

# Benson Hill/Panther Lake

Area: 051

## *Residential Revalue for 2015 Assessment Roll*



Obtained from your.kingcounty.gov

The Benson Hill/Panther Lake, Area 51, is located in portions of both northern Kent and southern Renton. The area consists of primarily residential developments with a mixture of older homes situated on larger lots and the newer homes situated mostly on smaller lots of less than 9,000 square feet in size. A majority of the homes in Area 51 are either average or good quality homes. Some of the larger sites have been developed into small newer subdivisions. Approximately, 892 homes have been built since 2000.

There is shopping available in Fairwood, Benson Hill and along 108<sup>th</sup> Ave SE, the cities of Renton and Kent, as well as the SouthCenter Mall. Access to the three major employment centers of Bellevue, Seattle and Tacoma are via I-405, I-5 and Hwy 167.

Panther Lake is a small shallow 34 acre lake with public access but has no public parks. This lake appears not to have any impact on the surrounding property values.



**King County**

**Department of Assessments**

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

500 Fourth Avenue, ADM-AS 0708

Seattle, WA 98104-2384

OFFICE (206) 296-7300 FAX (206) 296-0595

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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



## **King County**

**Department of Assessments**

**Accounting Division**

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

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

Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

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

***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.

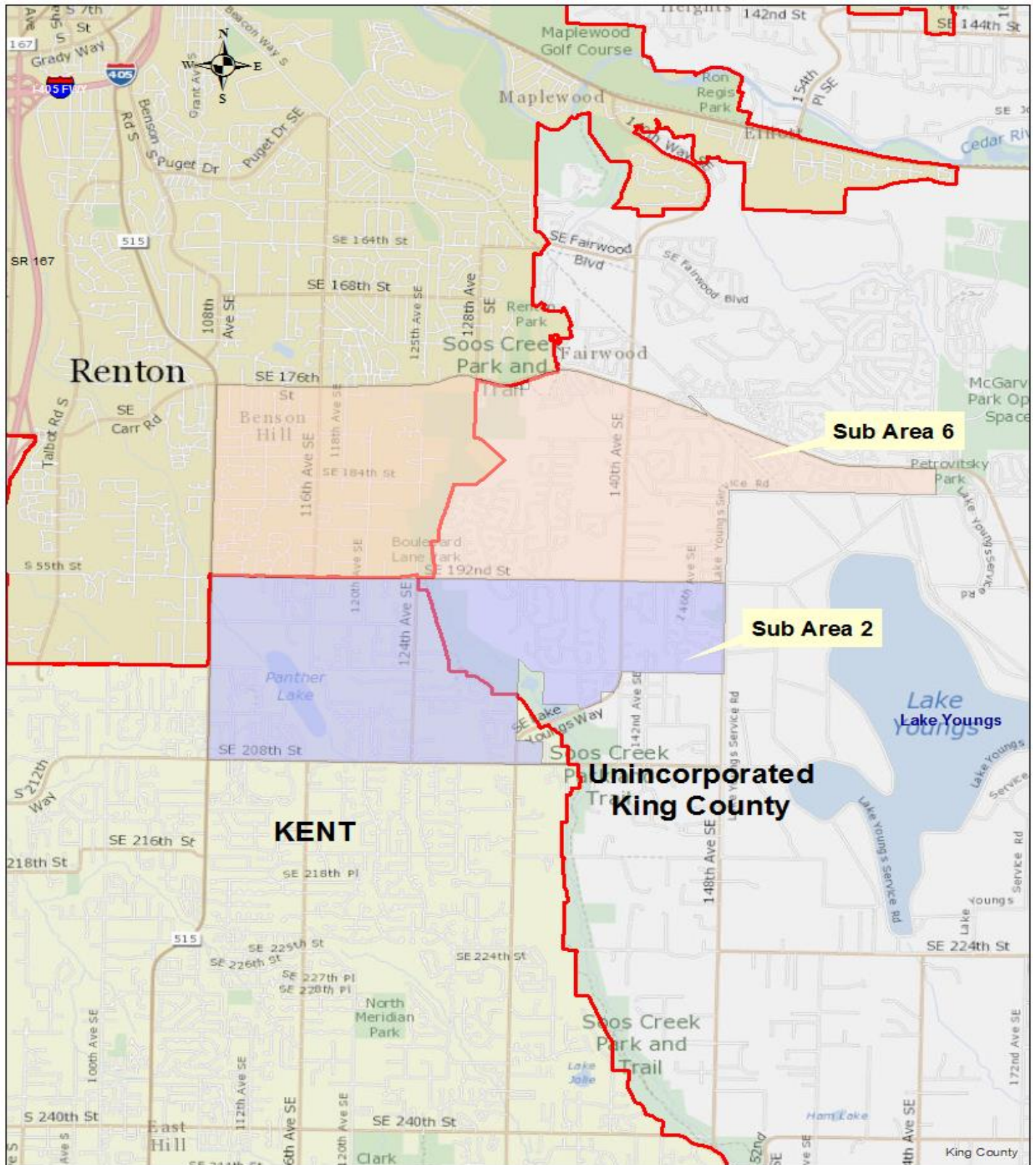
Please feel welcome to call my staff if you have questions about the property assessment process and how it relates to your property.

Sincerely,

Lloyd Hara  
Assessor

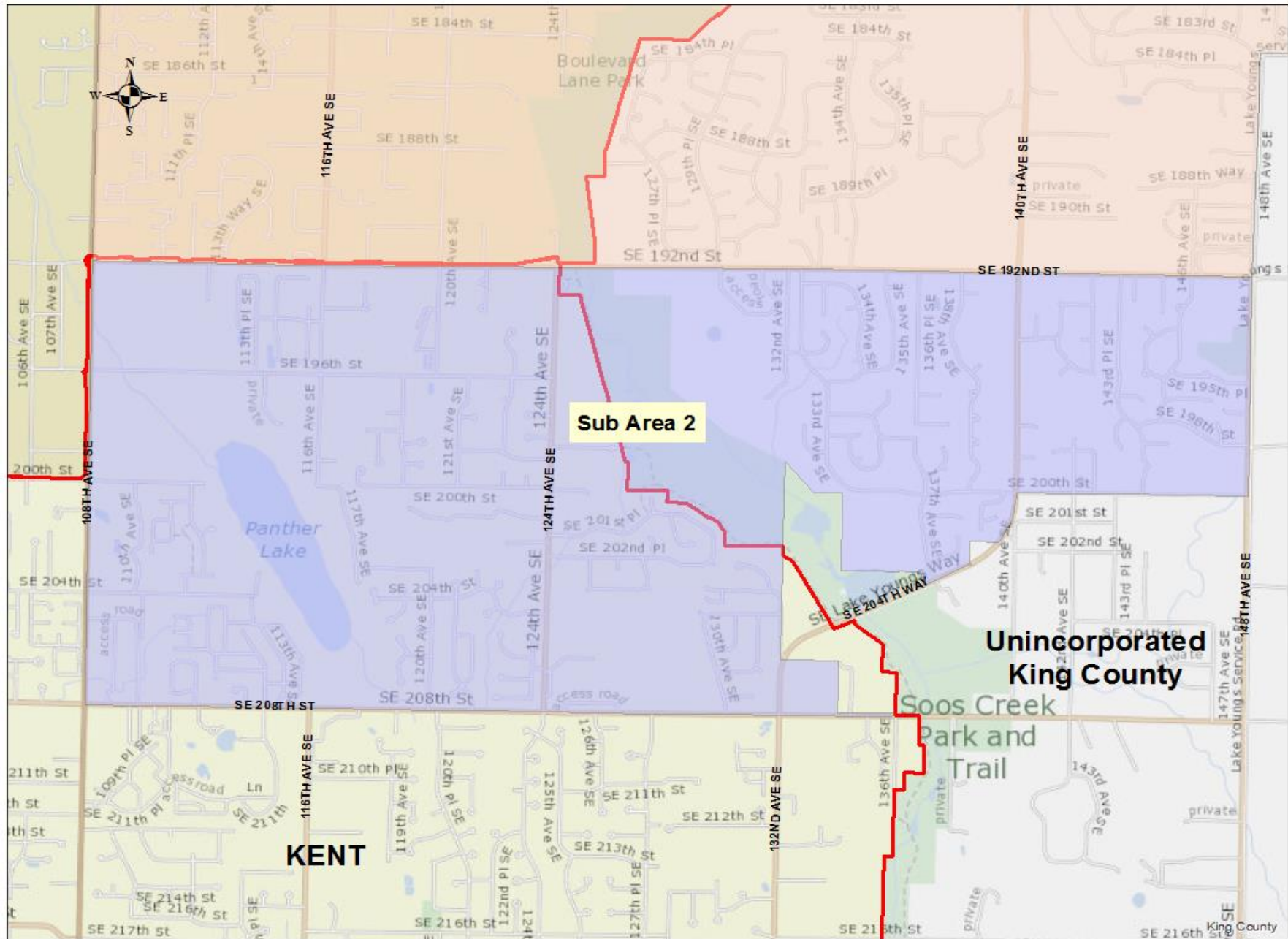


## Area 51 Map



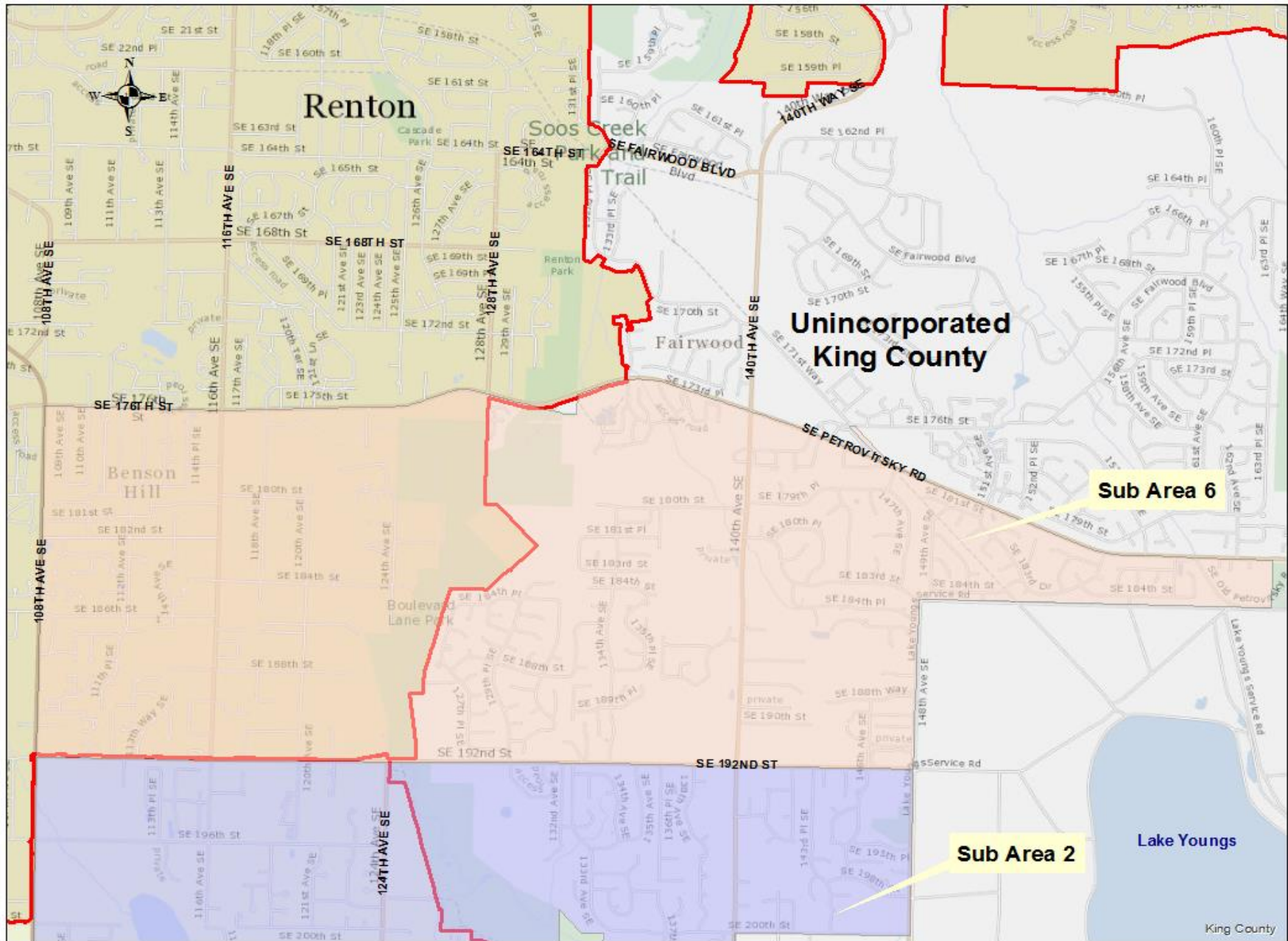
All maps in this document are subject to the following disclaimer: The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness,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

## Sub Area 2 Map





## Sub Area 6 Map





## Area 51 Housing Profile



Grade 5/ Year Built 1941/ Total Living Area 910  
Account Number 322305-9211



Grade 8/ Year Built 1999/ Total Living Area 3,860  
Account Number 322305-9350



Grade 6/ Year Built 1968/ Total Living Area 1,010  
Account Number 519800-0060



Grade 9/ Year Built 1992/ Total Living Area 3,440  
Account Number 147312-0560



Grade 7/ Year Built 1979/ Total Living Area 1,760  
Account Number 746142-0870



Grade 10/ Year Built 2002/ Total Living Area 3,460  
Account Number 352305-9004

# 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

## Benson Hill/Panther Lake - Area 051

### Annual Update

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

**Previous Physical Inspection:** 2014  
**Number of Improved Sales:** 543  
**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>	\$103,800	\$230,300	\$334,100			6.54%
<b>2015 Value</b>	\$103,800	\$242,600	\$346,400	\$367,400	94.6%	6.47%
<b>\$ Change</b>	+\$0	+\$12,300	+\$12,300			
<b>% Change</b>	+0.0%	+5.3%	+3.7%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2015 COD of 6.47% is an improvement from the previous COD of 6.54%. 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>	\$105,000	\$211,200	\$316,200
<b>2015 Value</b>	\$105,000	\$223,100	\$328,100
<b>\$ Change</b>	+\$0	+\$11,900	+\$11,900
<b>% Change</b>	+0.0%	+5.6%	+3.8%

**Number of one to three unit residences in the population:** 5,240

**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 plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the Altmyer Plat (major 019580) was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. The Belgrove at Renton (major 065691) and Vila Real, (major 894360) Plats were generally at a higher assessment level than the rest of the population, and required a downward adjustment. This annual update valuation model corrects for these strata differences.



## Area 051 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+4.09%	5,027	96%

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.

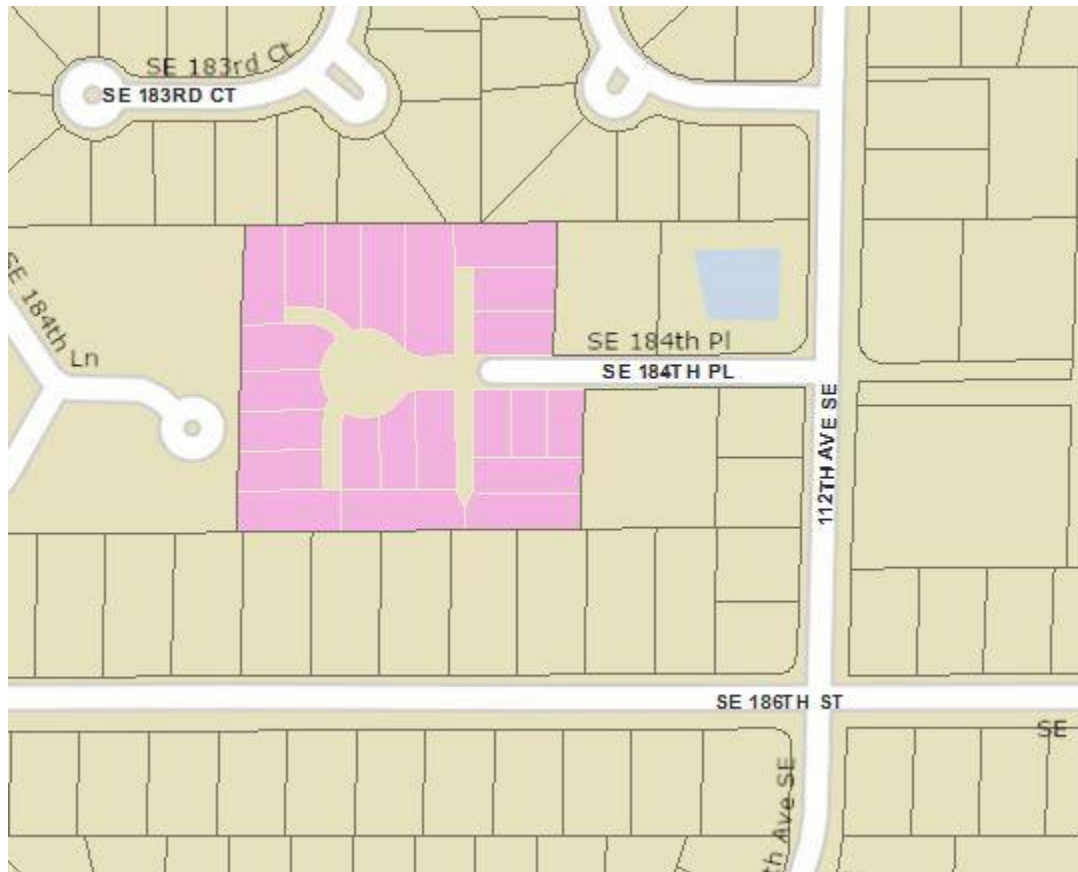
Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat Altmeyer	+8.81%	21	21	100%
Plat Belgrove at	-1.77%	14	64	22%
Plat Vila Real	-0.85%	36	128	28%

Generally, the Belgrove at Renton and Vila Real Plat parcels were at a higher assessment level than the rest of the population. The Altmeyer Plat was at a lower assessment level than the rest of the population. This model corrects for these strata differences.

No multiple adjustments were made.

## Area 051 - Plat Map

Altmyer Plat  
Major 019580  
Sub Area 6

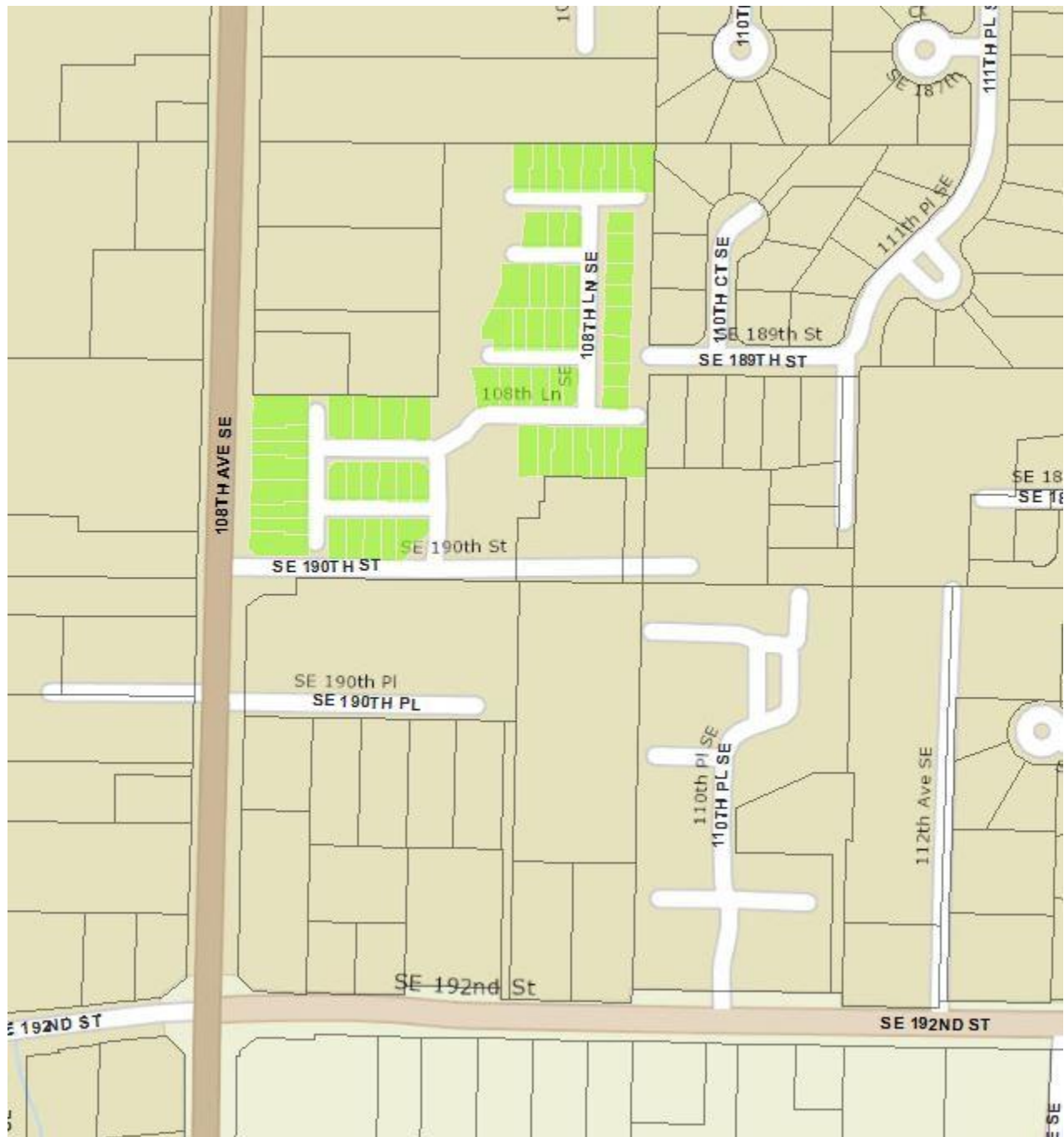


## Area 051 - Plat Map

Belgrove at Renton Plat

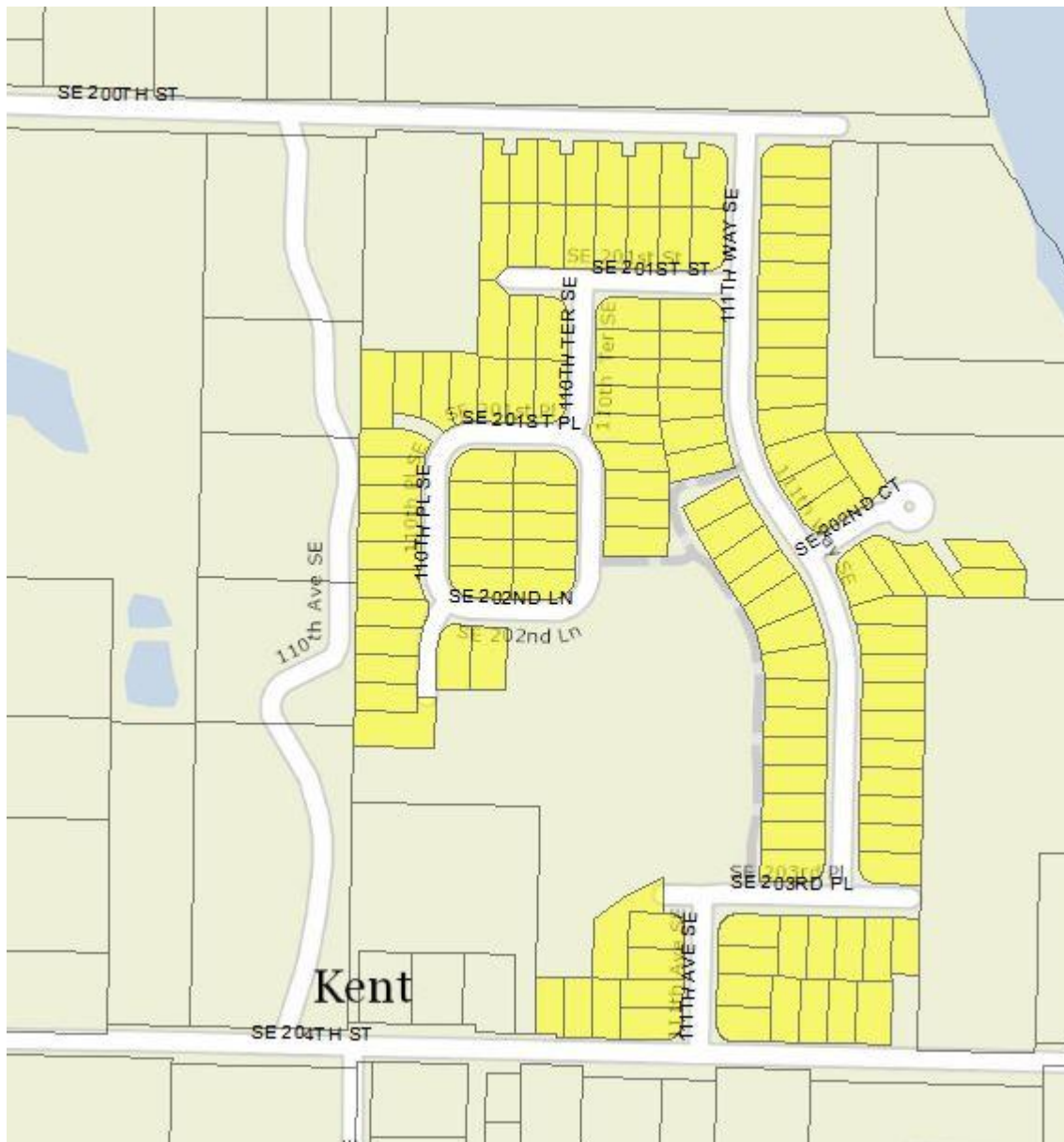
Major 064691

Sub Area 6





**Vila Real Plat**  
**Major 894360**  
**Sub Area 2**



Area 051  
2015 Annual Update

## Area 051 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
019580	Altmyer	21	21	100%	SE-32-23-5	6	8	2013-2014
064691	Belgrove at Renton	14	64	22%	SE-32-23-5	6	7	2004-2005
894360	Vila Real	36	128	28%	SE-5-22-5	2	7	2007-2012

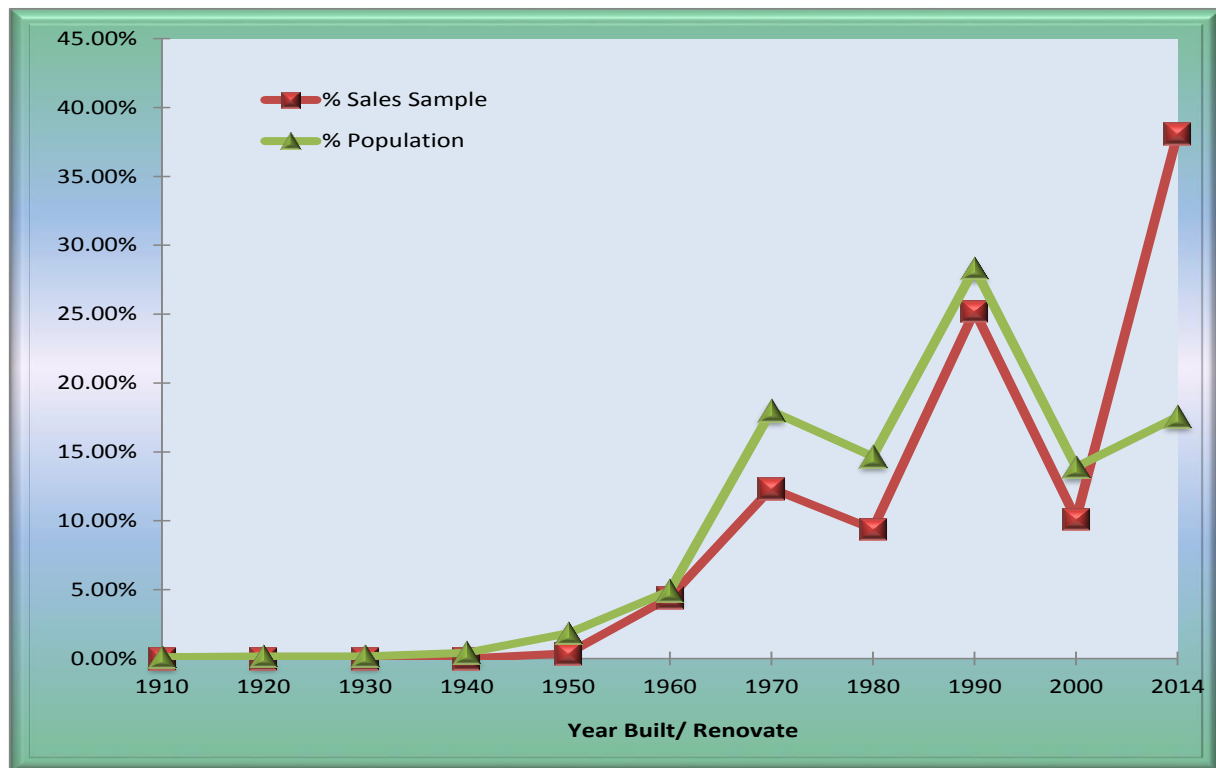
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	0	0.00%
1950	2	0.37%
1960	24	4.42%
1970	67	12.34%
1980	51	9.39%
1990	137	25.23%
2000	55	10.13%
2014	207	38.12%
543		

**Population**

Year Built/Ren	Frequency	% Population
1910	5	0.10%
1920	8	0.15%
1930	8	0.15%
1940	22	0.42%
1950	96	1.83%
1960	258	4.92%
1970	942	17.98%
1980	768	14.66%
1990	1,485	28.34%
2000	728	13.89%
2014	920	17.56%
5,240		



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



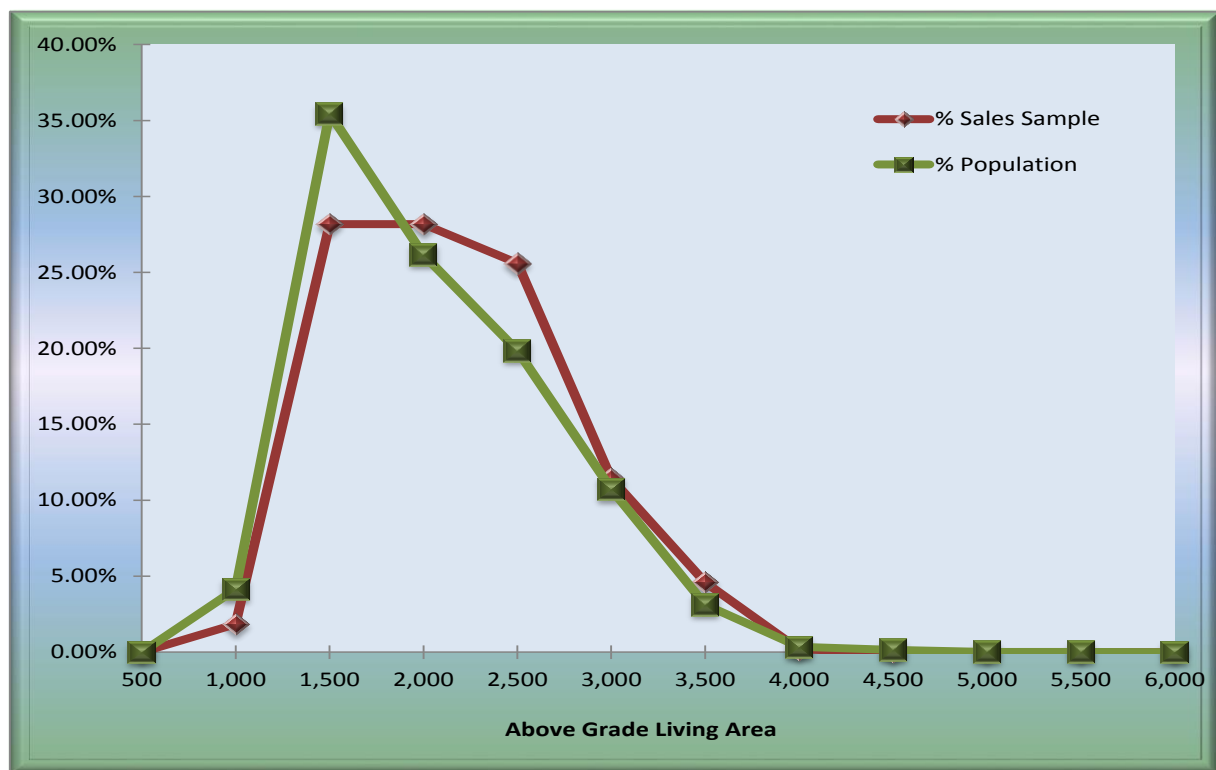
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	10	1.84%
1,500	153	28.18%
2,000	153	28.18%
2,500	139	25.60%
3,000	62	11.42%
3,500	25	4.60%
4,000	1	0.18%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
6,000	0	0.00%
543		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	217	4.14%
1,500	1,858	35.46%
2,000	1,371	26.16%
2,500	1,040	19.85%
3,000	562	10.73%
3,500	164	3.13%
4,000	18	0.34%
4,500	8	0.15%
5,000	1	0.02%
5,500	1	0.02%
6,000	0	0.00%
5,240		



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

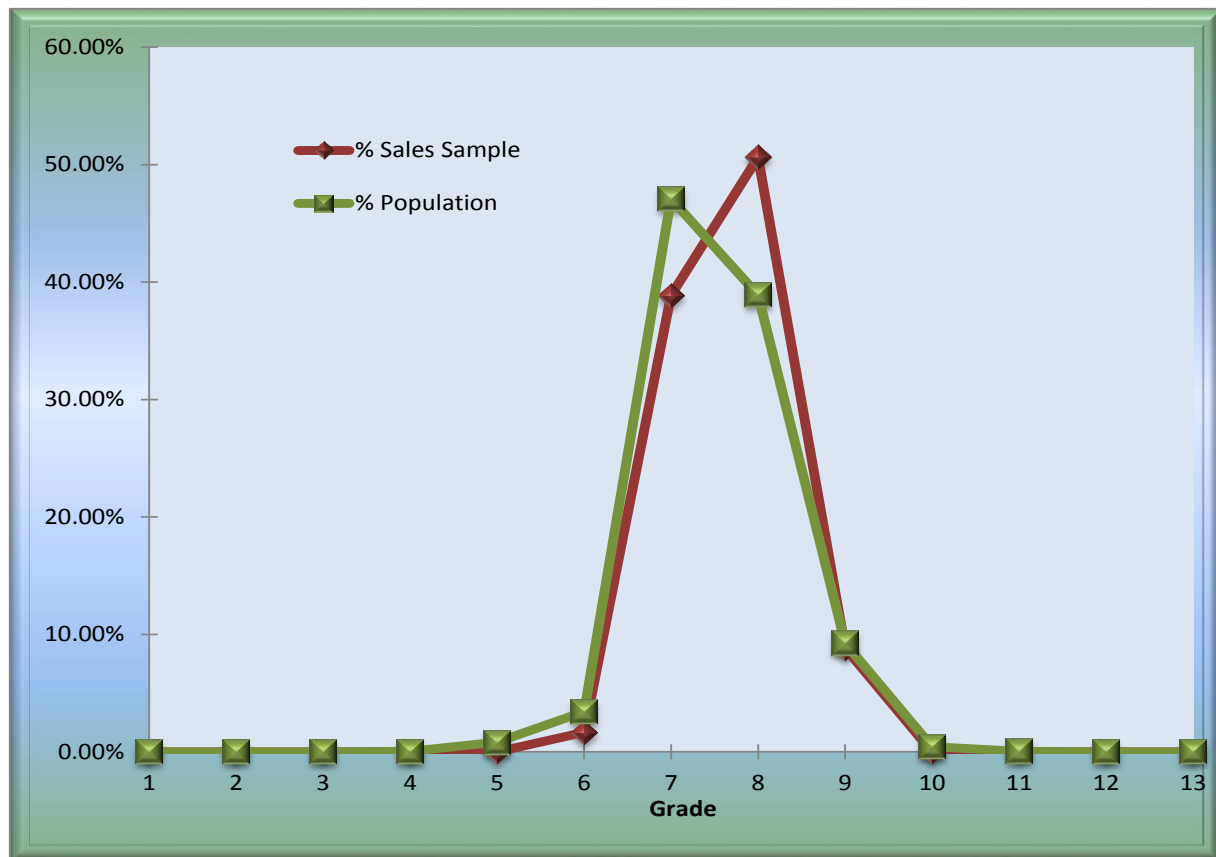
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	9	1.66%
7	211	38.86%
8	275	50.64%
9	48	8.84%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
543		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.04%
5	43	0.82%
6	179	3.42%
7	2,467	47.08%
8	2,038	38.89%
9	485	9.26%
10	23	0.44%
11	3	0.06%
12	0	0.00%
13	0	0.00%
5,240		



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 051 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 1.154, resulting in an adjusted value of \$548,000 ( $\$475,000 \times 1.154 = \$548,150$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.369	36.9%
2/1/2012	1.359	35.9%
3/1/2012	1.349	34.9%
4/1/2012	1.338	33.8%
5/1/2012	1.328	32.8%
6/1/2012	1.318	31.8%
7/1/2012	1.308	30.8%
8/1/2012	1.297	29.7%
9/1/2012	1.287	28.7%
10/1/2012	1.277	27.7%
11/1/2012	1.266	26.6%
12/1/2012	1.256	25.6%
1/1/2013	1.246	24.6%
2/1/2013	1.235	23.5%
3/1/2013	1.226	22.6%
4/1/2013	1.215	21.5%
5/1/2013	1.205	20.5%
6/1/2013	1.195	19.5%
7/1/2013	1.185	18.5%
8/1/2013	1.174	17.4%
9/1/2013	1.164	16.4%
10/1/2013	1.154	15.4%
11/1/2013	1.143	14.3%
12/1/2013	1.133	13.3%
1/1/2014	1.123	12.3%
2/1/2014	1.112	11.2%
3/1/2014	1.103	10.3%
4/1/2014	1.093	9.3%
5/1/2014	1.082	8.2%
6/1/2014	1.072	7.2%
7/1/2014	1.062	6.2%
8/1/2014	1.052	5.2%
9/1/2014	1.041	4.1%
10/1/2014	1.031	3.1%
11/1/2014	1.021	2.1%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%

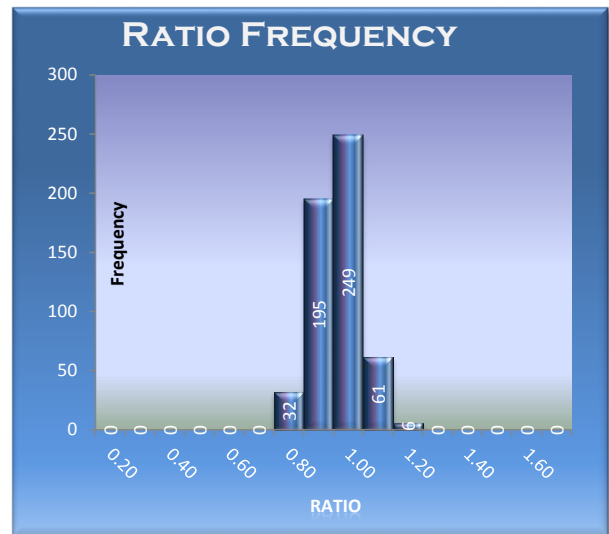


The time adjustment formula for Area 051 is:  $(.912636967637038 - 0.0395952261352629 * 0.03867403 + 0.0544608658309309 * 0.02578269 + 0.045537456993782 * 0.06629834 - 0.000308200045557715 * \text{SaleDay}) / (.912636967637038 - 0.0395952261352629 * 0.03867403 + 0.0544608658309309 * 0.02578269 + 0.045537456993782 * 0.06629834)$   
SaleDay = SaleDate - 42005  
SaleDaySq = (SaleDate - 42005)^2

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

<b>District: SW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Benson Hill/Panther Lake</b>	<b>1/1/2014</b>	<b>7/14/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 051</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JWEI</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	543
<b>Mean Assessed Value</b>	\$334,100
<b>Mean Adj. Sales Price</b>	\$367,400
<b>Standard Deviation AV</b>	\$65,743
<b>Standard Deviation SP</b>	\$78,744
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.915
<b>Median Ratio</b>	0.916
<b>Weighted Mean Ratio</b>	0.909
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.707
<b>Highest ratio:</b>	1.124
<b>Coefficient of Dispersion</b>	6.54%
<b>Standard Deviation</b>	0.076
<b>Coefficient of Variation</b>	8.26%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.908
Upper limit	0.924
<b>95% Confidence: Mean</b>	
Lower limit	0.909
Upper limit	0.922
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,240
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.076
<b>Recommended minimum:</b>	9
<b>Actual sample size:</b>	543
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	269
# ratios above mean:	274
z:	0.215
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

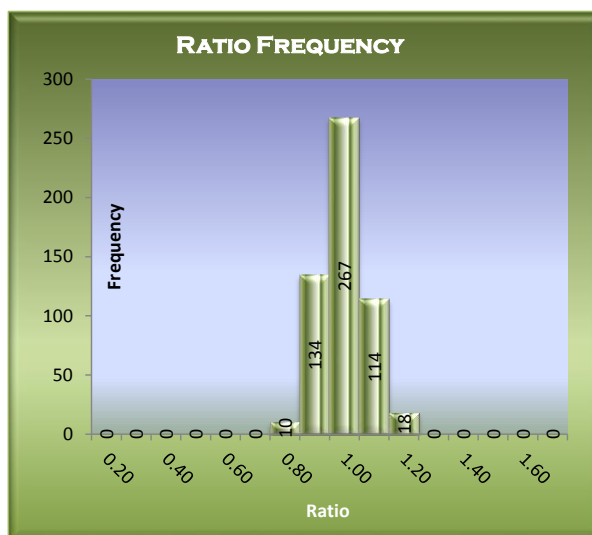
1 to 3 Unit Residences throughout Area 051

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

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

<b>District: SW / Team: 1</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Benson Hill/Panther Lake</b>	<b>1/1/2015</b>	<b>7/14/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 051</b>	<b>JWEI</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	543
<b>Mean Assessed Value</b>	\$346,400
<b>Mean Sales Price</b>	\$367,400
<b>Standard Deviation AV</b>	\$69,583
<b>Standard Deviation SP</b>	\$78,744
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.948
<b>Median Ratio</b>	0.946
<b>Weighted Mean Ratio</b>	0.943
UNIFORMITY	
<b>Lowest ratio</b>	0.734
<b>Highest ratio:</b>	1.168
<b>Coefficient of Dispersion</b>	6.47%
<b>Standard Deviation</b>	0.077
<b>Coefficient of Variation</b>	8.13%
<b>Price Related Differential (PRD)</b>	1.006
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.940
Upper limit	0.956
<b>95% Confidence: Mean</b>	
Lower limit	0.942
Upper limit	0.955
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5,240
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.077
<b>Recommended minimum:</b>	10
<b>Actual sample size:</b>	543
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	275
# ratios above mean:	268
z:	0.300
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 051 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: July 14, 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

Analysis indicates land values are at or below current market levels as of 1/1/2015. No additional adjustment to land value is required.

## 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 plat-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, the Altmeyer Plat (major 019580) was generally at a lower assessment level than the rest of the population, requiring a greater upward adjustment. The Belgrove at Renton (major 065691) and Vila Real, (major 894360) Plats were generally at a higher assessment level than the rest of the population, and required a downward adjustment. 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 543 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (.912636967637038 - 0.0395952261352629 * 0.03867403 + 0.0544608658309309 * 0.02578269 + 0.045537456993782 * 0.06629834)$$

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

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

## Mobile Home Update

There were an inadequate number of mobile home sales for analysis within Area 51; therefore, mobile homes received no change in assessed value. The adjustment formula is:

$$\text{2015 Total Value} = \text{2014 Total Value} * 1.00$$

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

## Results

The resulting assessment level is 0.946. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10.

Application of these recommended values for the 2015 assessment year (taxes payable in 2016) results in an average total change from the 2014 assessments of +3.8%. This increase is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor's Real Property Database, Assessor's procedures, 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) \* 1.037.
- 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) \* 1.037.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.



- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

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

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	662340	0356	07/02/14	\$250,000	\$265,000	1,200	6	1984	Avg	24,805	N	N	10864 SE 200TH ST
2	0	793200	0079	04/18/13	\$240,000	\$290,000	1,214	6	1953	VGood	25,347	N	N	19430 116TH AVE SE
2	0	032205	9156	10/31/13	\$250,000	\$286,000	1,300	6	2013	Avg	21,450	N	N	14317 SE 192ND ST
2	0	042205	9064	03/06/13	\$270,000	\$331,000	1,540	6	1986	Avg	30,900	N	N	19232 124TH AVE SE
2	0	440600	0320	04/22/13	\$255,000	\$308,000	770	7	1969	VGood	8,400	N	N	19340 142ND PL SE
2	0	440600	0230	10/11/12	\$172,000	\$219,000	840	7	1969	VGood	9,891	N	N	14063 SE 195TH PL
2	0	440600	0050	05/19/14	\$225,000	\$242,000	910	7	1981	Good	9,612	N	N	19219 142ND PL SE
2	0	032205	9152	09/17/13	\$220,000	\$255,000	960	7	1970	Good	18,000	N	N	14447 SE 192ND ST
2	0	440600	0450	01/08/14	\$290,000	\$325,000	970	7	1981	Good	9,733	N	N	19311 142ND PL SE
2	0	815500	0040	10/30/14	\$230,000	\$235,000	1,020	7	1967	Good	12,289	N	N	19851 140TH AVE SE
2	0	675230	0120	12/01/14	\$258,900	\$262,000	1,040	7	1985	Good	10,436	N	N	14728 SE 197TH CT
2	0	774870	0390	04/24/14	\$246,950	\$268,000	1,060	7	1973	Avg	8,400	N	N	12432 SE 202ND PL
2	0	440600	0390	05/21/14	\$255,000	\$274,000	1,060	7	2013	Avg	9,039	N	N	19300 142ND PL SE
2	0	052205	9123	05/20/13	\$207,500	\$249,000	1,060	7	1961	Avg	14,238	N	N	11107 SE 204TH ST
2	0	795508	0300	07/14/14	\$269,950	\$285,000	1,080	7	1981	Avg	8,720	N	N	19609 138TH AVE SE
2	0	746142	0130	08/28/13	\$283,450	\$330,000	1,080	7	1979	Good	7,950	N	N	14602 SE 198TH ST
2	0	795508	0020	06/18/13	\$278,000	\$331,000	1,080	7	1981	Good	8,065	N	N	19930 138TH AVE SE
2	0	247295	0070	03/12/12	\$230,079	\$309,000	1,080	7	1984	Good	11,502	N	N	19418 146TH AVE SE
2	0	774870	0080	09/26/12	\$245,000	\$313,000	1,100	7	1975	VGood	8,604	N	N	20223 125TH PL SE
2	0	896020	0600	06/05/12	\$250,000	\$329,000	1,160	7	1975	VGood	10,033	N	N	12232 SE 200TH ST
2	0	245950	0070	12/22/14	\$278,000	\$279,000	1,170	7	1985	Avg	9,425	N	N	19320 135TH AVE SE
2	0	896020	0110	02/25/14	\$210,000	\$232,000	1,180	7	1968	Avg	7,768	N	N	12324 SE 198TH ST
2	0	896020	0500	04/11/14	\$240,050	\$261,000	1,180	7	1968	VGood	9,835	N	N	12201 SE 199TH ST
2	0	937840	0480	07/02/13	\$224,000	\$265,000	1,180	7	1955	Good	7,714	N	N	12341 SE 204TH ST
2	0	222100	0100	05/07/14	\$310,000	\$335,000	1,220	7	1974	Good	10,723	N	N	19313 140TH PL SE
2	0	432421	0120	05/27/14	\$282,000	\$303,000	1,240	7	1994	Avg	15,711	N	N	20020 127TH LN SE
2	0	746142	0060	08/04/14	\$265,000	\$278,000	1,240	7	1979	Avg	10,519	N	N	19715 147TH AVE SE
2	0	032205	9161	10/01/14	\$287,000	\$296,000	1,250	7	1965	Avg	26,862	N	N	19628 140TH AVE SE
2	0	440600	0220	06/10/13	\$235,000	\$280,000	1,260	7	1969	VGood	10,128	N	N	14055 SE 195TH PL
2	0	052205	9145	11/08/12	\$260,000	\$329,000	1,270	7	1961	Good	19,110	N	N	19625 116TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	795508	0270	12/03/14	\$322,500	\$326,000	1,280	7	1981	Avg	6,659	N	N	19504 138TH AVE SE
2	0	746142	0190	04/07/14	\$255,000	\$278,000	1,280	7	1979	Avg	8,426	N	N	14513 SE 196TH PL
2	0	281780	0100	07/01/14	\$328,950	\$349,000	1,300	7	1978	VGood	8,976	N	N	19257 121ST PL SE
2	0	786130	0010	09/25/13	\$299,950	\$347,000	1,320	7	1987	Good	9,761	N	N	13730 SE 200TH ST
2	0	247295	0350	01/14/14	\$312,000	\$349,000	1,320	7	2008	Avg	11,983	N	N	19235 146TH AVE SE
2	0	675230	0010	07/23/12	\$201,000	\$261,000	1,320	7	1981	Avg	10,645	N	N	14519 SE 196TH PL
2	0	287300	0100	04/03/12	\$208,000	\$278,000	1,340	7	1975	Good	7,210	N	N	13012 SE 204TH PL
2	0	662340	0246	05/23/14	\$200,000	\$215,000	1,350	7	1966	Avg	11,507	N	N	10808 SE 196TH ST
2	0	662401	0170	05/08/14	\$246,000	\$266,000	1,390	7	1975	Good	7,399	N	N	11921 SE 205TH ST
2	0	746142	0890	04/25/13	\$255,000	\$308,000	1,390	7	1979	Good	8,168	N	N	14641 SE 198TH ST
2	0	247295	0400	02/25/13	\$266,000	\$326,000	1,390	7	1984	Good	6,586	N	N	14431 SE 194TH ST
2	0	247295	0120	06/03/14	\$272,500	\$292,000	1,410	7	1983	Good	7,622	N	N	14618 SE 195TH PL
2	0	247295	0160	06/17/14	\$229,950	\$245,000	1,410	7	1983	Avg	7,466	N	N	14601 SE 195TH PL
2	0	247295	0240	02/23/12	\$238,000	\$322,000	1,410	7	1983	VGood	7,200	N	N	19419 144TH PL SE
2	0	247295	0120	08/17/12	\$220,000	\$284,000	1,410	7	1983	Good	7,622	N	N	14618 SE 195TH PL
2	0	793200	0078	05/07/14	\$310,000	\$335,000	1,420	7	1973	Good	37,904	N	N	19654 116TH AVE SE
2	0	412795	0140	12/15/14	\$330,000	\$332,000	1,460	7	1960	Avg	11,070	N	N	14707 SE 195TH PL
2	0	795508	0260	09/26/12	\$244,950	\$313,000	1,460	7	1982	VGood	7,551	N	N	13804 SE 195TH CT
2	0	662402	0050	04/09/12	\$204,000	\$272,000	1,480	7	1980	Good	8,003	N	N	11812 SE 206TH ST
2	0	032205	9229	06/12/13	\$275,000	\$328,000	1,560	7	1967	Good	13,500	N	N	19835 142ND AVE SE
2	0	245950	0330	08/30/13	\$276,666	\$322,000	1,590	7	1987	Avg	6,600	N	N	19215 135TH AVE SE
2	0	937840	0090	06/03/13	\$299,950	\$358,000	1,610	7	1989	Avg	9,219	N	N	20316 122ND CT SE
2	0	662401	0140	02/06/14	\$235,000	\$261,000	1,610	7	1973	Avg	7,779	N	N	11930 SE 205TH ST
2	0	052205	9280	03/28/13	\$269,000	\$327,000	1,620	7	1947	Good	22,000	N	N	11215 SE 192ND ST
2	0	245950	0210	05/07/14	\$339,950	\$367,000	1,630	7	1985	Good	12,295	N	N	19501 135TH AVE SE
2	0	019250	0260	07/17/12	\$246,500	\$321,000	1,744	7	2012	Avg	11,344	N	N	19426 136TH PL SE
2	0	786130	0140	06/16/14	\$353,500	\$377,000	1,760	7	1987	Avg	9,602	N	N	13738 SE 199TH PL
2	0	786130	0080	04/29/13	\$290,000	\$350,000	1,760	7	1988	Good	9,603	N	N	13715 SE 199TH PL
2	0	786130	0210	12/05/12	\$280,000	\$351,000	1,760	7	1988	Good	9,657	N	N	19816 137TH AVE SE
2	0	247295	0440	07/25/13	\$327,500	\$385,000	1,764	7	1983	VGood	7,404	N	N	19431 146TH AVE SE



## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	937840	0390	10/25/13	\$295,000	\$338,000	1,780	7	1989	Avg	10,797	N	N	20422 123RD CT SE
2	0	042205	9147	04/05/13	\$317,500	\$385,000	1,780	7	1985	Good	51,836	N	N	19820 116TH AVE SE
2	0	245950	0080	04/16/13	\$280,000	\$339,000	1,780	7	1985	Good	8,411	N	N	19328 135TH AVE SE
2	0	052205	9062	11/05/14	\$372,000	\$379,000	1,800	7	1980	Avg	14,175	N	N	20404 110TH AVE SE
2	0	786130	0190	06/25/13	\$303,800	\$361,000	1,860	7	1987	Good	9,631	N	N	19830 137TH AVE SE
2	0	052205	9363	04/05/13	\$280,000	\$340,000	1,944	7	2009	Avg	3,421	N	N	11017 SE 204TH ST
2	0	440600	0340	04/21/14	\$320,500	\$348,000	1,950	7	1969	Good	8,640	N	N	19330 142ND PL SE
2	0	216330	0080	08/02/13	\$263,000	\$309,000	1,950	7	1990	Avg	7,677	N	N	11838 SE 204TH ST
2	0	052205	9364	06/24/14	\$329,000	\$350,000	2,408	7	2014	Avg	3,401	N	N	11019 SE 204TH ST
2	0	216330	0130	10/01/14	\$386,000	\$398,000	2,740	7	1990	Avg	12,413	N	N	11812 SE 204TH ST
2	0	250880	0450	04/29/13	\$250,000	\$302,000	1,140	8	1997	Avg	6,150	N	N	20515 122ND PL SE
2	0	250880	0080	04/04/12	\$232,000	\$310,000	1,180	8	1994	Avg	6,438	N	N	12112 SE 205TH PL
2	0	259230	0450	06/27/14	\$279,000	\$297,000	1,320	8	1985	Avg	7,950	N	N	20101 137TH AVE SE
2	0	894360	0410	04/21/14	\$265,500	\$288,000	1,350	8	2010	Avg	4,226	N	N	20136 111TH WAY SE
2	0	894360	0890	04/11/12	\$244,995	\$327,000	1,350	8	2011	Avg	3,600	N	N	20167 110TH PL SE
2	0	894360	1030	06/12/12	\$245,565	\$323,000	1,350	8	2012	Avg	3,791	N	N	20150 110TH PL SE
2	0	894360	0160	07/23/13	\$279,000	\$328,000	1,351	8	2009	Avg	3,611	N	N	11157 SE 203RD PL
2	0	259767	0470	08/13/14	\$330,000	\$346,000	1,400	8	1989	Good	7,000	N	N	13310 SE 198TH ST
2	0	259767	0360	03/06/13	\$299,900	\$367,000	1,400	8	1989	Good	9,514	N	N	19852 133RD PL SE
2	0	894360	0720	06/17/14	\$286,800	\$306,000	1,413	8	2011	Avg	3,600	N	N	20114 110TH TER SE
2	0	894360	0150	03/08/12	\$249,995	\$337,000	1,413	8	2012	Avg	3,209	N	N	11165 SE 203RD PL
2	0	894360	0350	03/10/14	\$307,000	\$338,000	1,420	8	2010	Avg	3,860	N	N	11153 SE 202ND CT
2	0	894360	1120	11/02/12	\$255,000	\$323,000	1,420	8	2012	Avg	3,783	N	N	20147 110TH TER SE
2	0	894360	0880	04/24/12	\$249,995	\$333,000	1,420	8	2012	Avg	3,600	N	N	20175 110TH PL SE
2	0	259768	0130	08/12/13	\$292,500	\$342,000	1,430	8	1986	Good	7,082	N	N	19820 133RD AVE SE
2	0	259767	0150	07/05/13	\$318,000	\$376,000	1,450	8	1987	Avg	7,500	N	N	19818 134TH PL SE
2	0	259771	0010	08/01/13	\$409,900	\$481,000	1,570	8	1987	Good	7,082	N	N	19305 133RD PL SE
2	0	447500	0180	12/03/14	\$325,000	\$328,000	1,570	8	1999	Avg	5,600	N	N	11707 SE 193RD PL
2	0	447500	0110	06/17/13	\$262,500	\$312,000	1,570	8	2000	Avg	6,767	N	N	19233 117TH PL SE
2	0	681775	0800	04/27/12	\$239,950	\$319,000	1,710	8	2010	Avg	3,010	N	N	11443 SE 194TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	681775	0360	04/25/12	\$239,950	\$319,000	1,714	8	2010	Avg	3,150	N	N	11430 SE 193RD TER
2	0	681775	0110	07/10/14	\$307,000	\$325,000	1,714	8	2009	Avg	3,080	N	N	19376 114TH PL SE
2	0	730000	0670	01/23/13	\$230,000	\$285,000	1,714	8	2005	Avg	3,265	N	N	19332 113TH AVE SE
2	0	681775	0850	03/09/12	\$249,300	\$336,000	1,714	8	2011	Avg	3,668	N	N	11413 SE 194TH ST
2	0	681775	0840	03/15/12	\$239,950	\$323,000	1,714	8	2011	Avg	3,290	N	N	11419 SE 194TH ST
2	0	250880	0120	01/27/14	\$308,500	\$344,000	1,720	8	1995	Avg	9,279	N	N	20418 121ST WAY SE
2	0	250880	0210	02/14/14	\$309,300	\$343,000	1,720	8	1995	Good	5,715	N	N	20431 121ST WAY SE
2	0	259768	0180	05/29/13	\$285,000	\$341,000	1,760	8	1985	Avg	7,000	N	N	19803 133RD AVE SE
2	0	894360	1100	07/13/12	\$269,995	\$352,000	1,760	8	2012	Avg	3,594	N	N	20163 110TH TER SE
2	0	894360	0870	11/13/14	\$305,000	\$310,000	1,763	8	2012	Avg	3,717	N	N	20183 110TH PL SE
2	0	894360	0970	02/15/12	\$269,995	\$366,000	1,763	8	2011	Avg	3,600	N	N	11040 SE 201ST PL
2	0	894360	0870	06/01/12	\$270,000	\$356,000	1,763	8	2012	Avg	3,717	N	N	20183 110TH PL SE
2	0	259767	0350	09/09/13	\$294,400	\$342,000	1,770	8	1988	Avg	10,142	N	N	19831 134TH PL SE
2	0	259769	0460	05/07/13	\$320,500	\$386,000	1,840	8	1986	Avg	9,100	N	N	19419 133RD AVE SE
2	0	259769	0290	10/25/12	\$275,000	\$349,000	1,850	8	1985	Avg	7,000	N	N	19336 133RD AVE SE
2	0	383070	0170	12/28/12	\$366,000	\$456,000	1,860	8	1975	Avg	14,958	N	N	20018 139TH WAY SE
2	0	321690	0080	09/25/14	\$325,000	\$336,000	1,880	8	1993	Avg	6,818	N	N	11810 SE 203RD ST
2	0	321690	0100	06/12/14	\$315,000	\$337,000	1,880	8	1993	Avg	7,000	N	N	11718 SE 203RD ST
2	0	681775	0140	07/08/14	\$293,000	\$310,000	1,910	8	2009	Avg	3,481	N	N	19358 114TH PL SE
2	0	681775	0150	04/30/13	\$240,000	\$289,000	1,910	8	2009	Avg	4,272	N	N	19352 114TH PL SE
2	0	662402	0100	01/06/12	\$238,000	\$325,000	1,910	8	1997	Avg	7,590	N	N	11831 SE 206TH ST
2	0	681775	0340	09/19/14	\$305,000	\$316,000	1,914	8	2009	Avg	3,150	N	N	11442 SE 193RD TER
2	0	681775	0440	10/14/14	\$300,000	\$308,000	1,914	8	2009	Avg	3,272	N	N	19331 114TH PL SE
2	0	681775	0600	04/24/12	\$250,000	\$333,000	1,914	8	2010	Avg	3,888	N	N	19458 114TH PL NE
2	0	681775	0830	01/10/12	\$249,950	\$341,000	1,914	8	2011	Avg	3,290	N	N	11425 SE 194TH ST
2	0	681775	0660	11/09/12	\$239,000	\$302,000	1,914	8	2008	Avg	4,026	N	N	19473 115TH PL SE
2	0	730000	0690	11/04/13	\$265,000	\$303,000	1,918	8	2005	Avg	3,253	N	N	19344 113TH AVE SE
2	0	730000	0050	07/24/13	\$250,000	\$294,000	1,918	8	2005	Avg	2,975	N	N	19522 113TH PL SE
2	0	730000	0070	08/27/13	\$249,950	\$291,000	1,918	8	2005	Avg	2,975	N	N	19510 113TH PL SE
2	0	730000	0720	02/06/12	\$235,000	\$319,000	1,918	8	2005	Avg	3,234	N	N	19362 113TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	894360	0660	03/29/13	\$292,500	\$356,000	1,940	8	2010	Avg	3,839	N	N	20133 111TH WAY SE
2	0	894360	1110	08/06/12	\$293,731	\$381,000	1,940	8	2012	Avg	3,594	N	N	20155 110TH TER SE
2	0	894360	0910	01/11/12	\$279,995	\$382,000	1,940	8	2011	Avg	3,628	N	N	20151 110TH PL SE
2	0	894360	0980	03/11/12	\$279,995	\$377,000	1,940	8	2012	Avg	3,600	N	N	11048 SE 201ST PL
2	0	894360	0200	04/10/14	\$315,000	\$343,000	1,945	8	2009	Avg	3,693	N	N	20314 111TH AVE SE
2	0	894360	0140	12/11/13	\$315,000	\$356,000	1,945	8	2009	Avg	4,481	N	N	11156 SE 204TH ST
2	0	894360	0810	05/08/12	\$309,335	\$410,000	1,945	8	2012	Avg	4,260	N	N	11037 SE 202ND LN
2	0	894360	0750	05/16/12	\$305,000	\$404,000	1,945	8	2012	Avg	3,934	N	N	20138 110TH TER SE
2	0	894360	0860	05/02/12	\$279,995	\$372,000	1,945	8	2012	Avg	4,054	N	N	20207 110TH PL SE
2	0	894360	0730	02/02/12	\$279,995	\$380,000	1,945	8	2012	Avg	3,600	N	N	20122 110TH TER SE
2	0	730000	0650	07/02/14	\$340,000	\$361,000	1,954	8	2005	Avg	4,805	N	N	19320 113TH AVE SE
2	0	321690	0050	04/04/14	\$347,500	\$379,000	1,970	8	1993	Good	7,324	N	N	11902 SE 203RD ST
2	0	321690	0220	04/13/12	\$259,950	\$347,000	1,970	8	1993	Avg	6,300	N	N	11913 SE 203RD ST
2	0	259767	0030	01/21/13	\$280,000	\$347,000	2,040	8	1987	Avg	7,483	N	N	19817 133RD PL SE
2	0	259771	0050	06/24/14	\$349,950	\$372,000	2,090	8	1989	Avg	5,289	N	N	19335 133RD PL SE
2	0	259769	0080	02/13/14	\$347,000	\$385,000	2,150	8	1986	Avg	7,627	N	N	13305 SE 195TH ST
2	0	259769	0370	10/23/12	\$280,000	\$355,000	2,150	8	1986	Avg	9,100	N	N	19213 133RD AVE SE
2	0	894360	0900	04/16/12	\$299,995	\$400,000	2,150	8	2011	Avg	3,600	N	N	20159 110TH PL SE
2	0	894360	0120	08/28/13	\$316,500	\$369,000	2,152	8	2009	Avg	3,590	N	N	11140 SE 204TH ST
2	0	793200	0017	11/01/13	\$299,000	\$342,000	2,170	8	1972	Avg	27,025	N	N	11807 SE 192ND ST
2	0	321690	0070	06/17/14	\$382,500	\$408,000	2,210	8	1993	Avg	7,079	N	N	11816 SE 203RD ST
2	0	894360	1210	08/20/13	\$290,000	\$339,000	2,283	8	2007	Avg	4,166	N	N	11091 SE 200TH ST
2	0	259771	0190	08/07/14	\$380,000	\$399,000	2,290	8	1989	Avg	6,685	N	N	13335 SE 194TH CT
2	0	793200	0127	10/14/13	\$399,995	\$460,000	2,290	8	2013	Avg	5,057	N	N	19506 120TH PL SE
2	0	793200	0125	06/27/13	\$395,150	\$469,000	2,290	8	2013	Avg	7,391	N	N	19528 120TH PL SE
2	0	793200	0122	07/10/13	\$391,995	\$463,000	2,290	8	2013	Avg	5,732	N	N	19515 120TH PL SE
2	0	894360	1040	10/03/12	\$306,000	\$390,000	2,290	8	2012	Avg	3,606	N	N	20158 110TH PL SE
2	0	894360	0780	01/08/12	\$297,995	\$407,000	2,290	8	2011	Avg	3,600	N	N	20162 110TH TER SE
2	0	894360	0990	03/13/12	\$299,995	\$403,000	2,290	8	2012	Avg	3,916	N	N	11056 SE 201ST PL
2	0	894360	1010	04/25/13	\$290,000	\$350,000	2,290	8	2010	Avg	3,600	N	N	11041 SE 201ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	894360	0210	06/11/12	\$299,999	\$394,000	2,292	8	2009	Avg	3,401	N	N	20322 111TH AVE SE
2	0	259771	0380	07/12/12	\$290,000	\$378,000	2,300	8	1987	Good	9,661	N	N	19522 134TH AVE SE
2	0	321690	0060	06/25/14	\$390,000	\$415,000	2,340	8	1993	Avg	8,548	N	N	11824 SE 203RD ST
2	0	178725	0210	12/22/14	\$379,000	\$380,000	2,410	8	2001	Avg	5,225	N	N	14211 SE 198TH ST
2	0	894360	1050	10/09/12	\$320,000	\$408,000	2,420	8	2011	Avg	3,606	N	N	20166 110TH PL SE
2	0	894360	0800	07/13/12	\$319,000	\$416,000	2,420	8	2012	Avg	4,484	N	N	11045 SE 202ND LN
2	0	894360	1090	03/15/12	\$319,995	\$430,000	2,420	8	2012	Avg	3,594	N	N	20171 110TH TER SE
2	0	894360	0370	03/29/13	\$311,000	\$378,000	2,420	8	2011	Avg	4,076	N	N	11146 SE 202ND CT
2	0	793200	0137	10/07/13	\$409,995	\$472,000	2,540	8	2013	Avg	4,862	N	N	19505 120TH PL SE
2	0	259767	0050	07/27/12	\$339,950	\$442,000	2,570	8	1987	Good	7,847	N	N	19829 133RD PL SE
2	0	447500	0170	11/11/14	\$370,000	\$376,000	2,580	8	1999	Avg	5,511	N	N	11713 SE 193RD PL
2	0	259771	0470	07/15/13	\$370,000	\$437,000	2,600	8	1988	Avg	7,353	N	N	19328 134TH AVE SE
2	0	259767	0130	11/12/13	\$398,000	\$454,000	2,602	8	1989	Avg	10,353	N	N	19832 134TH PL SE
2	0	793200	0060	10/01/13	\$479,000	\$553,000	2,640	8	2013	Avg	5,905	N	N	19516 120TH PL SE
2	0	793200	0136	09/18/13	\$450,000	\$521,000	2,640	8	2013	Avg	5,001	N	N	19501 120TH PL SE
2	0	793200	0124	08/06/13	\$446,995	\$524,000	2,640	8	2013	Avg	8,662	N	N	19527 120TH PL SE
2	0	793260	0140	07/03/14	\$395,000	\$419,000	2,640	8	1963	Avg	35,070	N	N	19803 121ST AVE SE
2	0	793200	0139	11/27/13	\$399,995	\$454,000	2,640	8	2013	Avg	6,330	N	N	19508 121ST AVE SE
2	0	412800	0020	06/13/14	\$419,000	\$447,000	2,690	8	1993	Avg	7,947	N	N	14122 SE 198TH ST
2	0	894360	1000	10/17/13	\$338,000	\$388,000	2,690	8	2007	Avg	3,916	N	N	11049 SE 201ST ST
2	0	412795	0090	03/15/12	\$351,200	\$472,000	2,780	8	1998	Avg	8,330	N	N	14624 SE 195TH PL
2	0	042205	9083	06/24/13	\$440,000	\$522,000	2,830	8	1966	Good	111,828	N	N	20040 117TH AVE SE
2	0	793200	0123	06/28/13	\$455,748	\$540,000	2,890	8	2013	Avg	6,001	N	N	19521 120TH PL SE
2	0	793200	0056	06/28/13	\$449,995	\$534,000	2,890	8	2013	Avg	6,206	N	N	19520 121ST AVE SE
2	0	793200	0128	08/23/13	\$449,995	\$525,000	2,890	8	2013	Avg	5,127	N	N	19502 120TH PL SE
2	0	793680	0150	07/02/14	\$394,500	\$419,000	3,002	8	2004	Avg	6,042	N	N	19936 116TH AVE SE
2	0	793680	0180	10/08/13	\$403,000	\$464,000	3,050	8	2004	Good	11,950	N	N	11621 SE 199TH ST
2	0	793200	0043	01/28/14	\$405,000	\$451,000	1,697	9	1978	Avg	47,044	N	N	19205 124TH AVE SE
2	0	383070	0010	12/05/14	\$369,000	\$372,000	2,370	9	1998	Avg	6,557	N	N	20019 139TH WAY SE
2	0	383070	0140	04/15/13	\$425,000	\$515,000	2,440	9	1999	Avg	8,149	N	N	20024 139TH WAY SE



## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	0	738340	0180	03/11/14	\$385,000	\$423,000	2,620	9	1992	Avg	8,378	N	N	19324 138TH AVE SE
2	0	793390	0220	12/17/12	\$351,000	\$439,000	2,680	9	1991	Good	8,354	N	N	11910 SE 198TH CT
2	0	042205	9127	10/24/13	\$543,000	\$622,000	2,750	9	1988	Good	42,400	N	N	20131 124TH AVE SE
2	0	032205	9355	04/04/14	\$460,501	\$503,000	3,060	9	2001	Avg	6,000	N	N	19227 138TH AVE SE
2	0	793390	0400	08/27/13	\$399,000	\$465,000	3,100	9	1991	Avg	8,081	N	N	19827 119TH AVE SE
2	0	793200	0133	09/25/13	\$541,145	\$625,000	3,240	9	2013	Avg	7,799	N	N	12108 SE 195TH PL
2	0	793200	0129	03/06/14	\$539,995	\$595,000	3,240	9	2013	Avg	12,245	N	N	19428 120TH PL SE
2	0	793200	0126	11/18/13	\$508,498	\$579,000	3,240	9	2013	Avg	6,001	N	N	19522 120TH PL SE
2	0	793200	0138	09/18/13	\$490,355	\$568,000	3,240	9	2013	Avg	6,041	N	N	19514 121ST AVE SE
2	0	793390	0280	04/21/12	\$398,000	\$530,000	3,330	9	1992	Good	7,294	N	N	19910 118TH AVE SE
2	0	793200	0135	11/07/13	\$560,770	\$640,000	3,470	9	2013	Avg	13,378	N	N	19427 120TH PL SE
2	0	793200	0132	12/27/13	\$547,370	\$616,000	3,470	9	2013	Avg	7,946	N	N	12112 SE 195TH PL
2	0	793200	0134	02/28/14	\$551,460	\$608,000	3,483	9	2013	Avg	10,801	N	N	12102 SE 195TH PL
6	0	519800	0060	04/16/13	\$164,907	\$200,000	1,010	6	1968	Avg	8,792	N	N	16207 SE PETROVITSKY RD
6	0	619720	0323	08/28/13	\$223,900	\$261,000	1,080	6	1968	Good	9,660	N	N	18019 118TH AVE SE
6	0	890610	0010	03/26/13	\$230,000	\$280,000	1,250	6	1955	VGood	11,560	N	N	11446 SE 182ND ST
6	0	619720	0402	03/24/14	\$259,500	\$284,000	1,270	6	1956	Good	14,985	N	N	18043 120TH AVE SE
6	0	619660	0180	10/28/14	\$296,000	\$302,000	1,300	6	1952	Good	42,345	N	N	11620 SE 180TH ST
6	0	619960	0021	04/17/13	\$264,000	\$319,000	910	7	1984	Good	10,000	N	N	18414 120TH AVE SE
6	0	322305	9217	11/04/14	\$225,000	\$229,000	940	7	1960	Avg	15,000	N	N	10839 SE 190TH PL
6	0	098410	0340	09/03/14	\$296,000	\$308,000	960	7	1971	VGood	10,742	N	N	18601 126TH PL SE
6	0	911700	0190	03/27/12	\$200,000	\$268,000	960	7	1962	Good	9,240	N	N	11427 SE 186TH ST
6	0	269820	0210	09/08/14	\$274,000	\$285,000	990	7	1981	Avg	7,198	N	N	18827 110TH CT SE
6	0	327690	0100	07/25/12	\$223,500	\$290,000	1,040	7	1973	Good	8,214	N	N	17801 113TH PL SE
6	0	098400	0660	09/20/12	\$231,500	\$296,000	1,040	7	1967	Good	8,750	N	N	18955 127TH PL SE
6	0	071200	0060	03/15/12	\$162,000	\$218,000	1,060	7	1984	Avg	8,114	N	N	17703 114TH PL SE
6	0	098421	0220	12/03/14	\$271,500	\$274,000	1,090	7	1976	Avg	8,005	N	N	18532 131ST AVE SE
6	0	098420	0690	06/18/14	\$299,000	\$319,000	1,110	7	1968	Good	9,360	N	N	18820 129TH PL SE
6	0	098420	0310	07/10/13	\$249,950	\$295,000	1,110	7	1969	Good	8,820	N	N	18605 129TH PL SE
6	0	619780	0285	02/27/13	\$176,000	\$216,000	1,110	7	1976	Avg	13,124	N	N	11913 SE 186TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	327620	0110	09/19/12	\$182,000	\$233,000	1,140	7	1962	Avg	9,379	N	N	17824 111TH AVE SE
6	0	543800	0160	06/09/14	\$213,400	\$228,000	1,150	7	1963	Good	8,686	N	N	11002 SE 180TH ST
6	0	332305	9068	02/10/12	\$250,000	\$339,000	1,150	7	1970	Good	15,246	N	N	18228 124TH AVE SE
6	0	098421	0430	07/03/13	\$293,500	\$348,000	1,160	7	1972	VGood	7,700	N	N	13010 SE 188TH ST
6	0	098420	0720	11/07/12	\$238,000	\$301,000	1,170	7	1972	Avg	7,314	N	N	18842 129TH PL SE
6	0	322305	9141	05/09/14	\$360,000	\$389,000	1,180	7	1956	Avg	81,892	N	N	18654 108TH AVE SE
6	0	746140	0160	01/09/14	\$248,851	\$279,000	1,180	7	1979	Avg	8,400	N	N	18659 110TH PL SE
6	0	098423	0380	11/20/13	\$238,000	\$271,000	1,180	7	1977	Avg	7,350	N	N	13122 SE 188TH ST
6	0	098423	0410	03/13/14	\$305,000	\$335,000	1,190	7	1977	Good	8,648	N	N	18829 131ST AVE SE
6	0	111610	0100	03/15/12	\$195,000	\$262,000	1,190	7	1965	Avg	9,791	N	N	17826 109TH AVE SE
6	0	074050	0010	08/07/14	\$270,000	\$283,000	1,200	7	1956	Avg	8,505	N	N	10810 SE 181ST ST
6	0	074050	0010	01/02/13	\$200,000	\$249,000	1,200	7	1956	Avg	8,505	N	N	10810 SE 181ST ST
6	0	619780	0045	09/24/14	\$290,000	\$300,000	1,210	7	1954	Avg	33,919	N	N	11649 SE 184TH ST
6	0	911710	0315	10/10/13	\$237,000	\$273,000	1,210	7	1980	Good	7,179	N	N	18435 112TH AVE SE
6	0	098422	0330	08/24/14	\$325,000	\$339,000	1,220	7	1975	Good	9,161	N	N	13007 SE 188TH PL
6	0	098422	0240	11/25/14	\$299,000	\$303,000	1,220	7	1975	Avg	7,575	N	N	13009 SE 188TH ST
6	0	619780	0282	11/21/12	\$237,950	\$300,000	1,220	7	1976	Good	13,318	N	N	11813 SE 186TH PL
6	0	074110	0150	03/22/13	\$186,000	\$227,000	1,220	7	1959	Avg	9,500	N	N	11048 SE 182ND ST
6	0	074050	0065	09/12/12	\$180,000	\$231,000	1,220	7	1955	Avg	8,505	N	N	10903 SE 181ST ST
6	0	074150	0030	04/26/13	\$243,000	\$293,000	1,230	7	2010	Avg	3,208	N	N	18339 121ST PL SE
6	0	327690	0060	02/13/14	\$220,000	\$244,000	1,240	7	1968	Avg	7,542	N	N	17725 113TH PL SE
6	0	074150	0120	03/20/13	\$233,000	\$284,000	1,240	7	2010	Avg	5,548	N	N	18324 121ST PL SE
6	0	098420	0550	09/05/12	\$221,650	\$285,000	1,240	7	1975	Good	8,231	N	N	12904 SE 186TH PL
6	0	098400	0450	12/01/14	\$260,000	\$263,000	1,250	7	1968	Avg	7,875	N	N	12704 SE 188TH PL
6	0	098400	0140	08/16/12	\$255,000	\$330,000	1,250	7	1967	Good	7,898	N	N	12740 SE 190TH PL
6	0	098421	0200	07/30/12	\$230,000	\$299,000	1,250	7	1973	Good	7,350	N	N	18518 131ST AVE SE
6	0	074300	0030	04/24/12	\$216,000	\$287,000	1,260	7	1992	Avg	8,745	N	N	11005 SE 189TH ST
6	0	098421	0590	09/29/14	\$360,000	\$371,000	1,270	7	1974	Good	8,686	N	N	13041 SE 184TH PL
6	0	064691	0480	11/20/14	\$206,000	\$209,000	1,280	7	2005	Avg	1,566	N	N	18879 108TH LN SE
6	0	098421	0120	06/20/14	\$359,900	\$384,000	1,290	7	1973	Avg	7,420	N	N	13038 SE 184TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	911700	0230	09/05/13	\$269,950	\$314,000	1,290	7	1965	Avg	9,000	N	N	11257 SE 186TH ST
6	0	282305	9123	02/15/13	\$231,347	\$285,000	1,290	7	1961	Good	17,738	N	N	12325 SE PETROVITSKY RD
6	0	098400	0650	09/08/14	\$300,000	\$312,000	1,300	7	1967	Avg	8,750	N	N	18923 127TH PL SE
6	0	098410	0450	06/24/14	\$295,000	\$314,000	1,300	7	1968	Good	7,560	N	N	12621 SE 187TH PL
6	0	245995	0230	11/14/13	\$274,950	\$313,000	1,300	7	1996	Avg	7,664	N	N	14007 SE 188TH WAY
6	0	098420	0470	11/29/12	\$255,250	\$321,000	1,300	7	1969	Good	7,665	N	N	12818 SE 186TH ST
6	0	098420	0580	02/02/12	\$243,950	\$331,000	1,300	7	1968	Good	9,379	N	N	12917 SE 186TH PL
6	0	098400	0700	06/20/13	\$245,000	\$291,000	1,300	7	1967	Good	8,750	N	N	19003 127TH PL SE
6	0	322305	9181	06/25/13	\$220,000	\$261,000	1,320	7	1958	Avg	21,910	N	N	17931 116TH AVE SE
6	0	911700	0260	02/20/14	\$230,000	\$254,000	1,330	7	1961	Avg	9,000	N	N	11235 SE 186TH ST
6	0	064691	0220	10/27/14	\$215,000	\$220,000	1,340	7	2004	Avg	1,482	N	N	18965 108TH LN SE
6	0	064691	0090	02/14/12	\$190,000	\$257,000	1,350	7	2005	Avg	1,386	N	N	18955 108TH LN SE
6	0	064691	0380	04/24/12	\$179,900	\$239,000	1,350	7	2005	Avg	1,503	N	N	18893 108TH LN SE
6	0	746140	0150	08/13/12	\$275,000	\$356,000	1,370	7	1979	Good	7,937	N	N	18655 110TH PL SE
6	0	746140	0170	09/23/13	\$264,950	\$306,000	1,380	7	1979	Good	7,500	N	N	18662 110TH PL SE
6	0	051170	0130	12/13/12	\$229,000	\$287,000	1,380	7	1967	Good	9,975	N	N	11434 SE 180TH PL
6	0	074090	0140	08/21/13	\$237,000	\$277,000	1,380	7	1959	VGood	8,030	N	N	18004 110TH AVE SE
6	0	245995	0010	07/22/14	\$258,000	\$272,000	1,390	7	1996	Avg	7,200	N	N	14008 SE 188TH WAY
6	0	098423	0330	10/30/12	\$235,000	\$298,000	1,390	7	1977	Avg	8,109	N	N	18836 131ST AVE SE
6	0	543800	0080	12/10/14	\$264,950	\$267,000	1,400	7	1964	Good	10,853	N	N	17804 110TH AVE SE
6	0	890610	0050	07/01/13	\$299,500	\$355,000	1,410	7	1960	Good	11,730	N	N	11238 SE 182ND ST
6	0	253841	0220	10/24/13	\$298,000	\$342,000	1,430	7	2005	Avg	4,549	N	N	14633 SE 189TH PL
6	0	253841	0230	08/13/12	\$275,000	\$356,000	1,430	7	2005	Avg	4,551	N	N	14627 SE 189TH PL
6	0	074090	0090	05/07/13	\$243,500	\$293,000	1,440	7	1959	Avg	9,234	N	N	10827 SE 180TH PL
6	0	098422	0140	03/06/13	\$289,950	\$355,000	1,440	7	1975	Good	8,162	N	N	12934 SE 186TH ST
6	0	098410	0010	09/30/14	\$300,000	\$309,000	1,450	7	1968	Avg	7,700	N	N	12726 SE 187TH PL
6	0	090800	0120	04/16/13	\$290,000	\$351,000	1,450	7	2005	Avg	5,238	N	N	14509 SE 188TH WAY
6	0	090800	0230	11/25/13	\$331,000	\$376,000	1,460	7	2004	Avg	8,041	N	N	14424 SE 188TH WAY
6	0	074050	0070	10/06/14	\$265,000	\$273,000	1,460	7	1955	Good	8,505	N	N	10911 SE 181ST ST
6	0	746140	0240	08/21/12	\$240,500	\$310,000	1,460	7	1980	Avg	8,800	N	N	18626 110TH PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	064691	0310	03/27/12	\$186,000	\$249,000	1,460	7	2005	Avg	2,553	N	N	18919 108TH LN SE
6	0	064691	0200	02/13/13	\$185,000	\$228,000	1,460	7	2004	Avg	1,875	N	N	18961 108TH LN SE
6	0	064691	0440	12/06/12	\$185,000	\$232,000	1,460	7	2005	Avg	1,845	N	N	18885 108TH LN SE
6	0	911710	0280	04/04/14	\$281,500	\$307,000	1,470	7	1966	Good	12,792	N	N	11036 SE 186TH ST
6	0	322305	9173	11/04/14	\$275,000	\$280,000	1,480	7	1957	Good	15,000	N	N	10831 SE 190TH PL
6	0	064691	0160	09/03/14	\$237,000	\$247,000	1,490	7	2005	Avg	2,138	N	N	18941 108TH LN SE
6	0	064691	0170	02/27/14	\$225,000	\$248,000	1,490	7	2004	Avg	2,147	N	N	18943 108TH LN SE
6	0	140210	0350	10/02/12	\$275,000	\$351,000	1,490	7	1965	Good	18,462	N	N	17806 147TH AVE SE
6	0	322305	9196	07/01/13	\$336,000	\$398,000	1,490	7	1980	Good	7,653	N	N	18427 112TH AVE SE
6	0	064691	0290	08/06/12	\$185,000	\$240,000	1,490	7	2005	Avg	1,866	N	N	18908 108TH LN SE
6	0	098420	0570	06/15/12	\$201,250	\$264,000	1,500	7	1968	Avg	9,527	N	N	12916 SE 186TH PL
6	0	619660	0361	10/21/13	\$299,880	\$344,000	1,510	7	1963	Good	7,210	N	N	17611 118TH AVE SE
6	0	911710	0130	08/12/14	\$368,500	\$386,000	1,520	7	1965	Good	9,360	N	N	11041 SE 186TH ST
6	0	332305	9075	12/27/12	\$230,000	\$287,000	1,530	7	1957	Good	20,150	N	N	18401 124TH AVE SE
6	0	098400	0620	07/25/14	\$218,000	\$230,000	1,540	7	1967	Avg	8,569	N	N	18903 127TH PL SE
6	0	064691	0620	09/22/14	\$242,500	\$251,000	1,550	7	2005	Avg	1,905	N	N	18892 108TH LN SE
6	0	098400	0710	10/22/14	\$270,000	\$276,000	1,560	7	1967	Avg	8,853	N	N	19009 127TH PL SE
6	0	327620	0070	08/28/12	\$219,000	\$282,000	1,570	7	1985	Good	9,379	N	N	17658 111TH AVE SE
6	0	327620	0280	12/19/14	\$296,500	\$298,000	1,580	7	1961	Good	10,100	N	N	17839 111TH AVE SE
6	0	074150	0060	03/20/13	\$280,000	\$341,000	1,580	7	2012	Avg	3,052	N	N	18307 121ST PL SE
6	0	098420	0650	03/25/14	\$282,900	\$310,000	1,600	7	1970	Good	7,350	N	N	12927 SE 188TH ST
6	0	233323	0020	05/21/12	\$225,000	\$297,000	1,610	7	2001	Avg	4,275	N	N	12816 SE 175TH CT
6	0	911710	0250	07/30/12	\$251,000	\$326,000	1,610	7	1963	Avg	12,792	N	N	11012 SE 186TH ST
6	0	640271	0210	07/20/13	\$275,000	\$324,000	1,620	7	1994	Avg	10,276	N	N	11209 SE 179TH ST
6	0	543800	0060	11/03/14	\$250,000	\$255,000	1,620	7	1966	Avg	10,850	N	N	17652 110TH AVE SE
6	0	890620	0050	10/22/13	\$308,000	\$353,000	1,620	7	1963	Good	10,540	N	N	11225 SE 181ST ST
6	0	098420	0360	02/10/14	\$352,100	\$391,000	1,630	7	1968	Avg	9,810	N	N	18513 128TH PL SE
6	0	064691	0020	08/28/14	\$250,000	\$261,000	1,650	7	2004	Avg	2,802	N	N	18927 108TH LN SE
6	0	064691	0030	11/04/14	\$238,000	\$243,000	1,650	7	2004	Avg	2,807	N	N	18925 108TH LN SE
6	0	619780	0300	02/23/12	\$280,000	\$378,000	1,650	7	1950	Good	45,738	N	N	18631 120TH AVE SE



## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	074150	0150	06/25/12	\$250,000	\$327,000	1,659	7	2011	Avg	4,066	N	N	18342 121ST PL SE
6	0	098400	0580	08/21/13	\$330,000	\$385,000	1,670	7	1967	Avg	10,224	N	N	12545 SE 188TH PL
6	0	074150	0090	04/09/12	\$250,000	\$334,000	1,680	7	2011	Avg	3,372	N	N	18306 121ST PL SE
6	0	074150	0050	03/22/13	\$278,000	\$339,000	1,690	7	2012	Avg	4,126	N	N	18313 121ST PL SE
6	0	140210	0270	01/17/13	\$249,000	\$309,000	1,700	7	1965	Avg	19,380	N	N	17815 147TH AVE SE
6	0	232983	0150	05/29/13	\$325,000	\$389,000	1,720	7	2004	Avg	5,884	N	N	18823 132ND PL SE
6	0	332305	9027	05/28/14	\$326,000	\$350,000	1,720	7	1958	Good	28,000	N	N	12255 SE 184TH ST
6	0	232983	0030	09/28/12	\$270,000	\$345,000	1,720	7	2004	Avg	4,228	N	N	13241 SE 188TH PL
6	0	064691	0230	10/19/12	\$225,000	\$286,000	1,730	7	2004	Avg	2,519	N	N	18967 108TH LN SE
6	0	564860	0110	07/10/14	\$312,500	\$331,000	1,750	7	1995	Avg	5,580	N	N	17728 114TH PL SE
6	0	746140	0400	11/03/14	\$334,000	\$341,000	1,750	7	1979	Good	6,720	N	N	18636 111TH PL SE
6	0	098422	0340	06/27/13	\$312,500	\$371,000	1,776	7	1975	VGood	7,455	N	N	13019 SE 188TH PL
6	0	233323	0060	11/05/14	\$311,000	\$317,000	1,780	7	2001	Avg	5,822	N	N	12840 SE 175TH CT
6	0	245997	0010	06/11/14	\$285,000	\$305,000	1,780	7	2004	Avg	5,857	N	N	14775 SE 187TH CT
6	0	245997	0170	10/16/13	\$405,000	\$465,000	1,790	7	2004	Avg	5,552	N	N	14756 SE 187TH CT
6	0	322305	9357	02/11/13	\$298,000	\$367,000	1,800	7	2011	Avg	4,720	N	N	11348 SE 192ND ST
6	0	926650	0060	01/28/13	\$245,000	\$303,000	1,800	7	2006	Avg	4,401	N	N	11458 SE 191ST CT
6	0	073940	0050	01/17/14	\$305,000	\$341,000	1,810	7	2000	Avg	5,543	N	N	17827 112TH AVE SE
6	0	245996	0430	06/20/12	\$267,000	\$350,000	1,810	7	2002	Avg	5,367	N	N	14770 SE 185TH PL
6	0	051170	0180	05/04/12	\$229,000	\$304,000	1,820	7	1962	Avg	11,340	N	N	11320 SE 180TH PL
6	0	074070	0060	10/15/14	\$279,000	\$286,000	1,830	7	1959	Avg	10,242	N	N	18008 110TH PL SE
6	0	074050	0040	10/01/14	\$265,000	\$273,000	1,860	7	1955	Good	8,505	N	N	10930 SE 181ST ST
6	0	090800	0260	11/17/14	\$272,000	\$276,000	1,870	7	2004	Avg	5,692	N	N	14502 SE 188TH WAY
6	0	640271	0120	05/05/14	\$309,950	\$335,000	1,880	7	1994	Avg	7,838	N	N	17724 112TH AVE SE
6	0	098400	0130	12/23/14	\$325,000	\$326,000	1,920	7	1967	Good	11,603	N	N	12735 SE 190TH PL
6	0	232983	0040	10/21/13	\$315,000	\$361,000	1,940	7	2004	Avg	4,661	N	N	13249 SE 188TH PL
6	0	232983	0080	09/24/12	\$284,950	\$364,000	1,940	7	2004	Avg	4,876	N	N	13240 SE 188TH PL
6	0	245997	0050	12/07/12	\$260,500	\$327,000	1,950	7	2004	Avg	6,227	N	N	14751 SE 187TH CT
6	0	322305	9206	06/27/14	\$235,000	\$250,000	1,950	7	1960	Avg	8,712	N	N	18218 114TH AVE SE
6	0	233323	0270	08/14/14	\$328,000	\$343,000	1,990	7	2002	Avg	3,980	N	N	17631 128TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	233323	0290	06/12/12	\$227,000	\$298,000	1,990	7	2002	Avg	4,050	N	N	17619 128TH AVE SE
6	0	327690	0030	10/06/14	\$300,000	\$309,000	2,000	7	1968	Good	9,276	N	N	17713 113TH PL SE
6	0	245996	0030	08/15/14	\$343,888	\$360,000	2,060	7	2002	Avg	5,607	N	N	14748 SE 185TH PL
6	0	090800	0080	03/27/14	\$287,750	\$315,000	2,080	7	2004	Avg	5,102	N	N	14617 SE 188TH WAY
6	0	051170	0070	09/24/12	\$233,500	\$299,000	2,240	7	1961	Good	12,284	N	N	11323 SE 180TH PL
6	0	233323	0220	10/16/12	\$297,500	\$378,000	2,270	7	2002	Avg	4,733	N	N	17630 128TH AVE SE
6	0	233323	0100	08/01/13	\$342,500	\$402,000	2,450	7	2002	Avg	4,092	N	N	12856 SE 175TH CT
6	0	233323	0170	05/08/13	\$315,000	\$379,000	2,450	7	2002	Avg	5,004	N	N	12835 SE 176TH ST
6	0	253841	0070	01/12/12	\$262,500	\$358,000	2,470	7	2005	Avg	4,800	N	N	14626 SE 189TH PL
6	0	253841	0140	08/08/14	\$330,000	\$346,000	2,600	7	2005	Avg	3,839	N	N	14737 SE 189TH PL
6	0	253841	0260	08/01/14	\$316,000	\$332,000	2,600	7	2005	Avg	4,641	N	N	14605 SE 189TH PL
6	0	140200	0090	06/29/12	\$359,950	\$471,000	2,880	7	1967	VGood	23,680	N	N	14251 SE 179TH PL
6	0	232985	0080	03/14/13	\$310,000	\$379,000	3,490	7	1999	Avg	6,471	N	N	11449 SE 185TH PL
6	0	140260	0660	04/15/13	\$268,000	\$324,000	1,180	8	1981	Avg	7,676	N	N	18312 151ST CT SE
6	0	259180	0100	01/30/13	\$271,000	\$335,000	1,180	8	1982	Avg	8,400	N	N	13510 SE 186TH PL
6	0	259180	0250	07/18/13	\$325,000	\$383,000	1,180	8	1981	Good	7,700	N	N	18616 134TH AVE SE
6	0	140200	0070	05/20/14	\$390,000	\$420,000	1,190	8	1965	Good	33,132	N	N	14235 SE 179TH PL
6	0	140220	0340	08/13/14	\$385,000	\$403,000	1,200	8	1968	Avg	18,000	N	N	14626 SE 181ST ST
6	0	140263	0270	07/29/14	\$348,000	\$366,000	1,320	8	1985	Avg	8,867	N	N	15342 SE 182ND ST
6	0	259180	0870	09/05/13	\$260,000	\$302,000	1,340	8	1981	Avg	10,220	N	N	18701 134TH AVE SE
6	0	140260	0190	02/25/13	\$250,500	\$307,000	1,340	8	1983	Avg	7,256	N	N	15214 SE 183RD DR
6	0	259180	0090	01/24/13	\$264,900	\$328,000	1,390	8	1982	Avg	8,050	N	N	13514 SE 186TH PL
6	0	140263	0200	03/11/13	\$305,000	\$373,000	1,440	8	1985	Good	7,944	N	N	18213 154TH PL SE
6	0	261940	0110	05/24/13	\$294,000	\$352,000	1,500	8	1990	Avg	53,843	N	N	18325 130TH AVE SE
6	0	342305	9177	11/26/14	\$420,000	\$425,000	1,520	8	2014	Avg	27,007	N	N	18919 140TH AVE SE
6	0	259183	0130	05/04/14	\$365,000	\$395,000	1,570	8	1988	VGood	7,350	N	N	13414 SE 182ND ST
6	0	259180	0120	08/14/13	\$350,000	\$410,000	1,600	8	1982	Good	8,640	N	N	13502 SE 186TH PL
6	0	259180	0210	09/06/12	\$290,000	\$373,000	1,600	8	1982	Good	7,350	N	N	13416 SE 187TH PL
6	0	259180	0770	04/04/13	\$323,500	\$393,000	1,610	8	1981	Avg	8,400	N	N	13323 SE 185TH PL
6	0	140265	0210	10/23/12	\$324,000	\$411,000	1,610	8	1985	Good	7,493	N	N	18316 155TH PL SE

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	508970	0460	06/21/13	\$291,000	\$346,000	1,640	8	1979	Good	7,837	N	N	18320 108TH PL SE
6	0	140264	0250	07/30/12	\$304,000	\$395,000	1,670	8	1985	Avg	8,248	N	N	15008 SE 184TH ST
6	0	090800	0010	12/12/14	\$360,000	\$362,000	1,680	8	2007	Avg	6,902	N	N	14721 SE 188TH WAY
6	0	508970	0470	10/03/12	\$265,000	\$338,000	1,680	8	1979	Avg	7,840	N	N	18312 108TH PL SE
6	0	419310	0040	03/20/13	\$240,000	\$293,000	1,690	8	2002	Avg	3,669	N	N	18440 114TH AVE SE
6	0	156595	0260	05/15/14	\$349,950	\$377,000	1,700	8	1994	Avg	7,496	N	N	18930 114TH CT SE
6	0	140210	0070	08/01/14	\$335,500	\$353,000	1,700	8	1968	Good	19,090	N	N	17815 145TH AVE SE
6	0	342305	9212	04/01/12	\$295,000	\$395,000	1,720	8	2012	Avg	4,376	N	N	13325 SE 180TH ST
6	0	662340	0135	05/22/14	\$324,000	\$348,000	1,750	8	1994	Avg	7,208	N	N	11201 SE 190TH PL
6	0	930650	0120	01/04/13	\$342,610	\$426,000	1,760	8	2012	Avg	6,026	N	N	18020 135TH PL SE
6	0	140263	0320	10/18/13	\$306,200	\$352,000	1,860	8	1984	Avg	12,261	N	N	15368 SE 182ND ST
6	0	342305	9211	11/21/12	\$315,995	\$398,000	1,870	8	2012	Avg	3,500	N	N	13319 SE 180TH ST
6	0	342305	9215	12/02/12	\$314,565	\$395,000	1,870	8	2012	Avg	3,410	N	N	13345 SE 180TH ST
6	0	259180	0530	10/27/14	\$315,000	\$322,000	1,880	8	1981	Avg	9,163	N	N	18509 132ND PL SE
6	0	259180	0480	04/17/14	\$349,900	\$380,000	1,890	8	1981	Good	8,856	N	N	18441 134TH AVE SE
6	0	342305	9214	12/06/12	\$322,355	\$404,000	1,890	8	2012	Avg	3,328	N	N	13337 180TH AVE NE
6	0	342305	9193	11/07/12	\$341,000	\$431,000	1,900	8	1990	Avg	43,995	N	N	18203 140TH AVE SE
6	0	769730	0270	11/08/12	\$264,900	\$335,000	1,940	8	2002	Avg	3,301	N	N	17739 110TH PL SE
6	0	769730	0210	05/03/12	\$255,000	\$339,000	1,940	8	2002	Avg	3,307	N	N	17720 110TH PL SE
6	0	156595	0650	11/27/12	\$280,000	\$352,000	1,950	8	1994	Avg	7,650	N	N	11253 SE 190TH CT
6	0	419310	0100	03/25/14	\$290,000	\$318,000	1,960	8	2002	Avg	3,500	N	N	18469 114TH AVE SE
6	0	342305	9059	03/12/13	\$344,645	\$421,000	1,960	8	2012	Avg	5,361	N	N	13315 SE 180TH ST
6	0	930650	0060	04/28/14	\$345,000	\$374,000	1,960	8	2012	Avg	4,567	N	N	13441 SE 181ST ST
6	0	930650	0040	07/25/12	\$328,445	\$427,000	1,960	8	2012	Avg	5,485	N	N	13427 SE 181ST ST
6	0	930650	0060	09/24/12	\$321,195	\$411,000	1,960	8	2012	Avg	4,567	N	N	13441 SE 181ST ST
6	0	930650	0080	09/04/12	\$312,990	\$402,000	1,960	8	2012	Avg	4,563	N	N	13455 SE 181ST ST
6	0	930650	0020	10/18/12	\$312,935	\$398,000	1,960	8	2012	Avg	5,490	N	N	13417 SE 181ST ST
6	0	140220	0070	10/13/14	\$365,000	\$375,000	1,990	8	1968	Good	21,312	N	N	18142 147TH AVE SE
6	0	019580	0070	03/04/14	\$395,988	\$436,000	2,002	8	2014	Avg	5,218	N	N	11004 SE 184TH PL
6	0	019580	0200	06/16/14	\$392,246	\$419,000	2,002	8	2014	Avg	3,063	N	N	11045 SE 184TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	019580	0060	05/01/14	\$384,841	\$417,000	2,002	8	2014	Avg	4,130	N	N	11008 SE 184TH PL
6	0	019580	0210	05/20/14	\$378,040	\$407,000	2,002	8	2014	Avg	3,175	N	N	11049 SE 184TH PL
6	0	769730	0330	01/02/14	\$320,000	\$359,000	2,030	8	2002	Avg	3,254	N	N	17821 110TH PL SE
6	0	769730	0020	09/29/14	\$316,900	\$327,000	2,030	8	2002	Avg	3,323	N	N	17940 110TH PL SE
6	0	144286	0240	11/16/12	\$295,000	\$372,000	2,030	8	1986	Good	9,673	N	N	18819 135TH AVE SE
6	0	259182	0060	04/16/13	\$408,000	\$494,000	2,040	8	1986	Good	9,471	N	N	18406 135TH PL SE
6	0	140220	0660	05/23/13	\$329,000	\$394,000	2,040	8	1973	Good	18,000	N	N	18112 145TH AVE SE
6	0	259180	0550	02/21/13	\$299,000	\$367,000	2,040	8	1981	Good	7,905	N	N	18523 132ND PL SE
6	0	140200	0130	01/07/14	\$365,000	\$409,000	2,060	8	1967	VGood	26,688	N	N	17805 142ND AVE SE
6	0	259182	0310	10/06/14	\$365,000	\$376,000	2,070	8	1986	Good	8,893	N	N	13408 SE 183RD ST
6	0	259182	0230	12/29/14	\$355,000	\$355,000	2,070	8	1987	Good	9,291	N	N	13443 SE 183RD ST
6	0	259181	0220	11/07/13	\$335,000	\$382,000	2,070	8	1985	Good	7,164	N	N	18410 135TH PL SE
6	0	140260	0240	07/15/13	\$310,000	\$366,000	2,070	8	1983	Good	7,316	N	N	15238 SE 183RD DR
6	0	140200	0180	11/30/12	\$349,000	\$439,000	2,080	8	1968	Good	20,000	N	N	17816 142ND AVE SE
6	0	140200	0020	11/24/14	\$450,000	\$456,000	2,090	8	1966	VGood	21,168	N	N	14037 SE 179TH PL
6	0	019580	0190	02/12/14	\$364,164	\$404,000	2,094	8	2013	Avg	3,293	N	N	11041 SE 184TH PL
6	0	370960	0180	05/26/14	\$346,000	\$372,000	2,100	8	2009	Avg	3,916	N	N	11708 SE 189TH PL
6	0	370960	0310	09/18/13	\$330,000	\$382,000	2,100	8	2009	Avg	3,780	N	N	11723 SE 189TH PL
6	0	156595	0230	11/20/14	\$305,000	\$309,000	2,100	8	1994	Avg	6,825	N	N	19008 114TH CT SE
6	0	508970	0260	08/12/14	\$283,500	\$297,000	2,100	8	1978	Avg	8,050	N	N	11020 SE 183RD PL
6	0	342305	9213	11/26/12	\$334,700	\$421,000	2,110	8	2012	Avg	5,983	N	N	13331 SE 180TH ST
6	0	930650	0090	08/31/12	\$343,390	\$442,000	2,110	8	2012	Avg	5,326	N	N	13459 SE 181ST ST
6	0	930650	0240	08/01/12	\$336,570	\$437,000	2,110	8	2012	Avg	6,627	N	N	13414 SE 181ST ST
6	0	930650	0190	10/30/12	\$326,015	\$413,000	2,110	8	2012	Avg	5,400	N	N	13432 SE 181ST ST
6	0	030550	0120	06/07/12	\$260,000	\$342,000	2,110	8	2005	Avg	3,971	N	N	12136 SE 186TH ST
6	0	930650	0150	12/07/12	\$369,900	\$464,000	2,120	8	2012	Avg	7,131	N	N	18007 135TH PL SE
6	0	259183	0020	09/16/14	\$348,000	\$361,000	2,120	8	1987	Good	7,697	N	N	13407 SE 182ND ST
6	0	930650	0230	07/06/12	\$340,020	\$444,000	2,120	8	2012	Avg	9,109	N	N	13418 SE 181ST ST
6	0	930650	0030	08/20/12	\$328,180	\$424,000	2,120	8	2012	Avg	5,030	N	N	13423 SE 181ST ST
6	0	259182	0080	11/03/14	\$435,000	\$444,000	2,130	8	1986	Good	10,375	N	N	13442 SE 184TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	259183	0350	08/20/14	\$397,500	\$415,000	2,130	8	1987	Good	8,225	N	N	18109 134TH AVE SE
6	0	370960	0190	07/15/14	\$370,000	\$391,000	2,130	8	2009	Avg	4,750	N	N	11714 SE 189TH PL
6	0	259182	0140	09/17/12	\$329,950	\$423,000	2,130	8	1985	Good	7,556	N	N	13410 SE 184TH ST
6	0	930650	0110	12/01/12	\$343,960	\$432,000	2,130	8	2012	Avg	5,840	N	N	18104 135TH PL SE
6	0	342305	9216	11/15/12	\$331,930	\$419,000	2,130	8	2012	Avg	5,315	N	N	13357 SE 180TH ST
6	0	930650	0050	11/05/12	\$331,355	\$419,000	2,130	8	2012	Avg	4,569	N	N	13433 SE 181ST ST
6	0	930650	0160	09/14/12	\$328,175	\$421,000	2,130	8	2012	Avg	5,852	N	N	13446 SE 181ST ST
6	0	259182	0090	10/26/12	\$265,000	\$336,000	2,130	8	1987	Good	7,737	N	N	13438 SE 184TH ST
6	0	342305	9217	12/13/12	\$322,700	\$404,000	2,140	8	2012	Avg	3,594	N	N	13341 SE 180TH ST
6	0	342305	9218	10/02/12	\$309,575	\$395,000	2,140	8	2012	Avg	4,198	N	N	13353 SE 180TH ST
6	0	951040	0150	12/03/12	\$255,000	\$320,000	2,160	8	2007	Avg	4,001	N	N	11816 SE 176TH ST
6	0	951040	0170	10/11/12	\$253,000	\$322,000	2,160	8	2007	Avg	3,469	N	N	11804 SE 176TH CT
6	0	140260	0300	04/06/12	\$290,000	\$388,000	2,170	8	1981	Good	6,582	N	N	18314 153RD PL SE
6	0	140266	0150	12/03/14	\$412,000	\$416,000	2,210	8	1985	Good	7,000	N	N	15539 SE 184TH ST
6	0	140263	0310	06/24/13	\$349,000	\$414,000	2,210	8	1984	Good	12,011	N	N	15362 SE 182ND ST
6	0	140263	0210	10/03/12	\$325,000	\$415,000	2,210	8	1985	Good	7,072	N	N	18207 154TH PL SE
6	0	140263	0140	12/11/12	\$305,000	\$382,000	2,230	8	1992	Avg	7,432	N	N	18232 153RD AVE SE
6	0	930650	0170	12/26/12	\$364,255	\$455,000	2,240	8	2012	Avg	7,629	N	N	13440 SE 181ST ST
6	0	930650	0070	07/23/12	\$353,505	\$460,000	2,240	8	2012	Avg	4,565	N	N	13447 SE 181ST ST
6	0	019580	0010	03/26/14	\$403,245	\$441,000	2,249	8	2014	Avg	4,609	N	N	11032 SE 184TH PL
6	0	019580	0100	03/20/14	\$392,845	\$431,000	2,249	8	2014	Avg	4,235	N	N	11005 SE 184TH PL
6	0	019580	0130	02/26/14	\$391,650	\$432,000	2,249	8	2013	Avg	3,696	N	N	11017 SE 184TH PL
6	0	144286	0120	12/05/14	\$363,000	\$366,000	2,250	8	1986	Avg	12,142	N	N	13539 SE 189TH PL
6	0	019580	0040	06/16/14	\$447,347	\$477,000	2,254	8	2013	Avg	6,207	N	N	11018 S 184TH PL
6	0	019580	0160	06/09/14	\$420,800	\$450,000	2,254	8	2014	Avg	6,238	N	N	11029 SE 184TH PL
6	0	019580	0140	11/22/13	\$397,811	\$452,000	2,254	8	2013	Avg	3,890	N	N	11021 SE 184TH PL
6	0	019580	0110	08/12/14	\$400,764	\$420,000	2,254	8	2014	Avg	4,282	N	N	11009 SE 184TH PL
6	0	019580	0050	02/25/14	\$391,811	\$433,000	2,254	8	2014	Avg	4,308	N	N	11012 SE 184TH PL
6	0	019580	0170	07/28/14	\$394,607	\$415,000	2,254	8	2014	Avg	5,252	N	N	11033 SE 184TH PL
6	0	019580	0090	06/03/14	\$412,445	\$442,000	2,254	8	2014	Avg	4,250	N	N	11001 SE 184TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	930650	0180	11/01/12	\$351,085	\$445,000	2,260	8	2012	Avg	7,103	N	N	13436 SE 181ST ST
6	0	930650	0100	10/10/12	\$347,740	\$443,000	2,260	8	2012	Avg	6,553	N	N	18110 135TH PL SE
6	0	259180	0800	08/29/14	\$435,000	\$453,000	2,270	8	1980	VGood	8,400	N	N	18521 134TH AVE SE
6	0	930650	0010	11/29/12	\$349,900	\$440,000	2,280	8	2012	Avg	5,386	N	N	13409 SE 181ST ST
6	0	156595	0080	03/16/12	\$250,000	\$336,000	2,280	8	1993	Avg	7,284	N	N	19012 113TH WAY SE
6	0	259185	0080	06/30/14	\$436,500	\$464,000	2,290	8	1988	Good	11,173	N	N	18933 133RD PL SE
6	0	140263	0250	08/15/13	\$356,000	\$416,000	2,290	8	1985	Avg	9,358	N	N	15345 SE 182ND ST
6	0	259186	0100	09/27/12	\$285,000	\$364,000	2,290	8	1989	Avg	7,840	N	N	18901 132ND PL SE
6	0	370960	0250	08/15/12	\$270,000	\$349,000	2,290	8	2009	Avg	3,780	N	N	11663 SE 189TH PL
6	0	370960	0300	03/21/12	\$274,950	\$369,000	2,308	8	2009	Avg	3,780	N	N	11717 SE 189TH PL
6	0	370960	0330	08/01/12	\$280,000	\$363,000	2,308	8	2009	Avg	5,429	N	N	19107 117TH PL SE
6	0	370960	0170	05/23/12	\$279,950	\$370,000	2,308	8	2009	Avg	4,196	N	N	18944 117TH LN SE
6	0	370960	0120	06/05/12	\$274,950	\$362,000	2,308	8	2009	Avg	3,600	N	N	11668 SE 189TH PL
6	0	140260	0050	09/24/13	\$360,250	\$417,000	2,310	8	1983	Avg	7,815	N	N	18235 152ND AVE SE
6	0	140263	0190	11/11/14	\$362,000	\$368,000	2,310	8	1986	Avg	7,485	N	N	18219 154TH PL SE
6	0	140260	0180	09/04/12	\$365,000	\$469,000	2,310	8	1983	Good	7,186	N	N	15208 SE 183RD DR
6	0	508970	0750	05/09/14	\$320,000	\$346,000	2,310	8	1980	Avg	7,490	N	N	11119 SE 183RD PL
6	0	140260	0050	07/06/12	\$314,950	\$411,000	2,310	8	1983	Avg	7,815	N	N	18235 152ND AVE SE
6	0	030550	0240	11/25/13	\$303,500	\$345,000	2,310	8	2004	Avg	5,548	N	N	12043 SE 186TH ST
6	0	951040	0100	05/06/14	\$345,000	\$373,000	2,331	8	2007	Avg	3,826	N	N	11859 SE 176TH ST
6	0	140264	0580	06/11/12	\$335,000	\$440,000	2,360	8	1987	Good	8,514	N	N	18314 149TH AVE SE
6	0	327485	0010	12/11/13	\$365,000	\$412,000	2,380	8	1991	Good	8,598	N	N	12207 SE 178TH ST
6	0	019580	0180	07/11/14	\$425,911	\$451,000	2,424	8	2014	Avg	4,882	N	N	11037 SE 184TH PL
6	0	019580	0150	12/12/13	\$412,864	\$466,000	2,424	8	2013	Avg	5,020	N	N	11025 SE 184TH PL
6	0	019580	0120	08/01/14	\$418,675	\$440,000	2,424	8	2014	Avg	5,265	N	N	11013 SE 184TH PL
6	0	019580	0080	12/27/13	\$452,029	\$508,000	2,429	8	2013	Avg	4,998	N	N	11000 SE 184TH PL
6	0	019580	0020	03/26/14	\$424,139	\$464,000	2,429	8	2014	Avg	4,705	N	N	11028 SE 184TH PL
6	0	140265	0360	10/23/14	\$384,200	\$393,000	2,430	8	1986	Good	7,613	N	N	15410 SE 183RD DR
6	0	140260	0040	08/25/14	\$330,000	\$344,000	2,430	8	1983	Avg	7,490	N	N	15130 SE 183RD DR
6	0	140260	0040	01/11/13	\$315,700	\$392,000	2,430	8	1983	Avg	7,490	N	N	15130 SE 183RD DR

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	019580	0030	06/16/14	\$432,745	\$462,000	2,440	8	2014	Avg	5,693	N	N	11024 SE 184TH PL
6	0	140260	0700	07/21/14	\$359,900	\$380,000	2,470	8	1983	Avg	7,698	N	N	18313 151ST CT SE
6	0	140265	0110	05/18/14	\$415,000	\$447,000	2,480	8	1986	Avg	8,342	N	N	18303 155TH PL SE
6	0	327485	0330	03/14/13	\$337,000	\$412,000	2,490	8	1990	Avg	7,451	N	N	12313 SE 179TH PL
6	0	140265	0300	05/10/13	\$430,000	\$517,000	2,500	8	1986	Good	8,358	N	N	15500 SE 183RD DR
6	0	930650	0200	02/04/13	\$371,715	\$459,000	2,500	8	2012	Avg	6,000	N	N	13428 SE 181ST ST
6	0	140261	0150	10/11/13	\$385,000	\$443,000	2,530	8	1983	Good	7,500	N	N	18111 149TH AVE SE
6	0	156595	0540	08/19/13	\$361,000	\$422,000	2,540	8	1992	Avg	8,715	N	N	19013 112TH PL SE
6	0	140264	0500	02/22/13	\$310,000	\$381,000	2,540	8	1985	Avg	8,063	N	N	14942 SE 184TH ST
6	0	156595	0410	06/21/13	\$355,000	\$422,000	2,550	8	1994	Avg	7,670	N	N	11212 SE 188TH PL
6	0	259186	0050	05/01/12	\$283,500	\$377,000	2,550	8	1988	Avg	8,711	N	N	18834 132ND PL SE
6	0	769730	0240	05/16/13	\$305,000	\$366,000	2,560	8	2002	Avg	3,302	N	N	17715 110TH PL SE
6	0	769730	0320	12/05/13	\$300,000	\$340,000	2,560	8	2002	Avg	3,299	N	N	17813 110TH PL SE
6	0	140262	0240	09/03/13	\$392,450	\$457,000	2,586	8	1984	Avg	7,848	N	N	18220 149TH AVE SE
6	0	327485	0130	12/03/14	\$392,000	\$396,000	2,600	8	1991	Avg	8,921	N	N	17827 122ND CT SE
6	0	327485	0200	10/22/12	\$315,000	\$400,000	2,630	8	1990	Avg	9,023	N	N	12202 SE 179TH PL
6	0	930650	0220	10/03/12	\$386,885	\$494,000	2,690	8	2012	Avg	8,376	N	N	13422 SE 181ST ST
6	0	930650	0210	12/22/12	\$369,900	\$462,000	2,700	8	2012	Avg	6,140	N	N	13426 SE 181ST ST
6	0	342305	9026	08/01/12	\$360,000	\$467,000	2,710	8	1996	Good	45,302	N	N	13605 SE 180TH ST
6	0	342305	9184	05/23/13	\$422,000	\$506,000	2,730	8	1988	Avg	58,370	N	N	14426 SE 192ND ST
6	0	140260	0090	07/10/13	\$373,000	\$441,000	2,760	8	1983	Avg	14,552	N	N	18211 152ND AVE SE
6	0	140263	0460	10/15/12	\$342,500	\$436,000	2,830	8	1987	Avg	7,600	N	N	18216 154TH PL SE
6	0	156595	0290	08/09/12	\$350,000	\$453,000	2,900	8	1993	Avg	8,605	N	N	18908 113TH WAY SE
6	0	930650	0140	03/04/13	\$408,170	\$500,000	2,920	8	2012	Avg	7,601	N	N	18008 135TH PL SE
6	0	342305	9140	09/10/14	\$526,000	\$546,000	2,970	8	1998	Avg	54,450	N	N	14630 SE 188TH PL
6	0	259183	0210	06/27/13	\$357,000	\$423,000	3,030	8	1988	Avg	7,557	N	N	13515 SE 181ST PL
6	0	140270	0170	07/17/14	\$414,000	\$437,000	3,045	8	1999	Avg	5,030	N	N	18340 160TH PL SE
6	0	140270	0060	12/30/13	\$425,000	\$478,000	3,130	8	1999	Avg	5,084	N	N	18349 160TH PL SE
6	0	140270	0210	09/04/13	\$434,950	\$506,000	3,140	8	1999	Avg	6,295	N	N	18364 160TH PL SE
6	0	930650	0250	01/25/13	\$440,780	\$546,000	3,160	8	2012	Avg	6,488	N	N	13410 SE 181ST ST

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	332305	9078	08/25/13	\$480,000	\$560,000	4,000	8	1976	Good	41,895	N	N	12226 SE 178TH ST
6	0	147312	0190	05/30/14	\$386,000	\$414,000	2,120	9	1991	Avg	7,560	N	N	18635 136TH PL SE
6	0	140220	0630	05/07/13	\$367,000	\$442,000	2,200	9	1968	Good	18,000	N	N	18142 145TH AVE SE
6	0	247292	0780	11/26/14	\$395,000	\$400,000	2,250	9	1987	Avg	6,840	N	N	14134 SE 182ND ST
6	0	247292	0610	08/14/13	\$350,000	\$410,000	2,290	9	1988	Avg	7,503	N	N	18211 143RD AVE SE
6	0	247292	0100	05/14/13	\$378,000	\$454,000	2,370	9	1988	Avg	7,680	N	N	18213 141ST AVE SE
6	0	259184	0020	06/19/13	\$385,000	\$458,000	2,480	9	1988	Avg	7,866	N	N	13308 SE 183RD ST
6	0	247292	0150	10/09/13	\$344,000	\$396,000	2,580	9	1988	Avg	7,273	N	N	18315 142ND AVE SE
6	0	147312	0140	07/08/14	\$460,000	\$487,000	2,620	9	1991	Avg	8,331	N	N	13602 SE 186TH PL
6	0	147312	0390	12/24/14	\$439,000	\$440,000	2,690	9	1992	Avg	9,551	N	N	18716 139TH WAY SE
6	0	247292	0830	09/27/13	\$410,000	\$474,000	2,690	9	1987	Avg	7,660	N	N	18118 141ST AVE SE
6	0	147312	0050	08/06/12	\$382,500	\$496,000	2,690	9	1990	Good	9,340	N	N	13818 SE 186TH PL
6	0	247293	0330	07/02/13	\$425,000	\$503,000	2,710	9	1990	Good	9,199	N	N	14621 SE 184TH PL
6	0	081820	0120	07/16/12	\$360,000	\$469,000	2,740	9	1988	Good	8,402	N	N	11204 SE 183RD ST
6	0	147312	0280	06/26/12	\$371,250	\$486,000	2,770	9	1991	Good	9,066	N	N	13619 SE 188TH ST
6	0	247292	0540	04/26/13	\$414,900	\$501,000	2,780	9	1987	Good	7,964	N	N	14241 SE 180TH PL
6	0	140267	0290	10/09/12	\$363,000	\$462,000	2,840	9	1985	Good	12,000	N	N	15914 SE 182ND PL
6	0	147312	0120	05/28/13	\$353,950	\$423,000	2,870	9	1990	Avg	8,606	N	N	13614 SE 186TH PL
6	0	247293	0300	12/30/13	\$440,500	\$495,000	2,880	9	1990	Avg	8,960	N	N	14603 SE 184TH PL
6	0	247292	0740	11/14/14	\$440,000	\$447,000	2,880	9	1987	Good	7,386	N	N	14139 SE 182ND ST
6	0	259184	0030	04/23/12	\$345,000	\$459,000	2,880	9	1988	Good	10,018	N	N	18218 133RD AVE SE
6	0	147312	0400	11/14/14	\$450,000	\$457,000	2,890	9	1992	Avg	9,111	N	N	18710 139TH WAY SE
6	0	147312	0440	10/15/12	\$429,900	\$547,000	2,890	9	1992	Good	9,359	N	N	18622 139TH WAY SE
6	0	342305	9188	06/15/12	\$375,500	\$493,000	2,900	9	1985	Good	43,705	N	N	19003 146TH AVE SE
6	0	147312	0230	12/23/14	\$435,000	\$436,000	2,940	9	1991	Avg	7,590	N	N	18719 136TH PL SE
6	0	147312	0730	06/27/14	\$469,900	\$500,000	2,990	9	1991	Good	8,913	N	N	18626 136TH PL SE
6	0	259184	0150	05/13/13	\$431,500	\$518,000	3,010	9	1988	Good	8,000	N	N	18138 132ND PL SE
6	0	247292	0550	03/13/13	\$425,000	\$519,000	3,040	9	1987	Good	7,922	N	N	18029 143RD AVE SE
6	0	332305	9035	09/05/12	\$400,000	\$514,000	3,040	9	1979	Good	46,875	N	N	12353 SE 181ST ST
6	0	247293	0270	09/05/14	\$485,000	\$504,000	3,110	9	1990	Avg	9,015	N	N	14511 SE 184TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 051 -- 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
6	0	147312	0720	04/19/13	\$434,900	\$526,000	3,190	9	1990	Good	7,700	N	N	18632 136TH PL SE
6	0	081820	0010	08/19/13	\$419,950	\$491,000	3,200	9	1987	Good	7,557	N	N	18312 112TH AVE SE
6	0	247292	0070	01/29/13	\$380,000	\$470,000	3,210	9	1988	Avg	7,461	N	N	18127 141ST AVE SE

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	019250	0060	09/21/13	\$229,900	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	019250	0260	03/01/12	\$119,350	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	0	032205	9040	05/03/12	\$264,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	032205	9156	12/06/12	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR,
2	0	032205	9199	08/06/13	\$337,500	STATISTICAL OUTLIER
2	0	032205	9292	06/11/12	\$130,250	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2	0	032205	9311	11/23/14	\$205,000	NON-REPRESENTATIVE SALE
2	0	032205	9357	05/18/13	\$87,117	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	042205	9066	04/01/13	\$759,000	LACK OF REPRESENTATION-GRADE 11
2	0	052205	9194	02/26/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, GUARDIAN,
2	0	052205	9230	04/19/13	\$325,000	IMP. COUNT > 1
2	0	052205	9274	04/22/14	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	178725	0080	02/25/13	\$209,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
2	0	216330	0080	01/23/13	\$309,264	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
2	0	216330	0090	09/12/13	\$248,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	245950	0150	10/08/14	\$355,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	245950	0210	02/10/14	\$243,655	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
2	0	250880	0070	05/06/14	\$281,000	NON-REPRESENTATIVE SALE; SHORT SALE;
2	0	250880	0330	04/01/13	\$115,159	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	250880	0430	03/26/12	\$285,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2	0	250880	0450	01/04/12	\$170,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	259230	0190	03/25/13	\$199,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	259230	0280	09/06/13	\$328,851	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;
2	0	259230	0280	02/27/14	\$250,000	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX;
2	0	259767	0180	03/23/12	\$235,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	259767	0450	03/01/12	\$253,500	AUCTION SALE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	259768	0250	08/16/12	\$217,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	259769	0300	01/26/12	\$195,000	NON-REPRESENTATIVE SALE
2	0	259771	0080	03/01/12	\$242,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX





## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	259771	0190	08/14/14	\$380,000	RELOCATION - SALE TO SERVICE
2	0	259772	0040	04/11/12	\$281,077	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T;
2	0	281780	0100	02/05/14	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	287300	0260	04/26/12	\$157,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	287300	0350	01/09/12	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	287300	0370	03/25/14	\$167,253	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	287300	0370	10/14/14	\$205,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;NON-REPRESENTATIVE SALE
2	0	287300	0660	07/31/13	\$212,884	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE
2	0	287300	0750	02/12/13	\$114,000	NON-REPRESENTATIVE SALE
2	0	287300	0920	09/19/12	\$135,000	DOR RATIO; NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; AND OTHER WARNINGS
2	0	321690	0110	05/01/13	\$181,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	321690	0240	09/05/14	\$290,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	383070	0150	06/18/13	\$338,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	383070	0160	05/19/12	\$235,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	412795	0140	02/19/14	\$356,203	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
2	0	432420	0030	02/23/12	\$105,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	432420	0030	07/21/14	\$248,500	NON-REPRESENTATIVE SALE;
2	0	432420	0050	11/14/12	\$130,000	DOR RATIO; NON-REPRESENTATIVE SALE
2	0	432420	0140	10/22/14	\$195,000	NON-REPRESENTATIVE SALE
2	0	432455	0070	04/14/14	\$321,466	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
2	0	432455	0070	07/08/14	\$230,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
2	0	432455	0130	01/21/14	\$240,240	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
2	0	432455	0130	08/15/14	\$212,101	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2	0	432455	0300	09/29/14	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	432455	0310	12/24/12	\$205,000	NON-REPRESENTATIVE SALE; PERSONAL PROPERTY INCLUDED
2	0	440600	0220	10/25/12	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	440600	0280	02/05/14	\$179,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	440600	0320	08/24/12	\$143,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	0	440600	0330	04/15/14	\$240,000	NON-REPRESENTATIVE SALE;FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T;

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	440600	0390	11/07/13	\$105,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	440600	0560	06/05/14	\$201,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	447500	0120	03/31/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	447500	0150	11/01/12	\$469,981	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	447500	0150	01/17/13	\$282,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
2	0	563520	0110	10/28/13	\$221,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	662340	0153	04/22/13	\$200,000	NON-REPRESENTATIVE SALE
2	0	662340	0385	04/28/14	\$549,000	LACK OF REPRESENTATION-GRADE10
2	0	662401	0140	09/11/13	\$229,392	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; QUESTIONABLE PER SALES IDENTIFICATION;
2	0	662401	0170	09/18/12	\$207,500	NON-REPRESENTATIVE SALE
2	0	662402	0020	01/11/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	681775	0020	05/30/13	\$96,865	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; QUIT CLAIM DEED
2	0	681775	0370	10/28/14	\$28,800	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.);RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	681775	0730	10/09/12	\$440,000	LACK OF REPRESENTATION-GRADE10
2	0	681775	0880	06/19/12	\$230,000	NON-REPRESENTATIVE SALE
2	0	730000	0010	04/17/13	\$285,858	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	730000	0010	05/06/13	\$285,858	AND OTHER WARNINGS
2	0	730000	0160	06/16/14	\$237,700	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	730000	0310	10/25/13	\$220,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	730000	0340	03/06/14	\$265,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2	0	730000	0340	05/22/12	\$323,476	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	730000	0450	09/27/13	\$368,553	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	730000	0450	09/09/13	\$433,457	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
2	0	730000	0470	06/18/14	\$244,751	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	746142	0790	11/12/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	746142	0810	07/17/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	746142	0820	02/11/14	\$221,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	746142	0820	08/14/13	\$239,587	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
2	0	774870	0080	05/23/12	\$78,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	774870	0080	05/25/12	\$26,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED;
2	0	774870	0320	07/12/13	\$173,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
2	0	774870	0530	04/24/14	\$210,000	NO MARKET EXPOSURE
2	0	774870	0630	07/12/13	\$237,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	786130	0240	04/17/13	\$230,000	NON-REPRESENTATIVE SALE
2	0	793200	0007	07/03/13	\$173,551	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	793200	0010	03/15/12	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	793200	0043	10/02/13	\$2,250	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
2	0	793200	0043	10/18/13	\$405,000	RELOCATION - SALE TO SERVICE
2	0	793200	0076	04/09/13	\$350,000	OBSERVATIN OUTSIDE THE NORM
2	0	793200	0100	10/22/13	\$234,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	793200	0101	10/18/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE;
2	0	793200	0142	11/24/14	\$515,720	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	793200	0145	10/31/14	\$487,175	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	793200	0157	10/22/14	\$498,970	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
2	0	793390	0100	11/13/12	\$221,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
2	0	793390	0110	01/24/12	\$260,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
2	0	793390	0240	09/16/13	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	793390	0300	03/25/13	\$234,900	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	793390	0410	05/15/13	\$295,000	NON-REPRESENTATIVE SALE
2	0	793390	0420	08/27/12	\$277,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	793680	0140	07/24/13	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	793680	0180	03/01/13	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	795508	0010	06/01/12	\$180,000	NON-REPRESENTATIVE SALE
2	0	795508	0120	08/19/13	\$205,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	795508	0170	12/21/12	\$148,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
2	0	894360	0200	02/04/14	\$261,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	894360	0380	06/25/13	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	894360	0440	06/21/13	\$255,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	896020	0210	08/15/14	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	896020	0340	05/30/14	\$208,113	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	0	896020	0600	03/15/12	\$134,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE;
2	0	896020	0650	04/24/14	\$229,000	NON-REPRESENTATIVE SALE
2	0	896030	0080	10/24/13	\$275,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	896030	0120	05/24/13	\$200,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	937840	0010	05/21/14	\$140,000	DOR RATIO
2	0	937840	0020	02/10/12	\$182,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6	0	030550	0050	10/25/13	\$275,600	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	0	064691	0050	07/11/12	\$160,000	MODEL DEVELOPMENT EXCLUSION
6	0	064691	0060	08/10/12	\$156,000	MODEL DEVELOPMENT EXCLUSION
6	0	064691	0180	10/24/13	\$255,000	STATISICAL OUTLIER
6	0	064691	0220	04/30/14	\$303,896	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6	0	064691	0450	09/03/13	\$240,424	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	064691	0450	04/07/14	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	064691	0480	07/31/12	\$152,000	STATISICAL OUTLIER
6	0	071200	0130	10/05/12	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE;
6	0	071200	0130	03/27/12	\$345,167	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	071200	0130	06/14/12	\$295,833	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6	0	071200	0140	06/11/12	\$156,000	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	073940	0150	12/10/13	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	073940	0340	12/18/14	\$260,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
6	0	074090	0140	05/24/13	\$163,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	074110	0160	03/13/12	\$166,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	074150	0130	07/05/12	\$193,920	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	081820	0110	06/04/14	\$431,217	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	090800	0010	11/13/14	\$360,000	RELOCATION - SALE TO SERVICE
6	0	090800	0020	06/19/13	\$96,775	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	090800	0200	11/12/14	\$267,500	AUCTION SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	098400	0780	06/16/14	\$304,000	LACK OF REPRESENTATION-FAIR CONDITION
6	0	098400	0780	03/11/14	\$207,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
6	0	098400	0780	04/16/13	\$334,213	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	098400	0780	05/06/13	\$334,213	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T
6	0	098410	0080	11/17/14	\$381,768	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-GOV'T TO GOV'T
6	0	098410	0130	06/06/12	\$234,950	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	098410	0330	12/03/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	098410	0340	02/04/14	\$173,874	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	098420	0460	04/26/13	\$431,608	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	098420	0460	01/23/14	\$245,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T;
6	0	098420	0500	04/17/12	\$199,950	NON-NORMAL DISTRIBUTION
6	0	098420	0560	05/14/12	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6	0	098420	0590	11/04/14	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	098420	0610	07/29/14	\$225,000	GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6	0	098420	0610	05/08/14	\$276,037	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	098420	0620	04/22/14	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	098421	0090	07/02/13	\$183,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6	0	098421	0160	02/02/12	\$202,350	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
6	0	098421	0190	10/07/14	\$285,500	FINANCIAL INSTITUTION RESALE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
6	0	098421	0190	06/10/14	\$297,583	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	098421	0200	03/19/12	\$189,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	098421	0240	04/02/14	\$230,000	NO MARKET EXPOSURE; SHORT SALE
6	0	098421	0480	02/27/12	\$187,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	098421	0750	02/20/13	\$161,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX;
6	0	098422	0140	07/03/12	\$314,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	098422	0140	10/29/12	\$199,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	0	098423	0160	10/28/14	\$315,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	098423	0360	10/04/13	\$173,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	140200	0020	11/13/14	\$450,000	RELOCATION - SALE TO SERVICE



## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	140210	0030	06/29/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	140210	0090	10/14/13	\$566,215	AUCTION SALE; NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
6	0	140220	0140	08/13/14	\$400,000	NO MARKET EXPOSURE
6	0	140262	0240	09/03/13	\$392,450	RELOCATION - SALE TO SERVICE
6	0	140263	0080	11/14/14	\$310,000	NON-REPRESENTATIVE SALE
6	0	140263	0270	03/20/13	\$153,765	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	140263	0450	02/03/12	\$245,000	NON-REPRESENTATIVE SALE
6	0	140265	0100	08/08/12	\$295,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
6	0	140267	0300	06/20/12	\$277,215	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
6	0	140267	0300	02/27/13	\$290,500	NON-REPRESENTATIVE SALE; GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX;
6	0	144286	0060	10/26/12	\$241,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	147312	0400	09/07/14	\$450,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	0	156595	0410	03/27/13	\$77,776	DOR RATIO; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	156595	0490	08/03/12	\$240,000	MODEL DEVELOPMENT EXCLUSION
6	0	232983	0140	09/14/12	\$235,080	NON-REPRESENTATIVE SALE
6	0	233323	0020	02/10/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6	0	233323	0020	01/09/12	\$375,931	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	233323	0030	01/04/12	\$242,500	AUCTION SALE; FINANCIAL INSTITUTION RESALE
6	0	233323	0030	01/04/12	\$242,500	NO MARKET EXPOSURE; QUIT CLAIM DEED; CORPORATE AFFILIATES; AND OTHER WARNINGS
6	0	233323	0100	04/11/13	\$296,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	233323	0170	01/08/13	\$323,058	GOV'T TO GOV'T; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; AND OTHER WARNINGS
6	0	245997	0020	11/24/14	\$360,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
6	0	245997	0150	04/05/12	\$300,000	QUIT CLAIM DEED
6	0	247292	0850	12/05/13	\$281,450	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	247293	0230	10/31/14	\$330,000	NON-REPRESENTATIVE SALE
6	0	253841	0250	07/27/12	\$225,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6	0	259180	0190	08/29/12	\$220,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	259180	0210	04/05/12	\$221,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
6	0	259180	0250	06/07/13	\$325,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	259180	0800	08/20/14	\$435,000	RELOCATION - SALE TO SERVICE
6	0	259180	0870	04/16/13	\$329,489	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	259180	0870	05/06/13	\$329,489	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
6	0	259182	0210	08/07/12	\$250,000	QUIT CLAIM DEED
6	0	259182	0230	12/29/14	\$355,000	RELOCATION - SALE TO SERVICE
6	0	259184	0020	05/23/13	\$385,000	RELOCATION - SALE TO SERVICE
6	0	259184	0330	01/10/13	\$316,340	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6	0	259184	0330	02/26/13	\$360,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	259185	0010	11/18/13	\$195,000	RELATED PARTY, FRIEND, OR NEIGHBOR; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
6	0	269820	0120	01/24/12	\$196,000	DOR RATIO; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
6	0	269820	0120	05/11/12	\$196,000	DOR RATIO; GOV'T TO GOV'T; NO MARKET EXPOSURE; QUIT CLAIM DEED;
6	0	269820	0120	03/21/13	\$263,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	269820	0220	04/10/14	\$420,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
6	0	282305	9053	07/09/13	\$228,722	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6	0	282305	9053	09/09/13	\$110,250	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	0	322305	9014	01/17/12	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	322305	9112	08/29/13	\$210,000	LACK OF REPRESENTATION-GRADES
6	0	322305	9200	07/08/13	\$225,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	322305	9206	01/18/13	\$170,000	AUCTION SALE; NO MARKET EXPOSURE
6	0	322305	9206	03/08/13	\$170,000	CORRECTION DEED; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE;
6	0	322305	9264	04/25/12	\$153,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	322305	9275	01/23/12	\$115,700	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
6	0	322305	9334	08/15/13	\$159,395	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	322305	9334	08/16/13	\$142,503	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
6	0	322305	9334	11/13/14	\$170,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6	0	327485	0010	04/25/13	\$213,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6	0	327620	0090	11/26/14	\$291,122	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
6	0	327620	0140	09/18/14	\$129,000	PERCENT NET CONDITION; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	0	327690	0210	02/14/13	\$170,000	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	332305	9086	08/08/13	\$465,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	342305	9045	03/26/14	\$264,100	EXEMPT FROM EXCISE TAX; SELLING OR BUYING COSTS AFFECTING SALE PRICE
6	0	342305	9045	05/20/13	\$290,559	NO MARKET EXPOSURE; NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE;
6	0	342305	9066	01/12/12	\$229,950	STATISICAL OUTLIER
6	0	342305	9081	10/09/14	\$151,600	AUCTION SALE
6	0	342305	9081	11/18/13	\$204,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	342305	9109	05/21/12	\$140,113	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6	0	342305	9139	03/27/12	\$205,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	0	342305	9153	10/08/14	\$785,000	STATISICAL OUTLIER
6	0	342305	9166	03/25/13	\$179,800	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	342305	9167	03/27/14	\$620,658	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T;
6	0	342305	9170	06/11/12	\$242,240	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T;
6	0	342305	9177	11/19/13	\$242,001	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
6	0	342305	9195	07/27/12	\$216,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T;
6	0	508970	0180	03/19/14	\$255,000	LACK OF REPRESENTATION-FAIR CONDITION
6	0	508970	0270	12/11/13	\$304,917	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	508970	0270	06/24/14	\$280,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T;
6	0	543800	0040	04/29/13	\$207,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
6	0	564860	0110	04/02/14	\$358,627	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6	0	619660	0021	06/11/12	\$77,700	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6	0	619660	0180	08/08/12	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	619660	0260	04/27/12	\$101,850	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX;
6	0	619720	0021	11/06/14	\$144,000	MODEL DEVELOPMENT EXCLUSION
6	0	619720	0021	01/06/14	\$173,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
6	0	619720	0080	09/26/14	\$179,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	619720	0100	01/04/12	\$160,100	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	0	619720	0160	06/27/13	\$315,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	619720	0323	05/07/12	\$97,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	0	619780	0101	08/05/14	\$235,000	UNFINISHED AREA

## Improved Sales Removed in This Annual Update Analysis

### Area 051 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	619840	0042	08/27/14	\$225,000	UNFINISHED AREA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	0	619840	0218	09/19/14	\$95,000	DOR RATIO
6	0	619840	0280	10/17/14	\$515,000	IMP. COUNT > 1; BUILDER OR DEVELOPER SALES
6	0	619900	0099	12/27/12	\$140,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
6	0	619900	0141	08/20/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	619900	0141	01/22/13	\$160,299	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE;
6	0	619900	0143	04/30/14	\$418,215	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; NON-GOV'T TO GOV'T;
6	0	619900	0143	10/08/14	\$277,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX;
6	0	619960	0021	01/09/13	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
6	0	640271	0110	10/01/13	\$312,308	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	640271	0140	09/23/14	\$268,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	0	746140	0180	09/18/14	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	0	746140	0360	07/09/14	\$225,000	NON-REPRESENTATIVE SALE
6	0	769730	0020	09/20/13	\$344,081	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX;
6	0	769730	0110	12/04/14	\$268,000	AUCTION SALE
6	0	769730	0130	01/29/14	\$434,289	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6	0	769730	0130	05/19/14	\$325,500	FINANCIAL INSTITUTION RESALE; SELLING OR BUYING COSTS AFFECTING SALE PRICE
6	0	769730	0200	01/25/12	\$192,341	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
6	0	769730	0270	06/12/12	\$353,241	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; NO MARKET EXPOSURE;
6	0	890610	0010	11/09/12	\$93,100	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
6	0	911710	0040	08/28/14	\$375,000	ANOMALY DETECTION
6	0	911710	0040	03/18/14	\$223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	0	911710	0250	02/08/12	\$312,548	NO MARKET EXPOSURE; GOV'T TO NON-GOV'T
6	0	930650	0130	02/25/13	\$361,125	ACTIVE PERMIT BEFORE SALE >25K
6	0	951040	0180	06/12/13	\$118,500	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED;

## Vacant Sales Used in this Annual Update Analysis

### Area 051

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	032205	9072	07/02/14	\$115,000	76,230	N	N
6	0	322305	9360	07/09/14	\$137,000	7,284	N	N
6	0	619900	0142	09/24/13	\$125,000	25,360	N	N



## Vacant Sales Removed in this Annual Update Analysis

### Area 051

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	042205	9033	09/23/14	\$525,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
2	0	042205	9033	03/07/12	\$150,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES;
2	0	681775	0300	03/07/14	\$99,950	MULTI-PARCEL SALE; BUILDER OR DEVELOPER SALES
6	0	322305	9359	07/09/14	\$60,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	0	322305	9033	03/28/12	\$475,000	NO MARKET EXPOSURE;
6	0	332305	9010	10/01/13	\$100,000	NON-GOV'T TO GOV'T; QUIT CLAIM DEED;
6	0	619660	0520	11/10/14	\$130,000	NO MARKET EXPOSURE
6	0	619780	0263	06/12/13	\$27,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
6	0	619900	0101	09/26/13	\$800,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	0	662300	0100	04/26/13	\$70,000	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	0	662340	0042	05/10/12	\$50,000	NO MARKET EXPOSURE; TEAR DOWN;

# 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. (Samish 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. (Samish 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
- New Construction Evaluation

  
Appraiser II

7/14/2015

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