

# Lake Youngs

Area: 060

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## *Residential Revalue for 2015 Assessment Roll*



Obtained from wdfw.wa.gov /Shady lake

The Lake Youngs area is generally rural in character with large acreage lots, some platted smaller parcels, and suburban-like subdivisions. In addition to the Lake Youngs Reservoir, this area also includes four small lakes, Lake Desire, Shady Lake, Spring Lake and Shadow Lake. Housing style, age, and construction quality are quite varied. Houses were built from the early 1900's to the present, and construction quality runs from grade 3 (cabins) through grade 13 (mansions). There are a variety of view amenities including views of the Olympic and Cascade Mountains, small lake views, territorial views, and even some City of Seattle skyline views.



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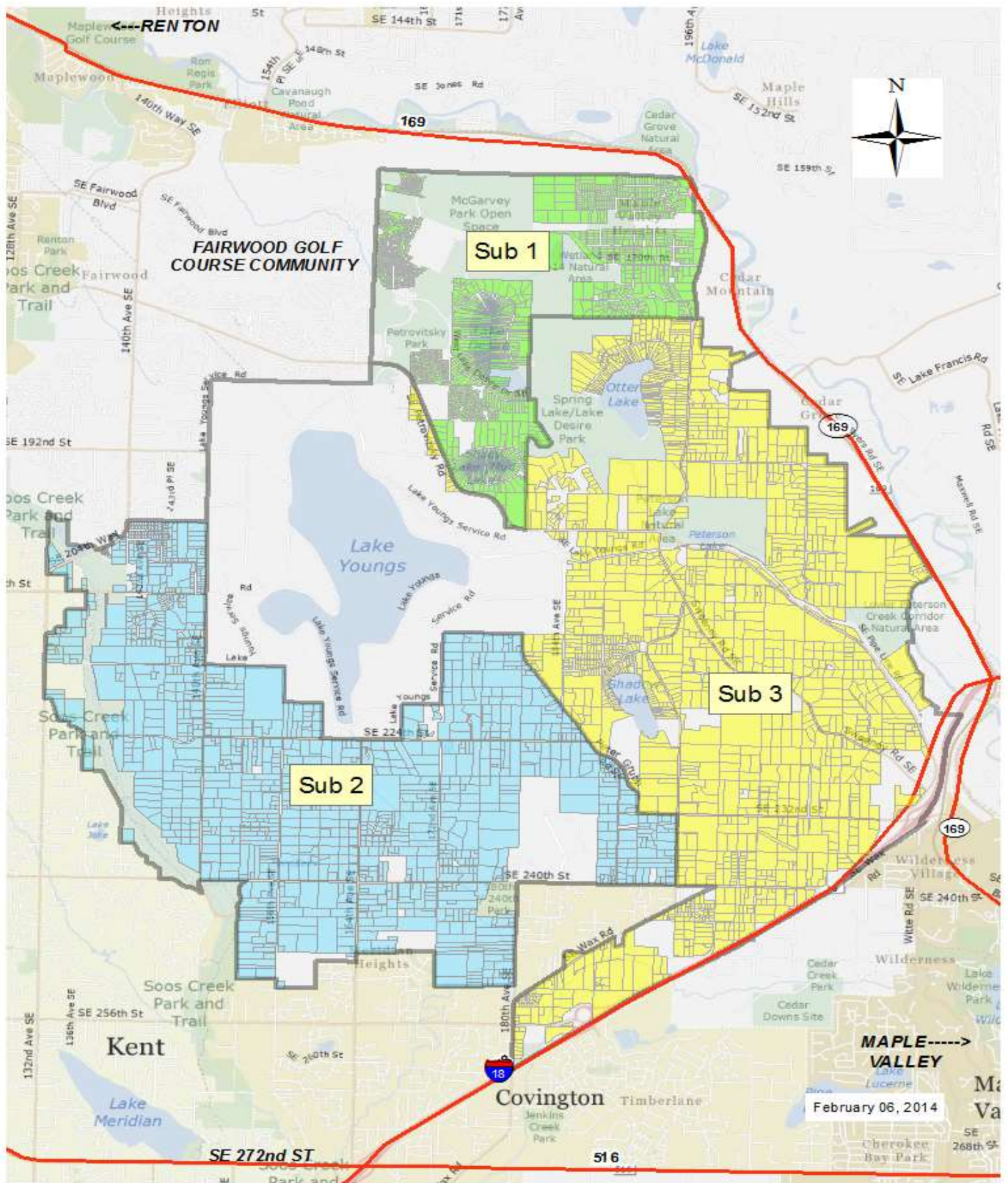
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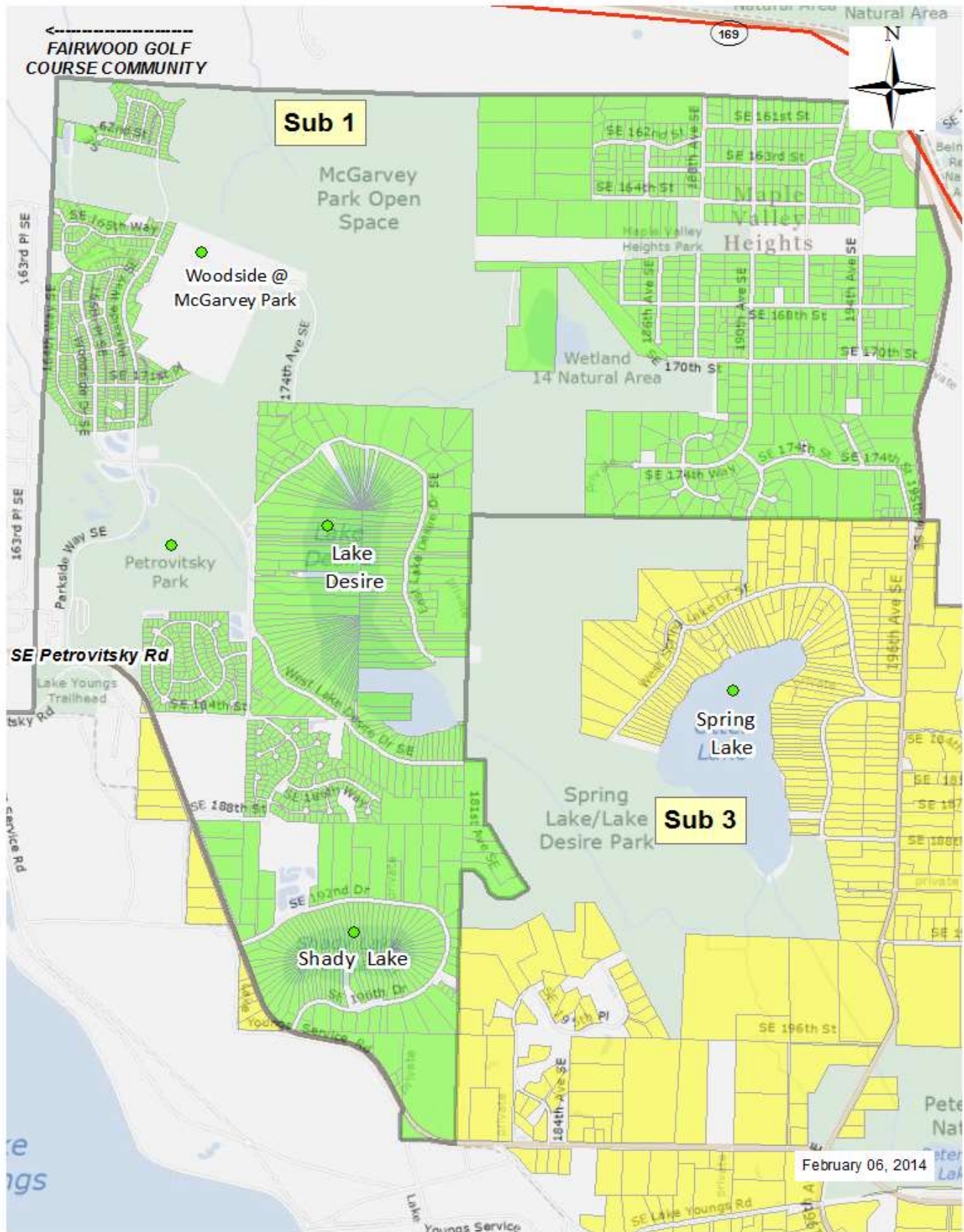
# Area 060 Map



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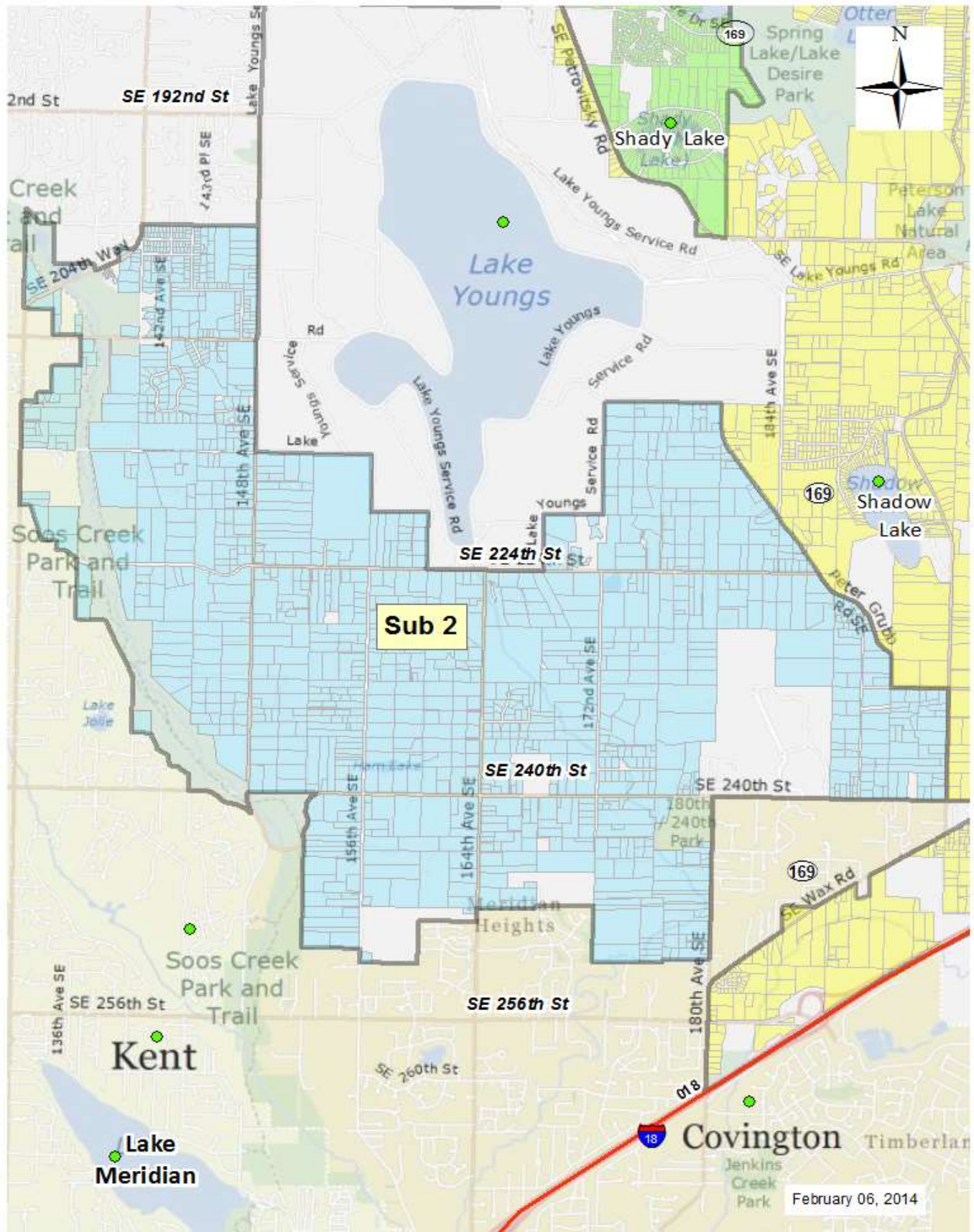


## Sub Area 1 Map



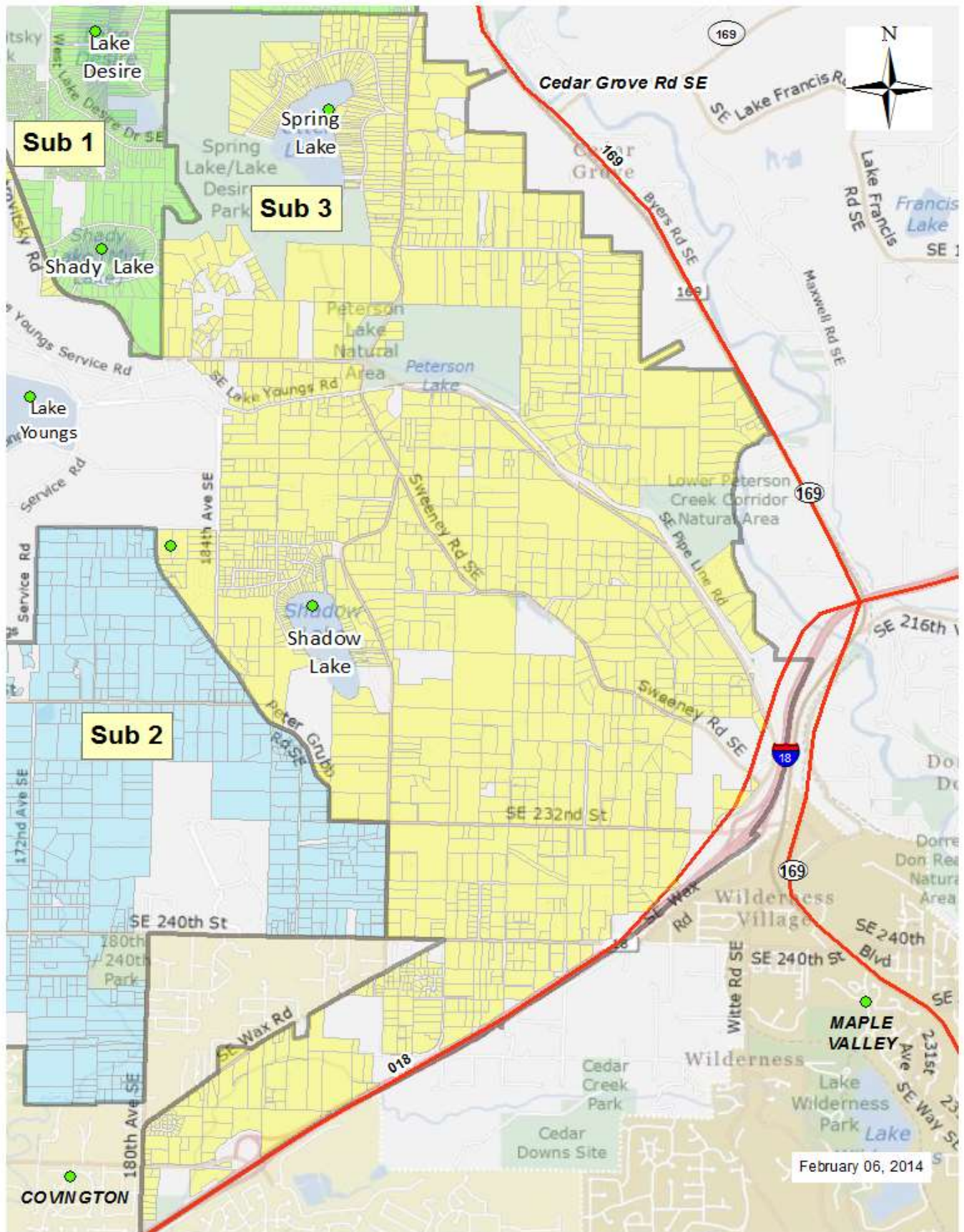


## Sub Area 2 Map





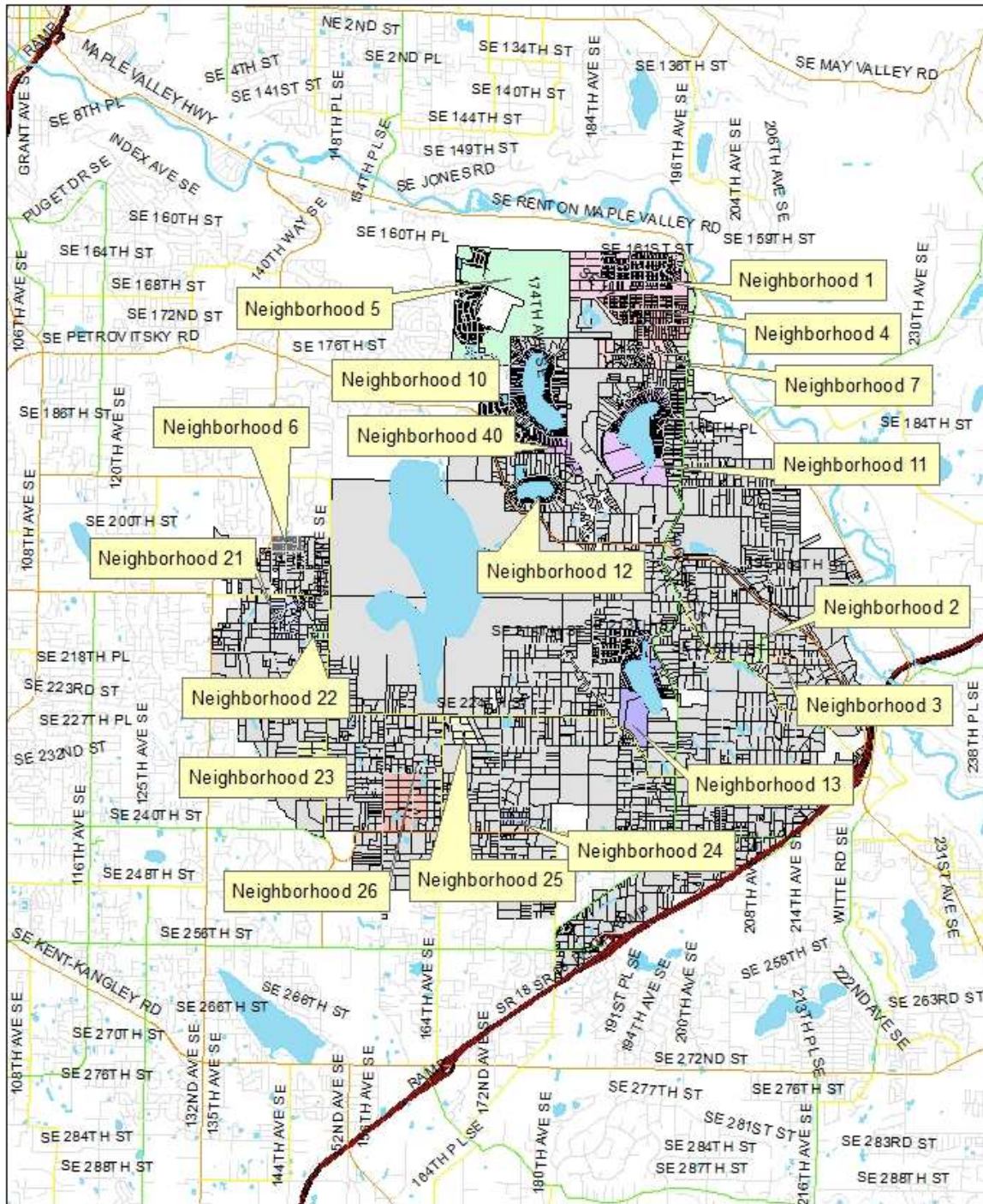
## Sub Area 3 Map





## Neighborhood Map

# Area 60





## Area 060 Housing Profile



Grade 4/ Year Built 1947/ Total Living Area 580  
Account Number 112205-9044



Grade 5/ Year Built 1966/ Total Living Area 1,010  
Account Number 1722069084



Grade 6/ Year Built 1944/ Total Living Area 1,320  
Account Number 032205-9070



Grade 7/ Year Built 2004/ Total Living Area 2,480  
Account Number 869151-0470



Grade 8/ Year Built 1999/ Total Living Area 2,220  
Account Number 082206-9063



Grade 9/ Year Built 2003/ Total Living Area 2,690  
Account Number 955800-0470

## Area 060 Housing Profile



Grade 10/ Year Built 1990/ Total Living Area 3,370  
Account Number 052206-9012



Grade 11/Year Built 2000/ Total Living Area 3,630  
Account Number 793790-0040



Grade 12/ Year Built 2008/ Total Living Area 5,540  
Account Number 312306-9019



# 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

## Lake Youngs - Area 060

### Annual Update

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

**Previous Physical Inspection:** 2013  
**Number of Improved Sales:** 315  
**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>	\$136,700	\$270,500	\$407,200			8.31%
<b>2015 Value</b>	\$151,700	\$302,200	\$453,900	\$483,500	94.9%	7.96%
<b>\$ Change</b>	+\$15,000	+\$31,700	+\$46,700			
<b>% Change</b>	+11.0%	+11.7%	+11.5%			

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 7.96% is an improvement from the previous COD of 8.31%. 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.

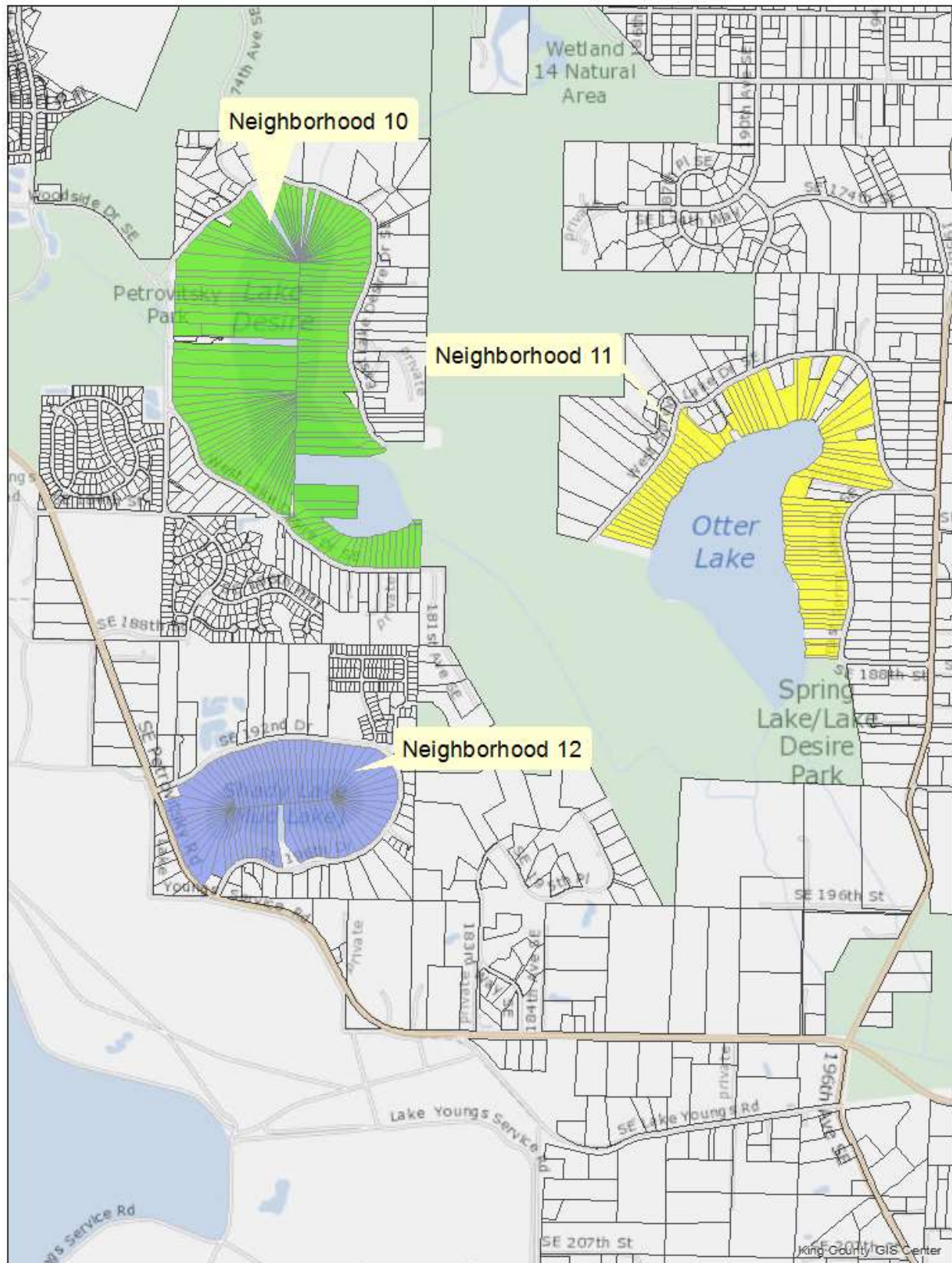
Population - Improved Valuation Change Summary:			
	Land	Improvements	Total
<b>2014 Value</b>	\$139,700	\$244,100	\$383,800
<b>2015 Value</b>	\$154,800	\$270,800	\$425,600
<b>\$ Change</b>	+\$15,100	+\$26,700	+\$41,800
<b>% Change</b>	+10.8%	+10.9%	+10.9%

**Number of one to three unit residences in the population:** 3,337

**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 three neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 1 excluding Neighborhoods 10 & 12 and Townhome Plat 370500 (Jerry's Place) were generally at lower assessment levels than the rest of the population which resulted in a higher upward adjustment. The lakefront properties in Neighborhoods 10, 11, and 12 were at a higher assessment level and received less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. This annual update valuation model corrects for these strata differences.



## Neighborhood Map



## Area 060 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+9.99%	1,862	56%

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

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>SubArea1 without Neighborhoods 10 &amp; 12</b>	+14.20%	152	1277	12%
<b>Lakefront Neighborhoods 10, 11, &amp; 12</b>	+2.70%	11	184	6%
<b>Townhouse Plat 370500 (Jerry's Place)</b>	+29.89%	5	14	36%

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

Generally, Sub Area 1 excluding Neighborhoods 10 & 12 and Townhouse Plat 370500 (Jerry's Place) parcels were at a lower assessment level than the rest of the population. Lakefront properties in Neighborhoods 10, 11, and 12 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.



## Area 060 - Plat Map



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## Area 060 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
370500	Jerry's Place	5	14	35.7%	SW032205	2	7	2003



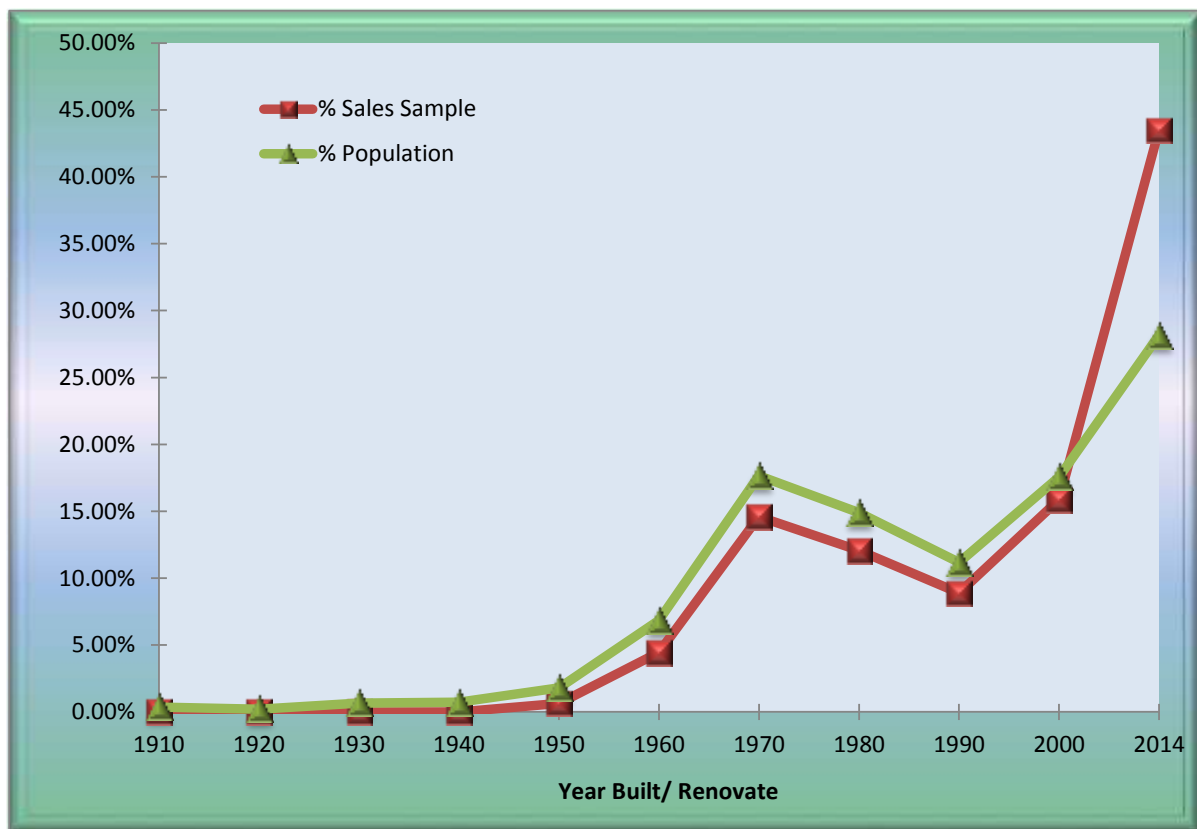
## Sample Representation of Population Year Built or Renovated

**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	0.63%
1960	14	4.44%
1970	46	14.60%
1980	38	12.06%
1990	28	8.89%
2000	50	15.87%
2014	137	43.49%
315		

**Population**

Year Built/Ren	Frequency	% Population
1910	12	0.36%
1920	7	0.21%
1930	22	0.66%
1940	24	0.72%
1950	60	1.80%
1960	228	6.83%
1970	589	17.65%
1980	497	14.89%
1990	373	11.18%
2000	586	17.56%
2014	939	28.14%
3,337		



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

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

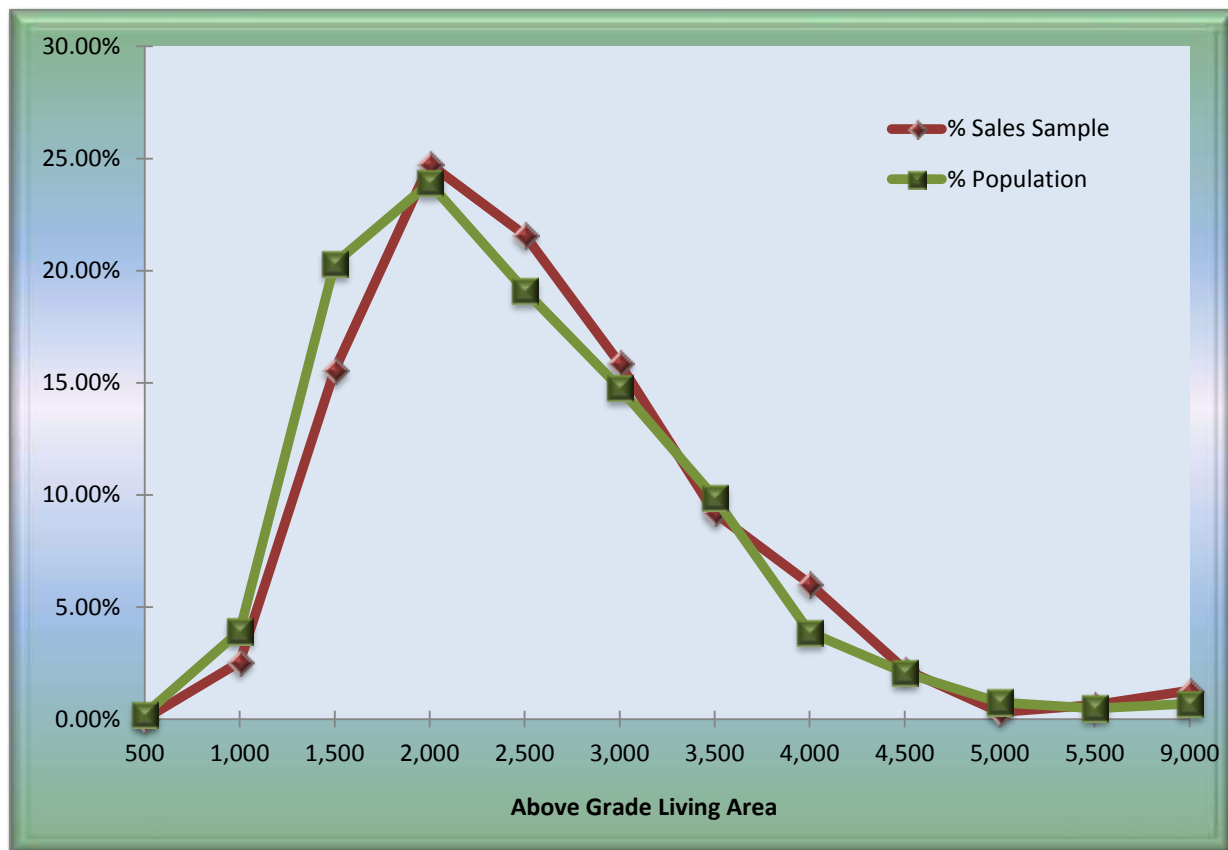
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	8	2.54%
1,500	49	15.56%
2,000	78	24.76%
2,500	68	21.59%
3,000	50	15.87%
3,500	29	9.21%
4,000	19	6.03%
4,500	7	2.22%
5,000	1	0.32%
5,500	2	0.63%
9,000	4	1.27%
315		

**Population**

AGLA	Frequency	% Population
500	7	0.21%
1,000	131	3.93%
1,500	678	20.32%
2,000	798	23.91%
2,500	638	19.12%
3,000	493	14.77%
3,500	330	9.89%
4,000	129	3.87%
4,500	69	2.07%
5,000	25	0.75%
5,500	16	0.48%
9,000	23	0.69%
3,337		



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



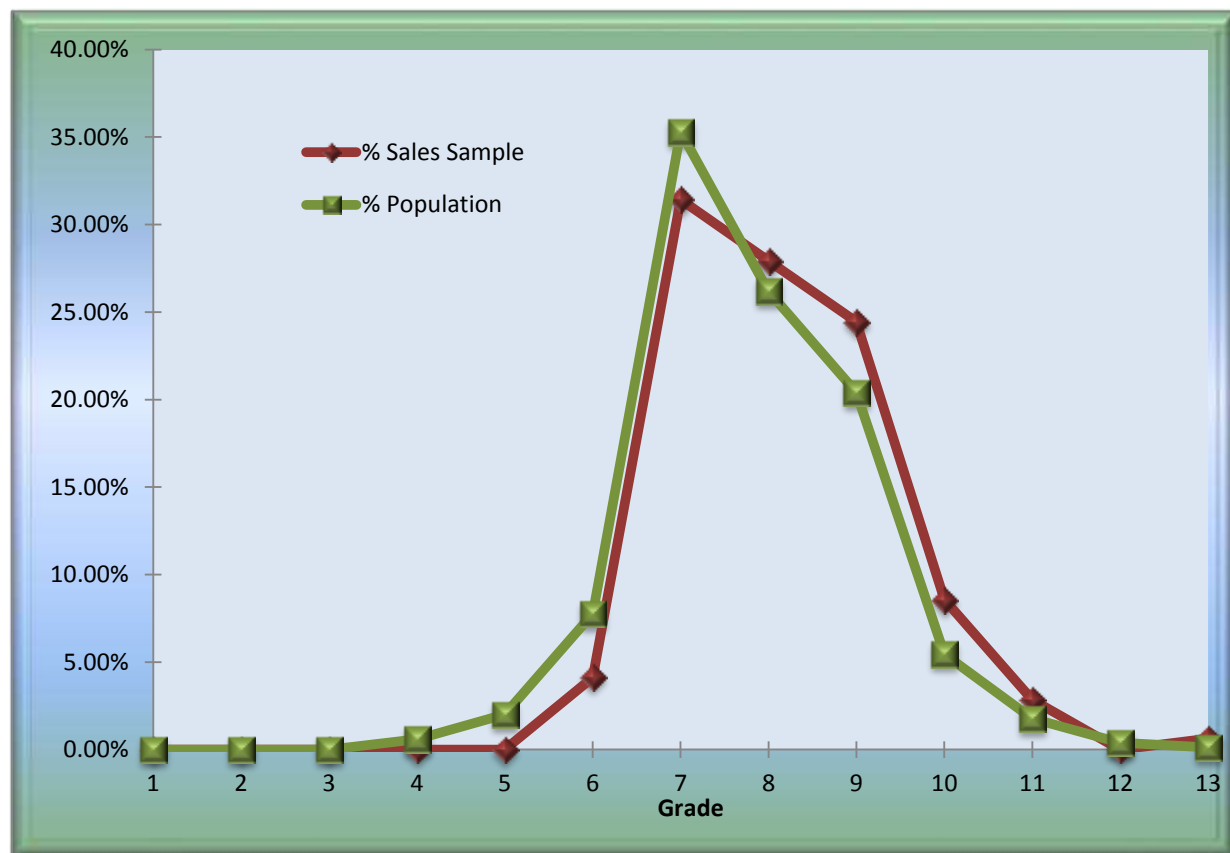
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	13	4.13%
7	99	31.43%
8	88	27.94%
9	77	24.44%
10	27	8.57%
11	9	2.86%
12	0	0.00%
13	2	0.63%
315		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	20	0.60%
5	67	2.01%
6	259	7.76%
7	1,178	35.30%
8	874	26.19%
9	681	20.41%
10	182	5.45%
11	59	1.77%
12	13	0.39%
13	4	0.12%
3,337		



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 060 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 1.142, resulting in an adjusted value of \$542,000 ( $\$475,000 \times 1.142 = \$542,450$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.340	34.0%
2/1/2012	1.330	33.0%
3/1/2012	1.321	32.1%
4/1/2012	1.311	31.1%
5/1/2012	1.302	30.2%
6/1/2012	1.292	29.2%
7/1/2012	1.283	28.3%
8/1/2012	1.274	27.4%
9/1/2012	1.264	26.4%
10/1/2012	1.255	25.5%
11/1/2012	1.245	24.5%
12/1/2012	1.236	23.6%
1/1/2013	1.226	22.6%
2/1/2013	1.217	21.7%
3/1/2013	1.208	20.8%
4/1/2013	1.198	19.8%
5/1/2013	1.189	18.9%
6/1/2013	1.179	17.9%
7/1/2013	1.170	17.0%
8/1/2013	1.160	16.0%
9/1/2013	1.151	15.1%
10/1/2013	1.142	14.2%
11/1/2013	1.132	13.2%
12/1/2013	1.123	12.3%
1/1/2014	1.113	11.3%
2/1/2014	1.103	10.3%
3/1/2014	1.095	9.5%
4/1/2014	1.085	8.5%
5/1/2014	1.076	7.6%
6/1/2014	1.066	6.6%
7/1/2014	1.057	5.7%
8/1/2014	1.047	4.7%
9/1/2014	1.038	3.8%
10/1/2014	1.029	2.9%
11/1/2014	1.019	1.9%
12/1/2014	1.010	1.0%
1/1/2015	1.000	0.0%

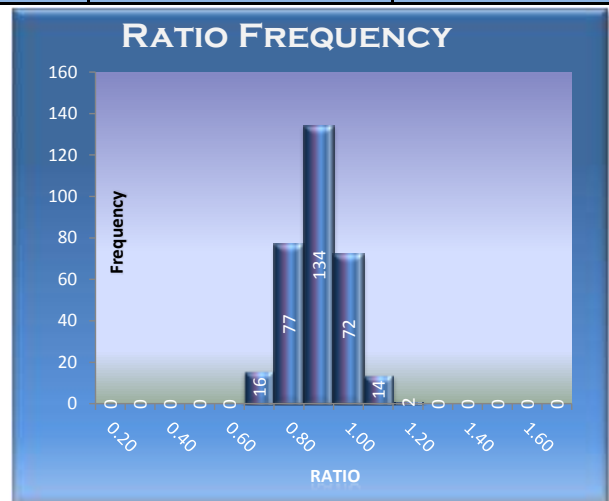


The time adjustment formula for Area 060 is:  $(.863719301936113 + 0.0613251530321461 * 0.03492064 - 0.000262848880591777 * \text{SaleDay} - 0.0318584114994471 * 0.4825397 - 0.132342408970356 * 0.01587302) / (.863719301936113 + 0.0613251530321461 * 0.03492064 - 0.0318584114994471 * 0.4825397 - 0.132342408970356 * 0.01587302)$   
SaleDay = SaleDate - 42005

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

<b>District: SE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lake Youngs</b>	<b>1/1/2014</b>	<b>5/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 060</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JMET</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	315
<b>Mean Assessed Value</b>	\$407,200
<b>Mean Adj. Sales Price</b>	\$483,500
<b>Standard Deviation AV</b>	\$184,237
<b>Standard Deviation SP</b>	\$226,859
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.848
<b>Median Ratio</b>	0.849
<b>Weighted Mean Ratio</b>	0.842
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.669
<b>Highest ratio:</b>	1.106
<b>Coefficient of Dispersion</b>	8.31%
<b>Standard Deviation</b>	0.088
<b>Coefficient of Variation</b>	10.38%
<b>Price Related Differential (PRD)</b>	1.007
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.832
Upper limit	0.861
<b>95% Confidence: Mean</b>	
Lower limit	0.839
Upper limit	0.858
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3,337
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.088
<b>Recommended minimum:</b>	12
<b>Actual sample size:</b>	315
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	156
# ratios above mean:	159
z:	0.169
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 060

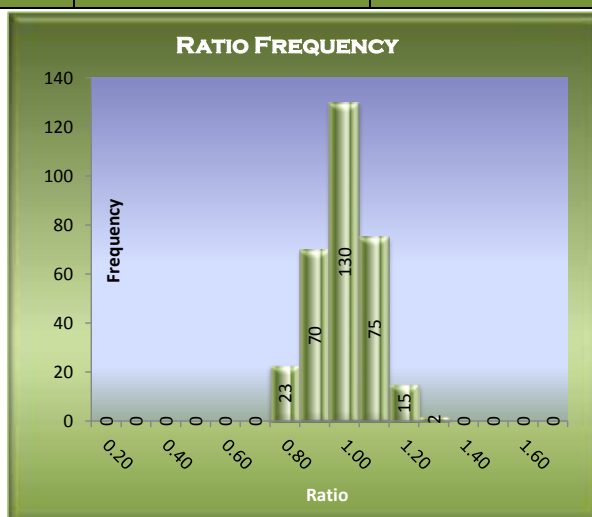
Sales Prices are adjusted for time to the Assessment Date of 1/1/2015



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

<b>District: SE / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lake Youngs</b>	<b>1/1/2015</b>	<b>5/26/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 060</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JMET</b>	<b>1 to 3 Unit</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	315
<b>Mean Assessed Value</b>	\$453,900
<b>Mean Sales Price</b>	\$483,500
<b>Standard Deviation AV</b>	\$200,249
<b>Standard Deviation SP</b>	\$226,859
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.949
<b>Weighted Mean Ratio</b>	0.939
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.739
<b>Highest ratio:</b>	1.216
<b>Coefficient of Dispersion</b>	7.96%
<b>Standard Deviation</b>	0.095
<b>Coefficient of Variation</b>	9.98%
<b>Price Related Differential (PRD)</b>	1.011
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.940
Upper limit	0.969
<b>95% Confidence: Mean</b>	
Lower limit	0.938
Upper limit	0.959
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	3,337
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.095
<b>Recommended minimum:</b>	14
<b>Actual sample size:</b>	315
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	155
# ratios above mean:	160
z:	0.282
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 060 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: May 26, 2015**

## Sales Screening for Improved Parcel Analysis

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

1. Vacant parcels
2. Mobile Home parcels
3. Multi-Parcel or Multi Building parcels
4. New construction where less than a 100% complete house was assessed for 2014
5. Existing residences where the data for 2014 is significantly different than the data for 2015 due to remodeling
6. Parcels with improvement values, but no characteristics
7. Parcels with either land or improvement values of \$25,000 or less posted for the 2014 Assessment Roll
8. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
9. Others as identified in the sales removed list

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

## Land Update

Based on the 23 usable land sales available in the area, their 2014 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall +10.8% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.120, with the result truncated to the next \$1,000.

The formula for Lakefront properties in Neighborhoods 10, 11, & 12 is:

2015 Land Value = 2014 Land Value \* 1.027, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that three neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 1 excluding Neighborhoods 10 & 12 and Townhome Plat 370500 (Jerry's Place) were generally at lower assessment levels than the rest of the population which resulted in a higher upward adjustment. The lakefront





properties in Neighborhoods 10, 11, and 12 were at a higher assessment level and received less of an upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard 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 315 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:

$$\begin{aligned} \text{2015 Total Value} = & \text{2014 Total Value} * (1 - 0.05) / (.863719301936113 + 0.0613251530321461 * \\ & \text{Nghb 10, 11, \& 12} - 0.0318584114994471 * \text{Sub1 W/O Nghb 10 \& 12} - 0.132342408970356 * \\ & \text{Townhouse(Plat370500)} \end{aligned}$$

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 18 sales of mobile homes within Area 060. Analysis of the mobile home sales indicated there should be no value change; therefore, mobile homes received no change in assessed value. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.00 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.949. 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 +10.9%. 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) \* 1.0999.

- 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.  $(\text{Previous Year Land Value} + \text{Previous Year Improvement Value}) * 1.0999$ .
- If adjusted land value falls  $< \$1,000$ , then land value =  $\$1,000$  or previous, whichever is less.
- If adjusted improvement value falls  $< \$1,000$ , then improvement value =  $\$1,000$  or previous, whichever is less.
- If land value  $\leq \$10,000$  no adjustment is applied.
- If improvements and accessories  $\leq \$10,000$  no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.

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

## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	4	511280	0005	07/17/13	\$235,000	\$274,000	980	6	1966	Avg	23,400	N	N	19415 SE 170TH ST
1	10	400840	0015	09/12/13	\$440,000	\$505,000	1,110	6	1981	Good	67,440	Y	Y	18020 W LAKE DESIRE DR SE
1	1	511300	0340	06/13/13	\$226,030	\$266,000	1,200	6	1965	VGood	20,000	N	N	19025 SE 163RD ST
1	0	252305	9035	07/25/14	\$250,000	\$262,000	1,600	6	1972	Good	17,311	N	N	17455 W LAKE DESIRE DR SE
1	1	511300	0630	04/28/14	\$209,500	\$226,000	960	7	1961	Avg	13,575	N	N	19219 SE 161ST ST
1	1	511320	0290	10/08/13	\$283,000	\$322,000	1,060	7	1996	Good	11,760	N	N	18649 SE 162ND ST
1	1	511300	0420	10/03/14	\$230,000	\$236,000	1,110	7	1961	Avg	20,000	N	N	19014 SE 164TH ST
1	1	511300	0400	10/08/12	\$233,100	\$292,000	1,130	7	2009	Avg	20,000	N	N	19034 SE 164TH ST
1	4	511290	0660	11/30/12	\$231,000	\$286,000	1,150	7	1969	VGood	20,000	N	N	16642 184TH AVE SE
1	1	511300	0490	06/18/12	\$290,000	\$373,000	1,160	7	1967	VGood	21,500	N	N	19058 SE 163RD ST
1	4	511280	0401	06/20/12	\$250,000	\$322,000	1,200	7	1977	Good	12,600	N	N	16848 194TH AVE SE
1	0	400840	0153	11/27/12	\$185,000	\$229,000	1,210	7	1971	Good	10,262	N	N	18236 172ND AVE SE
1	1	511320	0310	09/09/14	\$270,000	\$280,000	1,240	7	1972	Good	14,110	N	N	16103 188TH AVE SE
1	4	511280	0060	06/06/14	\$455,000	\$484,000	1,250	7	1959	Good	94,525	N	N	19225 SE 170TH ST
1	4	511290	0580	03/17/14	\$275,000	\$300,000	1,270	7	1968	Good	20,000	N	N	16651 186TH AVE SE
1	1	511300	0730	07/02/13	\$310,950	\$364,000	1,340	7	1967	Good	32,017	N	N	19014 SE 161ST ST
1	4	511290	0260	06/20/12	\$225,000	\$289,000	1,390	7	1958	Good	30,000	N	N	16636 190TH AVE SE
1	4	511290	0490	11/08/13	\$223,000	\$252,000	1,430	7	1979	Good	20,000	N	N	18616 SE 168TH ST
1	0	770260	0931	12/28/12	\$295,000	\$362,000	1,430	7	1993	Good	13,868	N	N	17870 SE 192ND DR
1	12	770260	0170	09/03/13	\$375,000	\$431,000	1,480	7	1961	VGood	28,140	Y	Y	17233 SE 192ND DR
1	4	511280	0210	05/15/13	\$230,000	\$272,000	1,500	7	1964	VGood	11,050	N	N	16835 190TH AVE SE
1	4	511280	0210	10/24/14	\$255,950	\$261,000	1,500	7	1964	VGood	11,050	N	N	16835 190TH AVE SE
1	0	869150	0400	11/18/13	\$310,000	\$349,000	1,900	7	2004	Avg	5,264	N	N	16941 SE 182ND PL
1	0	869150	0900	01/24/14	\$295,000	\$326,000	1,900	7	2003	Avg	6,263	N	N	18021 171ST AVE SE
1	0	869151	0150	09/22/14	\$343,500	\$354,000	1,900	7	2004	Avg	5,194	N	N	18135 168TH WAY SE
1	1	302306	9154	03/24/14	\$245,000	\$266,000	1,930	7	1958	Good	13,068	N	N	19205 SE 164TH ST
1	1	511325	0030	08/05/14	\$350,000	\$366,000	2,110	7	1968	Good	21,930	N	N	16223 186TH AVE SE
1	0	869151	0390	04/27/13	\$305,000	\$363,000	2,130	7	2004	Avg	6,245	N	N	18047 169TH AVE SE
1	0	869150	0460	08/10/12	\$255,000	\$324,000	2,230	7	2003	Avg	6,516	N	N	16948 SE 183RD PL
1	0	869150	0850	09/17/13	\$305,000	\$350,000	2,290	7	2004	Avg	5,592	N	N	18123 171ST AVE SE
1	0	869150	0410	06/19/14	\$340,000	\$361,000	2,480	7	2004	Avg	6,112	N	N	16949 SE 182ND PL



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	869151	0250	04/22/14	\$344,900	\$372,000	2,480	7	2005	Avg	6,684	N	N	16909 SE 183RD PL
1	0	869151	0310	02/14/13	\$297,500	\$361,000	2,480	7	2004	Avg	4,950	N	N	18144 168TH WAY SE
1	0	869151	0630	03/06/13	\$308,555	\$372,000	2,480	7	2004	Avg	6,441	N	N	18050 169TH AVE SE
1	0	869151	0670	05/29/12	\$280,000	\$362,000	2,480	7	2004	Avg	5,777	N	N	16913 SE 180TH PL
1	12	770260	0490	08/15/12	\$395,000	\$501,000	2,500	7	1980	Good	35,931	Y	Y	17837 SE 192ND DR
1	0	869150	0450	04/08/13	\$310,400	\$371,000	2,820	7	2003	Avg	6,603	N	N	16956 SE 183RD PL
1	0	869150	0740	07/22/13	\$353,000	\$411,000	2,940	7	2003	Avg	5,604	N	N	17121 SE 181ST PL
1	0	869151	0180	04/22/14	\$355,250	\$383,000	3,640	7	2004	Avg	6,226	N	N	18213 168TH WAY SE
1	0	869150	0580	05/07/14	\$410,000	\$440,000	3,930	7	2003	Avg	8,313	N	N	18214 171ST AVE SE
1	0	869150	1010	04/16/12	\$340,000	\$444,000	3,930	7	2004	Avg	7,127	N	N	18202 170TH PL SE
1	0	869151	0640	06/10/13	\$375,500	\$442,000	3,930	7	2004	Avg	7,643	N	N	18042 169TH AVE SE
1	0	869150	0200	12/07/12	\$387,000	\$478,000	4,190	7	2004	Avg	6,244	N	N	16930 SE 180TH PL
1	0	869150	0990	12/12/14	\$460,000	\$463,000	4,190	7	2004	Avg	7,504	N	N	18124 170TH PL SE
1	4	511280	0042	04/11/13	\$369,990	\$442,000	1,250	8	1977	VGood	19,200	N	N	17010 193RD AVE SE
1	4	511280	0042	12/03/14	\$400,000	\$404,000	1,250	8	1977	VGood	19,200	N	N	17010 193RD AVE SE
1	1	511310	0140	10/24/12	\$221,000	\$276,000	1,370	8	1987	Avg	19,350	N	N	18843 SE 161ST ST
1	12	770260	0160	07/09/14	\$507,000	\$535,000	1,490	8	1950	VGood	40,098	Y	Y	17227 SE 192ND DR
1	40	401080	0110	06/09/14	\$305,100	\$325,000	1,590	8	1974	Good	35,988	N	N	18429 W LAKE DESIRE DR SE
1	5	955800	0250	05/15/12	\$265,000	\$344,000	1,620	8	2004	Avg	3,975	N	N	17069 PARKSIDE WAY SE
1	5	955800	0750	11/21/13	\$320,000	\$360,000	1,620	8	2004	Avg	4,048	N	N	16955 166TH PL SE
1	5	955803	0090	06/01/12	\$283,500	\$366,000	1,620	8	2003	Avg	4,872	N	N	16943 165TH PL SE
1	5	955805	0860	07/12/12	\$272,000	\$348,000	1,620	8	2004	Avg	3,200	N	N	16140 166TH AVE SE
1	5	955802	0980	01/23/13	\$300,000	\$366,000	1,820	8	2002	Avg	2,943	N	N	17023 WOODSIDE DR SE
1	1	511300	0220	01/23/14	\$288,000	\$319,000	1,860	8	1976	Good	13,500	N	N	19324 SE 164TH ST
1	5	955804	0960	10/22/13	\$340,000	\$386,000	1,870	8	2003	Avg	3,600	N	N	16716 WOODSIDE DR SE
1	5	955804	1130	04/27/12	\$295,000	\$384,000	1,870	8	2003	Avg	3,584	N	N	16842 164TH WAY SE
1	5	955804	1130	09/03/14	\$345,000	\$358,000	1,870	8	2003	Avg	3,584	N	N	16842 164TH WAY SE
1	5	955801	0320	03/28/12	\$300,000	\$394,000	1,900	8	2003	Avg	3,852	N	N	16902 WOODSIDE DR SE
1	5	955802	0900	08/29/13	\$310,000	\$357,000	1,900	8	2002	Avg	2,957	N	N	17068 165TH AVE SE
1	5	955803	0010	12/12/13	\$329,000	\$368,000	1,900	8	2002	Avg	3,530	N	N	16901 WOODSIDE DR SE
1	5	955805	0530	11/26/12	\$305,000	\$377,000	1,900	8	2004	Avg	3,200	N	N	16147 PARKSIDE WAY SE



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	955805	0610	04/05/13	\$300,000	\$359,000	1,900	8	2004	Avg	3,200	N	N	16132 167TH AVE SE
1	5	955805	0670	08/13/12	\$311,000	\$395,000	1,900	8	2004	Avg	3,466	N	N	16168 167TH AVE SE
1	5	955805	0730	08/08/13	\$317,500	\$368,000	1,900	8	2004	Avg	3,200	N	N	16139 167TH AVE SE
1	5	955805	0770	04/04/12	\$300,000	\$393,000	1,900	8	2004	Avg	3,200	N	N	16117 167TH AVE SE
1	5	955805	0790	06/06/13	\$320,000	\$377,000	1,900	8	2004	Avg	3,492	N	N	16101 167TH AVE SE
1	5	955800	0020	03/20/12	\$332,000	\$437,000	1,920	8	2003	Avg	4,402	N	N	17308 PARKSIDE WAY SE
1	5	955801	0150	08/05/13	\$380,000	\$441,000	1,920	8	2003	Avg	5,920	N	N	17000 PARKSIDE WAY SE
1	5	955801	0210	09/06/12	\$314,000	\$396,000	1,920	8	2003	Avg	4,780	N	N	16828 166TH PL SE
1	5	955802	1090	01/29/14	\$350,000	\$387,000	1,920	8	2003	Avg	4,513	N	N	16804 166TH PL SE
1	5	955800	0240	10/30/12	\$279,950	\$349,000	1,940	8	2004	Avg	3,906	N	N	17061 PARKSIDE WAY SE
1	5	955801	0230	05/09/14	\$330,000	\$354,000	1,940	8	2003	Avg	3,784	N	N	16628 SE 169TH ST
1	5	955802	0610	05/12/14	\$335,000	\$359,000	1,940	8	2004	Avg	4,927	N	N	17216 164TH WAY SE
1	5	955804	1140	04/11/13	\$335,000	\$400,000	1,940	8	2003	Avg	5,855	N	N	16834 164TH WAY SE
1	5	955805	0600	12/03/12	\$308,000	\$380,000	1,940	8	2004	Avg	3,201	N	N	16126 167TH AVE SE
1	4	511280	0195	01/17/14	\$250,000	\$277,000	1,980	8	2002	Avg	11,689	N	N	18912 SE 170TH ST
1	5	955801	0190	11/19/14	\$365,500	\$370,000	2,030	8	2003	Avg	4,499	N	N	16908 166TH PL SE
1	5	955802	0730	08/28/12	\$285,000	\$361,000	2,080	8	2002	Avg	5,888	N	N	17228 164TH WAY SE
1	5	955802	1010	10/03/14	\$381,000	\$392,000	2,130	8	2003	Avg	6,003	N	N	16803 166TH PL SE
1	5	955800	0130	01/02/12	\$288,000	\$386,000	2,170	8	2002	Avg	4,150	N	N	17062 PARKSIDE WAY SE
1	5	955801	0070	07/26/12	\$375,000	\$478,000	2,190	8	2003	Avg	8,007	N	N	16860 SE 171ST PL
1	5	955801	0070	11/10/14	\$385,000	\$391,000	2,190	8	2003	Avg	8,007	N	N	16860 SE 171ST PL
1	5	955802	1040	10/22/12	\$388,000	\$484,000	2,190	8	2003	Avg	4,621	Y	N	16735 166TH PL SE
1	5	955800	0940	07/09/13	\$362,000	\$423,000	2,210	8	2002	Avg	3,452	N	N	17010 166TH PL SE
1	0	770260	0052	06/05/13	\$374,950	\$442,000	2,230	8	1968	Good	22,912	N	N	17426 SE 192ND DR
1	5	955800	0660	10/12/12	\$361,500	\$452,000	2,460	8	2001	Avg	3,871	N	N	17024 WOODSIDE DR SE
1	5	955800	0810	03/26/14	\$420,000	\$457,000	2,460	8	2002	Avg	4,135	N	N	17035 166TH PL SE
1	5	955800	0640	09/12/13	\$369,950	\$425,000	2,470	8	2001	Avg	3,834	N	N	17040 WOODSIDE DR SE
1	1	302306	9170	06/12/12	\$308,000	\$397,000	2,550	8	2012	Avg	13,939	N	N	19211 SE 164TH ST
1	5	955800	0670	04/24/13	\$410,000	\$488,000	2,640	8	2001	Avg	3,964	N	N	17016 WOODSIDE DR SE
1	5	955800	0780	07/12/13	\$410,000	\$478,000	2,640	8	2001	Avg	3,970	N	N	17011 166TH PL SE
1	5	955800	0830	02/10/12	\$337,500	\$448,000	2,640	8	2002	Avg	4,135	N	N	17051 166TH PL SE



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	10	362305	9101	08/11/14	\$420,000	\$439,000	1,570	9	1986	Good	47,050	Y	Y	17603 E LAKE DESIRE DR SE
1	0	770260	0930	08/04/14	\$400,000	\$419,000	1,860	9	2002	Avg	12,944	N	N	17862 SE 192ND DR
1	5	955800	0430	11/14/12	\$351,715	\$436,000	2,140	9	2003	Avg	4,500	N	N	17228 WOODSIDE DR SE
1	0	770193	0010	05/30/14	\$489,000	\$522,000	2,260	9	1994	Avg	19,821	N	N	17207 190TH AVE SE
1	0	131044	0820	10/08/12	\$369,500	\$463,000	2,270	9	1997	Avg	8,443	N	N	17309 SE 186TH WAY
1	10	400840	0035	10/15/14	\$600,000	\$614,000	2,330	9	2001	Good	58,157	Y	Y	18134 W LAKE DESIRE DR SE
1	4	511280	0291	09/24/14	\$460,000	\$474,000	2,390	9	2007	Avg	47,480	N	N	19215 SE 168TH ST
1	5	955800	0050	06/13/13	\$415,000	\$488,000	2,400	9	2001	Avg	4,770	N	N	17148 PARKSIDE WAY SE
1	0	131044	0240	09/25/12	\$361,000	\$454,000	2,420	9	1998	Avg	6,393	N	N	18625 173RD WAY SE
1	5	955800	0100	05/20/14	\$405,000	\$433,000	2,430	9	2001	Avg	4,781	N	N	16805 SE 171ST PL
1	5	955800	0450	01/24/12	\$299,000	\$398,000	2,460	9	2003	Avg	4,500	N	N	17212 WOODSIDE DR SE
1	5	955800	0520	03/12/14	\$389,000	\$425,000	2,460	9	2002	Avg	4,709	N	N	16639 SE 171ST PL
1	5	955802	0430	10/24/12	\$360,000	\$449,000	2,460	9	2003	Avg	4,750	N	N	16936 164TH WAY SE
1	5	955802	0460	06/04/14	\$427,500	\$455,000	2,460	9	2003	Avg	5,091	N	N	16960 164TH WAY SE
1	5	955804	0120	09/10/13	\$415,500	\$477,000	2,460	9	2004	Avg	4,561	N	N	16542 PARKSIDE WAY SE
1	5	955804	0600	04/15/14	\$390,000	\$422,000	2,460	9	2004	Avg	4,275	N	N	16409 SE 166TH TER
1	5	955804	0690	01/02/13	\$330,000	\$405,000	2,460	9	2004	Avg	8,093	N	N	16465 SE 166TH TER
1	5	955800	0410	08/12/13	\$360,000	\$417,000	2,470	9	2003	Avg	4,950	N	N	17310 WOODSIDE DR SE
1	5	955801	0090	08/22/14	\$445,000	\$463,000	2,480	9	2004	Avg	8,111	N	N	17072 168TH CT SE
1	5	955800	0040	03/13/13	\$356,000	\$429,000	2,530	9	2001	Avg	5,692	N	N	17156 PARKSIDE WAY SE
1	5	955800	0340	04/25/14	\$385,000	\$415,000	2,550	9	2001	Avg	4,904	N	N	16757 SE 173RD ST
1	5	955802	0530	10/23/12	\$375,000	\$468,000	2,580	9	2003	Avg	5,242	N	N	17054 164TH WAY SE
1	5	955804	0320	08/28/13	\$425,000	\$490,000	2,620	9	2004	Avg	5,743	N	N	16512 SE 165TH WAY
1	0	131044	0260	07/18/14	\$430,000	\$452,000	2,700	9	1997	Avg	6,249	N	N	18609 173RD WAY SE
1	0	131044	0280	07/10/14	\$426,500	\$450,000	2,700	9	1998	Avg	6,515	N	N	18563 173RD WAY SE
1	0	131044	0840	08/29/12	\$379,950	\$481,000	2,710	9	1997	Avg	7,870	N	N	17310 SE 187TH ST
1	0	131044	0860	01/25/12	\$385,000	\$513,000	2,710	9	1997	Avg	7,635	N	N	17332 SE 187TH ST
1	5	955802	0100	10/18/12	\$400,000	\$500,000	2,710	9	2003	Avg	5,358	N	N	17135 164TH WAY SE
1	5	955804	0440	08/08/13	\$463,000	\$536,000	2,770	9	2004	Avg	6,377	N	N	16543 164TH PL SE
1	0	131044	0320	07/17/14	\$399,900	\$421,000	2,780	9	1997	Avg	7,921	N	N	17340 SE 186TH WAY
1	0	131044	0610	08/08/13	\$409,000	\$474,000	2,780	9	1997	Avg	6,379	N	N	17535 SE 186TH WAY

## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	5	955805	0450	03/27/13	\$431,000	\$517,000	2,780	9	2004	Avg	6,000	N	N	16623 SE 162ND ST
1	0	131043	0130	10/09/14	\$459,000	\$471,000	2,790	9	2000	Avg	6,600	N	N	17307 SE 185TH PL
1	5	955802	0380	08/20/14	\$525,000	\$547,000	2,840	9	2002	Avg	4,750	N	N	16898 164TH WAY SE
1	5	955804	0150	04/11/13	\$424,000	\$507,000	2,890	9	2004	Avg	5,185	N	N	16530 PARKSIDE WAY SE
1	0	131043	0460	04/24/12	\$377,000	\$492,000	2,900	9	2000	Avg	6,467	N	N	17270 SE 185TH ST
1	0	131043	0670	06/04/13	\$439,950	\$518,000	2,900	9	1999	Avg	6,677	N	N	18555 173RD WAY SE
1	5	955802	0400	07/06/12	\$360,000	\$461,000	2,980	9	2003	Avg	4,750	N	N	16912 164TH WAY SE
1	5	955804	0630	08/27/12	\$389,500	\$493,000	2,990	9	2003	Avg	8,096	N	N	16634 164TH AVE SE
1	0	131043	0440	02/20/12	\$340,000	\$450,000	3,050	9	2000	Avg	5,990	N	N	17282 SE 185TH ST
1	5	955804	0340	11/13/12	\$470,000	\$583,000	3,050	9	2004	Avg	6,384	N	N	16430 SE 165TH WAY
1	5	955804	0050	09/19/14	\$550,000	\$568,000	3,080	9	2003	Avg	6,731	Y	N	16709 168TH TER SE
1	5	955805	0020	09/15/14	\$475,000	\$491,000	3,150	9	2004	Avg	5,757	N	N	16208 PARKSIDE WAY SE
1	5	955805	0110	08/07/13	\$470,000	\$545,000	3,190	9	2004	Avg	8,195	N	N	16116 PARKSIDE WAY SE
1	5	955805	0490	07/26/12	\$425,000	\$542,000	3,190	9	2004	Avg	6,638	N	N	16729 SE 162ND ST
1	0	131044	0500	05/15/13	\$442,500	\$524,000	3,260	9	1997	Avg	12,709	N	N	18620 176TH PL SE
1	0	131043	0400	05/13/14	\$455,000	\$488,000	3,360	9	2001	Avg	7,685	N	N	18416 172ND CT SE
1	0	131043	0080	05/21/13	\$441,000	\$522,000	3,390	9	1999	Avg	8,527	N	N	18561 174TH PL SE
1	0	131044	0680	07/12/12	\$420,000	\$538,000	3,460	9	1997	Avg	11,055	N	N	18638 175TH AVE SE
1	0	131043	0050	03/04/14	\$470,000	\$514,000	3,460	9	1999	Avg	7,418	N	N	18537 174TH PL SE
1	5	955805	0400	11/19/13	\$500,950	\$564,000	3,480	9	2004	Avg	6,000	N	N	16571 SE 162ND ST
1	12	770260	0890	08/01/13	\$665,000	\$772,000	3,580	9	2005	Avg	36,009	Y	Y	17228 SE PETROVITSKY RD
1	40	401080	0115	02/27/13	\$583,000	\$705,000	3,660	9	1997	Avg	38,006	N	N	18437 W LAKE DESIRE DR SE
1	5	955805	0200	05/28/13	\$550,000	\$649,000	2,490	10	2004	Avg	6,333	N	N	16620 SE 161ST ST
1	0	770193	0550	06/11/12	\$413,700	\$533,000	2,570	10	1990	Avg	41,102	N	N	19021 SE 175TH ST
1	0	770193	0180	11/10/14	\$600,000	\$610,000	2,710	10	1992	Avg	70,407	Y	N	17343 187TH PL SE
1	5	955805	0270	08/03/12	\$536,150	\$682,000	2,750	10	2004	Avg	8,751	N	N	16572 SE 161ST ST
1	5	955805	0250	06/18/13	\$527,000	\$619,000	2,780	10	2004	Avg	10,310	N	N	16582 SE 161ST ST
1	10	400840	0360	07/09/13	\$780,000	\$911,000	2,880	10	1997	Avg	50,900	Y	Y	17425 E LAKE DESIRE DR SE
1	5	955805	0180	02/21/13	\$550,000	\$666,000	3,060	10	2004	Avg	8,606	N	N	16636 SE 161ST ST
1	5	955804	0070	05/09/13	\$490,000	\$581,000	3,080	10	2003	Avg	6,288	Y	N	16637 168TH TER SE
1	5	955804	0820	07/09/14	\$570,000	\$601,000	3,080	10	2004	Avg	6,015	Y	N	16630 SE 167TH ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	0	770193	0050	08/11/14	\$570,000	\$595,000	3,150	10	1990	Avg	20,189	N	N	18914 SE 174TH WAY
1	5	955804	0030	04/22/13	\$585,000	\$697,000	3,170	10	2003	Avg	10,287	Y	N	16725 168TH TER SE
1	0	770193	0170	08/21/12	\$475,000	\$602,000	3,400	10	1992	Good	89,700	Y	N	17339 187TH PL SE
1	0	302306	9201	06/03/13	\$695,000	\$819,000	3,460	10	2000	Avg	159,070	Y	N	19426 SW 174TH ST
1	7	302306	9166	07/08/14	\$1,135,250	\$1,198,000	7,320	11	1992	Avg	217,800	N	N	19100 SE 174TH ST
2	0	032205	9049	10/03/14	\$295,000	\$303,000	820	6	1986	Avg	288,367	N	N	20402 132ND AVE SE
2	0	242205	9157	09/16/13	\$304,000	\$348,000	940	6	1996	Avg	351,931	N	N	24208 172ND AVE SE
2	6	032205	9237	01/24/13	\$132,000	\$161,000	980	6	1970	Good	13,770	N	N	20512 147TH AVE SE
2	0	182206	9050	11/19/12	\$167,500	\$208,000	1,000	6	1960	VGood	15,120	N	N	18856 SE 240TH ST
2	0	122205	9058	12/05/13	\$290,000	\$325,000	1,050	6	1974	Avg	216,253	N	N	17516 SE 218TH ST
2	6	032205	9094	12/12/12	\$175,000	\$216,000	1,390	6	1960	Good	13,500	N	N	14045 SE 200TH ST
2	0	508800	0020	10/15/12	\$130,000	\$163,000	850	7	1959	Good	14,260	N	N	20811 144TH AVE SE
2	0	182206	9054	10/01/13	\$260,000	\$297,000	1,020	7	1957	Good	103,237	N	N	23033 192ND AVE SE
2	6	261830	0360	04/23/14	\$237,000	\$256,000	1,030	7	1963	Good	10,875	N	N	14226 SE 201ST ST
2	0	072206	9053	03/27/12	\$270,000	\$354,000	1,040	7	1979	Avg	121,532	N	N	22045 PETER GRUBB RD SE
2	6	261830	0470	07/11/12	\$140,000	\$179,000	1,060	7	1964	Good	11,689	N	N	14212 SE 202ND ST
2	6	261830	0470	12/31/13	\$152,000	\$169,000	1,060	7	1964	Good	11,689	N	N	14212 SE 202ND ST
2	0	242205	9111	06/20/14	\$291,000	\$309,000	1,140	7	1967	Good	60,960	N	N	24815 180TH AVE SE
2	6	261830	0080	05/02/14	\$242,500	\$261,000	1,200	7	1965	Good	9,720	N	N	14026 SE 201ST ST
2	6	261830	0240	07/13/12	\$151,400	\$194,000	1,200	7	1967	Good	10,286	N	N	14034 SE 202ND ST
2	0	142205	9082	09/20/12	\$235,000	\$296,000	1,220	7	1962	Avg	41,056	N	N	23655 156TH AVE SE
2	6	261830	0130	04/23/14	\$220,000	\$237,000	1,230	7	1977	VGood	12,159	N	N	14003 SE 201ST ST
2	6	261830	0220	01/21/14	\$167,500	\$185,000	1,230	7	1965	Good	10,289	N	N	14048 SE 202ND ST
2	0	122205	9044	06/05/13	\$343,500	\$405,000	1,250	7	1977	Good	98,445	N	N	17509 SE 214TH ST
2	6	032205	9095	08/11/14	\$269,950	\$282,000	1,260	7	1968	Avg	13,500	N	N	14037 SE 200TH ST
2	0	132205	9063	12/12/12	\$305,000	\$376,000	1,280	7	1970	Good	104,544	N	N	16624 SE 240TH ST
2	0	142205	9020	07/24/13	\$286,000	\$333,000	1,300	7	1972	Good	81,021	N	N	22630 148TH AVE SE
2	6	261830	0350	07/18/14	\$199,000	\$209,000	1,390	7	1964	Good	12,145	N	N	14234 SE 201ST ST
2	0	102205	9084	11/08/12	\$232,000	\$288,000	1,430	7	1966	Good	13,530	N	N	14405 SE 208TH ST
2	0	370500	0060	06/04/14	\$270,000	\$288,000	1,550	7	2003	Avg	4,252	N	N	20442 137TH AVE SE
2	0	370500	0070	07/30/13	\$245,000	\$284,000	1,550	7	2003	Avg	2,856	N	N	20477 137TH AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 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	370500	0070	10/21/14	\$267,500	\$273,000	1,550	7	2003	Avg	2,856	N	N	20477 137TH AVE SE
2	0	370500	0120	07/29/14	\$284,000	\$298,000	1,550	7	2003	Avg	2,050	N	N	20472 137TH AVE SE
2	0	370500	0140	07/03/13	\$255,000	\$298,000	1,550	7	2003	Avg	2,460	N	N	20484 137TH AVE SE
2	6	032205	9121	06/13/13	\$180,000	\$212,000	1,560	7	1968	Good	13,681	N	N	20209 143RD PL SE
2	0	238000	0190	07/01/14	\$375,000	\$396,000	1,800	7	1977	Good	35,150	N	N	16611 SE 235TH ST
2	0	072206	9032	07/10/12	\$450,000	\$576,000	1,900	7	2006	Avg	141,134	N	N	21975 PETER GRUBB RD SE
2	0	182206	9052	07/09/14	\$450,000	\$475,000	1,930	7	1968	Good	209,523	N	N	23211 190TH AVE SE
2	0	182206	9108	09/09/13	\$340,000	\$390,000	2,030	7	1971	Good	51,400	N	N	19029 SE 237TH PL
2	0	142205	9129	08/14/14	\$375,000	\$391,000	2,150	7	1980	Good	42,247	N	N	15322 SE 234TH ST
2	6	032205	9250	07/26/13	\$326,500	\$380,000	2,180	7	1970	VGood	13,770	N	N	20504 147TH AVE SE
2	0	102205	9018	11/19/13	\$530,000	\$597,000	2,180	7	1962	Good	846,806	N	N	14234 SE 216TH ST
2	0	102205	9018	05/10/13	\$515,000	\$611,000	2,180	7	1962	Good	846,806	N	N	14234 SE 216TH ST
2	0	182206	9097	12/23/14	\$540,000	\$542,000	2,330	7	1985	Avg	206,474	N	N	18415 SE 224TH ST
2	0	242205	9093	09/12/13	\$340,000	\$390,000	2,770	7	1977	VGood	37,827	N	N	24210 172ND AVE SE
2	0	182206	9005	04/30/14	\$490,000	\$527,000	3,070	7	1990	Avg	152,024	N	N	22457 PETER GRUBB RD SE
2	24	701660	0010	10/25/13	\$346,000	\$392,000	1,620	8	1987	Good	39,333	N	N	17206 SE 238TH ST
2	0	142205	9039	08/28/14	\$455,000	\$473,000	1,680	8	1959	Good	117,378	N	N	15435 SE 224TH ST
2	21	344491	0010	01/18/14	\$350,000	\$388,000	1,800	8	1973	Good	35,150	N	N	21209 142ND AVE SE
2	0	142205	9108	06/25/13	\$306,000	\$359,000	1,820	8	1966	Good	51,836	N	N	23426 148TH AVE SE
2	0	182206	9109	09/10/14	\$485,000	\$502,000	1,820	8	1976	Good	51,836	N	N	19009 SE 237TH PL
2	0	238000	0040	08/06/14	\$390,000	\$408,000	1,910	8	1971	Good	77,574	N	N	23230 166TH AVE SE
2	24	701660	0060	09/24/13	\$407,000	\$466,000	1,960	8	1980	Good	35,171	N	N	17508 SE 238TH ST
2	0	232205	9036	03/26/13	\$439,000	\$527,000	1,970	8	1985	Avg	301,870	N	N	24229 156TH AVE SE
2	0	232205	9036	06/29/12	\$400,000	\$514,000	1,970	8	1985	Avg	301,870	N	N	24229 156TH AVE SE
2	0	142205	9063	06/11/13	\$310,000	\$365,000	1,980	8	1959	Good	34,960	N	N	22605 164TH AVE SE
2	0	142205	9049	04/16/14	\$540,000	\$583,000	2,060	8	1965	Good	129,323	N	N	15101 SE 235TH ST
2	0	122205	9055	02/07/14	\$392,000	\$432,000	2,160	8	2000	Avg	174,240	N	N	17908 SE 214TH ST
2	0	152205	9060	11/22/13	\$395,000	\$445,000	2,210	8	1963	Avg	371,566	Y	N	13851 SE 224TH ST
2	24	701660	0140	04/18/13	\$360,000	\$429,000	2,240	8	1980	Good	40,921	N	N	17205 SE 238TH ST
2	0	242205	9171	01/18/12	\$293,000	\$391,000	2,400	8	1980	Good	52,272	N	N	17458 SE 244TH PL
2	21	344490	0040	05/01/13	\$483,000	\$574,000	2,430	8	1966	VGood	103,672	Y	N	20855 142ND AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 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	102205	9040	08/13/13	\$490,000	\$567,000	2,480	8	1994	Avg	205,603	N	N	21649 148TH AVE SE
2	0	142205	9142	06/18/14	\$319,950	\$339,000	2,480	8	1969	Good	42,441	N	N	15407 SE 234TH PL
2	0	142205	9142	02/29/12	\$288,000	\$381,000	2,480	8	1969	Good	42,441	N	N	15407 SE 234TH PL
2	0	152205	9083	08/09/12	\$499,500	\$635,000	2,610	8	1976	VGood	81,892	N	N	23317 145TH AVE SE
2	0	142205	9163	12/05/14	\$428,000	\$432,000	3,080	8	1974	Good	95,602	N	N	15520 SE 229TH PL
2	0	232205	9117	03/21/12	\$340,000	\$447,000	2,320	9	1982	Avg	207,345	Y	N	24451 164TH AVE SE
2	24	701660	0130	06/18/13	\$409,950	\$481,000	2,340	9	1987	Avg	38,981	N	N	17219 SE 238TH ST
2	0	182206	9116	12/17/14	\$590,000	\$593,000	2,400	9	1996	Avg	99,752	N	N	19233 SE 234TH PL
2	26	142205	9196	08/06/12	\$770,000	\$979,000	2,490	9	1983	Avg	207,318	Y	N	23516 156TH AVE SE
2	0	102205	9161	06/13/14	\$454,000	\$482,000	2,630	9	1979	Avg	39,000	N	N	14404 SE 216TH ST
2	21	344492	0020	04/24/13	\$498,000	\$593,000	2,690	9	1983	Good	38,760	N	N	14307 SE 213TH ST
2	0	032205	9352	04/24/14	\$500,000	\$539,000	2,730	9	1994	Avg	40,376	N	N	20404 140TH AVE SE
2	0	102205	9092	06/27/13	\$329,050	\$385,000	2,730	9	1967	Avg	219,106	N	N	22215 144TH AVE SE
2	21	344492	0040	05/21/12	\$449,000	\$582,000	2,790	9	1989	Avg	36,315	N	N	14331 SE 213TH ST
2	0	182206	9105	06/01/12	\$560,000	\$724,000	2,970	9	1977	VGood	98,010	N	N	19305 SE 232ND ST
2	26	142205	9207	09/04/13	\$470,000	\$540,000	3,160	9	1995	Avg	73,259	Y	N	23717 160TH AVE SE
2	0	182206	9149	05/07/13	\$600,000	\$712,000	3,320	9	2004	Avg	42,800	N	N	23310 194TH AVE SE
2	0	032205	9349	03/28/13	\$473,000	\$567,000	3,720	9	1999	Avg	23,944	N	N	20616 140TH AVE SE
2	0	112205	9033	03/09/12	\$525,000	\$692,000	3,740	9	2005	Avg	215,186	N	N	15608 SE 224TH ST
2	0	142205	9200	08/24/12	\$693,000	\$878,000	5,120	9	1996	Avg	94,709	N	N	23535 164TH AVE SE
2	0	142205	9230	09/24/13	\$600,000	\$686,000	3,790	10	1996	Avg	112,865	N	N	23731 164TH AVE SE
2	0	142205	9227	08/09/12	\$600,000	\$763,000	4,330	10	1988	Avg	112,288	N	N	23401 164TH AVE SE
2	0	112205	9039	11/07/12	\$692,000	\$860,000	4,370	10	2007	Avg	214,750	N	N	15622 SE 224TH ST
2	25	132205	9147	05/18/12	\$760,000	\$986,000	4,410	11	2006	Avg	131,808	N	N	16438 SE 225TH ST
2	0	142205	9048	04/29/14	\$1,438,000	\$1,548,000	7,400	13	2003	Avg	329,856	N	N	23007 156TH AVE SE
3	0	172206	9027	08/21/13	\$296,000	\$342,000	1,340	6	1960	Good	295,133	N	N	22840 196TH AVE SE
3	0	780190	0080	09/26/13	\$258,500	\$296,000	1,690	6	1974	Good	43,615	N	N	20615 SE 192ND ST
3	0	182206	9046	12/28/12	\$300,000	\$368,000	1,840	6	1985	Good	62,800	Y	N	22812 PETER GRUBB RD SE
3	0	745770	0030	06/25/13	\$195,000	\$229,000	890	7	1968	Avg	9,560	N	N	18018 SE 254TH ST
3	0	192206	9001	02/27/14	\$185,000	\$203,000	1,380	7	1968	Good	10,865	N	N	19315 SE WAX RD
3	0	322306	9019	10/29/14	\$299,950	\$306,000	1,410	7	1981	Avg	81,021	N	N	20434 SE 192ND ST



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	793760	0830	02/19/13	\$315,000	\$381,000	1,420	7	1988	Avg	262,018	N	N	18628 SE 180TH ST
3	0	770170	0060	03/26/13	\$289,000	\$347,000	1,490	7	1967	Good	15,071	N	N	18816 SE 213TH ST
3	13	770180	0050	06/25/14	\$589,950	\$625,000	1,500	7	1973	VGood	19,439	Y	Y	21604 188TH AVE SE
3	0	770170	0040	09/25/14	\$320,000	\$330,000	1,510	7	1976	Avg	30,185	N	N	18836 SE 213TH ST
3	0	192206	9061	05/17/12	\$335,000	\$435,000	1,550	7	1997	Avg	545,371	N	N	25024 188TH AVE SE
3	11	793760	0760	08/20/14	\$560,000	\$583,000	1,580	7	1952	Good	27,656	Y	Y	18332 WEST SPRING LAKE DR SE
3	0	770170	0600	04/16/13	\$291,550	\$348,000	1,620	7	1992	Avg	15,141	N	N	18407 SE 216TH ST
3	0	793760	0195	12/07/12	\$290,000	\$358,000	1,680	7	1964	Avg	119,192	N	N	18821 196TH AVE SE
3	0	062206	9123	08/19/14	\$429,000	\$447,000	1,700	7	1991	Avg	52,826	N	N	18617 SE 207TH ST
3	0	793760	0010	12/12/14	\$322,000	\$324,000	1,750	7	1942	Avg	68,841	N	N	17611 195TH PL SE
3	0	162206	9090	04/30/13	\$275,000	\$327,000	1,780	7	1955	Good	132,422	Y	N	21437 SE 232ND ST
3	0	172206	9097	12/29/14	\$540,000	\$541,000	1,820	7	1981	Good	100,188	N	N	23329 208TH AVE SE
3	0	780190	0010	02/23/12	\$375,000	\$496,000	1,880	7	1994	Avg	54,014	N	N	20410 SE 194TH PL
3	0	072206	9260	07/25/13	\$349,000	\$406,000	1,920	7	1979	Good	49,496	N	N	18421 SE 209TH ST
3	0	780190	0050	12/05/12	\$318,000	\$393,000	1,970	7	1989	Good	55,000	Y	N	20531 SE 192ND ST
3	0	052206	9049	03/20/14	\$405,000	\$441,000	2,150	7	1977	Good	87,120	N	N	20032 208TH AVE SE
3	0	052206	9050	08/30/12	\$275,000	\$348,000	2,250	7	1982	Avg	126,324	N	N	20203 208TH AVE SE
3	0	082206	9088	03/08/13	\$425,000	\$512,000	2,280	7	1985	Good	196,020	N	N	20811 SE 222ND ST
3	0	072206	9191	08/15/12	\$310,000	\$393,000	2,440	7	1968	VGood	12,000	Y	N	22208 PETER GRUBB RD SE
3	0	052206	9043	11/16/12	\$484,000	\$600,000	2,880	7	1953	VGood	430,808	Y	N	19264 208TH AVE SE
3	0	072206	9266	06/24/13	\$529,000	\$620,000	3,210	7	1989	VGood	220,101	N	N	20908 188TH AVE SE
3	0	793760	0063	10/26/12	\$386,000	\$481,000	1,440	8	1973	Good	35,964	N	N	17918 EAST SPRING LAKE DR SE
3	0	793760	0646	11/27/12	\$255,600	\$316,000	1,520	8	1968	Good	19,811	Y	N	17972 WEST SPRING LAKE DR SE
3	0	793760	0856	11/05/12	\$475,000	\$591,000	1,630	8	2000	Avg	76,366	N	N	17823 WEST SPRING LAKE DR SE
3	11	793760	0575	04/25/12	\$445,000	\$580,000	1,770	8	1951	Good	67,754	Y	Y	17858 WEST SPRING LAKE DR SE
3	0	172206	9078	05/01/14	\$430,000	\$463,000	1,900	8	2006	Avg	61,419	N	N	20065 SE 232ND ST
3	0	793760	0086	05/21/12	\$302,681	\$392,000	1,910	8	1979	VGood	25,395	N	N	18114 EAST SPRING LAKE DR SE
3	0	052206	9114	09/09/13	\$441,999	\$508,000	1,980	8	2005	Avg	214,750	N	N	20420 SE 198TH ST
3	0	092206	9169	05/29/14	\$503,000	\$537,000	1,980	8	1988	Avg	108,900	N	N	21409 SE 215TH ST
3	0	172206	9131	04/17/13	\$390,000	\$465,000	2,000	8	1991	Good	38,667	N	N	23902 205TH AVE SE
3	0	172206	9052	10/24/14	\$565,000	\$577,000	2,160	8	1967	Good	107,157	N	N	22415 212TH AVE SE





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### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	052206	9094	07/03/13	\$550,000	\$643,000	2,210	8	2012	Avg	113,920	N	N	20825 SE 202ND ST
3	0	182206	9041	11/13/14	\$400,000	\$406,000	2,320	8	1962	Good	210,830	N	N	22727 196TH AVE SE
3	0	092206	9126	09/24/13	\$578,500	\$662,000	2,610	8	1979	VGood	143,414	N	N	21617 215TH PL SE
3	0	052206	9028	07/29/12	\$400,850	\$511,000	2,770	8	1991	Avg	49,873	N	N	20017 SE 206TH ST
3	0	052206	9022	07/14/14	\$599,000	\$631,000	2,950	8	2006	Avg	72,309	N	N	19604 SE 206TH ST
3	0	162206	9150	04/27/13	\$478,300	\$569,000	2,990	8	1997	Avg	89,564	N	N	22550 212TH AVE SE
3	0	202206	9207	04/24/13	\$497,000	\$592,000	3,320	8	2008	Avg	37,552	N	N	24627 200TH AVE SE
3	0	092206	9021	07/18/13	\$685,000	\$798,000	3,660	8	2006	Avg	252,212	N	N	22013 SE PETROVITSKY RD
3	0	082206	9121	10/14/14	\$405,000	\$415,000	1,900	9	2006	Avg	142,441	N	N	21116 SE PETROVITSKY RD
3	0	793760	0072	07/11/13	\$408,000	\$476,000	2,160	9	1989	Good	32,438	N	N	18010 EAST SPRING LAKE DR SE
3	0	322306	9118	07/16/12	\$515,000	\$658,000	2,700	9	1999	Avg	108,900	N	N	19000 196TH AVE SE
3	0	322306	9118	06/16/14	\$554,000	\$588,000	2,700	9	1999	Avg	108,900	N	N	19000 196TH AVE SE
3	0	092206	9085	03/25/14	\$650,000	\$707,000	2,730	9	2005	Avg	145,926	N	N	21220 SE PETROVITSKY RD
3	0	885779	0010	04/01/13	\$445,000	\$533,000	2,810	9	2006	Avg	16,996	N	N	19934 SE 242ND PL
3	0	885779	0080	04/24/12	\$415,000	\$541,000	2,970	9	1994	Avg	21,637	N	N	19908 SE 243RD PL
3	0	172206	9145	12/23/14	\$760,000	\$762,000	3,580	9	2004	Avg	97,574	N	N	20305 SE 236TH ST
3	0	780190	0013	04/01/14	\$750,000	\$814,000	4,160	9	1994	Avg	74,487	N	N	20426 SE 194TH PL
3	0	793760	0865	07/10/12	\$360,000	\$461,000	2,460	10	1980	Avg	175,277	N	N	17810 WEST SPRING LAKE DR SE
3	13	072206	9183	02/13/14	\$575,000	\$632,000	2,590	10	2003	Avg	38,517	N	Y	19139 SE 213TH ST
3	0	182206	9120	08/16/12	\$631,000	\$801,000	3,010	10	1991	Avg	81,531	N	N	22404 PETER GRUBB RD SE
3	0	052206	9012	03/01/12	\$545,000	\$720,000	3,370	10	1990	Avg	413,820	N	N	19819 SE 206TH ST
3	3	082206	9119	09/07/12	\$585,000	\$738,000	3,430	10	2002	Avg	71,874	N	N	20905 SE 216TH WAY
3	11	793760	0395	07/08/14	\$782,000	\$825,000	3,440	10	2004	Avg	53,428	Y	Y	18603 EAST SPRING LAKE DR SE
3	3	082206	9118	07/29/14	\$920,000	\$964,000	3,660	10	2003	Avg	66,211	N	N	20923 SE 216TH WAY
3	0	182206	9129	03/13/13	\$725,000	\$873,000	3,710	10	2006	Avg	63,019	Y	N	22836 PETER GRUBB RD SE
3	0	202206	9148	04/19/13	\$759,950	\$906,000	3,730	10	2007	Avg	108,900	N	N	24411 197TH AVE SE
3	0	072206	9232	09/05/14	\$998,000	\$1,034,000	3,770	10	1992	Avg	982,998	N	N	19115 SE 209TH PL
3	0	172206	9043	10/01/12	\$874,999	\$1,098,000	3,810	10	2002	Avg	681,714	N	N	20901 SE 232ND ST
3	0	202206	9041	04/24/12	\$799,950	\$1,043,000	3,570	11	2007	Avg	54,014	N	N	20155 SE 245TH ST
3	0	793790	0040	12/19/14	\$633,000	\$636,000	3,630	11	2000	Avg	30,570	N	N	19906 183RD WAY SE
3	0	793790	0220	10/09/14	\$716,500	\$735,000	3,630	11	2000	Avg	38,461	N	N	19410 185TH AVE SE



## Improved Sales Used in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	0	162206	9174	03/20/14	\$1,075,000	\$1,171,000	4,400	11	2005	Avg	229,561	N	N	22403 SWEENEY RD SE
3	0	793790	0110	09/18/12	\$675,000	\$850,000	4,630	11	2001	Avg	61,935	N	N	18314 195TH PL SE
3	0	062206	9006	08/20/14	\$1,500,000	\$1,562,000	5,400	11	2006	Avg	217,374	N	N	19330 185TH AVE SE
3	0	062206	9065	12/19/13	\$1,072,000	\$1,198,000	5,920	11	2004	Avg	220,849	N	N	19624 184TH AVE SE
3	0	052206	9051	06/03/14	\$2,310,000	\$2,462,000	8,905	13	2004	Avg	216,057	N	N	20133 SE 206TH ST

## Improved Sales Removed in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	131043	0080	03/20/13	\$352,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	0	131044	0260	07/18/14	\$442,000	RELOCATION - SALE TO SERVICE
1	0	252305	9016	06/13/12	\$215,000	GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	252305	9021	11/06/12	\$76,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; FORCED SALE; SHORT SALE
1	1	302306	9046	09/25/12	\$98,900	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	1	302306	9046	05/02/12	\$124,779	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	1	302306	9154	10/23/13	\$162,750	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	1	302306	9154	10/26/12	\$189,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	1	302306	9157	07/17/13	\$1,557	DOR RATIO; QUIT CLAIM DEED
1	1	302306	9158	05/21/13	\$1,132	UNFINISHED AREA; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	1	302306	9159	07/26/13	\$1,068	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.)
1	0	302306	9201	11/26/12	\$480,500	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
1	10	362305	9027	10/22/14	\$200,000	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
1	10	362305	9089	03/26/13	\$68,146	DOR RATIO; QCD; RELATED PARTY, FRIEND, OR NEIGHBOR; ESTATE ADMINISTRATOR
1	10	362305	9089	03/26/13	\$160,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	362305	9100	04/30/12	\$249,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
1	10	400840	0055	06/17/13	\$483,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	10	400840	0235	09/18/13	\$195,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
1	10	400840	0450	11/08/13	\$275,588	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	10	401080	0080	09/09/13	\$231,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	511280	0130	03/12/14	\$144,500	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	4	511280	0210	03/05/12	\$89,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	4	511280	0233	09/09/14	\$289,000	ACTIVE PERMIT BEFORE SALE >25K
1	4	511280	0421	01/23/14	\$124,032	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	4	511280	0421	07/23/14	\$225,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	4	511290	0560	05/06/13	\$121,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	4	511290	0560	10/03/13	\$125,500	IMP CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	4	511290	0660	07/25/12	\$119,566	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT EXCISE TAX
1	1	511300	0220	08/21/13	\$199,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	1	511300	0730	02/07/13	\$167,208	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX



**King County**

**Department of Assessments**

## Improved Sales Removed in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	511320	0290	05/07/13	\$162,750	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	1	511320	0300	06/09/14	\$258,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
1	1	511325	0080	12/29/12	\$245,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	1	511325	0190	07/02/13	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	770193	0550	02/24/12	\$443,274	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	12	770260	0340	11/26/12	\$25,000	DOR RATIO; QUIT CLAIM DEED
1	12	770260	0900	04/22/14	\$272,504	IMP CHARACTERISTICS CHANGED SINCE SALE
1	0	770260	1050	06/13/14	\$225,000	DIAGNOSTIC OUTLIER; OBSERVATION OUTSIDE THE NORM
1	0	869150	0230	05/22/13	\$244,550	NON-REPRESENTATIVE SALE
1	0	869150	0900	07/22/13	\$355,621	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	0	869151	0180	12/17/13	\$399,869	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	5	955800	0050	06/13/13	\$415,000	RELOCATION - SALE TO SERVICE
1	5	955800	0340	03/27/14	\$354,000	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
1	5	955800	0750	11/13/13	\$320,000	RELOCATION - SALE TO SERVICE
1	5	955801	0030	04/28/14	\$344,000	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	5	955801	0070	10/27/14	\$385,000	RELOCATION - SALE TO SERVICE
1	5	955803	0010	07/18/12	\$248,600	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	5	955803	0090	05/09/12	\$283,500	RELOCATION - SALE TO SERVICE
1	5	955805	0170	05/13/14	\$475,000	NON-NORMAL DISTRIBUTION; DIAGNOSTIC OUTLIER
1	5	955805	0610	01/17/13	\$272,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	5	955805	0790	03/07/13	\$388,179	GOV'T TO GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	5	955805	0860	07/12/12	\$272,000	RELOCATION - SALE TO SERVICE
2	0	032205	9046	06/26/12	\$295,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	032205	9076	09/17/13	\$215,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	032205	9092	07/03/12	\$174,900	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	6	032205	9097	04/23/12	\$164,000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	6	032205	9097	11/05/14	\$269,900	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	6	032205	9121	12/17/12	\$168,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	032205	9218	09/19/12	\$240,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	032205	9224	02/07/13	\$210,000	GOV'T TO NON-GOV'T; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE





## Improved Sales Removed in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	032205	9224	03/09/12	\$366,925	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	032205	9264	06/14/13	\$133,981	IMP CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE; NO MARKET EXPOSURE
2	0	032205	9264	09/26/14	\$279,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	032205	9349	11/16/12	\$392,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	072206	9218	11/09/12	\$360,000	NON-REPRESENTATIVE SALE
2	0	102205	9023	07/29/12	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	102205	9061	08/22/14	\$150,000	DOR RATIO; IMP. COUNT > 1; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	102205	9071	09/23/14	\$696,187	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	102205	9082	01/03/14	\$198,001	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; AUCTION SALE
2	0	102205	9082	05/08/14	\$307,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	102205	9184	10/17/12	\$288,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	112205	9039	08/23/12	\$561,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	122205	9015	07/26/13	\$500,000	DOR RATIO;IMP CHARACTERISTICS CHANGED SINCE SALE; BANKRUPTCY; NO MARKET EXPOSURE
2	0	122205	9015	03/25/14	\$825,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	0	122205	9016	01/27/12	\$1,505,827	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	122205	9016	11/07/12	\$670,000	IMP. COUNT > 1; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	132205	9002	03/06/14	\$205,100	UNFINISHED AREA; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	0	132205	9020	07/29/13	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	132205	9060	04/01/13	\$340,000	OPEN SPACE
2	0	132205	9100	03/27/13	\$789,950	UNFINISHED AREA
2	25	132205	9152	10/05/12	\$601,000	NON-REPRESENTATIVE SALE
2	0	142205	9052	03/27/14	\$240,000	UNFINISHED AREA; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	142205	9114	11/08/13	\$105,000	DOR RATIO; PARTIAL INTEREST; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	142205	9121	04/23/13	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	142205	9126	09/21/12	\$390,750	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	26	142205	9191	08/22/13	\$1,199,900	DIAGNOSTIC OUTLIER; ANOMALY DETECTION
2	0	152205	9114	04/05/12	\$425,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	182206	9021	04/17/14	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR; NO MARKET EXPOSURE
2	0	182206	9023	01/22/13	\$200,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY; EXEMPT EXCISE TAX
2	0	182206	9050	03/22/12	\$82,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES

## Improved Sales Removed in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	182206	9079	04/25/14	\$195,000	DOR RATIO; PARTIAL INTEREST; RELATED PARTY/ FRIEND/NEIGHBOR; ESTATE ADMINISTRATOR
2	0	182206	9131	04/15/13	\$222,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	232205	9002	08/10/12	\$588,000	OPEN SPACE
2	0	232205	9005	12/15/14	\$150,000	DOR RATIO
2	0	232205	9030	12/15/14	\$550,000	DOR RATIO
2	0	232205	9060	11/21/13	\$285,000	BOX PLOT
2	0	232205	9060	07/17/13	\$301,630	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	1	242205	9040	08/30/12	\$101,000	DOR RATIO; QUIT CLAIM DEED; TIMBER AND FOREST LAND
2	0	242205	9080	05/15/13	\$344,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	6	261830	0130	01/15/14	\$250,812	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
2	6	261830	0190	12/24/14	\$255,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	21	344491	0020	07/15/14	\$350,000	RETENTION EXCLUSION FOR THE SAMPLE SET; DIAGNOSTIC OUTLIER
2	21	344492	0070	12/23/14	\$412,125	SALE DATA DOES NOT MATCH ASSESSED VALUE; AUCTION SALE
2	0	508800	0020	06/27/12	\$119,323	BANKRUPTCY; GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	508800	0020	07/06/12	\$119,323	CORRECTION DEED; NO MARKET EXPOSURE; RECEIVER OR TRUSTEE
2	0	550600	0010	10/10/12	\$236,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	052206	9030	01/22/13	\$450,967	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	052206	9030	12/18/13	\$159,000	NON-REPRESENTATIVE SALE; GOV'T TO NON- GOV'T; EXEMPT FROM EXCISE TAX
3	0	052206	9043	03/22/12	\$326,126	DOR RATIO; NON-REPRESENTATIVE SALE; SHORT SALE
3	0	052206	9049	01/17/13	\$242,250	NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	052206	9069	04/17/13	\$164,800	NO MARKET EXPOSURE; STATEMENT TO DOR
3	0	052206	9097	11/25/14	\$150,000	PERCENT NET CONDITION; PREVIOUS IMP. VALUE <= 25K
3	0	052206	9111	10/17/14	\$410,395	DIAGNOSTIC OUTLIER; MODEL DEVELOPMENT EXCLUSION
3	0	062206	9002	01/23/13	\$182,450	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE; EXEMPT FROM EXCISE TAX
3	0	062206	9045	06/20/13	\$590,000	IMP. COUNT > 1
3	0	062206	9103	04/21/14	\$280,000	OBSOLESCENCE
3	0	072206	9124	10/16/13	\$242,700	OBSERVATION OUTSIDE THE NORM; DIAGNOSTIC OUTLIER
3	0	072206	9124	10/17/12	\$175,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	072206	9214	04/27/12	\$190,000	GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
3	0	072206	9239	01/05/13	\$259,500	BOX PLOT

## Improved Sales Removed in This Annual Update Analysis

### Area 060 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	13	072206	9251	04/16/14	\$440,000	SHORT SALE; FULL SALE PRICE NOT REPORTED
3	0	072206	9254	02/27/14	\$430,875	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	13	072206	9273	05/31/13	\$718,878	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	082206	9029	04/29/14	\$260,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR, OR EXECUTOR
3	2	082206	9106	04/30/12	\$1,008,000	QUIT CLAIM DEED; SHORT SALE; BANKRUPTCY - RECEIVER, OR TRUSTEE
3	0	092206	9069	10/13/14	\$340,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	092206	9085	03/25/14	\$650,000	RELOCATION - SALE TO SERVICE
3	0	092206	9102	10/26/12	\$285,000	DIAGNOSTIC OUTLIER; NON-NORMAL DISTRIBUTION
3	0	162206	9127	11/18/14	\$525,000	ANOMALY DETECTION; DIAGNOSTIC OUTLIER
3	0	172206	9026	11/06/12	\$2,629	DOR RATIO; NO MARKET EXPOSURE
3	0	172206	9072	10/30/14	\$214,950	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	172206	9127	07/25/13	\$468,159	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	202206	9109	08/23/14	\$177,450	IMP CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE; AUCTION SALE
3	0	202206	9109	06/10/14	\$287,586	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	0	322306	9014	12/31/14	\$394,000	IMP. COUNT > 1
3	0	322306	9054	07/24/14	\$153,000	IMP CHARACTERISTICS CHANGED SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	745770	0010	02/14/12	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
3	0	745770	0240	11/04/13	\$130,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	770162	0020	05/12/14	\$411,367	NO MARKET EXPOSURE; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	0	770170	0380	06/23/14	\$175,000	IMP CHARACTERISTICS CHANGED SINCE SALE; ESTATE ADMINISTRATOR OR EXECUTOR
3	0	793760	0083	02/10/14	\$200,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
3	0	793760	0087	01/16/14	\$127,000	DOR RATIO; IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	793760	0087	04/14/14	\$220,000	IMP CHARACTERISTICS CHANGED SINCE SALE
3	0	793760	0087	12/09/14	\$405,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	0	793760	0173	06/21/13	\$153,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	793760	0262	07/10/14	\$379,900	MODEL DEVELOPMENT EXCLUSION; DIAGNOSTIC OUTLIER
3	0	793790	0180	06/25/14	\$600,100	NO MARKET EXPOSURE; AUCTION SALE; BANKRUPTCY; EXEMPT FROM EXCISE TAX

## Vacant Sales Used in this Annual Update Analysis

### Area 060

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	302306	9139	11/07/13	\$65,000	433,858	N	N
1	0	362305	9036	06/17/14	\$100,000	61,685	N	N
1	10	400840	0340	11/17/13	\$80,000	34,036	Y	Y
1	40	401080	0120	09/26/12	\$167,500	40,983	N	N
1	4	511280	0311	12/16/14	\$87,500	47,480	N	N
1	1	511325	0120	11/17/14	\$85,150	14,620	N	N
1	0	770260	0150	10/07/13	\$100,000	21,830	N	N
2	0	032205	9247	01/07/14	\$42,500	47,916	N	N
2	0	132205	9142	06/05/13	\$160,000	655,142	N	N
2	26	142205	9208	11/19/13	\$110,000	207,872	N	N
2	0	182206	9093	10/24/12	\$11,000	15,238	N	N
2	0	242205	9177	09/11/13	\$10,000	37,876	N	N
3	0	052206	9081	08/26/13	\$195,000	185,130	N	N
3	0	052206	9099	05/13/14	\$190,000	296,643	N	N
3	13	072206	9013	10/29/14	\$42,000	27,861	Y	Y
3	0	072206	9189	07/08/13	\$244,000	215,167	N	N
3	3	082206	9114	05/18/12	\$161,500	66,211	N	N
3	0	172206	9162	01/09/14	\$190,000	268,289	N	N
3	0	202206	9197	12/05/12	\$135,000	58,798	N	N
3	13	770161	0040	04/01/14	\$30,000	17,295	Y	Y
3	13	770180	0100	10/08/12	\$17,000	16,246	Y	Y
3	13	770180	0110	08/27/13	\$18,000	17,670	Y	Y
3	11	793760	0355	12/29/14	\$13,000	19,981	Y	Y



## Vacant Sales Removed in this Annual Update Analysis

### Area 060

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	40	312306	9021	10/26/13	\$2,082	QUIT CLAIM DEED
1	10	400840	0445	08/21/13	\$21,000	PARTIAL INTEREST (1/3, 1/2, ETC.)
1	4	511290	0670	08/23/12	\$6,000	NON-REPRESENTATIVE SALE
1	1	511300	0170	10/11/12	\$1,000	RELATED PARTY, FRIEND, OR NEIGHBOR; \$1,000 SALE OR LESS
1	1	511300	0180	11/08/12	\$1,000	NO MARKET EXPOSURE; \$1,000 SALE OR LESS
1	1	511300	0510	06/12/12	\$57,500	MOBILE HOME; NON-REPRESENTATIVE SALE
1	0	770260	0090	11/26/12	\$102,000	MULTI-PARCEL SALE; NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
1	0	770260	0090	10/10/12	\$3,820,000	MULTI-PARCEL SALE
1	12	770260	0870	07/10/12	\$25,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	122205	9014	07/10/13	\$120,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	132205	9070	09/03/13	\$16,000	NO MARKET EXPOSURE
2	0	132205	9138	02/04/13	\$160,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	152205	9006	06/04/13	\$2,000	QUIT CLAIM DEED
2	0	182206	9060	12/15/14	\$12,000	MULTI-PARCEL SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	052206	9081	04/24/12	\$99,000	NON-REPRESENTATIVE SALE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	0	062206	9012	08/29/12	\$105,000	QUIT CLAIM DEED
3	0	072206	9189	07/17/14	\$180,000	NON-GOVT TO GOVT; NO MARKET EXPOSURE
3	13	072206	9198	10/02/13	\$60,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	172206	9089	05/02/13	\$22,500	NON-REPRESENTATIVE SALE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	11	793760	0355	08/29/14	\$1,000	CORRECTION DEED; \$1,000 SALE OR LESS

## Mobile Home Sales Used in this Annual Update Analysis

### Area 060

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	1	302306	9189	05/29/12	\$117,000	1,152	3	1982	5	233,481	N	18025 SE 164TH ST
1	1	511325	0260	04/17/13	\$207,000	1,230	3	1990	6	20,487	N	18412 SE 162ND ST
1	1	511320	0080	12/30/14	\$112,000	1,248	3	1978	3	12,322	N	16324 186TH AVE SE
1	4	511280	0416	03/16/12	\$165,000	1,344	3	1985	4	36,900	N	19437 SE 168TH ST
1	1	511310	0220	11/29/12	\$105,000	1,368	3	1982	3	28,370	N	18832 SE 163RD ST
1	1	511320	0270	12/11/14	\$260,000	2,100	3	2004	5	19,770	N	18631 SE 162ND ST
2	0	132205	9131	07/11/13	\$240,000	2,151	4	1998	4	46,173	N	23830 164TH AVE SE
3	0	042206	9089	11/03/14	\$191,000	1,344	3	1978	4	222,156	Y	20626 216TH AVE SE
3	0	082206	9030	05/13/14	\$285,000	1,568	3	1987	4	128,598	N	21802 SWEENEY RD SE
3	0	062206	9035	05/28/12	\$325,000	1,768	3	1988	2	1,482,347	N	19130 SE 196TH ST
3	0	172206	9007	04/16/14	\$299,000	1,792	3	1987	4	287,060	N	19826 SE 232ND ST
3	0	092206	9166	09/27/13	\$242,000	1,848	3	1987	4	94,089	N	22230 217TH AVE SE
3	0	202206	9008	11/29/12	\$245,000	1,848	3	1983	4	64,670	N	24712 197TH AVE SE
3	0	162206	9109	05/09/13	\$249,950	2,072	4	1992	5	98,445	N	21323 SE 232ND ST
3	0	172206	9108	03/26/13	\$259,950	2,136	4	1981	4	85,813	N	19655 SE 227TH ST
3	0	192206	9134	12/13/12	\$220,000	2,480	4	2008	6	14,525	N	25046 188TH AVE SE
3	0	793760	0175	08/05/14	\$256,000	2,510	4	2001	5	39,999	N	18703 196TH AVE SE
3	0	793760	0305	08/22/12	\$270,000	2,573	4	2000	6	48,969	N	18350 EAST SPRING LAKE DR SE

## Mobile Home Sales Removed in this Annual Update Analysis

### Area 060

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	1	302306	9182	07/17/13	\$1,719	EASEMENT
1	4	511290	0360	03/09/12	\$98,950	MOBILE HOME; FINANCIAL INSTITUTION RESALE
1	1	511300	0534	01/04/12	\$76,752	GOV'T TO NON-GOV'T; MOBILE HOME; NON-REPRESENTATIVE SALE
1	1	511310	0220	01/31/12	\$148,434	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; EXEMPT FROM EXCISE TAX
2	0	142205	9117	06/08/12	\$65,000	MOBILE HOME; NON-REPRESENTATIVE SALE
2	0	182206	9126	07/23/12	\$122,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	182206	9126	01/30/12	\$156,452	GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX;BANKRUPTCY; NO MARKET EXPOSURE
3	0	042206	9089	01/29/14	\$214,890	GOV'T TO GOV'T;BANKRUPTCY; NO MARKET EXPOSURE; MOBILE HOME; EXEMPT FROM EXCISE TAX
3	0	062206	9088	06/19/13	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO NON-GOV'T; NO MARKET EXPOSURE
3	0	172206	9108	09/26/12	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	0	192206	9190	01/22/14	\$110,499	DOR RATIO; FINANCIAL INSTITUTION RESALE
3	0	192206	9190	07/02/12	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MOBILE HOME; NO MARKET EXPOSURE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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



## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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

## Certification:

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

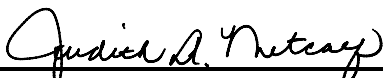
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Sales Verification

  
Appraiser II

5/26/15

Date