204580	0006	02/16/12	\$274,900	IMP CHARACTERISTICS CHANGED SINCE SALE
2	40	204580	0140	09/12/13	\$150,000	DOR RATIO; CORRECTION DEED; NO MARKET EXPOSURE
2	40	204580	0140	09/12/13	\$180,000	DOR RATIO; NO MARKET EXPOSURE
2	30	214480	0011	05/16/12	\$40,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	214480	0255	02/06/12	\$149,900	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	30	214480	0876	12/08/14	\$30,000	DOR RATIO; BUILDER OR DEVELOPER SALES
2	30	214480	0876	12/30/14	\$100,550	NON-REPRESENTATIVE SALE
2	30	214480	0881	02/09/12	\$87,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	318560	0040	12/24/14	\$310,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	381000	0005	10/03/13	\$90,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	30	381000	0025	02/10/12	\$160,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	381000	0136	05/21/12	\$169,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	381000	0136	06/28/12	\$84,600	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	381000	0638	04/11/13	\$260,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	30	381000	0698	11/21/12	\$317,707	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	381040	0011	12/23/14	\$264,000	BANKRUPTCY - RECEIVER OR TRUST NO MARKET EXPOSURE
2	40	405820	0195	04/21/14	\$348,068	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	405820	0195	12/10/14	\$300,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	40	405820	0250	11/11/13	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	40	405820	0250	09/03/13	\$225,091	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	40	405820	0380	05/06/13	\$211,000	DOR RATIO
2	40	405820	0380	02/15/13	\$217,350	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	405820	0680	03/13/13	\$189,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	40	405820	0745	01/31/14	\$210,200	NO MARKET EXPOSURE
2	40	405820	1050	08/02/12	\$260,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	40	405880	0625	10/30/14	\$494,617	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	405880	0640	02/26/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	405880	1055	06/10/13	\$208,001	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	30	405880	1065	07/22/13	\$137,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	405880	1065	01/22/14	\$134,055	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	405880	1065	08/08/14	\$272,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	405880	1105	06/10/13	\$121,822	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	405880	1150	02/07/12	\$119,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	40	405880	1240	04/02/13	\$313,334	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	405880	1240	10/28/14	\$330,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	40	405880	1240	08/12/13	\$230,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	40	405880	1435	12/18/12	\$234,767	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	40	405880	1702	08/23/13	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	40	405880	1702	11/07/13	\$349,097	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	30	405880	2105	09/04/14	\$150,000	NO MARKET EXPOSURE
2	30	405880	2125	01/10/12	\$620,000	LACK OF REPRESENTATION
2	30	405880	2190	10/16/12	\$161,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	405880	2275	01/10/12	\$179,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	405880	2275	03/30/12	\$92,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	30	405880	2295	10/28/14	\$233,888	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	405880	2335	11/25/14	\$326,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	414094	0030	08/19/14	\$475,880	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	30	414094	0040	12/18/14	\$517,000	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	30	414094	0050	10/14/14	\$505,888	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	30	414094	0130	11/21/14	\$450,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PERCENT COMPLETE
2	30	420240	0064	02/25/13	\$187,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	30	420240	0074	03/27/13	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	420240	0115	01/08/14	\$165,751	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
2	30	420240	0115	03/24/14	\$271,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	420240	0239	05/02/12	\$180,000	NON -REPRESENTATIVE SALE
2	30	420240	0266	11/25/13	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	420240	0268	02/05/14	\$196,300	BANKRUPTCY - RECEIVER OR TRUSTEE; AUCTION SALE; FORCED SALE
2	30	420240	0275	04/02/13	\$210,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	420240	0275	08/28/12	\$199,226	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	420240	0300	03/08/13	\$303,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	420240	0355	01/14/13	\$152,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	420440	0010	01/02/14	\$285,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	420440	0097	03/01/12	\$195,050	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
2	30	420440	0176	04/03/14	\$85,997	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	420440	0185	07/31/12	\$571,541	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	420440	0201	04/30/12	\$160,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	420440	0201	10/21/14	\$216,180	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	420440	0208	02/13/13	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	30	420440	0311	11/02/12	\$320,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	426820	0055	01/16/14	\$195,788	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	670620	0040	10/02/12	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	758020	0140	04/10/13	\$104,900	NON-REPRESENTATIVE SALE; SHORT SALE
2	30	758020	0330	11/21/14	\$223,590	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	758020	0350	09/30/14	\$139,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	758020	0355	02/06/14	\$184,500	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE;
2	30	758020	0355	05/21/14	\$144,375	NON-REPRESENTATIVE SALE
2	30	758020	0395	01/05/12	\$95,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	30	758020	0405	08/02/13	\$233,035	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
2	30	758020	0405	02/12/14	\$70,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T
2	30	765700	0005	08/08/12	\$522,254	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; NO MARKET EXPOSURE
2	30	765700	0090	02/27/12	\$116,000	NON-REPRESENTATIVE SALE
2	30	765700	0105	05/25/12	\$110,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	765700	0135	07/08/13	\$101,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	765700	0160	02/15/13	\$132,500	DOR RATIO
2	30	765700	0210	08/18/14	\$280,000	SALES DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	765700	0220	08/28/12	\$91,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	30	765700	0290	06/28/13	\$118,960	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	765700	0530	04/11/12	\$87,300	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	765700	0530	08/16/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	765700	0530	12/03/13	\$190,000	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
2	30	781280	0055	01/13/12	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	781280	0135	09/20/12	\$293,393	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	30	781280	0155	06/30/14	\$81,000	BANKRUPTCY - RECEIVER OR TRUST NO MARKET EXPOSURE
2	30	781280	0230	05/21/12	\$90,500	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	781280	0310	02/24/14	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	30	781280	0310	06/25/14	\$260,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	781280	0405	05/15/13	\$32,500	DOR RATIO; QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	30	781280	0465	08/08/12	\$90,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
2	30	781280	0515	10/25/14	\$159,075	IMP CHARACTERISTICS CHANGED SINCE SALE
2	30	781280	0515	09/03/14	\$313,919	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	30	781280	0520	07/16/12	\$116,987	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	781280	0530	09/30/14	\$124,101	BANKRUPTCY - RECEIVER OR TRUST NO MARKET EXPOSURE
2	30	781280	0565	08/14/14	\$289,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	781280	0585	08/28/12	\$105,000	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
2	30	781280	0630	03/21/14	\$181,112	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	781280	0681	07/12/12	\$107,000	DIANGOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	30	781280	0691	03/14/12	\$249,107	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	30	781280	0691	04/24/12	\$117,000	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	781280	0750	12/08/14	\$176,200	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	30	781280	0775	09/10/14	\$264,250	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	781280	0805	12/12/14	\$257,041	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	30	781280	0855	10/10/14	\$172,573	BANKRUPTCY - RECEIVER OR TRUST NO MARKET EXPOSURE
2	30	781280	1120	08/19/13	\$107,225	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	30	781280	1120	02/06/14	\$185,000	SALES DATA DOES NOT MATCH ASSESSED VALUE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	30	781280	1125	05/06/14	\$80,000	DOR RATIO
2	30	781280	1125	06/14/14	\$111,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	30	781280	1175	08/02/12	\$239,218	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	30	781280	1185	04/11/12	\$298,057	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	30	781280	1190	11/20/12	\$107,500	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
2	30	796150	0070	10/30/14	\$268,000	DIANGOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	809360	0005	02/22/13	\$216,147	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	809360	0065	04/22/13	\$187,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	809360	0065	12/31/14	\$205,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	912460	0050	05/28/13	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	30	912460	0060	02/22/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	30	913360	0005	02/06/13	\$165,250	DOR RATIO; NON-REPRESENTATIVE SALE
2	30	913360	0040	03/13/13	\$437,440	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	30	928280	0235	05/07/12	\$205,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	928280	0305	08/13/12	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	30	928280	0535	07/24/12	\$200,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
2	30	928280	0879	01/24/12	\$445,000	DIANGOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
2	30	928280	1030	07/24/14	\$227,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
2	30	928280	1030	04/08/13	\$454,868	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	928280	1030	02/21/14	\$236,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	30	928280	1155	10/12/12	\$139,650	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	928280	1270	09/17/14	\$66,660	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	928280	1545	08/29/12	\$212,709	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
2	30	928280	1560	03/04/14	\$425,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	956480	0066	06/27/13	\$387,457	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	956480	0086	07/29/13	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	30	956480	0103	08/02/13	\$387,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	000720	0122	12/05/12	\$120,000	DIANGOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	90	000720	0179	10/16/14	\$150,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER





## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	90	000720	0214	05/16/13	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	90	135230	0120	05/29/14	\$262,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	135230	0315	08/08/14	\$219,950	UNFINISHED AREA
3	90	135230	0520	06/25/12	\$105,500	DOR RATIO; GOV'T TO GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	90	135230	0545	12/27/13	\$186,500	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	90	135230	0580	11/14/14	\$247,000	IMP. COUNT > 1
3	90	135230	0580	09/25/12	\$149,000	IMP. COUNT > 1; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
3	90	135230	0605	02/20/14	\$252,575	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	135230	0628	03/20/13	\$182,211	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	90	135230	0695	12/04/12	\$172,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	135230	0755	07/26/13	\$96,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	90	135230	0755	01/21/14	\$184,990	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	135230	0760	08/29/12	\$169,500	SEGREGATION AND/OR MERGER
3	90	135230	1000	10/16/12	\$180,000	IMP. COUNT > 1
3	90	135230	1025	06/04/12	\$150,000	STATISTICAL OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	90	135230	1070	06/27/13	\$9,250	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	90	172305	9050	06/11/14	\$290,300	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	30	214370	1315	12/11/13	\$220,720	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	30	214370	1315	08/21/13	\$220,720	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	296390	0125	04/06/12	\$93,000	NON-REPRESENTATIVE SALE; SALES DATA DOES NOT REPRESENT ASSESSED VALUE
3	90	380600	0005	05/30/12	\$80,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	90	380600	0005	10/30/14	\$110,000	NO MARKET EXPOSURE
3	90	569600	0255	02/07/14	\$129,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	90	722400	0315	07/23/14	\$256,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722400	0320	12/13/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	722400	0535	11/02/12	\$135,000	DOR RATIO
3	90	722400	0610	03/05/12	\$99,900	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	90	722400	0850	11/22/13	\$123,600	PREVIOUS IMP. VALUE <= 25K
3	90	722400	0855	11/21/13	\$385,000	MULTI-PARCEL SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	90	722400	0950	11/03/14	\$238,950	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722400	0980	06/10/14	\$100,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722450	0010	06/03/14	\$253,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722450	0045	03/20/13	\$216,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	90	722450	0090	04/16/13	\$102,500	DIANGOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	90	722450	0090	02/28/14	\$100,000	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER
3	90	722450	0090	01/08/13	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	722450	0240	06/27/13	\$94,600	DOR RATIO; NON-REPRESENTATIVE SALE
3	90	722450	0375	07/15/14	\$305,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722500	0090	04/30/12	\$161,046	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; GOV'T TO GOV'T
3	90	722500	0090	08/20/12	\$190,150	IMP CHARACTERISTICS CHANGED SINCE SALE
3	90	722500	0090	10/17/14	\$245,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	722500	0095	06/12/13	\$168,196	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
3	90	722500	0245	11/01/14	\$136,318	MODEL DEVELOPMENT EXCLUSION; NON-NORMAL DISTRIBUTION
3	90	722550	0010	12/03/13	\$249,000	IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
3	90	722550	0025	01/08/13	\$125,000	IMP. COUNT > 1
3	90	722550	0045	08/16/13	\$217,462	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	722550	0095	03/22/12	\$101,900	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	90	722550	0345	03/26/13	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	90	722550	0390	11/27/12	\$250,000	IMP. COUNT > 1
3	90	722550	0440	08/12/13	\$275,235	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURES
3	90	722600	0070	09/13/12	\$222,836	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	722600	0070	09/24/12	\$202,289	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	90	723150	1435	09/17/12	\$414,992	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	723150	1435	11/15/12	\$130,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	90	723150	2475	09/19/13	\$240,000	IMP. COUNT > 1
3	90	723150	2505	08/03/12	\$90,002	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
3	90	756460	0195	09/19/14	\$172,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	756460	0285	11/06/12	\$398,847	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	90	783930	0040	06/03/13	\$242,163	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	783980	0140	03/29/13	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	784030	0070	09/24/12	\$271,370	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	784030	0157	06/25/13	\$206,500	LACK OF REPRESENTATION
3	90	784080	0135	11/19/14	\$290,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	784130	0265	05/24/12	\$89,700	DOR RATIO; NON-REPRESENTATIVE SALE
3	90	784130	0275	06/11/13	\$218,727	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	90	784130	0275	05/28/14	\$131,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	784130	0345	03/22/12	\$92,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
3	90	784130	0460	06/24/13	\$117,000	NO MARKET EXPOSURE
3	90	784130	0465	06/07/13	\$163,500	SALES DATA DOES NOT MATCH ASSESSED VALUE
3	90	784130	0515	04/16/12	\$160,650	NON-NORMAL DISTRIBUTION; STATISTICAL OUTLIER

## Vacant Sales Used in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	30	214370	0756	08/20/13	\$79,750	5,040	N	N
1	30	214370	0376	04/22/14	\$100,000	9,377	0	N
1	30	787840	0052	04/07/14	\$52,000	22,215	N	N
1	30	787840	0031	04/04/13	\$88,000	44,866	N	N
2	30	118000	5751	05/16/14	\$230,000	3,000	Y	N
2	30	118000	0888	10/17/13	\$80,000	6,131	N	N
2	30	214480	0775	05/19/14	\$90,000	12,290	N	N
2	30	318560	0054	03/07/14	\$105,000	5,100	N	N
2	30	381000	0842	10/02/14	\$123,000	10,968	Y	N
2	30	381000	0142	04/22/13	\$63,500	23,744	N	N
2	40	405820	0625	05/15/12	\$125,000	6,600	Y	N
2	30	420240	0396	01/02/13	\$69,001	5,928	N	N
2	30	420440	0322	10/27/14	\$70,000	6,146	Y	N
2	30	420440	0207	07/11/12	\$55,000	6,407	N	N
3	90	000720	0040	07/31/14	\$175,000	17,400	N	N
3	90	135230	1026	09/04/12	\$50,000	4,400	N	N
3	90	296390	0115	04/04/12	\$70,000	5,960	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	018500	0115	04/21/12	\$33,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	30	132304	9093	12/26/12	\$55,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
1	30	182305	9293	06/04/12	\$50,000	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
1	30	182305	9293	02/24/12	\$854,952	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; QUIT CLAIM DEED
1	30	214480	0154	08/11/14	\$10,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
1	30	214480	0154	10/24/13	\$7,500	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
1	30	670640	0040	07/08/13	\$33,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED
1	30	781280	1989	09/05/12	\$30,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; MULTI-PARCEL SALE
1	30	787840	0142	12/29/14	\$25,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
1	30	788720	0300	03/18/13	\$225,000	PREVIOUS IMP. VALUE <= 25K; SEGREGATION AND/OR MERGER
2	30	037200	0045	12/16/13	\$147,000	PREVIOUS IMP. VALUE <= 25K; AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	30	037200	0045	08/13/13	\$210,699	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
2	30	118000	7220	09/15/14	\$3,990	DOR RATIO; PREVIOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
2	30	118000	6165	07/22/13	\$1,500	PREVIOUS LAND VALUE <=25K; RELATED PARTY, FRIEND, OR NEIGHBOR
2	30	214480	0850	09/12/14	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	30	214480	0044	02/26/13	\$35,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	40	405880	0439	02/01/13	\$82,500	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	40	405880	0440	02/01/13	\$82,500	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	40	405880	0440	06/28/12	\$158,000	DOR RATIO; SEGREGATION AND/OR MERGER
2	30	414094	0110	12/23/14	\$449,888	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	30	414094	0070	12/08/14	\$505,888	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	30	758020	0091	02/02/13	\$15,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	30	956480	0136	11/14/12	\$40,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE



## Mobile Home Sales Removed in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	30	373770	0010	01/27/12	\$75,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME;
2	30	118000	1940	11/27/13	\$115,700	MOBILE HOME; EXEMPT FROM EXCISE TAX;
2	30	122304	9162	07/14/14	\$72,000	CORRECTION DEED; MOBILE HOME;
2	30	122304	9162	07/10/14	\$72,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	30	122304	9186	03/26/14	\$120,000	NO MARKET EXPOSURE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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



## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation



08/06/2015

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**  
**Assessor**

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