

# Lea Hill

Area: 062

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## *Residential Revalue for 2015 Assessment Roll*



*Obtained from: [www.auburngolfcourse.org](http://www.auburngolfcourse.org)*

The Lea Hill Area is located to the south of Kent Kangley RD and east of the Green River. This area includes the southern portion of Kent's East Hill and Auburn's Lea Hill areas. Lea Hill is developed with a large number of Average and Good quality homes and mixed with acreage sites, some of which are being developed into plats.

Amenities close to the area include shopping, restaurants, medical services, public parks and Green River Community College that's located in the southern portion of Lea Hill. Access to the major employment and business centers of King and Pierce counties is provided by Highway-167, Interstate-5, Highway-18 and Interstate -405.



**King County**

**Department of Assessments**

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

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

Dear Property Owners:

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

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

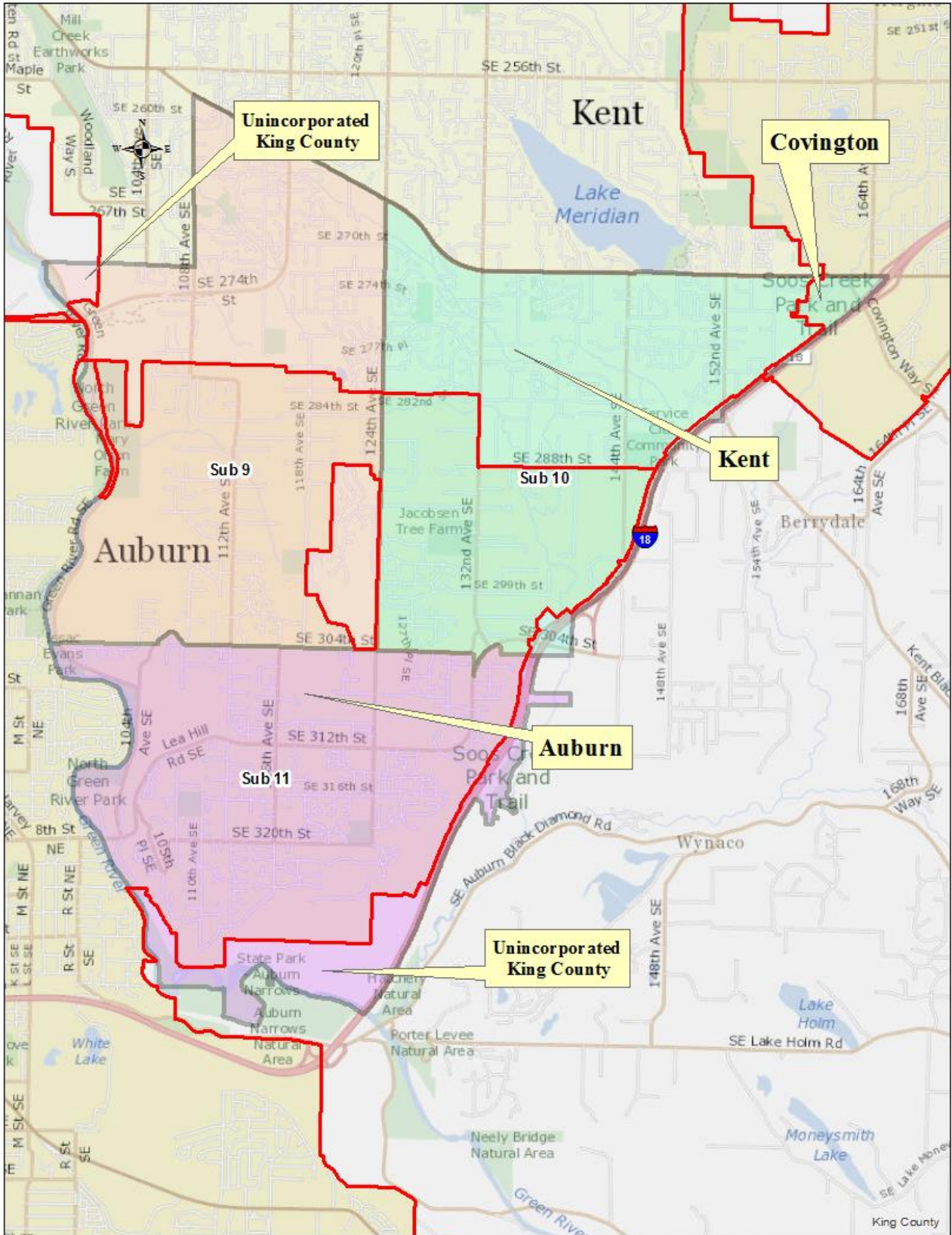
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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

Sincerely,

Lloyd Hara  
Assessor

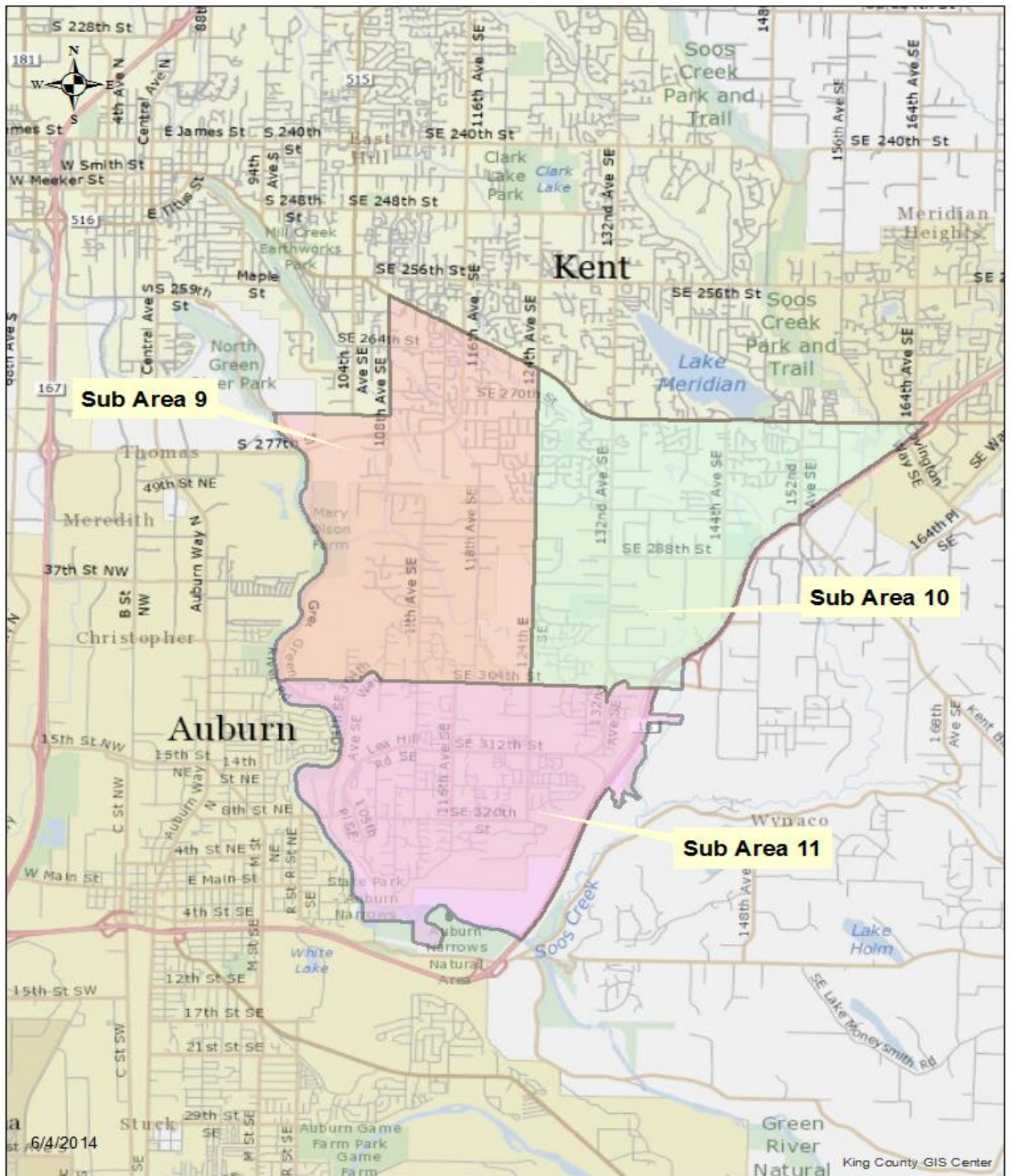
## Area 062



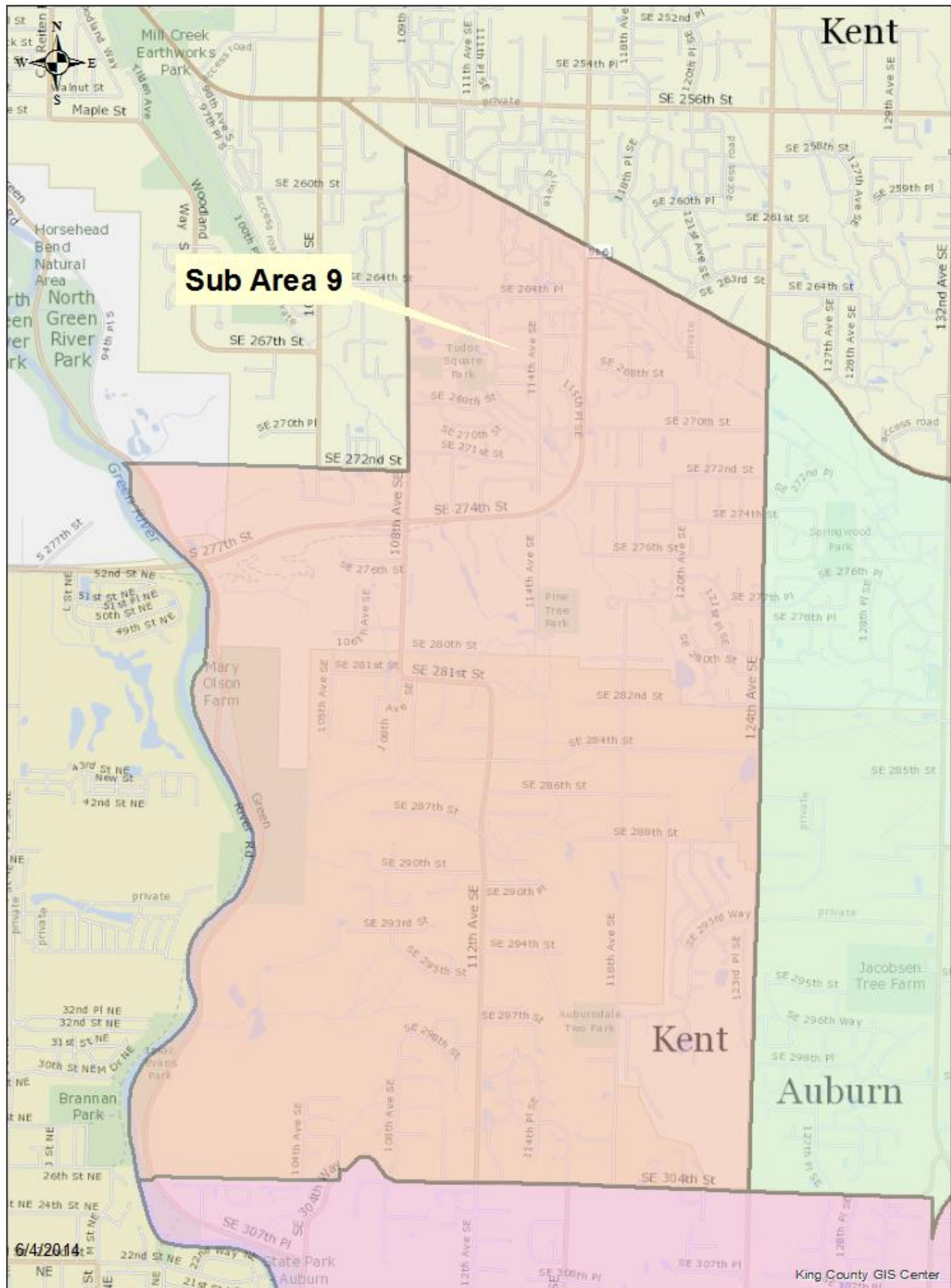
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## Area 62 Map

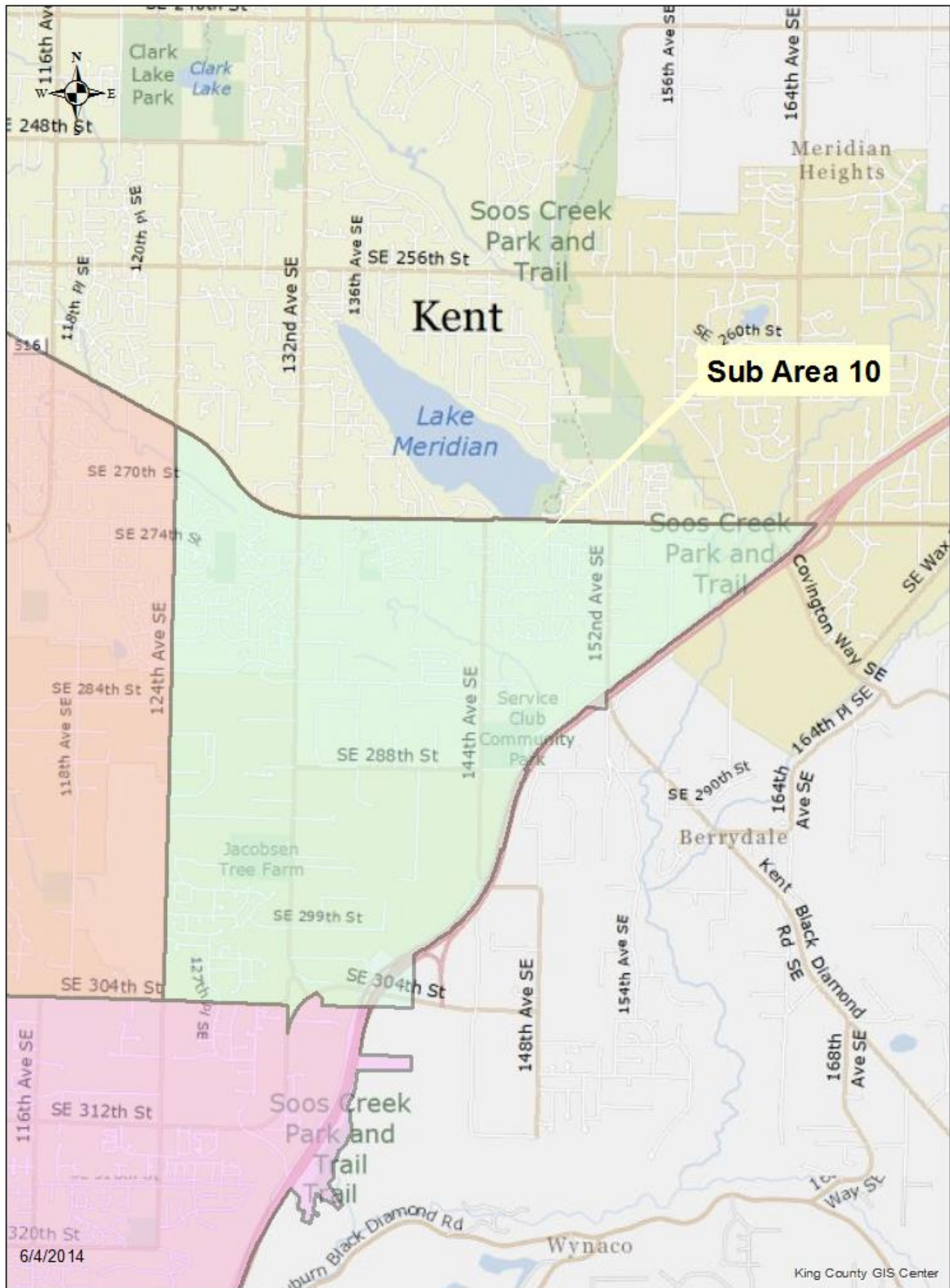


## Sub Area 9 Map

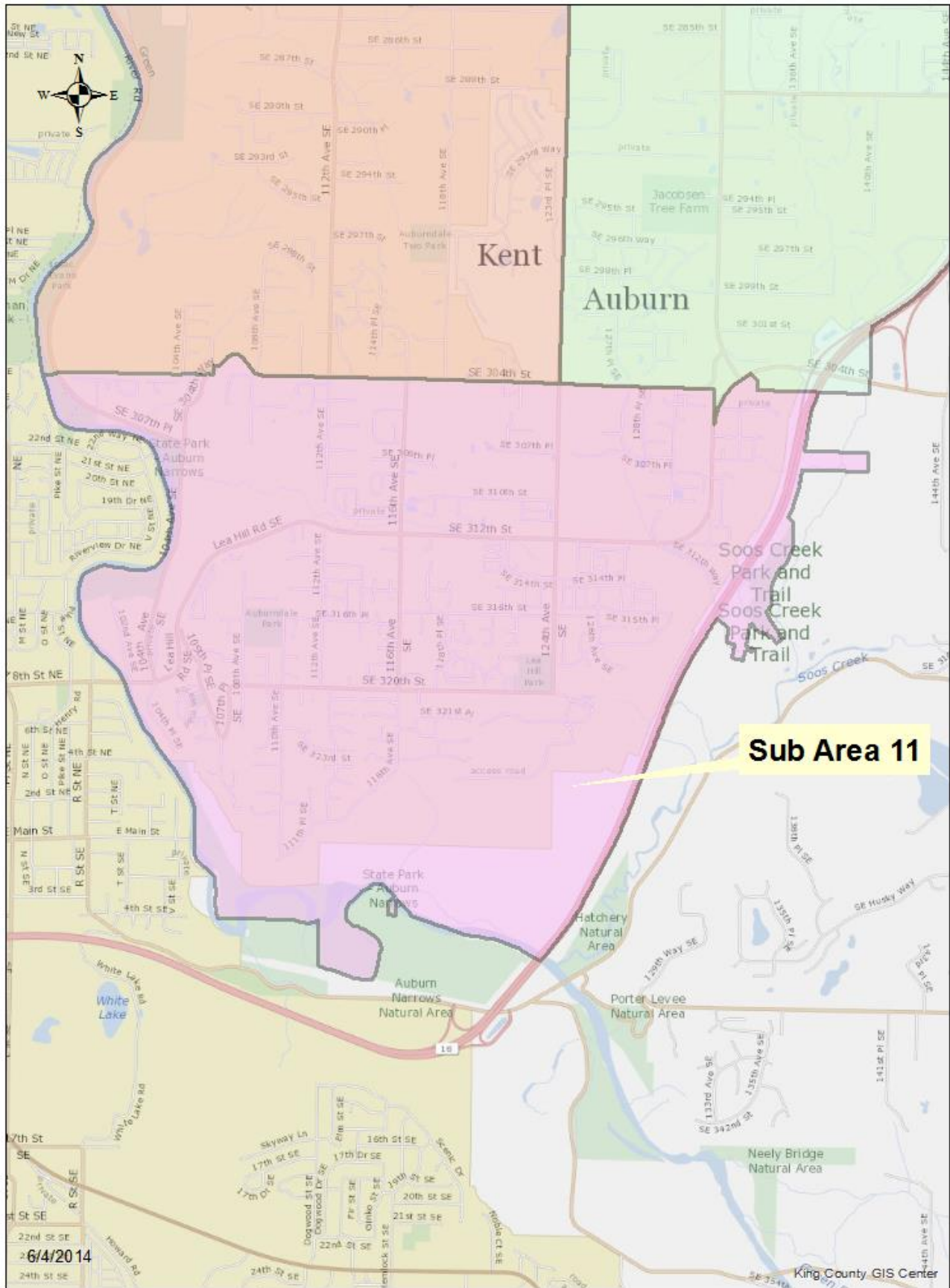




## Sub Area 10 Map



## Sub Area 11 Map





## Area 62 Housing Profile



Grade 4/ Year Built 1954/Total Living Area 880  
Account Number 342205-9209



Grade 5/ Year Built 1964/ Total Living Area 1240  
Account Number 352205-9032



Grade 6/ Year Built 1961/Total Living Area 1550  
Account Number 200540-0240



Grade 7/ Year Built 1990/ Total Living Area 1850  
Account Number 870012-0500



Grade 8/ Year Built 1990/ Total Living Area 2370  
Account Number 165730-0410



Grade 9/ Year Built 2000/ Total Living Area 3110  
Account Number 188800-0015



## Area 62 Housing Profile



Grade 10/ Year Built 2006/ Total Living Area 4232  
Account Number 935840-0170



Grade 11/ Year Built 1993 Total Living Area 5100  
Account Number 052105-9009



Grade 12/ Year Built 2008/ Total Living Area 6230  
Account Number 052105-9173

# 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

## Lea Hill - Area 062

### Annual Update

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

**Previous Physical Inspection:** 2011  
**Number of Improved Sales:** 1076  
**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>	\$84,000	\$231,100	\$315,100			7.06%
<b>2015 Value</b>	\$85,900	\$233,600	\$319,500	\$339,600	94.7%	6.99%
<b>\$ Change</b>	+\$1,900	+\$2,500	+\$4,400			
<b>% Change</b>	+2.3%	+1.1%	+1.4%			

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 6.99% is an improvement from the previous COD of 7.06%. 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>	\$85,300	\$197,700	\$283,000
<b>2015 Value</b>	\$87,200	\$200,200	\$287,400
<b>\$ Change</b>	+\$1,900	+\$2,500	+\$4,400
<b>% Change</b>	+2.2%	+1.3%	+1.6%

**Number of one to three unit residences in the population:** 7,173

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a Sub Area-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 11 were generally at higher assessment level than the rest of the population. This resulted in a lower adjustment for these properties than the standard adjustment. This annual update valuation model corrects for these strata differences.

## Area 062 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+2.57%	4860	68%

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
Sub Area 11	-0.30%	391	2313	17%

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

Generally, Sub Area 11 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.



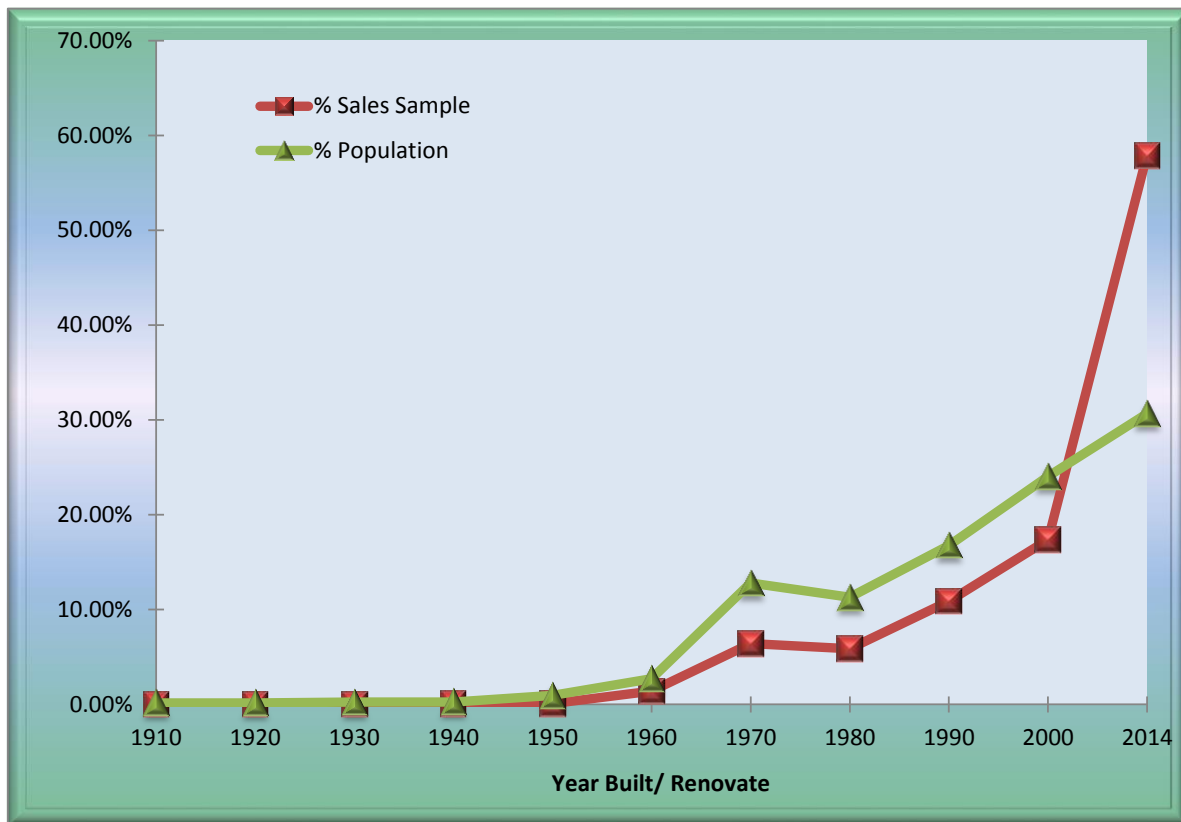
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	0	0.00%
1940	1	0.09%
1950	1	0.09%
1960	15	1.39%
1970	69	6.41%
1980	63	5.86%
1990	117	10.87%
2000	187	17.38%
2014	623	57.90%
1,076		

**Population**

Year Built/Ren	Frequency	% Population
1910	12	0.17%
1920	11	0.15%
1930	17	0.24%
1940	18	0.25%
1950	68	0.95%
1960	194	2.70%
1970	918	12.80%
1980	810	11.29%
1990	1,203	16.77%
2000	1,724	24.03%
2014	2,198	30.64%
7,173		



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.

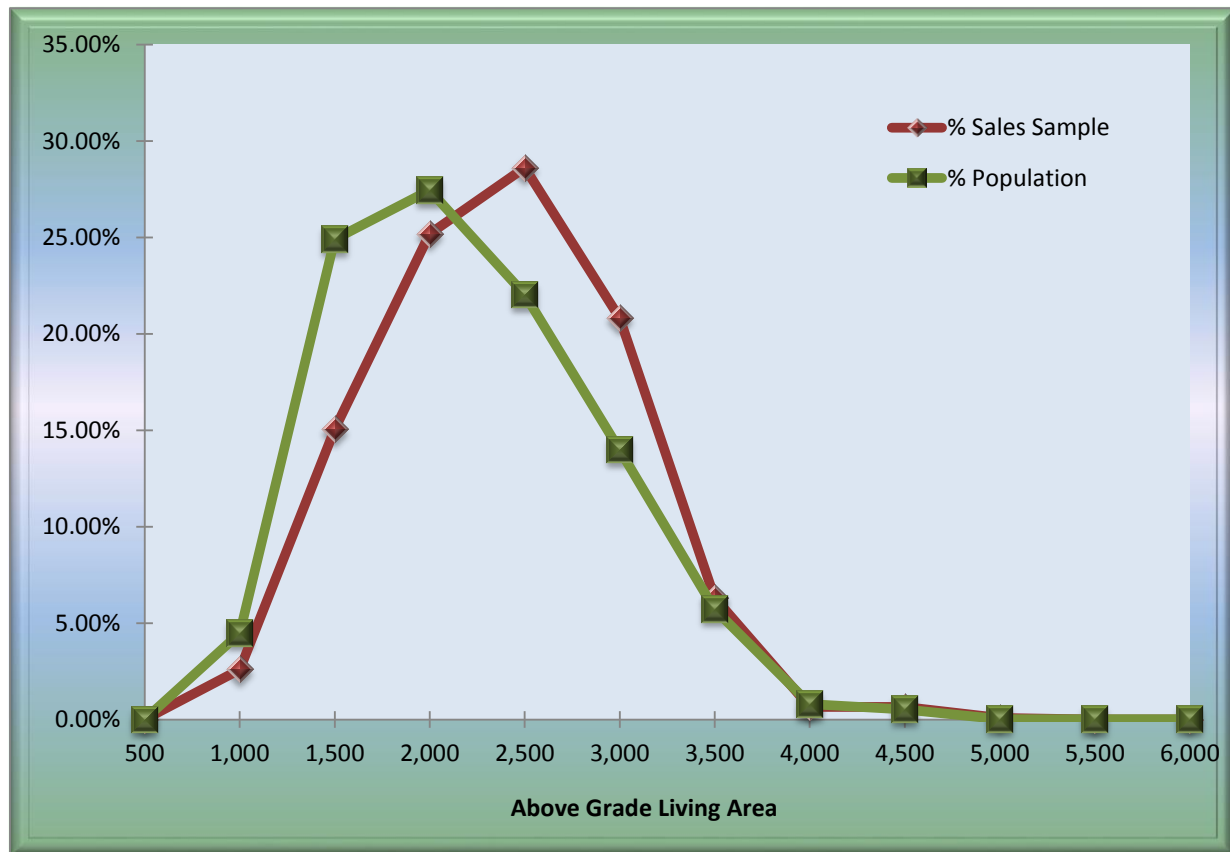
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	28	2.60%
1,500	162	15.06%
2,000	271	25.19%
2,500	308	28.62%
3,000	224	20.82%
3,500	68	6.32%
4,000	7	0.65%
4,500	7	0.65%
5,000	1	0.09%
5,500	0	0.00%
6,000	0	0.00%
1076		

**Population**

AGLA	Frequency	% Population
500	0	0.00%
1,000	322	4.49%
1,500	1,787	24.91%
2,000	1,969	27.45%
2,500	1,581	22.04%
3,000	1,003	13.98%
3,500	411	5.73%
4,000	57	0.79%
4,500	38	0.53%
5,000	2	0.03%
5,500	1	0.01%
6,000	2	0.03%
7,173		



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.



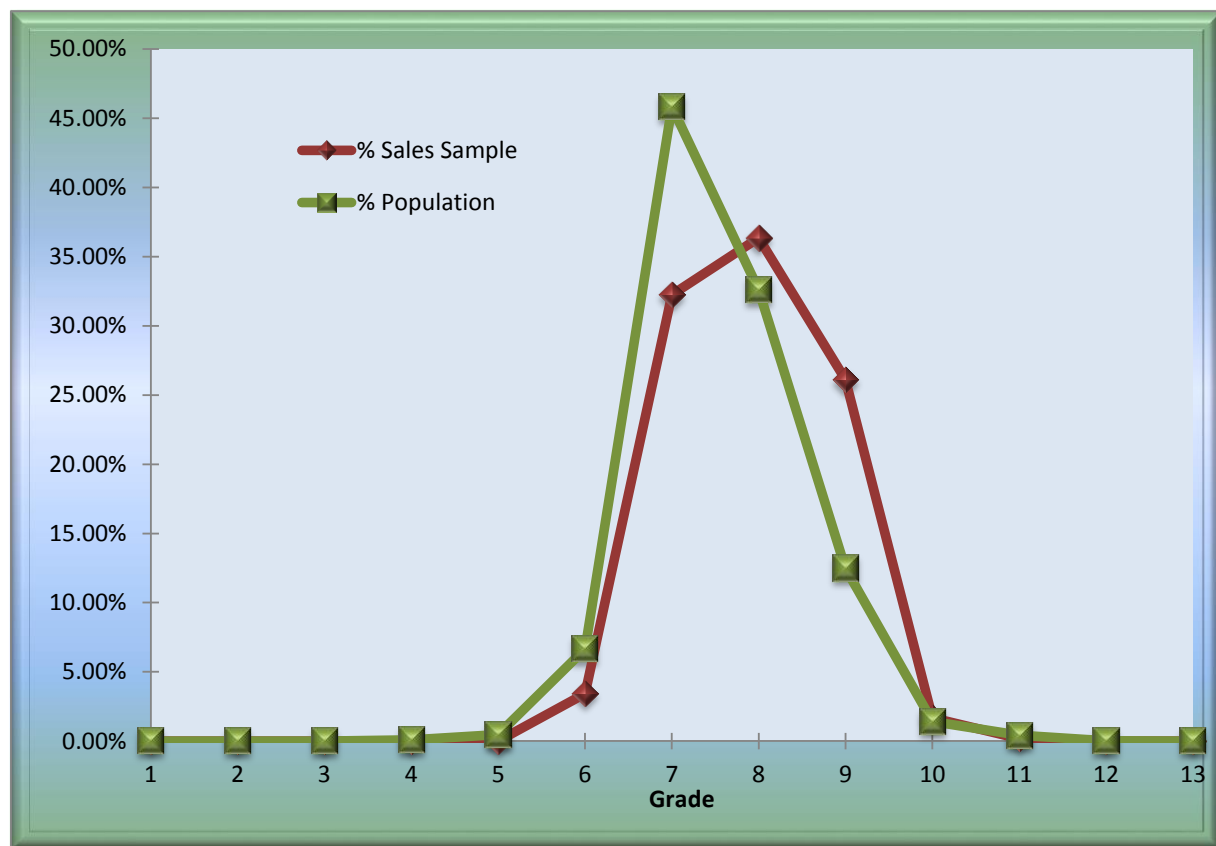
## Sales Sample Representation of Population Building Grade

**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	37	3.44%
7	347	32.25%
8	391	36.34%
9	281	26.12%
10	18	1.67%
11	2	0.19%
12	0	0.00%
13	0	0.00%
1076		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	7	0.10%
5	33	0.46%
6	478	6.66%
7	3,287	45.82%
8	2,338	32.59%
9	896	12.49%
10	102	1.42%
11	30	0.42%
12	2	0.03%
13	0	0.00%
7,173		



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

## Area 062 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 1.097, resulting in an adjusted value of \$521,000 ( $\$475,000 \times 1.097 = \$521,075$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.347	34.7%
2/1/2012	1.331	33.1%
3/1/2012	1.317	31.7%
4/1/2012	1.303	30.3%
5/1/2012	1.289	28.9%
6/1/2012	1.275	27.5%
7/1/2012	1.262	26.2%
8/1/2012	1.248	24.8%
9/1/2012	1.235	23.5%
10/1/2012	1.223	22.3%
11/1/2012	1.211	21.1%
12/1/2012	1.199	19.9%
1/1/2013	1.187	18.7%
2/1/2013	1.176	17.6%
3/1/2013	1.166	16.6%
4/1/2013	1.155	15.5%
5/1/2013	1.144	14.4%
6/1/2013	1.134	13.4%
7/1/2013	1.125	12.5%
8/1/2013	1.115	11.5%
9/1/2013	1.106	10.6%
10/1/2013	1.097	9.7%
11/1/2013	1.088	8.8%
12/1/2013	1.080	8.0%
1/1/2014	1.072	7.2%
2/1/2014	1.064	6.4%
3/1/2014	1.057	5.7%
4/1/2014	1.050	5.0%
5/1/2014	1.043	4.3%
6/1/2014	1.037	3.7%
7/1/2014	1.031	3.1%
8/1/2014	1.025	2.5%
9/1/2014	1.019	1.9%
10/1/2014	1.014	1.4%
11/1/2014	1.009	0.9%
12/1/2014	1.004	0.4%
1/1/2015	1.000	0.0%



The time adjustment formula for Area 062 is:  $(0.926207492484907 - 0.000128314889254107 * \text{SaleDay} + 1.52932005510653\text{E-}07 * \text{SaleDaySq} + 0.0266381712030821 * 0.3633829) / (0.926207492484907 + 0.0266381712030821 * 0.3633829)$

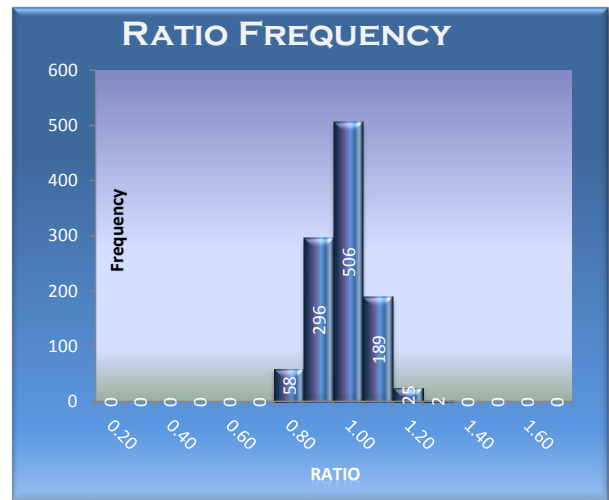
$\text{SaleDay} = \text{SaleDate} - 42005$

$\text{SaleDaySq} = (\text{SaleDate} - 42005)^2$

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

<b>District: SW / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lea Hill</b>	<b>1/1/2014</b>	<b>8/27/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 062</b>	<b>MTIA</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	1,076
<b>Mean Assessed Value</b>	\$315,100
<b>Mean Adj. Sales Price</b>	\$339,600
<b>Standard Deviation AV</b>	\$74,755
<b>Standard Deviation SP</b>	\$87,559
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.936
<b>Median Ratio</b>	0.938
<b>Weighted Mean Ratio</b>	0.928
UNIFORMITY	
<b>Lowest ratio</b>	0.710
<b>Highest ratio:</b>	1.204
<b>Coefficient of Dispersion</b>	7.06%
<b>Standard Deviation</b>	0.083
<b>Coefficient of Variation</b>	8.92%
<b>Price Related Differential (PRD)</b>	1.009
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.931
Upper limit	0.943
<b>95% Confidence: Mean</b>	
Lower limit	0.931
Upper limit	0.941
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	7,173
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.083
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	1,076
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	528
# ratios above mean:	548
z:	0.610
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

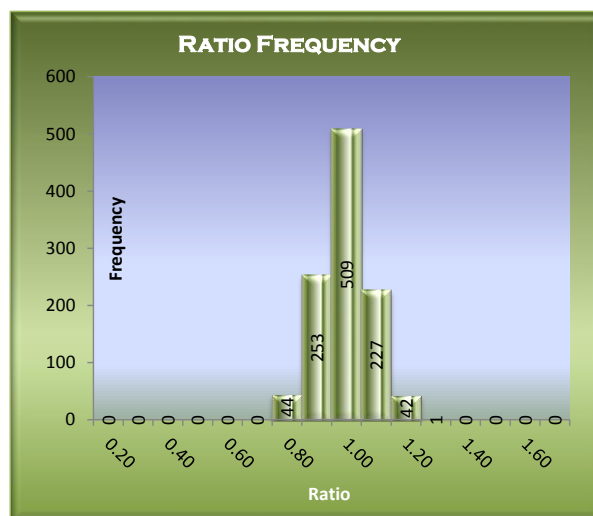
1 to 3 Unit Residences throughout Area 062

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: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Lea Hill</b>	<b>1/1/2015</b>	<b>8/27/2015</b>	<b>1/2012 - 12/2014</b>
	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
<b>Area Number: 062</b>	<b>MTIA</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	1,076
<b>Mean Assessed Value</b>	\$319,500
<b>Mean Sales Price</b>	\$339,600
<b>Standard Deviation AV</b>	\$76,490
<b>Standard Deviation SP</b>	\$87,559
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.949
<b>Median Ratio</b>	0.947
<b>Weighted Mean Ratio</b>	0.941
UNIFORMITY	
<b>Lowest ratio</b>	0.727
<b>Highest ratio:</b>	1.230
<b>Coefficient of Dispersion</b>	6.99%
<b>Standard Deviation</b>	0.084
<b>Coefficient of Variation</b>	8.84%
<b>Price Related Differential (PRD)</b>	1.008
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.942
Upper limit	0.954
<b>95% Confidence: Mean</b>	
Lower limit	0.944
Upper limit	0.954
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	7,173
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.084
<b>Recommended minimum:</b>	11
<b>Actual sample size:</b>	1,076
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	549
# ratios above mean:	527
z:	0.671
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 062

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



# Annual Update Process

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

**Date of Appraisal Report: August 27, 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 24 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 +2.2% increase in land assessments in the area for the 2015 Assessment Year. The formula is:

2015 Land Value = 2014 Land Value \* 1.025, with the result truncated to the next \$1,000.

## Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a Sub Area-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 11 were generally at higher assessment level than the rest of the population. This resulted in a lower adjustment for these properties than 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 1,076 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:

$$\text{2015 Total Value} = \text{2014 Total Value} * (1 - 0.05) / (0.926207492484907 + 0.0266381712030821 * \text{Sub11})$$

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 only 4 sales of mobile homes within Area 062. Analysis of the mobile home sales indicated a value increase in line with the Total % Change indicated by the Area’s sales sample as reflected on the Executive Summary page of +1.4%. The adjustment formula is:

$$\begin{aligned} \text{2015 Total Value} &= \text{2014 Total Value} * 1.014 \\ \text{2015 Improvements Value} &= \text{2015 Total Value} \text{ minus } \text{2015 Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.947. 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 +1.6%. 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) \* 1.014.
- 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) \* 1.014.
- 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 062 -- 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
9	0	052105	9180	01/28/13	\$122,000	\$144,000	720	6	1947	Good	13,775	N	N	10924 SE 304TH ST
9	0	200570	0080	05/25/12	\$128,250	\$164,000	840	6	1962	Good	9,760	N	N	11717 SE 276TH ST
9	0	200560	0110	12/11/13	\$207,500	\$224,000	860	6	1963	VGood	11,340	N	N	27219 116TH PL SE
9	0	200560	0090	05/14/14	\$160,000	\$166,000	860	6	1963	Good	11,900	N	N	27203 116TH PL SE
9	0	200580	0050	05/27/14	\$147,800	\$153,000	860	6	1962	Good	9,516	N	N	11631 SE 276TH ST
9	0	200570	0280	09/30/13	\$130,150	\$143,000	860	6	1962	Avg	9,638	N	N	27503 120TH AVE SE
9	0	200570	0200	03/14/13	\$145,450	\$169,000	970	6	1962	Good	8,979	N	N	11844 SE 275TH ST
9	0	200550	0180	04/07/14	\$163,500	\$171,000	1,040	6	1961	Good	9,594	N	N	11831 SE 274TH ST
9	0	200540	0180	12/07/12	\$125,000	\$150,000	1,050	6	1961	Good	10,125	N	N	27215 121ST AVE SE
9	0	200540	0210	05/19/12	\$135,000	\$173,000	1,100	6	1961	Good	10,125	N	N	27233 121ST AVE SE
9	0	200550	0060	10/28/13	\$198,950	\$217,000	1,130	6	1961	VGood	9,760	N	N	11802 SE 272ND PL
9	0	200560	0320	11/26/12	\$135,000	\$162,000	1,130	6	1962	Good	11,985	N	N	27204 117TH AVE SE
9	0	200590	0130	05/24/13	\$173,000	\$197,000	1,180	6	1967	Good	9,638	N	N	12003 SE 276TH ST
9	0	200540	0050	07/18/12	\$156,000	\$196,000	1,200	6	1960	Good	10,125	N	N	27235 122ND AVE SE
9	0	200570	0290	04/30/14	\$225,000	\$235,000	1,220	6	1962	Good	9,638	N	N	27511 120TH AVE SE
9	0	434500	0050	06/30/14	\$245,000	\$253,000	860	7	1996	Avg	14,197	N	N	26400 118TH PL SE
9	0	434500	0060	10/17/12	\$226,500	\$276,000	870	7	1995	Avg	6,195	N	N	26406 118TH PL SE
9	0	383062	0170	12/06/12	\$235,000	\$281,000	910	7	1978	VGood	7,350	N	N	12218 SE 276TH PL
9	0	383062	0700	04/28/14	\$285,000	\$298,000	1,010	7	1978	Good	8,720	Y	N	12123 SE 277TH PL
9	0	383062	0300	11/03/14	\$253,000	\$255,000	1,040	7	1978	Good	8,240	N	N	12004 SE 276TH PL
9	0	282205	9262	12/01/14	\$250,000	\$251,000	1,060	7	1960	Avg	52,272	N	N	12212 SE 270TH ST
9	0	383062	0390	03/27/14	\$230,000	\$242,000	1,060	7	1978	Avg	6,600	N	N	12219 SE 276TH PL
9	0	387676	0140	05/07/13	\$245,200	\$280,000	1,180	7	1998	Avg	6,818	N	N	27022 115TH PL SE
9	0	320450	0340	12/19/14	\$179,500	\$180,000	1,180	7	1952	Avg	32,214	N	N	30048 107TH PL SE
9	0	377500	0080	06/26/13	\$225,000	\$253,000	1,200	7	1995	Avg	9,158	N	N	11524 SE 264TH PL
9	0	383064	0490	05/23/12	\$169,000	\$216,000	1,220	7	1988	Good	6,128	N	N	12108 SE 280TH ST
9	0	870011	0290	03/15/12	\$199,950	\$262,000	1,240	7	1988	Good	6,636	N	N	11109 SE 269TH ST
9	0	387676	0350	09/17/13	\$225,000	\$248,000	1,250	7	1996	Good	7,718	N	N	26815 115TH PL SE
9	0	320450	0290	03/23/12	\$199,900	\$261,000	1,250	7	1966	Good	11,271	N	N	10728 SE 304TH WAY
9	0	155870	0030	07/03/12	\$180,000	\$227,000	1,270	7	1998	Avg	5,215	N	N	11211 SE 264TH ST
9	0	434530	0130	04/09/14	\$248,000	\$260,000	1,290	7	1994	Avg	7,745	N	N	26523 115TH PL SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	292205	9038	03/13/12	\$208,800	\$274,000	1,290	7	1963	Avg	87,120	N	N	27008 108TH AVE SE
9	0	630600	0110	03/19/14	\$264,500	\$279,000	1,300	7	1994	Avg	7,567	N	N	11321 SE 264TH PL
9	0	870011	0220	10/03/12	\$221,000	\$270,000	1,340	7	1988	Good	5,964	N	N	11001 SE 269TH ST
9	0	383063	0160	04/16/12	\$209,000	\$271,000	1,340	7	1987	Good	6,458	N	N	28045 122ND PL SE
9	0	383062	0710	06/13/14	\$206,135	\$213,000	1,340	7	1978	Good	11,070	Y	N	12129 SE 277TH PL
9	0	434500	0090	11/05/14	\$239,000	\$241,000	1,360	7	1994	Avg	5,754	N	N	26424 118TH PL SE
9	0	221240	0160	04/27/12	\$198,950	\$257,000	1,360	7	1962	Good	13,300	N	N	29629 112TH AVE SE
9	0	184140	0060	05/21/13	\$264,950	\$301,000	1,400	7	1962	Good	28,875	N	N	28123 109TH AVE SE
9	0	383064	0360	04/04/12	\$168,300	\$219,000	1,400	7	1987	Avg	5,777	N	N	12126 SE 280TH ST
9	0	434530	0010	02/06/13	\$210,000	\$247,000	1,410	7	1994	Avg	7,390	N	N	26505 114TH PL SE
9	0	870011	0300	04/20/12	\$230,000	\$298,000	1,410	7	1988	Good	7,946	N	N	26908 111TH PL SE
9	0	320450	0310	06/15/12	\$284,000	\$360,000	1,420	7	1962	Good	15,120	Y	N	30229 108TH AVE SE
9	0	184160	0300	06/19/12	\$348,000	\$441,000	1,420	7	1963	VGood	36,900	N	N	11249 SE 286TH ST
9	0	870010	0370	08/09/12	\$208,750	\$260,000	1,420	7	1989	Good	5,999	N	N	11209 SE 267TH PL
9	0	320450	0080	10/04/13	\$219,617	\$241,000	1,430	7	1963	Good	12,240	N	N	30060 108TH AVE SE
9	0	870012	0420	12/05/13	\$285,000	\$307,000	1,450	7	1990	Good	6,000	N	N	27004 111TH PL SE
9	0	387676	0650	04/19/12	\$171,000	\$221,000	1,450	7	1998	Avg	6,709	N	N	27109 116TH PL SE
9	0	542080	0010	05/08/14	\$266,000	\$277,000	1,460	7	1989	Avg	8,547	N	N	28124 123RD PL SE
9	0	383064	0370	02/12/14	\$248,000	\$263,000	1,490	7	1987	Good	5,935	N	N	27830 121ST PL SE
9	0	787900	0110	08/19/12	\$232,500	\$289,000	1,530	7	1996	Avg	8,079	N	N	11628 SE 269TH ST
9	0	794230	0070	09/15/14	\$229,900	\$234,000	1,550	7	1967	Good	9,899	N	N	27048 118TH PL SE
9	0	383064	0390	09/18/13	\$240,000	\$264,000	1,570	7	1987	Good	6,008	N	N	27814 121ST PL SE
9	0	542080	0090	11/17/14	\$225,000	\$226,000	1,590	7	1989	Avg	8,449	N	N	28117 123RD PL SE
9	0	222180	0210	08/01/13	\$245,000	\$273,000	1,590	7	1992	Avg	6,546	N	N	27060 111TH CT SE
9	0	942935	0100	02/17/14	\$230,000	\$244,000	1,640	7	2003	Avg	8,009	N	N	26404 110TH PL SE
9	0	383062	0060	06/22/12	\$174,000	\$220,000	1,640	7	1978	Good	7,420	N	N	27628 123RD AVE SE
9	0	870011	0020	09/17/14	\$273,000	\$277,000	1,650	7	1989	Good	5,994	N	N	11320 SE 269TH ST
9	0	870012	0350	05/30/13	\$242,500	\$275,000	1,650	7	1992	Avg	5,764	N	N	27046 111TH PL SE
9	0	870011	0310	04/12/13	\$236,000	\$272,000	1,650	7	1988	Good	8,140	N	N	11205 SE 269TH ST
9	0	870011	0020	03/29/12	\$219,950	\$287,000	1,650	7	1989	Good	5,994	N	N	11320 SE 269TH ST
9	0	434530	0050	06/17/14	\$294,999	\$305,000	1,660	7	1994	Avg	9,760	N	N	26522 114TH PL SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	434530	0050	03/27/14	\$272,000	\$286,000	1,660	7	1994	Avg	9,760	N	N	26522 114TH PL SE
9	0	387676	0430	08/22/14	\$269,950	\$276,000	1,660	7	1996	Avg	7,003	N	N	26927 115TH PL SE
9	0	387676	0550	07/26/13	\$269,950	\$301,000	1,660	7	1996	Good	7,473	N	N	11511 SE 270TH ST
9	0	383063	0310	07/25/14	\$260,000	\$267,000	1,670	7	1988	Avg	5,797	N	N	28022 121ST AVE SE
9	0	383063	0340	12/18/12	\$200,000	\$238,000	1,680	7	1986	Good	5,961	N	N	12128 SE 280TH CT
9	0	332205	9051	07/24/13	\$273,000	\$305,000	1,690	7	1964	Avg	49,222	N	N	11825 SE 286TH ST
9	0	383062	0480	11/13/12	\$230,000	\$277,000	1,711	7	1979	Good	9,555	N	N	27647 121ST PL SE
9	0	221240	0010	05/22/13	\$262,000	\$298,000	1,716	7	2007	Avg	13,292	N	N	11133 SE 298TH ST
9	0	383063	0140	09/24/14	\$275,000	\$279,000	1,730	7	1987	Good	5,799	N	N	28057 122ND PL SE
9	0	383063	0060	09/29/14	\$245,000	\$249,000	1,730	7	1987	Avg	7,442	N	N	28012 122ND PL SE
9	0	429880	0100	01/09/12	\$207,000	\$278,000	1,750	7	1996	Good	5,920	N	N	26703 115TH AVE SE
9	0	434500	0490	12/02/14	\$270,000	\$271,000	1,770	7	1996	Avg	7,336	N	N	11630 SE 265TH PL
9	0	434500	0370	04/02/13	\$254,000	\$293,000	1,770	7	1996	Avg	7,194	N	N	11633 SE 265TH PL
9	0	870012	0220	04/10/13	\$252,000	\$290,000	1,790	7	1991	Good	7,656	N	N	11056 SE 270TH CT
9	0	322205	9206	08/28/14	\$265,000	\$270,000	1,820	7	2004	Avg	16,103	N	N	10824 SE 275TH ST
9	0	177642	0150	07/23/14	\$295,000	\$303,000	1,830	7	2003	Avg	5,720	N	N	26916 121ST AVE SE
9	0	870010	0100	08/19/14	\$295,000	\$301,000	1,850	7	1990	Avg	6,663	N	N	26707 110TH AVE SE
9	0	870012	0270	12/10/14	\$278,000	\$279,000	1,850	7	1991	Avg	6,037	N	N	11055 SE 270TH CT
9	0	870011	0320	05/13/13	\$246,000	\$281,000	1,850	7	1988	Good	6,299	N	N	11213 SE 269TH ST
9	0	222180	0030	08/24/12	\$245,000	\$303,000	1,850	7	1993	Avg	9,679	N	N	27113 109TH CT SE
9	0	383064	0160	09/18/13	\$230,000	\$253,000	1,860	7	1987	Good	6,000	N	N	27929 123RD PL SE
9	0	870010	0380	04/16/12	\$231,500	\$300,000	1,860	7	1989	Good	7,021	N	N	11203 SE 267TH PL
9	0	383062	0540	05/04/12	\$221,000	\$285,000	1,860	7	1984	Good	7,200	N	N	27650 120TH PL SE
9	0	108562	1730	03/19/14	\$295,268	\$311,000	1,864	7	2014	Avg	3,577	N	N	29413 121ST AVE SE
9	0	108562	1920	12/05/13	\$280,511	\$303,000	1,864	7	2013	Avg	3,543	N	N	29406 120TH AVE SE
9	0	108562	1860	10/17/13	\$278,678	\$304,000	1,864	7	2013	Avg	3,777	N	N	29318 120TH AVE SE
9	0	108562	1790	07/02/13	\$272,652	\$307,000	1,864	7	2013	Avg	3,880	N	N	29321 121ST AVE SE
9	0	942935	0090	04/03/13	\$230,000	\$265,000	1,920	7	2003	Avg	5,761	N	N	26406 110TH PL SE
9	0	383063	0550	11/21/14	\$240,000	\$241,000	1,930	7	1988	Avg	6,620	N	N	28031 121ST AVE SE
9	0	870010	0170	04/11/13	\$260,000	\$299,000	1,930	7	1989	Good	6,831	N	N	26707 112TH AVE SE
9	0	222180	0220	07/29/13	\$279,900	\$312,000	1,970	7	1993	Avg	6,014	N	N	27054 111TH CT SE





## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	383063	0510	12/11/14	\$245,000	\$246,000	1,980	7	1987	Avg	8,395	N	N	12032 SE 281ST CT
9	0	262142	0020	02/15/12	\$210,000	\$278,000	2,010	7	2000	Avg	6,545	N	N	26807 118TH CT SE
9	0	942935	0080	10/31/12	\$230,000	\$279,000	2,020	7	2003	Avg	5,768	N	N	26408 110TH PL SE
9	0	262140	0010	03/29/12	\$200,000	\$261,000	2,020	7	1998	Avg	6,150	N	N	26728 118TH AVE SE
9	0	630600	0160	03/19/13	\$248,000	\$287,000	2,030	7	1994	Avg	5,958	N	N	11223 SE 264TH PL
9	0	108562	1720	06/24/14	\$307,950	\$318,000	2,056	7	2014	Avg	3,577	N	N	29415 121ST AVE SE
9	0	108562	1750	01/15/14	\$307,500	\$328,000	2,056	7	2014	Avg	3,726	N	N	29405 121ST AVE SE
9	0	108562	1770	11/06/13	\$299,373	\$325,000	2,056	7	2013	Avg	3,872	N	N	29331 121ST AVE SE
9	0	108562	1900	12/11/13	\$298,891	\$322,000	2,056	7	2013	Avg	3,553	N	N	29402 120TH AVE SE
9	0	108562	1940	11/03/14	\$297,950	\$301,000	2,056	7	2014	Avg	3,554	N	N	29414 120TH AVE SE
9	0	108562	1880	09/12/13	\$296,794	\$327,000	2,056	7	2013	Avg	3,870	N	N	29328 120TH AVE SE
9	0	108562	1850	07/10/13	\$295,000	\$331,000	2,056	7	2013	Avg	3,777	N	N	29314 120TH AVE SE
9	0	262142	0060	07/28/14	\$275,000	\$282,000	2,060	7	1999	Avg	5,742	N	N	26819 118TH CT SE
9	0	177642	0010	05/10/12	\$230,000	\$296,000	2,070	7	2003	Avg	6,541	N	N	12102 SE 270TH ST
9	0	262140	0050	04/14/14	\$275,000	\$288,000	2,120	7	1998	Avg	6,581	N	N	26708 118TH WAY SE
9	0	282205	9082	10/15/12	\$216,000	\$263,000	2,120	7	1997	Avg	6,000	N	N	11904 SE 268TH ST
9	0	184140	0190	06/26/13	\$258,000	\$291,000	2,130	7	1960	Good	29,058	N	N	28263 112TH AVE SE
9	0	108562	1840	06/17/14	\$314,500	\$325,000	2,267	7	2013	Avg	3,777	N	N	29308 120TH AVE SE
9	0	108562	1780	08/01/13	\$312,500	\$348,000	2,267	7	2013	Avg	3,880	N	N	29329 121ST AVE SE
9	0	108562	1930	04/24/14	\$311,500	\$325,000	2,267	7	2013	Avg	3,549	N	N	29410 120TH AVE SE
9	0	108562	1910	04/23/14	\$306,500	\$320,000	2,267	7	2013	Avg	3,538	N	N	29404 120TH AVE SE
9	0	108562	1740	08/14/14	\$306,000	\$313,000	2,267	7	2014	Avg	3,577	N	N	29407 121ST AVE SE
9	0	108562	1890	04/04/14	\$305,000	\$320,000	2,267	7	2013	Avg	4,043	N	N	29330 120TH AVE SE
9	0	108562	1870	08/16/13	\$297,450	\$330,000	2,267	7	2013	Avg	3,777	N	N	29322 120TH AVE SE
9	0	870010	0010	07/10/14	\$315,000	\$324,000	2,340	7	1992	Avg	6,837	N	N	26828 110TH AVE SE
9	0	870010	0080	05/22/12	\$238,000	\$305,000	2,370	7	1989	Avg	6,598	N	N	26700 110TH AVE SE
9	0	787900	0020	11/15/12	\$225,000	\$271,000	2,450	7	1996	Avg	11,327	N	N	11626 SE 270TH ST
9	0	870011	0100	09/16/13	\$300,000	\$330,000	2,527	7	1988	Good	6,652	N	N	26829 112TH AVE SE
9	0	262140	0130	04/04/14	\$290,000	\$304,000	2,740	7	1997	Avg	7,765	N	N	11827 SE 266TH PL
9	0	052105	9139	03/26/13	\$344,950	\$399,000	1,440	8	1978	Good	35,717	N	N	10627 SE 293RD ST
9	0	259761	0030	02/21/13	\$229,950	\$269,000	1,480	8	2013	Avg	10,336	N	N	27432 122ND PL SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	031839	0070	09/19/13	\$245,000	\$270,000	1,580	8	2004	Avg	5,774	N	N	10502 SE 273RD PL
9	0	259761	0060	06/20/14	\$358,000	\$370,000	1,622	8	2013	Avg	8,172	N	N	12312 SE 275TH PL
9	0	259761	0060	11/28/12	\$332,857	\$399,000	1,622	8	2013	Avg	8,172	N	N	12312 SE 275TH PL
9	0	222180	0370	07/13/12	\$201,500	\$253,000	1,630	8	1994	Avg	10,476	N	N	27033 110TH CT SE
9	0	221260	0120	05/08/13	\$263,500	\$301,000	1,670	8	1966	Good	41,263	Y	N	10825 SE 295TH ST
9	0	786700	0026	07/12/13	\$375,000	\$420,000	1,680	8	1974	Good	195,390	N	N	29513 118TH AVE SE
9	0	184150	0050	10/20/14	\$334,950	\$339,000	1,700	8	1961	Avg	40,973	N	N	10633 SE 287TH ST
9	0	379070	0110	12/01/14	\$225,000	\$226,000	1,700	8	1994	Avg	6,031	N	N	11207 SE 271ST ST
9	0	379070	0060	03/25/14	\$251,000	\$264,000	1,710	8	1994	Avg	5,452	N	N	11220 SE 271ST ST
9	0	221260	0160	01/21/14	\$275,000	\$293,000	1,720	8	1967	Good	13,261	N	N	11044 SE 295TH ST
9	0	031839	0180	10/29/14	\$299,000	\$302,000	1,730	8	2004	Avg	6,007	N	N	27226 105TH AVE SE
9	0	031839	0180	10/09/12	\$270,000	\$329,000	1,730	8	2004	Avg	6,007	N	N	27226 105TH AVE SE
9	0	221260	0040	06/04/14	\$229,500	\$238,000	1,770	8	1968	Good	33,224	N	N	11101 SE 295TH ST
9	0	797080	0080	10/15/13	\$267,000	\$292,000	1,799	8	2004	Avg	7,968	N	N	11132 SE 266TH ST
9	0	436320	0130	05/01/13	\$232,500	\$266,000	1,820	8	1995	Avg	8,090	N	N	26717 118TH WAY SE
9	0	436320	0250	03/06/12	\$190,000	\$250,000	1,830	8	1995	Avg	7,866	N	N	11711 SE 268TH ST
9	0	108562	2830	06/04/14	\$322,990	\$335,000	1,848	8	2014	Avg	4,449	N	N	12104 SE 292ND WAY
9	0	140290	0380	07/03/14	\$280,500	\$289,000	1,890	8	1997	Avg	6,962	N	N	30021 114TH WAY SE
9	0	436320	0030	04/17/13	\$225,000	\$259,000	1,890	8	1994	Avg	7,349	N	N	11730 SE 266TH PL
9	0	259761	0070	01/03/13	\$280,050	\$332,000	1,909	8	2012	Avg	8,171	N	N	12316 SE 275TH PL
9	0	259761	0080	11/05/12	\$271,000	\$328,000	1,909	8	2012	Avg	8,171	N	N	12322 SE 275TH PL
9	0	259761	0120	11/05/12	\$269,950	\$326,000	1,909	8	2012	Avg	7,644	N	N	12307 SE 274TH ST
9	0	786700	0017	03/26/12	\$410,000	\$535,000	1,940	8	1980	Good	142,042	N	N	30009 118TH AVE SE
9	0	222180	0130	12/10/12	\$236,000	\$282,000	1,940	8	1993	Avg	5,795	N	N	11011 SE 271ST ST
9	0	031839	0030	05/09/14	\$280,000	\$292,000	1,950	8	2004	Avg	8,571	N	N	27229 105TH AVE SE
9	0	259761	0040	12/13/12	\$265,000	\$317,000	1,950	8	2013	Avg	7,629	N	N	12304 SE 275TH PL
9	0	108562	2660	10/17/13	\$311,000	\$340,000	1,955	8	2013	Avg	4,465	N	N	29104 120TH WAY SE
9	0	302290	0110	07/05/12	\$289,000	\$364,000	1,979	8	2012	Avg	5,833	N	N	10615 SE 273RD CT
9	0	302290	0130	01/15/13	\$279,950	\$331,000	1,979	8	2012	Avg	7,524	N	N	10601 SE 273RD CT
9	0	797080	0100	05/27/14	\$283,200	\$294,000	1,982	8	2004	Avg	6,406	N	N	11126 SE 266TH ST
9	0	379070	0070	11/21/14	\$302,500	\$304,000	1,990	8	1994	Avg	5,511	N	N	11214 SE 271ST ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	108562	2880	06/24/14	\$330,990	\$342,000	2,004	8	2014	Avg	3,916	N	N	29106 121ST WAY SE
9	0	108562	2700	01/30/14	\$327,499	\$349,000	2,004	8	2013	Avg	4,050	N	N	29122 120TH WAY SE
9	0	108562	2680	08/11/14	\$323,033	\$330,000	2,004	8	2014	Avg	4,048	N	N	29112 120TH WAY SE
9	0	108562	2810	02/25/14	\$318,772	\$337,000	2,004	8	2014	Avg	4,007	N	N	12028 SE 292ND WAY
9	0	108562	2640	03/24/14	\$304,269	\$320,000	2,004	8	2014	Avg	3,913	N	N	29011 121ST WAY SE
9	0	140295	0330	06/05/13	\$271,500	\$308,000	2,040	8	2002	Avg	5,988	N	N	29830 113TH WAY SE
9	0	500360	0010	06/13/13	\$330,000	\$373,000	2,060	8	2000	Good	6,076	N	N	11130 SE 264TH PL
9	0	500360	0240	12/04/14	\$292,000	\$293,000	2,060	8	2000	Avg	5,950	N	N	26612 111TH PL SE
9	0	500360	0150	03/06/13	\$234,999	\$273,000	2,060	8	2000	Avg	8,495	N	N	26521 111TH PL SE
9	0	140295	0240	06/02/14	\$300,000	\$311,000	2,070	8	2003	Avg	7,476	N	N	11366 SE 298TH PL
9	0	140295	0290	12/31/12	\$277,000	\$329,000	2,080	8	2002	Avg	5,494	N	N	29833 114TH WAY SE
9	0	108562	2820	07/29/14	\$334,990	\$343,000	2,106	8	2014	Avg	4,007	N	N	12030 SE 292ND WAY
9	0	108562	2690	07/31/14	\$328,915	\$337,000	2,106	8	2014	Avg	4,033	N	N	29114 120TH WAY SE
9	0	786700	0061	07/17/12	\$315,000	\$395,000	2,110	8	1967	Good	37,481	N	N	30228 118TH AVE SE
9	0	383125	0400	09/20/12	\$319,500	\$392,000	2,136	8	2011	Avg	5,840	N	N	27208 104TH AVE SE
9	0	108562	2710	08/29/13	\$310,000	\$343,000	2,150	8	2013	Avg	4,058	N	N	29128 120TH WAY SE
9	0	108562	2670	08/27/13	\$319,394	\$354,000	2,152	8	2013	Avg	4,035	N	N	29110 120TH WAY SE
9	0	140290	0510	03/27/13	\$260,500	\$301,000	2,170	8	1997	Avg	7,773	N	N	30009 114TH PL SE
9	0	140290	0460	12/19/13	\$309,950	\$333,000	2,190	8	1996	Good	9,209	N	N	29912 114TH WAY SE
9	0	330940	0050	11/09/12	\$298,500	\$360,000	2,216	8	2011	Avg	5,953	N	N	11631 SE 266TH CT
9	0	330940	0010	12/19/12	\$296,555	\$354,000	2,216	8	2011	Avg	5,701	N	N	11607 SE 266TH CT
9	0	108562	2620	05/14/14	\$317,241	\$330,000	2,220	8	2014	Avg	3,913	N	N	29015 121ST WAY SE
9	0	237930	0060	01/11/12	\$258,000	\$346,000	2,220	8	2001	Good	6,589	N	N	27211 111TH PL SE
9	0	436320	0150	02/23/12	\$259,950	\$343,000	2,230	8	1994	Avg	8,486	N	N	11740 SE 268TH ST
9	0	108562	2630	03/12/14	\$371,204	\$391,000	2,250	8	2014	Avg	3,913	N	N	29013 121ST WAY SE
9	0	108562	2600	03/19/14	\$336,330	\$354,000	2,250	8	2014	Avg	4,476	N	N	29025 121ST WAY SE
9	0	108562	2800	04/01/14	\$335,658	\$352,000	2,250	8	2014	Avg	4,007	N	N	12022 SE 292ND WAY
9	0	108562	2890	07/08/14	\$333,490	\$343,000	2,250	8	2014	Avg	3,916	N	N	29102 121ST WAY SE
9	0	237930	0300	08/27/12	\$245,000	\$303,000	2,260	8	2001	Avg	5,724	N	N	27326 111TH PL SE
9	0	302290	0170	06/27/12	\$292,000	\$369,000	2,264	8	2012	Avg	6,191	N	N	10622 SE 273RD CT
9	0	052105	9141	01/12/12	\$294,500	\$395,000	2,280	8	1987	Good	16,117	N	N	28818 108TH AVE SE





## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	140290	0230	02/25/14	\$282,500	\$299,000	2,300	8	1996	Avg	6,578	N	N	30216 114TH PL SE
9	0	302290	0040	03/06/12	\$285,000	\$375,000	2,304	8	2011	Avg	8,879	N	N	27322 107TH PL SE
9	0	302290	0140	12/20/12	\$289,000	\$344,000	2,304	8	2012	Avg	5,912	N	N	10602 SE 273RD CT
9	0	302290	0120	08/31/12	\$289,000	\$357,000	2,304	8	2012	Avg	5,900	N	N	10607 SE 273RD CT
9	0	322205	9150	02/13/12	\$278,000	\$369,000	2,320	8	1992	Avg	31,187	N	N	27920 108TH AVE SE
9	0	302290	0070	09/29/14	\$348,000	\$353,000	2,360	8	2011	Avg	6,145	N	N	10707 273RD AVE NE
9	0	125220	0130	12/04/12	\$250,000	\$299,000	2,380	8	2001	Avg	6,181	N	N	27025 117TH PL SE
9	0	108562	2910	10/01/14	\$354,990	\$360,000	2,400	8	2014	Avg	3,916	N	N	29018 121ST WAY SE
9	0	259761	0100	09/12/12	\$325,000	\$400,000	2,410	8	2012	Avg	8,085	N	N	12315 SE 274TH ST
9	0	140290	0610	10/16/12	\$305,000	\$371,000	2,420	8	1996	Avg	9,524	N	N	11344 SE 300TH PL
9	0	140295	0190	09/16/14	\$321,000	\$326,000	2,430	8	2002	Avg	5,366	N	N	11330 SE 298TH PL
9	0	140295	0100	11/21/14	\$305,000	\$307,000	2,430	8	2002	Avg	5,959	N	N	29831 113TH WAY SE
9	0	237930	0330	07/02/14	\$345,000	\$356,000	2,450	8	2002	Avg	6,994	N	N	11207 SE 272ND PL
9	0	259761	0110	10/26/12	\$313,000	\$380,000	2,453	8	2012	Avg	7,644	N	N	12311 SE 274TH ST
9	0	259761	0090	10/18/12	\$305,000	\$371,000	2,453	8	2012	Avg	8,890	N	N	12328 SE 275TH PL
9	0	259761	0130	09/19/12	\$300,000	\$368,000	2,453	8	2012	Avg	7,644	N	N	12303 SE 274TH ST
9	0	259761	0010	11/27/12	\$290,000	\$348,000	2,508	8	2013	Avg	7,715	N	N	27416 122ND PL SE
9	0	320450	0280	02/07/14	\$367,000	\$390,000	2,538	8	2013	Avg	11,122	N	N	10720 SE 304TH WAY
9	0	108562	2530	06/09/14	\$375,071	\$388,000	2,555	8	2013	Avg	5,059	N	N	29217 120TH WAY SE
9	0	108562	2500	07/19/13	\$370,585	\$415,000	2,555	8	2013	Avg	5,006	N	N	29227 120TH WAY SE
9	0	108562	2540	10/28/13	\$385,000	\$419,000	2,560	8	2013	Avg	5,102	N	N	29205 120TH WAY SE
9	0	108562	2560	06/05/14	\$385,713	\$400,000	2,570	8	2014	Avg	5,437	N	N	29123 120TH WAY SE
9	0	108562	2470	08/21/13	\$393,544	\$436,000	2,586	8	2013	Avg	6,113	N	N	29305 120TH AVE SE
9	0	108562	2510	11/18/13	\$368,737	\$399,000	2,586	8	2013	Avg	5,024	N	N	29223 120TH WAY SE
9	0	108562	2870	10/17/14	\$371,055	\$375,000	2,605	8	2014	Avg	3,916	N	N	29108 121ST WAY SE
9	0	108562	2900	12/19/14	\$345,000	\$346,000	2,605	8	2014	Avg	3,916	N	N	29024 121ST WAY SE
9	0	108562	2490	03/27/14	\$379,990	\$399,000	2,616	8	2013	Avg	5,008	N	N	29229 120TH WAY SE
9	0	500360	0190	05/07/13	\$350,000	\$400,000	2,880	8	2000	Avg	6,119	N	N	26605 111TH PL SE
9	0	108562	2480	08/24/13	\$399,990	\$443,000	2,934	8	2013	Avg	5,508	N	N	29303 120TH WAY SE
9	0	108562	2520	05/12/14	\$385,000	\$401,000	2,957	8	2013	Avg	5,041	N	N	29219 120TH WAY SE
9	0	108562	2580	03/03/14	\$414,447	\$438,000	3,021	8	2014	Avg	4,977	N	N	29115 120TH WAY SE



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	108562	2590	03/06/14	\$390,466	\$412,000	3,021	8	2014	Avg	5,319	N	N	29107 120TH WAY SE
9	0	108562	2570	08/18/14	\$383,191	\$391,000	3,021	8	2014	Avg	4,787	N	N	29121 120TH WAY SE
9	0	108562	2550	07/22/13	\$423,442	\$473,000	3,137	8	2013	Avg	5,688	N	N	29023 120TH WAY SE
9	0	221240	0130	05/09/13	\$276,550	\$316,000	3,140	8	1971	Good	13,300	N	N	29725 112TH AVE SE
9	0	322205	9101	01/30/14	\$387,000	\$412,000	3,296	8	1971	Good	54,450	N	N	28224 105TH AVE SE
9	0	108562	3260	04/15/14	\$430,692	\$451,000	3,320	8	2014	Avg	8,332	N	N	28909 121ST WAY SE
9	0	292205	9107	11/07/12	\$382,100	\$462,000	4,028	8	1990	Good	29,446	N	N	26048 108TH AVE SE
9	0	108562	3210	07/25/12	\$292,000	\$365,000	1,741	9	2012	Avg	3,920	N	N	29025 122ND WAY SE
9	0	108562	3580	11/18/13	\$373,000	\$404,000	1,769	9	2011	Avg	3,900	N	N	28929 123RD WAY SE
9	0	140297	0070	06/26/14	\$334,888	\$346,000	1,769	9	2012	Avg	7,324	N	N	11503 SE 302ND CT
9	0	108562	3180	10/23/12	\$324,950	\$395,000	1,769	9	2012	Avg	3,920	N	N	29015 122ND WAY SE
9	0	108562	3150	10/30/12	\$321,950	\$390,000	1,769	9	2012	Avg	3,920	N	N	29005 122ND WAY SE
9	0	140297	0070	03/07/12	\$306,715	\$403,000	1,769	9	2012	Avg	7,324	N	N	11503 SE 302ND CT
9	0	108562	3080	07/09/13	\$332,450	\$373,000	1,800	9	2013	Avg	3,640	N	N	28907 122ND AVE SE
9	0	383125	0410	04/17/14	\$308,800	\$323,000	1,861	9	2009	Avg	6,434	N	N	27204 104TH AVE SE
9	0	630680	0080	08/06/14	\$378,950	\$388,000	1,867	9	2013	Avg	15,314	N	N	10705 SE 278TH ST
9	0	383125	0380	01/02/14	\$317,000	\$340,000	1,869	9	2010	Avg	7,400	N	N	10412 SE 272ND ST
9	0	383125	0370	02/11/12	\$330,000	\$438,000	1,869	9	2012	Avg	7,004	N	N	10411 SE 272ND PL
9	0	108562	3130	08/06/12	\$322,520	\$402,000	1,891	9	2012	Avg	4,275	N	N	29001 122ND WAY SE
9	0	140297	0060	02/22/12	\$293,585	\$388,000	1,891	9	2011	Avg	5,760	N	N	11507 SE 302ND CT
9	0	108562	3050	11/14/13	\$352,470	\$382,000	1,964	9	2013	Avg	3,972	N	N	28819 122ND AVE SE
9	0	108562	3070	06/11/13	\$340,000	\$385,000	1,964	9	2013	Avg	3,640	N	N	28903 122ND AVE SE
9	0	108562	3240	10/10/13	\$339,450	\$371,000	1,964	9	2013	Avg	4,179	N	N	29111 122ND WAY SE
9	0	108562	3060	08/15/13	\$338,450	\$376,000	1,986	9	2013	Avg	3,640	N	N	28823 122ND AVE SE
9	0	322205	9178	01/25/12	\$265,000	\$354,000	1,990	9	1985	Avg	55,770	N	N	27611 111TH AVE SE
9	0	131082	0150	08/12/14	\$305,950	\$313,000	2,007	9	2009	Avg	4,968	N	N	30346 112TH PL SE
9	0	108562	2860	07/21/14	\$384,435	\$395,000	2,029	9	2014	Avg	3,906	N	N	29114 121ST WAY SE
9	0	052105	9102	05/30/13	\$407,500	\$462,000	2,050	9	1971	Good	20,358	Y	N	10801 SE 295TH ST
9	0	140297	0120	03/15/12	\$305,341	\$400,000	2,067	9	2012	Avg	6,041	N	N	11522 SE 302ND CT
9	0	332205	9047	06/21/13	\$312,680	\$353,000	2,090	9	1959	Good	40,222	N	N	11852 SE 286TH ST
9	0	108562	3140	05/29/12	\$334,950	\$428,000	2,145	9	2012	Avg	4,005	N	N	29003 122ND WAY SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	108562	3570	01/21/14	\$403,000	\$430,000	2,156	9	2011	Avg	3,900	N	N	28923 123RD WAY SE
9	0	108562	3090	06/24/13	\$364,450	\$411,000	2,156	9	2013	Avg	3,807	N	N	28911 120TH AVE SE
9	0	108562	3100	05/06/13	\$354,950	\$406,000	2,156	9	2013	Avg	3,950	N	N	28917 122ND AVE SE
9	0	108562	3170	06/18/12	\$341,950	\$433,000	2,156	9	2012	Avg	3,920	N	N	29011 122ND WAY SE
9	0	108562	3220	04/13/12	\$335,728	\$436,000	2,156	9	2012	Avg	3,920	N	N	29029 122ND WAY SE
9	0	165730	0550	11/14/13	\$339,950	\$369,000	2,230	9	1990	Good	12,504	N	N	30324 104TH AVE SE
9	0	140297	0200	12/11/12	\$326,350	\$390,000	2,243	9	2012	Avg	6,469	N	N	11506 SE 301ST PL
9	0	221260	0100	05/22/14	\$370,000	\$384,000	2,250	9	1965	Good	67,518	N	N	11003 SE 295TH ST
9	0	383125	0210	08/15/14	\$425,000	\$434,000	2,283	9	2012	Avg	23,711	N	N	10317 SE 273RD PL
9	0	383125	0210	06/18/12	\$349,500	\$443,000	2,283	9	2012	Avg	23,711	N	N	10317 SE 273RD PL
9	0	383125	0130	08/25/14	\$370,000	\$378,000	2,313	9	2011	Avg	5,700	N	N	27221 104TH AVE SE
9	0	108562	3600	07/16/14	\$425,000	\$437,000	2,316	9	2011	Avg	4,875	N	N	29005 123RD WAY SE
9	0	108562	3200	01/23/13	\$342,950	\$404,000	2,316	9	2012	Avg	3,920	N	N	29023 122ND WAY SE
9	0	221260	0070	07/11/13	\$440,000	\$493,000	2,320	9	1970	Good	45,579	Y	N	11033 SE 295TH ST
9	0	383125	0050	03/09/12	\$304,000	\$399,000	2,322	9	2011	Avg	7,156	N	N	27210 103RD PL SE
9	0	108562	3590	11/25/13	\$426,000	\$461,000	2,358	9	2011	Avg	4,875	N	N	29001 123RD WAY SE
9	0	108562	3370	05/30/12	\$353,950	\$452,000	2,358	9	2012	Avg	4,951	N	N	29030 122ND WAY SE
9	0	140297	0010	03/19/12	\$320,950	\$420,000	2,358	9	2012	Avg	5,500	N	N	11519 SE 302ND CT
9	0	797190	0080	07/09/12	\$245,000	\$308,000	2,422	9	2004	Avg	8,657	N	N	11204 SE 265TH ST
9	0	108562	3610	03/13/14	\$432,000	\$456,000	2,425	9	2011	Avg	5,055	N	N	29021 123RD WAY SE
9	0	108562	3120	12/04/13	\$420,000	\$453,000	2,425	9	2012	Avg	4,242	N	N	28925 122ND AVE SE
9	0	108562	3120	08/15/12	\$383,266	\$476,000	2,425	9	2012	Avg	4,242	N	N	28925 122ND AVE SE
9	0	108562	3190	10/24/12	\$364,950	\$443,000	2,425	9	2012	Avg	3,920	N	N	29017 122ND WAY SE
9	0	108562	3160	01/30/13	\$351,950	\$414,000	2,425	9	2012	Avg	3,920	N	N	29009 122ND WAY SE
9	0	108562	3690	07/02/14	\$455,675	\$470,000	2,448	9	2014	Avg	6,223	N	N	28814 123RD WAY SE
9	0	108562	3710	07/14/14	\$447,055	\$460,000	2,448	9	2014	Avg	4,949	N	N	28824 123RD WAY SE
9	0	383125	0200	04/21/14	\$479,950	\$502,000	2,499	9	2007	Avg	10,595	Y	N	27223 103RD PL SE
9	0	108562	3680	05/27/14	\$498,515	\$517,000	2,501	9	2014	Avg	7,595	N	N	12217 288TH AVE SE
9	0	108562	3790	11/18/13	\$472,000	\$511,000	2,502	9	2011	Avg	4,930	N	N	29008 123RD WAY SE
9	0	140297	0080	11/12/12	\$409,000	\$493,000	2,502	9	2012	Avg	6,017	N	N	11510 SE 302ND CT
9	0	108562	3440	04/12/13	\$391,560	\$451,000	2,502	9	2013	Avg	5,349	N	N	2904 122ND WAY SE



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	140297	0130	10/03/12	\$391,805	\$479,000	2,502	9	2012	Avg	6,286	N	N	11523 SE 301ST CT
9	0	140297	0230	01/29/13	\$386,285	\$455,000	2,502	9	2013	Avg	5,981	N	N	11518 SE 308TH CT
9	0	108562	3380	07/02/12	\$368,658	\$465,000	2,502	9	2012	Avg	4,900	N	N	29026 122ND WAY SE
9	0	140297	0210	12/20/12	\$371,450	\$443,000	2,502	9	2012	Avg	6,649	N	N	11510 SE 301ST PL
9	0	140297	0110	03/15/12	\$354,041	\$464,000	2,502	9	2012	Avg	5,707	N	N	11518 SE 302ND CT
9	0	630680	0030	05/07/14	\$421,470	\$439,000	2,514	9	2014	Avg	7,879	N	N	27818 107TH PL SE
9	0	630680	0140	01/17/14	\$447,450	\$478,000	2,523	9	2014	Avg	7,672	N	N	27828 106TH AVE SE
9	0	186500	0110	09/29/14	\$365,000	\$370,000	2,540	9	2002	Avg	6,688	N	N	30334 121ST PL SE
9	0	186500	0110	09/10/12	\$315,000	\$388,000	2,540	9	2002	Avg	6,688	N	N	30334 121ST PL SE
9	0	108562	3250	10/11/13	\$378,950	\$415,000	2,544	9	2013	Avg	4,071	N	N	29121 122ND WAY SE
9	0	108562	3110	06/10/13	\$374,950	\$424,000	2,544	9	2013	Avg	4,055	N	N	28919 122ND AVE SE
9	0	630681	0080	07/29/14	\$477,775	\$490,000	2,558	9	2014	Avg	13,425	N	N	27731 105TH AVE SE
9	0	630680	0060	01/08/14	\$412,900	\$442,000	2,574	9	2014	Avg	14,446	N	N	10719 SE 278TH ST
9	0	108562	3750	12/09/13	\$453,000	\$488,000	2,597	9	2011	Avg	4,900	N	N	28916 123RD WAY SE
9	0	108562	3470	09/20/12	\$405,568	\$498,000	2,597	9	2012	Avg	4,900	N	N	28906 122ND WAY SE
9	0	140297	0090	12/27/12	\$394,950	\$470,000	2,597	9	2012	Avg	7,535	N	N	11512 SE 302ND CT
9	0	108562	3390	08/20/12	\$374,950	\$465,000	2,597	9	2012	Avg	4,900	N	N	29024 122ND WAY SE
9	0	140297	0150	10/17/12	\$372,654	\$453,000	2,597	9	2012	Avg	5,686	N	N	11515 SE 301ST CT
9	0	140297	0030	02/28/12	\$346,721	\$457,000	2,597	9	2012	Avg	5,176	N	N	11523 SE 302ND CT
9	0	553035	0110	05/28/13	\$330,000	\$375,000	2,609	9	2013	Avg	6,455	N	N	12022 SE 269TH PL
9	0	630680	0070	12/11/13	\$404,950	\$436,000	2,612	9	2013	Avg	14,448	N	N	10711 SE 278TH ST
9	0	630680	0110	12/19/13	\$404,940	\$435,000	2,613	9	2014	Avg	8,186	N	N	10603 SE 278TH ST
9	0	322205	9182	02/21/14	\$374,000	\$396,000	2,616	9	1992	Avg	17,859	N	N	11016 SE 274TH ST
9	0	630680	0130	03/10/14	\$452,500	\$477,000	2,616	9	2013	Avg	7,606	N	N	10616 SE 279TH ST
9	0	630680	0090	03/03/14	\$443,515	\$469,000	2,616	9	2013	Avg	7,719	N	N	10615 SE 278TH ST
9	0	630680	0040	02/13/14	\$427,940	\$454,000	2,616	9	2014	Avg	7,954	N	N	10731 SE 278TH ST
9	0	165730	0450	10/29/14	\$340,000	\$343,000	2,630	9	1988	Good	9,916	N	N	10407 SE 302ND ST
9	0	383125	0070	05/23/12	\$319,000	\$408,000	2,649	9	2012	Avg	6,270	N	N	27202 103RD PL SE
9	0	108562	3480	08/02/13	\$395,970	\$441,000	2,660	9	2013	Avg	4,900	N	N	28822 122ND AVE SE
9	0	630680	0010	08/11/14	\$436,472	\$446,000	2,692	9	2014	Avg	8,392	N	N	27830 107TH PL SE
9	0	140297	0190	04/29/13	\$369,940	\$424,000	2,715	9	2013	Avg	5,980	N	N	11501 SE 301ST CT





## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	630680	0020	11/11/14	\$452,000	\$455,000	2,716	9	2014	Avg	7,850	N	N	27824 107TH PL SE
9	0	108562	3760	12/19/13	\$452,000	\$486,000	2,732	9	2011	Avg	4,900	N	N	28920 123RD WAY SE
9	0	140297	0250	10/11/12	\$423,331	\$516,000	2,732	9	2012	Avg	18,523	N	N	11506 SE 304TH ST
9	0	108562	3460	04/29/13	\$396,450	\$454,000	2,732	9	2013	Avg	5,241	N	N	28910 122ND AVE SE
9	0	140297	0140	08/08/12	\$399,635	\$498,000	2,732	9	2012	Avg	5,721	N	N	11519 SE 301ST CT
9	0	140297	0160	02/05/13	\$384,950	\$452,000	2,732	9	2013	Avg	5,969	N	N	11511 SE 301ST CT
9	0	140297	0050	01/27/12	\$361,750	\$482,000	2,732	9	2012	Avg	5,649	N	N	11511 SE 302ND CT
9	0	186500	0040	12/10/14	\$360,000	\$361,000	2,750	9	2002	Avg	6,259	N	N	12128 SE 303RD CT
9	0	108562	3770	12/18/13	\$494,000	\$531,000	2,798	9	2011	Avg	4,900	N	N	28926 123RD WAY SE
9	0	140297	0020	12/17/14	\$440,000	\$441,000	2,798	9	2011	Avg	5,085	N	N	11527 SE 302ND CT
9	0	108562	3450	04/23/13	\$410,950	\$471,000	2,798	9	2013	Avg	5,748	N	N	28920 122ND AVE SE
9	0	140297	0180	11/01/12	\$415,711	\$503,000	2,798	9	2012	Avg	5,876	N	N	11503 SE 301ST CT
9	0	108562	3400	05/25/12	\$396,810	\$507,000	2,798	9	2012	Avg	4,900	N	N	29016 122ND WAY SE
9	0	140297	0040	01/27/12	\$369,410	\$493,000	2,798	9	2011	Avg	5,400	N	N	11515 SE 302ND CT
9	0	140297	0020	02/14/12	\$344,621	\$457,000	2,798	9	2011	Avg	5,085	N	N	11527 SE 302ND CT
9	0	108562	3700	06/27/14	\$498,578	\$514,000	2,799	9	2014	Avg	5,831	N	N	28820 123RD WAY SE
9	0	319150	0100	03/20/14	\$351,000	\$370,000	2,805	9	2006	Avg	5,846	N	N	30365 120TH AVE SE
9	0	108562	3740	08/12/14	\$491,000	\$502,000	2,815	9	2011	Avg	4,900	N	N	28910 123RD WAY SE
9	0	108562	3360	06/28/12	\$414,209	\$523,000	2,815	9	2012	Avg	5,047	N	N	29102 122ND WAY SE
9	0	108562	3430	08/10/12	\$408,420	\$508,000	2,815	9	2012	Avg	4,900	N	N	29006 122ND WAY SE
9	0	140297	0240	09/05/12	\$413,339	\$510,000	2,815	9	2012	Avg	7,478	N	N	11522 SE 301ST PL
9	0	108562	3510	07/21/14	\$460,880	\$473,000	2,821	9	2014	Avg	4,875	N	N	28825 123RD WAY SE
9	0	630680	0120	11/26/13	\$486,950	\$527,000	2,822	9	2014	Avg	8,048	N	N	27818 106TH AVE SE
9	0	630681	0060	11/19/13	\$439,950	\$477,000	2,822	9	2014	Avg	13,673	N	N	27721 105TH AVE SE
9	0	108562	3660	12/23/14	\$466,065	\$467,000	2,847	9	2014	Avg	4,965	N	N	12206 SE 288TH PL
9	0	108562	3720	01/02/14	\$465,550	\$499,000	2,976	9	2014	Avg	5,857	N	N	28904 123RD WAY SE
9	0	553035	0160	03/25/13	\$350,000	\$405,000	2,988	9	2013	Avg	6,003	N	N	26826 120TH AVE SE
9	0	630681	0040	07/10/14	\$501,965	\$517,000	2,993	9	2014	Avg	12,874	N	N	27711 105TH AVE SE
9	0	165730	0170	12/09/13	\$410,000	\$442,000	3,020	9	1990	Good	10,465	N	N	10422 SE 300TH ST
9	0	108562	3780	12/06/13	\$476,000	\$513,000	3,032	9	2011	Avg	4,900	N	N	29004 123RD WAY SE
9	0	108562	3420	06/07/12	\$410,735	\$523,000	3,032	9	2012	Avg	4,900	N	N	29008 122ND WAY SE



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	630681	0050	04/17/14	\$468,940	\$491,000	3,045	9	2013	Avg	13,169	N	N	27715 105TH AVE SE
9	0	165730	0280	12/29/14	\$438,500	\$439,000	3,050	9	1988	Good	10,689	N	N	10416 SE 301ST ST
9	0	630681	0270	05/09/14	\$514,765	\$536,000	3,073	9	2014	Avg	7,628	N	N	27832 105TH AVE SE
9	0	108562	3550	06/23/14	\$452,440	\$467,000	3,105	9	2014	Avg	4,916	N	N	28909 123RD WAY SE
9	0	630680	0100	04/11/14	\$461,910	\$484,000	3,112	9	2014	Avg	7,721	N	N	10609 SE 278TH ST
9	0	630681	0260	07/14/14	\$518,690	\$533,000	3,116	9	2014	Avg	8,269	N	N	27822 105TH AVE SE
9	0	322205	9130	06/16/14	\$565,000	\$584,000	3,130	9	1981	Good	139,392	N	N	27705 114TH AVE SE
9	0	108562	3540	05/19/14	\$462,940	\$481,000	3,140	9	2014	Avg	5,706	N	N	28907 123RD WAY SE
9	0	630681	0030	12/20/13	\$499,901	\$537,000	3,154	9	2014	Avg	8,270	N	N	10516 SE 277TH PL
9	0	630681	0070	10/07/14	\$503,290	\$510,000	3,216	9	2014	Avg	11,049	N	N	27725 105TH AVE SE
9	0	108562	3730	11/29/14	\$498,445	\$501,000	3,216	9	2014	Avg	5,902	N	N	28908 123RD WAY SE
9	0	165730	0400	04/18/14	\$420,000	\$439,000	3,240	9	1988	Good	11,029	N	N	10512 SE 302ND ST
9	0	630680	0050	09/25/14	\$486,940	\$494,000	3,250	9	2014	Avg	13,360	N	N	10727 SE 278TH ST
9	0	630681	0020	10/23/14	\$530,000	\$536,000	3,274	9	2014	Avg	8,295	N	N	10522 SE 277TH PL
9	0	630681	0250	10/27/14	\$520,830	\$526,000	3,279	9	2014	Avg	7,965	N	N	27812 105TH AVE SE
9	0	630681	0220	09/30/14	\$508,940	\$516,000	3,280	9	2014	Avg	7,667	N	N	10424 SE 280TH ST
9	0	108562	3530	06/19/14	\$472,015	\$488,000	3,302	9	2014	Avg	5,999	N	N	28905 123RD WAY SE
9	0	108562	3650	05/20/14	\$481,175	\$500,000	3,328	9	2014	Avg	4,902	N	N	12202 SE 288TH ST
9	0	165730	0070	08/12/14	\$465,000	\$476,000	3,360	9	1988	Good	10,810	N	N	30203 104TH AVE SE
9	0	165730	0220	03/11/14	\$560,000	\$591,000	3,580	9	1991	Good	11,500	N	N	10515 SE 300TH ST
9	0	221240	0200	07/22/13	\$435,700	\$487,000	4,317	9	2006	Avg	13,300	N	N	29708 111TH AVE SE
9	0	322205	9184	06/20/13	\$495,000	\$558,000	2,100	10	2001	Avg	81,262	N	N	27218 110TH AVE SE
9	0	322205	9218	07/22/13	\$455,500	\$509,000	2,146	10	2013	Avg	16,016	N	N	10521 SE 276TH ST
9	0	322205	9216	07/08/13	\$476,725	\$535,000	2,220	10	2013	Avg	16,168	N	N	10509 SE 276TH ST
9	0	216155	0050	02/21/12	\$377,000	\$498,000	2,320	10	1983	Good	35,289	N	N	10622 SE 291ST ST
9	0	322205	9025	12/05/13	\$532,000	\$574,000	2,540	10	2013	Avg	16,471	N	N	10518 SE 276TH ST
9	0	022790	0050	06/21/13	\$430,000	\$485,000	2,590	10	2001	Good	16,136	N	N	11902 SE 277TH ST
9	0	322205	9215	01/22/14	\$499,900	\$533,000	3,000	10	2013	Avg	16,430	N	N	10503 SE 276TH ST
9	0	733080	0090	12/19/13	\$515,000	\$554,000	3,370	10	2006	Avg	22,086	N	N	10634 SE 290TH ST
9	0	322205	9217	10/09/13	\$537,804	\$589,000	3,514	10	2013	Avg	16,066	N	N	10513 SE 276TH ST
9	0	322205	9194	06/18/13	\$628,677	\$710,000	3,708	10	2013	Avg	16,345	N	N	10512 SE 276TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
9	0	935840	0080	06/27/14	\$550,000	\$567,000	4,150	10	2006	Avg	16,197	N	N	11810 SE 290TH PL
9	0	935840	0300	03/08/12	\$554,300	\$728,000	3,497	11	2006	Avg	22,342	N	N	11617 SE 288TH ST
9	0	935840	0020	01/13/12	\$575,033	\$771,000	3,840	11	2006	Avg	17,022	N	N	11839 SE 288TH ST
10	0	679220	0261	03/15/13	\$215,000	\$250,000	1,630	6	1993	VGood	11,179	N	N	27721 135TH AVE SE
10	0	546640	0550	11/13/14	\$210,000	\$211,000	820	7	1983	Avg	6,223	N	N	13712 SE 273RD ST
10	0	761410	0040	09/06/12	\$150,000	\$185,000	890	7	1981	Avg	8,991	N	N	14402 SE 274TH CT
10	0	152280	0150	01/24/14	\$200,000	\$213,000	980	7	1972	Avg	10,260	N	N	15117 SE 276TH PL
10	0	809140	0950	06/11/14	\$250,000	\$259,000	1,000	7	1981	Avg	7,420	N	N	12913 SE 278TH ST
10	0	809140	0950	04/24/14	\$175,000	\$183,000	1,000	7	1981	Avg	7,420	N	N	12913 SE 278TH ST
10	0	546620	0040	04/29/14	\$238,000	\$248,000	1,040	7	1969	Avg	12,019	N	N	14632 SE 276TH PL
10	0	032105	9046	04/22/14	\$200,000	\$209,000	1,050	7	1962	Avg	89,201	N	N	29115 140TH AVE SE
10	0	761410	0010	02/07/12	\$160,000	\$213,000	1,060	7	1981	Avg	9,345	N	N	14403 SE 274TH CT
10	0	809140	0200	05/16/14	\$252,700	\$263,000	1,070	7	1985	Avg	9,643	N	N	13105 SE 277TH PL
10	0	809140	1030	07/16/13	\$225,000	\$252,000	1,070	7	1984	Good	8,886	N	N	13111 SE 278TH PL
10	0	383060	0100	01/27/14	\$185,000	\$197,000	1,080	7	1976	Avg	7,475	N	N	27621 125TH AVE SE
10	0	383060	0300	03/23/12	\$170,000	\$222,000	1,080	7	1976	Avg	8,003	N	N	27624 125TH AVE SE
10	0	342205	9109	12/23/13	\$185,000	\$199,000	1,090	7	1960	Avg	25,200	N	N	13921 SE 272ND ST
10	0	664850	0270	07/09/13	\$260,000	\$292,000	1,100	7	1980	VGood	8,580	N	N	14602 SE 274TH ST
10	0	383061	0250	05/03/12	\$225,000	\$290,000	1,120	7	1976	Good	7,527	N	N	12627 SE 276TH PL
10	0	761410	0020	10/17/14	\$265,000	\$268,000	1,140	7	1981	Good	10,290	N	N	14407 SE 274TH CT
10	0	809141	1120	07/17/14	\$220,000	\$226,000	1,140	7	1985	Avg	7,205	N	N	13111 SE 282ND WAY
10	0	342205	9117	12/23/13	\$212,000	\$228,000	1,150	7	1963	Good	10,854	N	N	27305 141ST AVE SE
10	0	342205	9117	12/12/12	\$197,000	\$235,000	1,150	7	1963	Good	10,854	N	N	27305 141ST AVE SE
10	0	383060	0220	06/29/12	\$228,500	\$289,000	1,160	7	1976	VGood	6,000	N	N	12603 SE 276TH WAY
10	0	546640	0280	06/26/13	\$259,950	\$293,000	1,170	7	1988	Avg	8,265	N	N	27318 139TH PL SE
10	0	546640	0330	08/28/13	\$255,000	\$282,000	1,170	7	1988	Good	6,645	N	N	27323 139TH PL SE
10	0	091040	0040	05/07/13	\$232,000	\$265,000	1,170	7	1977	Avg	10,255	N	N	13234 SE 276TH ST
10	0	546640	0370	04/10/12	\$220,000	\$286,000	1,170	7	1988	Avg	7,251	N	N	13804 SE 274TH ST
10	0	546650	0080	12/26/13	\$232,500	\$250,000	1,210	7	1968	Good	9,633	N	N	27425 141ST AVE SE
10	0	354600	0410	06/13/13	\$255,000	\$288,000	1,240	7	1986	Good	7,425	N	N	27420 125TH CT SE
10	0	809140	0910	03/18/14	\$205,000	\$216,000	1,240	7	1981	Avg	6,788	N	N	12912 SE 278TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	342205	9214	09/17/12	\$290,000	\$356,000	1,270	7	1987	Good	63,597	N	N	28530 137TH AVE SE
10	0	032105	9059	05/19/14	\$359,950	\$374,000	1,290	7	1960	Good	189,486	N	N	29712 138TH AVE SE
10	0	354600	0500	11/17/14	\$250,200	\$252,000	1,300	7	1986	Avg	7,223	N	N	12424 SE 273RD PL
10	0	730041	0170	05/13/13	\$226,500	\$258,000	1,300	7	1952	Good	11,741	N	N	30252 129TH AVE SE
10	0	282205	9120	08/23/13	\$190,000	\$211,000	1,305	7	1953	Good	11,700	N	N	12855 SE 272ND ST
10	0	282205	9133	06/14/12	\$164,900	\$209,000	1,308	7	1954	Avg	18,730	N	N	27031 128TH PL SE
10	0	546642	0030	10/07/14	\$253,000	\$256,000	1,310	7	1994	Avg	6,564	N	N	13701 SE 275TH PL
10	0	546873	0030	08/22/14	\$265,000	\$271,000	1,320	7	1993	Avg	8,959	N	N	27707 148TH WAY SE
10	0	546641	0280	11/20/13	\$230,000	\$249,000	1,330	7	1994	Avg	4,844	N	N	27503 139TH CT SE
10	0	256950	0110	03/02/12	\$240,000	\$316,000	1,340	7	1992	Good	21,733	N	N	14005 SE 283RD PL
10	0	354600	0490	10/07/14	\$290,000	\$294,000	1,350	7	1987	Avg	7,251	N	N	12418 SE 273RD PL
10	0	546873	0230	07/23/13	\$261,000	\$292,000	1,360	7	1994	Avg	8,166	N	N	27715 149TH PL SE
10	0	080780	0050	04/24/14	\$337,500	\$353,000	1,376	7	2011	Avg	9,840	N	N	12442 SE 270TH ST
10	0	080800	0070	10/21/14	\$206,600	\$209,000	1,390	7	1987	Good	13,464	N	N	12621 SE 270TH ST
10	0	042105	9018	11/04/14	\$257,000	\$259,000	1,397	7	2014	Avg	18,000	N	N	29325 132ND AVE SE
10	0	354600	0710	06/26/13	\$226,000	\$255,000	1,410	7	1985	Avg	7,331	N	N	12429 SE 273RD PL
10	0	342205	9170	03/20/13	\$340,000	\$394,000	1,410	7	1973	Good	130,341	N	N	14706 SE 284TH ST
10	0	352205	9131	10/02/12	\$220,000	\$269,000	1,420	7	1966	Avg	21,528	N	N	27506 156TH AVE SE
10	0	730041	0150	08/29/13	\$202,000	\$223,000	1,440	7	1959	Good	11,991	N	N	30260 129TH AVE SE
10	0	809141	0010	01/18/13	\$180,000	\$213,000	1,450	7	1986	Good	8,797	N	N	28038 131ST AVE SE
10	0	342205	9168	01/09/13	\$206,000	\$244,000	1,460	7	1974	Good	18,833	N	N	27420 141ST AVE SE
10	0	282205	9155	04/04/12	\$183,900	\$239,000	1,460	7	1959	Good	10,890	N	N	27026 124TH AVE SE
10	0	809140	0270	11/16/12	\$210,000	\$253,000	1,490	7	1985	Good	7,706	N	N	13110 SE 277TH PL
10	0	546641	0520	06/17/13	\$235,000	\$265,000	1,500	7	1996	Avg	7,572	N	N	27316 140TH CT SE
10	0	042105	9039	10/29/12	\$218,000	\$264,000	1,510	7	1959	Good	29,700	N	N	12459 SE 288TH PL
10	0	383061	0070	08/19/14	\$230,000	\$235,000	1,520	7	1976	Avg	7,920	N	N	12635 SE 277TH PL
10	0	809140	0630	02/24/14	\$294,000	\$311,000	1,520	7	1983	Good	8,166	N	N	12747 SE 278TH CT
10	0	342205	9048	08/21/12	\$224,900	\$279,000	1,530	7	1968	Avg	12,960	N	N	27401 144TH AVE SE
10	0	809140	0660	07/25/13	\$205,000	\$229,000	1,540	7	1983	Good	7,200	N	N	27800 128TH PL SE
10	0	032105	9091	06/05/14	\$299,950	\$311,000	1,560	7	1965	Good	31,299	N	N	13318 SE 294TH PL
10	0	679220	0282	09/22/14	\$254,000	\$258,000	1,560	7	1994	Avg	10,608	N	N	27220 135TH AVE SE





## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	546642	0060	01/22/14	\$250,000	\$267,000	1,610	7	1992	Avg	5,151	N	N	13719 SE 275TH PL
10	0	809141	0080	07/29/14	\$267,500	\$274,000	1,650	7	1986	Avg	7,807	N	N	13030 SE 279TH PL
10	0	546642	0100	10/26/12	\$223,000	\$271,000	1,660	7	1992	Avg	5,151	N	N	13809 SE 275TH PL
10	0	809140	0790	03/19/12	\$179,000	\$234,000	1,670	7	1984	Avg	8,141	N	N	12920 SE 277TH ST
10	0	809141	0940	06/23/14	\$259,500	\$268,000	1,680	7	1987	Avg	8,028	Y	N	12730 SE 282ND WAY
10	0	809141	0730	07/19/12	\$185,000	\$232,000	1,680	7	1987	Avg	7,731	N	N	12805 SE 280TH ST
10	0	354600	0380	09/28/14	\$259,900	\$264,000	1,690	7	1986	Avg	7,953	N	N	27409 125TH CT SE
10	0	354600	0360	10/04/13	\$259,000	\$284,000	1,690	7	1986	Avg	8,751	N	N	27404 124TH PL SE
10	0	354600	0390	08/27/13	\$252,000	\$279,000	1,690	7	1986	Avg	7,435	N	N	27415 125TH CT SE
10	0	809141	0660	05/30/13	\$250,000	\$284,000	1,690	7	1987	Good	6,945	N	N	12740 SE 280TH ST
10	0	354600	0070	06/17/14	\$255,000	\$264,000	1,700	7	1987	Avg	7,532	N	N	27437 124TH PL SE
10	0	546860	0090	04/19/12	\$211,000	\$273,000	1,710	7	2003	Avg	7,422	N	N	28117 153RD AVE SE
10	0	354600	0650	06/24/13	\$235,000	\$265,000	1,710	7	1986	Good	9,636	N	N	27319 126TH PL SE
10	0	546642	0230	04/02/12	\$212,500	\$277,000	1,710	7	1994	Avg	5,037	N	N	27544 140TH AVE SE
10	0	546640	0530	07/21/14	\$261,500	\$269,000	1,740	7	1990	Avg	6,992	N	N	13720 SE 273RD ST
10	0	809141	0860	06/25/12	\$235,000	\$297,000	1,750	7	1987	Good	8,313	N	N	28101 128TH CT SE
10	0	546640	0520	09/22/14	\$245,000	\$249,000	1,770	7	1990	Avg	6,825	N	N	13730 SE 273RD ST
10	0	809141	0140	03/07/12	\$195,000	\$256,000	1,770	7	1987	Good	10,034	N	N	13013 SE 279TH PL
10	0	214090	0160	08/16/13	\$260,000	\$289,000	1,780	7	2006	Avg	3,299	N	N	28030 136TH AVE SE
10	0	214090	0040	04/04/12	\$207,000	\$269,000	1,780	7	2006	Avg	4,274	N	N	13632 SE 280TH CT
10	0	188800	0080	11/28/12	\$330,000	\$396,000	1,780	7	1966	Avg	188,179	N	N	12411 SE 282ND ST
10	0	546873	0110	05/08/14	\$270,000	\$281,000	1,810	7	1994	Avg	6,509	N	N	27724 148TH WAY SE
10	0	809141	1060	12/11/14	\$270,000	\$271,000	1,830	7	1986	Avg	7,682	N	N	13017 SE 282ND WAY
10	0	546873	0280	10/13/14	\$290,000	\$293,000	1,850	7	1993	Avg	5,674	N	N	27716 149TH PL SE
10	0	894671	0210	09/19/13	\$225,000	\$248,000	1,850	7	2004	Avg	4,987	N	N	12717 SE 295TH ST
10	0	546642	0140	04/08/14	\$210,000	\$220,000	1,860	7	1994	Avg	7,573	N	N	13833 SE 275TH PL
10	0	214090	0470	07/23/13	\$253,500	\$283,000	1,905	7	2006	Avg	2,635	N	N	13622 SE 281ST CT
10	0	809141	0420	06/04/13	\$293,500	\$333,000	1,910	7	1986	Good	7,210	N	N	28010 129TH PL SE
10	0	546873	0160	10/25/13	\$260,000	\$283,000	1,920	7	1994	Avg	7,578	N	N	14828 SE 278TH ST
10	0	211100	0090	04/22/14	\$267,000	\$279,000	1,940	7	2001	Avg	5,375	N	N	12454 SE 299TH PL
10	0	809140	0920	12/01/14	\$309,000	\$310,000	1,950	7	1981	Good	9,905	N	N	12908 SE 278TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	809140	0920	12/01/14	\$309,000	\$310,000	1,950	7	1981	Good	9,905	N	N	12908 SE 278TH ST
10	0	809141	1040	07/01/14	\$274,900	\$283,000	1,970	7	1987	Avg	6,600	N	N	28206 130TH AVE SE
10	0	546642	0020	03/15/12	\$205,000	\$269,000	1,970	7	1994	Avg	5,008	N	N	27515 137TH AVE SE
10	0	214090	0050	03/14/14	\$255,000	\$269,000	2,004	7	2006	Avg	3,634	N	N	13630 SE 280TH CT
10	0	809141	0300	12/13/12	\$194,000	\$232,000	2,010	7	1988	Avg	8,579	N	N	28037 131ST AVE SE
10	0	894671	0010	03/13/12	\$197,500	\$259,000	2,020	7	2004	Avg	4,069	N	N	29532 125TH AVE SE
10	0	546641	0540	07/31/13	\$258,000	\$288,000	2,030	7	1990	Avg	6,512	N	N	13936 SE 274TH ST
10	0	546641	0390	09/25/13	\$285,000	\$313,000	2,050	7	1990	Avg	5,356	N	N	13913 SE 275TH ST
10	0	080680	0420	10/23/14	\$289,950	\$293,000	2,070	7	2003	Avg	6,145	N	N	12733 SE 296TH WAY
10	0	546620	0150	08/21/12	\$275,000	\$341,000	2,070	7	1992	Avg	13,914	N	N	14619 SE 276TH PL
10	0	354600	0630	08/26/14	\$289,000	\$295,000	2,110	7	1985	Good	8,304	N	N	12606 SE 274TH ST
10	0	856765	0070	07/08/13	\$310,000	\$348,000	2,180	7	1995	Avg	8,614	N	N	27705 150TH PL SE
10	0	211101	0890	11/05/14	\$300,000	\$303,000	2,240	7	2003	Avg	3,691	N	N	12912 SE 296TH WAY
10	0	809141	1020	12/26/13	\$230,000	\$247,000	2,380	7	1985	Avg	9,937	N	N	28209 130TH AVE SE
10	0	211100	0540	09/26/13	\$300,000	\$329,000	2,410	7	2000	Avg	6,113	N	N	29826 125TH PL SE
10	0	546860	0060	03/20/13	\$213,000	\$247,000	2,460	7	2002	Avg	6,741	N	N	28118 153RD AVE SE
10	0	211101	0340	06/12/14	\$306,000	\$317,000	2,490	7	2001	Avg	8,124	N	N	29742 129TH PL SE
10	0	211100	0640	08/03/12	\$257,000	\$321,000	2,510	7	2001	Avg	7,018	N	N	29816 126TH CT SE
10	0	809141	0750	08/06/12	\$225,000	\$280,000	2,570	7	1986	Avg	8,325	N	N	12823 SE 280TH ST
10	0	546860	0100	02/06/13	\$230,000	\$270,000	2,620	7	2002	Avg	7,581	N	N	28115 153RD AVE SE
10	0	211101	0470	03/26/14	\$285,000	\$300,000	2,660	7	2003	Avg	6,391	N	N	12947 SE 296TH WAY
10	0	211100	0740	01/07/14	\$305,000	\$326,000	2,670	7	2001	Avg	5,928	N	N	12737 SE 298TH PL
10	0	894672	0160	02/07/13	\$239,900	\$282,000	2,680	7	2004	Avg	4,878	N	N	29703 127TH PL SE
10	0	080680	0180	06/11/13	\$251,500	\$284,000	2,710	7	2003	Avg	6,342	N	N	29625 126TH AVE SE
10	0	211100	0580	05/21/14	\$299,900	\$312,000	2,720	7	2002	Avg	6,014	N	N	29823 126TH CT SE
10	0	211101	0370	08/29/13	\$278,000	\$308,000	2,720	7	2002	Avg	5,380	N	N	29718 129TH PL SE
10	0	211101	0520	07/10/13	\$264,000	\$296,000	2,720	7	2001	Avg	5,220	N	N	29683 128TH CT SE
10	0	211100	0470	03/21/12	\$212,500	\$278,000	2,720	7	2001	Avg	5,000	N	N	12610 SE 299TH PL
10	0	211100	0140	02/20/14	\$276,500	\$293,000	2,780	7	2002	Avg	5,552	N	N	12461 SE 299TH PL
10	0	211100	0050	05/14/12	\$239,000	\$307,000	2,840	7	2002	Avg	5,986	N	N	12496 SE 299TH PL
10	0	894671	0270	07/09/13	\$305,000	\$342,000	2,960	7	2004	Avg	5,050	N	N	12730 SE 295TH ST



**King County**

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## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	080680	0110	08/01/14	\$275,000	\$282,000	3,020	7	2003	Avg	5,868	N	N	29644 124TH PL SE
10	0	080680	0190	07/27/12	\$273,950	\$343,000	3,020	7	2003	Avg	5,857	N	N	29631 126TH AVE SE
10	0	211101	0080	06/17/14	\$330,000	\$341,000	3,040	7	2003	Avg	7,232	N	N	29670 130TH WAY SE
10	0	211101	0740	02/12/14	\$310,000	\$329,000	3,040	7	2001	Avg	8,380	N	N	12825 SE 299TH ST
10	0	211100	0800	06/18/12	\$265,000	\$336,000	3,040	7	2000	Avg	7,820	N	N	12632 SE 298TH PL
10	0	211100	0070	03/05/12	\$265,000	\$349,000	3,040	7	2002	Avg	6,774	N	N	12484 SE 299TH PL
10	0	211101	0120	04/22/13	\$352,000	\$404,000	3,940	7	2003	Avg	8,209	N	N	29638 130TH WAY SE
10	0	211101	0020	02/14/12	\$230,000	\$305,000	4,070	7	2003	Avg	8,703	N	N	29732 130TH WAY SE
10	0	211101	0230	09/05/14	\$400,000	\$407,000	4,220	7	2002	Avg	6,965	N	N	29681 130TH WAY SE
10	0	211101	0290	09/26/13	\$359,950	\$395,000	4,220	7	2002	Avg	6,300	N	N	29743 130TH WAY SE
10	0	211101	0270	03/21/12	\$305,000	\$399,000	4,220	7	2002	Avg	6,040	N	N	29725 130TH WAY SE
10	0	342205	9193	07/29/14	\$215,000	\$220,000	1,100	8	1979	Avg	19,103	N	N	27424 141ST AVE SE
10	0	546877	0180	06/23/14	\$285,000	\$294,000	1,660	8	2003	Avg	6,263	N	N	28005 150TH PL SE
10	0	214090	0020	05/24/13	\$242,000	\$275,000	1,748	8	1979	Good	4,655	N	N	13618 SE 280TH PL
10	0	664850	0440	11/21/14	\$319,000	\$321,000	1,760	8	1979	Good	7,400	N	N	27441 145TH AVE SE
10	0	352205	9203	03/13/14	\$295,000	\$311,000	1,760	8	2002	Avg	43,647	N	N	27504 156TH AVE SE
10	0	352205	9203	01/21/14	\$268,000	\$286,000	1,760	8	2002	Avg	43,647	N	N	27504 156TH AVE SE
10	0	342205	9146	06/26/13	\$328,700	\$370,000	1,780	8	1976	Good	53,578	N	N	13640 SE 288TH ST
10	0	664850	0240	06/20/12	\$190,000	\$241,000	1,780	8	1979	Avg	10,440	N	N	14708 SE 274TH CT
10	0	679220	0066	07/25/14	\$280,000	\$287,000	1,834	8	2012	Avg	7,460	N	N	13315 SE 273RD ST
10	0	679220	0071	06/01/12	\$261,950	\$334,000	1,834	8	2012	Avg	5,798	N	N	13411 SE 273RD ST
10	0	679220	0066	05/18/12	\$249,950	\$320,000	1,834	8	2012	Avg	7,460	N	N	13315 SE 273RD ST
10	0	679220	0068	01/12/12	\$240,000	\$322,000	1,834	8	2011	Avg	5,778	N	N	13403 SE 273RD ST
10	0	730040	0690	02/27/14	\$290,450	\$307,000	1,850	8	1998	Avg	6,137	N	N	30108 126TH CT SE
10	0	730040	0670	07/29/14	\$277,000	\$284,000	1,850	8	1998	Avg	5,880	N	N	30118 126TH CT SE
10	0	664850	0740	03/12/14	\$270,000	\$285,000	1,920	8	1979	Avg	9,000	N	N	27432 146TH AVE SE
10	0	788580	0210	09/20/13	\$285,500	\$314,000	1,940	8	2003	Avg	5,840	N	N	14019 SE 282ND ST
10	0	679220	0065	05/04/12	\$259,950	\$335,000	1,979	8	2012	Avg	8,181	N	N	13311 SE 273RD ST
10	0	679220	0070	04/20/12	\$250,000	\$324,000	1,979	8	2012	Avg	5,831	N	N	13419 SE 273RD ST
10	0	679220	0072	02/20/12	\$240,000	\$317,000	1,979	8	2011	Avg	7,298	N	N	13427 SE 273RD ST
10	0	679220	0067	07/25/12	\$244,500	\$306,000	1,979	8	2012	Avg	9,008	N	N	13321 SE 273RD ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	666924	0050	04/07/14	\$295,000	\$309,000	2,014	8	2008	Avg	5,711	N	N	14308 SE 287TH ST
10	0	600451	0040	12/30/13	\$320,500	\$344,000	2,020	8	1997	Avg	7,080	N	N	27830 147TH PL SE
10	0	664850	0520	11/18/13	\$290,000	\$314,000	2,020	8	1979	Avg	8,362	N	N	27418 145TH AVE SE
10	0	600451	0230	04/10/12	\$245,000	\$318,000	2,020	8	1997	Avg	7,215	N	N	14620 SE 279TH PL
10	0	352205	9196	06/27/14	\$355,000	\$366,000	2,040	8	1980	Good	22,693	N	N	15125 SE 278TH PL
10	0	600450	0050	06/27/12	\$245,000	\$310,000	2,050	8	1996	Avg	6,634	N	N	27831 148TH WAY SE
10	0	666924	0090	12/18/14	\$309,950	\$311,000	2,082	8	2008	Avg	5,761	N	N	14212 SE 287TH ST
10	0	546877	0250	08/19/14	\$303,000	\$310,000	2,100	8	2003	Avg	6,783	N	N	28022 150TH AVE SE
10	0	016300	0010	07/02/14	\$330,000	\$340,000	2,105	8	2003	Avg	6,093	N	N	27711 145TH AVE SE
10	0	600451	0050	05/21/13	\$315,000	\$358,000	2,140	8	1998	Avg	7,230	N	N	27822 147TH PL SE
10	0	546877	0220	09/25/13	\$288,000	\$316,000	2,150	8	2004	Avg	6,232	N	N	28023 150TH PL SE
10	0	546877	0390	10/29/12	\$221,005	\$268,000	2,150	8	2003	Avg	6,784	N	N	28015 151ST PL SE
10	0	132930	0300	10/01/14	\$335,000	\$340,000	2,154	8	2012	Avg	6,050	N	N	12526 SE 279TH PL
10	0	132930	0520	06/24/13	\$319,995	\$361,000	2,154	8	2013	Avg	6,407	N	N	27905 126TH PL SE
10	0	132930	0410	03/27/13	\$299,995	\$347,000	2,154	8	2013	Avg	6,960	N	N	12610 SE 279TH PL
10	0	132930	0090	09/05/12	\$292,995	\$361,000	2,154	8	2012	Avg	6,120	N	N	12420 SE 278TH PL
10	0	132930	0270	09/07/12	\$292,995	\$361,000	2,154	8	2012	Avg	6,188	N	N	12529 SE 278TH PL
10	0	342205	9257	08/28/14	\$326,000	\$332,000	2,166	8	2013	Avg	6,342	N	N	14218 SE 285TH PL
10	0	342205	9257	10/18/13	\$313,025	\$342,000	2,166	8	2013	Avg	6,342	N	N	14218 SE 285TH PL
10	0	546877	0140	09/10/13	\$295,000	\$325,000	2,190	8	2003	Avg	6,094	N	N	27915 150TH PL SE
10	0	546878	0010	11/18/13	\$305,000	\$330,000	2,190	8	2005	Avg	5,745	N	N	28026 151ST PL SE
10	0	546878	0200	03/13/14	\$320,000	\$337,000	2,200	8	2005	Avg	5,709	N	N	28109 150TH PL SE
10	0	788580	0160	09/05/14	\$299,900	\$305,000	2,200	8	2003	Avg	5,730	N	N	14113 SE 282ND ST
10	0	546878	0020	04/07/14	\$260,000	\$273,000	2,210	8	2004	Avg	5,929	N	N	28032 151ST PL SE
10	0	132930	0440	03/05/13	\$324,085	\$377,000	2,217	8	2013	Avg	5,831	N	N	27810 126TH AVE SE
10	0	132930	0400	03/01/13	\$324,036	\$378,000	2,217	8	2013	Avg	5,712	N	N	12609 SE 279TH PL
10	0	132930	0570	06/17/13	\$320,500	\$362,000	2,217	8	2013	Avg	5,844	N	N	27908 126TH PL SE
10	0	132930	0330	02/28/13	\$312,995	\$365,000	2,217	8	2012	Avg	5,711	N	N	27915 125TH PL SE
10	0	132930	0210	12/03/12	\$298,910	\$358,000	2,217	8	2012	Avg	5,750	N	N	12503 SE 278TH PL
10	0	132930	0730	02/21/13	\$297,995	\$348,000	2,217	8	2012	Avg	5,704	N	N	12612 SE 278TH PL
10	0	342205	9256	04/24/13	\$300,136	\$344,000	2,250	8	2012	Avg	6,342	N	N	14214 SE 285TH PL



**King County**

**Department of Assessments**



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### Area 062 -- 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
10	0	342205	9253	03/14/13	\$299,697	\$348,000	2,250	8	2012	Avg	6,282	N	N	14304 SE 285TH PL
10	0	342205	9250	07/23/13	\$299,206	\$334,000	2,250	8	2012	Avg	12,735	N	N	14320 SE 285TH PL
10	0	600451	0100	04/09/14	\$280,000	\$294,000	2,270	8	1998	Avg	7,440	N	N	14626 SE 278TH PL
10	0	132930	0040	09/18/12	\$289,950	\$356,000	2,279	8	2012	Avg	6,074	N	N	12514 SE 278TH PL
10	0	132930	0060	08/10/12	\$289,950	\$361,000	2,279	8	2012	Avg	6,078	N	N	12504 SE 278TH PL
10	0	256950	0210	11/17/14	\$339,950	\$342,000	2,290	8	1985	Avg	8,319	N	N	14229 SE 283RD PL
10	0	546877	0150	05/02/12	\$230,000	\$296,000	2,290	8	2003	Avg	5,925	N	N	27921 150TH PL SE
10	0	813350	0090	04/23/14	\$360,000	\$376,000	2,300	8	2001	Avg	6,045	N	N	13025 SE 282ND ST
10	0	730040	0680	09/25/12	\$270,000	\$331,000	2,300	8	1998	Avg	7,093	N	N	30112 126TH CT SE
10	0	132930	0530	07/09/13	\$353,781	\$397,000	2,305	8	2013	Avg	6,991	N	N	27915 126TH PL SE
10	0	132930	0590	05/11/13	\$329,995	\$377,000	2,305	8	2013	Avg	5,852	N	N	27830 126TH PL SE
10	0	132930	0170	05/11/13	\$327,995	\$374,000	2,305	8	2013	Avg	5,738	N	N	12417 SE 278TH PL
10	0	132930	0030	02/12/13	\$319,995	\$375,000	2,305	8	2013	Avg	6,072	N	N	12518 SE 278TH PL
10	0	132930	0370	03/19/13	\$318,947	\$370,000	2,305	8	2013	Avg	6,090	N	N	12521 SE 279TH PL
10	0	132930	0320	02/28/13	\$313,995	\$366,000	2,305	8	2013	Avg	6,413	N	N	12516 SE 279TH PL
10	0	132930	0750	09/05/12	\$306,061	\$378,000	2,305	8	2012	Avg	6,621	N	N	12604 SE 278TH PL
10	0	132930	0120	08/06/12	\$303,966	\$379,000	2,305	8	2012	Avg	8,226	N	N	12402 SE 278TH PL
10	0	132930	0240	11/02/12	\$298,016	\$361,000	2,305	8	2012	Avg	6,285	N	N	12515 SE 278TH PL
10	0	730040	0170	09/10/14	\$334,000	\$340,000	2,310	8	1998	Avg	6,200	N	N	12717 SE 301ST ST
10	0	813350	0030	12/12/13	\$309,500	\$333,000	2,310	8	2002	Avg	5,057	N	N	13121 SE 282ND ST
10	0	546878	0250	05/08/14	\$325,900	\$340,000	2,320	8	2004	Avg	6,270	N	N	15020 SE 281ST ST
10	0	788580	0530	04/03/14	\$322,000	\$338,000	2,340	8	2003	Avg	5,784	N	N	13925 SE 281ST ST
10	0	894670	0120	09/26/13	\$299,900	\$329,000	2,340	8	1965	Avg	11,334	N	N	12951 SE 301ST ST
10	0	788580	0790	08/20/12	\$245,000	\$304,000	2,350	8	2003	Avg	5,700	N	N	14027 SE 281ST ST
10	0	788580	0700	01/23/12	\$230,112	\$307,000	2,350	8	2003	Avg	5,849	N	N	14120 SE 281ST ST
10	0	666924	0310	02/01/12	\$260,500	\$347,000	2,389	8	2007	Avg	5,708	N	N	14309 SE 285TH PL
10	0	132930	0550	06/17/13	\$333,679	\$377,000	2,406	8	2013	Avg	7,733	N	N	27923 126TH PL SE
10	0	132930	0340	03/01/13	\$321,647	\$375,000	2,406	8	2012	Avg	7,163	N	N	27917 125TH PL SE
10	0	132930	0200	02/01/13	\$319,995	\$376,000	2,406	8	2012	Avg	5,750	N	N	12431 SE 278TH PL
10	0	132930	0490	11/02/12	\$314,991	\$381,000	2,406	8	2012	Avg	5,750	N	N	12615 SE 278TH PL
10	0	132930	0260	01/08/13	\$312,995	\$371,000	2,406	8	2012	Avg	5,750	N	N	12525 SE 278TH PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	813350	0010	04/20/12	\$249,300	\$323,000	2,440	8	2001	Avg	4,979	N	N	13133 SE 282ND ST
10	0	660035	0190	01/05/12	\$229,000	\$308,000	2,450	8	2001	Avg	5,924	N	N	15218 SE 276TH PL
10	0	342205	9252	06/18/13	\$338,518	\$382,000	2,474	8	2012	Avg	5,700	N	N	14316 SE 285TH PL
10	0	342205	9251	04/28/13	\$329,950	\$378,000	2,474	8	2012	Avg	6,282	N	N	14312 SE 285TH PL
10	0	342205	9254	05/08/13	\$329,950	\$377,000	2,474	8	2012	Avg	6,282	N	N	14308 SE 285TH PL
10	0	132930	0070	03/27/12	\$303,453	\$396,000	2,478	8	2012	Avg	6,079	N	N	12430 SE 278TH PL
10	0	342205	9255	11/07/13	\$333,688	\$363,000	2,494	8	2013	Avg	5,948	N	N	14222 SE 285TH PL
10	0	342205	9075	06/20/13	\$375,000	\$423,000	2,500	8	2001	Avg	9,966	N	N	28308 143RD PL SE
10	0	342205	9217	10/11/13	\$325,650	\$356,000	2,562	8	2013	Avg	9,517	N	N	14226 SE 285TH PL
10	0	600453	0160	01/14/13	\$285,000	\$337,000	2,570	8	1999	Avg	7,086	N	N	27825 146TH AVE SE
10	0	666924	0430	04/02/13	\$283,000	\$327,000	2,571	8	2009	Avg	5,700	N	N	28705 142ND PL SE
10	0	666924	0130	10/22/14	\$335,000	\$339,000	2,588	8	2008	Avg	5,701	N	N	14227 SE 286TH CT
10	0	132930	0050	10/22/12	\$309,950	\$376,000	2,634	8	2012	Avg	6,076	N	N	12510 SE 278TH PL
10	0	132930	0080	09/24/12	\$309,950	\$380,000	2,634	8	2012	Avg	6,081	N	N	12426 SE 278TH PL
10	0	132930	0480	10/23/14	\$376,950	\$381,000	2,643	8	2012	Avg	5,750	N	N	12609 SE 278TH PL
10	0	132930	0010	05/09/13	\$369,995	\$422,000	2,643	8	2012	Avg	6,719	N	N	12528 SE 278TH PL
10	0	132930	0560	06/05/13	\$369,376	\$418,000	2,643	8	2013	Avg	6,292	N	N	27914 126TH PL SE
10	0	132930	0350	02/12/13	\$358,499	\$420,000	2,643	8	2012	Avg	7,281	N	N	27921 125TH PL SE
10	0	132930	0510	04/01/13	\$350,930	\$405,000	2,643	8	2013	Avg	5,701	N	N	27829 126TH PL SE
10	0	132930	0390	05/08/13	\$349,573	\$399,000	2,643	8	2012	Avg	6,015	N	N	12531 SE 279TH PL
10	0	132930	0280	01/23/13	\$340,000	\$401,000	2,643	8	2012	Avg	5,730	N	N	27827 126TH AVE SE
10	0	132930	0480	12/03/12	\$339,995	\$407,000	2,643	8	2012	Avg	5,750	N	N	12609 SE 278TH PL
10	0	132930	0430	11/08/12	\$337,646	\$408,000	2,643	8	2012	Avg	5,761	N	N	27814 126TH AVE SE
10	0	132930	0220	07/10/12	\$334,995	\$421,000	2,643	8	2012	Avg	7,137	N	N	12507 SE 278TH PL
10	0	132930	0110	09/10/12	\$329,995	\$406,000	2,643	8	2012	Avg	7,052	N	N	12408 SE 278TH PL
10	0	132930	0250	12/11/12	\$329,995	\$394,000	2,643	8	2012	Avg	5,750	N	N	12519 SE 278TH PL
10	0	600451	0130	06/03/13	\$339,000	\$384,000	2,653	8	1998	Avg	6,820	N	N	14707 SE 278TH PL
10	0	788580	0320	10/02/13	\$305,000	\$334,000	2,840	8	2002	Avg	5,782	N	N	14128 SE 282ND ST
10	0	132930	0540	06/17/13	\$390,535	\$441,000	2,874	8	2013	Avg	9,028	N	N	27919 126TH PL SE
10	0	132930	0420	06/06/13	\$369,995	\$419,000	2,874	8	2012	Avg	6,115	N	N	12606 SE 279TH PL
10	0	132930	0360	03/05/13	\$358,459	\$417,000	2,874	8	2012	Avg	9,254	N	N	27927 125TH PL SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	132930	0020	11/28/12	\$352,640	\$423,000	2,874	8	2012	Avg	6,070	N	N	12524 SE 278TH PL
10	0	132930	0580	05/23/13	\$351,995	\$400,000	2,874	8	2013	Avg	5,701	N	N	27902 126TH PL SE
10	0	132930	0460	02/21/13	\$350,061	\$409,000	2,874	8	2012	Avg	5,772	N	N	27826 126TH AVE SE
10	0	132930	0100	01/09/13	\$346,995	\$411,000	2,874	8	2012	Avg	6,498	N	N	12416 SE 278TH PL
10	0	132930	0380	02/06/13	\$345,268	\$405,000	2,874	8	2012	Avg	5,726	N	N	12527 SE 279TH PL
10	0	132930	0470	10/02/12	\$342,490	\$419,000	2,874	8	2012	Avg	6,193	N	N	12605 SE 278TH PL
10	0	788580	0900	08/01/14	\$359,950	\$369,000	3,010	8	2003	Avg	5,701	N	N	14128 SE 281ST PL
10	0	788580	0470	08/08/13	\$330,000	\$367,000	3,010	8	2003	Avg	5,861	N	N	14009 SE 281ST PL
10	0	342205	9227	05/28/13	\$375,000	\$426,000	3,022	8	2005	Avg	60,990	N	N	28120 132ND AVE SE
10	0	032105	9177	04/29/14	\$454,800	\$475,000	3,140	8	1988	Avg	98,881	N	N	29806 138TH AVE SE
10	0	788580	0390	05/14/13	\$361,000	\$412,000	3,200	8	2003	Avg	5,772	N	N	14127 SE 281ST PL
10	0	788580	1410	08/02/12	\$350,000	\$437,000	3,200	8	2003	Avg	8,873	N	N	28124 142ND PL SE
10	0	788580	0290	11/03/14	\$337,000	\$340,000	3,200	8	2003	Avg	5,772	N	N	14108 SE 282ND ST
10	0	788580	0980	05/24/12	\$268,000	\$343,000	3,200	8	2003	Avg	5,749	N	N	14209 SE 280TH PL
10	0	788580	0360	06/07/13	\$368,000	\$417,000	3,210	8	2003	Avg	5,767	N	N	14213 SE 281ST PL
10	0	316690	0300	05/22/13	\$349,500	\$398,000	1,697	9	2013	Avg	6,117	N	N	27907 155TH PL SE
10	0	316690	0090	09/09/14	\$359,400	\$366,000	1,737	9	2014	Avg	5,868	N	N	15416 SE 279TH ST
10	0	316690	0050	05/01/14	\$378,525	\$395,000	1,784	9	2014	Avg	6,587	N	N	27913 154TH AVE SE
10	0	316690	0070	08/14/14	\$364,900	\$373,000	1,784	9	2014	Avg	5,887	N	N	15404 SE 279TH ST
10	0	316690	0220	12/10/13	\$368,200	\$397,000	1,787	9	2014	Avg	6,042	N	N	27920 155TH PL SE
10	0	316690	0330	09/25/13	\$365,900	\$402,000	1,787	9	2013	Avg	6,477	N	N	27914 154TH AVE SE
10	0	316690	0310	07/11/14	\$386,500	\$398,000	2,312	9	2013	Avg	6,036	N	N	15421 SE 279TH ST
10	0	316690	0040	07/22/13	\$387,500	\$433,000	2,312	9	2013	Avg	6,362	N	N	27917 154TH AVE SE
10	0	730040	0150	10/27/14	\$299,000	\$302,000	2,350	9	1998	Avg	6,958	N	N	30110 127TH PL SE
10	0	316690	0290	11/04/13	\$389,200	\$423,000	2,353	9	2013	Avg	5,723	N	N	27911 155TH PL SE
10	0	730040	0580	05/05/14	\$328,000	\$342,000	2,370	9	1998	Avg	6,500	N	N	12615 SE 300TH WAY
10	0	316690	0260	10/17/14	\$396,600	\$401,000	2,381	9	2014	Avg	5,752	N	N	27923 155TH PL SE
10	0	387657	0030	02/13/14	\$290,000	\$308,000	2,430	9	2004	Avg	6,494	N	N	14316 SE 278TH ST
10	0	316690	0210	06/19/14	\$388,530	\$401,000	2,453	9	2014	Avg	5,769	N	N	27918 155TH PL SE
10	0	730041	0110	05/19/14	\$390,000	\$405,000	2,490	9	1999	Avg	8,290	N	N	30271 129TH AVE SE
10	0	894670	0140	11/21/14	\$395,000	\$397,000	2,500	9	2002	Avg	6,278	N	N	12948 SE 301ST ST



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	894670	0070	01/15/14	\$394,900	\$422,000	2,500	9	2002	Avg	6,660	N	N	30137 129TH PL SE
10	0	316690	0190	01/31/13	\$365,000	\$429,000	2,510	9	2012	Avg	11,952	N	N	27827 156TH AVE SE
10	0	730041	0430	12/06/12	\$260,000	\$311,000	2,550	9	1999	Avg	7,266	N	N	12822 SE 302ND ST
10	0	730041	0300	11/06/14	\$355,000	\$358,000	2,570	9	1999	Avg	6,466	N	N	30042 129TH AVE SE
10	0	316690	0280	04/18/14	\$401,900	\$420,000	2,647	9	2014	Avg	6,048	N	N	27915 155TH PL SE
10	0	115270	0020	12/26/14	\$370,000	\$370,000	2,650	9	2005	Avg	5,706	N	N	13224 SE 279TH PL
10	0	730040	0200	11/19/14	\$352,000	\$354,000	2,650	9	1998	Avg	6,366	N	N	30040 128TH CT SE
10	0	115270	0090	12/18/14	\$329,000	\$330,000	2,650	9	2005	Avg	5,880	N	N	27923 132ND CT SE
10	0	730040	0250	10/31/12	\$280,000	\$339,000	2,660	9	1999	Avg	7,593	N	N	30023 128TH CT SE
10	0	316690	0320	06/21/13	\$399,900	\$451,000	2,670	9	2013	Avg	6,011	N	N	15415 SE 279TH ST
10	0	730041	0010	12/04/14	\$340,000	\$341,000	2,690	9	1998	Avg	6,099	N	N	12805 SE 302ND ST
10	0	730040	0060	05/15/14	\$370,000	\$385,000	2,710	9	1998	Avg	5,880	N	N	12719 SE 302ND ST
10	0	730040	0210	02/06/12	\$309,950	\$412,000	2,710	9	1998	Avg	6,000	N	N	30034 128TH CT SE
10	0	894670	0100	12/08/14	\$408,500	\$410,000	2,720	9	2003	Avg	7,043	N	N	30124 129TH PL SE
10	0	730041	0130	09/26/14	\$351,000	\$356,000	2,730	9	2000	Avg	6,825	N	N	30279 129TH AVE SE
10	0	730040	0930	11/09/12	\$280,500	\$339,000	2,750	9	1999	Avg	6,557	N	N	30325 127TH PL SE
10	0	730040	0370	05/17/13	\$285,000	\$325,000	2,810	9	1998	Avg	5,610	N	N	12618 SE 300TH WAY
10	0	730040	0540	08/23/12	\$260,000	\$322,000	2,810	9	1998	Avg	5,500	N	N	12517 SE 300TH WAY
10	0	730040	0410	04/05/12	\$250,000	\$325,000	2,810	9	1998	Avg	6,120	N	N	12520 SE 300TH WAY
10	0	316690	0340	06/12/14	\$399,900	\$414,000	2,886	9	2013	Avg	5,918	N	N	27918 154TH AVE SE
10	0	730040	0860	03/21/14	\$297,000	\$313,000	3,010	9	1998	Avg	6,309	N	N	30227 127TH PL SE
10	0	387657	0300	06/28/12	\$329,000	\$416,000	3,020	9	2004	Avg	7,261	N	N	14116 SE 278TH ST
10	0	211101	1060	06/18/14	\$507,000	\$524,000	3,030	9	2002	Avg	16,249	Y	N	12968 SE 301ST ST
10	0	115270	0220	09/03/14	\$410,000	\$418,000	3,040	9	2005	Avg	6,054	N	N	13327 SE 279TH PL
10	0	730040	0010	02/07/14	\$419,450	\$446,000	3,060	9	2003	Avg	6,513	N	N	30312 127TH PL SE
10	0	730040	0740	02/04/14	\$299,000	\$318,000	3,065	9	1998	Avg	6,483	N	N	30119 126TH CT SE
10	0	387657	0050	02/28/13	\$360,000	\$420,000	3,070	9	2003	Avg	6,837	N	N	14304 SE 278TH ST
10	0	769537	0130	10/05/12	\$390,000	\$476,000	3,069	10	2007	Avg	8,185	N	N	12937 SE 288TH PL
10	0	769537	0020	10/25/13	\$465,000	\$507,000	3,086	10	2014	Avg	7,533	Y	N	28811 130TH AVE SE
10	0	769537	0030	11/27/13	\$480,000	\$519,000	3,138	10	2013	Avg	7,309	Y	N	12974 S 288TH PL
10	0	769537	0160	08/11/14	\$511,000	\$523,000	3,361	10	2006	Avg	6,983	N	N	12955 SE 288TH PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
10	0	769537	0300	05/17/12	\$425,000	\$545,000	3,552	10	2007	Avg	7,469	N	N	28812 130TH AVE SE
10	0	352205	9139	01/17/13	\$570,000	\$673,000	3,750	10	1993	Avg	108,900	N	N	14901 SE 281ST ST
10	0	332205	9169	11/13/13	\$530,500	\$575,000	4,660	10	1996	Avg	87,120	Y	N	12903 SE 285TH ST
11	0	423940	1200	09/16/14	\$91,600	\$93,000	750	6	1969	Avg	2,926	N	N	11807 SE 318TH PL
11	0	333940	0465	12/27/12	\$215,000	\$256,000	810	6	1940	Avg	89,747	N	N	30640 GREEN RIVER RD SE
11	0	423940	1040	04/10/14	\$115,732	\$121,000	960	6	1969	Avg	2,268	N	N	31825 120TH AVE SE
11	0	423940	1130	08/29/13	\$142,000	\$157,000	960	6	1969	VGood	3,276	N	N	11811 SE 318TH PL
11	0	423940	0530	03/27/14	\$127,500	\$134,000	960	6	1969	Good	4,760	N	N	31825 118TH PL SE
11	0	423940	1110	08/29/13	\$127,000	\$141,000	960	6	1969	VGood	2,241	N	N	11825 SE 318TH PL
11	0	423940	0270	11/11/13	\$112,222	\$122,000	960	6	1969	Good	2,720	N	N	11832 SE 318TH PL
11	0	423940	0150	02/20/14	\$139,700	\$148,000	980	6	1969	Good	3,341	N	N	31906 120TH PL SE
11	0	423940	0010	11/27/13	\$141,000	\$152,000	1,000	6	1969	VGood	5,200	N	N	12119 SE 319TH PL
11	0	423941	0570	12/12/12	\$105,000	\$125,000	1,040	6	1970	VGood	2,720	N	N	31615 118TH PL SE
11	0	423940	0920	09/22/14	\$149,000	\$151,000	1,090	6	1969	Avg	2,800	N	N	31824 118TH PL SE
11	0	423940	0840	10/29/14	\$152,500	\$154,000	1,090	6	1969	Good	3,523	N	N	31807 120TH AVE SE
11	0	423940	0960	12/12/14	\$143,000	\$143,000	1,090	6	1969	Good	3,315	N	N	31838 118TH PL SE
11	0	423940	0730	06/25/14	\$152,000	\$157,000	1,090	6	1969	Good	3,264	N	N	11843 SE 319TH PL
11	0	423941	0100	05/31/13	\$125,000	\$142,000	1,090	6	1970	Good	4,400	N	N	31630 119TH PL SE
11	0	423941	0370	09/09/13	\$145,000	\$160,000	1,090	6	1970	VGood	3,306	N	N	31603 119TH PL SE
11	0	423940	0790	07/22/13	\$131,000	\$146,000	1,090	6	1969	VGood	3,116	N	N	31820 120TH AVE SE
11	0	423940	0240	09/26/12	\$120,000	\$147,000	1,090	6	1969	VGood	2,960	N	N	11842 SE 318TH PL
11	0	423941	0060	03/26/14	\$153,750	\$162,000	1,140	6	1970	Good	4,670	N	N	11821 SE 317TH PL
11	0	092105	9200	08/13/14	\$216,000	\$221,000	1,310	6	1984	Good	8,670	N	N	11622 SE 320TH ST
11	0	423940	0720	11/13/13	\$182,000	\$197,000	1,370	6	2013	Avg	2,511	N	N	11841 SE 319TH PL
11	0	713790	0850	11/18/13	\$210,000	\$228,000	860	7	1981	Avg	7,834	N	N	31833 126TH AVE SE
11	0	305670	0030	02/06/13	\$180,000	\$211,000	920	7	1995	Avg	5,528	N	N	31507 121ST PL SE
11	0	713790	0480	04/01/14	\$180,000	\$189,000	1,040	7	1983	Good	7,185	N	N	12632 SE 317TH ST
11	0	168350	0180	05/14/14	\$234,000	\$244,000	1,050	7	1975	Good	9,010	N	N	10872 SE 318TH PL
11	0	168350	0140	12/11/14	\$225,000	\$226,000	1,050	7	1974	Good	7,245	N	N	31816 109TH AVE SE
11	0	168350	0150	04/10/13	\$210,000	\$242,000	1,050	7	1974	Good	7,245	N	N	31810 109TH AVE SE
11	0	713790	0560	03/03/14	\$177,000	\$187,000	1,070	7	1983	Avg	7,075	N	N	12613 SE 317TH ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	168520	0110	09/16/14	\$225,000	\$229,000	1,100	7	1978	Good	14,182	N	N	12119 SE 317TH PL
11	0	168200	0340	11/05/12	\$222,500	\$269,000	1,100	7	1968	Good	8,330	N	N	11642 SE 323RD PL
11	0	168200	0400	03/22/12	\$232,000	\$303,000	1,100	7	1968	VGood	7,920	N	N	11604 SE 323RD PL
11	0	168520	0130	04/09/14	\$203,000	\$213,000	1,100	7	1978	Good	8,400	N	N	12131 SE 317TH PL
11	0	168360	0130	12/10/14	\$245,000	\$246,000	1,140	7	1981	Good	9,342	N	N	31651 121ST AVE SE
11	0	713791	0140	09/23/14	\$240,000	\$244,000	1,160	7	1993	Avg	9,864	N	N	12904 SE 317TH CT
11	0	082105	9034	09/05/13	\$225,000	\$248,000	1,180	7	1977	Good	8,500	N	N	31818 108TH AVE SE
11	0	713791	0320	04/10/12	\$181,100	\$235,000	1,180	7	1994	Avg	6,533	N	N	12911 SE 318TH WAY
11	0	332700	0140	06/17/14	\$235,000	\$243,000	1,190	7	1968	Good	7,280	N	N	11228 SE 320TH PL
11	0	332700	0160	09/26/13	\$192,000	\$211,000	1,190	7	1968	Avg	9,450	N	N	11240 SE 320TH PL
11	0	305670	0150	06/25/14	\$200,000	\$206,000	1,190	7	1995	Avg	6,833	N	N	31520 121ST PL SE
11	0	332700	0090	06/12/14	\$210,000	\$217,000	1,200	7	1968	Avg	7,680	N	N	32113 112TH PL SE
11	0	168520	0020	08/27/14	\$203,000	\$207,000	1,200	7	1978	Good	8,000	N	N	12119 SE 316TH ST
11	0	332790	0210	08/02/12	\$185,000	\$231,000	1,200	7	1979	Good	14,400	N	N	32112 110TH AVE SE
11	0	713790	0610	09/25/12	\$150,000	\$184,000	1,200	7	1981	Avg	7,958	N	N	12618 SE 318TH WAY
11	0	333940	0665	07/23/13	\$182,500	\$204,000	1,210	7	1992	Avg	14,220	N	N	31728 102ND AVE SE
11	0	327605	0240	05/01/13	\$265,000	\$303,000	1,230	7	1978	Avg	12,259	N	N	32505 108TH AVE SE
11	0	713790	0590	08/28/12	\$170,000	\$210,000	1,240	7	1981	Good	7,808	N	N	12602 SE 318TH WAY
11	0	168210	0060	10/01/14	\$219,900	\$223,000	1,250	7	1968	Good	7,920	N	N	11844 SE 323RD PL
11	0	172105	9005	03/13/14	\$280,000	\$295,000	1,250	7	1954	VGood	33,300	N	N	11011 SE 320TH ST
11	0	168200	0020	06/03/13	\$252,000	\$286,000	1,280	7	1968	Good	7,500	N	N	11613 SE 323RD PL
11	0	334100	0130	04/11/14	\$215,000	\$225,000	1,290	7	1974	Avg	11,340	Y	Y	32201 104TH PL SE
11	0	713791	0360	07/29/14	\$200,000	\$205,000	1,290	7	1994	Avg	5,757	N	N	12817 SE 318TH WAY
11	0	030310	0080	05/28/14	\$245,100	\$254,000	1,300	7	1996	Avg	7,958	N	N	11012 SE 319TH CT
11	0	082105	9035	06/26/14	\$301,000	\$311,000	1,300	7	1978	Good	44,866	N	N	11130 SE 315TH ST
11	0	571400	0160	03/14/13	\$217,500	\$253,000	1,300	7	1993	Avg	7,205	N	N	30634 115TH CT SE
11	0	327605	0210	06/11/13	\$259,500	\$293,000	1,310	7	1974	Good	10,197	N	N	32510 108TH AVE SE
11	0	920690	0230	06/25/13	\$255,000	\$287,000	1,330	7	1994	Good	7,389	N	N	31642 110TH PL SE
11	0	713790	0800	09/27/13	\$234,000	\$257,000	1,350	7	1981	Good	10,465	N	N	31838 126TH AVE SE
11	0	327605	0200	12/20/12	\$225,000	\$268,000	1,350	7	1968	Good	10,628	N	N	32516 108TH AVE SE
11	0	570920	0030	12/04/14	\$309,900	\$311,000	1,400	7	1974	Good	17,825	N	N	11234 SE 327TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	334100	0011	12/12/13	\$274,000	\$295,000	1,420	7	1996	Avg	17,400	Y	N	32109 108TH AVE SE
11	0	288795	0110	11/06/14	\$245,000	\$247,000	1,420	7	1994	Avg	6,785	N	N	12317 SE 314TH PL
11	0	082105	9009	10/10/12	\$199,950	\$244,000	1,420	7	1978	Good	13,166	N	N	31804 108TH AVE SE
11	0	894675	0030	12/18/14	\$245,000	\$245,000	1,422	7	2012	Avg	3,677	N	N	31423 123RD AVE SE
11	0	894675	0090	02/04/13	\$219,995	\$258,000	1,422	7	2012	Avg	3,710	N	N	12290 SE 315TH PL
11	0	894675	0130	09/05/12	\$216,200	\$267,000	1,422	7	2012	Avg	3,600	N	N	31468 122ND AVE SE
11	0	894675	0070	09/28/12	\$214,995	\$263,000	1,422	7	2012	Avg	3,677	N	N	31469 123RD AVE SE
11	0	894675	0030	09/10/12	\$214,995	\$265,000	1,422	7	2012	Avg	3,677	N	N	31423 123RD AVE SE
11	0	713790	0320	05/09/14	\$224,500	\$234,000	1,430	7	1983	Good	8,355	N	N	31720 125TH PL SE
11	0	092105	9202	01/26/12	\$180,000	\$240,000	1,430	7	1989	Avg	7,644	N	N	31928 116TH AVE SE
11	0	172105	9218	08/18/14	\$271,675	\$278,000	1,460	7	1974	Good	13,068	N	N	32604 108TH PL SE
11	0	289240	0050	08/27/12	\$215,000	\$266,000	1,490	7	1986	Avg	20,073	N	N	11012 SE 313TH ST
11	0	172105	9168	07/16/12	\$230,000	\$289,000	1,540	7	1963	Avg	46,173	N	N	10906 SE 325TH PL
11	0	745740	0480	05/23/14	\$245,000	\$254,000	1,550	7	2000	Avg	6,863	N	N	31530 113TH AVE SE
11	0	894675	0060	07/16/12	\$240,995	\$303,000	1,552	7	2012	Avg	3,677	N	N	31463 123RD AVE SE
11	0	894675	0080	12/26/12	\$232,495	\$277,000	1,552	7	2012	Avg	3,893	N	N	12298 SE 315TH PL
11	0	894675	0020	12/19/12	\$229,995	\$274,000	1,552	7	2012	Avg	3,677	N	N	31407 123RD AVE SE
11	0	894675	0190	02/27/13	\$229,995	\$268,000	1,552	7	2013	Avg	3,600	N	N	31432 122ND AVE SE
11	0	894675	0140	12/11/12	\$224,995	\$269,000	1,552	7	2012	Avg	3,600	N	N	31462 122ND AVE SE
11	0	807852	0090	05/14/14	\$265,000	\$276,000	1,570	7	1998	Avg	5,706	N	N	11549 SE 319TH PL
11	0	713790	0960	06/25/14	\$235,000	\$243,000	1,570	7	1984	Good	9,415	N	N	12443 SE 318TH WAY
11	0	713791	0240	05/10/13	\$230,000	\$263,000	1,570	7	1994	Avg	7,395	N	N	31612 130TH AVE SE
11	0	807852	0390	12/26/12	\$233,950	\$278,000	1,570	7	1998	Avg	5,250	N	N	11544 SE 319TH PL
11	0	807852	0340	08/09/12	\$194,500	\$242,000	1,570	7	1998	Avg	5,582	N	N	11517 SE 319TH ST
11	0	713790	0080	03/19/14	\$224,950	\$237,000	1,600	7	1984	Good	10,311	N	N	31707 124TH PL SE
11	0	920690	0220	07/22/13	\$271,500	\$304,000	1,610	7	1994	Good	9,756	N	N	31646 110TH PL SE
11	0	305670	0020	06/05/12	\$180,000	\$229,000	1,610	7	1994	Avg	6,002	N	N	31513 121ST PL SE
11	0	289065	0280	03/18/13	\$240,000	\$278,000	1,630	7	1992	Avg	7,333	N	N	11847 SE 321ST PL
11	0	025505	0140	01/31/14	\$210,000	\$223,000	1,650	7	1994	Avg	6,898	N	N	31425 114TH PL SE
11	0	894675	0250	10/23/12	\$261,745	\$318,000	1,677	7	2012	Avg	5,021	N	N	12299 SE 315TH PL
11	0	894675	0170	10/08/12	\$251,995	\$308,000	1,677	7	2012	Avg	3,600	N	N	31444 122ND AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	894675	0040	06/18/12	\$249,995	\$317,000	1,677	7	2012	Avg	3,897	N	N	31429 123RD AVE SE
11	0	894675	0210	03/21/13	\$243,152	\$282,000	1,677	7	2013	Avg	3,513	N	N	31420 122ND AVE SE
11	0	894675	0200	03/06/13	\$239,995	\$279,000	1,677	7	2013	Avg	3,600	N	N	31426 122ND AVE SE
11	0	894675	0100	12/26/12	\$236,995	\$282,000	1,677	7	2012	Avg	3,615	N	N	12282 SE 315TH PL
11	0	894675	0150	12/03/12	\$232,995	\$279,000	1,677	7	2012	Avg	3,513	N	N	31456 122ND AVE SE
11	0	092105	9132	08/13/14	\$350,000	\$358,000	1,680	7	1991	Avg	81,893	N	N	12130 SE 310TH ST
11	0	288795	0070	04/22/13	\$231,000	\$265,000	1,680	7	1994	Avg	6,007	N	N	12306 SE 315TH PL
11	0	333940	0023	04/26/13	\$275,000	\$315,000	1,687	7	2012	Avg	6,637	N	N	11517 SE 316TH ST
11	0	713791	0130	10/31/13	\$239,000	\$260,000	1,700	7	1993	Avg	7,646	N	N	12900 SE 317TH CT
11	0	288795	0030	03/07/12	\$184,900	\$243,000	1,710	7	1994	Avg	6,693	N	N	12311 SE 315TH PL
11	0	745740	0350	07/05/13	\$271,000	\$304,000	1,720	7	2000	Good	6,400	N	N	31500 113TH AVE SE
11	0	168210	0020	01/02/12	\$182,000	\$245,000	1,770	7	1968	Good	7,560	N	N	11853 SE 323RD PL
11	0	289065	0310	10/08/13	\$270,000	\$296,000	1,790	7	1992	Avg	7,600	N	N	11827 SE 321ST PL
11	0	289065	0230	06/18/13	\$265,000	\$299,000	1,790	7	1992	Avg	7,257	N	N	11864 SE 321ST PL
11	0	030310	0130	03/23/14	\$284,000	\$299,000	1,810	7	1996	Avg	11,306	N	N	11025 SE 318TH CT
11	0	333940	0026	03/30/12	\$250,000	\$326,000	1,824	7	2011	Avg	6,638	N	N	11521 SE 316TH PL
11	0	894675	0180	08/06/12	\$259,995	\$324,000	1,854	7	2012	Avg	3,600	N	N	31438 122ND AVE SE
11	0	894675	0050	12/03/12	\$249,995	\$300,000	1,854	7	2012	Avg	3,677	N	N	31457 123RD AVE SE
11	0	894675	0010	04/02/13	\$245,000	\$283,000	1,854	7	2013	Avg	4,041	N	N	31401 123RD AVE SE
11	0	894675	0110	11/05/12	\$245,000	\$296,000	1,854	7	2012	Avg	4,034	N	N	12274 SE 315TH PL
11	0	894675	0160	11/05/12	\$239,995	\$290,000	1,854	7	2012	Avg	3,513	N	N	31450 122ND AVE SE
11	0	894675	0120	01/28/13	\$237,500	\$280,000	1,854	7	2012	Avg	3,859	N	N	12266 SE 315TH PL
11	0	503130	0011	11/04/14	\$299,500	\$302,000	1,880	7	1968	Good	11,700	N	N	31316 116TH AVE SE
11	0	425020	0090	12/04/13	\$279,950	\$302,000	1,890	7	2004	Avg	7,581	N	N	30429 110TH PL SE
11	0	288795	0020	06/25/14	\$280,000	\$289,000	1,940	7	1994	Avg	5,458	N	N	12307 SE 315TH PL
11	0	807852	0300	06/05/12	\$236,000	\$300,000	1,960	7	1998	Avg	5,250	N	N	11541 SE 319TH ST
11	0	807852	0080	05/28/13	\$225,500	\$256,000	1,960	7	1998	Avg	4,882	N	N	11555 SE 319TH PL
11	0	025505	0030	09/06/12	\$202,000	\$249,000	1,970	7	1994	Avg	8,880	N	N	31422 115TH PL SE
11	0	745740	0130	11/15/12	\$215,000	\$259,000	1,990	7	1999	Avg	5,850	N	N	11231 SE 314TH PL
11	0	894675	0230	04/01/13	\$279,995	\$323,000	2,024	7	2013	Avg	3,600	N	N	31408 122ND AVE SE
11	0	894675	0220	03/21/13	\$272,995	\$316,000	2,024	7	2013	Avg	3,742	N	N	31414 122ND AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	332790	0140	07/08/13	\$345,000	\$387,000	2,030	7	1979	VGood	15,122	N	N	32132 111TH CT SE
11	0	745740	0360	08/27/13	\$240,000	\$266,000	2,030	7	2000	Avg	6,400	N	N	31434 113TH AVE SE
11	0	614500	0050	07/01/13	\$260,500	\$293,000	2,070	7	1993	Avg	8,237	N	N	11422 SE 305TH PL
11	0	334100	0037	06/17/12	\$210,000	\$266,000	2,194	7	1989	Avg	15,000	N	N	10609 SE 323RD ST
11	0	258250	0110	10/07/14	\$305,000	\$309,000	2,230	7	2003	Avg	6,487	N	N	12967 SE 305TH PL
11	0	162105	9022	11/08/12	\$247,000	\$298,000	2,300	7	1998	Avg	11,637	N	N	11621 SE 320TH ST
11	0	894675	0240	04/22/13	\$299,995	\$344,000	2,305	7	2012	Avg	3,968	N	N	31402 122ND AVE SE
11	0	894675	0260	02/12/13	\$292,885	\$343,000	2,305	7	2013	Avg	4,332	N	N	12293 SE 315TH PL
11	0	168200	0110	01/18/13	\$247,500	\$292,000	2,320	7	1968	Good	7,878	N	N	11803 SE 323RD PL
11	0	168250	0300	09/12/13	\$259,900	\$286,000	1,000	8	1982	Good	7,700	N	N	11820 SE 322ND PL
11	0	332680	0380	07/23/13	\$218,400	\$244,000	1,000	8	1984	Good	7,332	N	N	11533 SE 321ST PL
11	0	332702	0040	10/28/13	\$240,500	\$262,000	1,080	8	1978	Good	7,210	N	N	11230 SE 321ST PL
11	0	332702	0130	07/25/13	\$233,500	\$261,000	1,080	8	1978	Good	7,210	N	N	11219 SE 321ST PL
11	0	332701	0040	11/15/13	\$228,500	\$248,000	1,120	8	1976	Avg	7,211	N	N	32531 112TH PL SE
11	0	332680	0430	02/24/14	\$242,000	\$256,000	1,150	8	1985	Avg	7,220	N	N	32144 115TH AVE SE
11	0	332680	0550	07/10/14	\$250,000	\$257,000	1,200	8	1981	Avg	7,446	N	N	11423 SE 322ND PL
11	0	334100	0033	04/19/12	\$243,500	\$315,000	1,330	8	1978	Avg	54,014	N	N	32314 107TH AVE SE
11	0	178727	0080	03/08/13	\$239,000	\$278,000	1,330	8	2002	Avg	7,108	N	N	31092 119TH AVE SE
11	0	168250	0370	04/29/14	\$275,000	\$287,000	1,380	8	1979	Good	8,408	N	N	11732 SE 322ND ST
11	0	168250	0160	06/19/14	\$210,000	\$217,000	1,440	8	1983	Avg	7,210	N	N	11811 SE 322ND PL
11	0	327605	0250	04/18/12	\$263,500	\$341,000	1,460	8	1977	Avg	10,189	N	N	32511 108TH AVE SE
11	0	104144	0460	04/19/13	\$289,950	\$333,000	1,474	8	2012	Avg	3,618	N	N	13014 SE 309TH PL
11	0	104144	0450	04/19/13	\$284,950	\$327,000	1,474	8	2012	Avg	3,825	N	N	13012 SE 309TH PL
11	0	713796	0110	08/28/13	\$257,000	\$284,000	1,490	8	1994	Avg	7,145	N	N	30617 128TH PL SE
11	0	332702	0150	08/20/13	\$230,000	\$255,000	1,520	8	1978	Good	7,920	N	N	11220 SE 322ND ST
11	0	092105	9076	01/13/14	\$251,300	\$269,000	1,530	8	1960	Good	40,402	N	N	30711 124TH AVE SE
11	0	104144	0170	08/05/13	\$272,950	\$304,000	1,555	8	2013	Avg	3,546	N	N	13019 SE 308TH ST
11	0	104144	0270	10/31/13	\$272,745	\$297,000	1,555	8	2013	Avg	3,562	N	N	13002 SE 308TH PL
11	0	104144	0340	02/19/14	\$269,950	\$286,000	1,555	8	2014	Avg	3,226	N	N	13016 SE 308TH PL
11	0	104144	0160	11/22/13	\$247,500	\$268,000	1,560	8	2013	Avg	3,461	N	N	13021 SE 308TH ST
11	0	320440	0020	07/11/13	\$245,000	\$275,000	1,570	8	2002	Avg	2,912	N	N	11607 SE 308TH PL



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	168250	0060	09/21/13	\$230,000	\$253,000	1,570	8	1980	Avg	8,000	N	N	11707 SE 322ND ST
11	0	104144	0350	05/21/14	\$269,000	\$280,000	1,634	8	2014	Avg	4,117	N	N	12974 SE 288TH PL
11	0	713796	0370	09/04/12	\$239,900	\$296,000	1,660	8	1994	Avg	6,825	N	N	30522 128TH PL SE
11	0	320440	0030	07/02/14	\$255,000	\$263,000	1,680	8	2002	Avg	3,179	N	N	11613 SE 308TH PL
11	0	320440	0290	05/08/13	\$239,999	\$274,000	1,680	8	2002	Avg	3,327	N	N	11640 SE 308TH PL
11	0	713796	0460	05/28/14	\$225,000	\$233,000	1,680	8	1994	Avg	6,755	N	N	30410 128TH PL SE
11	0	279860	0240	11/14/14	\$295,700	\$298,000	1,720	8	2000	Avg	5,805	N	N	30516 100TH AVE SE
11	0	381480	0250	08/16/13	\$250,000	\$278,000	1,740	8	2002	Avg	6,246	N	N	11716 SE 310TH ST
11	0	381480	0270	10/15/12	\$220,780	\$269,000	1,740	8	2002	Avg	6,650	N	N	11704 SE 310TH ST
11	0	381480	0010	05/04/12	\$207,250	\$267,000	1,740	8	2002	Avg	5,881	N	N	11701 SE 310TH ST
11	0	178727	0110	09/21/12	\$250,000	\$307,000	1,750	8	2002	Avg	5,108	N	N	31080 119TH AVE SE
11	0	104144	0320	09/06/13	\$294,950	\$326,000	1,753	8	2013	Avg	3,768	N	N	13012 SE 308TH PL
11	0	104144	0210	05/24/13	\$293,200	\$333,000	1,753	8	2013	Avg	3,768	N	N	13011 SE 308TH ST
11	0	104144	0190	05/24/13	\$283,950	\$323,000	1,753	8	2013	Avg	3,350	N	N	13015 SE 308TH ST
11	0	104144	0240	05/21/13	\$269,750	\$307,000	1,753	8	2013	Avg	3,800	N	N	13005 SE 308TH ST
11	0	104144	0260	02/08/13	\$254,000	\$298,000	1,753	8	2012	Avg	3,564	N	N	13001 SE 308TH ST
11	0	947690	0030	04/10/14	\$300,000	\$314,000	1,760	8	1992	Avg	8,175	N	N	31616 117TH AVE SE
11	0	333940	0349	11/24/14	\$390,000	\$392,000	1,770	8	1986	Avg	21,780	Y	N	30521 108TH AVE SE
11	0	320440	0210	08/02/12	\$219,950	\$275,000	1,770	8	2002	Avg	6,752	N	N	11684 SE 308TH PL
11	0	299100	0400	07/23/14	\$272,000	\$279,000	1,790	8	1998	Avg	6,371	N	N	13006 SE 305TH PL
11	0	299100	0310	06/20/13	\$265,000	\$299,000	1,800	8	1998	Avg	6,181	N	N	13048 SE 305TH PL
11	0	570922	0040	08/22/12	\$234,950	\$291,000	1,810	8	1977	Good	14,693	N	N	11005 SE 326TH ST
11	0	299100	0380	04/26/13	\$266,900	\$306,000	1,820	8	1998	Avg	9,450	N	N	13010 SE 305TH PL
11	0	947690	0170	10/30/13	\$284,990	\$310,000	1,840	8	1992	Good	7,342	N	N	31621 117TH AVE SE
11	0	381480	0200	01/17/13	\$284,500	\$336,000	1,840	8	2003	Avg	5,226	N	N	31008 117TH PL SE
11	0	713796	0440	12/23/14	\$292,500	\$293,000	1,860	8	1994	Avg	8,709	N	N	30420 128TH PL SE
11	0	713796	0070	08/26/14	\$285,000	\$291,000	1,860	8	1994	Avg	6,627	N	N	30519 128TH PL SE
11	0	299100	0030	05/06/13	\$235,000	\$269,000	1,860	8	1997	Avg	5,844	N	N	12939 SE 306TH CT
11	0	713796	0360	04/11/14	\$247,770	\$260,000	1,870	8	1994	Avg	6,300	N	N	30528 128TH PL SE
11	0	168250	0330	07/09/12	\$225,000	\$283,000	1,880	8	1983	Good	8,100	N	N	11810 SE 322ND PL
11	0	713795	0510	07/11/12	\$230,000	\$289,000	1,880	8	1992	Avg	5,419	N	N	12681 SE 307TH ST



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	092105	9161	06/23/14	\$320,000	\$330,000	1,890	8	1974	Good	43,560	N	N	30709 132ND AVE SE
11	0	299100	0080	01/23/14	\$245,000	\$261,000	1,900	8	1996	Avg	9,115	N	N	12936 SE 306TH CT
11	0	104144	0020	05/02/13	\$272,950	\$312,000	1,910	8	2013	Avg	3,990	N	N	13004 SE 308TH ST
11	0	332701	0110	12/18/13	\$250,000	\$269,000	1,940	8	1977	Good	9,266	N	N	32405 112TH PL SE
11	0	104144	0360	12/10/13	\$289,950	\$312,000	1,981	8	2013	Avg	4,828	N	N	13020 SE 308TH PL
11	0	104144	0370	10/24/13	\$286,254	\$312,000	1,981	8	2013	Avg	4,409	N	N	13022 SE 308TH PL
11	0	104144	0480	08/29/13	\$284,950	\$315,000	1,981	8	2013	Avg	3,454	N	N	13018 SE 309TH PL
11	0	104144	0400	09/19/13	\$284,950	\$314,000	1,981	8	2013	Avg	3,366	N	N	13019 SE 308TH PL
11	0	104144	0470	06/27/13	\$284,950	\$321,000	1,981	8	2013	Avg	3,957	N	N	13016 SE 309TH PL
11	0	104144	0570	09/12/12	\$269,950	\$332,000	1,981	8	2012	Avg	3,678	N	N	13013 SE 309TH PL
11	0	104144	0390	12/26/13	\$259,540	\$279,000	1,981	8	2013	Avg	3,254	N	N	13021 SE 308TH PL
11	0	104144	0520	11/14/12	\$236,000	\$285,000	2,022	8	1973	Good	20,506	N	N	30931 132ND AVE SE
11	0	279860	0030	07/23/13	\$275,000	\$307,000	2,030	8	1998	Avg	7,313	N	N	30423 101ST AVE SE
11	0	799995	0020	07/22/14	\$319,950	\$328,000	2,038	8	2011	Avg	7,643	N	N	30404 121ST PL SE
11	0	799995	0020	02/13/12	\$279,950	\$371,000	2,038	8	2011	Avg	7,643	N	N	30404 121ST PL SE
11	0	320440	0090	08/08/12	\$220,000	\$274,000	2,039	8	2002	Avg	3,822	N	N	11643 SE 308TH PL
11	0	132197	0240	12/04/14	\$265,000	\$266,000	2,040	8	2001	Avg	4,443	N	N	31605 115TH AVE SE
11	0	132197	0110	05/29/13	\$248,000	\$282,000	2,040	8	2000	Avg	4,035	N	N	31573 115TH AVE SE
11	0	320440	0140	04/26/12	\$210,000	\$271,000	2,040	8	2001	Avg	7,267	N	N	11683 SE 308TH PL
11	0	713795	0460	09/26/14	\$272,000	\$276,000	2,070	8	1993	Avg	6,175	N	N	12645 SE 307TH ST
11	0	320440	0110	02/03/12	\$201,500	\$268,000	2,080	8	2002	Avg	3,902	N	N	11655 SE 308TH PL
11	0	165731	0180	04/01/13	\$272,500	\$315,000	2,110	8	1991	Avg	7,945	N	N	30440 103RD CT SE
11	0	082105	9047	07/17/12	\$350,000	\$439,000	2,130	8	2003	Avg	87,120	N	N	31395 112TH AVE SE
11	0	104144	0200	12/06/13	\$299,950	\$324,000	2,139	8	2013	Avg	3,615	N	N	13013 SE 308TH ST
11	0	165731	0170	07/23/14	\$302,000	\$310,000	2,140	8	1994	Avg	9,492	N	N	30444 103RD CT SE
11	0	713795	0470	06/16/13	\$268,950	\$304,000	2,140	8	1992	Avg	6,275	N	N	12651 SE 307TH ST
11	0	713795	0470	09/26/12	\$234,000	\$287,000	2,140	8	1992	Avg	6,275	N	N	12651 SE 307TH ST
11	0	104144	0300	10/03/13	\$297,300	\$326,000	2,151	8	2013	Avg	3,789	N	N	13008 SE 308TH PL
11	0	104144	0280	12/05/13	\$284,950	\$307,000	2,151	8	2013	Avg	3,819	N	N	13004 SE 308TH PL
11	0	092105	9160	02/24/14	\$415,000	\$439,000	2,160	8	1999	Avg	58,806	N	N	30708 130TH AVE SE
11	0	334100	0012	10/23/12	\$280,000	\$340,000	2,160	8	1973	Avg	19,140	Y	N	32025 108TH AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	947690	0180	09/05/13	\$302,790	\$334,000	2,170	8	1994	Avg	6,061	N	N	31615 117TH AVE SE
11	0	947690	0120	04/21/14	\$298,000	\$312,000	2,190	8	1993	Avg	5,937	N	N	31625 117TH AVE SE
11	0	799995	0040	10/16/12	\$300,117	\$365,000	2,196	8	2012	Avg	8,831	N	N	12121 SE 304TH CT
11	0	713795	0660	10/26/13	\$290,000	\$316,000	2,210	8	1993	Avg	6,650	N	N	12715 SE 306TH ST
11	0	713795	0130	05/04/12	\$285,000	\$367,000	2,210	8	1993	Avg	8,164	N	N	12664 SE 306TH CT
11	0	333940	0278	08/28/13	\$369,800	\$409,000	2,220	8	1974	Good	47,367	N	N	10848 SE 305TH PL
11	0	713797	0050	05/07/13	\$299,950	\$343,000	2,220	8	1996	Good	6,721	N	N	12839 SE 307TH PL
11	0	809700	0090	12/26/13	\$265,000	\$284,000	2,240	8	1991	Avg	7,198	N	N	31533 118TH CT SE
11	0	279860	0060	04/22/13	\$259,950	\$298,000	2,250	8	1997	Avg	7,701	N	N	30435 101ST AVE SE
11	0	713795	0090	07/16/12	\$280,000	\$351,000	2,260	8	1992	Avg	8,490	N	N	30609 127TH PL SE
11	0	713797	0340	07/03/14	\$285,000	\$294,000	2,270	8	1995	Avg	6,300	N	N	12840 SE 307TH PL
11	0	104144	0220	11/12/13	\$302,350	\$328,000	2,273	8	2013	Avg	3,778	N	N	13009 SE 308TH ST
11	0	104144	0310	12/04/13	\$299,950	\$324,000	2,273	8	2013	Avg	3,778	N	N	13010 SE 308TH PL
11	0	104144	0150	01/06/14	\$299,950	\$321,000	2,273	8	2013	Avg	7,980	N	N	13027 SE 308TH LN
11	0	104144	0290	12/02/13	\$297,000	\$321,000	2,273	8	2013	Avg	3,800	N	N	13006 SE 308TH PL
11	0	104144	0130	08/21/13	\$296,813	\$329,000	2,273	8	2013	Avg	6,168	N	N	13023 SE 308TH LN
11	0	104144	0230	07/19/13	\$294,645	\$330,000	2,273	8	2013	Avg	3,789	N	N	13007 SE 308TH ST
11	0	104144	0330	06/11/13	\$292,045	\$330,000	2,273	8	2012	Avg	3,783	N	N	13014 SE 308TH PL
11	0	104144	0180	05/28/13	\$287,950	\$327,000	2,273	8	2012	Avg	3,457	N	N	13017 SE 308TH ST
11	0	104144	0010	01/23/13	\$262,950	\$310,000	2,273	8	2012	Avg	3,990	N	N	13002 SE 308TH ST
11	0	799995	0080	05/23/12	\$289,950	\$371,000	2,279	8	2012	Avg	6,351	N	N	12105 SE 304TH CT
11	0	299100	0160	12/12/14	\$312,500	\$313,000	2,300	8	1996	Avg	5,570	N	N	13008 SE 305TH CT
11	0	513780	0030	07/01/14	\$300,000	\$309,000	2,303	8	2006	Avg	3,826	N	N	13312 SE 308TH CT
11	0	513780	0260	09/10/14	\$278,000	\$283,000	2,303	8	2006	Avg	3,600	N	N	30920 133RD AVE SE
11	0	513780	0670	09/25/12	\$233,000	\$286,000	2,303	8	2005	Avg	4,000	N	N	30945 133RD AVE SE
11	0	299100	0180	08/08/13	\$306,550	\$341,000	2,310	8	1996	Avg	6,804	N	N	13001 SE 305TH PL
11	0	092105	9217	08/28/13	\$335,000	\$371,000	2,330	8	1990	Good	19,129	N	N	13106 SE 312TH ST
11	0	132197	0080	01/28/13	\$210,000	\$247,000	2,340	8	2001	Avg	5,520	N	N	31580 115TH AVE SE
11	0	713797	0130	12/18/14	\$339,999	\$341,000	2,360	8	1995	Avg	8,093	N	N	12903 SE 308TH PL
11	0	133070	0020	07/19/12	\$255,000	\$320,000	2,360	8	1991	Avg	8,700	N	N	11216 SE 313TH PL
11	0	104144	0100	06/19/13	\$313,599	\$354,000	2,376	8	2013	Avg	5,156	N	N	13020 SE 308TH ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	104144	0060	04/19/13	\$304,993	\$350,000	2,376	8	2012	Avg	3,900	N	N	13012 SE 308TH ST
11	0	104144	0080	03/22/13	\$304,950	\$353,000	2,376	8	2012	Avg	3,990	N	N	13016 SE 308TH ST
11	0	104144	0590	10/18/12	\$294,000	\$358,000	2,376	8	2012	Avg	5,129	N	N	13009 SE 309TH PL
11	0	104144	0420	05/17/13	\$291,950	\$333,000	2,376	8	2013	Avg	4,507	N	N	13015 SE 308TH PL
11	0	104144	0030	02/21/13	\$289,950	\$339,000	2,376	8	2012	Avg	3,990	N	N	13006 SE 308TH ST
11	0	104144	0580	09/10/12	\$284,950	\$351,000	2,376	8	2012	Avg	3,799	N	N	13011 SE 309TH PL
11	0	713795	0210	11/20/14	\$342,000	\$344,000	2,380	8	1993	Avg	7,792	N	N	12683 SE 306TH CT
11	0	713795	0700	11/12/13	\$307,100	\$333,000	2,400	8	1993	Good	7,864	N	N	12708 SE 306TH ST
11	0	809700	0380	08/18/14	\$339,900	\$347,000	2,420	8	1990	Avg	7,423	N	N	31503 117TH PL SE
11	0	422197	0170	06/26/13	\$319,990	\$360,000	2,430	8	1990	Good	8,695	N	N	11537 SE 323RD PL
11	0	713795	0010	12/18/12	\$255,500	\$305,000	2,440	8	1994	Avg	8,399	N	N	30419 127TH PL SE
11	0	513780	0460	06/18/13	\$260,000	\$293,000	2,445	8	2006	Avg	4,594	N	N	13322 SE 311TH CT
11	0	713797	0330	08/24/12	\$255,000	\$316,000	2,450	8	1995	Avg	7,529	N	N	12846 SE 307TH PL
11	0	104144	0540	06/27/13	\$304,950	\$343,000	2,453	8	2013	Avg	4,758	N	N	13019 SE 309TH PL
11	0	104144	0550	07/02/13	\$304,950	\$343,000	2,453	8	2013	Avg	4,651	N	N	13017 SE 309TH PL
11	0	104144	0560	06/11/13	\$299,950	\$339,000	2,453	8	2013	Avg	3,951	N	N	13015 SE 309TH PL
11	0	104144	0500	03/29/13	\$301,475	\$348,000	2,469	8	2013	Avg	7,253	N	N	13029 SE 308TH LN
11	0	799995	0060	08/29/12	\$291,950	\$361,000	2,475	8	2012	Avg	5,659	N	N	12113 SE 304TH CT
11	0	513780	0360	12/21/12	\$215,000	\$256,000	2,536	8	2005	Avg	3,600	N	N	31012 133RD AVE SE
11	0	809700	0330	07/21/14	\$359,950	\$370,000	2,540	8	1991	Avg	8,604	N	N	31431 117TH PL SE
11	0	279860	0200	10/12/12	\$270,000	\$329,000	2,550	8	1997	Avg	7,700	N	N	10024 SE 304TH PL
11	0	279860	0160	07/30/13	\$295,000	\$329,000	2,560	8	1998	Avg	7,700	N	N	10120 SE 304TH PL
11	0	333940	0249	09/03/13	\$385,000	\$425,000	2,620	8	1989	Good	29,964	N	N	30505 112TH AVE SE
11	0	104144	0140	08/16/13	\$332,700	\$369,000	2,622	8	2013	Avg	5,680	N	N	13025 SE 308TH LN
11	0	104144	0490	08/16/13	\$324,950	\$361,000	2,634	8	2012	Avg	4,963	N	N	13022 SE 309TH PL
11	0	104144	0410	02/03/14	\$314,950	\$335,000	2,634	8	2012	Avg	3,556	N	N	13017 SE 308TH PL
11	0	104144	0510	02/01/13	\$314,950	\$370,000	2,634	8	2012	Avg	7,227	N	N	13024 SE 309TH PL
11	0	799995	0050	11/15/12	\$314,950	\$380,000	2,634	8	2012	Avg	5,916	N	N	12117 SE 304TH CT
11	0	799995	0030	02/25/13	\$312,080	\$364,000	2,634	8	2012	Avg	7,562	N	N	12116 SE 304TH CT
11	0	799995	0070	03/16/12	\$302,800	\$397,000	2,634	8	2012	Avg	5,257	N	N	12109 SE 304TH CT
11	0	133070	0010	09/13/13	\$270,000	\$298,000	2,660	8	1991	Avg	10,892	N	N	11208 SE 313TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	809700	0190	06/02/14	\$350,000	\$363,000	2,680	8	2009	Avg	7,836	N	N	11728 SE 315TH ST
11	0	165731	0080	10/25/13	\$331,000	\$361,000	2,700	8	1991	Good	8,214	N	N	10333 SE 304TH PL
11	0	178727	0210	04/23/14	\$280,000	\$293,000	2,760	8	2002	Avg	5,665	N	N	31004 119TH AVE SE
11	0	178727	0130	02/19/13	\$257,500	\$301,000	2,800	8	2002	Avg	5,712	N	N	31070 119TH AVE SE
11	0	381480	0300	08/11/14	\$386,000	\$395,000	2,810	8	2003	Avg	11,897	N	N	30906 116TH AVE SE
11	0	104144	0440	12/21/12	\$314,950	\$375,000	2,821	8	2012	Avg	3,791	N	N	13010 SE 309TH PL
11	0	104144	0040	08/28/13	\$350,976	\$388,000	2,844	8	2013	Avg	3,900	N	N	13008 SE 308TH ST
11	0	104144	0070	05/24/13	\$324,950	\$369,000	2,844	8	2012	Avg	3,900	N	N	13014 SE 308TH ST
11	0	104144	0380	05/30/13	\$323,736	\$367,000	2,844	8	2013	Avg	3,814	N	N	13023 SE 308TH PL
11	0	104144	0050	05/01/13	\$315,900	\$362,000	2,844	8	2013	Avg	3,990	N	N	13010 SE 308TH ST
11	0	104144	0430	02/15/13	\$314,950	\$369,000	2,844	8	2012	Avg	3,800	N	N	13008 SE 309TH PL
11	0	104144	0090	09/05/13	\$314,950	\$348,000	2,844	8	2013	Avg	4,013	N	N	13018 SE 308TH ST
11	0	513780	0590	02/23/12	\$230,000	\$304,000	2,884	8	2006	Avg	4,480	N	N	31057 133RD AVE SE
11	0	168250	0200	04/30/14	\$290,000	\$303,000	3,090	8	1979	Good	7,245	N	N	11835 SE 322ND PL
11	0	660078	0130	05/02/14	\$367,500	\$383,000	3,110	8	1997	Avg	7,231	N	N	11218 SE 306TH PL
11	0	381490	1020	04/23/14	\$328,000	\$343,000	1,757	9	2012	Avg	4,432	N	N	13212 SE 306TH ST
11	0	381490	1020	11/16/12	\$314,205	\$379,000	1,757	9	2012	Avg	4,432	N	N	13212 SE 306TH ST
11	0	381490	0810	08/22/13	\$336,450	\$373,000	1,769	9	2013	Avg	4,103	N	N	30510 133RD AVE SE
11	0	381490	0530	10/10/13	\$335,940	\$368,000	1,769	9	2013	Avg	4,981	N	N	30605 134TH AVE SE
11	0	381490	0030	04/05/13	\$299,950	\$346,000	1,769	9	2012	Avg	3,313	N	N	13207 SE 306TH ST
11	0	381490	0150	02/03/14	\$348,245	\$370,000	1,796	9	2014	Avg	3,400	N	N	13212 S 307TH ST
11	0	381490	0370	11/12/14	\$354,910	\$357,000	1,831	9	2014	Avg	3,600	N	N	13307 SE 307TH ST
11	0	381490	0140	02/03/14	\$350,950	\$373,000	1,863	9	2014	Avg	3,400	N	N	13214 SE 307TH ST
11	0	381490	0130	01/13/14	\$344,450	\$368,000	1,935	9	2013	Avg	3,704	N	N	13216 SE 307TH ST
11	0	381490	0820	08/07/13	\$375,950	\$418,000	1,964	9	2013	Avg	4,103	N	N	30508 133RD AVE SE
11	0	381490	0950	07/25/14	\$345,000	\$354,000	1,983	9	2012	Avg	6,002	N	N	30513 133RD AVE SE
11	0	381490	0950	10/30/12	\$329,926	\$400,000	1,983	9	2012	Avg	6,002	N	N	30513 133RD AVE SE
11	0	381490	0010	12/27/12	\$299,450	\$356,000	1,983	9	2012	Avg	4,420	N	N	13203 SE 306TH ST
11	0	381490	0020	12/03/12	\$299,950	\$359,000	1,986	9	2012	Avg	3,313	N	N	13205 SE 306TH ST
11	0	381490	0200	03/26/14	\$368,124	\$387,000	2,018	9	2014	Avg	4,050	N	N	30612 132ND CT SE
11	0	381490	0410	04/22/14	\$383,000	\$400,000	2,032	9	2014	Avg	4,500	N	N	30608 133RD AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	381490	0250	04/15/14	\$354,940	\$372,000	2,050	9	2014	Avg	5,087	N	N	30617 132ND CT SE
11	0	381490	0380	07/19/14	\$356,250	\$366,000	2,060	9	2014	Avg	5,115	N	N	13309 SE 307TH ST
11	0	381490	1010	12/11/12	\$324,950	\$388,000	2,145	9	2012	Avg	4,728	N	N	13214 SE 306TH ST
11	0	381490	0080	07/29/13	\$346,950	\$387,000	2,156	9	2013	Avg	4,636	N	N	30605 133RD AVE SE
11	0	381490	0040	08/10/12	\$339,950	\$423,000	2,156	9	2012	Avg	3,952	N	N	13209 SE 306TH ST
11	0	381490	0170	12/23/13	\$341,000	\$366,000	2,189	9	2014	Avg	4,274	N	N	13208 SE 307TH ST
11	0	381490	0480	10/31/13	\$376,518	\$410,000	2,243	9	2013	Avg	4,815	N	N	13310 SE 307TH ST
11	0	381490	0160	04/29/14	\$366,550	\$383,000	2,272	9	2014	Avg	3,400	N	N	13210 SE 307TH ST
11	0	381490	0750	07/16/14	\$399,440	\$411,000	2,311	9	2014	Avg	4,396	N	N	13310 SE 306TH ST
11	0	381490	0400	10/24/12	\$378,907	\$460,000	2,316	9	2012	Avg	4,992	N	N	30606 133RD AVE SE
11	0	381490	0990	03/11/13	\$373,255	\$434,000	2,316	9	2012	Avg	4,598	N	N	30525 133RD AVE SE
11	0	381490	1060	07/24/12	\$354,950	\$444,000	2,316	9	2012	Avg	6,250	N	N	13204 SE 306TH ST
11	0	381490	0060	01/18/13	\$344,950	\$407,000	2,316	9	2012	Avg	3,809	N	N	13213 SE 306TH ST
11	0	381490	0360	01/23/14	\$356,440	\$380,000	2,334	9	2014	Avg	4,400	N	N	13305 SE 307TH ST
11	0	327608	0070	06/12/13	\$469,500	\$531,000	2,340	9	1986	Good	22,195	Y	N	32736 111TH PL SE
11	0	381490	0870	06/25/13	\$372,450	\$420,000	2,358	9	2013	Avg	5,702	N	N	30503 133RD AVE SE
11	0	381490	0090	12/18/13	\$352,950	\$380,000	2,368	9	2013	Avg	4,185	N	N	30607 133RD AVE SE
11	0	381490	1050	01/29/13	\$358,310	\$422,000	2,425	9	2012	Avg	4,626	N	N	13206 SE 306TH ST
11	0	381490	0760	12/04/13	\$389,080	\$420,000	2,456	9	2014	Avg	4,388	N	N	13308 SE 306TH ST
11	0	381490	0780	05/17/13	\$375,374	\$428,000	2,458	9	2013	Avg	4,616	N	N	30522 133RD AVE SE
11	0	732860	0090	04/02/13	\$338,700	\$391,000	2,470	9	2005	Avg	6,621	N	N	9960 SE 304TH CT
11	0	381490	0850	08/05/13	\$387,450	\$431,000	2,501	9	2013	Avg	4,493	N	N	30502 133RD AVE SE
11	0	381490	0070	05/02/13	\$362,000	\$414,000	2,501	9	2013	Avg	3,782	N	N	13215 SE 306TH ST
11	0	381490	0860	04/02/13	\$395,515	\$457,000	2,502	9	2013	Avg	7,733	Y	N	30501 133RD AVE SE
11	0	381490	0920	05/06/13	\$379,450	\$434,000	2,502	9	2013	Avg	4,879	N	N	30511 133RD AVE SE
11	0	381490	0890	06/10/13	\$379,450	\$429,000	2,502	9	2013	Avg	5,500	N	N	30507 133RD AVE SE
11	0	381490	0100	10/02/13	\$362,570	\$398,000	2,502	9	2013	Avg	5,000	N	N	30609 133RD AVE SE
11	0	327605	0110	10/10/14	\$368,500	\$373,000	2,510	9	1977	Avg	19,141	Y	N	32533 107TH AVE SE
11	0	387659	0160	11/07/12	\$342,500	\$414,000	2,510	9	2004	Avg	7,559	N	N	12158 SE 307TH PL
11	0	381490	0270	07/14/14	\$388,280	\$399,000	2,516	9	2014	Avg	4,000	N	N	13203 SE 307TH ST
11	0	144611	0011	08/09/14	\$440,000	\$450,000	2,521	9	2006	Avg	7,119	N	N	30830 112TH AVE SE



**King County**

**Department of Assessments**



## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	144611	0011	08/22/14	\$440,000	\$449,000	2,521	9	2006	Avg	7,119	N	N	30830 112TH AVE SE
11	0	381490	0320	06/19/14	\$390,525	\$403,000	2,535	9	2014	Avg	4,500	N	N	13213 SE 307TH ST
11	0	381490	0840	07/09/13	\$389,950	\$438,000	2,544	9	2013	Avg	4,103	N	N	30504 133RD AVE SE
11	0	381490	1030	01/07/13	\$349,950	\$415,000	2,544	9	2012	Avg	4,594	N	N	13210 SE 306TH ST
11	0	381490	1000	03/22/13	\$345,950	\$401,000	2,544	9	2012	Avg	4,776	N	N	13216 SE 306TH ST
11	0	381490	0440	03/19/14	\$429,515	\$452,000	2,557	9	2014	Avg	4,500	N	N	30614 133RD AVE SE
11	0	387659	0420	06/24/14	\$350,000	\$361,000	2,560	9	2004	Avg	5,606	N	N	12255 SE 306TH CT
11	0	570920	0010	03/22/14	\$340,000	\$358,000	2,570	9	1990	Avg	18,120	N	N	32619 112TH PL SE
11	0	381490	0790	09/16/13	\$388,085	\$427,000	2,572	9	2013	Avg	4,616	N	N	30518 133RD AVE SE
11	0	381490	0500	08/15/13	\$385,890	\$429,000	2,597	9	2013	Avg	5,000	N	N	30611 134TH AVE SE
11	0	381490	0910	04/29/13	\$381,950	\$437,000	2,597	9	2013	Avg	4,933	N	N	30509 133RD AVE SE
11	0	381490	0930	05/07/13	\$377,950	\$432,000	2,597	9	2013	Avg	4,750	N	N	30515 133RD AVE SE
11	0	381490	0650	09/03/14	\$430,505	\$439,000	2,598	9	2014	Avg	5,007	N	N	30608 134TH AVE SE
11	0	381490	0450	12/11/13	\$385,940	\$416,000	2,608	9	2014	Avg	4,367	N	N	13304 SE 307TH ST
11	0	387659	0470	04/14/14	\$347,000	\$363,000	2,630	9	2004	Avg	7,442	N	N	12229 SE 306TH CT
11	0	381490	0510	09/30/13	\$390,740	\$429,000	2,648	9	2013	Avg	5,000	N	N	30609 134TH AVE SE
11	0	381490	0340	02/04/14	\$409,500	\$435,000	2,667	9	2014	Avg	5,000	N	N	13301 SE 307TH ST
11	0	381490	0180	02/26/14	\$397,440	\$420,000	2,678	9	2014	Avg	4,452	N	N	30616 132ND CT SE
11	0	381490	0230	07/02/14	\$391,950	\$404,000	2,678	9	2014	Avg	4,364	N	N	30613 132ND CT SE
11	0	381490	0470	12/16/13	\$398,835	\$429,000	2,703	9	2014	Avg	4,500	N	N	13308 SE 307TH ST
11	0	381490	0460	02/03/14	\$404,015	\$430,000	2,715	9	2013	Avg	4,050	N	N	13306 SE 307TH ST
11	0	381490	0830	09/19/13	\$395,000	\$435,000	2,715	9	2013	Avg	4,103	N	N	30506 133RD AVE SE
11	0	381490	0120	10/18/13	\$391,965	\$428,000	2,715	9	2013	Avg	5,000	N	N	30613 133RD AVE SE
11	0	381490	1040	10/16/12	\$388,265	\$473,000	2,715	9	2012	Avg	4,626	N	N	13208 SE 306TH ST
11	0	381490	0800	09/12/13	\$379,450	\$418,000	2,715	9	2013	Avg	4,103	N	N	30514 133RD AVE SE
11	0	381490	0050	11/16/12	\$377,850	\$455,000	2,715	9	2012	Avg	4,105	N	N	13211 SE 306TH ST
11	0	381490	0740	05/27/14	\$427,470	\$444,000	2,717	9	2014	Avg	3,853	N	N	13312 SE 306TH ST
11	0	381490	0970	02/22/13	\$373,450	\$436,000	2,732	9	2012	Avg	4,670	N	N	30521 133RD AVE SE
11	0	381490	0350	12/18/13	\$422,970	\$455,000	2,779	9	2014	Avg	5,000	N	N	13303 SE 307TH ST
11	0	732860	0060	08/12/13	\$336,000	\$373,000	2,790	9	2005	Avg	6,330	N	N	9976 SE 304TH CT
11	0	381490	0420	02/25/13	\$410,000	\$478,000	2,798	9	2013	Avg	5,000	N	N	30610 133RD AVE SE



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 062 -- 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
11	0	381490	0940	02/08/13	\$409,645	\$481,000	2,815	9	2012	Avg	5,997	N	N	30519 133RD AVE SE
11	0	104144	0120	01/17/13	\$355,000	\$419,000	2,817	9	2012	Avg	10,995	N	N	13024 SE 308TH ST
11	0	104144	0110	12/03/12	\$349,950	\$419,000	2,817	9	2012	Avg	8,191	N	N	13022 SE 308TH ST
11	0	381490	0300	04/23/14	\$405,440	\$424,000	2,820	9	2014	Avg	4,500	N	N	13209 SE 307TH ST
11	0	381490	0280	06/09/14	\$401,115	\$415,000	2,838	9	2014	Avg	4,000	N	N	13205 SE 307TH ST
11	0	381490	0310	05/22/14	\$410,895	\$427,000	2,858	9	2014	Avg	4,500	N	N	13211 SE 307TH ST
11	0	381490	0220	04/01/14	\$414,660	\$435,000	2,871	9	2014	Avg	5,820	N	N	30611 132ND CT SE
11	0	381490	0110	12/30/13	\$398,095	\$427,000	2,886	9	2014	Avg	5,000	N	N	30611 133RD AVE SE
11	0	381490	0190	07/17/14	\$418,000	\$430,000	2,895	9	2014	Avg	4,868	N	N	30614 132ND CT SE
11	0	381490	0240	12/24/14	\$409,440	\$410,000	2,895	9	2014	Avg	4,811	N	N	30615 132ND CT SE
11	0	381490	0520	12/02/13	\$424,080	\$458,000	2,906	9	2014	Avg	4,500	N	N	30607 134TH AVE SE
11	0	381490	0630	06/12/14	\$476,840	\$493,000	3,000	9	2014	Avg	4,735	N	N	30612 134TH AVE SE
11	0	381490	0640	05/05/14	\$457,025	\$476,000	3,000	9	2014	Avg	4,997	N	N	30610 134TH AVE SE
11	0	144611	0020	09/10/14	\$405,000	\$412,000	3,006	9	2006	Avg	9,742	N	N	11210 SE 309TH ST
11	0	387659	0220	08/03/12	\$316,300	\$395,000	3,010	9	2005	Avg	4,750	N	N	30621 122ND AVE SE
11	0	381490	0430	07/13/13	\$419,450	\$470,000	3,032	9	2013	Avg	5,000	N	N	30612 133RD AVE SE
11	0	381490	0960	02/26/13	\$403,895	\$471,000	3,032	9	2013	Avg	4,750	N	N	30517 133RD AVE SE
11	0	186456	0050	07/29/13	\$350,000	\$391,000	3,080	9	2004	Avg	6,909	N	N	11638 SE 319TH CT
11	0	387659	0090	09/09/14	\$374,500	\$381,000	3,135	9	2005	Avg	5,811	N	N	12177 SE 307TH PL
11	0	381490	0330	04/16/14	\$440,240	\$461,000	3,160	9	2014	Avg	5,000	N	N	13215 SE 307TH ST
11	0	381490	0660	07/21/14	\$471,835	\$485,000	3,281	9	2014	Avg	5,354	N	N	30606 134TH AVE SE
11	0	381490	0210	08/29/14	\$471,275	\$481,000	3,361	9	2014	Avg	5,038	N	N	30610 132ND CT SE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	031839	0140	02/10/12	\$209,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
9	0	052105	9027	10/23/14	\$263,637	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE
9	0	052105	9039	10/24/13	\$680,000	TEAR DOWN; PRELIMINARY SHORT PLAT PENDING
9	0	108562	1700	10/15/14	\$305,950	PERCENT COMPLETE; STATEMENT TO DOR
9	0	108562	1760	01/27/14	\$309,950	CORPORATE AFFILIATES
9	0	108562	1840	06/16/14	\$70,000	DOR RATIO; CORPORATE AFFILIATES
9	0	108562	1960	12/12/14	\$303,000	PERCENT COMPLETE
9	0	108562	1980	12/16/14	\$307,250	PERCENT COMPLETE; PREVIOUS IMP. VALUE <= 25K
9	0	108562	2460	09/29/14	\$460,458	PERCENT COMPLETE
9	0	108562	2720	10/07/14	\$316,533	PERCENT COMPLETE
9	0	108562	2840	09/04/14	\$381,250	PERCENT COMPLETE
9	0	108562	3110	10/07/14	\$420,000	RELOCATION - SALE TO SERVICE
9	0	108562	3310	09/25/14	\$373,639	PERCENT COMPLETE
9	0	108562	3340	09/04/14	\$419,750	PERCENT COMPLETE
9	0	108562	3350	10/07/14	\$460,940	PERCENT COMPLETE
9	0	108562	3500	11/25/14	\$458,470	PERCENT COMPLETE
9	0	108562	3630	10/03/14	\$436,952	PERCENT COMPLETE
9	0	108562	3640	09/24/14	\$428,900	PERCENT COMPLETE
9	0	108562	3670	11/12/14	\$447,730	PERCENT COMPLETE
9	0	131082	0140	02/04/13	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	140290	0230	12/19/12	\$381,848	BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
9	0	140290	0380	04/03/14	\$219,950	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOUSURE
9	0	140290	0610	03/07/12	\$216,550	BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
9	0	140295	0100	11/12/14	\$305,000	QUIT CLAIM DEED; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX
9	0	140295	0100	11/12/14	\$305,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	140295	0280	11/12/13	\$258,600	BANKRUPTCY - RECEIVER OR TRUSTEE;AND OTHER WARNINGS
9	0	140295	0300	11/04/14	\$528,745	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE
9	0	140295	0330	02/18/13	\$387,738	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE
9	0	155870	0100	02/21/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	155870	0170	07/08/13	\$220,000	AFFORDABLE HOUSING SALES;NO MARKET EXPOSURE; AUCTION SALE;AND OTHER WARNINGS

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	155870	0170	03/11/13	\$366,805	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	165730	0290	01/14/13	\$290,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	165730	0350	06/21/12	\$399,950	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
9	0	177642	0010	01/09/12	\$171,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	177642	0110	09/10/13	\$234,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
9	0	184140	0150	09/19/14	\$215,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	184140	0180	05/29/13	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
9	0	184140	0350	10/26/12	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR;ESTATE ADMINISTRATOR, GUARDIAN,OR EXECUTOR
9	0	184150	0050	02/21/14	\$214,327	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; & OTHER WARNINGS
9	0	184160	0300	02/23/12	\$219,301	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	186500	0010	07/18/12	\$260,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	200540	0060	09/27/13	\$150,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE; SHORT SALE
9	0	200540	0170	08/11/14	\$165,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	200550	0270	11/16/12	\$72,000	DOR RATIO; NON-REPRESENTATIVE SALE
9	0	200550	0290	05/15/12	\$85,000	DOR RATIO; NON-REPRESENTATIVE SALE; AUCTION SALE
9	0	200550	0290	09/17/12	\$160,000	NO MARKET EXPOSURE
9	0	200550	0300	04/21/14	\$208,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	200560	0110	03/30/12	\$95,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
9	0	200560	0320	05/15/12	\$76,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
9	0	200570	0050	12/10/13	\$112,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	200570	0130	01/26/12	\$81,000	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	200570	0290	11/15/13	\$105,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
9	0	200580	0060	02/20/13	\$258,255	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	221240	0030	02/23/13	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	221240	0130	06/20/12	\$285,678	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; STATEMENT TO DOR
9	0	221240	0170	10/19/12	\$162,500	SAS OUTLIER;EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
9	0	221250	0230	10/01/14	\$175,000	NO MARKET EXPOSURE;IMP CHARACTERISTICS CHANGED SINCE SALE
9	0	221250	0280	08/14/13	\$155,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	221250	0430	01/22/13	\$153,120	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	221250	0430	04/17/13	\$183,725	NON-REPRESENTATIVE SALE; IMP. CHARACTERISTIC CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	221250	0430	08/14/14	\$323,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	221260	0040	04/04/12	\$173,000	SAS OUTLIER;ANOMALY DETECTION
9	0	221260	0250	08/26/14	\$232,000	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; & OTHER WARNINGS
9	0	222180	0170	08/16/12	\$189,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	222180	0220	02/04/13	\$230,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
9	0	222180	0240	01/24/12	\$203,150	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	222180	0240	02/17/12	\$203,150	QUIT CLAIM DEED; NON - GOV'T TO GOV'T; AND OTHER WARNINGS
9	0	237930	0160	08/09/12	\$212,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	262140	0130	02/16/12	\$210,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	282205	9044	05/01/13	\$206,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;AND OTHER WARNINGS
9	0	292205	9107	06/04/12	\$230,765	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	292205	9174	08/28/13	\$240,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
9	0	292205	9174	02/04/13	\$103,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; CORPORATE AFFILIATES
9	0	292205	9180	06/14/13	\$116,000	SAS OUTLIER;EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
9	0	302290	0100	07/31/12	\$285,000	PREVIOUS IMP. VALUE <= 25K
9	0	319150	0100	12/30/13	\$520,223	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	322205	9005	05/11/12	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
9	0	322205	9007	09/13/14	\$370,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	322205	9029	05/23/14	\$405,000	AUCTION SALE;NO MARKET EXPOSURE & OTHER WARNINGS
9	0	322205	9187	05/28/14	\$460,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	322205	9204	08/20/13	\$408,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
9	0	332205	9157	10/04/13	\$423,950	SAS OUTLIER;STATISTICAL OUTLIER
9	0	332205	9174	04/08/14	\$389,203	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; & OTHER WARNINGS
9	0	332205	9174	08/12/14	\$252,000	QUIT CLAIM DEED
9	0	377500	0110	07/17/13	\$225,000	AFFORDABLE HOUSING SALES; AUCTION SALE;AND OTHER WARNINGS
9	0	377500	0110	09/05/12	\$366,133	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX
9	0	377500	0110	09/11/12	\$305,546	GOV'T TO GOV'T;BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	383062	0110	04/26/13	\$169,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	0	383062	0170	09/25/12	\$139,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
9	0	383062	0380	01/09/13	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS



## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	383062	0380	01/24/13	\$184,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	383062	0380	01/30/13	\$167,299	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
9	0	383062	0480	04/18/12	\$136,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
9	0	383063	0150	03/05/14	\$202,799	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	383063	0340	02/22/12	\$154,669	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	383063	0480	09/25/14	\$171,000	AUCTION SALE; NO MARKET EXPOSURE
9	0	383063	0530	11/24/14	\$185,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	383064	0180	04/30/13	\$224,153	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
9	0	383064	0180	10/24/13	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
9	0	383064	0470	05/21/13	\$162,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	383125	0110	08/28/14	\$297,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	383125	0210	08/15/14	\$425,000	RELOCATION - SALE TO SERVICE
9	0	383125	0212	12/18/12	\$355,000	PERCENT COMPLETE
9	0	383125	0214	05/22/13	\$384,500	PERCENT COMPLETE
9	0	387676	0140	01/29/13	\$339,947	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	387676	0370	07/23/13	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
9	0	387676	0440	03/27/14	\$267,001	AUCTION SALE; NO MARKET EXPOSURE
9	0	387676	0630	01/10/12	\$191,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
9	0	434500	0140	07/03/12	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	434500	0430	07/26/12	\$180,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	434500	0510	10/15/14	\$180,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	434530	0010	08/24/12	\$279,639	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
9	0	434530	0020	04/25/12	\$186,500	SHORT SALE; NON REPRESENTATIVE SALE
9	0	436320	0110	11/04/13	\$214,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	630600	0020	10/14/14	\$240,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	630681	0110	11/17/14	\$485,230	PERCENT COMPLETE
9	0	630681	0150	12/01/14	\$462,440	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
9	0	630681	0160	10/20/14	\$492,175	PERCENT COMPLETE
9	0	630681	0180	11/25/14	\$539,035	PERCENT COMPLETE
9	0	630681	0190	10/01/14	\$525,670	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	630681	0200	10/28/14	\$540,940	PERCENT COMPLETE
9	0	630681	0210	09/09/14	\$491,615	PERCENT COMPLETE; BUILDER OR DEVELOPER SALES
9	0	630681	0230	10/08/14	\$466,510	PERCENT COMPLETE
9	0	630681	0240	06/12/14	\$489,765	SALE DATA DOES NOT MATCH ASSESSED VALUE
9	0	630681	0280	12/02/14	\$561,295	DOR RATIO; PERCENT COMPLETE; PREVIOUS IMP. VALUE <= 25K
9	0	630681	0320	11/24/14	\$485,950	PERCENT COMPLETE
9	0	786700	0015	01/24/12	\$180,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	787900	0020	06/20/12	\$195,140	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
9	0	787900	0030	12/12/13	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	794230	0090	03/28/13	\$182,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
9	0	797080	0040	05/07/12	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	870010	0130	07/01/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	870010	0170	07/28/12	\$358,817	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	870010	0620	07/09/13	\$210,500	BANKRUPTCY - RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	870011	0070	08/14/14	\$349,913	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	870011	0170	12/27/13	\$202,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	870011	0320	11/20/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;AND OTHER WARNINGS
9	0	870011	0320	12/04/12	\$196,221	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;NO MARKET EXPOSURE
9	0	870011	0390	02/04/13	\$222,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	870012	0350	11/13/12	\$339,852	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
9	0	883040	0135	07/17/13	\$145,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	935840	0020	01/13/12	\$575,033	RELOCATION - SALE TO SERVICE
9	0	935840	0120	01/16/13	\$518,000	NON-REPRESENTATIVE SALE; SHORT SALE
9	0	942935	0040	04/02/14	\$235,000	AUCTION SALE; GOV'T TO NON GOV'T; NO MARKET EXPOSURE
9	0	942935	0040	10/24/12	\$367,007	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE EXEMPT FROM EXCISE TAX
9	0	942935	0040	12/31/12	\$307,793	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE; AND OTHER WARNINGS
9	0	942935	0060	04/18/14	\$240,470	AUCTION SALE; NO MARKET EXPOSURE
9	0	942935	0080	08/08/12	\$305,831	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	942935	0100	08/09/13	\$301,342	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
9	0	942935	0100	09/04/13	\$276,704	NON-GOV'T TO GOV'T;NO MARKET EXPOSURE; AND OTHER WARNINGS

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	016300	0130	06/04/14	\$258,000	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; & OTHER WARNINGS
10	0	032105	9007	08/19/13	\$175,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	032105	9047	05/06/13	\$241,132	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	032105	9057	01/23/13	\$153,500	DOR RATIO; FINANCIAL INSTITUTION RESALE
10	0	032105	9066	09/18/12	\$293,126	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
10	0	032105	9066	03/27/13	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;AND OTHER WARNINGS
10	0	032105	9086	01/14/13	\$130,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
10	0	032105	9098	05/28/13	\$180,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	032105	9185	03/05/12	\$392,500	SAS OUTLIER; OBSERVATION OUTSIDE THE NORM
10	0	042105	9018	05/14/14	\$73,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	080680	0090	02/24/13	\$229,600	AUCTION SALE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
10	0	080680	0120	09/22/12	\$251,000	NO MARKET EXPOSURE
10	0	080680	0500	11/17/14	\$443,221	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE
10	0	080780	0030	04/19/12	\$360,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	080780	0030	01/25/12	\$247,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	080780	0130	04/19/13	\$165,000	NON-REPRESENTATIVE SALE
10	0	080780	0190	03/12/12	\$183,948	BANKRUPTCY - RECEIVER OR TRUSTEE; CORRECTION DEED
10	0	080780	0190	11/27/12	\$150,500	BANKRUPTCY - RECEIVER OR TRUSTEE;AND OTHER WARNINGS
10	0	080800	0010	01/25/12	\$381,708	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	080800	0010	01/27/12	\$334,513	NO MARKET EXPOSURE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
10	0	080800	0010	05/22/12	\$162,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
10	0	132930	0290	04/04/13	\$310,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
10	0	132930	0640	03/21/12	\$261,629	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	152280	0040	11/20/12	\$123,375	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	152280	0040	07/03/12	\$158,473	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	152280	0040	07/12/12	\$132,470	GOV'T TO GOV'T; BANKRUPTCY - RECEIVER OR TRUSTEE;AND OTHER WARNINGS
10	0	188800	0062	03/08/12	\$330,000	IMP. COUNT > 1; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	211100	0140	06/12/13	\$273,970	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	211100	0240	02/04/14	\$425,212	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; OTHER WARNINGS
10	0	211100	0240	03/13/14	\$393,169	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	211100	0400	07/29/14	\$270,600	AUCTION SALE; NO MARKET EXPOSURE
10	0	211100	0780	10/23/12	\$201,451	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	211100	0800	01/24/12	\$228,238	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; OTHER WARNINGS
10	0	211101	0130	04/25/13	\$59,573	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	211101	0150	03/19/13	\$22,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	211101	0460	11/01/12	\$213,800	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	211101	0560	05/09/13	\$217,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	211101	0740	07/02/13	\$285,077	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	214090	0020	04/12/13	\$353,133	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	214090	0030	08/21/12	\$197,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	214090	0160	03/21/13	\$245,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	214090	0260	02/02/12	\$118,928	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	214090	0350	11/12/13	\$210,000	AUCTION SALE;NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	214090	0350	05/21/13	\$257,584	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;OTHER WARNINGS
10	0	214090	0350	04/26/13	\$257,584	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	214090	0450	09/25/13	\$235,850	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	256950	0160	02/06/13	\$179,000	SHORT SALE;NON REPRESENTATIVE SALE
10	0	316690	0010	09/25/14	\$416,400	PERCENT COMPLETE
10	0	342205	9032	04/20/12	\$96,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
10	0	342205	9044	02/14/14	\$120,000	SAS OUTLIER;NON NORMAL DISTRIBUTION
10	0	342205	9050	03/09/12	\$154,172	IMP. CHARACTERISTICS CHANGED SINCE SALE; ESTATE SALE
10	0	342205	9088	07/12/12	\$150,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; MOBILE HOME
10	0	342205	9112	02/19/14	\$125,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	342205	9119	08/14/13	\$284,665	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	342205	9144	08/24/12	\$235,000	NON-REPRESENTATIVE SALE
10	0	342205	9146	03/20/13	\$180,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	342205	9151	11/09/12	\$159,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	342205	9171	06/13/14	\$250,000	GOV'T TO NON- GOV'T; AUCTION SALE; AND OTHER WARNINGS
10	0	342205	9213	06/04/13	\$270,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	342205	9227	05/18/13	\$375,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	342205	9229	07/08/14	\$290,100	AUCTION SALE; NO MARKET EXPOSURE
10	0	352205	9060	05/31/13	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	352205	9089	01/23/12	\$45,000	DOR RATIO; TEAR DOWN; BUILDER OR DEVELOPER SALES
10	0	352205	9131	05/07/12	\$245,140	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
10	0	354600	0140	09/25/13	\$233,250	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	0	354600	0310	05/09/13	\$220,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
10	0	354600	0340	10/08/14	\$192,500	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	354600	0490	11/05/13	\$168,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	354600	0580	07/09/12	\$226,506	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;GOV'T TO GOV'T
10	0	354600	0580	02/15/13	\$195,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	0	354600	0760	12/04/12	\$260,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
10	0	354600	0760	03/01/13	\$239,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	0	354600	0780	11/05/12	\$305,630	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AND OTHER WARNINGS
10	0	354600	0780	04/23/13	\$239,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
10	0	383060	0090	07/18/13	\$165,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	383060	0120	06/20/12	\$150,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	383060	0180	03/19/13	\$353,182	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	383060	0180	10/30/13	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
10	0	383060	0220	03/15/12	\$105,000	DOR RATIO
10	0	383060	0240	01/09/12	\$130,150	AUCTION SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	383061	0070	01/29/14	\$258,435	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX;
10	0	383061	0250	02/08/12	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	383061	0250	02/29/12	\$109,199	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
10	0	383061	0380	07/07/14	\$212,000	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	387657	0020	05/25/12	\$286,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	387657	0030	04/16/13	\$372,005	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AND OTHER WARNINGS
10	0	546620	0140	04/04/14	\$220,100	AUCTION SALE; NO MARKET EXPOSURE
10	0	546640	0510	07/08/14	\$250,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
10	0	546640	0520	05/08/14	\$264,004	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	546640	0560	04/26/13	\$158,999	IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	546641	0170	07/26/12	\$171,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	546641	0200	04/26/12	\$164,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	546641	0320	11/11/14	\$249,630	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	546641	0530	06/26/13	\$237,000	AUCTION SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	546642	0060	01/18/14	\$250,000	RELOCATION - SALE TO SERVICE
10	0	546642	0070	04/25/12	\$189,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	546642	0260	05/02/14	\$237,200	AUCTION SALE;NO MARKET EXPOSURE & OTHER WARNINGS
10	0	546642	0460	08/20/13	\$238,000	SHORT SALE;NON REPRESENTATIVE SALE
10	0	546860	0170	04/25/14	\$232,100	AUCTION SALE; NO MARKET EXPOSURE
10	0	546873	0100	10/08/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	546873	0310	11/28/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE;EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	546873	0330	08/23/12	\$170,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	546877	0210	03/04/13	\$446,861	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	546877	0210	09/09/13	\$222,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
10	0	546877	0220	07/19/13	\$204,000	SAS OUTLIER;ANOMALY DETECTION
10	0	546877	0390	07/09/12	\$208,250	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	546877	0420	01/16/13	\$191,251	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	546878	0250	10/28/13	\$276,776	FORCED SALE; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
10	0	600450	0310	03/22/12	\$211,500	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
10	0	600450	0310	06/13/12	\$226,700	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;AND OTHER WARNINGS
10	0	660035	0080	03/01/13	\$332,500	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
10	0	660035	0080	05/22/12	\$363,412	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;AND OTHER WARNINGS
10	0	660035	0080	08/08/12	\$180,000	DOR RATIO; GOV'T TO NON-GOV'T; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	660035	0110	08/28/14	\$294,302	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	660035	0150	07/07/14	\$290,000	AUCTION SALE; NO MARKET EXPOSURE
10	0	664850	0270	01/24/13	\$160,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	664850	0290	02/22/12	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
10	0	664850	0570	10/23/12	\$170,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	666924	0090	12/02/14	\$309,950	RELOCATION - SALE TO SERVICE
10	0	679220	0130	06/07/13	\$122,000	DOR RATIO; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	679220	0162	10/10/14	\$182,750	UNF AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	679220	0170	08/15/12	\$134,900	DOR RATIO
10	0	679220	0261	08/27/12	\$110,000	DOR RATIO; NON-REPRESENTATIVE SALE
10	0	679220	0270	01/18/13	\$74,000	DOR RATIO; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	679220	0306	04/20/12	\$124,900	DIAGNOSTIC OUTLIER; BOX PLOTS
10	0	679220	0381	04/08/13	\$136,001	DOR RATIO; AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
10	0	730040	0010	02/07/14	\$419,450	RELOCATION - SALE TO SERVICE
10	0	730040	0410	02/07/12	\$320,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	730040	0630	04/25/12	\$232,150	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	730041	0130	09/26/14	\$351,000	RELOCATION - SALE TO SERVICE
10	0	769537	0110	09/12/12	\$235,000	DOR RATIO
10	0	788580	0060	11/21/13	\$287,000	NON-REPRESENTATIVE SALE; SHORT SALE
10	0	788580	0160	08/12/14	\$29,900	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	788580	0480	08/13/13	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
10	0	788580	0940	05/02/13	\$313,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
10	0	788580	1240	05/29/13	\$276,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	809140	0200	12/09/13	\$160,500	AUCTION SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	809140	0250	06/13/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	809140	0410	05/09/12	\$157,165	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	809140	0410	08/02/12	\$125,475	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	809140	0790	05/13/13	\$220,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	809140	0860	10/08/13	\$115,000	SHORT SALE; NON REPRESENTATIVE SALE
10	0	809141	0300	01/09/12	\$331,079	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
10	0	809141	0640	07/23/14	\$215,150	AUCTION SALE; NO MARKET EXPOSURE
10	0	809141	0650	03/30/12	\$197,900	OBSOLESCENCE
10	0	809141	0940	04/10/14	\$273,508	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	809141	1020	07/16/13	\$380,999	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	809141	1060	12/14/13	\$264,823	FORCED SALE; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	809141	1100	10/30/13	\$248,066	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
10	0	809141	1100	02/27/14	\$211,000	AUCTION SALE; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
10	0	856765	0050	08/14/13	\$118,063	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
10	0	894670	0100	10/09/14	\$298,334	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	894671	0010	01/24/14	\$76,580	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
10	0	894671	0140	10/23/14	\$208,200	AUCTION SALE; EXEMPT FROM EXCISE TAX
10	0	894671	0420	04/25/14	\$262,539	AUCTION SALE; NO MARKET EXPOSURE
11	0	072105	9001	04/16/13	\$654,685	UNF AREA; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	092105	9072	06/01/12	\$124,900	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	092105	9076	03/13/13	\$386,454	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
11	0	092105	9088	02/26/13	\$2,423	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
11	0	092105	9093	02/04/13	\$230,000	SAS OUTLIER;NON NORMAL DISTRIBUTION
11	0	092105	9132	08/13/14	\$119,500	DOR RATIO; CORRECTION DEED
11	0	092105	9158	09/26/12	\$100,000	DOR RATIO; QUIT CLAIM DEED; STATEMENT TO DOR
11	0	092105	9167	01/24/12	\$302,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	092105	9173	06/27/14	\$402,000	MOBILE HOME
11	0	092105	9217	06/28/13	\$144,724	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED; STATEMENT TO DOR
11	0	102105	9041	04/05/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	102105	9093	03/11/14	\$5,000	DOR RATIO; QUIT CLAIM DEED
11	0	104144	0250	05/24/13	\$269,950	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	132197	0180	09/26/12	\$120,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	132197	0280	08/15/12	\$338,094	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;AND OTHER WARNINGS
11	0	132197	0280	02/13/13	\$215,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	162105	9022	05/10/12	\$253,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
11	0	165731	0180	11/01/12	\$251,360	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	168200	0100	11/08/12	\$177,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	168200	0350	07/08/14	\$148,226	SHORT SALE;NON REPRESENTATIVE SALE
11	0	168210	0020	08/15/12	\$230,575	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T;AND OTHER WARNINGS
11	0	168210	0060	07/14/14	\$284,598	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	168250	0200	10/17/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	168250	0250	08/21/12	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	168250	0370	10/11/13	\$162,750	AUCTION SALE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	168250	0370	06/10/13	\$482,034	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	168350	0140	06/26/13	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
11	0	168360	0040	10/31/12	\$241,233	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	168360	0040	01/08/13	\$120,000	DOR RATIO; GOV'T TO GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	168360	0110	02/02/12	\$149,500	DIAGNOSTIC OUTLIER; BOX PLOTS
11	0	172105	9005	09/30/13	\$131,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	172105	9149	07/26/13	\$475,000	IMP. COUNT > 1
11	0	178727	0130	08/29/12	\$375,462	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	186456	0010	04/22/13	\$330,609	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	186456	0010	12/02/13	\$302,500	NON REPRESENTATIVE SALE;FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	279860	0200	06/05/12	\$261,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
11	0	288795	0040	07/30/13	\$193,713	AUCTION SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	289065	0420	12/20/12	\$202,501	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	289240	0100	05/18/12	\$289,950	SAS OUTLIER;EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
11	0	299100	0010	10/16/12	\$424,042	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX
11	0	299100	0010	03/08/13	\$357,204	GOV'T TO GOV'T;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	299100	0010	10/30/13	\$247,500	GOV'T TO NON-GOV'T; NON REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	299100	0050	10/02/12	\$187,000	SAS OUTLIER;ANOMALY DETECTION
11	0	305670	0030	10/23/12	\$309,177	BANKRUPTCY - RECEIVER OR TRUSTEE; GOV'T TO GOV'T; AND OTHER WARNINGS
11	0	305670	0120	07/10/14	\$225,000	AUCTION SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	305670	0130	01/23/13	\$155,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
11	0	320440	0170	07/27/12	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	327605	0110	05/01/14	\$233,500	AUCTION SALE; NO MARKET EXPOSURE
11	0	327605	0290	08/01/12	\$384,000	SAS OUTLIER;STATISTICAL OUTLIER
11	0	327608	0220	04/25/13	\$360,000	SAS OUTLIER;ANOMALY DETECTION
11	0	332680	0550	07/05/14	\$250,000	RELOCATION - SALE TO SERVICE
11	0	332680	0580	07/23/14	\$183,400	AUCTION SALE;NO MARKET EXPOSURE & OTHER WARNINGS
11	0	332700	0090	12/18/13	\$122,000	GOV'T TO NON-GOV'T; NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	332701	0420	04/15/13	\$280,149	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	332701	0420	04/15/13	\$240,812	GOV'T TO GOV'T; NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	332701	0420	11/12/13	\$189,100	GOV'T TO NON GOV'T; NON REPRESENTATIVE SALE; AND OTHER WARNINGS
11	0	332701	0440	05/27/14	\$197,500	AUCTION SALE;NO MARKET EXPOSURE & OTHER WARNINGS
11	0	333940	0090	01/15/13	\$166,442	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	333940	0090	02/15/13	\$155,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
11	0	333940	0289	09/20/13	\$733,500	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	333940	0465	04/16/12	\$257,248	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	333940	0510	02/20/13	\$361,700	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
11	0	333940	0515	11/29/12	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
11	0	333940	0525	04/01/14	\$251,059	IMP. COUNT > 1; STATEMENT TO DOR
11	0	333940	0635	10/10/12	\$127,200	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	333940	0694	05/28/13	\$500,000	SAS OUTLIER;NON NORMAL DISTRIBUTION
11	0	334100	0087	12/08/14	\$192,962	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	381480	0050	04/29/13	\$190,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	381480	0060	10/18/14	\$112,106	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	381480	0230	02/27/13	\$200,000	NON-REPRESENTATIVE SALE
11	0	381490	0770	10/08/13	\$384,380	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	381490	0880	06/12/13	\$365,450	PERCENT NET CONDITION
11	0	381490	0980	02/22/13	\$332,950	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
11	0	381490	1020	04/17/14	\$328,000	RELOCATION - SALE TO SERVICE
11	0	387659	0420	08/22/13	\$284,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	423940	0010	01/29/13	\$40,101	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423940	0110	03/23/12	\$81,500	DIAGNOSTIC OUTLIER; BOX PLOTS
11	0	423940	0170	11/21/12	\$52,001	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423940	0260	06/03/13	\$70,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
11	0	423940	0270	06/04/13	\$97,061	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423940	0290	11/07/12	\$86,000	DOR RATIO
11	0	423940	0290	07/02/12	\$79,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
11	0	423940	0300	11/29/14	\$90,000	DIAGNOSTIC OUTLIER; BOX PLOTS
11	0	423940	0350	08/12/14	\$75,000	AUCTION SALE; GOV'T TO NON GOV'T; NO MARKET EXPOSURE
11	0	423940	0350	06/10/14	\$151,640	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX



## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	423940	0430	11/25/13	\$85,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	423940	0550	05/14/13	\$100,130	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423940	0550	12/27/13	\$60,000	DOR RATIO
11	0	423940	0550	11/12/13	\$42,350	DOR RATIO; FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
11	0	423940	0570	10/03/14	\$133,625	GOV'T TO GOV'T; NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE
11	0	423940	0570	03/03/14	\$129,050	BANKRUPTCY RECEIVER TRUSTEE; NO MARKET EXPOSURE; & OTHER WARNINGS
11	0	423940	0580	11/06/12	\$47,000	DOR RATIO; SHORT SALE
11	0	423940	0680	06/12/14	\$69,000	DOR RATIO
11	0	423940	0700	05/23/13	\$80,500	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
11	0	423940	0730	10/03/13	\$51,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
11	0	423940	0740	03/11/14	\$45,000	DOR RATIO
11	0	423940	0740	04/14/14	\$93,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	423940	0740	07/16/14	\$192,950	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	423940	0830	10/03/13	\$85,700	SAS OUTLIER;NON NORMAL DISTRIBUTION
11	0	423940	0960	12/18/12	\$178,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	423940	0960	11/26/13	\$70,875	DOR RATIO; AUCTION SALE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	423940	1090	02/16/12	\$79,950	DOR RATIO
11	0	423940	1110	01/22/13	\$81,282	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423940	1110	03/26/13	\$48,250	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AUCTION SALE
11	0	423940	1130	05/15/13	\$75,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
11	0	423940	1180	11/14/12	\$79,204	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
11	0	423940	1180	02/19/13	\$64,500	DOR RATIO; NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
11	0	423940	1200	02/04/14	\$116,663	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	423941	0080	05/29/13	\$163,400	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;EXEMPT FROM EXCISE TAX
11	0	423941	0080	11/27/13	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
11	0	423941	0220	07/09/14	\$60,000	DOR RATIO
11	0	423941	0310	09/23/13	\$164,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
11	0	423941	0330	07/09/13	\$90,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	423941	0350	06/14/13	\$166,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	423941	0410	08/14/13	\$156,641	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	423941	0470	01/04/12	\$103,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
11	0	423941	0570	01/10/12	\$102,554	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	423941	0570	07/09/12	\$49,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
11	0	513780	0180	03/27/14	\$309,946	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	513780	0190	02/24/12	\$200,000	NON-REPRESENTATIVE SALE
11	0	513780	0200	06/07/12	\$13,000	DOR RATIO; QUIT CLAIM DEED
11	0	513780	0260	02/19/14	\$347,080	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	513780	0700	07/30/13	\$382,686	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	570920	0050	06/30/14	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
11	0	570920	0100	11/27/13	\$371,500	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
11	0	571400	0150	04/11/14	\$252,689	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX
11	0	713790	0240	05/01/14	\$150,000	SAS OUTLIER;OBSERVATION OUTSIDE THE NORM
11	0	713790	0270	06/18/12	\$137,500	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	713790	0270	01/27/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	713790	0290	09/25/12	\$127,000	SAS OUTLIER;EXCLUSION POINT THAT EXHIBITS A LARGE INFLUENCE ON PARAMETERS
11	0	713790	0460	10/03/12	\$121,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	713790	0460	01/22/13	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR
11	0	713790	0490	10/28/14	\$229,549	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	713790	0650	09/17/13	\$165,000	NON-REPRESENTATIVE SALE
11	0	713790	0830	02/07/13	\$172,500	SHORT SALE;NON REPRESENTATIVE SALE
11	0	713790	0880	01/28/13	\$152,000	SHORT SALE;NON REPRESENTATIVE SALE
11	0	713790	1000	07/17/13	\$167,800	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
11	0	713791	0120	06/19/13	\$170,000	SAS OUTLIER;MODEL DEVELOPMENT EXCLUSION
11	0	713791	0250	01/27/12	\$170,000	DIAGNOSTIC OUTLIER; BOX PLOTS
11	0	713796	0290	01/11/12	\$305,000	SAS OUTLIER; OBSERVATION OUTSIDE THE NORM
11	0	713796	0360	10/10/13	\$346,003	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	732860	0020	08/25/14	\$335,000	AUCTION SALE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	732860	0020	01/14/14	\$313,097	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
11	0	745740	0360	06/03/13	\$210,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
11	0	745740	0450	07/30/12	\$92,632	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 062 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
11	0	785991	0110	09/18/14	\$353,900	DOR RATIO; PREVOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
11	0	785991	0120	07/10/14	\$349,665	DOR RATIO; PREVOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
11	0	785991	0160	12/11/14	\$354,900	DOR RATIO; PREVOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
11	0	785991	0170	11/21/14	\$329,900	DOR RATIO; PREVOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
11	0	785991	0180	12/10/14	\$323,900	DOR RATIO; PREVOUS LAND VALUE <=25K; PREVIOUS IMP. VALUE <= 25K
11	0	793900	0090	09/29/14	\$355,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
11	0	807852	0040	10/09/13	\$208,100	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
11	0	807852	0390	09/25/12	\$146,000	NON-REPRESENTATIVE SALE
11	0	809700	0050	04/24/12	\$196,000	NON-REPRESENTATIVE SALE; SHORT SALE
11	0	809700	0240	06/06/13	\$367,142	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	920690	0190	06/05/14	\$207,500	AUCTION SALE; NO MARKET EXPOSURE

## Vacant Sales Used in this Annual Update Analysis

### Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
9	0	108562	1700	10/10/14	\$70,000	3,577	N	N
9	0	108562	1740	08/14/14	\$70,000	3,577	N	N
9	0	108562	1830	03/18/14	\$70,000	4,553	N	N
9	0	108562	1940	10/10/14	\$70,000	3,554	N	N
9	0	108562	1950	12/31/14	\$70,000	3,559	N	N
9	0	108562	1960	12/12/14	\$70,000	3,564	N	N
9	0	282205	9305	08/08/13	\$125,000	9,775	N	N
9	0	320450	0280	05/21/12	\$43,000	11,122	N	N
9	0	322205	9054	10/21/14	\$225,000	208,218	N	N
9	0	332205	9032	05/29/13	\$285,000	7,666	N	N
9	0	332205	9191	12/26/13	\$123,000	56,628	N	N
10	0	352205	9116	01/27/12	\$169,000	114,563	Y	N
10	0	769537	0040	06/06/13	\$135,000	7,252	Y	N
10	0	769537	0050	12/10/13	\$135,000	7,250	Y	N
10	0	769537	0060	08/11/14	\$150,000	7,190	Y	N
10	0	769537	0260	12/17/13	\$140,000	6,289	Y	N
10	0	769537	0270	12/17/13	\$140,000	5,662	Y	N
11	0	104144	0350	11/22/13	\$80,000	4,117	N	N
11	0	172105	9241	07/24/12	\$75,000	46,609	N	N
11	0	333940	0267	06/12/14	\$110,000	27,000	N	N
11	0	333940	0633	06/25/14	\$90,000	29,391	N	N
11	0	333940	0633	08/27/13	\$65,000	29,391	N	N
11	0	333940	0636	06/25/14	\$90,000	29,391	N	N
11	0	333940	0636	08/27/13	\$65,000	29,391	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	052105	9105	03/22/13	\$115,500	AUCTION SALE; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
9	0	052105	9176	08/22/14	\$40,000	NO MARKET EXPOSURE
9	0	108562	1720	06/19/14	\$70,000	CORPORATE AFFILIATES
9	0	108562	1730	11/18/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1750	01/15/14	\$70,000	CORPORATE AFFILIATES
9	0	108562	1760	09/10/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1770	07/12/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1850	07/12/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1860	10/16/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1870	08/19/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1880	09/12/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1900	12/11/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	1920	12/05/13	\$70,000	CORPORATE AFFILIATES
9	0	108562	2010	01/27/14	\$70,000	CORPORATE AFFILIATES
9	0	282205	9305	03/17/14	\$62,500	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	0	332205	9032	05/29/13	\$85,000	NON-REPRESENTATIVE SALE; TEAR DOWN; PRELIMINARY SHORTPLAT APPROVAL
10	0	032105	9138	05/30/13	\$50,000	NON-REPRESENTATIVE SALE
10	0	342205	9049	03/18/13	\$101,925	AUCTION SALE; NO MARKET EXPOSURE
10	0	352205	9151	04/05/12	\$5,000	QUIT CLAIM DEED
11	0	092105	9176	08/05/14	\$750,000	BUILDER OR DEVELOPER SALES
11	0	333940	0326	01/12/12	\$37,000	NO MARKET EXPOSURE
11	0	333940	0550	10/29/12	\$20,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
11	0	333940	0634	08/26/14	\$43,900	CORPORATE AFFILIATES; NO MARKET EXPOSURE
11	0	334100	0140	06/13/12	\$37,000	NO MARKET EXPOSURE



## Mobile Home Sales Used in this Annual Update Analysis

### Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
9	0	200560	0180	01/21/14	\$71,000	972	3	1988	Good	11,340	N	27220 116TH PL SE
10	0	352205	9097	01/31/13	\$234,000	1848	4	1989	VGood	47,261	N	28438 146TH PL SE
11	0	092105	9061	10/16/12	\$167,900	1782	3	1993	VGood	20,690	N	12010 SE 318TH PL
11	0	172105	9226	07/23/14	\$195,100	2300	4	1995	Good	28,281	N	10929 SE 324TH LN

## Mobile Home Sales Removed in this Annual Update Analysis

### Area 062

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
9	0	200560	0180	5/28/2013	126211	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
9	0	200560	0180	4/22/2013	67200	BANKRUPTCY - RECEIVER OR TRUSTEE;NO MARKET EXPOSURE;AND OTHER WARNINGS
10	0	032105	9027	7/22/2013	101500	AUCTION SALE; GOV'T TO NON-GOV'T; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS
10	0	032105	9027	9/4/2012	226204	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
10	0	032105	9027	8/31/2012	253853	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS;
10	0	352205	9174	11/1/2013	155000	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
10	0	352205	9174	11/14/2012	259921	GOV'T TO GOV'T; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
10	0	352205	9174	11/6/2012	289026	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; AND OTHER WARNINGS
11	0	092105	9061	5/8/2012	72000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE; AND OTHER WARNINGS

# 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

*Nani "Minky" Tianson*

Appraiser II

08-27-15

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