

# North Bend/ Snoqualmie

Area: 080

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## *Residential Revalue for 2015 Assessment Roll*



Obtained from kirklandwa.gov

There were 817 improved sales in Area 80, with an average sales price of \$425,600. Area 80 is located about 25 to 30 miles east of Seattle in the Cascade foothills of East King County. There are a large number of exempt forest land and open space parcels in Area 80 that extend far to the north and south near the Snohomish and Pierce County lines, however the majority of privately owned parcels are located in close proximity to Interstate 90. The towns of North Bend and Snoqualmie, incorporated in 1909 and 1903 respectively are the only two incorporated municipalities in Area 80.



**King County**

**Department of Assessments**

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

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## King County

Department of Assessments

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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.

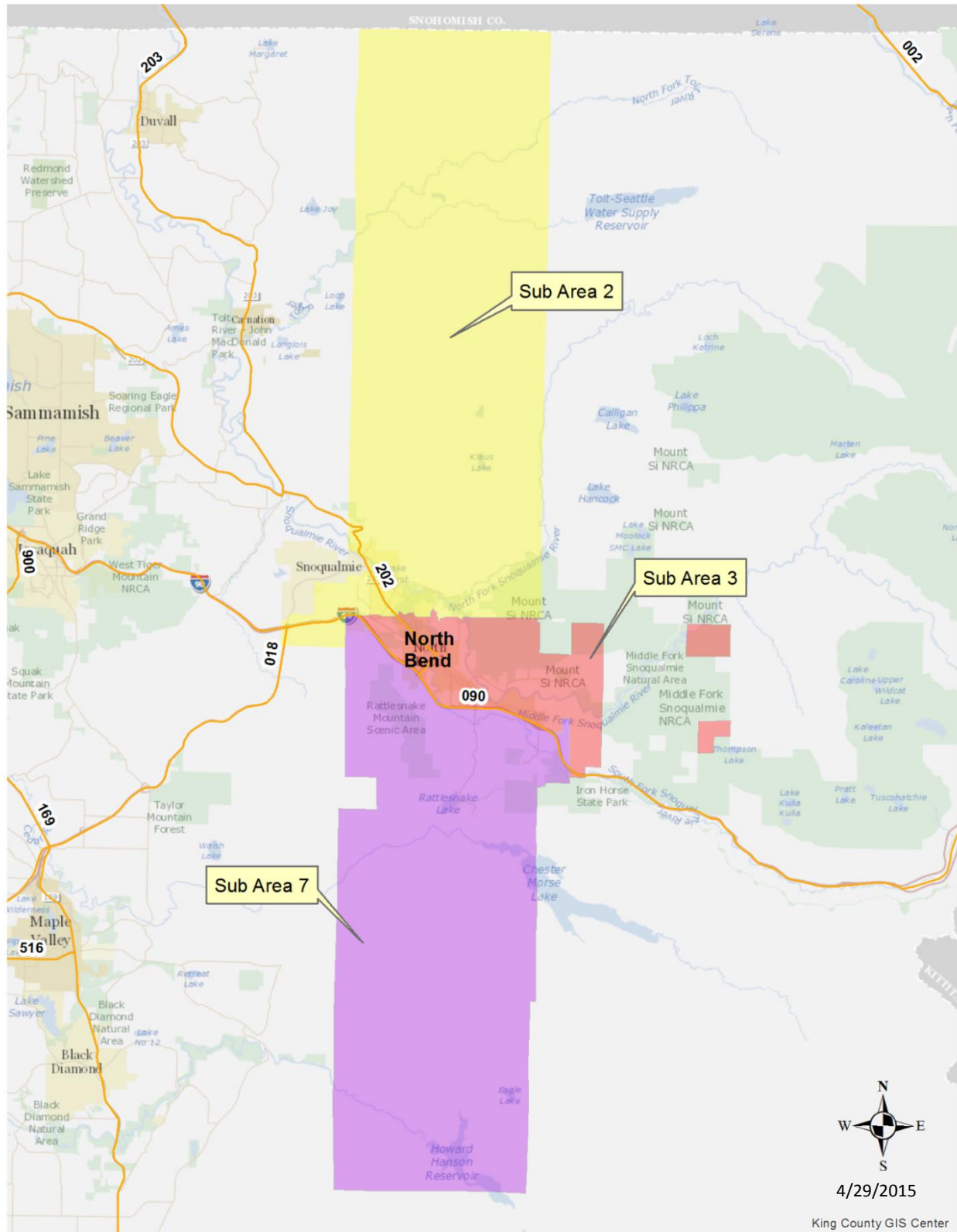
Fair and uniform assessments set the foundation for effective government and I am pleased that we are able to make continuous and ongoing improvements to serve you.

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 080 Map

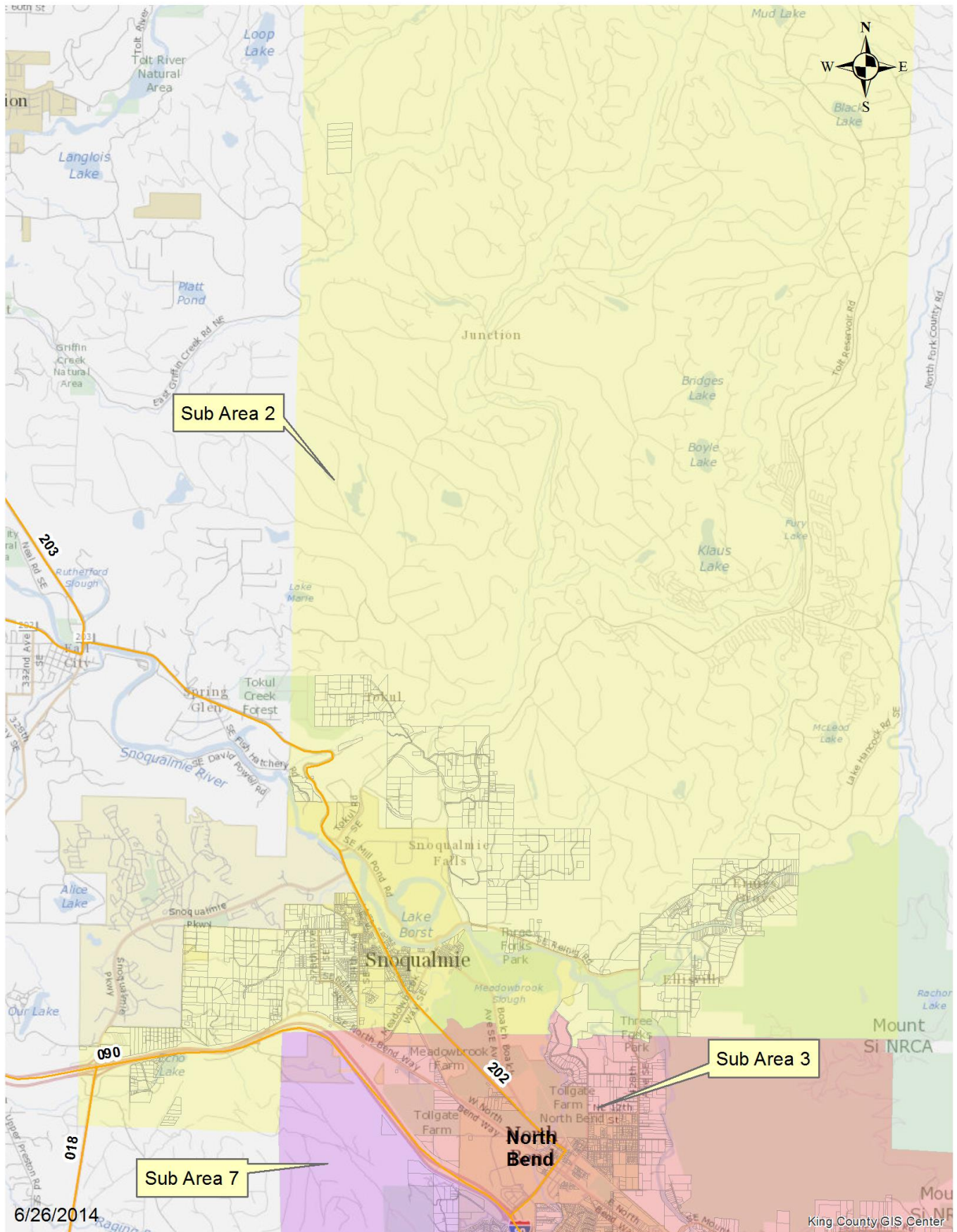


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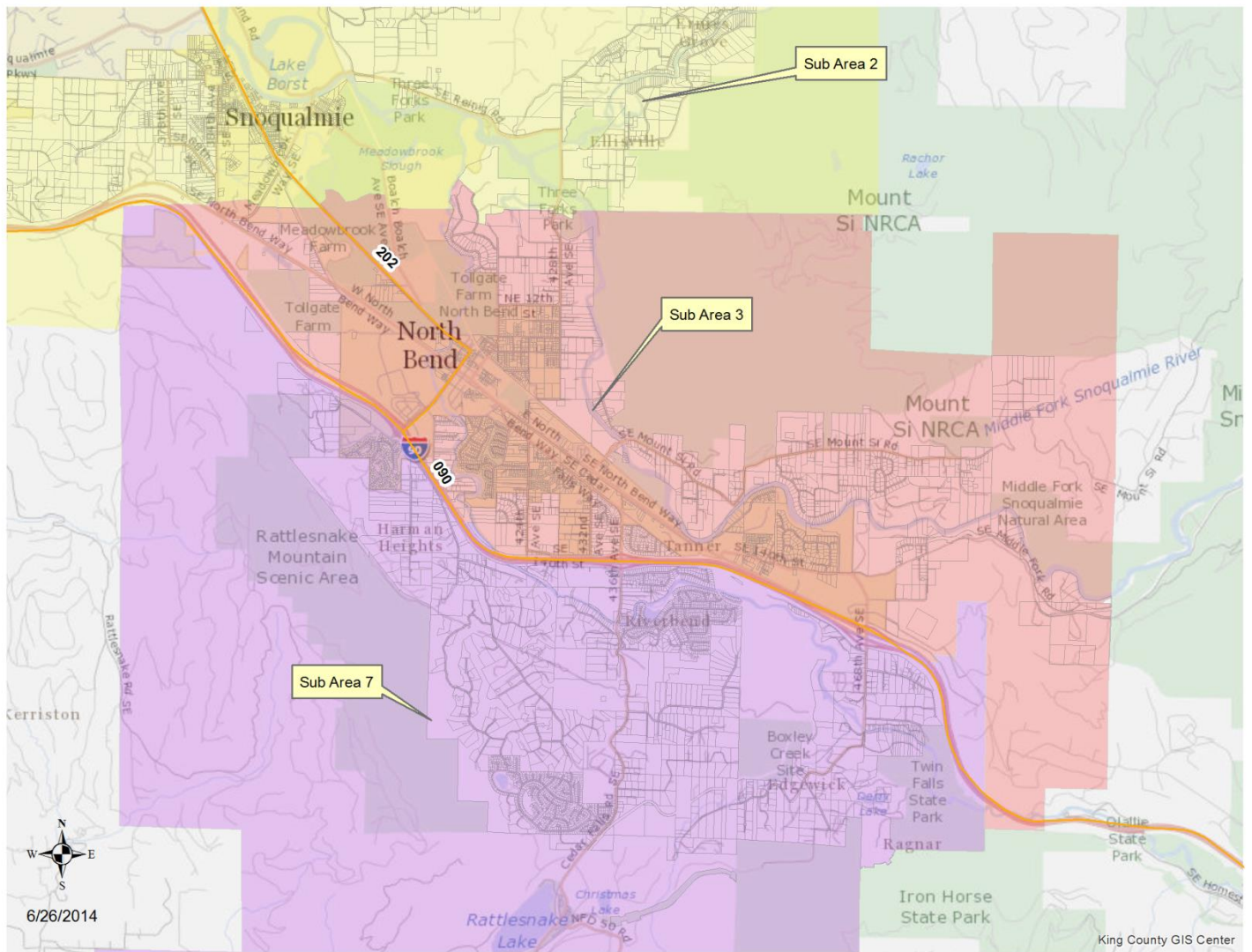




## Area 080 - Sub Area 2 Map

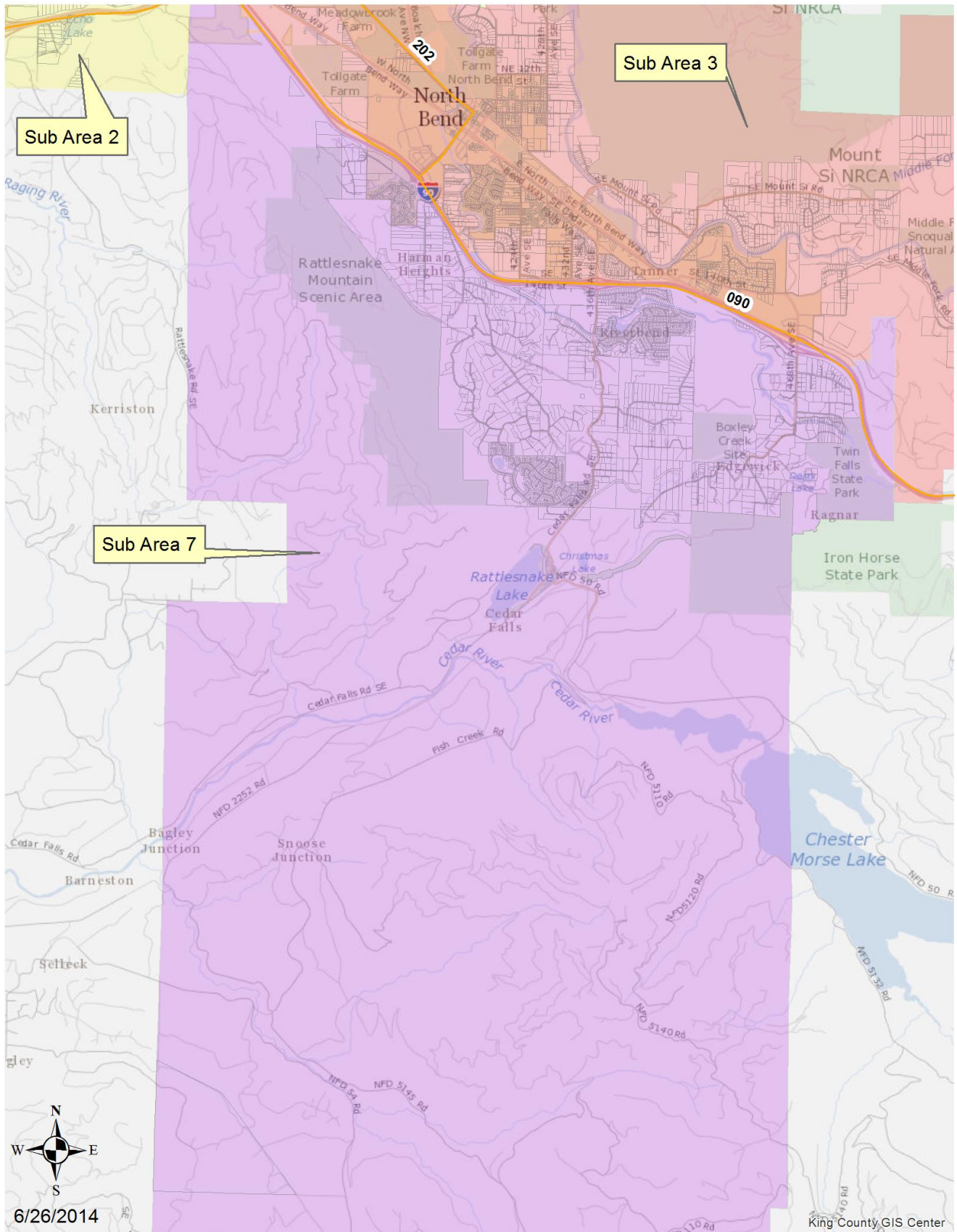


## Area 080 - Sub Area 3 Map





## Area 080 - Sub Area 7 Map





## Area 080 Housing Profile



Grade 4/ Year Built 1966/ Total Living Area 530  
Account Number 733460-1300



Grade 7/ Year Built 1989/ Total Living Area 1,740  
Account Number 570245-0180



Grade 5/ Year Built 1937/ Total Living Area 1,220  
Account Number 780290-0365



Grade 8/ Year Built 1993/ Total Living Area 2,160  
Account Number 262408-9169



Grade 6/ Year Built 1926/ Total Living Area 1,860  
Account Number 784970-0065



Grade 9/ Year Built 2013/ Total Living Area 3,340  
Account Number 856486-0040



## Area 080 Housing Profile



Grade 10/ Year Built 2001/ Total Living Area 3,740  
Account Number 883580-0210



Grade 13/ Year Built 2001/ Total Living Area 10,470  
Account Number 883580-0750



Grade 11/ Year Built 2004/ Total Living Area 5,660  
Account Number 072309-9034



Grade 12/ Year Built 2004/ Total Living Area 7,270  
Account Number 883580-0420



# 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

## Snoqualmie/North Bend - Area 080

### Annual Update

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

**Previous Physical Inspection:** 2014

**Number of Improved Sales:** 817

**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>	\$149,100	\$243,100	\$392,200			8.28%
<b>2015 Value</b>	\$152,300	\$249,800	\$402,100	\$425,600	94.7%	8.29%
<b>\$ Change</b>	+\$3,200	+\$6,700	+\$9,900			
<b>% Change</b>	+2.1%	+2.8%	+2.5%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. 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>	\$158,700	\$212,800	\$371,500
<b>2015 Value</b>	\$162,200	\$218,600	\$380,800
<b>\$ Change</b>	+\$3,500	+\$5,800	+\$9,300
<b>% Change</b>	+2.2%	+2.7%	+2.5%

**Number of one to three unit residences in the population:** 5,494

**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 area required a single standard area adjustment.



## Area 080 - Model Adjustments 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+2.65%	5,494	100%

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.

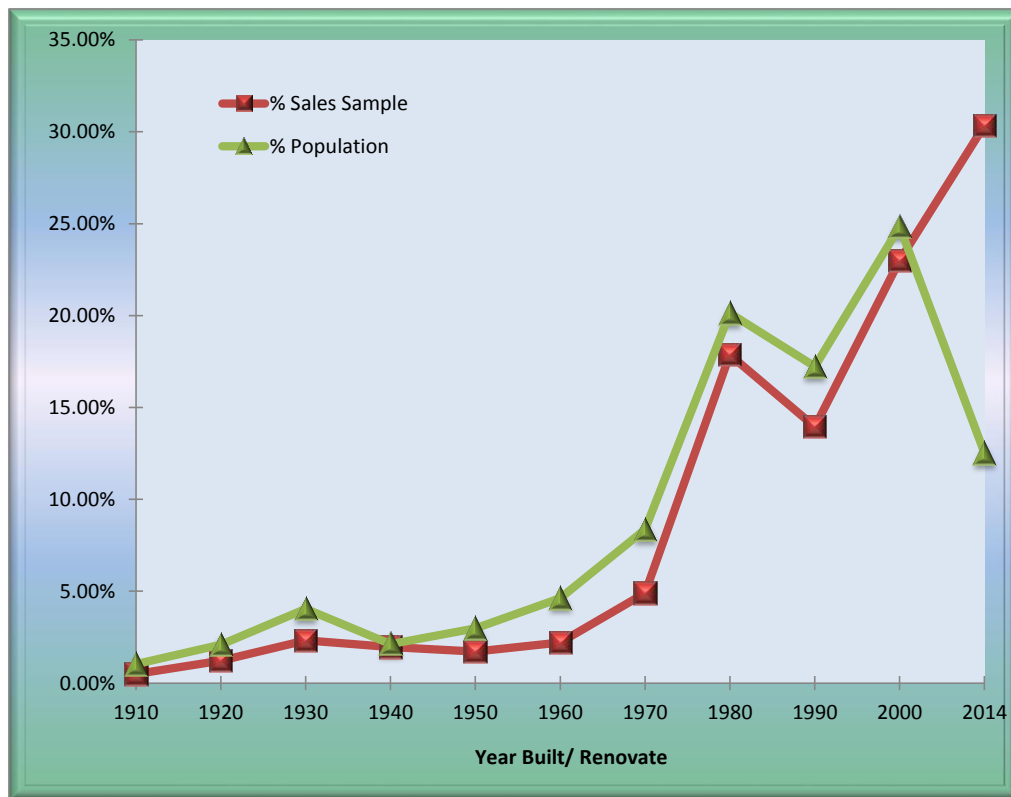
## Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	4	0.49%
1920	10	1.22%
1930	19	2.33%
1940	16	1.96%
1950	14	1.71%
1960	18	2.20%
1970	40	4.90%
1980	146	17.87%
1990	114	13.95%
2000	188	23.01%
2014	248	30.35%
	817	

**Population**

Year Built/Ren	Frequency	% Population
1910	57	1.04%
1920	115	2.09%
1930	222	4.04%
1940	117	2.13%
1950	164	2.99%
1960	254	4.62%
1970	459	8.35%
1980	1,106	20.13%
1990	947	17.24%
2000	1,365	24.85%
2014	688	12.52%
	5,494	



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.



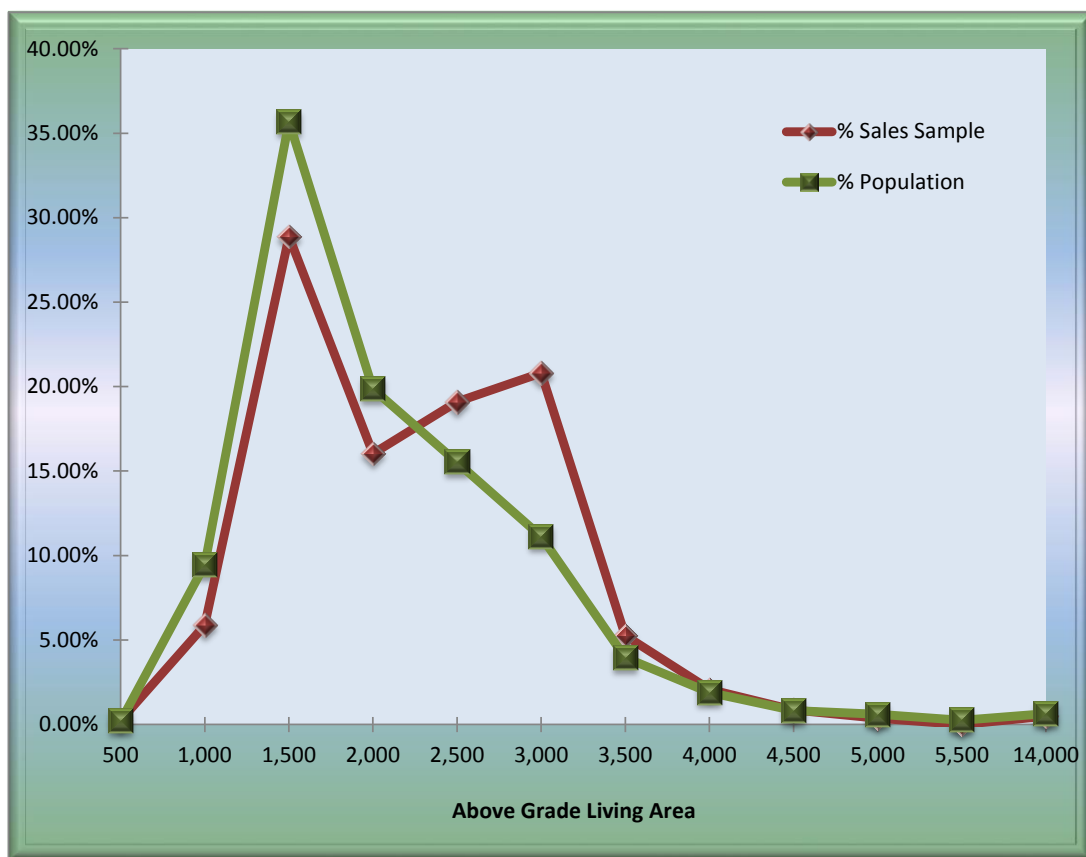
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	2	0.24%
1,000	48	5.88%
1,500	236	28.89%
2,000	131	16.03%
2,500	156	19.09%
3,000	170	20.81%
3,500	43	5.26%
4,000	17	2.08%
4,500	7	0.86%
5,000	3	0.37%
5,500	0	0.00%
14,000	4	0.49%
817		

**Population**

AGLA	Frequency	% Population
500	11	0.20%
1,000	519	9.45%
1,500	1,961	35.69%
2,000	1,091	19.86%
2,500	853	15.53%
3,000	611	11.12%
3,500	217	3.95%
4,000	104	1.89%
4,500	45	0.82%
5,000	33	0.60%
5,500	14	0.25%
14,000	35	0.64%
5,494		



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.

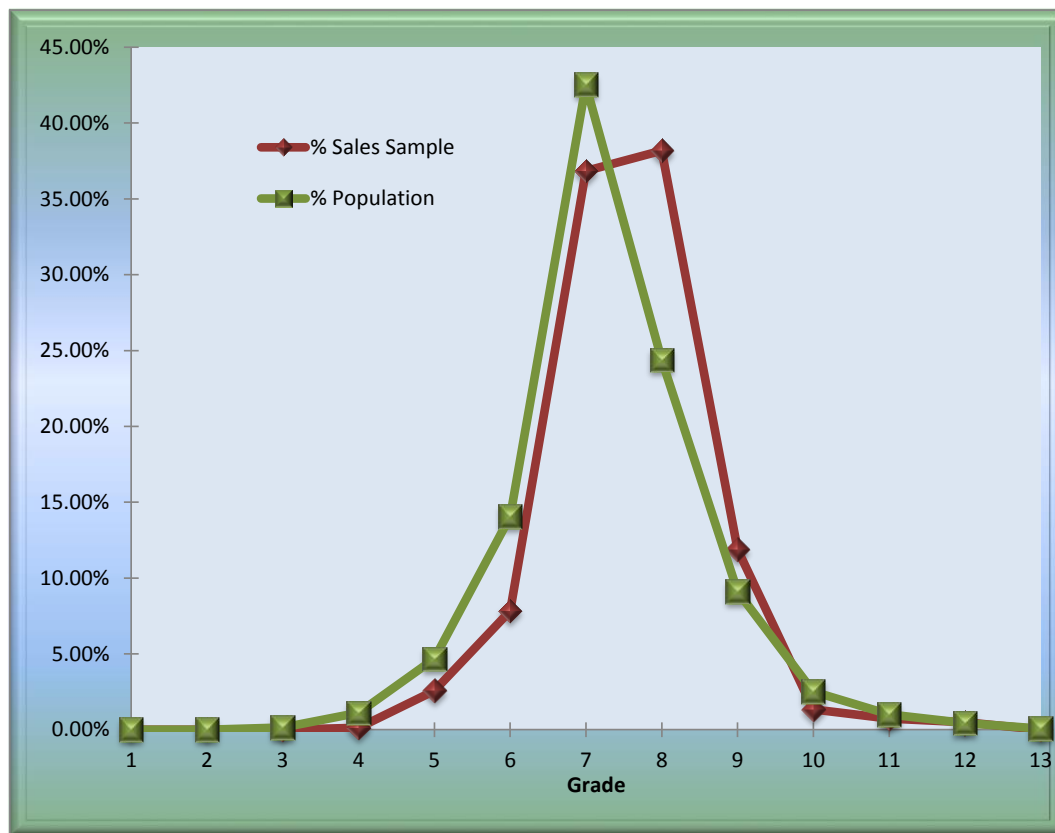
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.12%
5	21	2.57%
6	64	7.83%
7	301	36.84%
8	312	38.19%
9	97	11.87%
10	11	1.35%
11	6	0.73%
12	4	0.49%
13	0	0.00%
817		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	8	0.15%
4	61	1.11%
5	257	4.68%
6	772	14.05%
7	2,336	42.52%
8	1,339	24.37%
9	500	9.10%
10	138	2.51%
11	55	1.00%
12	24	0.44%
13	4	0.07%
5,494		



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 080 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 1.060, resulting in an adjusted value of \$503,000 ( $\$475,000 \times 1.060 = \$503,500$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2012	1.344	34.4%
2/1/2012	1.325	32.5%
3/1/2012	1.308	30.8%
4/1/2012	1.290	29.0%
5/1/2012	1.273	27.3%
6/1/2012	1.256	25.6%
7/1/2012	1.240	24.0%
8/1/2012	1.224	22.4%
9/1/2012	1.208	20.8%
10/1/2012	1.194	19.4%
11/1/2012	1.179	17.9%
12/1/2012	1.166	16.6%
1/1/2013	1.153	15.3%
2/1/2013	1.140	14.0%
3/1/2013	1.129	12.9%
4/1/2013	1.117	11.7%
5/1/2013	1.107	10.7%
6/1/2013	1.096	9.6%
7/1/2013	1.086	8.6%
8/1/2013	1.077	7.7%
9/1/2013	1.068	6.8%
10/1/2013	1.060	6.0%
11/1/2013	1.052	5.2%
12/1/2013	1.045	4.5%
1/1/2014	1.038	3.8%
2/1/2014	1.032	3.2%
3/1/2014	1.027	2.7%
4/1/2014	1.022	2.2%
5/1/2014	1.017	1.7%
6/1/2014	1.013	1.3%
7/1/2014	1.010	1.0%
8/1/2014	1.007	0.7%
9/1/2014	1.004	0.4%
10/1/2014	1.002	0.2%
11/1/2014	1.001	0.1%
12/1/2014	1.000	0.0%
1/1/2015	1.000	0.0%

The time adjustment formula for Area 080 is:  $(.925438107877561 + 2.653355754474E-07 * \text{SaleDaySq}) / (0.9254381079)$

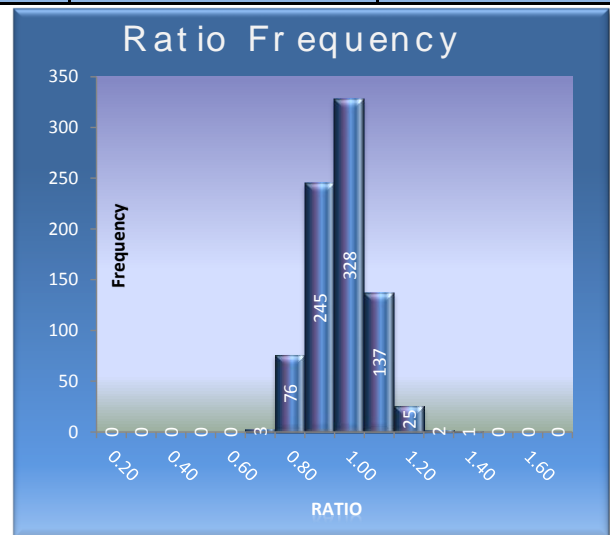
$\text{SaleDay} = \text{SaleDate} - 42005$

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

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

<b>District: NE / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: North Bend/ Snoqualmie</b>	<b>1/1/2014</b>	<b>4/29/2015</b>	<b>1/2012 - 12/2014</b>
<b>Area Number: 080</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>JRAM</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	817
<b>Mean Assessed Value</b>	\$392,200
<b>Mean Adj. Sales Price</b>	\$425,600
<b>Standard Deviation AV</b>	\$174,398
<b>Standard Deviation SP</b>	\$185,114
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.925
<b>Median Ratio</b>	0.924
<b>Weighted Mean Ratio</b>	0.922
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.690
<b>Highest ratio:</b>	1.373
<b>Coefficient of Dispersion</b>	8.28%
<b>Standard Deviation</b>	0.097
<b>Coefficient of Variation</b>	10.53%
<b>Price Related Differential (PRD)</b>	1.004
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.917
Upper limit	0.929
<b>95% Confidence: Mean</b>	
Lower limit	0.919
Upper limit	0.932
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5,494
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.097
<b>Recommended minimum:</b>	15
<b>Actual sample size:</b>	817
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	417
# ratios above mean:	400
z:	0.595
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



## COMMENTS:

1 to 3 Unit Residences throughout Area 080

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

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

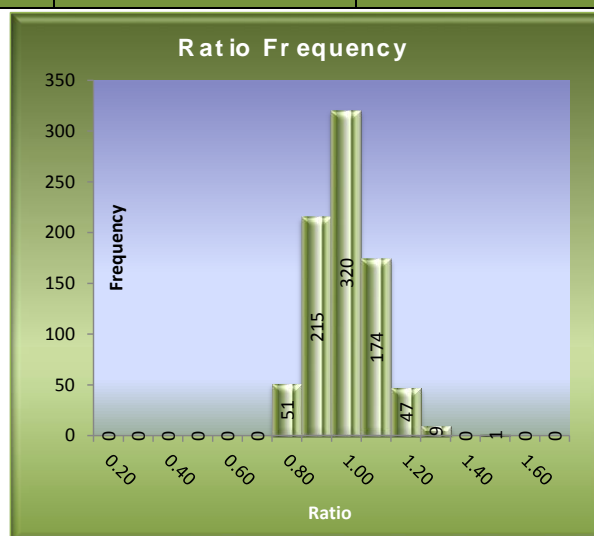
District: NE / Team: 3		Appr. Date:	Date of Report:	Sales Dates:
Area Name: North Bend/ Snoqualmie		1/1/2015	4/29/2015	1/2012 - 12/2014
Area Number: 080		Appr. ID:	Property Type:	Adjusted for time?
		JRAM	1 to 3 Unit Residences	YES
SAMPLE STATISTICS				
Sample size (n)	817			
Mean Assessed Value	\$402,100			
Mean Sales Price	\$425,600			
Standard Deviation AV	\$179,037			
Standard Deviation SP	\$185,114			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.949			
Median Ratio	0.947			
Weighted Mean Ratio	0.945			
UNIFORMITY				
Lowest ratio	0.708			
Highest ratio:	1.409			
Coefficient of Dispersion	8.29%			
Standard Deviation	0.100			
Coefficient of Variation	10.54%			
Price Related Differential (PRD)	1.004			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.939			
Upper limit	0.952			
95% Confidence: Mean				
Lower limit	0.942			
Upper limit	0.955			
SAMPLE SIZE EVALUATION				
N (population size)	5,494			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.100			
Recommended minimum:	16			
Actual sample size:	817			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	417			
# ratios above mean:	400			
z:	0.595			
Conclusion:	Normal*			
*i.e. no evidence of non-normality				

Ratio Frequency

Ratio	Frequency
0.75-0.80	51
0.80-0.85	215
0.85-0.90	320
0.90-0.95	174
0.95-1.00	47
1.00-1.05	9
1.05-1.10	0
1.10-1.15	1
1.15-1.20	0
1.20-1.25	0

COMMENTS:

1 to 3 Unit Residences throughout Area 080 Sales Prices are adjusted for time to the Assessment Date of 1/1/2015.



### COMMENTS:

1 to 3 Unit Residences throughout Area 080 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: April 29, 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 27 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 area required a single standard area adjustment.

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 817 useable residential sales in the area.

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

The derived adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * (1 - 0.05) / (0.925438108)$$

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

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

## Mobile Home Update

There were 14 sales of mobile homes within Area 080. 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 +2.5%. The adjustment formula is:

$$2015 \text{ Total Value} = 2014 \text{ Total Value} * 1.025$$

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

## 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 +2.5%. 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) \* 1.025.
- 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) \* 1.025.
- 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 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	799470	0035	09/19/12	\$178,000	\$213,000	895	5	1924	Avg	77,972	N	N	37724 SE 80TH ST
2	1	942380	0190	02/25/14	\$207,950	\$214,000	910	5	1917	Good	14,700	N	N	8525 381ST PL SE
2	1	312408	9102	08/20/12	\$170,000	\$206,000	920	5	1961	Good	17,859	N	N	8209 384TH AVE SE
2	1	942380	0030	11/18/14	\$250,000	\$250,000	1,100	5	1917	Good	7,470	N	N	8506 382ND AVE SE
2	1	780290	0380	09/08/14	\$335,000	\$336,000	1,360	5	1937	Good	69,260	N	N	8611 378TH AVE NE
2	1	942380	0155	09/24/13	\$227,000	\$241,000	1,360	5	1917	Good	7,000	N	N	38106 SE 85TH ST
2	1	942380	0245	11/27/13	\$237,000	\$248,000	1,500	5	1917	Avg	7,000	N	N	8541 382ND AVE SE
2	1	312408	9032	01/11/13	\$205,000	\$235,000	1,520	5	1943	Good	22,455	N	N	8733 384TH AVE SE
2	1	312408	9086	10/02/14	\$300,000	\$301,000	1,730	5	1948	Avg	177,657	N	N	9405 384TH AVE SE
2	1	362407	9044	10/29/13	\$275,000	\$290,000	720	6	1973	Good	108,900	N	N	37025 SE 89TH ST
2	1	942380	0270	11/04/13	\$235,000	\$247,000	1,020	6	1917	VGood	7,000	N	N	8501 382ND AVE SE
2	1	780290	0039	07/25/13	\$185,000	\$200,000	1,100	6	1944	Avg	12,332	N	N	8202 382ND AVE SE
2	1	780290	0100	09/09/13	\$288,000	\$307,000	1,100	6	1935	Good	66,211	N	N	8125 382ND AVE SE
2	1	942380	0195	02/19/13	\$232,500	\$263,000	1,350	6	1992	Avg	14,175	N	N	8533 381ST PL SE
2	1	799470	0030	10/23/14	\$201,000	\$201,000	1,660	6	1915	Avg	78,408	N	N	37804 SE 80TH ST
2	1	942380	0130	06/20/12	\$220,000	\$274,000	1,910	6	1917	Good	7,000	N	N	38200 SE 85TH ST
2	1	012307	9023	11/24/14	\$356,000	\$356,000	1,010	7	1991	Avg	365,904	N	N	36105 SE 96TH WAY
2	1	372830	0160	05/30/13	\$320,000	\$351,000	1,320	7	1974	Good	22,369	N	N	9006 381ST AVE SE
2	1	780290	0040	04/22/14	\$388,000	\$395,000	1,360	7	1995	Avg	87,991	N	N	8210 382ND AVE SE
2	1	920270	0060	04/27/14	\$375,000	\$382,000	1,360	7	1972	Avg	11,615	N	N	8412 375TH AVE SE
2	1	362407	9101	08/20/13	\$332,000	\$356,000	1,390	7	1983	Avg	218,065	N	N	35717 SE 82ND ST
2	1	362407	9046	10/28/14	\$460,000	\$461,000	1,410	7	1978	Avg	108,900	N	N	8909 372ND AVE SE
2	1	372830	0421	04/22/13	\$435,000	\$483,000	1,430	7	2012	Avg	20,031	Y	N	9008 382ND AVE SE
2	1	780290	0385	04/19/14	\$449,999	\$459,000	1,450	7	1987	Good	148,539	N	N	8627 378TH AVE SE
2	1	573650	0010	08/21/13	\$365,000	\$391,000	1,880	7	1960	Good	18,000	Y	Y	10110 352ND AVE SE
2	1	780290	0504	06/25/14	\$454,000	\$459,000	1,970	7	1970	Good	22,144	N	N	8527 374TH PL SE
2	1	372830	0210	10/01/12	\$375,000	\$448,000	2,000	7	1967	Good	15,951	Y	N	38104 SE 91ST ST
2	1	362407	9066	02/07/14	\$279,000	\$288,000	2,020	7	1978	Avg	39,705	N	N	37031 SE 93RD PL
2	1	312408	9049	12/08/14	\$529,000	\$529,000	2,800	7	1985	Avg	90,169	N	N	8903 384TH AVE SE
2	1	362407	9096	03/05/13	\$480,200	\$541,000	3,160	7	1992	Avg	217,800	N	N	36210 SE 89TH PL



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	1	362407	9089	06/19/13	\$480,000	\$523,000	2,300	8	1985	Good	232,174	N	N	35929 SE 94TH ST
2	1	362407	9122	06/01/13	\$652,000	\$715,000	2,360	9	1999	Avg	217,800	Y	N	36508 SE 82ND ST
2	1	372830	0150	02/22/13	\$385,000	\$436,000	2,440	9	1994	Avg	15,916	N	N	9002 381ST AVE SE
2	1	780290	0405	04/15/13	\$725,000	\$806,000	3,050	9	2004	Avg	205,168	N	N	37419 SE 86TH ST
2	2	784920	0725	03/06/14	\$152,500	\$156,000	490	4	1910	Good	4,800	N	N	39111 SE ALPHA ST
2	2	784920	2585	09/04/14	\$170,000	\$171,000	480	5	1922	Avg	4,560	N	N	8387 DOONE AVE SE
2	2	784920	2801	12/03/13	\$157,400	\$164,000	770	5	1937	Good	3,215	N	N	8364 DOONE AVE SE
2	2	784920	0387	07/05/13	\$159,950	\$174,000	790	5	1920	Good	5,440	N	N	8084 FALLS AVE SE
2	2	541760	0130	10/10/14	\$244,500	\$245,000	910	5	1923	Avg	9,000	N	N	39801 SE WALNUT ST
2	2	760620	0125	05/29/14	\$130,000	\$132,000	1,050	5	1923	Fair	8,250	N	N	38321 SE NORTHERN ST
2	2	784920	1175	12/27/13	\$205,000	\$213,000	1,130	5	1927	Good	7,233	N	N	8573 RAILROAD PL SE
2	2	784920	0095	10/21/13	\$214,950	\$227,000	1,220	5	1935	Good	10,200	N	N	39075 SE PARK ST
2	2	760620	0275	12/30/14	\$190,000	\$190,000	760	6	1906	Avg	40,039	N	N	38348 SE CEDAR ST
2	2	784920	0320	12/19/14	\$110,000	\$110,000	770	6	1910	Avg	3,600	N	N	8220 FALLS AVE SE
2	2	784970	0190	02/21/13	\$170,000	\$192,000	800	6	1986	Good	5,400	N	N	8172 SILVA AVE SE
2	2	541760	0035	09/23/13	\$190,500	\$202,000	880	6	1925	Avg	6,600	N	N	39621 SE PARK ST
2	2	784970	0100	05/14/13	\$213,000	\$235,000	1,030	6	1989	Good	4,535	N	N	7890 SILVA AVE SE
2	2	541710	0070	06/20/13	\$240,000	\$262,000	1,150	6	1923	Good	6,600	N	N	39622 SE PARK ST
2	2	760620	0100	10/15/13	\$180,000	\$190,000	1,170	6	1924	Avg	9,300	N	N	38376 SE NORTHERN ST
2	2	541760	0135	02/14/14	\$207,000	\$213,000	1,180	6	1969	Good	9,000	N	N	39781 SE WALNUT ST
2	2	784920	1600	07/24/14	\$286,700	\$289,000	1,220	6	1958	Avg	6,600	N	N	7916 MAPLE AVE SE
2	2	784920	0885	10/23/12	\$220,000	\$260,000	1,250	6	1977	VGood	7,200	N	N	39172 SE GAMMA ST
2	2	541760	0110	11/21/13	\$250,000	\$262,000	1,280	6	1924	VGood	9,000	N	N	39722 SE SPRUCE ST
2	2	784920	0861	07/14/14	\$281,000	\$283,000	1,300	6	1959	Good	5,782	N	N	38989 SE BETA ST
2	2	784920	0981	08/01/13	\$200,000	\$215,000	1,320	6	1964	Avg	7,200	N	N	39184 SE DELTA ST
2	2	784920	2265	04/28/14	\$265,000	\$270,000	1,450	6	2008	Avg	5,400	N	N	8377 SILVA AVE SE
2	2	784920	2265	03/26/13	\$225,575	\$253,000	1,450	6	2008	Avg	5,400	N	N	8377 SILVA AVE SE
2	2	784920	1425	07/22/13	\$259,900	\$281,000	1,490	6	1989	Avg	6,000	N	N	8082 MAPLE AVE SE
2	2	302408	9042	04/18/13	\$217,500	\$242,000	1,550	6	1939	Avg	44,866	N	N	38070 SE NORTHERN ST
2	2	784970	0175	03/19/14	\$275,000	\$282,000	1,680	6	1930	Good	8,400	N	N	38564 SE RIVER ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	2	784920	0180	09/27/13	\$220,000	\$233,000	1,730	6	1910	Good	20,160	N	N	38985 SE PARK ST
2	2	541760	0210	07/23/13	\$330,000	\$356,000	1,810	6	1920	Avg	102,653	N	Y	8217 MOUNTAIN AVE SE
2	2	784970	0065	11/12/13	\$382,500	\$401,000	1,860	6	1926	VGood	7,200	N	N	8001 MAPLE AVE SE
2	2	541760	0200	07/28/14	\$285,000	\$287,000	1,930	6	1929	Avg	7,200	N	N	39802 SE WALNUT ST
2	2	784920	1020	08/21/14	\$335,000	\$337,000	1,950	6	1931	Good	13,440	N	N	8601 FALLS AVE SE
2	2	322408	9027	01/30/13	\$214,000	\$244,000	770	7	2007	Avg	10,800	N	N	8472 MEADOWBROOK WAY SE
2	2	322408	9030	03/23/12	\$215,000	\$278,000	1,160	7	1931	VGood	7,200	N	N	8498 MEADOWBROOK WAY SE
2	2	784920	2560	07/15/13	\$274,950	\$298,000	1,180	7	1981	Good	5,400	N	N	8347 DOONE AVE SE
2	2	322408	9038	09/26/12	\$220,000	\$263,000	1,350	7	1929	Avg	6,969	N	N	8552 MEADOWBROOK WAY SE
2	2	784920	2535	10/16/12	\$245,000	\$291,000	1,360	7	1996	Good	4,800	N	N	8311 DOONE AVE SE
2	2	312408	9133	08/14/13	\$375,000	\$402,000	1,400	7	1996	Avg	21,344	N	N	38451 SE 85TH CT
2	2	784920	2190	12/23/14	\$235,000	\$235,000	1,470	7	1996	Avg	4,800	N	N	8251 SILVA AVE SE
2	2	784920	2231	07/23/14	\$337,000	\$340,000	1,470	7	1999	Avg	3,976	N	N	8310 OLMSTEAD PL SE
2	2	784920	2296	05/30/14	\$254,000	\$257,000	1,470	7	1999	Avg	4,675	N	N	8309 PEGGYS PL SE
2	2	784920	2291	05/16/12	\$183,000	\$231,000	1,510	7	1999	Avg	5,122	N	N	8329 PEGGYS PL SE
2	2	510390	0045	07/25/14	\$299,000	\$301,000	1,730	7	1959	Avg	14,270	N	N	7671 HARDING PL SE
2	2	784920	1225	05/02/13	\$270,500	\$299,000	1,800	7	1911	Avg	8,705	N	N	38775 SE NEWTON ST
2	2	780410	0050	04/15/14	\$350,000	\$357,000	1,890	7	2013	Avg	11,678	N	N	8411 MAPLE AVE SE
2	2	312408	9012	08/30/13	\$360,000	\$385,000	1,930	7	1997	Avg	217,803	N	N	8845 RAILROAD AVE SE
2	2	784920	2742	06/14/12	\$279,888	\$349,000	1,980	7	1990	Good	7,200	N	N	8365 MAPLE AVE SE
2	2	510390	0015	06/26/14	\$358,000	\$362,000	2,450	7	1967	Good	12,497	N	N	7670 380TH AVE SE
2	2	760620	0095	09/11/12	\$293,900	\$354,000	1,540	8	2009	Avg	5,750	N	N	38362 SE NORTHERN ST
2	2	784920	2220	07/17/14	\$350,000	\$353,000	1,740	8	2002	Avg	6,620	N	N	8295 SILVA AVE SE
2	2	760620	0230	01/25/12	\$367,000	\$488,000	2,405	8	2012	Avg	6,000	N	N	38202 CEDAR ST
2	2	322408	9041	08/04/12	\$415,000	\$507,000	3,840	8	1940	Good	61,176	N	N	8850 MEADOWBROOK WAY SE
2	3	282408	9063	01/23/13	\$377,500	\$432,000	1,040	6	1997	Avg	311,889	N	N	41516 SE 71ST ST
2	3	212408	9028	07/14/14	\$279,000	\$281,000	900	7	1987	Avg	39,160	N	N	5522 404TH AVE SE
2	3	332408	9051	12/19/13	\$315,000	\$328,000	1,300	7	1965	Avg	124,581	N	N	41110 SE 81ST ST
2	3	282408	9058	03/16/13	\$440,000	\$494,000	1,510	7	1980	Good	220,413	N	N	41916 SE 66TH ST
2	3	182408	9024	12/12/12	\$396,500	\$460,000	1,910	7	1960	Good	91,476	N	N	4457 TOKUL RD SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3	202408	9011	08/26/14	\$550,000	\$553,000	2,150	7	2000	Avg	262,231	N	N	5431 404TH AVE SE
2	3	282408	9053	03/03/14	\$462,820	\$475,000	2,250	7	1987	Avg	222,156	N	N	41103 SE 65TH ST
2	3	202408	9082	12/11/12	\$335,000	\$389,000	2,300	7	1965	Good	18,600	N	N	5306 402ND PL SE
2	3	332408	9048	07/10/12	\$366,000	\$452,000	2,390	7	1970	Avg	40,600	N	Y	40915 SE REINIG RD
2	3	282408	9046	08/13/12	\$360,000	\$438,000	2,300	8	1989	Avg	121,968	N	N	7031 411TH AVE SE
2	3	282408	9072	02/07/14	\$495,000	\$510,000	2,460	8	1993	Avg	217,800	N	N	7510 408TH AVE SE
2	3	182408	9073	04/25/12	\$520,000	\$663,000	3,000	9	2008	Avg	60,450	N	N	4731 383RD AVE SE
2	3	282408	9037	07/31/13	\$561,000	\$604,000	3,200	9	2008	Avg	220,849	N	N	41710 SE 66TH ST
2	3	282408	9043	07/11/12	\$700,000	\$864,000	4,530	10	2000	Avg	354,142	N	N	6604 413TH AVE SE
2	4	262408	9024	02/28/13	\$219,950	\$248,000	800	5	1943	Good	24,071	Y	Y	44541 SE 73RD ST
2	4	262408	9026	10/02/14	\$275,000	\$276,000	1,430	5	1934	Good	27,153	N	N	44621 SE 70TH ST
2	4	947470	0020	05/03/14	\$310,000	\$315,000	1,010	6	1973	Good	9,945	N	N	7532 NORTH FORK RD SE
2	4	947470	0020	09/27/12	\$235,000	\$281,000	1,010	6	1973	Good	9,945	N	N	7532 NORTH FORK RD SE
2	4	242440	0200	09/24/13	\$256,900	\$273,000	1,160	6	1985	Avg	17,185	N	N	43411 SE 76TH ST
2	4	242441	0110	06/11/14	\$325,000	\$329,000	1,130	7	1978	Avg	27,427	N	N	43357 SE 77TH ST
2	4	242440	0130	05/18/14	\$352,500	\$358,000	1,170	7	1987	Avg	14,110	Y	N	43522 SE 76TH ST
2	4	947470	0040	06/17/13	\$315,000	\$344,000	1,200	7	1973	Good	10,248	N	N	7520 NORTH FORK RD SE
2	4	262408	9181	08/12/14	\$390,000	\$392,000	1,220	7	1987	Avg	47,250	N	N	44436 SE 78TH ST
2	4	947470	0090	04/02/14	\$275,000	\$281,000	1,230	7	1978	Avg	11,900	N	N	43322 SE 77TH ST
2	4	242440	0100	11/08/12	\$227,000	\$267,000	1,340	7	1965	Avg	21,850	N	N	43420 SE 76TH ST
2	4	272408	9028	12/27/13	\$225,000	\$234,000	1,360	7	1953	Avg	47,916	Y	N	7608 NORTH FORK RD SE
2	4	242440	0160	04/18/13	\$410,000	\$456,000	1,400	7	1987	Good	15,663	N	N	43507 SE 76TH ST
2	4	262408	9191	01/13/14	\$353,650	\$366,000	2,120	7	2000	Avg	10,560	N	N	44720 SE 71ST ST
2	4	342408	9119	11/28/12	\$530,000	\$619,000	3,240	7	1997	Avg	60,840	N	N	9116 432ND AVE SE
2	4	262408	9176	10/04/12	\$350,000	\$417,000	1,710	8	1994	Avg	64,849	N	N	7432 MOON VALLEY RD SE
2	4	602850	0015	02/26/13	\$481,500	\$544,000	2,070	8	1997	VGood	15,491	Y	Y	7408 442ND PL SE
2	4	262408	9004	09/05/13	\$495,000	\$528,000	2,190	8	1993	Avg	135,907	N	N	44912 SE 70TH ST
2	4	570250	0190	02/24/14	\$600,000	\$617,000	2,600	8	2013	Avg	17,714	Y	Y	7333 MOON VALLEY RD SE
2	4	262408	9096	03/31/14	\$647,500	\$662,000	2,710	8	2013	Avg	44,226	N	Y	7137 MOON VALLEY RD SE
2	4	262408	9136	04/08/14	\$539,000	\$550,000	2,800	8	1977	Good	143,192	N	N	44302 SE ERNIES GROVE RD

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	4	262408	9172	03/05/12	\$440,000	\$574,000	2,720	9	1987	Avg	53,578	N	N	7111 440TH AVE SE
2	4	570250	0275	07/08/13	\$560,000	\$607,000	3,140	9	2005	Avg	28,000	N	Y	43826 SE 80TH ST
2	4	570250	0270	08/07/14	\$697,500	\$702,000	3,320	9	2005	Avg	29,102	N	Y	43820 SE 80TH ST
2	4	570250	0270	09/23/13	\$735,000	\$781,000	3,320	9	2005	Avg	29,102	N	Y	43820 SE 80TH ST
2	4	262408	9173	03/28/12	\$590,000	\$762,000	4,190	9	2005	Avg	35,438	N	N	7147 NORTH FORK RD SE
2	4	262408	9101	08/21/13	\$1,190,000	\$1,275,000	4,240	11	2007	Avg	111,009	N	N	8003 MOON VALLEY RD SE
3	5	857090	0187	10/23/12	\$245,000	\$290,000	1,010	6	1938	Good	6,525	N	N	328 W 2ND ST
3	5	077660	0130	05/02/14	\$275,000	\$280,000	1,180	6	1983	Avg	10,277	N	N	12425 415TH AVE SE
3	5	270060	0155	05/16/13	\$235,000	\$259,000	1,210	6	1951	Avg	6,994	N	N	361 3RD ST
3	5	857090	0023	10/10/14	\$255,000	\$256,000	1,250	6	1927	Good	10,094	N	N	110 E 6TH ST
3	5	032308	9095	10/31/14	\$380,000	\$380,000	1,300	6	1943	Good	12,378	N	N	300 NE 8TH ST
3	5	032308	9134	09/30/14	\$350,000	\$351,000	1,300	6	1971	Good	10,236	N	N	909 NE 12TH ST
3	5	857090	0163	03/13/12	\$151,500	\$197,000	1,500	6	1924	Avg	14,700	N	N	329 SYDNEY AVE N
3	5	077660	0160	02/24/12	\$234,000	\$307,000	1,680	6	1983	Avg	9,600	N	N	41406 SE 125TH ST
3	5	092308	9038	06/28/13	\$222,000	\$241,000	1,730	6	1947	Good	5,227	N	N	12316 412TH AVE SE
3	5	019245	0030	12/17/13	\$267,076	\$278,000	840	7	1985	Fair	15,100	Y	N	13808 440TH PL SE
3	5	019245	0200	08/21/14	\$319,900	\$322,000	840	7	1985	Avg	20,383	N	N	13809 437TH PL SE
3	5	019245	0400	04/16/14	\$300,000	\$306,000	840	7	1985	Avg	15,600	N	N	13807 440TH PL SE
3	5	857090	0206	04/19/13	\$278,000	\$309,000	890	7	2001	Avg	7,700	N	N	329 W 2ND ST
3	5	784670	0310	06/23/14	\$280,000	\$283,000	1,010	7	1925	Good	3,000	N	N	107 W 3RD ST
3	5	803990	0009	05/25/12	\$191,000	\$241,000	1,060	7	1962	Avg	10,260	Y	N	537 MEADOW DR SE
3	5	019246	0360	08/21/13	\$253,000	\$271,000	1,070	7	1985	Avg	14,352	N	N	13611 437TH PL SE
3	5	019246	0330	03/28/13	\$211,000	\$236,000	1,140	7	1985	Avg	18,678	N	N	43620 SE 137TH CT
3	5	770830	0030	08/28/12	\$246,900	\$299,000	1,140	7	1977	Avg	11,560	N	N	41219 SE 123RD ST
3	5	857090	0038	08/11/14	\$340,000	\$342,000	1,140	7	1994	Avg	11,620	N	N	121 W 6TH ST
3	5	032308	9110	03/27/13	\$279,900	\$313,000	1,150	7	1962	Avg	10,890	N	N	925 PICKETT AVE NE
3	5	380800	0045	07/09/14	\$315,000	\$318,000	1,150	7	2008	Avg	4,967	N	N	503 BALLARAT AVE N
3	5	784670	0850	07/01/14	\$307,000	\$310,000	1,150	7	1927	Avg	6,000	N	N	114 SYDNEY AVE N
3	5	857090	0328	06/03/14	\$295,000	\$299,000	1,170	7	1963	Avg	10,621	N	N	507 JANET AVE NE
3	5	019245	0300	09/19/14	\$309,950	\$311,000	1,200	7	1985	Avg	15,606	N	N	13826 438TH PL SE



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	5	019246	0190	05/29/12	\$234,000	\$294,000	1,220	7	1985	Avg	14,986	N	N	43719 SE 136TH ST
3	5	803990	0086	05/09/14	\$251,000	\$255,000	1,220	7	1962	Avg	7,250	N	N	445 MEADOW DR SE
3	5	092308	9065	11/01/13	\$335,000	\$352,000	1,330	7	1929	Avg	68,389	N	N	12420 412TH AVE SE
3	5	032308	9159	10/03/14	\$332,000	\$333,000	1,340	7	1978	Avg	13,115	N	N	1030 BORST AVE NE
3	5	256139	0030	06/28/12	\$247,000	\$307,000	1,380	7	1974	Avg	9,660	N	N	1111 PICKETT AVE NE
3	5	019246	0060	07/15/14	\$330,000	\$333,000	1,510	7	1985	Avg	15,744	N	N	13626 439TH AVE SE
3	5	803880	0170	06/14/13	\$347,000	\$379,000	1,550	7	1984	Avg	10,000	N	N	437 SE ALDER DR
3	5	803990	0130	07/30/14	\$458,000	\$461,000	1,570	7	1972	Good	12,196	Y	Y	901 RIVERSIDE DR SE
3	5	770830	0040	05/08/13	\$309,000	\$341,000	1,680	7	1997	Avg	11,560	N	N	41227 SE 123RD ST
3	5	770830	0040	07/12/13	\$309,000	\$335,000	1,680	7	1997	Avg	11,560	N	N	41227 SE 123RD ST
3	5	803990	0115	12/02/13	\$330,000	\$345,000	1,690	7	1964	Avg	12,150	Y	Y	809 RIVERSIDE DR SE
3	5	803990	0080	02/10/12	\$324,000	\$428,000	1,700	7	1987	Avg	10,298	N	N	542 MEADOW DR SE
3	5	770830	0080	01/23/13	\$267,500	\$306,000	1,920	7	1977	Good	15,300	N	N	41259 SE 123RD ST
3	5	803990	0380	06/10/13	\$406,000	\$444,000	1,950	7	1997	Avg	21,670	N	N	617 MEADOW DR SE
3	5	803990	0045	01/23/14	\$393,500	\$407,000	2,040	7	1982	Good	11,000	N	N	427 SE ORCHARD DR
3	5	803990	0360	07/08/14	\$383,000	\$386,000	2,090	7	1961	Avg	15,000	N	N	449 MEADOW DR SE
3	5	784670	0095	01/31/13	\$305,000	\$348,000	2,250	7	2006	Avg	5,000	N	N	124 W 3RD ST
3	5	857290	0135	05/23/14	\$399,500	\$405,000	2,420	7	1986	Avg	12,676	N	N	245 BENDIGO BLVD
3	5	032308	9102	04/15/13	\$318,500	\$354,000	1,420	8	1968	Avg	21,780	N	N	817 PICKETT AVE NE
3	5	032308	9111	08/14/13	\$310,000	\$333,000	1,450	8	1972	Avg	10,890	N	N	909 PICKETT AVE NE
3	5	032308	9066	07/31/13	\$395,000	\$426,000	1,540	8	1992	Good	16,477	N	N	810 NE 10TH ST
3	5	803880	0080	02/14/13	\$295,000	\$335,000	1,580	8	1975	Avg	11,250	N	N	449 SE CHERRY DR
3	5	770830	0150	11/18/14	\$315,000	\$315,000	1,660	8	1971	Avg	11,135	N	N	12304 415TH AVE NE
3	5	803990	0400	08/12/14	\$375,000	\$377,000	1,670	8	1968	Avg	13,775	N	N	448 SE MAPLE DR
3	5	803990	0180	08/05/14	\$450,000	\$453,000	1,680	8	1967	Good	11,250	N	N	916 RIVERSIDE DR SE
3	5	032308	9172	07/18/14	\$410,000	\$413,000	1,900	8	1995	Avg	15,123	N	N	730 NE 10TH ST
3	5	032308	9173	05/19/14	\$429,000	\$435,000	1,920	8	1995	Avg	15,124	N	N	716 NE 10TH ST
3	5	778710	0720	05/07/13	\$367,000	\$405,000	1,970	8	1996	Avg	7,267	N	N	445 SE 9TH ST
3	5	778710	0150	09/30/13	\$400,000	\$424,000	2,010	8	1995	Avg	11,590	N	N	435 SE 5TH ST
3	5	778710	0330	06/05/13	\$411,900	\$451,000	2,030	8	1996	Avg	8,327	N	N	485 SE 6TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	5	778710	0660	05/24/13	\$402,000	\$442,000	2,030	8	1996	Avg	7,623	N	N	480 SE 8TH ST
3	5	803990	0410	01/25/14	\$374,000	\$386,000	2,040	8	1969	Avg	17,325	N	N	436 SE MAPLE DR
3	5	803880	0250	07/26/12	\$315,000	\$386,000	2,100	8	1972	Good	12,150	N	N	830 MEADOW DR SE
3	5	778710	0210	12/09/14	\$450,000	\$450,000	2,120	8	1996	Avg	8,267	N	N	565 SE 5TH ST
3	5	778710	0610	02/29/12	\$280,000	\$366,000	2,150	8	1997	Avg	7,264	N	N	580 SE 8TH ST
3	5	092308	9064	07/25/13	\$402,500	\$434,000	2,170	8	1946	Good	354,142	Y	N	725 NW 8TH ST
3	5	778710	0580	08/21/13	\$415,000	\$445,000	2,180	8	1996	Avg	7,545	N	N	585 SE 7TH ST
3	5	778710	0050	04/25/13	\$411,000	\$456,000	2,340	8	1996	Avg	9,650	N	N	540 SE 5TH ST
3	5	778710	0180	02/01/12	\$362,000	\$480,000	2,340	8	1996	Avg	7,578	N	N	505 SE 5TH ST
3	5	778710	0530	09/20/13	\$437,000	\$464,000	2,340	8	1996	Avg	7,662	N	N	485 SE 7TH ST
3	5	778711	0110	06/23/12	\$352,900	\$439,000	2,370	8	1998	Avg	8,989	N	N	355 10TH PL SE
3	5	778711	0070	10/09/12	\$347,900	\$414,000	2,410	8	1998	Avg	9,315	N	N	380 10TH PL SE
3	5	778710	0910	04/19/13	\$410,000	\$455,000	2,420	8	1996	Avg	7,874	N	N	505 SE 8TH ST
3	5	380800	0190	08/14/12	\$458,000	\$557,000	2,450	8	2011	Avg	6,307	N	N	123 E 5TH ST
3	5	778710	0190	11/13/13	\$437,500	\$459,000	2,530	8	1996	Avg	7,364	N	N	525 SE 5TH ST
3	5	778710	0430	08/14/13	\$425,000	\$456,000	2,530	8	1996	Avg	7,306	N	N	580 SE 7TH ST
3	5	912310	0022	11/27/13	\$486,950	\$509,000	2,580	8	1995	Avg	49,222	N	N	42510 SE 108TH ST
3	5	778711	0090	12/03/13	\$473,835	\$495,000	2,670	8	1998	Good	9,249	N	N	360 10TH PL SE
3	5	778710	0500	06/25/12	\$417,000	\$518,000	2,710	8	1996	Avg	8,973	N	N	425 SE 7TH ST
3	5	032308	9083	09/30/13	\$655,000	\$694,000	2,870	8	1991	Good	101,930	Y	N	10405 428TH AVE SE
3	5	784620	0040	03/21/13	\$520,000	\$583,000	3,250	9	2004	Avg	9,880	Y	N	870 SNOQUALM PL
3	5	784620	0100	07/06/12	\$517,000	\$639,000	3,330	9	2004	Avg	8,632	Y	N	895 SNOQUALM PL
3	5	784620	0070	10/02/14	\$595,000	\$596,000	3,370	9	2004	Avg	14,402	Y	N	940 SNOQUALM PL
3	5	803990	0240	07/31/12	\$550,000	\$673,000	4,050	9	2002	Avg	14,850	N	N	730 MEADOW DR SE
3	5	784620	0140	04/01/13	\$489,000	\$546,000	3,320	10	2000	Avg	11,596	Y	N	805 SNOQUALM PL
3	6	032308	9005	08/15/13	\$214,950	\$231,000	1,120	5	1932	Good	45,302	Y	N	42714 SE 100TH ST
3	6	115110	0010	05/15/14	\$280,000	\$284,000	1,330	5	1959	Avg	20,562	N	N	13219 424TH AVE SE
3	6	862170	0060	07/27/12	\$225,000	\$276,000	1,360	6	1921	Good	10,332	N	N	43326 SE 128TH PL
3	6	102308	9019	07/30/14	\$452,000	\$455,000	1,830	6	1948	Avg	47,916	N	N	765 SE CEDAR FALLS WAY
3	6	115110	0165	07/16/14	\$286,300	\$289,000	1,000	7	1962	Avg	31,838	N	N	42021 SE 135TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	570350	0210	02/18/14	\$270,000	\$278,000	1,010	7	1981	Avg	10,350	N	N	13417 434TH AVE SE
3	6	570350	0360	10/18/13	\$304,000	\$321,000	1,010	7	1980	Avg	9,424	N	N	13529 434TH AVE SE
3	6	102308	9211	08/12/13	\$299,000	\$321,000	1,160	7	1967	Avg	9,392	N	N	207 THRASHER AVE NE
3	6	115110	0050	06/25/13	\$211,900	\$231,000	1,190	7	1968	Avg	12,884	N	N	13205 423RD AVE SE
3	6	115110	0049	02/21/12	\$264,000	\$347,000	1,350	7	1960	Avg	15,203	N	N	13220 423RD AVE SE
3	6	102308	9214	07/26/13	\$233,000	\$251,000	1,420	7	1968	Avg	10,156	N	N	209 THRASHER AVE NE
3	6	115110	0140	02/06/14	\$272,000	\$280,000	1,580	7	1957	Avg	44,475	N	N	42042 SE 135TH ST
3	6	115110	0150	12/16/13	\$280,000	\$292,000	1,602	7	1957	Good	35,883	N	N	42020 SE 135TH ST
3	6	032308	9015	03/27/12	\$390,000	\$504,000	1,660	7	1959	Good	83,635	Y	N	10606 428TH AVE SE
3	6	102308	9197	10/07/14	\$390,000	\$391,000	1,930	7	1969	Avg	12,443	N	N	137 424TH AVE SE
3	6	115110	0035	06/11/14	\$450,000	\$455,000	2,300	7	1955	Good	19,250	N	N	13406 423RD AVE SE
3	6	778711	0050	11/13/13	\$400,000	\$420,000	2,120	8	1997	Avg	9,100	N	N	410 SE 10TH ST
3	6	778711	0390	10/22/13	\$405,000	\$427,000	2,120	8	1997	Avg	8,052	N	N	1123 SE 11TH PL
3	6	144287	0540	09/16/12	\$349,990	\$420,000	2,130	8	2012	Avg	5,021	N	N	1125 PATKANIM AVE SE
3	6	144287	0550	01/16/13	\$355,485	\$408,000	2,130	8	2012	Avg	5,585	N	N	1151 PATKANIM AVE SE
3	6	144287	0570	04/08/13	\$359,990	\$401,000	2,130	8	2013	Avg	5,779	N	N	1203 PATKANIM AVE SE
3	6	144287	0600	06/28/13	\$409,990	\$446,000	2,130	8	2013	Avg	5,000	N	N	1196 MALONEY GROVE AVE SE
3	6	144287	0660	07/30/12	\$384,319	\$471,000	2,130	8	2012	Avg	5,941	N	N	1102 MALONEY GROVE AVE SE
3	6	144288	0230	04/06/14	\$407,940	\$416,000	2,130	8	2013	Avg	5,024	N	N	1020 MALONEY GROVE AVE SE
3	6	144288	0260	09/09/14	\$456,000	\$458,000	2,130	8	2013	Avg	5,205	N	N	1083 PATKANIM AVE SE
3	6	144288	0260	12/09/13	\$419,500	\$438,000	2,130	8	2013	Avg	5,205	N	N	1083 PATKANIM AVE SE
3	6	144288	0300	04/22/14	\$419,902	\$428,000	2,130	8	2014	Avg	5,462	N	N	1005 PATKANIM AVE SE
3	6	778712	0110	04/23/13	\$335,000	\$372,000	2,140	8	1998	Avg	9,807	N	N	120 SE 10TH ST
3	6	778712	0160	05/08/13	\$418,000	\$462,000	2,140	8	1999	Avg	7,916	N	N	165 SE 10TH CIR
3	6	115110	0118	03/21/13	\$425,000	\$477,000	2,180	8	1992	Avg	18,855	N	N	13509 423RD AVE SE
3	6	778711	0060	10/13/14	\$432,900	\$434,000	2,210	8	1998	Avg	9,226	N	N	390 10TH PL SE
3	6	778711	0250	01/24/13	\$382,900	\$438,000	2,210	8	1998	Avg	7,742	N	N	1018 SE 11TH PL
3	6	778711	0680	09/23/14	\$445,000	\$446,000	2,210	8	1998	Avg	8,010	N	N	860 SE 10TH ST
3	6	152308	9145	05/17/13	\$329,000	\$362,000	2,230	8	1990	Avg	22,651	N	N	12903 432ND AVE SE
3	6	144287	0030	08/07/14	\$445,000	\$448,000	2,250	8	2012	Avg	8,401	N	N	1048 SALISH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	144287	0530	09/07/12	\$384,938	\$464,000	2,250	8	2012	Avg	5,966	N	N	1101 PATKANIM AVE SE
3	6	144287	0560	02/25/13	\$395,278	\$447,000	2,250	8	2013	Avg	6,001	N	N	1197 PATKANIM AVE SE
3	6	144287	0580	05/15/13	\$418,389	\$461,000	2,250	8	2013	Avg	5,624	N	N	1215 PATKANIM AVE SE
3	6	144287	0590	07/03/13	\$424,526	\$461,000	2,250	8	2013	Avg	6,112	N	N	1227 PATKANIM AVE SE
3	6	144287	0610	05/30/13	\$399,990	\$439,000	2,250	8	2013	Avg	5,000	N	N	1172 MALONEY GROVE AVE SE
3	6	144287	0620	03/25/13	\$387,748	\$434,000	2,250	8	2013	Avg	5,000	N	N	1158 MALONEY GROVE AVE SE
3	6	144287	0640	11/26/12	\$365,990	\$428,000	2,250	8	2012	Avg	5,000	N	N	1130 MALONEY GROVE AVE SE
3	6	144287	0650	11/01/12	\$359,990	\$425,000	2,250	8	2012	Avg	5,000	N	N	1116 MALONEY GROVE AVE SE
3	6	144288	0180	09/12/13	\$428,105	\$456,000	2,250	8	2013	Avg	6,253	N	N	1098 MALONEY GROVE AVE SE
3	6	144288	0190	11/01/13	\$423,157	\$445,000	2,250	8	2013	Avg	5,024	N	N	1084 MALONEY GROVE AVE SE
3	6	144288	0210	12/10/13	\$430,403	\$449,000	2,250	8	2013	Avg	5,522	N	N	1052 MALONEY GROVE AVE SE
3	6	144288	0220	03/11/14	\$414,532	\$425,000	2,250	8	2014	Avg	5,024	N	N	1036 MALONEY GROVE AVE SE
3	6	144288	0240	04/21/14	\$435,415	\$444,000	2,250	8	2014	Avg	5,040	N	N	1004 MALONEY GROVE AVE SE
3	6	144288	0250	09/12/13	\$455,007	\$485,000	2,250	8	2013	Avg	6,225	N	N	1095 PATKANIM AVE SE
3	6	144288	0280	03/21/14	\$425,990	\$436,000	2,250	8	2013	Avg	5,716	N	N	1037 PATKANIM AVE SE
3	6	144288	0290	04/15/14	\$434,499	\$443,000	2,250	8	2014	Avg	5,432	N	N	1021 PATKANIM AVE SE
3	6	159300	1040	06/17/13	\$507,000	\$553,000	2,260	8	1993	Avg	52,272	Y	N	10215 420TH AVE SE
3	6	152308	9266	07/22/14	\$447,500	\$451,000	2,320	8	1990	Avg	15,024	N	N	1390 LA FOREST DR SE
3	6	778711	0510	06/20/14	\$397,000	\$401,000	2,320	8	1997	Avg	11,717	N	N	1000 MOUNTAIN VIEW BLVD SE
3	6	778712	0330	07/17/12	\$402,500	\$496,000	2,320	8	1998	Avg	9,117	N	N	220 SE 10TH CIR
3	6	778712	0260	06/09/14	\$471,000	\$477,000	2,330	8	1998	Avg	9,928	N	N	275 SE 10TH CIR
3	6	778712	0430	05/11/12	\$385,000	\$488,000	2,340	8	1998	Avg	9,750	N	N	1240 MOUNTAIN VIEW BLVD SE
3	6	778712	0620	08/19/13	\$436,100	\$467,000	2,340	8	1998	Avg	9,258	N	N	385 SE 12TH PL
3	6	144287	0100	07/18/12	\$395,379	\$487,000	2,340	8	2012	Avg	5,803	N	N	1136 SALISH AVE SE
3	6	144287	0140	11/12/12	\$374,990	\$440,000	2,340	8	2012	Avg	6,340	N	N	1184 SALISH AVE SE
3	6	144287	0290	06/20/13	\$449,990	\$490,000	2,340	8	2013	Avg	9,387	N	N	1055 SE 12TH ST
3	6	144287	0330	07/31/13	\$419,990	\$452,000	2,340	8	2013	Avg	5,000	N	N	1232 PATKANIM AVE SE
3	6	144287	0360	08/08/13	\$409,990	\$441,000	2,340	8	2013	Avg	5,905	N	N	960 SE 12TH ST
3	6	144287	0430	07/30/13	\$414,990	\$447,000	2,340	8	2013	Avg	6,042	N	N	1056 SE 12TH ST
3	6	144287	0490	12/09/12	\$394,990	\$459,000	2,340	8	2012	Avg	7,163	N	N	1175 SALISH AVE SE



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	144288	0010	09/03/13	\$417,990	\$446,000	2,340	8	2013	Avg	5,991	N	N	1159 SE 11TH ST
3	6	144288	0050	12/17/13	\$419,990	\$437,000	2,340	8	2013	Avg	6,105	N	N	1125 SE 11TH ST
3	6	144288	0110	03/31/14	\$429,159	\$439,000	2,340	8	2013	Avg	6,889	N	N	1041 SE 11TH ST
3	6	144288	0140	05/07/14	\$413,081	\$420,000	2,340	8	2014	Avg	5,029	N	N	1001 SE 11TH ST
3	6	144288	0310	08/20/14	\$471,142	\$474,000	2,340	8	2014	Avg	5,066	N	N	962 SE 11TH ST
3	6	144288	0340	06/03/14	\$427,874	\$433,000	2,340	8	2013	Avg	5,002	N	N	998 SE 11TH ST
3	6	144288	0380	07/30/14	\$439,990	\$443,000	2,340	8	2013	Avg	5,171	N	N	1046 SE 11TH ST
3	6	144288	0440	09/17/13	\$448,145	\$477,000	2,340	8	2013	Avg	6,543	N	N	1128 SE 11TH ST
3	6	144288	0530	04/08/14	\$437,486	\$446,000	2,340	8	2013	Avg	6,073	N	N	SE 10TH ST
3	6	032308	9084	08/27/14	\$592,000	\$595,000	2,400	8	1985	Avg	81,892	N	N	10808 428TH AVE SE
3	6	778711	0440	06/14/12	\$405,000	\$506,000	2,400	8	1997	Avg	7,667	N	N	1011 SE 11TH PL
3	6	778711	0320	02/25/14	\$428,000	\$440,000	2,410	8	1997	Avg	7,562	N	N	1122 SE 11TH PL
3	6	778711	0270	03/13/12	\$367,000	\$477,000	2,430	8	1998	Good	7,037	N	N	1040 SE 11TH PL
3	6	778711	0290	07/17/12	\$410,000	\$505,000	2,430	8	1997	Avg	7,855	N	N	1080 SE 11TH PL
3	6	115110	0065	05/06/13	\$385,000	\$425,000	2,440	8	1966	Avg	37,784	N	N	42028 SE 133RD ST
3	6	778711	0720	06/01/12	\$403,000	\$506,000	2,570	8	1997	Good	8,229	N	N	750 SE 10TH ST
3	6	778711	0280	09/11/12	\$425,000	\$511,000	2,590	8	1998	Avg	7,749	N	N	1060 SE 11TH PL
3	6	778712	0650	05/01/14	\$450,000	\$458,000	2,600	8	1998	Avg	8,288	N	N	330 SE 12TH PL
3	6	144287	0040	08/19/14	\$499,990	\$503,000	2,620	8	2012	Avg	7,001	N	N	1064 SALISH AVE SE
3	6	144287	0080	11/28/12	\$364,990	\$426,000	2,620	8	2012	Avg	5,803	N	N	1112 SALISH AVE SE
3	6	144287	0090	11/08/12	\$369,990	\$435,000	2,620	8	2012	Avg	5,996	N	N	1124 SALISH AVE SE
3	6	144287	0170	09/19/12	\$427,990	\$513,000	2,620	8	2012	Avg	7,078	N	N	1216 SALISH AVE SE
3	6	144287	0190	11/27/12	\$399,990	\$467,000	2,620	8	2012	Avg	6,193	N	N	1232 SALISH AVE SE
3	6	144287	0220	03/01/13	\$411,078	\$464,000	2,620	8	2013	Avg	5,775	N	N	1255 SALISH AVE SE
3	6	144287	0240	05/31/13	\$439,990	\$482,000	2,620	8	2013	Avg	5,982	N	N	1217 SALISH AVE SE
3	6	144287	0340	09/13/13	\$439,526	\$468,000	2,620	8	2013	Avg	5,286	N	N	1218 PATKANIM AVE SE
3	6	144287	0380	08/08/13	\$429,990	\$462,000	2,620	8	2013	Avg	5,509	N	N	996 SE 12TH ST
3	6	144287	0400	06/12/13	\$455,758	\$498,000	2,620	8	2013	Avg	5,402	N	N	1020 SE 12TH ST
3	6	144287	0440	07/02/14	\$475,000	\$480,000	2,620	8	2013	Avg	6,178	N	N	1070 SE 12TH ST
3	6	144287	0440	08/01/13	\$450,453	\$485,000	2,620	8	2013	Avg	6,178	N	N	1070 SE 12TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	144287	0450	04/15/13	\$440,630	\$490,000	2,620	8	2013	Avg	6,038	N	N	1084 SE 12TH ST
3	6	144287	0500	01/03/13	\$389,990	\$449,000	2,620	8	2012	Avg	6,620	N	N	1159 SALISH AVE SE
3	6	144288	0030	12/09/13	\$429,003	\$448,000	2,620	8	2013	Avg	7,057	N	N	1141 SE 11TH ST
3	6	144288	0070	12/23/13	\$449,990	\$468,000	2,620	8	2013	Avg	6,489	N	N	1097 SE 11TH ST
3	6	144288	0130	05/16/14	\$432,333	\$439,000	2,620	8	2014	Avg	5,159	N	N	1021 SE 11TH ST
3	6	144288	0150	09/08/14	\$472,298	\$474,000	2,620	8	2014	Avg	5,527	N	N	995 SE 11TH ST
3	6	144288	0350	05/30/14	\$443,705	\$450,000	2,620	8	2013	Avg	5,375	N	N	1008 SE 11TH ST
3	6	144288	0410	03/27/14	\$449,000	\$459,000	2,620	8	2013	Avg	5,684	N	N	1080 SE 11TH ST
3	6	144288	0450	09/27/13	\$452,869	\$480,000	2,620	8	2013	Avg	6,307	N	N	1142 SE 11TH ST
3	6	144288	0480	11/04/13	\$490,420	\$516,000	2,620	8	2014	Avg	7,187	N	N	1127 SE 10TH ST
3	6	144288	0500	12/20/13	\$488,990	\$509,000	2,620	8	2013	Avg	6,716	N	N	1099 SE 10TH ST
3	6	144288	0510	05/30/14	\$499,431	\$506,000	2,620	8	2013	Avg	6,019	N	N	1083 SE 10TH ST
3	6	144288	0660	03/13/14	\$487,036	\$499,000	2,620	8	2013	Avg	7,642	N	N	1042 SE 10TH ST
3	6	144288	0690	03/18/14	\$486,293	\$498,000	2,620	8	2013	Avg	8,957	N	N	1054 SE 10TH ST
3	6	778711	0350	03/28/13	\$385,000	\$431,000	2,630	8	1997	Avg	7,586	N	N	1128 SE 11TH PL
3	6	152308	9130	02/25/13	\$380,000	\$430,000	2,645	8	2002	Avg	31,684	N	N	13506 435TH AVE SE
3	6	778711	0370	10/27/14	\$447,000	\$448,000	2,660	8	1997	Avg	8,027	N	N	1127 SE 11TH PL
3	6	778711	0180	11/12/13	\$465,000	\$488,000	2,690	8	1997	Good	7,674	N	N	445 SE 10TH ST
3	6	144287	0050	07/18/14	\$535,365	\$540,000	2,790	8	2012	Avg	6,969	N	N	1080 SALISH AVE SE
3	6	144287	0070	09/12/12	\$407,391	\$490,000	2,790	8	2012	Avg	5,895	N	N	1100 SALISH AVE SE
3	6	144287	0110	01/27/14	\$480,000	\$496,000	2,790	8	2012	Avg	7,184	N	N	1148 SALISH AVE SE
3	6	144287	0110	09/16/12	\$435,659	\$523,000	2,790	8	2012	Avg	7,184	N	N	1148 SALISH AVE SE
3	6	144287	0120	10/03/12	\$438,267	\$523,000	2,790	8	2012	Avg	8,294	N	N	1160 SALISH AVE SE
3	6	144287	0130	07/17/13	\$539,990	\$584,000	2,790	8	2012	Avg	8,203	N	N	1172 SALISH AVE SE
3	6	144287	0150	04/03/13	\$446,083	\$498,000	2,790	8	2012	Avg	7,366	N	N	1200 SALISH AVE SE
3	6	144287	0160	09/07/12	\$449,990	\$542,000	2,790	8	2012	Avg	9,183	N	N	1208 SALISH AVE SE
3	6	144287	0180	12/03/12	\$425,003	\$495,000	2,790	8	2012	Avg	6,914	N	N	1224 SALISH AVE SE
3	6	144287	0200	09/13/13	\$508,000	\$541,000	2,790	8	2012	Avg	6,340	N	N	1240 SALISH AVE SE
3	6	144287	0210	12/17/12	\$430,632	\$499,000	2,790	8	2012	Avg	6,312	N	N	1250 SALISH AVE SE
3	6	144287	0230	12/18/12	\$407,332	\$472,000	2,790	8	2013	Avg	5,775	N	N	1241 SALISH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	144287	0260	04/01/13	\$463,898	\$518,000	2,790	8	2013	Avg	8,969	N	N	1097 SE 12TH ST
3	6	144287	0270	04/03/13	\$463,990	\$518,000	2,790	8	2013	Avg	9,588	N	N	1083 SE 12TH ST
3	6	144287	0280	04/26/13	\$471,740	\$523,000	2,790	8	2013	Avg	9,788	N	N	1069 SE 12TH ST
3	6	144287	0310	07/01/13	\$542,990	\$590,000	2,790	8	2013	Avg	6,531	N	N	1031 SE 12TH ST
3	6	144287	0320	06/03/13	\$492,178	\$539,000	2,790	8	2013	Avg	6,014	N	N	1003 SE 12TH ST
3	6	144287	0350	08/07/13	\$511,632	\$550,000	2,790	8	2013	Avg	6,349	N	N	1206 PATKANIM AVE SE
3	6	144287	0370	07/08/13	\$504,768	\$547,000	2,790	8	2013	Avg	5,509	N	N	978 SE 12TH ST
3	6	144287	0410	09/13/13	\$459,990	\$490,000	2,790	8	2013	Avg	6,021	N	N	1032 SE 12TH ST
3	6	144287	0420	07/24/14	\$485,000	\$489,000	2,790	8	2013	Avg	7,803	N	N	1044 SE 12TH ST
3	6	144287	0420	05/01/13	\$474,586	\$525,000	2,790	8	2013	Avg	7,803	N	N	1044 SE 12TH ST
3	6	144287	0460	04/30/13	\$443,990	\$492,000	2,790	8	2013	Avg	6,538	N	N	1098 SE 12TH ST
3	6	144287	0470	01/17/13	\$445,000	\$510,000	2,790	8	2012	Avg	8,169	N	N	1199 SALISH AVE SE
3	6	144287	0480	12/03/12	\$415,074	\$484,000	2,790	8	2012	Avg	7,206	N	N	1191 SALISH AVE SE
3	6	144287	0510	11/02/12	\$407,990	\$481,000	2,790	8	2012	Avg	6,615	N	N	1143 SALISH AVE SE
3	6	144287	0520	07/27/12	\$438,624	\$538,000	2,790	8	2012	Avg	6,651	N	N	1127 SALISH AVE SE
3	6	144288	0090	04/22/14	\$493,259	\$502,000	2,790	8	2013	Avg	6,222	N	N	1063 SE 11TH ST
3	6	144288	0160	06/27/14	\$483,453	\$488,000	2,790	8	2014	Avg	5,527	N	N	979 SE 11TH ST
3	6	144288	0320	07/24/14	\$484,259	\$488,000	2,790	8	2014	Avg	5,000	N	N	968 SE 11TH ST
3	6	144288	0360	05/20/14	\$460,490	\$467,000	2,790	8	2013	Avg	5,449	N	N	1022 SE 11TH ST
3	6	144288	0430	09/12/13	\$504,990	\$538,000	2,790	8	2013	Avg	7,392	N	N	1106 SE 11TH ST
3	6	144288	0460	08/02/13	\$530,590	\$571,000	2,790	8	2013	Avg	5,771	N	N	1158 SE 11TH ST
3	6	144288	0470	10/04/13	\$500,000	\$530,000	2,790	8	2013	Avg	6,600	N	N	1143 SE 10TH ST
3	6	144288	0540	03/28/14	\$517,342	\$529,000	2,790	8	2013	Avg	9,369	N	N	1047 SE 10TH ST
3	6	144288	0550	08/21/14	\$509,990	\$513,000	2,790	8	2013	Avg	9,284	N	N	1035 SE 10TH ST
3	6	144288	0570	08/21/14	\$505,657	\$508,000	2,790	8	2013	Avg	8,092	N	N	997 SE 10TH ST
3	6	144288	0630	06/25/14	\$507,046	\$512,000	2,790	8	2013	Avg	7,927	N	N	1030 SE 10TH ST
3	6	144288	0650	06/10/14	\$533,112	\$540,000	2,790	8	2013	Avg	8,853	N	N	1040 SE 10TH ST
3	6	144288	0700	12/20/13	\$539,260	\$561,000	2,790	8	2013	Avg	8,212	N	N	1062 SE 10TH ST
3	6	144288	0720	12/11/13	\$523,990	\$546,000	2,790	8	2013	Avg	10,369	N	N	1094 SE 10TH ST
3	6	144288	0740	10/22/13	\$538,309	\$568,000	2,790	8	2013	Avg	9,737	N	N	1124 SE 10TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	6	144288	0760	09/27/13	\$539,897	\$573,000	2,790	8	2013	Avg	8,931	N	N	1160 SE 10TH ST
3	6	102308	9070	06/07/12	\$430,000	\$538,000	2,850	8	1994	Good	15,504	N	N	803 SE MT TENERIFFE PL
3	6	144287	0060	07/10/14	\$523,000	\$528,000	2,910	8	2013	Avg	6,740	N	N	1096 SALISH AVE SE
3	6	144288	0020	12/10/13	\$440,253	\$459,000	2,910	8	2013	Avg	5,173	N	N	1147 SE 11TH ST
3	6	144288	0040	12/05/13	\$458,823	\$479,000	2,910	8	2013	Avg	6,006	N	N	1131 SE 11TH ST
3	6	144288	0080	07/01/14	\$499,990	\$505,000	2,910	8	2013	Avg	6,334	N	N	1081 SE 11TH ST
3	6	144288	0120	05/02/14	\$460,375	\$468,000	2,910	8	2014	Avg	5,565	N	N	1033 SE 11TH ST
3	6	144288	0170	07/03/14	\$497,308	\$502,000	2,910	8	2014	Avg	6,227	N	N	963 SE 11TH ST
3	6	144288	0370	05/05/14	\$499,990	\$508,000	2,910	8	2013	Avg	5,450	N	N	1034 SE 11TH ST
3	6	144288	0420	09/03/13	\$522,485	\$558,000	2,910	8	2013	Avg	6,624	N	N	1096 SE 11TH ST
3	6	144288	0490	12/23/13	\$486,321	\$506,000	2,910	8	2013	Avg	6,949	N	N	1107 SE 10TH ST
3	6	144288	0520	05/13/14	\$520,790	\$529,000	2,910	8	2013	Avg	6,000	N	N	1067 SE 10TH ST
3	6	144288	0560	07/09/14	\$545,369	\$550,000	2,910	8	2013	Avg	9,284	N	N	1009 SE 10TH ST
3	6	144288	0640	07/15/14	\$504,058	\$508,000	2,910	8	2013	Avg	7,467	N	N	1038 SE 10TH ST
3	6	144288	0670	06/17/14	\$529,945	\$536,000	2,910	8	2013	Avg	7,868	N	N	1048 SE 10TH ST
3	6	144288	0680	02/28/14	\$507,453	\$521,000	2,910	8	2013	Avg	9,662	N	N	1050 SE 10TH ST
3	6	144288	0710	12/05/13	\$499,990	\$522,000	2,910	8	2013	Avg	9,931	N	N	1086 SE 10TH ST
3	6	144288	0730	11/06/13	\$534,299	\$561,000	2,910	8	2013	Avg	9,437	N	N	1108 SE 10TH ST
3	6	144288	0400	12/12/13	\$495,990	\$517,000	2,920	8	2013	Avg	6,438	N	N	1068 SE 11TH ST
3	6	152308	9185	08/16/13	\$600,000	\$644,000	3,000	8	1990	Avg	41,817	N	N	42828 SE 134TH PL
3	6	395610	0190	11/21/14	\$488,000	\$488,000	2,180	9	1990	Avg	14,734	N	N	1391 LA FOREST DR SE
3	6	152308	9263	12/11/13	\$432,000	\$450,000	2,430	9	1990	Avg	21,789	N	N	1020 LA FOREST DR SE
3	6	395610	0120	08/23/13	\$550,000	\$589,000	2,520	9	1991	Avg	21,618	N	N	1040 LA FOREST DR SE
3	6	395610	0080	11/28/12	\$428,000	\$500,000	2,690	9	1990	Good	21,656	N	N	1141 LA FOREST DR SE
3	6	395610	0050	08/29/14	\$533,300	\$536,000	2,770	9	1991	Avg	21,806	N	N	1231 LA FOREST DR SE
3	6	102308	9255	04/16/14	\$525,000	\$535,000	2,830	9	1999	Avg	44,431	N	N	735 SE CEDAR FALLS WAY
3	6	159300	0960	07/27/13	\$695,000	\$750,000	3,800	9	2001	Avg	43,995	N	N	41729 SE 101ST ST
3	6	159300	1260	06/08/12	\$570,000	\$713,000	4,370	9	1989	Avg	212,572	N	N	42503 SE 102ND ST
3	6	395610	0110	07/25/12	\$530,000	\$650,000	3,490	10	1991	Avg	21,760	N	N	1031 LA FOREST DR SE
3	7	142308	9127	02/24/14	\$215,000	\$221,000	1,060	6	1983	Avg	42,567	N	N	45010 SE 136TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	7	732750	0070	04/17/14	\$315,000	\$321,000	1,160	7	1980	Avg	13,500	N	N	45417 SE TANNER RD
3	7	732750	0200	06/18/14	\$455,000	\$460,000	1,180	7	1981	Avg	14,292	Y	Y	45506 SE TANNER RD
3	7	732750	0270	09/25/14	\$445,000	\$446,000	1,190	7	1984	Avg	13,630	Y	Y	45338 SE TANNER RD
3	7	732750	0270	11/15/12	\$334,950	\$393,000	1,190	7	1984	Avg	13,630	Y	Y	45338 SE TANNER RD
3	7	182309	9076	08/20/14	\$495,000	\$498,000	1,780	7	1995	Avg	47,480	N	N	14022 475TH AVE SE
3	7	182309	9077	06/07/13	\$350,000	\$383,000	1,890	7	1995	Avg	42,908	N	N	14110 475TH AVE SE
3	7	732750	0320	11/14/13	\$590,000	\$619,000	2,550	7	1987	Avg	27,171	Y	Y	45304 SE TANNER RD
3	7	142308	9158	09/07/12	\$425,000	\$512,000	1,870	8	1987	Avg	44,431	Y	Y	45126 SE TANNER RD
3	7	856486	0360	12/02/13	\$417,990	\$437,000	2,260	8	2013	Avg	5,555	N	N	3005 SE 16TH ST
3	7	856486	0380	08/19/13	\$404,440	\$433,000	2,260	8	2013	Avg	6,060	N	N	2975 SE 16TH ST
3	7	856486	0260	03/21/14	\$434,990	\$445,000	2,500	8	2013	Avg	7,470	N	N	3099 SE 16TH ST
3	7	856486	0330	03/26/14	\$454,990	\$465,000	2,500	8	2013	Avg	6,028	N	N	1697 EAGLES NEST PL SE
3	7	856486	0350	12/23/13	\$435,746	\$453,000	2,500	8	2013	Avg	6,060	N	N	3019 SE 16TH ST
3	7	856486	0390	08/01/13	\$425,694	\$458,000	2,510	8	2013	Avg	6,369	N	N	2955 SE 16TH ST
3	7	856485	0040	04/15/13	\$431,809	\$480,000	2,570	8	2013	Avg	7,173	N	N	1759 EAGLES NEST PL SE
3	7	856485	0080	07/22/13	\$469,720	\$507,000	2,570	8	2013	Avg	7,050	N	N	1703 EAGLES NEST PL SE
3	7	856485	0030	01/09/13	\$411,792	\$473,000	2,600	8	2013	Avg	6,298	N	N	1769 EAGLES NEST PL SE
3	7	856485	0050	07/26/13	\$430,234	\$464,000	2,610	8	2013	Avg	6,833	N	N	1749 EAGLES NEST PL SE
3	7	856485	0070	09/03/13	\$429,823	\$459,000	2,660	8	2013	Avg	6,263	N	N	1711 EAGLES NEST PL SE
3	7	856486	0270	07/08/14	\$449,990	\$454,000	2,680	8	2013	Avg	5,539	N	N	3093 SE 16TH ST
3	7	856486	0280	05/02/14	\$459,990	\$468,000	2,680	8	2013	Avg	5,539	N	N	3083 SE 16TH ST
3	7	856486	0290	02/27/14	\$472,190	\$485,000	2,680	8	2013	Avg	5,992	N	N	3079 SE 16TH ST
3	7	856486	0300	11/14/13	\$454,027	\$476,000	2,680	8	2013	Avg	5,828	N	N	1641 EAGLES NEST PL SE
3	7	856486	0310	02/24/14	\$440,240	\$452,000	2,680	8	2013	Avg	5,364	N	N	1653 EAGLES NEST PL SE
3	7	856486	0320	08/04/14	\$457,990	\$461,000	2,680	8	2013	Avg	5,321	N	N	1685 EAGLES NEST PL SE
3	7	856485	0020	10/30/13	\$399,990	\$421,000	2,690	8	2013	Avg	6,128	N	N	1797 EAGLES NEST PL SE
3	7	856486	0340	07/15/13	\$427,394	\$462,000	2,690	8	2013	Avg	5,978	N	N	3035 SE 16TH ST
3	7	856485	0010	04/10/13	\$420,670	\$469,000	2,730	8	2013	Avg	6,833	N	N	1801 EAGLES NEST PL SE
3	7	202309	9028	11/01/12	\$535,000	\$631,000	2,910	8	1989	Avg	133,095	N	N	49624 SE MIDDLE FORK RD
3	7	856485	0060	02/26/13	\$403,858	\$456,000	2,910	8	2012	Avg	6,833	N	N	1731 EAGLES NEST PL SE



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	7	856486	0090	02/07/14	\$540,880	\$558,000	3,100	8	2013	Avg	6,876	N	N	3032 SE 16TH ST
3	7	951030	0230	10/19/12	\$377,000	\$447,000	2,040	9	1994	Avg	32,072	N	N	13729 463RD AVE SE
3	7	951032	0150	12/02/14	\$545,000	\$545,000	2,500	9	1997	Avg	50,595	N	N	13905 457TH AVE SE
3	7	951030	0290	06/21/13	\$479,000	\$522,000	2,510	9	1994	Avg	33,028	N	N	46208 SE 139TH PL
3	7	951031	0120	04/29/14	\$525,000	\$534,000	2,510	9	1996	Avg	32,970	N	N	13727 460TH CT SE
3	7	951031	0220	12/12/12	\$448,375	\$521,000	2,510	9	1995	Avg	36,309	N	N	13724 457TH AVE SE
3	7	202309	9019	06/26/13	\$537,000	\$584,000	2,620	9	1997	Avg	130,680	N	N	49816 SE MIDDLE FORK PL
3	7	856485	0300	09/12/14	\$535,000	\$537,000	2,640	9	2012	Avg	5,978	N	N	3034 SE 17TH ST
3	7	951031	0280	07/09/14	\$696,000	\$702,000	2,650	9	1996	Avg	38,546	N	N	45812 SE 137TH ST
3	7	951031	0030	07/28/14	\$535,000	\$539,000	2,710	9	1995	Avg	45,963	N	N	13722 461ST PL SE
3	7	951030	0220	08/04/14	\$556,000	\$560,000	2,750	9	1994	Avg	35,440	N	N	13723 463RD AVE SE
3	7	951031	0080	10/02/13	\$528,500	\$560,000	2,770	9	1995	Avg	32,910	N	N	46021 SE 137TH ST
3	7	856485	0260	04/03/14	\$525,000	\$536,000	2,800	9	2013	Avg	6,060	N	N	2976 SE 17TH ST
3	7	856485	0260	12/13/12	\$438,917	\$510,000	2,800	9	2013	Avg	6,060	N	N	2976 SE 17TH ST
3	7	856485	0120	09/12/12	\$489,880	\$589,000	2,930	9	2012	Avg	7,865	N	N	1748 TANNERWOOD WAY SE
3	7	856485	0290	06/11/13	\$438,568	\$479,000	2,940	9	2013	Avg	6,060	N	N	3018 SE 17TH ST
3	7	951032	0360	09/27/13	\$555,000	\$589,000	2,970	9	1997	Avg	38,125	N	N	45712 SE 138TH CT
3	7	856486	0060	12/26/13	\$535,880	\$557,000	2,990	9	2013	Avg	6,267	N	N	2982 SE 16TH ST
3	7	856486	0230	07/09/14	\$554,589	\$560,000	2,990	9	2013	Avg	7,017	N	N	3139 SE 16TH ST
3	7	172309	9031	10/20/14	\$724,950	\$726,000	3,010	9	2004	Avg	174,240	N	Y	13420 486TH AVE SE
3	7	951030	0130	06/28/14	\$598,000	\$604,000	3,130	9	1994	Avg	40,918	N	N	46300 SE 137TH ST
3	7	856485	0190	07/03/13	\$515,000	\$559,000	3,190	9	2011	Avg	7,099	N	N	1765 TANNERWOOD WAY SE
3	7	856485	0190	06/01/12	\$532,429	\$668,000	3,190	9	2011	Avg	7,099	N	N	1765 TANNERWOOD WAY SE
3	7	132308	9175	10/22/12	\$535,000	\$633,000	3,200	9	2000	Avg	41,200	N	N	13919 455TH AVE SE
3	7	856485	0150	04/10/12	\$479,000	\$615,000	3,260	9	2011	Avg	8,872	N	N	1776 TANNERWOOD WAY SE
3	7	856486	0070	05/09/14	\$550,880	\$560,000	3,260	9	2013	Avg	6,210	N	N	3004 SE 16TH ST
3	7	856486	0120	04/01/14	\$564,244	\$576,000	3,270	9	2013	Avg	5,534	N	N	3078 SE 16TH ST
3	7	856485	0090	12/10/12	\$505,880	\$588,000	3,280	9	2012	Avg	7,229	N	N	1702 TANNERWOOD WAY SE
3	7	856485	0200	06/19/12	\$520,465	\$648,000	3,280	9	2012	Avg	6,553	N	N	1749 TANNERWOOD WAY SE
3	7	856486	0030	05/10/13	\$532,880	\$588,000	3,280	9	2013	Avg	9,468	N	N	1603 TANNERWOOD WAY SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	7	856486	0160	06/10/14	\$580,560	\$588,000	3,280	9	2013	Avg	6,132	N	N	3138 SE 16TH ST
3	7	856486	0200	10/08/13	\$551,520	\$584,000	3,280	9	2013	Avg	8,995	N	N	3183 SE 16TH ST
3	7	856485	0130	08/22/12	\$519,880	\$631,000	3,340	9	2012	Avg	7,730	N	N	1758 TANNERWOOD WAY SE
3	7	856486	0040	07/10/13	\$565,635	\$613,000	3,340	9	2013	Avg	8,810	N	N	2952 SE 16TH ST
3	7	856486	0220	11/07/13	\$558,880	\$587,000	3,410	9	2013	Avg	9,969	N	N	3149 SE 16TH ST
3	7	856485	0180	03/27/12	\$535,082	\$692,000	3,440	9	2011	Avg	6,553	N	N	1735 TANNERWOOD WAY SE
3	7	856486	0050	07/24/13	\$566,717	\$612,000	3,440	9	2013	Avg	6,857	N	N	2974 SE 16TH ST
3	7	856486	0250	06/24/14	\$590,365	\$597,000	3,440	9	2013	Avg	6,630	N	N	3103 SE 16TH ST
3	7	856485	0100	05/16/13	\$540,000	\$595,000	3,470	9	2012	Avg	7,260	N	N	1714 TANNERWOOD WAY SE
3	7	856485	0160	03/07/12	\$486,298	\$634,000	3,480	9	2011	Avg	7,328	N	N	1788 TANNERWOOD WAY SE
3	7	856485	0110	03/13/13	\$530,880	\$597,000	3,530	9	2012	Avg	7,260	N	N	1730 TANNERWOOD WAY SE
3	7	856486	0020	04/01/13	\$571,880	\$639,000	3,530	9	2013	Avg	9,956	N	N	1635 TANNERWOOD WAY SE
3	7	856486	0080	07/10/13	\$555,880	\$602,000	3,530	9	2013	Avg	6,154	N	N	3016 SE 16TH ST
3	7	856486	0190	08/24/13	\$555,880	\$595,000	3,530	9	2013	Avg	8,622	N	N	3198 SE 16TH ST
3	7	856486	0210	02/24/14	\$585,880	\$602,000	3,530	9	2014	Avg	8,105	N	N	3167 SE 16TH ST
3	7	951032	0050	03/24/14	\$593,500	\$607,000	3,780	9	1997	Avg	26,348	N	N	13450 456TH PL SE
3	8	102308	9066	10/15/13	\$267,500	\$283,000	770	5	1945	Good	11,250	Y	Y	12311 434TH AVE SE
3	8	102308	9144	10/04/13	\$228,000	\$241,000	960	6	1950	Good	24,000	Y	N	307 NE 8TH ST
3	8	102308	9075	10/15/12	\$265,000	\$315,000	1,410	6	1948	Good	25,500	Y	N	317 NE 8TH ST
3	8	570245	0250	07/17/14	\$340,000	\$343,000	1,410	6	1993	Avg	10,015	Y	N	375 MERRITT PL NE
3	8	102308	9163	08/02/13	\$255,000	\$275,000	1,420	6	1980	Avg	9,602	Y	N	618 MALONEY PL NE
3	8	102308	9236	08/19/13	\$220,000	\$236,000	1,060	7	1977	Avg	19,466	N	N	620 NE 6TH ST
3	8	779581	0090	10/09/13	\$281,000	\$297,000	1,130	7	1974	Avg	10,005	Y	N	417 TAYLOR PL NE
3	8	102308	9096	08/08/14	\$299,000	\$301,000	1,200	7	1955	Avg	15,843	Y	N	229 NE 8TH ST
3	8	779540	0140	08/23/12	\$234,000	\$284,000	1,200	7	1966	Avg	10,094	Y	N	413 THRASHER AVE NE
3	8	122308	9081	05/30/14	\$425,000	\$431,000	1,240	7	1989	Avg	44,000	N	N	12615 468TH AVE SE
3	8	570245	0440	10/14/13	\$335,000	\$354,000	1,250	7	1989	Good	15,423	Y	N	325 NE 4TH ST
3	8	779540	0251	07/25/12	\$240,000	\$295,000	1,250	7	1959	Good	10,097	Y	N	715 OGLE AVE NE
3	8	779580	0020	09/03/13	\$315,450	\$337,000	1,250	7	1968	Good	9,630	Y	N	809 NE 6TH ST
3	8	779582	0020	12/23/13	\$254,000	\$264,000	1,250	7	1976	Avg	14,610	Y	N	408 TAYLOR PL NE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	122308	9070	03/16/13	\$345,000	\$388,000	1,330	7	1949	Good	166,399	N	N	46322 SE MOUNT SI RD
3	8	779540	0046	06/11/14	\$276,900	\$280,000	1,350	7	1952	Good	10,096	Y	N	428 ORCHARD AVE NE
3	8	779582	0010	08/06/13	\$295,000	\$317,000	1,360	7	1975	Good	15,667	Y	N	403 TAYLOR PL NE
3	8	142308	9151	05/15/12	\$314,000	\$397,000	1,400	7	1987	Good	45,302	N	N	44708 SE MOUNT SI RD
3	8	779580	0010	08/05/13	\$285,000	\$307,000	1,400	7	1968	Avg	9,591	Y	N	801 NE 6TH ST
3	8	779580	0075	09/25/13	\$260,000	\$276,000	1,475	7	1970	Avg	9,630	Y	N	917 NE 6TH ST
3	8	570245	0190	10/23/13	\$335,000	\$353,000	1,480	7	1992	Avg	9,746	Y	N	394 MERRITT PL NE
3	8	570245	0260	07/23/14	\$324,000	\$326,000	1,540	7	1989	Avg	10,931	Y	N	385 MERRITT PL NE
3	8	072309	9028	06/26/14	\$320,000	\$323,000	1,550	7	1999	Avg	34,175	N	N	48115 SE MOUNT SI RD
3	8	132308	9184	05/02/14	\$452,500	\$460,000	1,570	7	1985	Good	88,426	N	N	46608 SE 129TH ST
3	8	570245	0170	11/14/13	\$343,000	\$360,000	1,570	7	1992	Good	9,600	Y	N	450 NE 4TH ST
3	8	102308	9005	03/18/14	\$286,000	\$293,000	1,610	7	1994	Avg	7,560	Y	N	401 PICKETT AVE NE
3	8	132308	9056	11/10/14	\$439,000	\$439,000	1,620	7	1995	Avg	113,862	Y	Y	46529 SE 129TH ST
3	8	122308	9050	05/06/14	\$280,000	\$285,000	1,630	7	1971	Good	11,800	N	N	12525 458TH AVE SE
3	8	570245	0060	01/26/13	\$314,000	\$359,000	1,640	7	1989	Avg	9,610	Y	N	300 NE 4TH ST
3	8	072309	9060	09/26/13	\$369,950	\$393,000	1,670	7	1985	Avg	174,675	N	N	47733 SE MOUNT SI RD
3	8	570245	0070	10/29/12	\$295,000	\$348,000	1,700	7	1989	Avg	9,637	Y	N	310 NE 4TH ST
3	8	072309	9064	06/25/13	\$415,000	\$452,000	1,760	7	2004	Avg	31,879	N	N	12604 473RD AVE SE
3	8	122308	9016	07/18/14	\$325,000	\$328,000	1,770	7	1978	Avg	49,658	N	N	46015 SE MOUNT SI RD
3	8	182309	9028	07/22/14	\$440,000	\$443,000	1,790	7	2007	Avg	32,379	N	N	12830 480TH AVE SE
3	8	142308	9146	05/07/12	\$323,500	\$411,000	1,830	7	1987	VGood	41,996	N	N	45107 SE 130TH PL
3	8	102308	9085	08/04/14	\$390,000	\$393,000	1,850	7	1965	Avg	15,170	N	N	623 NE 8TH ST
3	8	570245	0230	08/30/12	\$336,000	\$406,000	1,850	7	1991	Avg	25,162	Y	N	355 MERRITT PL NE
3	8	779582	0050	03/27/13	\$262,500	\$294,000	1,850	7	1976	Avg	13,210	Y	N	403 BOXLEY PL NE
3	8	142308	9134	08/15/14	\$590,000	\$593,000	2,680	7	1984	Avg	41,250	Y	Y	13031 444TH AVE SE
3	8	550650	0240	02/09/12	\$317,000	\$419,000	1,160	8	1989	Avg	32,229	N	N	45910 SE 130TH PL
3	8	550650	0280	04/12/13	\$434,000	\$483,000	1,360	8	1989	Avg	35,678	N	N	45665 SE 129TH ST
3	8	550650	0350	09/06/13	\$400,000	\$427,000	1,550	8	1989	Avg	35,104	N	N	12838 456TH DR SE
3	8	550650	0330	02/13/13	\$405,000	\$460,000	1,580	8	1989	Avg	37,412	N	N	45630 SE 129TH ST
3	8	182309	9029	04/26/13	\$365,000	\$405,000	1,980	8	2006	Avg	60,984	Y	N	12838 480TH AVE SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
3	8	072309	9044	08/07/14	\$433,200	\$436,000	2,075	8	2002	Avg	16,200	N	N	48124 SE 127TH ST
3	8	142308	9031	04/23/12	\$435,000	\$556,000	2,220	8	1988	Avg	111,513	N	Y	45012 SE TANNER RD
3	8	112308	9057	02/15/14	\$415,000	\$427,000	2,330	8	2006	Avg	23,601	N	N	43717 SE MOUNT SI RD
3	8	132308	9105	08/14/13	\$385,000	\$413,000	2,460	8	2005	Avg	31,500	N	Y	46011 SE 134TH ST
3	8	132308	9105	03/22/13	\$384,255	\$431,000	2,460	8	2005	Avg	31,500	N	Y	46011 SE 134TH ST
3	8	102308	9025	02/21/13	\$580,000	\$657,000	2,590	8	2001	Avg	43,995	Y	Y	12033 434TH AVE SE
3	8	182309	9040	06/17/12	\$457,500	\$570,000	2,920	8	1999	Avg	247,856	Y	N	48122 SE 130TH ST
3	8	570245	0350	08/04/12	\$624,000	\$763,000	3,690	8	1989	VGood	33,451	Y	N	345 OGLE PL NE
3	8	733820	0210	05/04/12	\$388,000	\$493,000	1,880	9	1993	Avg	35,001	Y	N	12808 469TH PL SE
3	8	733820	0240	05/16/14	\$437,500	\$444,000	2,320	9	1992	Avg	36,847	Y	N	12711 470TH AVE SE
3	8	132308	9124	04/12/12	\$450,000	\$577,000	2,350	9	1999	Avg	31,875	Y	Y	46205 SE 134TH ST
3	8	550650	0220	10/08/12	\$400,000	\$476,000	2,460	9	1991	Avg	32,863	N	N	45925 SE 130TH PL
3	8	733820	0180	09/10/14	\$590,000	\$592,000	2,660	9	1993	Avg	35,010	Y	N	46923 SE 130TH ST
3	8	550650	0070	12/11/14	\$676,000	\$676,000	2,680	9	1989	Avg	41,804	Y	Y	12853 456TH DR SE
3	8	733820	0570	04/09/13	\$549,500	\$612,000	2,680	9	1992	Avg	35,309	Y	N	47025 SE 126TH ST
3	8	550650	0170	09/12/14	\$560,000	\$562,000	2,780	9	1993	Avg	32,880	N	N	13062 459TH AVE SE
3	8	182309	9056	12/22/14	\$745,000	\$745,000	2,810	9	1995	Avg	435,600	N	N	12930 475TH AVE SE
3	8	122308	9038	07/11/14	\$665,000	\$671,000	3,320	9	2000	Avg	60,984	N	N	46627 SE MOUNT SI RD
3	8	733820	0320	11/02/12	\$559,000	\$659,000	3,400	9	1993	Avg	35,100	Y	N	47113 SE 129TH ST
3	8	142308	9041	07/06/14	\$660,000	\$666,000	3,500	9	2006	Avg	37,690	N	N	44616 SE MOUNT SI RD
3	8	142308	9041	07/15/14	\$660,000	\$665,000	3,500	9	2006	Avg	37,690	N	N	44616 SE MOUNT SI RD
3	8	122308	9082	03/17/14	\$950,000	\$973,000	3,840	9	1989	Avg	104,830	Y	N	12629 468TH AVE SE
3	8	142308	9055	06/13/14	\$845,000	\$855,000	4,070	9	2002	Avg	115,434	N	Y	12810 440TH PL SE
3	8	132308	9119	09/27/13	\$828,000	\$878,000	4,130	9	2007	Avg	97,138	N	N	46222 SE 131ST ST
3	8	102308	9241	01/18/13	\$750,000	\$859,000	3,380	10	2009	Avg	37,737	N	N	12130 434TH AVE SE
7	9	162308	9039	12/17/14	\$275,000	\$275,000	900	6	1938	Good	57,063	N	N	41508 SE 141ST ST
7	9	162308	9096	05/21/12	\$215,000	\$271,000	1,340	7	1958	Avg	71,874	N	N	13011 409TH AVE SE
7	9	162308	9111	07/25/12	\$269,500	\$331,000	1,620	7	1954	Good	57,499	N	N	41802 SE 141ST ST
7	9	162308	9028	04/16/12	\$374,000	\$479,000	2,250	7	1938	Good	217,800	N	N	13505 415TH WAY SE
7	9	162308	9028	10/01/13	\$415,000	\$440,000	2,250	7	1938	Good	217,800	N	N	13505 415TH WAY SE

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	9	162308	9044	08/06/13	\$410,000	\$441,000	2,430	7	1987	Avg	80,150	N	N	13623 409TH AVE SE
7	9	260773	0480	08/01/12	\$349,900	\$428,000	1,430	8	1993	Avg	16,707	N	N	940 SW 11TH PL
7	9	260774	0070	10/04/13	\$391,000	\$414,000	1,750	8	1994	Avg	10,301	N	N	1157 HEMLOCK AVE SW
7	9	260773	0050	05/13/13	\$370,000	\$408,000	1,840	8	1993	Avg	9,980	Y	N	1060 SW 10TH ST
7	9	260773	0490	03/13/12	\$302,640	\$394,000	1,840	8	1993	Avg	11,403	N	N	930 SW 11TH PL
7	9	260773	0490	09/22/14	\$417,000	\$418,000	1,840	8	1993	Avg	11,403	N	N	930 SW 11TH PL
7	9	260772	0030	06/17/13	\$368,000	\$401,000	1,860	8	1994	Avg	9,700	N	N	1240 SW 10TH ST
7	9	260773	0110	07/07/14	\$391,500	\$395,000	1,920	8	1993	Avg	9,625	N	N	955 11TH CT SW
7	9	260773	0330	06/12/12	\$330,000	\$412,000	1,920	8	1993	Avg	10,578	Y	N	1181 FORSTER BLVD SW
7	9	260776	0970	06/10/13	\$405,000	\$443,000	1,930	8	1995	Avg	10,494	N	N	1140 SW 12TH ST
7	9	260773	0500	06/01/12	\$328,950	\$413,000	1,940	8	1994	Avg	9,608	N	N	920 SW 11TH PL
7	9	260772	0500	05/14/13	\$430,000	\$474,000	1,970	8	1994	Avg	10,097	N	N	1020 13TH PL SW
7	9	260774	0030	04/25/14	\$416,000	\$424,000	1,970	8	1994	Avg	9,815	Y	N	1125 HEMLOCK AVE SW
7	9	260776	0040	08/22/12	\$364,000	\$442,000	2,000	8	1995	Avg	9,800	N	N	1080 FORSTER BLVD SW
7	9	260776	0440	04/26/13	\$345,000	\$382,000	2,000	8	1996	Avg	10,845	N	N	1515 SW 15TH PL
7	9	260776	0560	03/27/12	\$347,000	\$448,000	2,020	8	1995	Avg	19,137	N	N	1435 SW 13TH PL
7	9	260776	0860	11/28/12	\$378,000	\$441,000	2,020	8	1998	Avg	9,643	N	N	1240 11TH CT SW
7	9	260776	0890	06/03/14	\$471,000	\$477,000	2,020	8	1998	Avg	9,687	N	N	1165 SW 12TH ST
7	9	260776	0350	10/24/12	\$389,700	\$461,000	2,040	8	1996	Avg	9,633	Y	N	1165 11TH PL SW
7	9	260776	0680	05/16/12	\$368,000	\$465,000	2,040	8	1995	Avg	9,622	N	N	1355 HEMLOCK AVE SW
7	9	260776	0810	05/28/13	\$415,000	\$455,000	2,040	8	1996	Avg	9,634	Y	N	1365 11TH CT SW
7	9	260773	0440	05/23/13	\$404,000	\$444,000	2,060	8	1993	Avg	11,714	N	N	985 SW 11TH PL
7	9	260772	0150	06/05/14	\$492,000	\$498,000	2,070	8	1994	Good	10,840	Y	N	1410 SW 10TH ST
7	9	260773	0270	08/06/12	\$369,000	\$451,000	2,140	8	1993	Avg	10,343	Y	N	1085 SW 10TH ST
7	9	260773	0470	04/03/14	\$365,000	\$373,000	2,150	8	1993	Avg	17,862	N	N	950 SW 11TH PL
7	9	260773	0460	12/05/12	\$371,000	\$432,000	2,160	8	1993	Avg	15,730	N	N	960 SW 11TH PL
7	9	260774	0010	12/04/13	\$407,500	\$426,000	2,250	8	1994	Avg	9,700	Y	N	1105 HEMLOCK AVE SW
7	9	260772	0160	10/11/13	\$470,000	\$497,000	2,260	8	1994	Good	9,604	Y	N	1420 SW 10TH ST
7	9	260772	0380	04/08/14	\$454,900	\$464,000	2,320	8	1994	Good	12,028	Y	N	1353 SW 10TH ST
7	9	260772	0170	05/29/12	\$385,000	\$484,000	2,370	8	1994	Good	12,426	Y	N	1430 SW 10TH ST



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	9	260772	0330	07/25/13	\$449,900	\$485,000	2,370	8	1994	Good	9,614	Y	N	1125 14TH PL SW
7	9	260776	0250	01/17/14	\$449,000	\$465,000	2,390	8	1996	Avg	9,612	N	N	1365 FORSTER BLVD SW
7	9	260776	0170	10/29/12	\$375,000	\$443,000	2,400	8	1995	Avg	9,686	Y	N	1420 FORSTER BLVD SW
7	9	260776	0180	05/15/12	\$392,500	\$496,000	2,400	8	1996	Avg	10,256	Y	N	1430 FORSTER BLVD SW
7	9	260776	0790	08/15/13	\$500,000	\$536,000	2,490	8	1997	Avg	9,608	N	N	1315 11TH CT SW
7	9	260776	0660	10/26/12	\$390,000	\$461,000	2,510	8	1997	Avg	9,741	N	N	1335 SW 12TH PL
7	9	260774	0100	10/29/14	\$470,000	\$471,000	2,520	8	1994	Avg	9,684	N	N	1175 HEMLOCK AVE SW
7	9	260772	0280	01/30/14	\$450,000	\$465,000	2,620	8	1994	Avg	12,330	Y	N	1477 SW 10TH ST
7	9	260772	0370	04/07/14	\$490,000	\$500,000	2,620	8	1994	Avg	15,262	Y	N	1385 SW 10TH ST
7	9	260776	0990	11/14/13	\$490,000	\$514,000	2,790	8	1999	Avg	10,075	Y	N	1220 SW 12TH ST
7	9	162308	9091	12/23/13	\$575,000	\$598,000	2,790	9	1985	Avg	43,300	Y	N	13008 409TH AVE SE
7	9	162308	9086	10/15/14	\$760,000	\$761,000	3,980	9	2006	Avg	285,318	Y	N	13305 409TH AVE SE
7	9	883580	0130	05/01/12	\$870,000	\$1,107,000	3,110	10	2004	Avg	235,698	N	N	42115 SE 149TH PL
7	9	883580	0170	03/05/13	\$830,000	\$936,000	3,490	10	2005	Avg	173,890	Y	N	42407 SE 149TH PL
7	9	883580	0010	05/31/13	\$1,000,000	\$1,096,000	3,820	10	2006	Avg	270,236	Y	N	42306 SE 149TH PL
7	9	883580	0010	12/23/14	\$1,042,000	\$1,042,000	3,820	10	2006	Avg	270,236	Y	N	42306 SE 149TH PL
7	9	883577	0140	06/22/13	\$875,000	\$953,000	3,950	10	2006	Avg	220,453	N	N	15131 UPLANDS WAY SE
7	9	883577	0330	08/19/14	\$1,057,000	\$1,063,000	2,370	11	2005	Avg	184,231	Y	N	16218 419TH CT SE
7	9	883580	0020	05/30/13	\$1,270,000	\$1,393,000	4,680	11	2001	Avg	273,660	Y	N	42314 SE 149TH PL
7	9	883580	0560	04/26/13	\$1,299,000	\$1,440,000	4,810	11	2000	Avg	201,190	N	N	16510 426TH WAY SE
7	9	883578	0050	04/09/13	\$1,150,000	\$1,282,000	5,540	11	2008	Avg	262,189	N	N	14979 RESERVE DR SE
7	9	883578	0030	04/06/12	\$1,250,000	\$1,608,000	5,680	11	2008	Avg	228,464	Y	N	15037 RESERVE DR SE
7	9	883577	0120	03/13/14	\$1,325,000	\$1,358,000	3,380	12	2006	Avg	116,038	Y	N	15933 RESERVE DR SE
7	9	883577	0170	08/22/14	\$1,488,000	\$1,495,000	4,070	12	2007	Avg	279,968	Y	N	15143 UPLANDS WAY SE
7	9	883580	0370	04/10/13	\$1,600,000	\$1,783,000	5,610	12	2002	Avg	297,560	Y	N	43236 SE 163RD ST
7	9	883577	0270	09/26/13	\$1,760,000	\$1,868,000	6,220	12	2005	Avg	160,595	N	N	15548 417TH PL SE
7	10	733450	1640	12/19/13	\$260,000	\$271,000	840	6	1964	Avg	27,339	Y	Y	14600 438TH AVE SE
7	10	940700	0990	10/10/14	\$239,900	\$240,000	910	6	1983	Good	9,000	N	N	42750 SE 172ND PL
7	10	733460	0280	12/02/14	\$349,900	\$350,000	970	6	1969	Avg	9,230	Y	Y	44708 SE 144TH ST
7	10	940700	0920	10/01/14	\$234,000	\$235,000	1,140	6	1967	Good	10,300	N	N	42775 SE 172ND PL

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	733460	0310	07/23/13	\$265,950	\$287,000	1,270	6	1975	Avg	11,320	Y	Y	14403 448TH AVE SE
7	10	940700	0260	09/19/13	\$206,950	\$220,000	1,280	6	1978	Good	12,300	N	N	17327 432ND AVE SE
7	10	940711	0180	08/06/14	\$211,800	\$213,000	1,440	6	1981	Good	14,615	N	N	16836 430TH LN SE
7	10	940710	0500	02/11/14	\$248,450	\$256,000	1,540	6	1978	Good	10,545	N	N	17157 432ND CT SE
7	10	940700	0660	01/15/14	\$359,500	\$372,000	2,400	6	1968	Good	9,223	N	N	42805 SE 170TH PL
7	10	940711	0310	04/13/12	\$177,000	\$227,000	820	7	1978	Avg	9,600	N	N	16948 430TH PL SE
7	10	147163	0100	07/06/12	\$275,000	\$340,000	830	7	1982	Avg	16,066	N	N	44035 SE 143RD ST
7	10	940710	2570	05/21/13	\$225,000	\$247,000	840	7	1984	Avg	9,086	N	N	17605 429TH AVE SE
7	10	733440	1300	07/02/14	\$164,900	\$166,000	860	7	1977	Avg	10,125	N	N	14708 442ND AVE SE
7	10	733450	1130	12/01/14	\$255,000	\$255,000	930	7	1978	Avg	11,475	N	N	44604 SE 151ST ST
7	10	733460	0840	10/30/12	\$208,000	\$246,000	930	7	1980	Good	10,625	N	N	14410 444TH AVE SE
7	10	733440	1110	03/12/13	\$162,000	\$182,000	940	7	1979	Avg	10,030	N	N	14605 445TH AVE SE
7	10	940711	0230	07/24/12	\$167,500	\$206,000	940	7	1981	Avg	11,600	N	N	17033 431ST AVE SE
7	10	940700	0370	02/20/13	\$207,001	\$234,000	950	7	1993	Avg	9,600	N	N	17307 431ST AVE SE
7	10	940700	1700	08/19/14	\$255,000	\$256,000	960	7	1977	Avg	20,954	N	N	16808 425TH AVE SE
7	10	940700	0600	09/16/14	\$242,000	\$243,000	970	7	1972	Avg	9,600	N	N	17211 430TH AVE SE
7	10	940700	1320	05/22/14	\$295,000	\$299,000	980	7	1978	VGood	10,640	N	N	17026 426TH AVE SE
7	10	940711	0710	11/07/14	\$195,000	\$195,000	980	7	1979	Fair	8,400	N	N	42636 SE 169TH ST
7	10	733450	0820	12/19/13	\$180,299	\$188,000	990	7	1977	Avg	10,875	N	N	44534 SE 150TH ST
7	10	733450	0910	10/09/12	\$164,950	\$196,000	990	7	1977	Avg	9,750	N	N	14706 447TH AVE SE
7	10	733460	1880	06/05/13	\$209,900	\$230,000	990	7	1977	Good	11,250	N	N	14620 448TH AVE SE
7	10	940710	1520	02/06/14	\$262,000	\$270,000	990	7	1978	Good	10,500	N	N	42001 SE 166TH ST
7	10	940710	2980	01/02/13	\$228,000	\$263,000	990	7	1978	Avg	12,580	N	N	17414 433RD PL SE
7	10	733450	1450	10/01/13	\$297,999	\$316,000	1,000	7	1980	Good	10,650	N	N	44617 SE 151ST PL
7	10	733460	1050	05/09/12	\$169,000	\$214,000	1,000	7	1977	Good	9,750	N	N	44554 SE 146TH ST
7	10	733460	1680	09/11/12	\$189,900	\$229,000	1,010	7	1977	Good	9,750	N	N	44756 SE 147TH ST
7	10	940700	1910	08/19/13	\$200,000	\$214,000	1,010	7	1971	Avg	11,800	N	N	42630 SE 169TH ST
7	10	940710	1260	02/11/12	\$172,500	\$228,000	1,020	7	1987	Avg	14,600	N	N	16602 423RD PL SE
7	10	940711	1220	05/22/12	\$221,500	\$279,000	1,020	7	1978	Avg	9,200	N	N	42802 SE 170TH PL
7	10	940711	1250	10/29/14	\$245,000	\$245,000	1,020	7	1978	Avg	8,625	N	N	42730 SE 170TH PL

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	733440	1050	08/15/12	\$212,500	\$259,000	1,030	7	1995	Avg	9,576	N	N	14703 445TH AVE SE
7	10	940710	1310	07/06/13	\$274,000	\$297,000	1,030	7	1991	Avg	9,680	N	N	16703 423RD PL SE
7	10	940710	2440	02/20/13	\$215,000	\$244,000	1,030	7	1994	Avg	11,760	N	N	42701 SE 175TH PL
7	10	940711	1060	06/19/13	\$255,000	\$278,000	1,030	7	1990	Avg	10,400	N	N	42963 SE 170TH CT
7	10	940711	1710	06/12/12	\$254,950	\$319,000	1,030	7	1990	VGood	10,650	N	N	17552 429TH AVE SE
7	10	733440	1480	08/20/12	\$204,995	\$249,000	1,040	7	1987	Good	12,931	N	N	43729 SE 149TH ST
7	10	940700	0840	07/31/14	\$288,000	\$290,000	1,040	7	1978	Avg	10,440	N	N	17212 428TH PL SE
7	10	940700	1060	11/15/12	\$225,000	\$264,000	1,040	7	1979	Avg	9,200	N	N	42735 SE 170TH PL
7	10	940710	2810	08/28/13	\$228,000	\$244,000	1,040	7	1979	Good	12,284	N	N	43202 SE 176TH ST
7	10	940711	0060	04/03/13	\$280,000	\$313,000	1,050	7	1978	Good	9,600	N	N	17026 431ST AVE SE
7	10	733440	0600	09/27/12	\$185,000	\$221,000	1,060	7	1972	Good	9,750	N	N	44424 SE 146TH ST
7	10	733460	2070	08/04/14	\$290,000	\$292,000	1,060	7	1967	Avg	10,950	N	N	44549 SE 146TH ST
7	10	940710	0630	02/22/12	\$189,000	\$248,000	1,060	7	1977	Avg	11,360	N	N	42850 SE 176TH ST
7	10	940710	3010	11/15/13	\$230,000	\$241,000	1,060	7	1983	Good	9,750	N	N	43413 SE 174TH ST
7	10	940711	0170	11/22/13	\$300,000	\$314,000	1,060	7	1989	Good	14,904	N	N	16834 430TH LN SE
7	10	940711	0300	09/16/13	\$265,000	\$282,000	1,060	7	1980	Avg	9,600	N	N	17004 430TH PL SE
7	10	940700	0770	07/15/13	\$210,000	\$227,000	1,070	7	1978	Avg	9,450	N	N	17224 429TH AVE SE
7	10	147161	0260	06/22/13	\$230,000	\$251,000	1,080	7	1981	Avg	14,010	N	N	44217 SE 142ND ST
7	10	733450	1410	11/21/14	\$299,500	\$300,000	1,080	7	1979	Good	15,312	N	N	44647 SE 151ST PL
7	10	733450	1410	09/14/12	\$279,100	\$335,000	1,080	7	1979	Good	15,312	N	N	44647 SE 151ST PL
7	10	940711	1270	07/30/13	\$230,000	\$248,000	1,090	7	1982	Avg	9,717	N	N	42714 SE 170TH PL
7	10	940700	0610	01/09/14	\$251,000	\$260,000	1,100	7	1983	Avg	10,200	N	N	42845 SE 170TH PL
7	10	940710	1000	03/02/12	\$249,000	\$325,000	1,110	7	1979	Good	11,800	N	N	42504 SE 175TH PL
7	10	940710	2245	06/04/14	\$310,000	\$314,000	1,110	7	1995	Avg	11,150	N	N	42329 SE 171ST ST
7	10	940711	0970	05/07/13	\$198,000	\$219,000	1,120	7	1984	Avg	10,541	N	N	16925 430TH PL SE
7	10	940700	1600	07/31/12	\$232,000	\$284,000	1,130	7	1979	Avg	11,500	N	N	42405 SE 169TH ST
7	10	733460	1440	01/01/12	\$257,500	\$346,000	1,140	7	1978	Good	9,600	N	N	14610 450TH AVE SE
7	10	940710	1330	03/14/14	\$280,000	\$287,000	1,140	7	1980	Avg	9,680	N	N	16719 423RD PL SE
7	10	940710	2380	03/13/13	\$229,400	\$258,000	1,140	7	1980	Avg	9,600	N	N	42527 SE 175TH PL
7	10	940710	2550	02/28/13	\$159,000	\$180,000	1,140	7	1972	Avg	9,545	N	N	42841 SE 176TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	940710	2650	06/19/13	\$258,000	\$281,000	1,140	7	1979	Avg	11,703	N	N	43103 SE 174TH ST
7	10	940711	0760	08/23/13	\$280,000	\$300,000	1,140	7	1979	Avg	9,840	N	N	16842 427TH PL SE
7	10	940711	1020	12/19/13	\$283,600	\$295,000	1,140	7	1978	Avg	9,900	N	N	42950 SE 170TH CT
7	10	940711	1090	10/30/13	\$224,000	\$236,000	1,140	7	1979	Avg	10,640	N	N	42824 SE 170TH PL
7	10	733450	1440	10/21/14	\$287,000	\$287,000	1,150	7	1971	Avg	11,475	N	N	44625 SE 151ST PL
7	10	940710	2360	06/16/14	\$309,212	\$313,000	1,150	7	1979	Avg	9,600	N	N	42511 SE 175TH PL
7	10	733460	1330	05/08/12	\$148,100	\$188,000	1,160	7	1978	Avg	10,624	N	N	45016 SE 146TH ST
7	10	940711	1130	09/04/13	\$219,301	\$234,000	1,180	7	1978	Avg	11,186	N	N	42997 SE 170TH CT
7	10	940700	0940	04/25/14	\$235,000	\$239,000	1,190	7	1978	Avg	10,300	N	N	42767 SE 172ND PL
7	10	940700	1820	01/06/14	\$278,000	\$288,000	1,190	7	1980	Good	9,135	N	N	16821 426TH PL SE
7	10	940711	1580	09/06/12	\$169,950	\$205,000	1,190	7	1978	Avg	10,455	N	N	17310 428TH AVE SE
7	10	733440	0060	09/24/13	\$314,950	\$334,000	1,200	7	1987	Good	9,075	Y	Y	14840 437TH PL SE
7	10	733460	1950	10/15/13	\$254,000	\$268,000	1,200	7	1977	Good	9,750	N	N	14614 447TH AVE SE
7	10	940710	0390	10/08/13	\$282,000	\$298,000	1,200	7	1978	Good	10,800	N	N	43424 SE 173RD PL
7	10	940710	0990	04/24/13	\$225,000	\$250,000	1,200	7	1980	Avg	10,200	N	N	42512 SE 175TH PL
7	10	147160	0180	10/22/13	\$304,000	\$321,000	1,210	7	1980	Avg	18,408	N	N	44020 SE 142ND ST
7	10	147163	0350	10/24/14	\$372,500	\$373,000	1,210	7	1988	Avg	12,956	N	N	14229 441ST PL SE
7	10	262308	9103	06/18/13	\$300,000	\$327,000	1,210	7	2008	Avg	130,244	N	N	44809 SE 161ST PL
7	10	940700	0410	11/26/12	\$203,000	\$237,000	1,210	7	1980	Avg	9,880	N	N	43110 SE 173RD PL
7	10	940710	2020	12/18/12	\$189,950	\$220,000	1,210	7	1979	Avg	9,600	N	N	16833 424TH AVE SE
7	10	940710	2090	06/10/13	\$197,515	\$216,000	1,220	7	1979	Avg	9,480	N	N	16835 420TH AVE SE
7	10	940700	1610	07/15/14	\$271,900	\$274,000	1,230	7	1979	Avg	11,875	N	N	16904 424TH AVE SE
7	10	940710	0800	11/24/14	\$255,000	\$255,000	1,230	7	1979	Avg	10,170	N	N	17412 426TH AVE SE
7	10	940710	2970	06/12/12	\$191,580	\$239,000	1,230	7	1978	Avg	14,093	N	N	43320 SE 176TH ST
7	10	940711	1240	06/04/12	\$199,950	\$251,000	1,230	7	1978	Avg	9,200	N	N	42738 SE 170TH PL
7	10	733440	0840	11/22/13	\$218,000	\$228,000	1,240	7	1980	Avg	16,200	N	N	44537 SE 148TH ST
7	10	733460	0700	02/03/12	\$189,900	\$251,000	1,240	7	1979	Good	8,550	N	N	14421 446TH AVE SE
7	10	940700	0140	10/30/13	\$287,500	\$303,000	1,240	7	1972	Good	10,185	N	N	17214 432ND AVE SE
7	10	940710	2610	11/15/13	\$250,000	\$262,000	1,240	7	1977	Avg	12,220	Y	N	42929 SE 176TH ST
7	10	940710	2940	01/10/14	\$290,500	\$301,000	1,240	7	1980	Avg	11,455	N	N	43329 SE 176TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	940710	2940	02/01/13	\$218,938	\$250,000	1,240	7	1980	Avg	11,455	N	N	43329 SE 176TH ST
7	10	940711	0740	09/12/13	\$225,000	\$240,000	1,240	7	1979	Avg	9,600	N	N	16854 427TH PL SE
7	10	733440	1190	01/22/13	\$195,000	\$223,000	1,250	7	1977	Good	12,480	N	N	44236 SE 149TH PL
7	10	733450	1250	09/09/14	\$325,000	\$326,000	1,250	7	1994	Good	9,825	N	N	44627 SE 151ST ST
7	10	733450	1250	11/28/12	\$297,500	\$347,000	1,250	7	1994	Good	9,825	N	N	44627 SE 151ST ST
7	10	733460	0640	07/23/14	\$220,000	\$222,000	1,250	7	1977	Avg	10,000	N	N	44515 SE 144TH ST
7	10	733460	0610	06/11/13	\$245,000	\$268,000	1,260	7	1969	Avg	9,750	N	N	44543 SE 144TH ST
7	10	733460	0610	03/29/12	\$230,000	\$297,000	1,260	7	1969	Avg	9,750	N	N	44543 SE 144TH ST
7	10	940710	0310	11/13/14	\$312,620	\$313,000	1,260	7	1975	Avg	11,877	N	N	17221 434TH AVE SE
7	10	733460	1890	04/16/12	\$257,000	\$329,000	1,270	7	1977	Good	10,384	N	N	14624 448TH AVE SE
7	10	733450	0770	05/16/12	\$175,000	\$221,000	1,280	7	1977	Good	10,296	N	N	44414 SE 150TH ST
7	10	940700	0500	02/27/14	\$341,000	\$350,000	1,280	7	1978	Good	10,080	N	N	17222 430TH AVE SE
7	10	940700	1330	12/02/14	\$355,000	\$355,000	1,280	7	1979	Good	9,750	N	N	17032 426TH AVE SE
7	10	733460	1180	12/19/12	\$180,500	\$209,000	1,290	7	1977	Avg	9,775	N	N	14514 447TH AVE SE
7	10	940710	1590	03/11/14	\$321,700	\$330,000	1,290	7	1980	Avg	9,690	N	N	16609 422ND AVE SE
7	10	940700	1250	04/22/13	\$255,000	\$283,000	1,300	7	1981	Good	9,720	N	N	17043 427TH AVE SE
7	10	142308	9162	10/31/14	\$415,900	\$416,000	1,310	7	1988	Avg	22,703	N	N	43654 SE 143RD PL
7	10	940710	2960	07/23/12	\$229,950	\$282,000	1,330	7	1980	Avg	12,577	N	N	43306 SE 176TH ST
7	10	940700	1860	05/24/14	\$372,000	\$377,000	1,340	7	1979	VGood	9,300	N	N	16804 426TH PL SE
7	10	733460	1270	02/24/12	\$157,000	\$206,000	1,350	7	1977	Avg	10,625	N	N	14512 449TH AVE SE
7	10	733450	0120	06/11/14	\$240,000	\$243,000	1,360	7	1984	VGood	9,760	N	N	43716 SE 150TH ST
7	10	733460	0030	10/14/14	\$280,000	\$281,000	1,360	7	1992	Avg	9,600	N	N	14516 443RD AVE SE
7	10	940700	1620	08/12/14	\$280,000	\$282,000	1,370	7	1993	Avg	22,326	N	N	16910 424TH AVE SE
7	10	940700	1780	08/07/13	\$275,000	\$296,000	1,370	7	1979	Good	9,752	N	N	16812 426TH AVE SE
7	10	940710	1900	07/17/14	\$280,000	\$282,000	1,370	7	1981	Avg	11,050	N	N	16805 423RD PL SE
7	10	940711	0680	10/08/14	\$280,000	\$281,000	1,370	7	1980	Avg	11,400	N	N	16849 427TH PL SE
7	10	147160	0170	02/15/13	\$290,000	\$329,000	1,390	7	1980	Avg	18,172	N	N	44012 SE 142ND ST
7	10	733440	0230	03/29/12	\$239,950	\$310,000	1,390	7	1978	Avg	10,881	N	N	14818 438TH AVE SE
7	10	733460	0170	10/13/14	\$345,000	\$346,000	1,390	7	1979	Avg	13,860	Y	Y	44506 SE 144TH ST
7	10	940700	0760	05/07/13	\$257,500	\$284,000	1,390	7	1978	Good	9,828	N	N	17216 429TH AVE SE



## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	940700	1500	08/11/14	\$270,000	\$272,000	1,390	7	1978	Good	9,000	N	N	42614 SE 170TH ST
7	10	940710	0720	04/13/12	\$179,000	\$230,000	1,390	7	1979	Avg	13,200	N	N	17450 427TH AVE SE
7	10	940710	0720	11/07/14	\$290,000	\$290,000	1,390	7	1979	Avg	13,200	N	N	17450 427TH AVE SE
7	10	733440	1400	07/15/13	\$184,000	\$199,000	1,400	7	1977	Avg	9,782	N	N	43901 SE 149TH ST
7	10	940710	1990	09/04/12	\$195,000	\$235,000	1,400	7	1980	Avg	9,240	N	N	42300 SE 168TH CT
7	10	940711	0340	12/19/12	\$284,000	\$329,000	1,410	7	1977	Good	9,600	N	N	16922 430TH PL SE
7	10	940711	1490	11/19/14	\$274,000	\$274,000	1,430	7	1980	Avg	13,750	N	N	42769 SE 173RD PL
7	10	940710	2000	06/06/13	\$216,259	\$237,000	1,440	7	1980	Avg	12,000	N	N	42301 SE 168TH CT
7	10	733440	1090	09/06/13	\$225,000	\$240,000	1,450	7	1977	Good	10,626	N	N	14623 445TH AVE SE
7	10	733460	1490	04/26/13	\$252,500	\$280,000	1,450	7	1994	Good	22,332	N	N	14638 450TH AVE SE
7	10	940710	0410	04/02/13	\$290,000	\$324,000	1,460	7	1981	Good	9,500	N	N	43410 SE 173RD PL
7	10	147163	0060	03/20/14	\$307,000	\$314,000	1,500	7	1983	Avg	21,622	Y	Y	14238 442ND AVE SE
7	10	272308	9104	09/17/14	\$315,000	\$316,000	1,540	7	1992	Avg	17,424	N	N	17354 CEDAR FALLS RD SE
7	10	272308	9104	07/06/12	\$270,000	\$334,000	1,540	7	1992	Avg	17,424	N	N	17354 CEDAR FALLS RD SE
7	10	142308	9080	05/01/14	\$361,000	\$367,000	1,550	7	1950	Fair	37,641	N	N	14220 436TH AVE SE
7	10	147162	0070	04/22/13	\$330,000	\$366,000	1,550	7	1984	Avg	21,963	N	N	14234 446TH PL SE
7	10	940710	1350	07/25/13	\$254,950	\$275,000	1,550	7	1994	Avg	19,286	N	N	42222 SE 168TH ST
7	10	262308	9023	08/08/13	\$220,000	\$236,000	1,560	7	2002	Avg	45,000	N	N	16027 CEDAR FALLS RD SE
7	10	733460	1910	11/08/13	\$266,310	\$280,000	1,560	7	1979	Good	10,880	N	N	14617 448TH AVE SE
7	10	147161	0060	07/08/14	\$370,000	\$373,000	1,570	7	1982	Avg	16,817	N	N	43711 SE 142ND ST
7	10	733460	0730	12/11/14	\$259,000	\$259,000	1,580	7	1979	Avg	8,856	N	N	14416 446TH AVE SE
7	10	733440	0360	12/27/12	\$255,000	\$294,000	1,590	7	1984	Avg	15,939	Y	Y	43930 SE 149TH ST
7	10	940700	0620	04/27/12	\$255,000	\$325,000	1,590	7	1975	Avg	9,600	N	N	42837 SE 170TH PL
7	10	733440	1450	07/29/14	\$308,550	\$311,000	1,600	7	1990	Avg	13,200	N	N	43803 SE 149TH ST
7	10	733460	1970	04/18/13	\$252,000	\$280,000	1,600	7	1980	Avg	9,750	N	N	14628 447TH AVE SE
7	10	733460	1970	02/27/12	\$199,000	\$261,000	1,600	7	1980	Avg	9,750	N	N	14628 447TH AVE SE
7	10	940700	0230	12/04/14	\$240,000	\$240,000	1,600	7	1971	Good	12,566	N	N	17336 432ND AVE SE
7	10	940711	1000	09/04/12	\$200,000	\$241,000	1,600	7	1979	Avg	10,660	N	N	42976 SE 170TH CT
7	10	940700	1850	08/14/12	\$213,000	\$259,000	1,630	7	1977	Avg	9,350	N	N	16803 426TH PL SE
7	10	733460	0180	10/03/13	\$316,000	\$335,000	1,640	7	1979	Good	13,600	Y	Y	44514 SE 144TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	940711	1610	07/31/13	\$300,000	\$323,000	1,640	7	1996	Avg	9,600	N	N	42917 SE 173RD ST
7	10	733440	0340	11/06/12	\$286,000	\$337,000	1,690	7	1996	Avg	15,169	Y	Y	43916 SE 149TH ST
7	10	940710	1850	12/09/14	\$345,000	\$345,000	1,690	7	1979	Good	14,615	N	N	41928 SE 168TH ST
7	10	733440	0790	10/04/12	\$257,700	\$307,000	1,720	7	1977	Good	9,360	N	N	14706 446TH AVE SE
7	10	733440	1150	03/20/12	\$169,950	\$220,000	1,780	7	1979	Avg	10,440	N	N	14622 444TH AVE SE
7	10	940700	1830	07/17/14	\$338,000	\$341,000	1,860	7	1980	Avg	9,000	N	N	16815 426TH PL SE
7	10	272308	9087	08/22/12	\$395,000	\$479,000	1,870	7	1989	Avg	419,218	Y	N	17230 423RD AVE SE
7	10	940710	1170	03/14/13	\$340,000	\$382,000	1,890	7	2012	Avg	9,600	N	N	16802 424TH AVE SE
7	10	733480	0040	11/01/13	\$330,000	\$347,000	1,940	7	1980	Avg	43,560	N	N	44210 SE 151ST ST
7	10	940710	0320	07/29/13	\$233,751	\$252,000	1,970	7	1971	Avg	9,500	N	N	17202 434TH AVE SE
7	10	222308	9048	06/25/14	\$356,000	\$360,000	2,020	7	1949	Avg	48,693	N	N	43525 SE 149TH ST
7	10	222308	9035	07/15/13	\$465,500	\$504,000	2,930	7	1981	Good	57,063	Y	N	43303 SE 149TH ST
7	10	147161	0130	09/10/12	\$267,500	\$322,000	1,000	8	1984	Avg	15,080	N	N	14212 439TH AVE SE
7	10	222308	9027	05/03/12	\$275,000	\$350,000	1,140	8	1961	Avg	42,079	Y	N	43501 SE 149TH ST
7	10	147163	0320	09/10/13	\$252,600	\$269,000	1,240	8	1981	Avg	15,360	N	N	44010 SE 143RD ST
7	10	147162	0220	01/09/14	\$295,000	\$306,000	1,260	8	1984	Good	15,132	N	N	44326 SE 142ND PL
7	10	733450	1240	05/19/14	\$280,000	\$284,000	1,270	8	1993	Avg	9,675	N	N	44633 SE 151ST ST
7	10	733460	0440	03/26/13	\$380,000	\$425,000	1,300	8	1965	Good	10,688	Y	Y	45032 SE 145TH ST
7	10	147161	0070	08/27/14	\$350,000	\$352,000	1,360	8	1983	Avg	18,123	N	N	43719 SE 142ND ST
7	10	232308	9072	06/10/13	\$367,500	\$402,000	1,410	8	1990	Avg	18,730	N	N	43930 SE 144TH LN
7	10	147162	0240	05/16/14	\$275,000	\$279,000	1,480	8	1987	Avg	15,639	N	N	44402 SE 142ND PL
7	10	262308	9135	06/16/14	\$427,000	\$432,000	1,520	8	1991	Avg	65,340	N	N	44218 SE 161ST PL
7	10	733460	0240	03/13/13	\$299,000	\$336,000	1,530	8	1983	Avg	11,654	Y	Y	44558 SE 144TH ST
7	10	940710	2130	01/22/12	\$278,000	\$370,000	1,580	8	1979	Avg	9,360	N	N	17003 420TH AVE SE
7	10	222308	9053	06/03/14	\$440,000	\$446,000	1,680	8	1989	Good	57,063	N	N	43105 SE 149TH ST
7	10	733460	0410	01/17/13	\$347,000	\$398,000	1,680	8	1994	Avg	11,739	Y	Y	45010 SE 145TH ST
7	10	262308	9122	12/23/13	\$379,000	\$394,000	1,980	8	1996	Avg	61,875	N	N	16617 CEDAR FALLS RD SE
7	10	733440	0170	03/14/12	\$362,000	\$471,000	2,030	8	1996	Avg	10,875	N	Y	14813 438TH AVE SE
7	10	570301	0040	12/23/13	\$427,000	\$444,000	2,090	8	1990	Avg	92,782	N	N	44811 SE 159TH ST
7	10	232308	9070	05/01/14	\$425,500	\$433,000	2,170	8	1990	Avg	18,823	N	N	43908 SE 144TH LN

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	10	733460	0350	02/19/13	\$350,900	\$398,000	2,230	8	1993	Avg	10,920	Y	Y	44822 SE 145TH ST
7	10	262308	9141	10/23/14	\$476,500	\$477,000	2,250	8	1998	Avg	50,155	N	N	43804 SE 168TH ST
7	10	940700	0790	01/28/14	\$389,950	\$403,000	2,310	8	1992	Avg	11,115	N	N	17219 429TH AVE SE
7	10	733460	0300	12/06/13	\$405,000	\$423,000	2,320	8	1993	Avg	11,030	Y	Y	44722 SE 144TH ST
7	10	570300	0030	03/22/13	\$425,000	\$476,000	2,420	8	1986	Avg	87,120	N	N	44407 SE 159TH ST
7	10	147163	0310	02/14/13	\$340,000	\$386,000	2,450	8	1983	Avg	15,360	N	N	44002 SE 143RD ST
7	10	940711	0470	04/23/13	\$335,000	\$372,000	2,750	8	1972	Avg	21,400	N	N	42902 SE 168TH PL
7	10	262308	9115	06/25/12	\$419,900	\$522,000	2,820	8	2006	Avg	40,300	N	N	44227 SE 161ST PL
7	10	262308	9092	08/17/12	\$454,000	\$552,000	3,800	8	1980	Good	213,879	N	N	44217 SE 170TH ST
7	10	570301	0010	04/22/14	\$530,000	\$540,000	1,960	9	1990	Avg	93,218	N	N	44505 SE 159TH ST
7	10	262308	9142	09/24/13	\$509,950	\$541,000	2,040	9	1998	Avg	43,613	N	N	43828 SE 168TH ST
7	10	262308	9138	04/22/13	\$410,000	\$455,000	2,140	9	1998	Avg	49,222	N	N	43731 SE 168TH ST
7	10	570301	0170	06/13/12	\$575,000	\$718,000	2,530	9	1990	Avg	189,050	N	N	15625 451ST AVE SE
7	10	733480	0010	10/28/13	\$750,000	\$790,000	3,730	9	2005	Avg	285,576	N	N	15122 443RD AVE SE
7	10	232308	9065	12/17/14	\$800,000	\$800,000	2,400	10	1989	Avg	322,188	Y	N	15201 451ST AVE SE
7	11	788050	0055	04/22/13	\$240,000	\$266,000	770	6	2000	Avg	8,460	Y	Y	47413 SE 160TH ST
7	11	262308	9014	08/04/13	\$330,000	\$355,000	860	6	1934	Good	148,530	Y	N	44670 SE EDGEWICK RD
7	11	252308	9101	02/08/12	\$210,500	\$278,000	1,420	6	2011	Avg	40,500	N	N	16910 464TH WAY SE
7	11	252308	9031	10/07/13	\$260,000	\$275,000	1,550	6	1932	Fair	130,680	N	N	46422 SE 174TH ST
7	11	302309	9039	06/19/13	\$349,000	\$380,000	1,460	7	1994	Avg	16,740	Y	Y	46825 SE 160TH ST
7	11	788050	0020	05/28/13	\$272,000	\$299,000	1,600	7	1999	Avg	14,304	N	N	47561 SE 159TH ST
7	11	788050	0040	03/28/12	\$342,500	\$442,000	1,890	7	2001	Good	17,720	Y	Y	47507 SE 160TH ST
7	11	788050	0040	06/05/12	\$350,000	\$439,000	1,890	7	2001	Good	17,720	Y	Y	47507 SE 160TH ST
7	11	252308	9097	10/29/14	\$524,500	\$525,000	2,230	7	1988	Avg	264,844	Y	N	16928 464TH WAY SE
7	11	142230	0140	09/05/14	\$454,000	\$456,000	1,530	8	1991	Avg	43,733	N	N	47502 SE 153RD ST
7	11	142230	0110	08/19/13	\$430,000	\$461,000	1,690	8	1991	Avg	46,005	N	N	15216 474TH AVE SE
7	11	142230	0100	09/29/14	\$435,000	\$436,000	1,730	8	1991	Avg	46,638	N	N	15208 474TH AVE SE
7	11	142230	0160	06/24/14	\$379,000	\$383,000	1,740	8	1992	Avg	30,886	N	N	47518 SE 153RD ST
7	11	252308	9001	04/25/14	\$535,000	\$545,000	2,680	8	1997	Avg	283,140	N	Y	46709 SE 161ST ST
7	11	302309	9045	10/11/12	\$550,000	\$654,000	2,510	9	2005	Avg	49,223	Y	Y	47206 SE 162ND ST

## Improved Sales Used in This Annual Update Analysis

### Area 080 -- 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
7	11	252308	9100	11/29/12	\$385,000	\$449,000	2,630	9	1985	Avg	317,116	N	N	45908 SE EDGEWICK RD
7	11	252308	9010	08/01/12	\$452,500	\$554,000	2,860	9	1990	Avg	70,445	Y	N	17125 453RD AVE SE
7	11	252308	9110	09/09/14	\$830,000	\$833,000	2,870	9	1999	Avg	145,054	Y	N	17410 453RD AVE SE
7	11	192309	9063	06/13/13	\$550,000	\$601,000	2,890	9	2002	Avg	154,638	N	N	47419 SE 157TH PL
7	11	192309	9058	10/15/14	\$620,000	\$621,000	2,980	9	2001	Avg	210,395	N	N	47510 SE 157TH PL
7	11	142230	0250	08/09/13	\$639,000	\$687,000	3,110	9	1991	Good	43,579	N	N	15350 470TH PL SE
7	11	252308	9093	04/29/13	\$806,500	\$893,000	3,610	10	2006	Avg	87,120	Y	N	45605 SE EDGEWICK RD

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	022307	9056	10/21/13	\$650,000	OBSOLESCENCE
2	1	302408	9013	05/16/13	\$210,000	PREVIOUS IMP. VALUE <= 25K
2	1	302408	9056	01/07/13	\$70,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	312408	9028	02/03/12	\$130,000	STATISTICAL OUTLIER
2	1	312408	9059	12/19/12	\$336,825	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	1	312408	9062	12/11/12	\$210,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	362407	9063	05/01/12	\$165,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	362407	9067	05/08/14	\$330,000	PREVIOUS IMP. VALUE <= 25K
2	1	362407	9103	02/21/13	\$291,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	362407	9149	03/14/12	\$457,000	NO MARKET EXPOSURE; PLOTTAGE
2	1	372830	0200	02/01/13	\$231,000	NO MARKET EXPOSURE
2	1	746290	0015	05/14/14	\$217,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	780290	0039	11/21/12	\$294,449	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	1	780290	0045	09/27/12	\$209,950	NON-REPRESENTATIVE SALE; QUESTIONABLE PER APPRAISAL
2	1	780290	0060	05/14/13	\$174,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	1	780290	0202	03/28/12	\$143,455	DOR RATIO
2	1	780290	0224	07/07/14	\$670,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	1	780290	0461	01/02/13	\$178,600	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	1	780290	0602	10/15/14	\$300,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	1	780290	0602	11/02/13	\$248,221	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	1	780290	0640	08/14/14	\$200,000	IMP. COUNT > 1
2	1	942380	0005	02/24/12	\$140,000	STATISTICAL OUTLIER
2	1	942380	0135	01/30/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	1	942380	0155	03/04/13	\$158,506	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	1	942380	0235	07/03/12	\$305,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
2	2	302408	9034	06/25/14	\$208,085	OBSOLESCENCE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	2	302408	9034	10/02/13	\$311,903	OBSOLESCENCE; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
2	2	302408	9042	09/26/12	\$343,488	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	2	312408	9003	03/22/12	\$399,000	DIAGNOSTIC OUTLIER



## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	312408	9047	09/10/12	\$53,000	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED
2	2	322408	9027	01/09/13	\$349,888	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	2	322408	9033	09/23/14	\$184,000	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	2	322408	9043	11/16/12	\$326,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
2	2	322408	9047	03/03/14	\$45,000	DOR RATIO; OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K; TEAR DOWN
2	2	322408	9056	03/03/14	\$60,000	DOR RATIO; TEAR DOWN
2	2	322408	9112	11/16/12	\$307,000	QUIT CLAIM DEED; CORPORATE AFFILIATES
2	2	510390	0045	02/20/14	\$91,875	DOR RATIO; FINANCIAL INSTITUTION RESALE
2	2	510390	0045	04/02/13	\$243,589	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	2	541500	0440	06/13/13	\$116,000	DOR RATIO
2	2	541500	0440	09/26/12	\$375,937	GOV'T TO NON-GOV'T; EXEMPT FROM EXCISE TAX
2	2	541760	0125	04/17/14	\$470,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
2	2	760620	0105	06/21/13	\$184,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	760620	0115	09/03/13	\$320,883	EXEMPT FROM EXCISE TAX; BANKRUPTCY – RECEIVER OR TRUSTEE
2	2	760620	0115	04/09/14	\$235,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	2	760620	0150	11/19/12	\$118,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	760620	0200	11/07/14	\$99,000	PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	2	760620	0200	08/06/14	\$76,141	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; EXEMPT FROM EXCISE TAX
2	2	760620	0237	02/11/13	\$122,641	EXEMPT FROM EXCISE TAX
2	2	760620	0237	11/20/13	\$150,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	2	760620	0360	09/04/13	\$140,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	780410	0050	09/10/13	\$135,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	784920	0215	06/08/12	\$65,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	2	784920	0285	07/22/13	\$155,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	784920	0635	06/30/14	\$235,000	OBSOLESCENCE; PREVIOUS IMP. VALUE <= 25K
2	2	784920	0860	05/30/12	\$135,000	IMP. COUNT > 1
2	2	784920	0865	10/26/12	\$100,000	DOR RATIO
2	2	784920	0885	06/12/12	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	784920	0950	09/30/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	784920	1015	12/11/12	\$94,778	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
2	2	784920	1015	07/22/13	\$165,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	2	784920	1910	09/04/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	2	784920	2233	01/06/12	\$180,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	2	784920	2298	05/29/14	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
2	2	784920	2300	07/08/14	\$315,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	2	784920	2530	04/27/12	\$80,000	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE
2	2	784920	2535	08/01/12	\$182,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	2	784920	2742	03/01/12	\$214,000	AUCTION SALE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	2	784920	2775	10/14/14	\$252,143	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	2	784920	2775	11/13/14	\$208,060	FINANCIAL INSTITUTION RESALE; GOV'T TO NON-GOV'T
2	2	784970	0190	10/30/12	\$135,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	2	785120	0040	12/16/14	\$265,000	NON-GOV'T TO GOV'T
2	2	785120	0060	10/23/13	\$351,750	NON-GOV'T TO GOV'T; NO MARKET EXPOSURE
2	3	182408	9043	06/18/13	\$166,057	NO MARKET EXPOSURE
2	3	182408	9043	01/23/14	\$225,000	SALES DATA DOES NOT MATCH ASSESSED VALUE
2	3	192408	9030	04/03/14	\$515,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
2	3	202408	9043	08/12/13	\$454,724	IMP. COUNT > 1; BANKRUPTCY - RECEIVER OR TRUSTEE;
2	3	202408	9043	02/20/14	\$415,102	IMP. COUNT > 1; FINANCIAL INSTITUTION RESALE
2	3	212408	9028	01/17/12	\$258,204	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	3	212408	9028	06/13/12	\$140,250	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3	282408	9004	07/19/13	\$405,000	NON-REPRESENTATIVE SALE
2	3	282408	9020	06/27/12	\$931,200	IMP. COUNT > 1
2	3	282408	9060	01/17/12	\$249,900	DOR RATIO
2	3	332408	9051	12/19/12	\$373,196	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	4	242441	0100	03/07/12	\$235,000	DIAGNOSTIC OUTLIER
2	4	262408	9125	01/08/13	\$253,000	OBSOLESCENCE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	4	262408	9181	04/03/14	\$231,000	NO MARKET EXPOSURE
2	4	262408	9181	07/25/13	\$522,634	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	4	262408	9191	12/11/12	\$360,342	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	4	262408	9191	04/30/13	\$320,000	NON-REPRESENTATIVE SALE
2	4	272408	9019	05/23/14	\$527,550	IMP. COUNT > 1
2	4	352408	9056	03/21/13	\$164,900	FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
2	4	570250	0020	01/08/13	\$125,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	4	570250	0120	02/28/13	\$121,500	DOR RATIO; IMP. COUNT > 1; QUIT CLAIM DEED
2	4	570250	0195	03/17/14	\$115,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	4	570250	0270	05/27/14	\$717,500	RELOCATION - SALE TO SERVICE
2	4	602850	0015	11/06/12	\$299,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	5	019245	0030	06/27/14	\$117,950	DOR RATIO; GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	5	019246	0010	12/30/13	\$236,127	EXEMPT FROM EXCISE TAX
3	5	019246	0300	12/23/13	\$278,986	EXEMPT FROM EXCISE TAX
3	5	019246	0310	09/26/12	\$155,000	DOR RATIO; NO MARKET EXPOSURE
3	5	032308	9110	12/04/12	\$291,361	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	5	077660	0150	07/03/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	5	092308	9048	06/14/12	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	5	142308	9179	02/06/12	\$165,000	NO MARKET EXPOSURE
3	5	162308	9069	11/21/12	\$170,000	DOR RATIO; FINANCIAL INSTITUTION RESALE
3	5	162308	9116	05/24/13	\$136,467	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	5	380800	0046	12/23/13	\$155,000	PREVIOUS IMP. VALUE <= 25K
3	5	570245	0010	04/15/13	\$310,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	5	570245	0030	12/26/12	\$292,500	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	5	770830	0080	09/13/12	\$166,425	IMP. CHARACTERISTICS CHANGED SINCE SALE; NO MARKET EXPOSURE
3	5	778710	0570	03/20/12	\$18,000	DOR RATIO; 1031 TRADE; STATEMENT TO DOR
3	5	784620	0070	10/02/14	\$595,000	RELOCATION - SALE TO SERVICE
3	5	784670	0170	11/14/12	\$286,714	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	5	784670	0170	01/16/13	\$90,500	NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	5	803990	0129	11/13/13	\$300,000	QUIT CLAIM DEED;
3	5	803990	0150	09/05/14	\$146,841	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	5	803990	0260	06/01/12	\$221,500	NO MARKET EXPOSURE
3	5	803990	0295	07/02/12	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	5	803990	0295	08/08/12	\$315,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
3	5	857090	0162	10/16/14	\$193,500	DOR RATIO
3	5	857090	0162	02/22/12	\$64,575	DOR RATIO; AUCTION SALE; FINANCIAL INSTITUTION RESALE
3	5	857090	0167	02/13/14	\$142,500	NO MARKET EXPOSURE
3	5	857090	0187	05/11/12	\$90,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	5	857290	0275	06/25/14	\$286,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
3	6	032308	9033	05/31/12	\$72,000	DOR RATIO; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	6	032308	9036	01/16/14	\$130,000	PREVIOUS IMP. VALUE <= 25K
3	6	102308	9024	05/29/12	\$117,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
3	6	102308	9024	02/19/14	\$300,000	PREVIOUS IMP. VALUE <= 25K; STATEMENT TO DOR
3	6	102308	9046	01/12/12	\$140,250	PREVIOUS IMP. VALUE <= 25K; BANKRUPTCY - RECEIVER OR TRUSTEE
3	6	102308	9046	04/18/12	\$140,700	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	6	102308	9070	10/22/14	\$565,880	ACTIVE PERMIT BEFORE SALE >25K; BUILDER OR DEVELOPER SALES
3	6	102308	9095	12/18/12	\$328,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	6	102308	9282	09/02/14	\$580,000	PERCENT COMPLETE
3	6	115110	0010	04/19/12	\$136,500	AUCTION SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	6	115110	0135	09/28/12	\$195,000	NON-REPRESENTATIVE SALE; SHORT SALE;
3	6	115110	0145	02/24/14	\$310,000	NO MARKET EXPOSURE
3	6	144287	0110	01/27/14	\$480,000	RELOCATION - SALE TO SERVICE
3	6	144287	0200	12/02/12	\$439,990	BUILDER OR DEVELOPER SALES
3	6	144287	0250	01/09/13	\$388,623	ACTIVE PERMIT BEFORE SALE >25K
3	6	144287	0540	10/25/14	\$445,000	RELOCATION - SALE TO SERVICE
3	6	144288	0100	03/19/14	\$452,990	BUILDER OR DEVELOPER SALES
3	6	144288	0330	12/12/14	\$469,990	BUILDER OR DEVELOPER SALES
3	6	144288	0390	04/22/14	\$494,270	BUILDER OR DEVELOPER SALES
3	6	144288	0580	08/08/14	\$493,193	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	6	144288	0590	10/06/14	\$449,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	6	144288	0600	08/28/14	\$488,990	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	6	144288	0610	08/29/14	\$533,380	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	6	144288	0620	08/21/14	\$521,785	ACTIVE PERMIT BEFORE SALE >25K; PERCENT COMPLETE
3	6	152308	9012	11/20/14	\$365,000	PREVIOUS IMP. VALUE <= 25K
3	6	152308	9056	12/29/14	\$800,000	PERSONAL PROPERTY MH; PREVIOUS IMP. VALUE <= 25K
3	6	152308	9121	07/09/13	\$120,000	DOR RATIO; OBSOLESCENCE; NO MARKET EXPOSURE
3	6	152308	9161	11/12/13	\$185,000	SHORT SALE
3	6	152308	9232	02/18/14	\$265,000	NO MARKET EXPOSURE
3	6	152308	9251	05/25/12	\$510,000	DIAGNOSTIC OUTLIER
3	6	152308	9268	01/10/13	\$317,400	DIAGNOSTIC OUTLIER
3	6	570350	0130	12/17/14	\$299,500	UNFINISHED AREA
3	6	778711	0270	03/13/12	\$367,000	RELOCATION - SALE TO SERVICE
3	6	778711	0720	05/25/12	\$403,000	RELOCATION - SALE TO SERVICE
3	6	778712	0550	01/21/14	\$475,649	EXEMPT FROM EXCISE TAX
3	6	778712	0550	07/10/14	\$460,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	6	778712	0590	03/07/13	\$295,000	NON-REPRESENTATIVE SALE
3	7	132308	9049	08/21/13	\$227,806	EXEMPT FROM EXCISE TAX
3	7	132308	9049	10/01/14	\$145,100	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	7	132308	9049	04/07/14	\$213,457	NON-GOV'T TO GOV'T; FINANCIAL INSTITUTION RESALE
3	7	132308	9171	02/11/13	\$410,000	SHORT SALE
3	7	142308	9153	08/12/13	\$326,070	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	7	142308	9153	04/11/14	\$334,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	7	172309	9032	08/05/13	\$1,650,000	OPEN SPACE
3	7	202309	9027	06/04/12	\$308,458	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	7	202309	9027	04/17/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	7	732750	0260	03/05/13	\$320,000	SHORT SALE
3	7	751170	0110	04/10/13	\$331,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	7	856485	0190	07/01/13	\$515,000	RELOCATION - SALE TO SERVICE
3	7	856485	0270	04/04/14	\$489,880	UNFINISHED AREA

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	8	072309	9065	08/08/13	\$260,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
3	8	082309	9028	06/10/13	\$440,000	IMP. COUNT > 1
3	8	102308	9060	10/27/14	\$281,063	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	8	102308	9139	06/18/13	\$930,000	UNFINISHED AREA
3	8	102308	9228	04/18/14	\$229,501	NO MARKET EXPOSURE
3	8	102308	9228	07/17/14	\$350,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
3	8	112308	9022	05/22/13	\$850,000	IMP. COUNT > 1
3	8	122308	9034	04/24/14	\$627,000	ACTIVE PERMIT BEFORE SALE >25K
3	8	122308	9034	07/17/12	\$550,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	122308	9066	08/14/14	\$688,000	UNFINISHED AREA
3	8	132308	9116	11/06/12	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	142308	9118	12/18/14	\$272,341	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	8	182309	9029	11/06/12	\$268,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	8	550650	0220	09/04/12	\$414,500	RELOCATION - SALE TO SERVICE
3	8	550650	0350	04/30/13	\$395,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	8	779540	0127	09/18/12	\$370,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	779580	0040	04/29/14	\$210,000	NO MARKET EXPOSURE
3	8	779581	0020	03/03/14	\$179,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
3	8	779581	0030	06/27/13	\$209,151	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	779581	0030	09/12/13	\$298,500	NON-REPRESENTATIVE SALE
3	8	779582	0010	06/13/12	\$246,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	8	779582	0020	06/25/13	\$323,134	EXEMPT FROM EXCISE TAX
7	9	082308	9042	01/23/13	\$357,795	EXEMPT FROM EXCISE TAX
7	9	082308	9042	06/25/14	\$310,000	FINANCIAL INSTITUTION RESALE
7	9	152308	9200	09/04/12	\$4,410	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
7	9	162308	9061	06/11/12	\$142,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	162308	9061	01/31/13	\$344,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	162308	9086	10/15/14	\$760,000	RELOCATION - SALE TO SERVICE
7	9	162308	9099	02/27/12	\$292,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED



## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	9	162308	9101	07/03/12	\$435,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FINANCIAL INSTITUTION RESALE
7	9	162308	9101	11/19/12	\$450,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	9	162308	9113	04/17/12	\$200,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	9	260772	0280	10/14/13	\$537,231	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	9	260772	0500	05/13/13	\$430,000	RELOCATION - SALE TO SERVICE
7	9	260773	0190	03/29/12	\$290,000	SHORT SALE
7	9	260773	0290	10/29/12	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	9	260773	0490	04/17/13	\$152,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	260774	0020	07/06/12	\$286,750	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; STATEMENT TO DOR
7	9	260776	0250	01/17/14	\$470,550	RELOCATION - SALE BY SERVICE
7	9	260776	0380	10/21/14	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	9	260776	0500	11/26/13	\$377,149	EXEMPT FROM EXCISE TAX
7	9	260776	0500	06/27/14	\$419,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	9	260776	0830	08/23/13	\$585,000	NON-REPRESENTATIVE SALE; RELOCATION - SALE BY SERVICE
7	9	260776	0830	08/23/13	\$585,000	RELOCATION - SALE TO SERVICE
7	9	260776	0940	06/30/14	\$365,027	EXEMPT FROM EXCISE TAX
7	9	260776	0970	06/10/13	\$405,000	RELOCATION - SALE TO SERVICE
7	9	883580	0110	07/12/12	\$1,355,000	UNFINISHED AREA
7	9	883580	0530	09/16/13	\$1,149,800	IMP. COUNT > 1
7	9	883580	0540	05/17/13	\$1,282,500	UNFINISHED AREA
7	10	142308	9080	11/02/12	\$135,000	DOR RATIO; NO MARKET EXPOSURE
7	10	147160	0240	07/23/13	\$279,612	BANKRUPTCY - RECEIVER OR TRUSTEE
7	10	147160	0240	01/13/14	\$281,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	147162	0310	10/18/12	\$195,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	10	147163	0250	11/11/13	\$383,106	EXEMPT FROM EXCISE TAX
7	10	147163	0250	06/09/14	\$240,000	FINANCIAL INSTITUTION RESALE
7	10	147163	0310	07/06/12	\$239,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	147163	0350	01/31/14	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	147163	0370	04/26/13	\$398,939	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	147163	0370	01/27/14	\$181,650	EXEMPT FROM EXCISE TAX
7	10	147163	0370	05/17/13	\$398,939	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	222308	9046	10/30/14	\$30,000	ACTIVE PERMIT BEFORE SALE >25K; DOR RATIO
7	10	262308	9097	11/26/12	\$440,000	IMP. COUNT > 1
7	10	262308	9133	02/02/12	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	262308	9155	01/28/13	\$360,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	10	272308	9088	11/19/13	\$265,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE;
7	10	342308	9020	06/14/12	\$237,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
7	10	570300	0050	05/08/14	\$545,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
7	10	570301	0040	06/04/13	\$241,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	570301	0250	06/14/12	\$565,000	DOR RATIO; SHORT SALE
7	10	733440	0100	07/25/13	\$225,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
7	10	733440	0130	09/22/14	\$99,000	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	733440	0390	07/28/14	\$360,000	NO MARKET EXPOSURE
7	10	733440	0500	10/03/12	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	10	733440	0750	04/10/14	\$150,000	NO MARKET EXPOSURE
7	10	733440	1100	11/12/14	\$240,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	733440	1100	07/21/14	\$274,592	EXEMPT FROM EXCISE TAX
7	10	733440	1310	05/10/12	\$136,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
7	10	733440	1480	01/18/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733440	1480	04/13/12	\$133,199	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	733450	0360	07/28/14	\$176,631	EXEMPT FROM EXCISE TAX
7	10	733450	0610	10/22/14	\$297,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	733450	0610	01/23/14	\$315,624	EXEMPT FROM EXCISE TAX
7	10	733450	0820	08/23/13	\$253,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733450	1050	03/07/13	\$157,251	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733450	1090	05/03/12	\$138,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
7	10	733450	1130	08/13/14	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	10	733460	0110	05/15/12	\$160,000	OBSOLESCENCE; FINANCIAL INSTITUTION RESALE; STATEMENT TO DOR

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	733460	0310	04/18/13	\$137,133	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733460	0560	01/21/14	\$200,424	EXEMPT FROM EXCISE TAX
7	10	733460	0560	06/22/14	\$200,000	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	733460	0760	05/04/12	\$164,900	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	733460	0840	07/13/12	\$324,223	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733460	1050	02/23/12	\$269,672	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733460	1510	09/04/12	\$105,000	DOR RATIO; NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	10	733460	1710	04/08/13	\$149,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733460	1880	10/17/12	\$166,154	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	733460	1910	01/18/13	\$372,300	BANKRUPTCY - RECEIVER OR TRUSTEE
7	10	733470	0090	09/06/12	\$142,500	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	940700	0380	12/24/14	\$220,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	940700	0380	10/14/14	\$372,608	SALE PRICE DOES NOT MATCH ASSESSED VALUE
7	10	940700	0660	05/08/12	\$115,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	940700	1160	04/23/14	\$180,000	NON-REPRESENTATIVE SALE
7	10	940700	1340	05/22/14	\$320,000	SALE DATA DOES NOT MATCH ASSESSED VALUE
7	10	940700	1490	10/30/13	\$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
7	10	940700	1570	05/28/13	\$296,469	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	940700	1790	06/11/14	\$222,000	NO MARKET EXPOSURE
7	10	940700	1790	08/26/14	\$290,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
7	10	940700	1890	12/29/14	\$258,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940710	0830	11/13/14	\$211,501	AUCTION SALE; EXEMPT FROM EXCISE TAX
7	10	940710	0930	02/08/13	\$156,001	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	940710	1030	02/14/13	\$354,610	EXEMPT FROM EXCISE TAX
7	10	940710	1030	02/22/13	\$271,740	EXEMPT FROM EXCISE TAX
7	10	940710	1030	07/12/13	\$159,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	10	940710	1180	12/24/14	\$345,000	UNFINISHED AREA
7	10	940710	1180	10/22/12	\$300,000	UNFINISHED AREA
7	10	940710	1380	12/30/14	\$189,000	STATISTICAL OUTLIER

## Improved Sales Removed in This Annual Update Analysis

### Area 080 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	940710	1380	09/03/14	\$246,515	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940710	1840	06/20/14	\$378,000	SALE PRICE DOES NOT MATCH ASSESSED VALUE
7	10	940710	2380	08/27/12	\$208,750	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940710	2440	08/28/12	\$205,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940710	2490	10/13/14	\$178,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	940710	2650	03/01/13	\$181,605	EXEMPT FROM EXCISE TAX
7	10	940711	0220	05/24/13	\$250,000	NO MARKET EXPOSURE
7	10	940711	0230	02/13/12	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940711	0440	08/14/14	\$240,500	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	10	940711	0840	08/09/13	\$96,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	940711	0970	12/19/12	\$309,527	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940711	0970	02/06/13	\$286,160	BANKRUPTCY - RECEIVER OR TRUSTEE;
7	10	940711	1030	01/17/12	\$152,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE;
7	10	940711	1060	11/13/12	\$340,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	10	940711	1490	11/10/14	\$274,000	RELOCATION - SALE TO SERVICE
7	11	142230	0130	04/03/14	\$320,000	QUIT CLAIM DEED; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	11	142230	0180	11/19/12	\$301,000	QUIT CLAIM DEED
7	11	252308	9045	05/30/12	\$353,129	DOR RATIO; IMP. COUNT > 1; NO MARKET EXPOSURE
7	11	252308	9047	12/20/13	\$205,000	OBSOLESCENCE; NON-REPRESENTATIVE SALE
7	11	252308	9068	08/20/14	\$543,454	FINANCIAL INSTITUTION RESALE; EXEMPT FROM EXCISE TAX
7	11	252308	9110	12/05/13	\$54,490	DOR RATIO; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	11	252308	9113	07/23/13	\$325,000	NO MARKET EXPOSURE
7	11	252308	9116	12/04/12	\$538,827	OPEN SPACE
7	11	302309	9010	08/08/14	\$1,200,000	OPEN SPACE
7	11	352308	9019	05/19/14	\$480,000	OBSOLESCENCE
7	11	788050	0040	03/20/12	\$342,500	RELOCATION - SALE TO SERVICE
7	11	788050	0100	08/03/12	\$160,000	PREVIOUS IMP. VALUE <= 25K; SHORT SALE

## Vacant Sales Used in this Annual Update Analysis

### Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	1	362407	9015	02/24/14	\$180,000	435,600	N	N
2	1	920270	0010	09/12/13	\$89,000	13,366	N	N
2	3	282408	9030	05/30/13	\$185,000	307,533	N	N
2	3	282408	9074	04/08/13	\$198,000	400,316	N	N
2	3	282408	9075	01/10/14	\$60,000	94,899	N	N
2	4	570250	0295	07/19/12	\$125,000	31,853	N	Y
2	4	570250	0345	05/29/14	\$225,000	103,528	N	Y
3	5	380800	0200	08/15/12	\$102,500	6,307	N	N
3	6	102308	9079	08/06/13	\$175,000	104,108	Y	N
3	6	152308	9167	07/30/14	\$185,000	209,959	N	N
3	6	159300	0290	08/09/12	\$11,000	15,000	Y	Y
3	7	132308	9037	12/28/12	\$350,000	154,202	N	N
3	7	182309	9061	10/02/13	\$197,500	198,222	N	N
3	7	182309	9063	08/06/13	\$242,500	179,996	N	N
3	8	132308	9189	12/01/14	\$200,000	120,225	N	N
7	9	162308	9033	02/19/13	\$375,000	326,700	Y	N
7	9	172308	9006	05/27/14	\$616,000	7,241,414	Y	N
7	9	260774	0120	05/27/14	\$19,000	21,573	N	N
7	9	883577	0250	04/03/13	\$180,000	130,606	Y	N
7	9	883578	0020	07/09/13	\$235,000	103,649	Y	N
7	9	883578	0040	11/06/13	\$260,000	133,101	N	N
7	9	883578	0070	08/13/14	\$290,000	274,101	Y	N
7	9	883580	0660	06/02/14	\$295,000	190,475	N	N
7	10	940710	1750	03/26/14	\$20,000	10,800	N	N
7	10	940710	2450	10/31/12	\$160,000	88,427	N	N
7	11	242308	9065	02/14/14	\$245,000	96,268	Y	Y
7	11	252308	9029	10/23/14	\$225,000	435,600	Y	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	022307	9045	11/20/14	\$4,000	DOR RATIO; PREVIOUS LAND VALUE <=25K
2	1	022307	9051	01/27/14	\$9,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
2	1	362407	9086	09/18/14	\$94,000	DOR RATIO
2	1	362407	9124	02/21/12	\$300,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; NO MARKET EXPOSURE; PLOTTAGE
2	1	780290	0250	02/11/13	\$69,000	PREVIOUS IMP. VALUE <= 25K; GOV'T TO GOV'T; NO MARKET EXPOSURE; PLOTTAGE
2	2	760620	0399	02/16/12	\$60,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE; QUESTIONABLE PER APPRAISAL
2	2	785020	0040	04/06/13	\$18,500	PREVIOUS LAND VALUE <=25K; GOV'T TO GOV'T
2	3	202408	9103	03/14/12	\$13,000	DOR RATIO; OPEN SPACE
2	3	282408	9007	07/16/12	\$75,000	DOR RATIO; OPEN SPACE; PREVIOUS IMP. VALUE <= 25K
2	3	282408	9007	01/24/13	\$171,500	DOR RATIO; OPEN SPACE
2	4	342408	9021	10/25/12	\$10,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; QUIT CLAIM DEED; CORPORATE AFFILIATES
2	4	570250	0205	03/25/13	\$64,600	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
2	4	570250	0205	09/06/13	\$129,900	NO MARKET EXPOSURE
3	0	132308	9205	09/04/13	\$10,000	DOR RATIO; CHANGE OF USE
3	0	857090	0285	09/23/13	\$90,000	SEGERATION
3	5	162308	9010	08/13/13	\$7,500	DOR RATIO; PREVIOUS LAND VALUE <=25K
3	5	162308	9174	04/16/12	\$7,000	PREVIOUS LAND VALUE <=25K
3	7	132308	9037	08/29/14	\$650,000	NO MARKET EXPOSURE
3	7	172309	9022	02/07/12	\$70,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; PARTIAL INTEREST (1/3, 1/2, ETC.); QUIT CLAIM DEED
3	7	202309	9023	05/08/13	\$25,000	DOR RATIO
3	8	072309	9068	10/16/12	\$182,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
3	8	142308	9138	08/28/14	\$165,000	NO MARKET EXPOSURE
3	8	182309	9025	07/14/14	\$30,900	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	9	162308	9173	07/02/14	\$65,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K
7	9	162308	9179	04/16/12	\$176,000	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	260774	0120	04/07/14	\$5,000	DOR RATIO; PREVIOUS LAND VALUE <=25K; NO MARKET EXPOSURE
7	11	242308	9054	01/24/12	\$58,000	PREVIOUS IMP. VALUE <= 25K; NO MARKET EXPOSURE
7	11	302309	9028	10/22/14	\$70,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR



## Mobile Home Sales Used in this Annual Update Analysis

### Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
2	1	746290	0070	09/17/12	\$215,000	1,782	3	1988	GOOD	43,995	N	9619 352ND AVE SE
2	2	312408	9141	10/27/14	\$285,000	1,960	4	1997	GOOD	8,673	N	8546 384TH AVE SE
2	3	282408	9056	09/19/13	\$100,000	924	1	1978	AVERAGE	220,849	N	41724 SE 66TH ST
2	3	182408	9056	12/05/14	\$325,000	1,440	3	1981	EXCELLENT	260,924	N	4525 378TH PL SE
3	5	019245	0120	12/26/14	\$192,000	1,120	3	1999	AVERAGE	15,079	N	43813 SE 139TH ST
3	5	019245	0260	09/16/13	\$223,000	1,440	3	1984	GOOD	16,315	N	13825 438TH PL SE
3	5	019245	0290	06/18/14	\$260,000	1,452	3	1983	EXCELLENT	15,139	N	13822 438TH PL SE
3	5	162308	9158	05/24/12	\$165,000	1,568	3	1989	GOOD	73,180	N	41604 SE 131ST ST
3	5	019245	0080	05/06/13	\$179,000	1,868	3	1986	GOOD	15,079	N	43921 SE 139TH ST
3	6	816860	0040	09/18/13	\$190,000	1,080	3	1985	GOOD	15,000	N	1065 SE SYMMONS PL
3	8	072309	9027	09/11/13	\$336,000	1,400	3	2000	EXCELLENT	43,200	N	12715 480TH AVE SE
3	8	112308	9048	10/22/12	\$230,000	1,404	3	1993	GOOD	83,523	N	12740 444TH AVE SE
3	8	132308	9111	01/14/12	\$230,000	1,512	2	1986	AVERAGE	50,965	N	46224 SE 134TH ST
7	11	252308	9024	10/29/13	\$190,000	1,736	3	1992	GOOD	86,248	N	45505 SE EDGEWICK RD

## Mobile Home Sales Removed in this Annual Update Analysis

### Area 080

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	1	022307	9040	08/30/13	\$63,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	1	022307	9040	05/06/13	\$24,151	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	1	746290	0020	05/08/12	\$42,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	1	780290	0603	10/11/12	\$230,000	REAL PROPERTY MH; NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	2	760620	0190	08/26/13	\$181,500	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	2	760620	0190	01/09/13	\$205,000	DOR RATIO; PREVIOUS IMP. VALUE <= 25K; FINANCIAL INSTITUTION RESALE
2	3	202408	9041	08/20/14	\$57,573	NO MARKET EXPOSURE
2	3	282408	9081	05/23/13	\$157,799	QUIT CLAIM DEED
3	5	019245	0280	01/15/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	5	019245	0420	01/20/14	\$180,670	NO MARKET EXPOSURE
3	5	142308	9122	05/08/13	\$220,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	5	912310	0020	12/14/12	\$216,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	8	072309	9048	09/20/13	\$129,500	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE
3	8	102308	9104	03/12/14	\$187,500	TEAR DOWN
7	9	162308	9102	02/01/14	\$38,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
7	9	162308	9180	04/27/12	\$204,000	PREVIOUS IMP. VALUE <= 25K; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	733460	1470	10/09/14	\$130,000	NO MARKET EXPOSURE
7	11	192309	9042	04/26/13	\$199,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	11	252308	9002	05/16/12	\$125,900	DOR RATIO; OPEN SPACE; FINANCIAL INSTITUTION RESALE

# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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

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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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

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

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

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



## Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance
- Physical Inspection Model Development and Report Preparation
- Land and total Valuation
- New Construction Evaluation

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Appraiser II

4/29/2015

Date



## King County

### Department of Assessments

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

## Lloyd Hara Assessor

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

Please follow these standards as you perform your tasks.

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

Lloyd Hara  
King County Assessor