Executive Summary

Fauntleroy - Area 017

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2012
Number of Improved Sales: 670
Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	$179,200	$232,400	$411,600			9.60%
2014 Value	$200,200	$259,600	$459,800	$495,900	92.9%	9.31%
$ Change	+$21,000	+$27,200	+$48,200			
% Change	+11.7%	+11.7%	+11.7%			

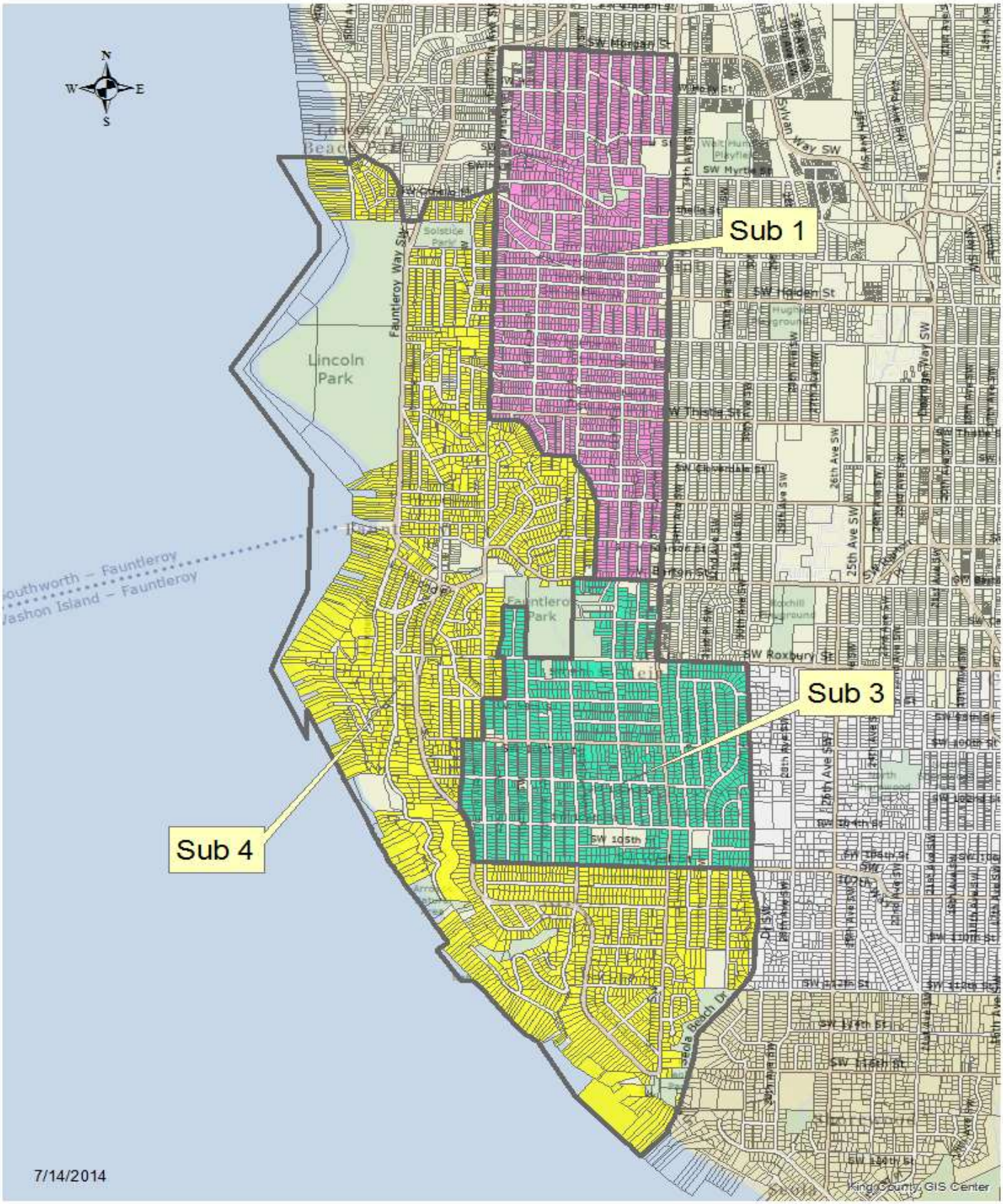
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.31% is an improvement from the previous COD of 9.60%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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 Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	$183,500	$217,200	$400,700
2014 Value	$205,000	$241,700	$446,700
% Change	+11.7%	+11.3%	+11.5%

Number of one to three unit residences in the population: 6,185

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Parcels in neighborhood 2 with grade7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvements in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences.

Area 017 - Map



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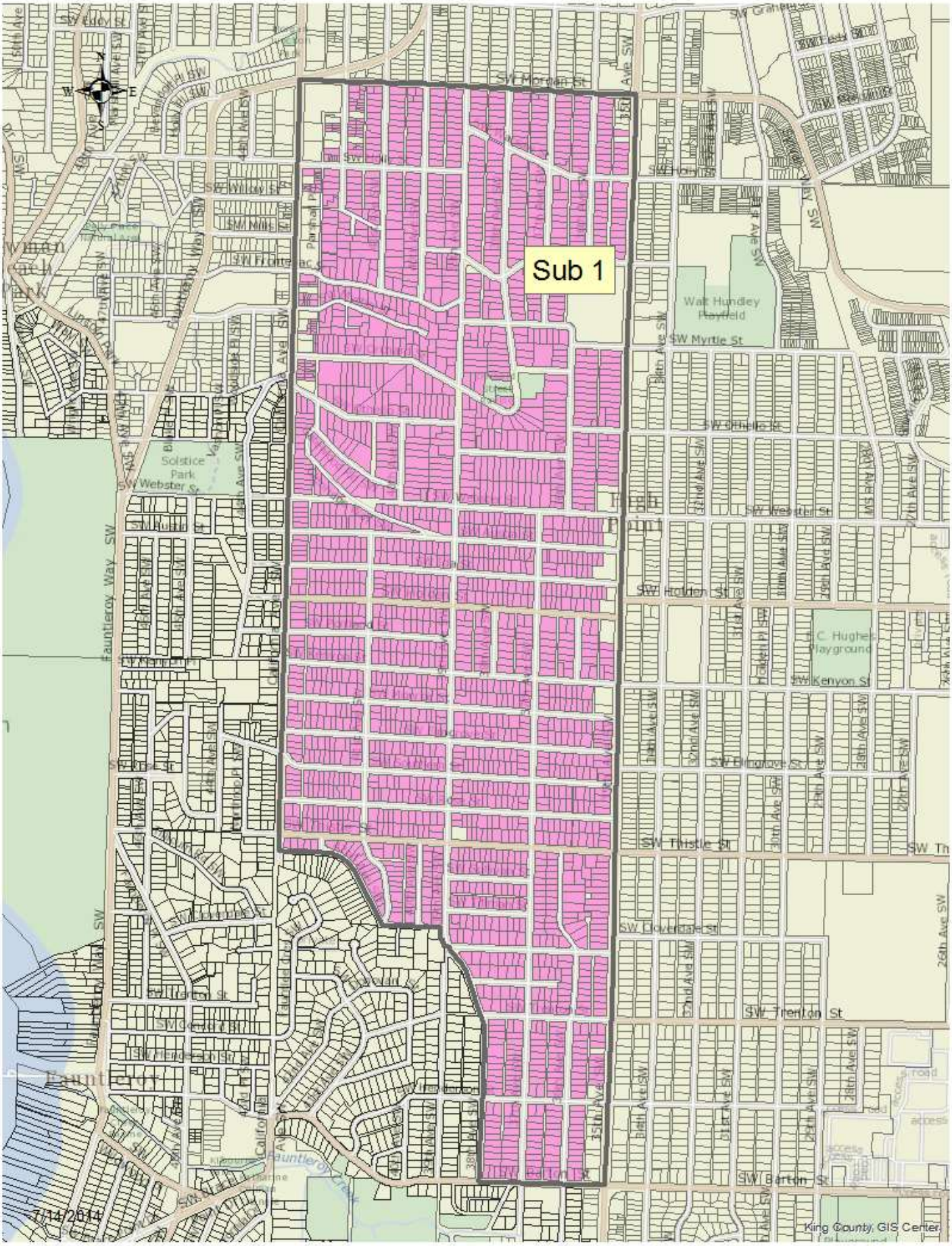
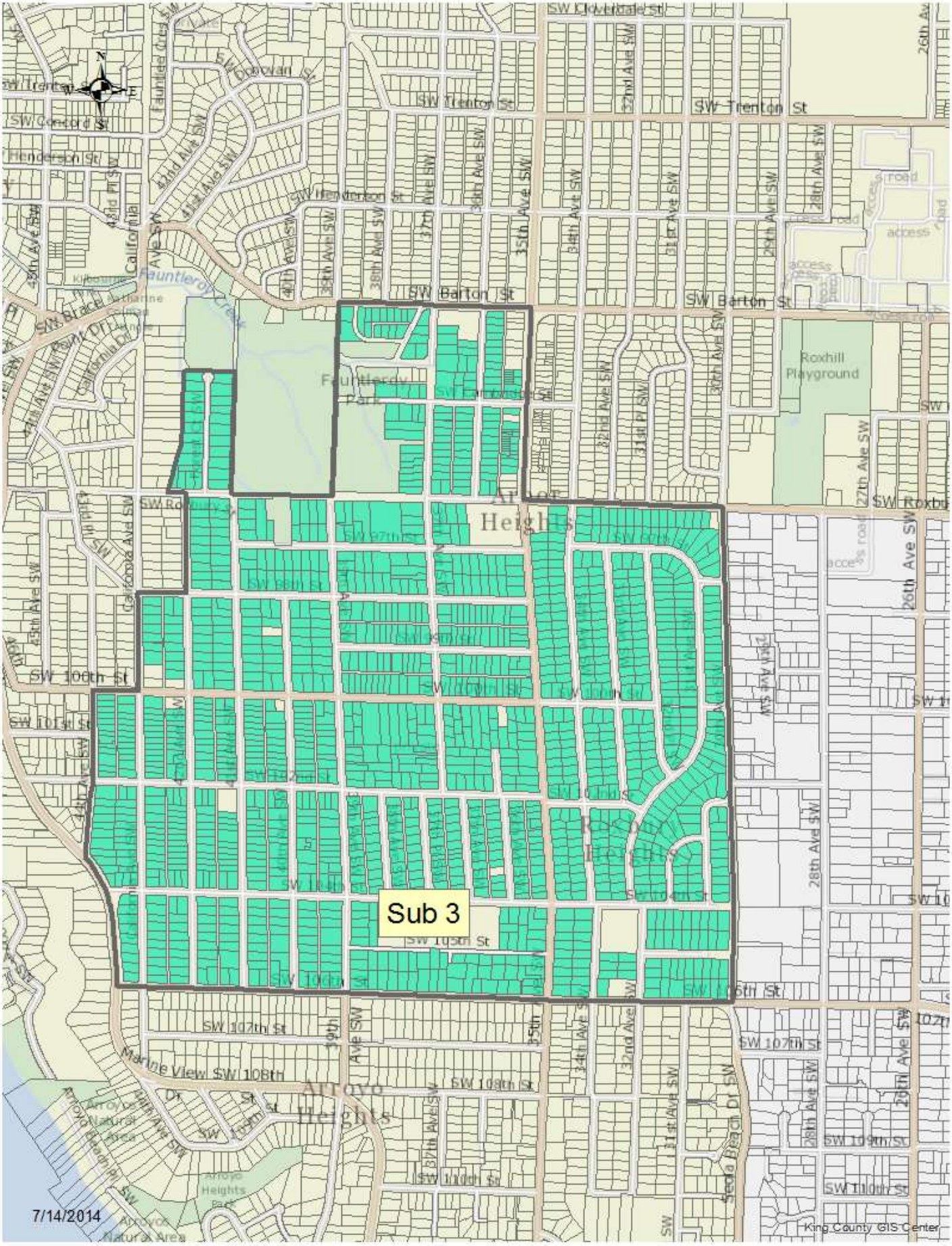
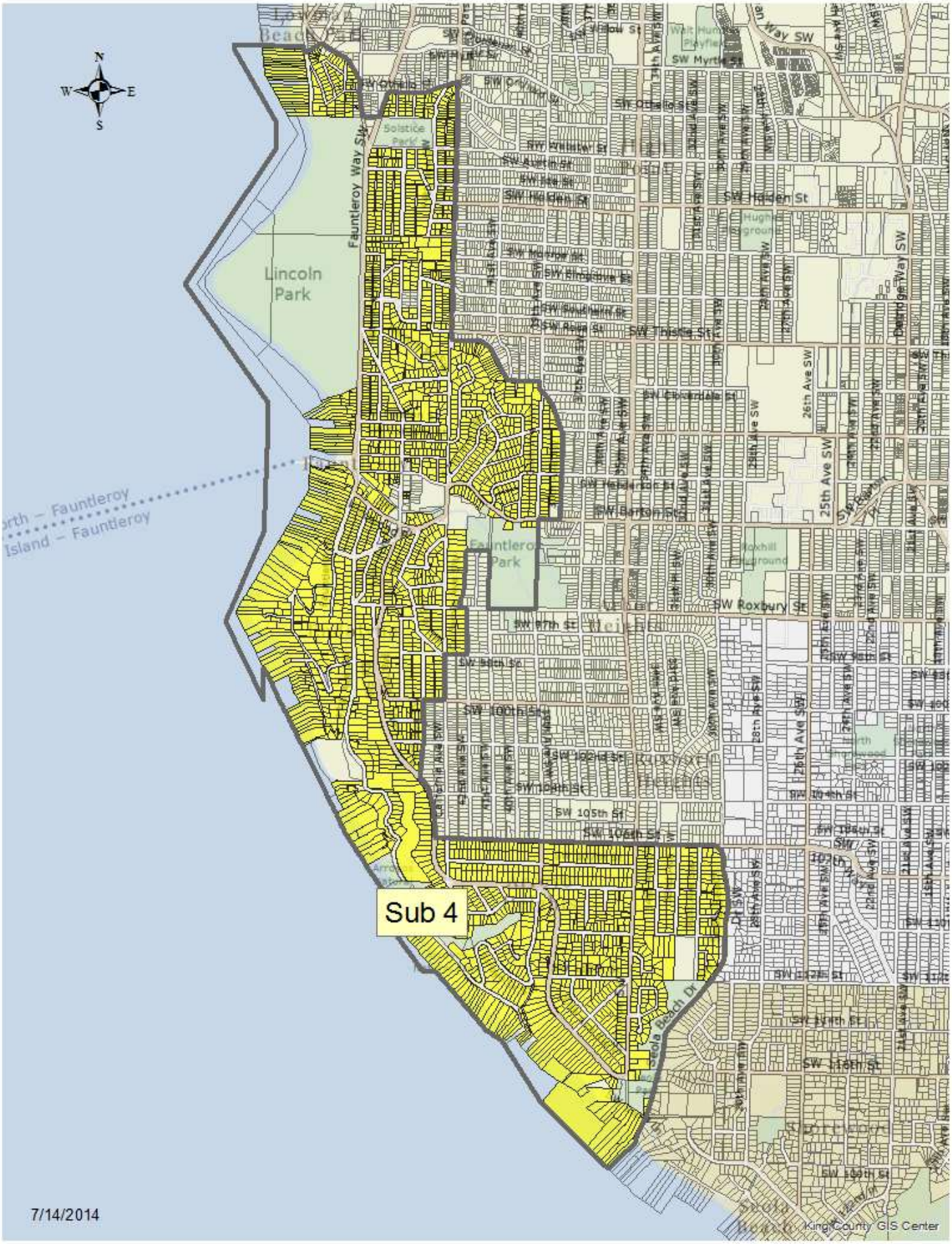
Area 017 – Sub Area 1 Map



Area 017 – Sub Area 3 Map



Area 017 – Sub Area 4 Map



Area 017 - Model Adjustments
1-3 Unit Residences

2014 Total Value = 2013 Total Value + Overall (+/-) Characteristic Adjustments

Standard Area Adjustment	# Parcels Adjusted	% of Population
+11.66%	4,545	73%

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

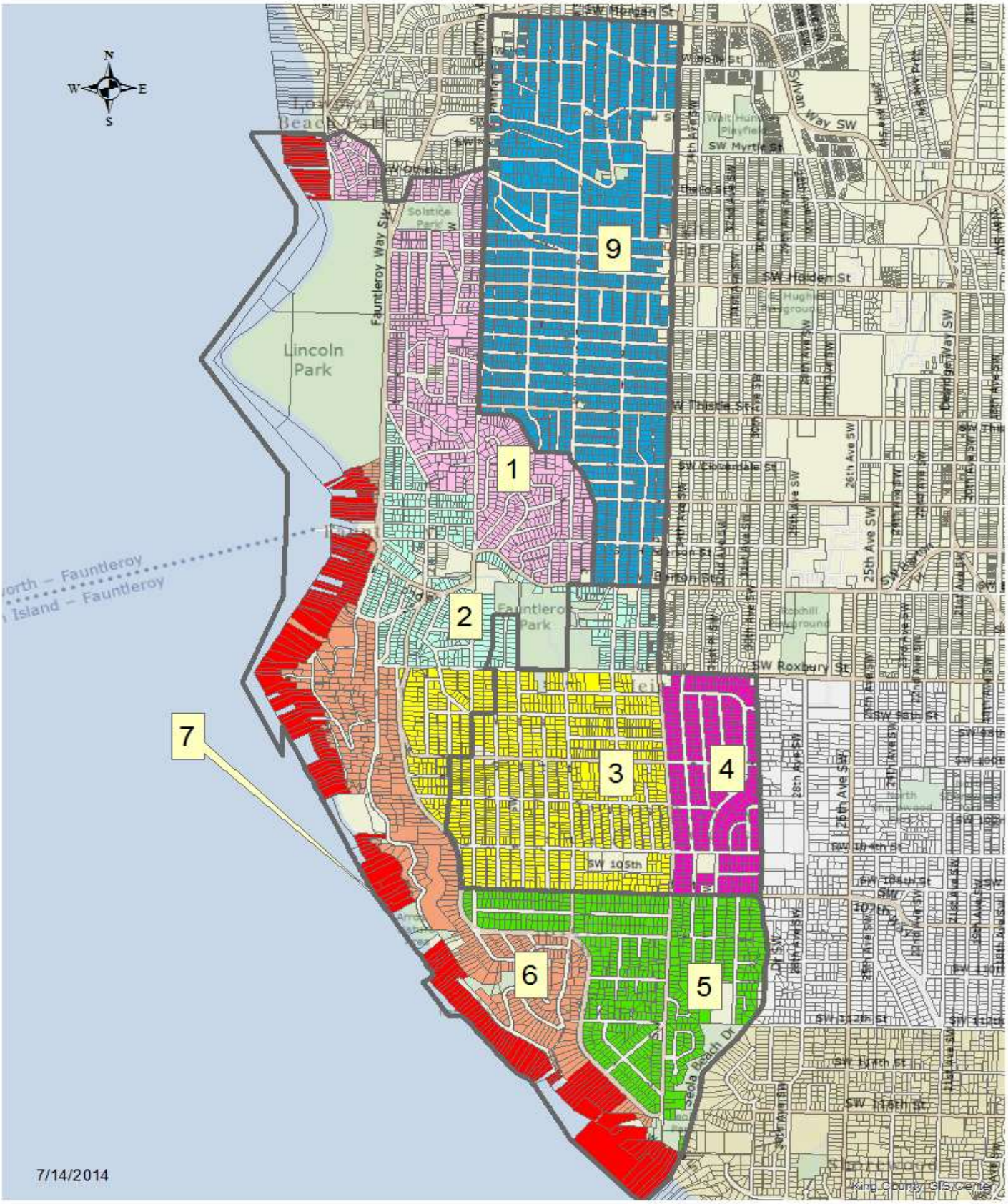
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Nghb2Grade>=7	+16.42%	64	525	12%
Nghb3Grade>=8	+19.33%	23	187	12%
Nghb6Condition<Good	+6.35%	27	241	11%
Grade<7Condition<GoodNotNghb6	+4.95%	50	687	7%

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

Parcels in neighborhood 2 with grade7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvement in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences

Area 017 – Neighborhood # Map



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Annual Update Process

Effective Date of Appraisal: January 1, 2014
Date of Appraisal Report: July 15, 2014

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 2013
5. Existing residences where the data for 2013 is significantly different than the data for 2014 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 2013 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 18 usable land sales available in the area, their 2013 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 +11.7% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.120, with the result truncated to the next $1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. Parcels in neighborhood 2 with grade7 and higher improvements along with parcels in neighborhood 3 with grade 8 and higher improvements were at lower assessment levels than the rest of the population. Parcels in Neighborhood 6 with improvements in less than good condition were higher assessment levels than the rest of the population. This was also the case with low grade properties (less than grade 7) in less than good condition in all neighborhoods excluding neighborhood 6. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the new recommended values on all improved parcels were based on the analysis of the 670 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2014. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

> 2014 Total Value = 2013 Total Value *(1-0.06)/ (.8418753-3.444652E-02*Nghb2Grade>6-5.411839E-02*Nghb3Grade>7+ 4.198775E-02*Nghb6Cond<Good+ 5.376284E-02*Grade<7Cond<GoodNotNghb6)
>
> The resulting total value is truncated to the next $1,000, *then*:
>
> 2014 Improvements Value = 2014 Total Value minus 2014 Land Value

Mobile Home Update

Area 017 has one mobile home in the population. There were no recent fair market sales of mobile homes; therefore mobile homes were adjusted by the Total % Change indicated by the sales sample of 11.7%.

> 2014 Total Value = 2013 Total Value *1.117%
> 2014 Improvements Value = 2014 Total Value minus 2014 Land Value

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Results

The resulting assessment level is 0.929. 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 2014 assessment year (taxes payable in 2015) results in an average total change from the 2013 assessments of +11.5%. 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 (2013 Land Value + Previous Improvement Value) * 1.117.
- 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. (2013 Land Value + Previous Improvement Value) * 1.117.
- 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.

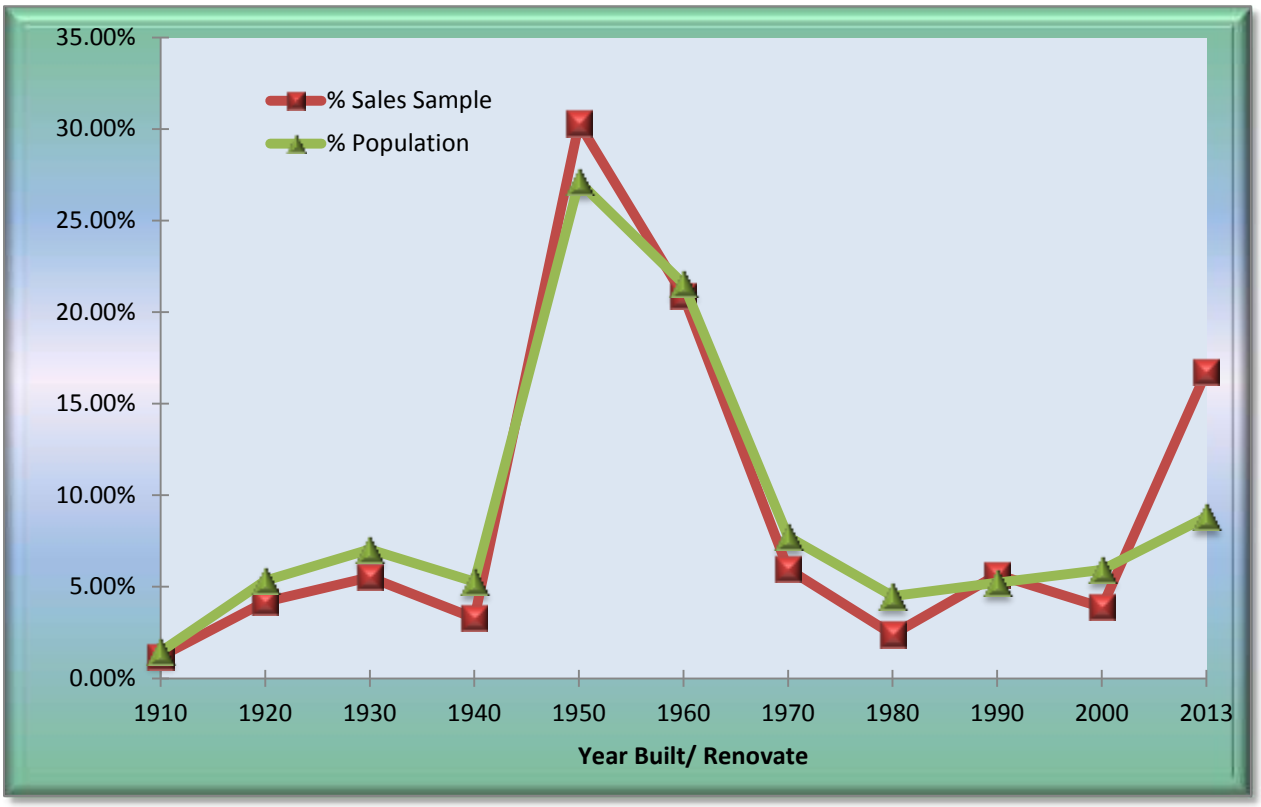
Sales Sample Representation of Population
Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	8	1.19%
1920	28	4.18%
1930	37	5.52%
1940	22	3.28%
1950	203	30.30%
1960	140	20.90%
1970	40	5.97%
1980	16	2.39%
1990	38	5.67%
2000	26	3.88%
2013	112	16.72%
	670	

Population

Year Built/Ren	Frequency	% Population
1910	90	1.46%
1920	330	5.34%
1930	436	7.05%
1940	326	5.27%
1950	1,678	27.13%
1960	1,333	21.55%
1970	479	7.74%
1980	278	4.49%
1990	323	5.22%
2000	367	5.93%
2013	545	8.81%
	6,185	



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.

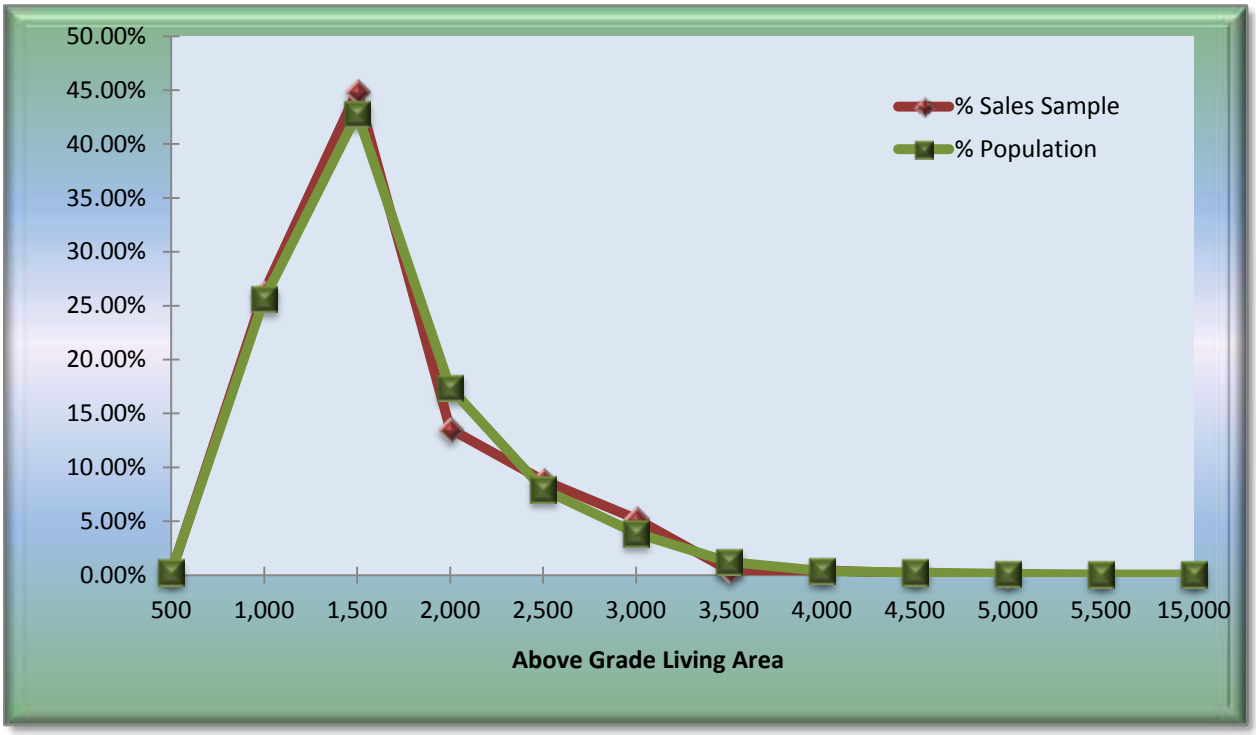
Sales Sample Representation of Population
Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.15%
1,000	176	26.27%
1,500	301	44.93%
2,000	91	13.58%
2,500	59	8.81%
3,000	35	5.22%
3,500	3	0.45%
4,000	3	0.45%
4,500	1	0.15%
5,000	0	0.00%
5,500	0	0.00%
15,000	0	0.00%
	670	

Population

AGLA	Frequency	% Population
500	14	0.23%
1,000	1,585	25.63%
1,500	2,648	42.81%
2,000	1,076	17.40%
2,500	493	7.97%
3,000	240	3.88%
3,500	76	1.23%
4,000	24	0.39%
4,500	15	0.24%
5,000	7	0.11%
5,500	3	0.05%
15,000	4	0.06%
	6,185	



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

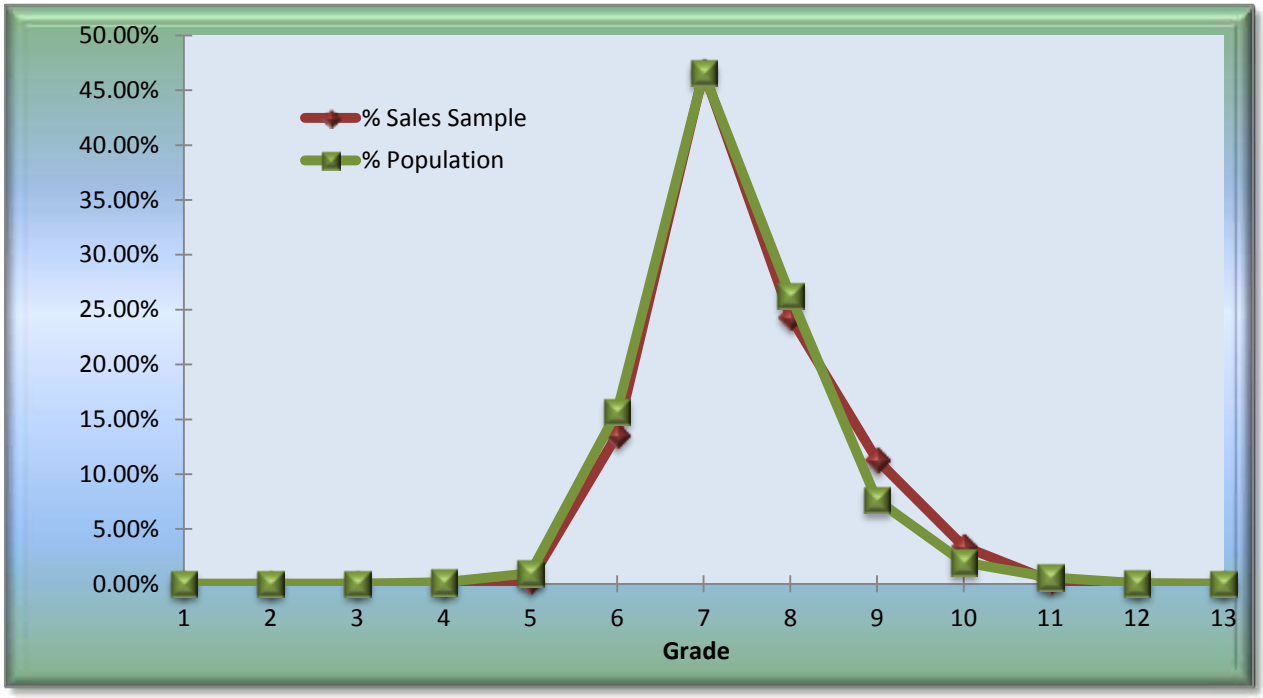
Sales Sample Representation of Population
Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	2	0.30%
6	91	13.58%
7	313	46.72%
8	163	24.33%
9	76	11.34%
10	23	3.43%
11	2	0.30%
12	0	0.00%
13	0	0.00%
	670	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	9	0.15%
5	61	0.99%
6	972	15.72%
7	2,881	46.58%
8	1,624	26.26%
9	473	7.65%
10	122	1.97%
11	36	0.58%
12	5	0.08%
13	1	0.02%
	6,185	



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

Area 017 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, 2014**.

For example, a sale of $475,000 which occurred on October 1, 2012 would be adjusted by the time trend factor of 1.118, resulting in an adjusted value of $531,000 ($475,000 * 1.118=$531,050) – truncated to the nearest $1000.

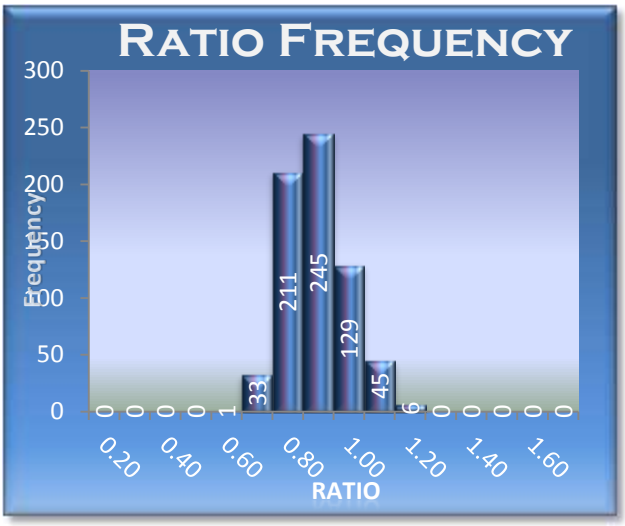
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.16	15.8%
2/1/2011	1.16	15.9%
3/1/2011	1.16	16.0%
4/1/2011	1.16	16.1%
5/1/2011	1.16	16.1%
6/1/2011	1.16	16.1%
7/1/2011	1.16	16.1%
8/1/2011	1.16	16.1%
9/1/2011	1.16	16.0%
10/1/2011	1.16	15.9%
11/1/2011	1.16	15.7%
12/1/2011	1.16	15.5%
1/1/2012	1.15	15.3%
2/1/2012	1.15	15.0%
3/1/2012	1.15	14.8%
4/1/2012	1.14	14.4%
5/1/2012	1.14	14.1%
6/1/2012	1.14	13.7%
7/1/2012	1.13	13.3%
8/1/2012	1.13	12.8%
9/1/2012	1.12	12.3%
10/1/2012	1.12	11.8%
11/1/2012	1.11	11.2%
12/1/2012	1.11	10.7%
1/1/2013	1.10	10.0%
2/1/2013	1.09	9.4%
3/1/2013	1.09	8.7%
4/1/2013	1.08	8.0%
5/1/2013	1.07	7.3%
6/1/2013	1.06	6.5%
7/1/2013	1.06	5.7%
8/1/2013	1.05	4.8%
9/1/2013	1.04	3.9%
10/1/2013	1.03	3.0%
11/1/2013	1.02	2.0%
12/1/2013	1.01	1.0%
1/1/2014	1.00	0.0%

The time adjustment formula for Area 017 is: (.8418753-2.866432E-04*SaleDay-1.510082E-07*SaleDaySq-3.444652E-02*9.552239E-02-5.411839E-02*3.432836E-02+ 4.198775E-02*4.029851E-02+ 5.376284E-02*7.462686E-02) / (Macro inserts PredNormalizedJan1 here)
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate – 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 3	Appr. Date: 1/1/2013	Date of Report: 7/15/2014	Sales Dates: 1/2011 - 12/2013
Area Name: Fauntleroy	Appr ID: SKEN	Property Type: 1 to 3 Unit Residences	Adjusted for time? YES
Area Number: 17			

SAMPLE STATISTICS	
Sample size (n)	670
Mean Assessed Value	411,600
Mean Adj. Sales Price	495,900
Standard Deviation AV	205,331
Standard Deviation SP	251,523
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.842
Median Ratio	0.833
Weighted Mean Ratio	0.830
UNIFORMITY	
Lowest ratio	0.591
Highest ratio:	1.199
Coefficient of Dispersion	9.60%
Standard Deviation	0.100
Coefficient of Variation	11.89%
Price Related Differential (PRD)	1.015
RELIABILITY	
95% Confidence: Median	
Lower limit	0.822
Upper limit	0.841
95% Confidence: Mean	
Lower limit	0.835
Upper limit	0.850
SAMPLE SIZE EVALUATION	
N (population size)	6185
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.100
Recommended minimum:	16
Actual sample size:	670
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	364
# ratios above mean:	306
z:	2.241
Conclusion:	*Non-normal*



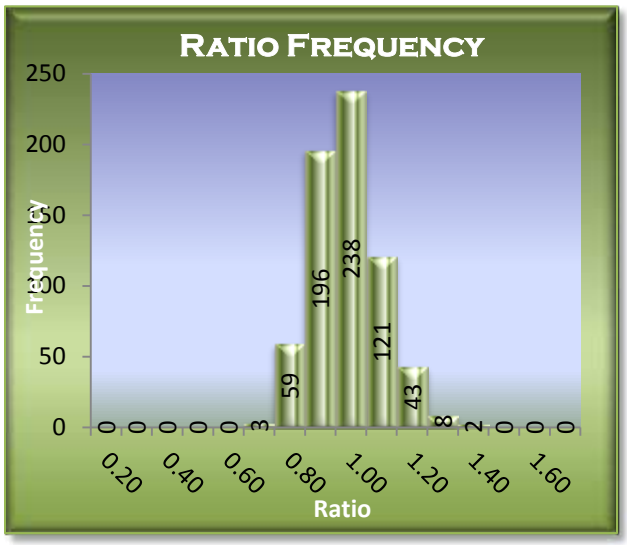
COMMENTS:
1 to 3 Unit Residences throughout Area 017

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014

Annual Update Ratio Study Report (After) – 2014 Assessments

District: WC / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Fauntleroy	1/1/2014	7/15/2014	1/2011 - 12/2013
	Appr. ID:	Property Type:	Adjusted for time?
Area Number: 17	SKEN	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	670
Mean Assessed Value	459,800
Mean Sales Price	495,900
Standard Deviation AV	229,977
Standard Deviation SP	251,523
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.929
Weighted Mean Ratio	0.927
UNIFORMITY	
Lowest ratio	0.682
Highest ratio:	1.337
Coefficient of Dispersion	9.31%
Standard Deviation	0.109
Coefficient of Variation	11.65%
Price Related Differential (PRD)	1.013
RELIABILITY	
95% Confidence: Median	
Lower limit	0.918
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.931
Upper limit	0.947
SAMPLE SIZE EVALUATION	
N (population size)	6185
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.109
Recommended minimum:	19
Actual sample size:	670
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	361
# ratios above mean:	309
z:	2.009
Conclusion:	*Non-normal*



COMMENTS:

1 to 3 Unit Residences throughout Area 017

Sales Prices are adjusted for time to the Assessment Date of 1/1/2014.

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	269560	0340	07/22/13	$305,000	$320,000	640	6	1942	VGood	5,200	N	N	8011 37TH AVE SW
1	9	984230	0695	04/02/12	$167,500	$192,000	650	6	1942	Avg	4,134	N	N	3540 SW SOUTHERN ST
1	9	984230	0695	10/01/13	$239,100	$246,000	650	6	1942	Avg	4,134	N	N	3540 SW SOUTHERN ST
1	9	431770	0215	03/16/11	$360,000	$418,000	650	6	1914	Good	9,051	N	N	4008 SW OTHELLO ST
1	9	269560	0270	05/10/11	$226,000	$262,000	660	6	1941	Avg	5,366	N	N	3530 SW ELMGROVE ST
1	9	352403	9031	10/07/11	$215,000	$249,000	720	6	1948	VGood	4,182	N	N	3621 SW DONOVAN ST
1	9	249120	0850	12/20/12	$320,000	$353,000	720	6	1923	Good	6,008	N	N	9042 36TH AVE SW
1	9	984230	0705	05/02/12	$260,000	$297,000	730	6	1941	Avg	4,130	N	N	3532 SW SOUTHERN ST
1	9	923890	1225	10/17/12	$330,000	$368,000	740	6	2008	Avg	5,100	N	N	4133 SW IDA ST
1	9	271660	0225	10/11/11	$385,000	$446,000	770	6	1930	Good	3,600	Y	N	6906 40TH AVE SW
1	9	431820	0265	08/12/13	$259,000	$271,000	780	6	1923	Avg	5,888	N	N	7426 CALIFORNIA AVE SW
1	9	431820	0265	08/29/13	$275,000	$286,000	780	6	1923	Avg	5,888	N	N	7426 CALIFORNIA AVE SW
1	9	563750	0145	10/02/12	$353,000	$395,000	780	6	1920	Good	6,250	N	N	6516 41ST AVE SW
1	9	249220	0525	10/19/11	$215,000	$249,000	790	6	1910	Avg	4,080	N	N	3535 SW AUSTIN ST
1	9	249220	1005	06/17/13	$242,500	$257,000	810	6	1941	Avg	4,080	N	N	3702 SW HOLDEN ST
1	9	563750	0135	11/09/11	$240,000	$278,000	820	6	1947	Avg	6,250	N	N	6506 41ST AVE SW
1	9	178200	0190	03/14/11	$210,000	$244,000	830	6	1942	Avg	6,034	N	N	8601 36TH AVE SW
1	9	271910	0335	06/19/13	$350,000	$371,000	830	6	1926	Avg	6,623	Y	N	4117 SW HOLLY ST
1	9	178200	0010	12/27/13	$219,900	$220,000	860	6	1942	Avg	5,145	N	N	8407 35TH AVE SW
1	9	248920	0165	08/31/11	$343,500	$398,000	930	6	1920	Avg	5,500	N	N	6929 37TH AVE SW
1	9	431920	0395	11/08/12	$393,000	$437,000	980	6	1929	Good	12,456	N	N	3642 SW OTHELLO ST
1	9	271660	0080	05/06/13	$512,500	$549,000	1,050	6	1923	Avg	9,785	Y	N	6732 41ST AVE SW
1	9	301330	0040	12/06/11	$290,000	$335,000	1,080	6	1921	VGood	4,241	Y	N	4133 SW KENYON ST
1	9	249020	0420	09/30/13	$310,000	$319,000	1,260	6	1972	Avg	4,080	N	N	3943 SW HOLDEN ST
1	9	029300	0025	06/12/13	$429,950	$456,000	1,290	6	1942	VGood	5,107	N	N	7708 39TH AVE SW
1	9	249220	0290	05/21/12	$363,250	$414,000	1,300	6	1965	Good	4,080	N	N	3708 SW AUSTIN ST
1	9	563750	0215	12/18/12	$335,000	$370,000	1,350	6	1919	Avg	6,000	N	N	6512 40TH AVE SW
1	9	029300	0260	06/04/13	$240,000	$255,000	700	7	1941	Good	4,200	N	N	7737 35TH AVE SW
1	9	984230	0080	11/22/13	$310,000	$314,000	720	7	1943	Avg	4,924	N	N	8113 37TH AVE SW
1	9	249320	0516	10/29/12	$365,000	$406,000	720	7	1943	Good	4,000	N	N	8503 39TH AVE SW
1	9	249120	0085	07/10/13	$312,000	$329,000	750	7	1948	Avg	6,042	N	N	8835 35TH AVE SW
1	9	269560	0490	11/19/12	$379,950	$421,000	750	7	1941	Good	4,899	N	N	8106 37TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	269560	0050	10/02/13	$255,000	$263,000	760	7	1950	Avg	4,494	N	N	3807 SW KENYON ST
1	9	271910	0135	10/23/12	$338,500	$377,000	760	7	1926	Avg	5,900	Y	N	6547 40TH AVE SW
1	9	301330	0416	10/08/13	$353,000	$363,000	760	7	1942	Avg	5,265	N	N	8212 CALIFORNIA AVE SW
1	9	386990	0142	03/01/11	$238,000	$276,000	765	7	2006	Avg	1,007	N	N	7114 C CALIFORNIA AVE SW
1	9	249220	0025	11/30/12	$338,000	$374,000	770	7	2012	Avg	4,446	N	N	3515 SW WEBSTER ST
1	9	249320	0565	11/09/12	$262,000	$291,000	770	7	1942	Good	4,224	Y	N	8401 39TH AVE SW
1	9	249120	0865	09/14/11	$272,000	$315,000	770	7	1948	Good	6,001	N	N	3522 SW BARTON ST
1	9	269560	0275	09/22/12	$294,050	$329,000	770	7	1951	Avg	5,512	N	N	3531 SW MONROE ST
1	9	249020	0110	03/06/13	$339,950	$369,000	770	7	1948	Avg	5,898	N	N	3912 SW AUSTIN ST
1	9	249020	0255	10/09/13	$225,000	$231,000	790	7	1943	Fair	5,100	N	N	3907 SW IDA ST
1	9	984230	0550	09/07/12	$313,000	$351,000	800	7	1950	Avg	5,150	N	N	3537 SW SOUTHERN ST
1	9	923890	0980	11/12/12	$339,950	$377,000	800	7	1944	Avg	5,100	Y	N	4137 SW PORTLAND ST
1	9	923890	0980	01/20/11	$330,000	$382,000	800	7	1944	Avg	5,100	Y	N	4137 SW PORTLAND ST
1	9	301330	0300	04/10/13	$365,000	$393,000	800	7	1944	VGood	5,732	N	N	4141 SW ELMGROVE ST
1	9	301330	1210	11/10/11	$279,500	$323,000	810	7	1941	Avg	5,869	Y	N	3919 SW SOUTHERN ST
1	9	301330	1135	10/14/13	$417,000	$428,000	810	7	1942	VGood	5,232	N	N	3908 SW SOUTHERN ST
1	9	301330	0675	12/10/12	$348,000	$384,000	810	7	1942	Good	4,320	N	N	3953 SW KENYON ST
1	9	301330	1135	04/06/11	$393,000	$456,000	810	7	1942	VGood	5,232	N	N	3908 SW SOUTHERN ST
1	9	178200	0230	03/04/11	$278,500	$323,000	820	7	1942	Good	4,880	N	N	8645 36TH AVE SW
1	9	178150	0235	01/24/11	$295,000	$342,000	820	7	1944	Good	4,961	N	N	3722 SW TILLMAN ST
1	9	269560	0360	03/22/12	$307,500	$352,000	820	7	1942	Good	5,225	N	N	3716 SW ELMGROVE ST
1	9	178250	0060	11/26/12	$295,000	$327,000	830	7	1942	Avg	4,600	N	N	8556 37TH AVE SW
1	9	178250	0105	01/17/12	$315,000	$363,000	830	7	1942	Good	4,693	N	N	8451 36TH AVE SW
1	9	870460	0060	11/18/11	$292,800	$338,000	830	7	1930	Good	6,669	Y	N	9023 37TH AVE SW
1	9	178250	0075	12/15/11	$184,900	$213,000	840	7	1942	Fair	4,573	N	N	3622 SW CLOVERDALE ST
1	9	178200	0006	04/23/13	$200,100	$215,000	860	7	1942	Fair	5,072	N	N	8401 35TH AVE SW
1	9	178200	0110	04/12/13	$304,000	$328,000	860	7	1942	Good	5,250	N	N	8633 35TH AVE SW
1	9	301330	0426	05/28/12	$260,000	$296,000	860	7	1942	Avg	5,668	N	N	8220 CALIFORNIA AVE SW
1	9	178200	0080	12/14/12	$269,000	$297,000	870	7	1942	Good	6,410	N	N	8601 35TH AVE SW
1	9	923890	1035	09/25/13	$375,000	$387,000	870	7	1927	VGood	4,449	N	N	4128 SW KENYON ST
1	9	269560	0045	03/08/13	$335,000	$364,000	870	7	1950	Avg	4,494	N	N	3801 SW KENYON ST
1	9	269560	0085	10/28/13	$241,000	$246,000	880	7	1948	Avg	5,225	N	N	3717 SW KENYON ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	178250	0225	12/10/13	$319,900	$322,000	880	7	1949	Good	6,858	N	N	3518 SW CLOVERDALE ST
1	9	269560	0075	10/18/13	$385,000	$394,000	880	7	1948	Avg	5,225	N	N	3727 SW KENYON ST
1	9	249120	0020	11/11/13	$283,200	$288,000	890	7	1948	Avg	6,052	N	N	8814 36TH AVE SW
1	9	984230	0710	04/08/11	$325,000	$377,000	890	7	1951	Avg	5,468	N	N	3530 SW SOUTHERN ST
1	9	301330	1235	05/13/11	$315,000	$366,000	890	7	1941	Avg	5,856	N	N	3909 SW SOUTHERN ST
1	9	301330	0610	03/07/13	$414,500	$450,000	890	7	1951	VGood	4,246	N	N	4208 SW THISTLE ST
1	9	301330	0490	10/22/12	$391,000	$436,000	900	7	1942	Avg	4,244	Y	N	4138 SW ROSE ST
1	9	301330	1141	09/17/12	$358,450	$402,000	910	7	1942	Avg	6,273	N	N	3902 SW SOUTHERN ST
1	9	984230	0200	06/06/13	$360,000	$383,000	910	7	1951	Good	4,688	N	N	3740 SW ROSE ST
1	9	178200	0145	05/18/11	$265,000	$308,000	920	7	1942	Good	5,031	N	N	8624 36TH AVE SW
1	9	269560	0255	12/17/13	$370,000	$372,000	920	7	1996	Avg	4,488	N	N	3519 SW MONROE ST
1	9	178150	0300	01/20/11	$250,000	$290,000	920	7	1944	Avg	5,370	N	N	3739 SW TILLMAN ST
1	9	301330	0735	05/09/12	$259,000	$295,000	920	7	1966	Avg	4,184	N	N	3907 SW KENYON ST
1	9	249020	0365	08/21/12	$335,000	$377,000	920	7	1941	Avg	5,100	N	N	3912 SW HOLDEN ST
1	9	249120	0235	01/02/13	$240,000	$264,000	930	7	1948	Avg	6,432	N	N	8807 36TH AVE SW
1	9	248920	0275	06/27/11	$355,400	$413,000	930	7	1942	Avg	6,300	N	N	6936 37TH AVE SW
1	9	431920	0710	07/19/13	$300,500	$316,000	940	7	1949	Avg	4,590	N	N	3503 SW OTHELLO ST
1	9	269560	0190	04/23/13	$350,000	$376,000	940	7	1949	Good	4,264	N	N	3528 SW MONROE ST
1	9	923890	1090	06/26/12	$410,000	$465,000	940	7	1941	Good	5,100	N	N	4127 SW HOLDEN ST
1	9	431770	0160	12/16/11	$375,000	$433,000	940	7	1990	Avg	10,288	N	N	3904 SW ORCHARD ST
1	9	431770	0160	07/29/13	$417,000	$437,000	940	7	1990	Avg	10,288	N	N	3904 SW ORCHARD ST
1	9	271910	0095	04/09/12	$460,000	$526,000	940	7	1926	Good	6,149	N	N	6532 41ST AVE SW
1	9	249120	0045	07/16/13	$351,000	$369,000	950	7	1948	Good	6,040	N	N	8840 36TH AVE SW
1	9	984230	0070	07/17/12	$285,000	$322,000	950	7	1943	Avg	5,184	N	N	3710 SW SOUTHERN ST
1	9	178150	0035	12/22/11	$314,950	$363,000	960	7	2010	Avg	4,568	N	N	3717 SW THISTLE ST
1	9	923890	1300	08/12/11	$335,000	$389,000	960	7	1941	Good	5,100	N	N	4106 SW HOLDEN ST
1	9	249320	0500	07/11/13	$391,400	$412,000	960	7	1943	Avg	4,800	Y	N	8517 39TH AVE SW
1	9	923890	1300	03/18/13	$394,800	$428,000	960	7	1941	Good	5,100	N	N	4106 SW HOLDEN ST
1	9	178200	0060	12/18/12	$263,500	$291,000	970	7	1942	Avg	6,860	N	N	8457 35TH AVE SW
1	9	269560	0510	07/08/13	$285,000	$301,000	980	7	1951	Avg	5,416	N	N	3527 SW ELMGROVE ST
1	9	249120	0720	06/05/13	$410,000	$436,000	980	7	1950	Good	6,380	N	N	9047 36TH AVE SW
1	9	178200	0165	05/30/12	$433,000	$492,000	1,000	7	2012	Avg	6,015	N	N	8600 36TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	249320	0175	03/25/13	$380,000	$411,000	1,000	7	1950	Avg	5,500	N	N	8432 42ND AVE SW
1	9	249220	0040	10/27/11	$354,000	$410,000	1,010	7	1952	VGood	5,833	N	N	3529 SW WEBSTER ST
1	9	870460	0025	06/14/12	$240,000	$272,000	1,020	7	1948	Avg	6,042	N	N	9016 38TH AVE SW
1	9	269560	0090	04/12/11	$295,000	$343,000	1,030	7	1949	Good	4,494	N	N	3718 SW MONROE ST
1	9	431820	0310	03/19/12	$430,000	$493,000	1,030	7	1952	VGood	7,066	N	N	4125 SW OTHELLO ST
1	9	249120	0050	05/16/12	$350,000	$399,000	1,040	7	1952	Avg	6,038	N	N	8844 36TH AVE SW
1	9	249320	0170	11/15/12	$319,275	$354,000	1,040	7	1941	Good	6,147	Y	N	8409 41ST AVE SW
1	9	301330	0378	09/13/11	$460,000	$533,000	1,050	7	1984	Good	4,234	Y	N	4122 SW SOUTHERN ST
1	9	249220	0680	10/17/12	$258,000	$288,000	1,060	7	1957	Avg	4,080	N	N	3521 SW IDA ST
1	9	923890	1310	09/12/13	$525,000	$544,000	1,060	7	1948	Good	5,100	Y	N	4103 SW AUSTIN ST
1	9	271910	0005	10/19/12	$262,000	$292,000	1,060	7	2007	Avg	1,278	N	N	6533 D 42ND AVE SW
1	9	352590	0056	09/19/12	$551,000	$617,000	1,060	7	1925	Good	4,871	Y	N	6920 HEIGHTS AVE SW
1	9	248920	0160	10/30/12	$355,000	$395,000	1,070	7	1953	Avg	5,334	N	N	6935 37TH AVE SW
1	9	271910	0360	11/06/13	$435,000	$443,000	1,070	7	1941	VGood	6,077	Y	N	6726 42ND AVE SW
1	9	352403	9027	12/06/12	$400,000	$442,000	1,080	7	1954	Good	5,110	N	N	3610 SW DONOVAN ST
1	9	301330	0690	02/25/11	$295,000	$342,000	1,080	7	1925	Avg	4,464	N	N	3937 SW KENYON ST
1	9	112100	0570	04/06/12	$520,000	$595,000	1,080	7	1941	Good	6,077	Y	N	6700 39TH AVE SW
1	9	178150	0090	05/21/12	$255,000	$290,000	1,090	7	1944	Avg	5,075	N	N	3752 SW SULLIVAN ST
1	9	029300	0068	04/18/12	$425,000	$486,000	1,090	7	1948	Avg	7,437	N	N	7736 38TH AVE SW
1	9	984230	0460	08/12/11	$272,500	$316,000	1,100	7	1948	Avg	4,360	N	N	8307 35TH AVE SW
1	9	301330	1410	06/12/12	$319,000	$362,000	1,100	7	1942	Good	5,868	N	N	3919 SW ROSE ST
1	9	249020	0100	04/16/12	$286,000	$327,000	1,100	7	1948	Avg	8,159	N	N	3922 GLENRIDGE WAY SW
1	9	984230	0360	08/24/12	$366,000	$412,000	1,100	7	1954	Avg	4,163	N	N	3738 SW THISTLE ST
1	9	249020	0280	06/26/13	$501,000	$530,000	1,100	7	1923	VGood	5,100	Y	N	3933 SW IDA ST
1	9	984230	0035	06/27/11	$243,500	$283,000	1,120	7	1964	Good	4,166	N	N	3742 SW SOUTHERN ST
1	9	178150	0185	09/17/12	$320,000	$359,000	1,120	7	1944	Good	4,725	N	N	3743 SW SULLIVAN ST
1	9	029300	0090	07/15/13	$367,000	$386,000	1,120	7	1947	Avg	6,383	N	N	7721 37TH AVE SW
1	9	984230	0035	07/27/12	$346,000	$391,000	1,120	7	1964	Good	4,166	N	N	3742 SW SOUTHERN ST
1	9	178200	0055	01/17/13	$317,500	$348,000	1,130	7	1942	Good	6,860	N	N	8451 35TH AVE SW
1	9	249220	0330	08/09/11	$289,500	$336,000	1,140	7	1913	Avg	4,400	N	N	3705 SW AUSTIN ST
1	9	006500	0340	02/14/12	$345,000	$396,000	1,150	7	1988	Avg	6,282	Y	N	6501 38TH AVE SW
1	9	249220	0375	06/15/11	$395,000	$459,000	1,150	7	1918	Good	4,080	N	N	3737 SW AUSTIN ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	352403	9175	04/26/11	$337,000	$391,000	1,160	7	1958	Good	5,049	N	N	3617 SW DONOVAN ST
1	9	301330	0180	06/11/12	$460,000	$522,000	1,160	7	1974	Avg	6,359	Y	N	4131 SW MONROE ST
1	9	301330	1490	06/18/12	$392,000	$445,000	1,160	7	1932	Avg	6,304	Y	N	4016 SW THISTLE ST
1	9	431920	0875	02/06/12	$399,000	$459,000	1,160	7	1959	Avg	9,500	N	N	3728 SW WEBSTER ST
1	9	984230	0440	04/19/13	$439,500	$473,000	1,160	7	1954	Avg	5,019	N	N	3517 SW ROSE ST
1	9	178150	0371	11/15/11	$285,000	$330,000	1,170	7	1943	Good	4,692	N	N	3707 SW CLOVERDALE ST
1	9	249120	0655	10/11/13	$350,000	$359,000	1,170	7	1924	Avg	6,121	N	N	3623 SW HENDERSON ST
1	9	984230	0130	02/12/13	$369,000	$403,000	1,170	7	1943	Good	4,149	N	N	3717 SW SOUTHERN ST
1	9	923890	1455	08/27/12	$436,500	$491,000	1,180	7	2011	Avg	4,805	N	N	4131 SW WEBSTER ST
1	9	923890	1455	11/22/11	$430,000	$497,000	1,180	7	2011	Avg	4,805	N	N	4131 SW WEBSTER ST
1	9	431770	0085	07/28/11	$410,000	$476,000	1,180	7	1920	Good	10,656	N	N	4144 SW ORCHARD ST
1	9	029300	0123	11/25/13	$325,000	$329,000	1,190	7	1950	Avg	7,661	N	N	3618 SW KENYON ST
1	9	178150	0265	11/12/13	$312,000	$317,000	1,200	7	1944	Good	5,052	N	N	3707 SW TILLMAN ST
1	9	249020	0020	05/22/12	$513,000	$584,000	1,200	7	1909	VGood	5,100	N	N	3917 SW WEBSTER ST
1	9	271910	0235	06/21/13	$560,000	$593,000	1,200	7	1927	Good	5,900	Y	N	6720 40TH AVE SW
1	9	249020	0270	06/11/12	$389,500	$442,000	1,230	7	1976	Avg	5,100	N	N	3921 SW IDA ST
1	9	269560	0257	11/11/13	$370,000	$376,000	1,240	7	1997	Avg	4,488	N	N	3521 SW MONROE ST
1	9	271910	0009	07/19/11	$258,000	$300,000	1,240	7	2007	Avg	1,686	N	N	6531 C 42ND AVE SW
1	9	301330	1335	03/25/13	$341,000	$369,000	1,250	7	1941	Avg	5,856	N	N	3908 SW ROSE ST
1	9	870460	0030	05/10/12	$262,600	$299,000	1,250	7	1949	Good	6,040	N	N	9022 38TH AVE SW
1	9	301330	0225	11/23/11	$340,000	$393,000	1,250	7	1952	Good	4,246	N	N	4142 SW ELMGROVE ST
1	9	029300	0156	08/24/12	$345,000	$388,000	1,270	7	1957	Good	7,627	N	N	7701 36TH AVE SW
1	9	150480	0030	12/10/13	$395,000	$398,000	1,270	7	1998	Avg	4,500	N	N	3724 SW BARTON ST
1	9	431820	0115	09/14/12	$395,000	$443,000	1,290	7	1975	Avg	4,000	N	N	4005 SW OTHELLO ST
1	9	269560	0230	05/01/13	$235,000	$252,000	1,300	7	1928	Avg	4,960	N	N	8007 35TH AVE SW
1	9	249320	0290	10/29/13	$459,000	$469,000	1,300	7	2008	Avg	3,600	N	N	8423 40TH AVE SW
1	9	563750	0110	11/08/13	$420,000	$427,000	1,300	7	1949	Good	6,000	N	N	6513 41ST AVE SW
1	9	301330	0645	08/01/12	$350,000	$395,000	1,300	7	1956	Avg	6,534	Y	N	4118 SW THISTLE ST
1	9	301330	0645	05/01/12	$434,099	$495,000	1,300	7	1956	Avg	6,534	Y	N	4118 SW THISTLE ST
1	9	431920	0765	02/08/11	$410,000	$475,000	1,340	7	1925	Good	9,500	Y	N	3639 SW OTHELLO ST
1	9	923890	1130	01/25/11	$400,000	$464,000	1,350	7	1923	Good	7,570	N	N	7718 CALIFORNIA AVE SW
1	9	431920	0700	11/22/11	$283,000	$327,000	1,370	7	1906	Avg	8,374	N	N	7311 35TH AVE SW

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Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	431920	0700	09/09/13	$333,000	$345,000	1,370	7	1906	Avg	8,374	N	N	7311 35TH AVE SW
1	9	178150	0445	10/08/12	$257,500	$288,000	1,370	7	1943	Avg	5,610	N	N	3709 SW DONOVAN ST
1	9	301330	0540	11/06/12	$304,500	$338,000	1,370	7	1951	Avg	6,378	N	N	8304 CALIFORNIA AVE SW
1	9	984230	0320	10/22/12	$285,000	$318,000	1,380	7	1944	Avg	5,175	N	N	3706 SW THISTLE ST
1	9	301330	0411	03/07/12	$373,950	$429,000	1,390	7	1995	Avg	5,246	N	N	8206 CALIFORNIA AVE SW
1	9	923890	1365	04/28/11	$325,000	$377,000	1,410	7	1958	Avg	4,880	Y	N	7560 CALIFORNIA AVE SW
1	9	178150	0105	02/22/12	$298,000	$342,000	1,420	7	1944	Avg	5,075	N	N	3736 SW SULLIVAN ST
1	9	249120	0745	05/06/11	$352,000	$409,000	1,440	7	1925	Good	6,394	N	N	9015 36TH AVE SW
1	9	563750	0225	11/13/12	$425,000	$472,000	1,440	7	1919	VGood	6,000	N	N	6524 40TH AVE SW
1	9	984230	0150	08/16/13	$405,000	$423,000	1,460	7	2007	Avg	4,353	N	N	3701 SW SOUTHERN ST
1	9	249220	0300	11/16/12	$419,000	$465,000	1,460	7	1913	Good	4,080	N	N	3702 SW AUSTIN ST
1	9	271660	0085	04/13/12	$445,000	$509,000	1,460	7	1975	Avg	9,785	Y	N	6740 41ST AVE SW
1	9	301330	0995	06/22/12	$500,000	$567,000	1,480	7	1977	Good	6,311	N	N	3945 SW ELMGROVE ST
1	9	431920	0521	01/11/13	$367,500	$404,000	1,500	7	1948	VGood	7,500	N	N	3512 SW OTHELLO ST
1	9	249120	0176	03/16/12	$299,000	$343,000	1,530	7	1950	Avg	6,409	N	N	3616 SW HENDERSON ST
1	9	984230	0390	05/01/13	$390,000	$418,000	1,530	7	1955	Avg	5,161	N	N	3551 SW ROSE ST
1	9	249120	0195	02/12/13	$416,000	$454,000	1,590	7	1912	Good	6,413	N	N	8847 36TH AVE SW
1	9	178250	0170	05/10/13	$320,000	$343,000	1,630	7	1987	Avg	7,680	N	N	3521 SW THISTLE ST
1	9	249020	0440	06/06/12	$405,000	$460,000	1,650	7	1948	Avg	5,100	N	N	7714 41ST AVE SW
1	9	249120	0710	02/22/13	$348,000	$379,000	1,720	7	1978	Good	7,000	N	N	9051 36TH AVE SW
1	9	431820	0425	08/08/12	$365,000	$411,000	1,760	7	1914	Avg	7,683	N	N	7459 GATEWOOD RD SW
1	9	431770	0342	09/30/13	$411,500	$424,000	1,780	7	1953	Avg	5,712	N	N	3916 SW WEBSTER ST
1	9	431820	0210	02/19/13	$485,000	$528,000	1,880	7	1911	VGood	5,860	N	N	7320 CALIFORNIA AVE SW
1	9	923890	1270	10/19/11	$464,000	$537,000	1,940	7	1941	VGood	5,100	N	N	4136 SW HOLDEN ST
1	9	301330	1160	07/16/12	$367,500	$415,000	2,020	7	1941	Avg	6,841	N	N	3949 SW SOUTHERN ST
1	9	431770	0120	11/27/13	$448,500	$454,000	2,050	7	1987	Good	7,388	N	N	4008 SW ORCHARD ST
1	9	984230	0087	01/09/13	$445,000	$489,000	2,710	7	2007	Avg	4,135	N	N	8208 39TH AVE SW
1	9	923890	1510	07/19/12	$435,000	$492,000	2,720	7	1990	Avg	5,100	N	N	4128 SW AUSTIN ST
1	9	563750	0100	08/15/12	$389,000	$438,000	970	8	1948	VGood	6,000	N	N	6523 41ST AVE SW
1	9	271910	0036	05/28/13	$395,000	$421,000	1,000	8	2013	Avg	918	N	N	4206 SW HOLLY ST
1	9	271910	0034	05/10/13	$395,000	$423,000	1,000	8	2013	Avg	918	N	N	4204 SW HOLLY ST
1	9	271910	0038	05/09/13	$395,000	$423,000	1,000	8	2013	Avg	918	N	N	4208 SW HOLLY ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	271910	0039	05/03/13	$389,000	$417,000	1,020	8	2013	Avg	1,778	Y	N	4210 SW HOLLY ST
1	9	431820	0466	05/17/13	$370,000	$395,000	1,060	8	2007	Avg	1,230	N	N	7204 B CALIFORNIA AVE SW
1	9	431820	0470	10/25/13	$395,000	$404,000	1,090	8	2007	Avg	1,591	N	N	7204 CALIFORNIA AVE SW
1	9	178150	0395	03/29/12	$406,500	$465,000	1,110	8	1950	VGood	7,140	Y	N	3739 SW CLOVERDALE ST
1	9	249020	0150	07/24/12	$449,000	$507,000	1,140	8	1957	VGood	6,120	N	N	3921 SW AUSTIN ST
1	9	249020	0165	09/30/11	$450,000	$521,000	1,150	8	2005	Avg	5,100	N	N	3937 SW AUSTIN ST
1	9	431820	0446	10/09/12	$315,000	$352,000	1,150	8	2007	Avg	2,076	N	N	7200 A CALIFORNIA AVE SW
1	9	431820	0444	04/03/13	$410,000	$443,000	1,150	8	2007	Avg	1,922	N	N	7200 B CALIFORNIA AVE SW
1	9	563750	0068	04/23/13	$415,000	$446,000	1,180	8	2006	Avg	1,768	N	N	4119 B SW MORGAN ST
1	9	271910	0320	06/20/11	$490,450	$570,000	1,190	8	1942	Avg	5,900	Y	N	6715 40TH AVE SW
1	9	249020	0345	01/28/11	$540,000	$626,000	1,220	8	1962	VGood	5,100	N	N	3930 SW HOLDEN ST
1	9	262403	9133	05/06/11	$440,520	$512,000	1,220	8	1986	Avg	5,899	Y	N	4042 SW MYRTLE ST
1	9	249320	0360	05/03/13	$567,500	$608,000	1,230	8	1946	Good	7,753	Y	N	8444 41ST AVE SW
1	9	112100	0240	06/15/12	$399,000	$453,000	1,240	8	1949	Avg	6,301	N	N	6738 37TH AVE SW
1	9	271910	0255	04/11/13	$585,000	$630,000	1,290	8	1941	VGood	6,080	Y	N	6719 39TH AVE SW
1	9	029300	0077	02/17/12	$397,000	$456,000	1,320	8	1950	Avg	7,436	N	N	7716 38TH AVE SW
1	9	271660	0075	09/16/11	$450,000	$522,000	1,330	8	1941	Avg	15,819	Y	N	6765 41ST AVE SW
1	9	271910	0220	06/18/13	$495,000	$525,000	1,340	8	1951	Avg	5,900	Y	N	6706 40TH AVE SW
1	9	563750	0096	07/02/13	$419,000	$443,000	1,430	8	2008	Avg	1,601	N	N	6528 A 42ND AVE SW
1	9	249020	0605	01/30/13	$480,000	$525,000	1,440	8	1964	Avg	5,100	Y	N	3926 SW KENYON ST
1	9	269560	0170	08/15/11	$523,000	$607,000	1,440	8	1947	VGood	4,472	N	N	3605 SW KENYON ST
1	9	262403	9068	05/29/12	$535,000	$608,000	1,460	8	1904	Good	5,222	Y	N	4121 SW FRONTENAC ST
1	9	249320	0275	03/22/12	$382,500	$438,000	1,510	8	1989	Good	3,576	N	N	8409 40TH AVE SW
1	9	301330	0680	09/23/13	$350,000	$361,000	1,540	8	1951	Avg	8,313	N	N	3947 SW KENYON ST
1	9	249120	0675	08/30/12	$474,950	$534,000	1,550	8	1918	VGood	6,394	N	N	9022 37TH AVE SW
1	9	249020	0060	07/31/13	$419,500	$440,000	1,610	8	1996	Avg	3,229	N	N	4015 SW WEBSTER ST
1	9	112100	0435	04/15/13	$690,000	$743,000	1,610	8	1927	Good	6,343	Y	N	6727 38TH AVE SW
1	9	249020	0550	09/25/13	$510,000	$526,000	1,680	8	1983	Avg	5,100	Y	N	3937 SW PORTLAND ST
1	9	271660	0065	02/02/12	$552,000	$635,000	1,690	8	1930	Avg	13,557	Y	N	6759 41ST AVE SW
1	9	386990	0135	01/30/13	$400,000	$438,000	1,730	8	1952	Avg	7,500	N	N	7016 CALIFORNIA AVE SW
1	9	431920	0185	06/01/12	$375,000	$426,000	1,810	8	1987	Avg	4,785	N	N	3835 SW ORCHARD ST
1	9	301330	0575	12/01/11	$475,000	$549,000	1,820	8	1991	Avg	4,239	Y	N	4131 SW ROSE ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	431770	0255	10/25/12	$545,500	$608,000	1,870	8	1929	Avg	9,120	Y	N	3920 SW OTHELLO ST
1	9	248920	0230	11/21/13	$625,000	$634,000	2,000	8	1917	Good	8,317	Y	N	3603 SW MYRTLE ST
1	9	178250	0165	03/26/13	$443,000	$479,000	2,030	8	1993	Avg	5,002	N	N	8408 36TH AVE SW
1	9	249320	0375	10/03/12	$485,000	$542,000	2,030	8	1985	Avg	4,511	Y	N	8436 41ST AVE SW
1	9	249320	0010	03/18/13	$531,500	$576,000	2,060	8	1989	Avg	4,288	Y	N	4218 SW SULLIVAN ST
1	9	248920	0035	07/10/12	$708,000	$801,000	2,160	8	1914	Good	7,513	Y	N	7109 38TH AVE SW
1	9	249320	0380	05/10/13	$625,000	$669,000	2,170	8	1987	Good	4,765	Y	N	8434 41ST AVE SW
1	9	301330	1500	03/09/11	$699,000	$811,000	2,340	8	2008	Avg	6,299	Y	N	4008 SW THISTLE ST
1	9	249320	0230	05/21/12	$664,000	$756,000	2,400	8	2002	Avg	5,451	Y	N	4031 SW THISTLE ST
1	9	431820	0225	03/17/11	$589,000	$684,000	2,560	8	2008	Avg	5,009	N	N	7323 GLENRIDGE WAY SW
1	9	271910	0040	10/24/12	$429,000	$478,000	1,370	9	2012	Avg	1,514	N	N	6536 B 42ND AVE SW
1	9	271910	0041	12/19/12	$425,000	$469,000	1,370	9	2012	Avg	1,525	N	N	6536 A 42ND AVE SW
1	9	271910	0042	02/12/13	$419,000	$457,000	1,430	9	2012	Avg	1,599	N	N	6534 A 42ND AVE SW
1	9	271910	0043	11/26/12	$425,000	$471,000	1,430	9	2012	Avg	1,610	N	N	6534 B 42ND AVE SW
1	9	431920	0215	11/22/13	$600,000	$608,000	1,610	9	1982	Avg	7,731	N	N	3803 SW ORCHARD ST
1	9	301330	0910	12/20/11	$620,000	$715,000	1,920	9	2011	Avg	4,211	Y	N	3950 SW ELMGROVE ST
1	9	301330	0691	12/13/11	$635,000	$733,000	1,940	9	2011	Avg	3,936	Y	N	3941 SW KENYON ST
1	9	301330	0691	10/09/13	$750,000	$770,000	1,940	9	2011	Avg	3,936	Y	N	3941 SW KENYON ST
1	9	301330	0597	03/28/12	$670,000	$767,000	2,060	9	2010	Avg	4,227	Y	N	4111 SW ROSE ST
1	9	431920	0325	06/23/11	$715,000	$830,000	2,070	9	1946	Good	9,000	Y	N	7237 36TH AVE SW
1	9	249220	0190	10/02/12	$644,000	$720,000	2,360	9	2004	Avg	4,052	Y	N	3723 SW WEBSTER ST
1	9	249320	0155	08/13/13	$900,000	$940,000	2,440	9	2013	Avg	5,320	Y	N	4107 SW THISTLE ST
1	9	112100	0373	03/30/12	$786,000	$900,000	2,710	9	1994	Avg	6,323	Y	N	6722 38TH AVE SW
1	9	249320	0165	10/15/12	$735,000	$820,000	2,780	9	1992	Avg	5,740	Y	N	8405 41ST AVE SW
1	9	249020	0600	03/20/12	$630,000	$722,000	2,800	9	2004	Avg	5,100	Y	N	3930 SW KENYON ST
1	9	984230	0365	11/09/11	$699,900	$809,000	2,860	9	2007	Avg	4,168	Y	N	3744 SW THISTLE ST
1	9	271910	0145	06/26/13	$819,000	$866,000	2,280	10	2013	Avg	5,900	N	N	6537 40TH AVE SW
1	9	271910	0080	06/18/13	$695,000	$737,000	2,330	10	2008	Avg	5,040	Y	N	6539 41ST AVE SW
1	9	271910	0080	03/28/12	$655,000	$750,000	2,330	10	2008	Avg	5,040	Y	N	6539 41ST AVE SW
1	9	271910	0290	08/22/13	$1,150,000	$1,198,000	2,510	10	2013	Avg	6,149	Y	N	6718 41ST AVE SW
1	9	301330	1175	10/10/13	$869,000	$892,000	2,650	10	2013	Avg	4,203	Y	N	3935 SW SOUTHERN ST
1	9	431770	0320	11/20/13	$989,000	$1,003,000	3,080	10	2004	Avg	9,500	N	N	7342 40TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	9	431770	0320	05/19/11	$899,000	$1,044,000	3,080	10	2004	Avg	9,500	N	N	7342 40TH AVE SW
1	9	271660	0010	05/25/11	$1,180,000	$1,371,000	4,090	11	2006	Avg	9,225	Y	N	6920 PARSHALL PL SW
3	2	249120	1185	07/02/13	$350,000	$370,000	590	5	1914	Good	6,300	N	N	9407 36TH AVE SW
3	2	249120	0990	07/17/12	$213,000	$241,000	920	6	1915	Avg	5,950	N	N	9246 36TH AVE SW
3	2	249120	1285	07/30/13	$315,000	$330,000	1,040	7	1953	Good	3,131	N	N	9425 35TH AVE SW
3	2	249120	1280	04/23/13	$282,500	$304,000	1,060	7	2004	Avg	1,311	Y	N	9433 B 35TH AVE SW
3	2	249120	0985	09/30/13	$379,950	$391,000	1,060	7	1960	Good	5,950	N	N	9238 36TH AVE SW
3	2	190410	0085	04/23/13	$440,000	$473,000	1,060	7	1925	VGood	4,750	N	N	3729 SW BARTON ST
3	2	249120	1020	03/18/11	$250,000	$290,000	1,100	7	1950	Avg	2,693	N	N	9241 35TH AVE SW
3	2	249120	0965	06/27/13	$360,000	$381,000	1,200	7	1919	Good	6,000	N	N	9218 36TH AVE SW
3	2	190410	0095	09/14/12	$299,950	$336,000	1,230	7	1926	Avg	4,275	N	N	3721 SW BARTON ST
3	2	249120	1310	12/17/13	$324,000	$326,000	1,250	7	1937	Good	5,117	N	N	9403 35TH AVE SW
3	2	249120	1215	05/14/13	$220,000	$235,000	1,340	7	1957	Avg	5,950	N	N	9420 36TH AVE SW
3	2	259780	0155	12/24/13	$379,000	$380,000	1,580	7	1952	Avg	10,512	N	N	9368 FOREST CT SW
3	2	259780	0122	06/17/11	$346,000	$402,000	2,160	7	1952	Good	10,080	N	N	9323 FOREST CT SW
3	2	249120	1001	03/11/13	$539,000	$585,000	1,640	8	2013	Avg	2,984	N	N	9254 36TH AVE SW
3	2	150480	0138	01/26/11	$449,000	$520,000	1,870	8	1990	Good	7,217	N	N	9439 37TH AVE SW
3	2	150480	0160	05/10/12	$430,500	$491,000	1,870	8	1990	Avg	7,208	N	N	9449 37TH AVE SW
3	2	259780	0148	11/01/13	$605,000	$617,000	2,160	9	2002	Avg	7,590	N	N	9367 FOREST CT SW
3	2	150480	0120	03/13/13	$675,000	$732,000	2,460	9	2013	Avg	5,400	N	N	3701 SW CAMBRIDGE ST
3	3	289560	0175	08/09/12	$292,500	$330,000	720	6	1949	VGood	7,080	N	N	4025 SW 102ND ST
3	3	003700	0620	08/30/11	$219,950	$255,000	800	6	1937	Good	5,320	N	N	3732 SW 100TH ST
3	3	285860	0077	05/02/13	$343,000	$368,000	800	6	1939	Good	9,600	N	N	9624 37TH AVE SW
3	3	935700	0055	05/20/13	$240,000	$256,000	820	6	1948	Avg	4,500	N	N	10229 35TH AVE SW
3	3	025400	0600	08/22/11	$215,000	$249,000	840	6	1942	Avg	5,320	N	N	10051 40TH AVE SW
3	3	025400	0375	09/19/12	$284,500	$319,000	860	6	1916	Good	5,280	N	N	10010 42ND AVE SW
3	3	025400	0185	11/07/11	$241,000	$279,000	890	6	1938	VGood	4,800	N	N	10027 CALIFORNIA AVE SW
3	3	935700	0580	05/30/12	$216,000	$246,000	900	6	1941	Good	5,000	N	N	10244 37TH PL SW
3	3	289560	0600	11/20/12	$249,000	$276,000	950	6	1939	Avg	5,236	N	N	4220 SW 104TH ST
3	3	811860	0215	12/27/12	$270,000	$297,000	960	6	1947	VGood	7,980	N	N	10416 41ST AVE SW
3	3	025400	0705	11/16/11	$259,000	$299,000	970	6	1959	Good	5,280	N	N	10030 40TH AVE SW
3	3	950510	0030	08/01/13	$195,000	$204,000	980	6	1928	Avg	8,662	N	N	3520 SW 98TH ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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	3	003700	0080	09/27/12	$205,000	$229,000	1,040	6	1940	Good	5,320	N	N	3708 SW 99TH ST
3	3	025400	0170	09/24/12	$210,000	$235,000	1,050	6	1969	Avg	4,800	N	N	10037 CALIFORNIA AVE SW
3	3	289560	0350	11/17/11	$294,000	$340,000	1,050	6	1944	VGood	5,236	N	N	4127 SW 102ND ST
3	3	935700	0440	01/05/11	$268,000	$310,000	1,060	6	1947	Good	5,700	N	N	10204 37TH AVE SW
3	3	025400	0365	08/06/13	$251,500	$263,000	1,120	6	1970	Good	5,240	N	N	10000 42ND AVE SW
3	3	811860	0240	07/05/11	$270,500	$314,000	1,130	6	1916	Good	7,980	N	N	10444 41ST AVE SW
3	3	190960	0051	03/21/13	$303,000	$328,000	1,320	6	1968	Good	4,380	N	N	10026 37TH AVE SW
3	3	811860	0205	02/06/13	$250,000	$273,000	1,370	6	1906	Avg	7,980	N	N	10408 41ST AVE SW
3	3	935700	0820	10/16/12	$250,000	$279,000	1,380	6	1943	Good	6,000	N	N	10234 38TH AVE SW
3	3	678420	0010	09/24/12	$280,000	$313,000	880	7	1947	Avg	7,650	N	N	10231 CALIFORNIA AVE SW
3	3	935700	0585	08/27/12	$304,950	$343,000	900	7	1997	Avg	3,000	N	N	10240 37TH PL SW
3	3	190960	0145	06/25/12	$279,000	$316,000	920	7	1925	VGood	5,010	N	N	3753 SW 100TH ST
3	3	811860	0255	11/19/12	$309,950	$344,000	930	7	1940	Avg	7,568	N	N	4004 SW 106TH ST
3	3	935700	0460	08/15/13	$260,000	$271,000	940	7	1948	Avg	6,000	N	N	10205 37TH AVE SW
3	3	811860	0180	10/21/13	$295,000	$302,000	960	7	1964	Good	7,980	N	N	10427 41ST AVE SW
3	3	259530	0370	07/18/12	$270,000	$305,000	960	7	1998	Good	8,400	N	N	3920 SW 98TH ST
3	3	935700	0325	06/10/13	$327,000	$347,000	1,000	7	1970	Avg	5,300	N	N	10257 36TH AVE SW
3	3	289560	0435	12/17/12	$309,000	$341,000	1,030	7	1952	Avg	7,200	N	N	4110 SW 104TH ST
3	3	312380	0220	08/17/12	$420,000	$473,000	1,030	7	1936	Good	8,620	N	N	9860 41ST AVE SW
3	3	935700	0746	03/07/11	$330,000	$383,000	1,040	7	1958	Good	5,700	N	N	10253 37TH PL SW
3	3	935700	0760	09/27/12	$392,500	$439,000	1,040	7	1958	VGood	5,300	N	N	10263 37TH PL SW
3	3	312380	0280	10/03/12	$314,950	$352,000	1,070	7	1969	Avg	8,280	N	N	9822 40TH AVE SW
3	3	025400	0540	03/20/13	$379,950	$411,000	1,090	7	1989	Avg	5,280	N	N	10014 41ST AVE SW
3	3	935700	0925	10/25/12	$302,000	$336,000	1,100	7	1950	VGood	6,000	N	N	10235 38TH AVE SW
3	3	935700	0915	05/23/12	$235,500	$268,000	1,120	7	1950	Avg	6,000	N	N	10229 38TH AVE SW
3	3	811860	0030	05/20/13	$373,500	$399,000	1,130	7	1947	Good	7,980	N	N	10432 CALIFORNIA AVE SW
3	3	285860	0007	04/03/12	$290,000	$332,000	1,160	7	1965	Avg	7,260	N	N	9708 37TH AVE SW
3	3	312380	0080	09/21/11	$289,000	$335,000	1,160	7	1950	Good	8,060	N	N	9837 42ND AVE SW
3	3	289560	0660	11/17/11	$289,000	$334,000	1,190	7	1949	Good	5,320	N	N	10223 42ND AVE SW
3	3	022303	9241	07/10/12	$269,900	$305,000	1,230	7	1942	VGood	4,410	N	N	4306 SW 104TH ST
3	3	312380	0200	11/01/12	$339,500	$378,000	1,230	7	1947	VGood	8,220	N	N	9822 41ST AVE SW
3	3	935700	0380	06/14/11	$281,500	$327,000	1,240	7	1975	Avg	6,000	N	N	10238 37TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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	3	025400	0296	05/22/13	$405,000	$432,000	1,240	7	1958	Good	6,659	N	N	4208 SW 102ND ST
3	3	811860	0190	08/01/12	$290,000	$327,000	1,320	7	1947	Good	7,980	N	N	10415 41ST AVE SW
3	3	190960	0070	11/19/13	$350,000	$355,000	1,320	7	1949	Avg	7,316	N	N	3620 SW 102ND ST
3	3	811860	0120	07/20/11	$399,950	$464,000	1,350	7	1951	Good	7,980	Y	N	10420 42ND AVE SW
3	3	289560	0130	11/21/12	$375,000	$416,000	1,500	7	1986	Good	5,834	N	N	10233 39TH AVE SW
3	3	259530	0306	10/31/13	$275,000	$281,000	1,520	7	1959	Avg	8,400	N	N	9702 41ST AVE SW
3	3	251840	0046	10/12/11	$397,300	$460,000	1,540	7	1957	VGood	8,879	N	N	10417 35TH AVE SW
3	3	259530	0271	06/13/11	$372,500	$433,000	1,660	7	1953	Good	6,600	N	N	3920 SW 97TH ST
3	3	251840	0040	06/15/12	$325,000	$369,000	1,730	7	1954	Good	11,360	N	N	3915 SW 105TH ST
3	3	251840	0034	06/29/11	$339,950	$395,000	1,770	7	1994	Good	7,286	N	N	3527 SW 104TH ST
3	3	190960	0027	10/08/12	$353,500	$395,000	1,790	7	2012	Avg	5,806	N	N	3527 SW 100TH ST
3	3	190960	0025	01/25/13	$364,000	$399,000	1,790	7	2012	Avg	5,758	N	N	3525 SW 100TH ST
3	3	811860	0204	12/05/11	$419,950	$485,000	1,870	7	1967	VGood	7,980	N	N	10402 41ST AVE SW
3	3	003700	0472	04/12/13	$340,000	$366,000	2,120	7	2000	Avg	5,654	N	N	3538 SW 100TH ST
3	3	285860	0071	07/16/13	$433,000	$456,000	1,240	8	1953	Avg	14,100	N	N	9605 37TH AVE SW
3	3	935700	0735	10/29/12	$399,950	$445,000	1,360	8	2005	Avg	6,300	N	N	10245 37TH PL SW
3	3	312380	0205	06/04/12	$460,000	$523,000	1,670	8	1995	Avg	8,832	N	N	9832 41ST AVE SW
3	3	022303	9266	03/13/12	$342,000	$392,000	1,750	8	1996	Avg	8,010	N	N	3539 SW 105TH ST
3	3	025400	0607	09/30/13	$631,500	$651,000	2,020	8	2013	Avg	5,289	N	N	10037 40TH AVE SW
3	3	289560	0205	09/16/13	$475,000	$491,000	2,030	8	2004	Avg	5,332	N	N	10224 41ST AVE SW
3	3	025400	0101	10/11/13	$559,950	$575,000	2,060	8	2007	Avg	4,150	Y	N	10032 44TH AVE SW
3	3	285860	0060	05/15/13	$481,050	$514,000	2,250	8	2001	Avg	9,450	N	N	9625 37TH AVE SW
3	3	289560	0046	11/17/13	$525,000	$533,000	2,280	8	2002	Avg	5,019	N	N	10232 40TH AVE SW
3	3	289560	0046	02/19/13	$489,000	$533,000	2,280	8	2002	Avg	5,019	N	N	10232 40TH AVE SW
3	3	025400	0320	05/04/12	$400,000	$456,000	2,310	8	2003	Avg	5,303	N	N	10033 42ND AVE SW
3	3	259530	0395	03/26/13	$590,000	$638,000	2,660	8	1998	Avg	8,400	N	N	4014 SW 98TH ST
3	3	025400	0331	06/25/13	$545,000	$577,000	2,510	9	2008	Avg	5,285	N	N	10021 42ND AVE SW
3	3	312380	0221	05/08/12	$590,000	$673,000	3,220	9	2006	Avg	8,601	N	N	9856 41ST AVE SW
3	4	745400	0185	07/09/12	$129,900	$147,000	670	6	1942	Avg	6,300	N	N	9916 35TH AVE SW
3	4	745400	0655	02/22/12	$175,000	$201,000	670	6	1942	Good	6,300	N	N	9813 32ND AVE SW
3	4	745400	0110	01/27/12	$143,000	$165,000	670	6	1942	Avg	7,844	N	N	3010 SW 97TH ST
3	4	745400	0780	07/06/12	$185,000	$209,000	670	6	1942	VGood	6,732	N	N	9812 32ND AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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	4	745400	0110	09/12/12	$167,000	$187,000	670	6	1942	Avg	7,844	N	N	3010 SW 97TH ST
3	4	745400	1290	08/09/11	$200,000	$232,000	670	6	1942	VGood	6,300	N	N	10111 33RD AVE SW
3	4	745400	0080	05/21/13	$169,900	$181,000	670	6	1942	Avg	6,840	N	N	3103 SW ROXBURY ST
3	4	745400	0575	11/07/12	$177,500	$197,000	670	6	1942	Avg	6,300	N	N	9814 33RD AVE SW
3	4	745400	1155	04/01/13	$204,243	$221,000	710	6	1942	Avg	7,140	N	N	3219 SW 100TH ST
3	4	745400	0840	12/20/12	$146,000	$161,000	710	6	1942	Avg	6,384	N	N	3105 SW 97TH ST
3	4	745400	0265	10/19/12	$149,000	$166,000	710	6	1942	Avg	7,200	N	N	9622 35TH AVE SW
3	4	745400	1255	09/08/11	$255,000	$296,000	710	6	1942	Good	7,000	N	N	3311 SW 100TH ST
3	4	745400	1315	03/29/13	$150,000	$162,000	740	6	1942	Avg	6,300	N	N	10122 35TH AVE SW
3	4	745400	0165	12/16/11	$192,000	$222,000	740	6	1942	VGood	6,840	N	N	3218 SW 97TH ST
3	4	745400	0825	07/19/12	$165,000	$186,000	740	6	1942	Avg	6,270	N	N	3119 SW 97TH ST
3	4	745400	0190	10/24/12	$160,000	$178,000	740	6	1942	Avg	6,300	N	N	9910 35TH AVE SW
3	4	745400	1370	08/10/11	$166,000	$193,000	740	6	1942	Avg	6,300	N	N	10019 34TH AVE SW
3	4	745400	0660	05/02/13	$203,000	$218,000	740	6	1942	Avg	6,300	N	N	9819 32ND AVE SW
3	4	745400	0570	05/14/13	$210,000	$225,000	740	6	1942	Avg	6,300	N	N	9820 33RD AVE SW
3	4	745400	0515	10/26/12	$225,000	$251,000	810	6	1942	Good	6,300	N	N	9901 33RD AVE SW
3	4	745400	1065	12/12/12	$295,000	$326,000	860	6	2012	Avg	9,540	N	N	10112 31ST AVE SW
3	4	745400	1040	10/16/13	$261,700	$268,000	860	6	1942	Good	7,020	N	N	10140 32ND PL SW
3	4	745400	1175	02/03/11	$225,000	$261,000	880	6	1942	VGood	6,300	N	N	10019 32ND AVE SW
3	4	745400	0385	05/29/13	$286,000	$305,000	900	6	1942	Good	6,300	N	N	9916 34TH AVE SW
3	4	745400	0690	08/08/12	$255,200	$288,000	1,050	6	1942	VGood	8,190	N	N	3204 SW 100TH ST
3	4	745400	0475	08/26/12	$257,800	$290,000	1,120	6	1942	Good	6,300	N	N	9725 33RD AVE SW
3	4	745400	0775	06/28/12	$210,000	$238,000	1,560	6	1942	Avg	6,681	N	N	9818 32ND AVE SW
3	4	245840	0140	04/09/13	$250,000	$270,000	830	7	1941	Avg	6,900	N	N	10224 34TH AVE SW
3	4	245840	0345	10/11/12	$262,000	$292,000	830	7	1942	Good	6,060	N	N	10262 32ND AVE SW
3	4	004900	0010	10/21/13	$251,000	$257,000	1,050	7	1954	Avg	8,040	Y	N	3121 SW 104TH ST
3	4	245840	0425	07/17/13	$328,000	$345,000	1,060	7	1955	Good	7,200	N	N	10236 31ST AVE SW
3	4	004900	0005	03/30/12	$301,000	$345,000	1,110	7	1955	Good	8,040	N	N	3128 SW 105TH ST
3	4	004900	0026	02/08/13	$300,000	$328,000	1,110	7	1954	Avg	8,040	N	N	3107 SW 104TH ST
3	4	004900	0016	05/26/11	$324,950	$377,000	1,110	7	1954	Good	8,040	N	N	3113 SW 104TH ST
3	4	004900	0083	01/11/13	$370,500	$407,000	1,110	7	1955	Avg	8,336	N	N	10514 32ND AVE SW
3	4	745400	0020	11/12/12	$210,000	$233,000	1,240	7	2008	Avg	6,890	N	N	9600 34TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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	4	004900	0050	12/03/13	$266,000	$269,000	1,500	7	1983	Avg	7,201	N	N	3004 B SW 106TH ST
3	4	533820	0035	09/24/13	$350,000	$361,000	1,590	7	1952	Avg	7,560	N	N	10431 34TH AVE SW
3	4	004900	0011	03/13/12	$317,500	$364,000	1,620	7	1955	Good	8,040	N	N	3122 SW 105TH ST
3	4	745400	1390	10/25/12	$320,000	$356,000	2,310	7	1984	Avg	6,300	N	N	10113 34TH AVE SW
3	4	533820	0015	10/17/11	$325,000	$376,000	1,630	8	1952	Good	10,000	N	N	10411 34TH AVE SW
4	1	352403	9129	05/30/12	$309,000	$351,000	580	6	1930	Good	3,750	N	N	4608 SW MONROE ST
4	1	003400	1020	01/30/12	$350,000	$403,000	620	6	2012	Avg	4,000	N	N	8009 46TH AVE SW
4	1	003400	1865	08/25/11	$240,000	$278,000	760	6	1941	Avg	4,320	Y	N	8237 CALIFORNIA AVE SW
4	1	003400	1865	05/24/13	$300,000	$320,000	760	6	1941	Avg	4,320	Y	N	8237 CALIFORNIA AVE SW
4	1	003400	1880	05/10/11	$225,000	$261,000	1,000	6	1941	Avg	4,320	Y	N	8225 CALIFORNIA AVE SW
4	1	923890	0115	06/15/11	$370,000	$430,000	1,600	6	1911	Good	5,686	N	N	4502 SW AUSTIN ST
4	1	109000	0055	06/21/13	$399,000	$423,000	1,650	6	1947	Avg	5,600	N	N	7912 FAUNTLEROY WAY SW
4	1	916960	0130	10/12/11	$398,500	$462,000	810	7	1951	Good	6,000	Y	N	8434 46TH AVE SW
4	1	432220	0230	03/09/11	$399,950	$464,000	840	7	2010	Avg	5,350	Y	N	7313 VASHON PL SW
4	1	003400	0050	07/29/13	$333,000	$349,000	840	7	1912	Good	4,000	N	N	8036 FAUNTLEROY WAY SW
4	1	923890	0685	04/16/13	$517,500	$557,000	1,030	7	1953	Avg	4,520	Y	N	7506 44TH AVE SW
4	1	003400	1796	04/18/13	$400,000	$430,000	1,040	7	1916	Good	4,725	Y	N	8230 NORTHROP PL SW
4	1	003400	1000	06/14/13	$340,000	$361,000	1,060	7	1961	Avg	4,000	N	N	8025 46TH AVE SW
4	1	131530	0030	11/19/12	$437,000	$485,000	1,120	7	1910	Avg	6,000	Y	N	7308 44TH AVE SW
4	1	431570	0660	06/25/13	$362,000	$383,000	1,120	7	1978	Good	4,801	N	N	7141 47TH AVE SW
4	1	003400	1302	02/01/11	$435,000	$504,000	1,160	7	1955	Good	5,500	Y	N	8035 45TH AVE SW
4	1	916960	0255	10/09/12	$475,000	$530,000	1,220	7	1947	Avg	8,712	Y	N	8644 FAUNTLEROY PL SW
4	1	109000	0046	06/20/11	$345,000	$401,000	1,230	7	1960	Avg	10,084	N	N	4428 SW KENYON PL
4	1	884530	0090	03/10/11	$362,500	$421,000	1,270	7	1924	Good	4,600	Y	N	7411 CALIFORNIA AVE SW
4	1	352403	9108	06/27/12	$344,950	$391,000	1,290	7	1942	Avg	9,000	Y	N	7909 CALIFORNIA AVE SW
4	1	249120	0480	07/09/12	$409,000	$463,000	1,380	7	1948	Avg	6,400	Y	N	8841 38TH AVE SW
4	1	923890	0660	11/16/12	$585,000	$649,000	1,420	7	1919	Good	6,400	Y	N	7555 44TH AVE SW
4	1	249320	0030	06/11/12	$525,000	$596,000	1,540	7	1926	VGood	5,003	Y	N	8418 CALIFORNIA AVE SW
4	1	916960	0202	10/10/12	$372,000	$415,000	1,540	7	1953	Avg	8,124	N	N	4332 SW CLOVERDALE ST
4	1	923890	0090	07/19/12	$450,000	$509,000	1,780	7	1915	VGood	5,565	N	N	4522 SW AUSTIN ST
4	1	431670	0135	06/11/12	$540,500	$614,000	1,890	7	1925	Avg	5,500	N	N	7230 LEDROIT CT SW
4	1	923890	0860	09/01/11	$540,000	$626,000	2,460	7	1923	Good	5,347	Y	N	4316 SW PORTLAND ST

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Area 017 -- 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
4	1	916960	0036	12/24/12	$410,000	$452,000	1,080	8	1956	Good	5,150	N	N	8412 TILLICUM RD SW
4	1	248320	0075	07/18/12	$485,000	$548,000	1,110	8	1951	Avg	6,600	Y	N	9030 40TH AVE SW
4	1	248470	0150	04/02/13	$458,850	$495,000	1,120	8	1954	Good	5,580	Y	N	8830 40TH AVE SW
4	1	003400	1720	05/22/13	$610,000	$651,000	1,140	8	1951	Good	5,160	Y	N	8023 CALIFORNIA AVE SW
4	1	916960	0115	05/03/13	$590,000	$633,000	1,150	8	1954	Good	6,000	Y	N	8418 46TH AVE SW
4	1	923890	0095	09/25/13	$470,000	$485,000	1,200	8	1956	Avg	9,840	N	N	4516 SW AUSTIN ST
4	1	916960	0181	09/09/13	$620,000	$643,000	1,200	8	1958	VGood	9,497	Y	N	8423 TILLICUM RD SW
4	1	248370	0035	05/25/12	$630,000	$717,000	1,230	8	1955	Good	10,300	Y	N	4052 SW HENDERSON ST
4	1	003400	1246	11/13/13	$475,000	$483,000	1,240	8	1962	Avg	5,320	N	N	4525 SW HEMLOCK WAY
4	1	432250	0100	08/28/12	$412,000	$463,000	1,260	8	1954	Good	5,900	N	N	7550 FAUNTLEROY WAY SW
4	1	432250	0015	01/05/12	$380,000	$438,000	1,260	8	1954	Avg	5,130	N	N	7565 46TH AVE SW
4	1	432250	0195	09/30/11	$399,000	$462,000	1,270	8	1954	Avg	5,760	N	N	7570 46TH AVE SW
4	1	432270	0025	12/09/13	$550,000	$554,000	1,280	8	1957	Avg	5,985	N	N	7755 46TH AVE SW
4	1	432250	0095	08/10/12	$380,000	$428,000	1,290	8	1954	Avg	5,900	N	N	7558 FAUNTLEROY WAY SW
4	1	248370	0175	03/10/11	$588,800	$683,000	1,290	8	1955	Good	7,200	Y	N	8845 42ND AVE SW
4	1	432250	0155	08/04/11	$460,000	$534,000	1,300	8	1956	VGood	5,760	N	N	7729 45TH AVE SW
4	1	248500	0125	07/05/12	$580,000	$657,000	1,300	8	1961	VGood	7,500	Y	N	8724 FAUNTLEE CREST SW
4	1	003400	1175	02/13/13	$453,400	$495,000	1,320	8	1959	Avg	5,200	Y	N	4501 SW ROSE ST
4	1	916960	0174	06/05/12	$420,000	$477,000	1,320	8	1967	Avg	8,400	Y	N	4368 SW CLOVERDALE ST
4	1	923890	0655	04/18/12	$559,000	$639,000	1,330	8	1929	Good	7,350	Y	N	7553 44TH AVE SW
4	1	923890	0080	07/03/13	$480,000	$507,000	1,330	8	1955	Avg	7,134	N	N	4604 SW AUSTIN ST
4	1	248320	0165	05/02/11	$589,950	$685,000	1,330	8	1952	VGood	6,448	Y	N	4005 SW HENDERSON ST
4	1	248320	0020	09/22/11	$562,200	$652,000	1,330	8	1954	Avg	6,000	Y	N	9021 39TH AVE SW
4	1	003400	1535	06/24/11	$530,000	$616,000	1,360	8	1950	Good	8,800	Y	N	8017 44TH AVE SW
4	1	916960	0051	11/21/12	$519,950	$576,000	1,360	8	1987	Good	8,916	N	N	8462 TILLICUM RD SW
4	1	248370	0075	09/12/11	$425,000	$493,000	1,370	8	1952	Avg	6,400	Y	N	8838 42ND AVE SW
4	1	248320	0225	07/27/12	$550,000	$621,000	1,370	8	1952	Good	6,480	Y	N	4021 SW DIRECTOR ST
4	1	248320	0060	10/25/11	$550,000	$637,000	1,370	8	1952	Good	6,600	Y	N	9108 40TH AVE SW
4	1	431570	0577	12/20/12	$355,000	$391,000	1,380	8	2004	Avg	1,669	N	N	7321 B 47TH AVE SW
4	1	248470	0065	09/03/12	$554,000	$622,000	1,420	8	2012	Avg	7,235	N	N	4030 SW CONCORD ST
4	1	432250	0185	10/23/12	$459,000	$511,000	1,420	8	1954	Avg	5,760	N	N	7700 46TH AVE SW
4	1	432020	0025	07/20/12	$550,000	$621,000	1,430	8	1952	Good	6,000	Y	N	7322 VASHON PL SW

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Area 017 -- 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
4	1	003400	1765	08/27/12	$539,800	$607,000	1,430	8	1977	Good	5,460	Y	N	8214 NORTHROP PL SW
4	1	923890	0505	12/02/11	$357,000	$412,000	1,440	8	1963	Avg	7,500	N	N	7728 45TH AVE SW
4	1	248470	0050	06/06/13	$525,000	$558,000	1,440	8	1955	Avg	7,100	N	N	8725 41ST AVE SW
4	1	249120	0410	06/28/12	$448,500	$508,000	1,440	8	1956	VGood	8,385	Y	N	8806 39TH AVE SW
4	1	248470	0095	10/28/13	$594,500	$607,000	1,480	8	1954	Avg	8,795	Y	N	8904 41ST AVE SW
4	1	916960	0287	08/07/12	$502,000	$566,000	1,510	8	1965	Avg	7,225	Y	N	4300 SW TRENTON ST
4	1	248290	0100	11/21/12	$625,000	$693,000	1,580	8	1968	Good	12,960	Y	N	8520 FAUNTLEE CREST SW
4	1	884530	0040	03/06/12	$625,000	$717,000	1,600	8	1921	Good	4,920	Y	N	7426 44TH AVE SW
4	1	003400	1675	06/25/11	$684,850	$795,000	1,680	8	2003	Avg	4,800	Y	N	4326 SW SOUTHERN ST
4	1	248500	0010	01/20/11	$540,000	$626,000	1,750	8	1960	Avg	7,200	Y	N	8731 FAUNTLEE CREST SW
4	1	248370	0140	02/15/13	$590,000	$643,000	1,790	8	1955	Avg	9,525	Y	N	8803 42ND AVE SW
4	1	249120	0620	07/05/13	$651,000	$687,000	2,370	8	2007	Avg	6,400	Y	N	9027 38TH AVE SW
4	1	248500	0201	05/20/11	$880,000	$1,022,000	1,350	9	1961	VGood	9,400	Y	N	8624 FAUNTLEE CREST SW
4	1	916960	0200	03/13/12	$875,000	$1,003,000	1,400	9	1965	VGood	13,152	Y	N	8471 TILLICUM RD SW
4	1	248500	0195	07/25/11	$700,000	$813,000	1,530	9	1960	VGood	10,240	Y	N	8636 FAUNTLEE CREST SW
4	1	916960	0060	10/05/12	$955,000	$1,067,000	1,680	9	1956	Good	20,600	Y	N	8488 TILLICUM RD SW
4	1	248500	0065	07/26/12	$825,000	$931,000	1,700	9	1960	Good	8,855	Y	N	8635 FAUNTLEE CREST SW
4	1	248500	0055	10/24/13	$606,000	$620,000	1,810	9	1960	Avg	8,100	Y	N	8639 FAUNTLEE CREST SW
4	1	178150	0535	04/08/13	$650,000	$701,000	1,870	9	1985	Avg	6,950	Y	N	8647 FARWELL PL SW
4	1	431670	0038	05/01/13	$520,000	$558,000	1,890	9	1990	Avg	4,128	Y	N	7051 F LINCOLN PK WY SW
4	1	249120	0420	08/27/13	$635,000	$661,000	1,900	9	1964	Avg	8,385	Y	N	8820 39TH AVE SW
4	1	249320	0135	01/24/12	$860,000	$990,000	2,180	9	2008	VGood	7,965	Y	N	8475 42ND AVE SW
4	1	431670	0034	04/01/11	$569,000	$661,000	2,220	9	1990	Avg	3,479	Y	N	7051 C LINCOLN PK WY SW
4	1	131530	0045	08/05/13	$1,045,000	$1,094,000	2,290	9	2012	Avg	6,000	Y	N	7318 44TH AVE SW
4	1	249320	0100	09/04/13	$937,500	$973,000	2,330	9	1993	Avg	7,600	Y	N	8447 42ND AVE SW
4	1	352403	9229	09/13/11	$709,000	$822,000	2,560	9	2008	Avg	3,763	N	N	4606 SW MONROE ST
4	1	923890	0515	04/23/12	$610,000	$697,000	2,640	9	2005	Avg	7,500	N	N	7808 45TH AVE SW
4	1	109000	0110	04/26/11	$640,000	$743,000	2,960	9	2004	Avg	7,997	N	N	4401 SW KENYON PL
4	1	249120	0431	03/12/12	$1,000,000	$1,146,000	2,120	10	2008	Avg	5,300	Y	N	8830 39TH AVE SW
4	1	131530	0005	08/15/12	$825,000	$929,000	2,250	10	2006	Avg	5,610	Y	N	7301 CALIFORNIA AVE SW
4	1	923890	0912	07/11/11	$725,000	$842,000	2,780	10	2002	Avg	5,481	Y	N	7810 44TH AVE SW
4	2	248720	0940	08/12/13	$269,000	$281,000	610	6	1932	Good	5,000	Y	N	9247 47TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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
4	2	259780	0050	08/01/13	$407,450	$427,000	870	6	1944	Avg	21,600	Y	N	9318 CALIFORNIA AVE SW
4	2	248770	0240	07/18/13	$412,000	$433,000	970	6	1944	Good	5,050	N	N	4535 SW DIRECTOR ST
4	2	248720	0161	08/23/11	$270,000	$313,000	1,330	6	1918	Avg	4,000	Y	N	9269 44TH AVE SW
4	2	248720	0990	07/05/13	$320,000	$338,000	870	7	1940	Avg	5,800	N	N	4705 SW WILDWOOD PL
4	2	248720	0165	04/25/11	$278,200	$323,000	890	7	1954	Good	5,000	Y	N	9265 44TH AVE SW
4	2	248770	0125	03/20/12	$330,000	$378,000	940	7	1948	Good	8,000	N	N	4518 SW HENDERSON ST
4	2	248820	0010	05/02/13	$335,900	$360,000	940	7	1950	Avg	4,850	N	N	4356 SW CONCORD ST
4	2	916910	0247	06/06/11	$350,000	$407,000	960	7	1951	Avg	5,000	N	N	8630 46TH AVE SW
4	2	916910	0216	05/24/13	$425,000	$453,000	990	7	1951	Avg	4,410	N	N	8605 46TH AVE SW
4	2	248720	0735	09/10/12	$535,000	$600,000	1,040	7	1951	Good	5,000	Y	N	9417 45TH AVE SW
4	2	248820	0373	08/18/11	$324,950	$377,000	1,110	7	2008	Avg	1,163	Y	N	9002 45TH AVE SW
4	2	248720	0070	07/29/13	$406,000	$426,000	1,250	7	1941	Good	3,800	N	N	4427 SW BRACE POINT DR
4	2	248720	0205	02/02/12	$370,000	$426,000	1,330	7	1939	Avg	6,240	Y	N	9252 44TH AVE SW
4	2	916910	0010	05/09/13	$487,000	$521,000	1,330	7	1937	VGood	3,402	N	N	8416 FAUNTLEROY WAY SW
4	2	916910	0280	02/15/13	$449,500	$490,000	1,440	7	1983	Avg	4,840	Y	N	4514 SW TRENTON ST
4	2	248720	0930	04/15/11	$431,000	$500,000	1,460	7	1935	Good	5,000	N	N	9261 47TH AVE SW
4	2	248820	0416	10/12/11	$395,000	$457,000	1,490	7	1957	VGood	4,400	N	N	4407 SW HENDERSON ST
4	2	248720	1195	03/25/13	$481,400	$521,000	1,840	7	1982	Good	9,016	N	N	4616 SW WILDWOOD PL
4	2	248720	0091	12/07/12	$430,000	$475,000	1,100	8	1963	Avg	7,000	Y	N	9322 45TH AVE SW
4	2	248820	0260	03/09/11	$380,000	$441,000	1,120	8	1952	Avg	4,850	N	N	4416 SW HENDERSON ST
4	2	248820	0260	06/15/12	$421,500	$478,000	1,120	8	1952	Avg	4,850	N	N	4416 SW HENDERSON ST
4	2	248770	0266	07/15/11	$340,500	$395,000	1,140	8	2007	Avg	1,403	N	N	9113 45TH AVE SW
4	2	248820	0462	10/31/13	$385,000	$393,000	1,140	8	2006	Avg	1,234	N	N	9128 B 45TH AVE SW
4	2	248820	0456	11/08/13	$397,000	$404,000	1,140	8	2006	Avg	1,227	N	N	9128 A 45TH AVE SW
4	2	248770	0260	04/01/11	$360,000	$418,000	1,140	8	2007	Avg	1,489	N	N	4503 SW DIRECTOR ST
4	2	248820	0255	09/26/11	$325,000	$377,000	1,220	8	1952	Avg	4,850	N	N	8910 45TH AVE SW
4	2	248820	0165	03/22/12	$502,500	$576,000	1,220	8	1955	VGood	6,500	Y	N	4319 SW CONCORD ST
4	2	248820	0361	09/11/12	$390,000	$437,000	1,220	8	1955	Avg	6,110	Y	N	9003 43RD PL SW
4	2	352403	9218	08/22/13	$442,500	$461,000	1,230	8	1977	Good	7,224	N	N	3921 SW BARTON ST
4	2	248720	0140	10/15/13	$400,000	$410,000	1,330	8	1958	Avg	5,000	Y	N	9287 44TH AVE SW
4	2	251050	0015	11/19/13	$448,800	$455,000	1,380	8	1960	Avg	7,275	N	N	4117 SW BARTON ST
4	2	248770	0005	11/12/12	$425,500	$472,000	1,420	8	1953	Avg	7,800	Y	N	8808 FAUNTLEROY WAY SW

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Area 017 -- 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
4	2	251050	0030	05/03/11	$432,000	$502,000	1,540	8	1958	Avg	9,130	Y	N	4101 SW BARTON ST
4	2	248720	0235	05/28/12	$728,000	$828,000	2,810	8	2006	Avg	4,500	Y	N	9282 44TH AVE SW
4	2	248720	0500	03/19/13	$700,000	$758,000	1,200	9	1955	VGood	8,816	Y	N	9402 44TH AVE SW
4	2	352403	9192	05/29/13	$739,000	$787,000	1,410	9	1953	Good	12,600	N	N	4009 SW BARTON ST
4	2	248770	0175	07/29/13	$665,000	$697,000	1,880	9	1985	Avg	8,202	Y	N	9016 FAUNTLEROY WAY SW
4	2	248820	0240	08/01/13	$820,000	$859,000	1,940	9	2008	Avg	6,000	Y	N	4402 SW HENDERSON ST
4	2	916910	0033	11/21/12	$608,000	$674,000	2,020	9	1996	Avg	5,000	Y	N	8435 FAUNTLEROY PL SW
4	2	248720	0835	01/05/11	$950,000	$1,100,000	2,120	9	2007	Avg	5,070	Y	N	9363 46TH AVE SW
4	2	259780	0036	04/22/13	$740,000	$795,000	2,220	9	2013	Avg	10,779	Y	N	9340 CALIFORNIA AVE SW
4	2	248820	0085	06/21/13	$784,000	$830,000	2,260	9	2013	Avg	4,000	Y	N	4319 SW TRENTON ST
4	2	248820	0080	05/20/13	$779,000	$832,000	2,370	9	2013	Avg	4,000	Y	N	4315 SW TRENTON ST
4	2	248820	0195	07/26/11	$650,000	$755,000	2,510	9	2006	Avg	5,000	Y	N	4306 SW HENDERSON ST
4	2	259780	0035	05/13/13	$725,950	$776,000	2,520	9	2013	Avg	10,776	Y	N	9344 CALIFORNIA AVE SW
4	2	259780	0025	04/14/11	$935,000	$1,086,000	2,550	9	1939	VGood	21,600	Y	N	9358 CALIFORNIA AVE SW
4	2	352403	9053	09/06/11	$765,000	$887,000	2,580	9	2001	Avg	4,000	N	N	4349 SW TRENTON ST
4	2	248720	0530	09/26/12	$700,000	$783,000	2,610	9	2012	Avg	6,400	Y	N	4312 SW ROXBURY ST
4	2	248820	0105	07/15/13	$827,500	$871,000	2,630	9	2013	Avg	4,000	Y	N	4333 SW TRENTON ST
4	2	248720	1160	07/10/13	$938,000	$989,000	2,750	9	1911	VGood	12,234	Y	N	9108 FAUNTLEROY WAY SW
4	2	352403	9037	06/11/12	$773,000	$878,000	2,820	9	1913	Avg	9,000	Y	N	8912 FAUNTLEROY WAY SW
4	3	259530	0030	07/26/13	$300,000	$315,000	690	6	1933	Avg	8,136	Y	N	9634 CALIFORNIA AVE SW
4	3	259420	0410	07/05/13	$449,950	$475,000	1,010	7	1947	Good	15,360	Y	N	9811 44TH AVE SW
4	3	022303	9187	04/18/11	$401,000	$466,000	1,260	7	1955	Good	5,238	Y	N	10100 MARINE VIEW DR SW
4	3	259420	0465	04/12/13	$455,000	$490,000	1,500	7	1932	Good	8,280	Y	N	4322 SW 100TH ST
4	3	259420	0279	03/08/11	$445,000	$516,000	1,530	7	1975	Good	7,680	N	N	9722 45TH AVE SW
4	3	259530	0081	02/16/11	$399,950	$464,000	1,890	7	2011	Avg	8,129	N	N	9631 42ND AVE SW
4	3	259420	0545	06/01/13	$535,000	$570,000	2,270	7	1937	Good	10,740	N	N	9704 44TH AVE SW
4	3	022303	9211	04/26/13	$434,000	$466,000	1,530	8	1953	Avg	6,402	Y	N	4433 SW 102ND ST
4	3	025400	0045	09/20/12	$506,600	$567,000	1,720	8	1949	Good	6,032	Y	N	4403 SW 101ST ST
4	3	259420	0206	05/09/12	$580,000	$661,000	1,760	8	1970	VGood	7,200	Y	N	9807 45TH AVE SW
4	3	678420	0090	08/01/12	$633,000	$714,000	2,480	8	1999	Avg	6,800	Y	N	10220 MARINE VIEW DR SW
4	3	022303	9334	10/14/11	$429,000	$497,000	2,130	9	2011	Avg	5,014	N	N	4422 SW 101ST ST
4	3	259420	0227	03/19/12	$700,000	$802,000	2,140	9	1989	Avg	12,537	Y	N	9834 MARINE VIEW DR SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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
4	3	259420	0555	02/17/12	$580,000	$666,000	2,230	9	2011	Avg	9,152	N	N	9716 44TH AVE SW
4	3	022303	9333	03/28/11	$657,500	$763,000	2,820	9	2007	Avg	5,026	Y	N	4436 SW 101ST ST
4	3	259420	0151	06/26/12	$938,000	$1,063,000	1,780	10	1962	Good	14,950	Y	N	9700 MARINE VIEW DR SW
4	5	012303	9383	12/14/12	$224,950	$248,000	840	6	1956	Avg	7,874	N	N	10628 34TH AVE SW
4	5	176960	0097	08/07/13	$225,000	$235,000	1,400	6	1942	Avg	6,000	N	N	3710 SW 110TH ST
4	5	632900	0345	11/28/12	$200,000	$221,000	840	7	1947	Avg	8,100	N	N	11469 37TH AVE SW
4	5	710000	0155	08/17/12	$304,975	$343,000	870	7	1948	VGood	8,308	N	N	3510 SW 107TH ST
4	5	710000	0160	12/24/13	$257,500	$258,000	910	7	1948	Avg	8,710	N	N	3504 SW 107TH ST
4	5	710000	0070	01/11/11	$229,500	$266,000	910	7	1948	Avg	8,308	N	N	3731 SW 106TH ST
4	5	809840	0260	09/09/13	$385,000	$399,000	940	7	1949	Good	8,760	Y	N	4116 SW 107TH ST
4	5	038700	0110	11/13/12	$254,000	$282,000	950	7	1954	Avg	6,430	N	N	11316 34TH AVE SW
4	5	710000	0020	09/26/13	$270,000	$278,000	970	7	1948	Avg	8,308	N	N	3525 SW 106TH ST
4	5	176960	0118	11/09/12	$260,000	$289,000	980	7	1949	Avg	6,120	N	N	10838 37TH AVE SW
4	5	710000	0040	04/22/13	$285,000	$306,000	980	7	1948	Avg	8,308	N	N	3621 SW 106TH ST
4	5	176960	0158	07/29/13	$200,000	$210,000	980	7	1950	Avg	8,960	N	N	11015 35TH AVE SW
4	5	632900	0635	04/28/11	$210,000	$244,000	990	7	1947	Avg	8,100	N	N	11269 35TH AVE SW
4	5	632900	0710	06/01/12	$328,000	$373,000	1,040	7	1947	Avg	9,540	N	N	3533 SW OCEAN VIEW DR
4	5	809840	0205	10/22/13	$302,000	$309,000	1,060	7	1943	Avg	6,600	N	N	4209 SW 106TH ST
4	5	632900	0420	09/16/11	$375,000	$435,000	1,080	7	2010	Avg	10,260	Y	N	11202 MARINE VIEW DR SW
4	5	809840	0035	10/26/11	$306,950	$355,000	1,090	7	1942	VGood	6,720	N	N	3919 SW 106TH ST
4	5	710000	0060	10/30/13	$350,000	$357,000	1,110	7	1948	VGood	8,308	N	N	3719 SW 106TH ST
4	5	710060	0035	01/25/13	$290,000	$318,000	1,170	7	1948	Good	6,195	N	N	10822 37TH AVE SW
4	5	632900	0565	04/19/11	$335,450	$390,000	1,180	7	1947	VGood	8,100	N	N	3605 SW 112TH ST
4	5	176960	0116	07/16/13	$325,000	$342,000	1,180	7	1947	Avg	6,000	N	N	3554 SW 110TH ST
4	5	176960	0170	05/03/13	$405,000	$434,000	1,180	7	1951	Avg	9,900	N	N	3535 SW 110TH ST
4	5	632900	0465	10/31/13	$332,000	$339,000	1,200	7	1947	VGood	8,100	N	N	11247 37TH AVE SW
4	5	632900	0465	04/04/11	$296,000	$344,000	1,200	7	1947	VGood	8,100	N	N	11247 37TH AVE SW
4	5	012303	9369	03/09/11	$270,000	$313,000	1,210	7	1947	Good	7,488	N	N	3313 SW 106TH ST
4	5	176960	0193	10/22/13	$419,150	$429,000	1,220	7	1976	Avg	7,320	N	N	11014 37TH AVE SW
4	5	502820	0030	02/23/12	$272,000	$312,000	1,220	7	1956	Avg	9,500	N	N	3427 SW 111TH ST
4	5	632900	0225	06/28/12	$399,950	$453,000	1,220	7	1948	Good	8,100	N	N	11474 MARINE VIEW DR SW
4	5	176960	0095	10/05/11	$300,000	$348,000	1,230	7	1956	Avg	7,500	N	N	3720 SW 110TH ST

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Area 017 -- 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
4	5	122303	9011	04/27/11	$315,000	$366,000	1,250	7	1978	Avg	13,485	N	N	11606 35TH AVE SW
4	5	038700	0050	10/07/13	$325,000	$334,000	1,250	7	1954	Good	6,002	N	N	3208 SW 113TH ST
4	5	012303	9562	04/11/11	$320,000	$372,000	1,250	7	1962	Avg	7,680	N	N	10832 32ND AVE SW
4	5	038700	0065	09/27/11	$290,000	$336,000	1,270	7	1954	Avg	9,114	N	N	11310 32ND AVE SW
4	5	632900	0690	05/31/13	$317,000	$338,000	1,280	7	1985	Avg	8,100	N	N	3559 SW OCEAN VIEW DR
4	5	502820	0005	06/29/12	$367,000	$416,000	1,290	7	1961	Avg	8,880	N	N	11000 35TH AVE SW
4	5	632900	0545	03/08/13	$285,000	$309,000	1,300	7	1947	Avg	11,571	N	N	11222 37TH AVE SW
4	5	511900	0220	05/11/11	$344,000	$400,000	1,300	7	1963	Good	8,700	N	N	10849 34TH AVE SW
4	5	176960	0117	03/11/12	$265,000	$304,000	1,320	7	1949	Avg	6,120	N	N	10832 37TH AVE SW
4	5	511900	0110	05/09/12	$330,000	$376,000	1,340	7	1960	Avg	7,260	N	N	10848 34TH AVE SW
4	5	511900	0040	05/22/13	$455,000	$486,000	1,350	7	1961	Good	7,260	N	N	10823 32ND AVE SW
4	5	176960	0023	09/15/11	$355,000	$412,000	1,410	7	1952	VGood	6,222	N	N	10804 36TH AVE SW
4	5	176960	0136	08/10/12	$294,000	$331,000	1,420	7	1959	Good	7,260	N	N	3532 SW 110TH ST
4	5	632900	0230	09/01/13	$408,750	$425,000	1,420	7	1950	Good	8,100	N	N	11466 MARINE VIEW DR SW
4	5	012303	9272	01/18/13	$328,500	$360,000	1,600	7	2010	Avg	6,600	N	N	10605 SEOLA BEACH DR SW
4	5	932280	0275	04/03/12	$525,000	$601,000	1,660	7	1947	Good	8,385	Y	N	10622 MARINE VIEW DR SW
4	5	632900	0495	05/17/12	$325,000	$370,000	1,730	7	1940	Good	8,100	N	N	3532 SW OCEAN VIEW DR
4	5	710000	0015	06/23/11	$350,000	$406,000	1,860	7	1948	VGood	8,308	N	N	3517 SW 106TH ST
4	5	932280	0270	01/03/13	$665,000	$731,000	2,070	7	1950	VGood	7,130	Y	N	10628 MARINE VIEW DR SW
4	5	809840	0055	11/20/12	$419,950	$466,000	2,880	7	1942	Avg	6,720	Y	N	3929 SW 106TH ST
4	5	710000	0115	11/03/11	$345,000	$399,000	870	8	2010	Avg	8,308	N	N	3706 SW 107TH ST
4	5	932280	0285	01/10/12	$367,500	$423,000	1,280	8	1940	Avg	7,080	Y	N	10608 MARINE VIEW DR SW
4	5	012303	9580	09/11/13	$395,000	$409,000	1,290	8	1962	Good	7,200	N	N	3415 SW 108TH ST
4	5	571500	0040	01/05/12	$357,000	$411,000	1,310	8	1952	Good	8,512	N	N	3727 SW 107TH ST
4	5	721500	0010	06/04/12	$340,000	$386,000	1,320	8	1962	Avg	7,169	N	N	11056 MARINE VIEW PL SW
4	5	176960	0088	03/27/12	$495,000	$567,000	1,350	8	1950	VGood	10,656	Y	N	10842 MARINE VIEW DR SW
4	5	809840	0295	09/26/13	$472,500	$487,000	1,420	8	1954	Avg	8,176	Y	N	4006 SW 107TH ST
4	5	502830	0070	03/19/12	$350,000	$401,000	1,420	8	1962	Avg	7,020	N	N	11103 34TH PL SW
4	5	571500	0030	08/20/12	$429,950	$484,000	1,450	8	1952	Good	8,512	N	N	3809 SW 107TH ST
4	5	571500	0025	04/24/12	$415,000	$474,000	1,750	8	1952	Good	8,512	N	N	3815 SW 107TH ST
4	5	012303	9646	12/17/12	$335,000	$370,000	1,900	8	1981	Avg	10,097	N	N	11118 30TH PL SW
4	5	511901	0080	07/20/12	$425,000	$480,000	2,300	8	1986	Good	7,600	N	N	3005 SW 109TH ST

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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
4	5	022303	9248	01/10/11	$495,000	$573,000	2,350	8	1999	Avg	10,787	Y	N	10624 39TH AVE SW
4	5	790220	0040	05/21/12	$717,500	$817,000	1,480	9	2008	Avg	11,700	Y	N	10700 MARINE VIEW DR SW
4	5	632900	0365	03/18/13	$700,000	$758,000	2,710	9	1992	Avg	8,100	Y	N	11270 MARINE VIEW DR SW
4	5	790220	0021	05/10/13	$996,000	$1,066,000	2,750	9	2005	Avg	11,625	Y	N	10670 MARINE VIEW DR SW
4	5	632900	0385	09/06/13	$750,000	$778,000	3,810	9	2013	Avg	9,792	N	N	11242 MARINE VIEW DR SW
4	6	234680	0160	10/01/13	$200,000	$206,000	500	5	1910	Fair	4,260	N	N	5100 SW 98TH ST
4	6	632900	0040	10/26/11	$215,000	$249,000	530	7	1977	Avg	1,500	Y	N	11424 ARROYO BCH PL SW
4	6	234680	0463	08/14/13	$550,000	$574,000	930	7	1942	Avg	9,576	Y	N	9829 47TH AVE SW
4	6	029000	0025	12/27/12	$538,350	$593,000	1,200	7	1952	Good	6,750	Y	N	3920 SW 109TH ST
4	6	029000	0315	02/28/13	$515,000	$560,000	1,050	8	1947	Avg	7,500	Y	N	3909 SW 109TH ST
4	6	176960	0227	05/18/11	$635,000	$738,000	1,150	8	1952	VGood	17,500	Y	N	11001 MARINE VIEW DR SW
4	6	028700	0025	08/23/11	$724,500	$840,000	1,180	8	1951	VGood	14,718	Y	N	3961 SW ARROYO DR
4	6	029000	0295	07/31/13	$577,000	$605,000	1,210	8	1947	Avg	8,350	Y	N	3933 SW 109TH ST
4	6	029000	0255	10/31/12	$485,000	$540,000	1,260	8	1954	Avg	7,050	Y	N	4209 SW 109TH ST
4	6	028700	0227	09/18/12	$640,000	$717,000	1,300	8	1960	VGood	10,729	Y	N	11066 ARROYO BCH PL SW
4	6	029000	0320	12/19/13	$639,000	$642,000	1,330	8	1947	Avg	10,050	Y	N	3905 SW 109TH ST
4	6	029000	0130	09/23/11	$465,000	$539,000	1,350	8	1956	Avg	8,040	Y	N	10835 42ND AVE SW
4	6	112303	9018	05/22/11	$625,000	$726,000	1,350	8	1941	VGood	7,450	Y	N	11603 MARINE VIEW DR SW
4	6	028700	0170	05/28/13	$632,000	$673,000	1,380	8	1954	VGood	8,484	Y	N	3924 SW ARROYO CT
4	6	028700	0170	06/23/11	$595,000	$691,000	1,380	8	1954	VGood	8,484	Y	N	3924 SW ARROYO CT
4	6	029000	0275	11/06/12	$596,000	$662,000	1,430	8	1953	Avg	7,752	Y	N	4117 SW 109TH ST
4	6	028700	0215	05/08/13	$525,000	$562,000	1,430	8	1957	Avg	7,740	Y	N	4106 SW ARROYO CT
4	6	234680	0380	05/06/11	$456,000	$530,000	1,470	8	1967	Avg	8,184	N	N	9666 48TH AVE SW
4	6	029000	0160	06/08/12	$679,000	$771,000	1,510	8	1955	Good	6,600	Y	N	10814 44TH AVE SW
4	6	028700	0120	04/04/12	$385,000	$440,000	1,520	8	1953	Avg	6,831	Y	N	3907 SW ARROYO CT
4	6	028700	0230	05/02/13	$629,000	$675,000	1,540	8	1953	Avg	13,260	Y	N	4146 SW ARROYO DR
4	6	234680	0008	12/10/12	$758,000	$837,000	1,560	8	1949	Avg	25,284	Y	N	9615 FAUNTLEROY WAY SW
4	6	352403	9139	03/14/11	$620,000	$719,000	1,810	8	1949	VGood	8,400	N	N	9348 FAUNTLEROY WAY SW
4	6	234680	0051	07/15/13	$589,000	$620,000	1,830	8	1966	Good	11,652	N	N	9706 50TH AVE SW
4	6	028700	0175	08/02/12	$540,000	$609,000	1,880	8	1955	Good	25,900	Y	N	10943 39TH AVE SW
4	6	352403	9120	10/03/11	$625,000	$724,000	1,170	9	2002	Avg	3,750	Y	N	8801 FAUNTLEROY WAY SW
4	6	029000	0195	10/24/11	$720,000	$833,000	1,280	9	1958	Good	21,000	Y	N	10827 44TH AVE SW

Improved Sales Used in This Annual Update Analysis
Area 017 -- 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
4	6	176960	0059	01/30/12	$688,000	$792,000	1,690	9	1964	VGood	10,032	Y	N	10823 MARINE VIEW DR SW
4	6	029000	0175	02/14/12	$956,000	$1,099,000	2,160	9	2000	Avg	11,925	Y	N	10803 44TH AVE SW
4	6	028700	0171	04/19/12	$550,000	$628,000	2,190	9	1965	Avg	15,130	Y	N	10957 39TH AVE SW
4	6	029000	0260	09/11/13	$662,500	$686,000	2,450	9	1988	Avg	9,240	Y	N	4201 SW 109TH ST
4	6	029000	0045	10/24/13	$878,500	$898,000	2,520	9	1988	Avg	8,092	Y	N	10725 MARINE VIEW DR SW
4	6	029000	0045	10/22/13	$878,500	$899,000	2,520	9	1988	Avg	8,092	Y	N	10725 MARINE VIEW DR SW
4	6	932280	0165	10/27/11	$745,000	$862,000	1,360	10	2006	Avg	9,904	Y	N	10400 47TH AVE SW
4	6	259420	0070	06/03/11	$720,000	$836,000	1,440	10	1961	Good	9,900	N	N	9819 46TH AVE SW
4	6	632900	0210	08/29/12	$815,000	$916,000	2,050	10	1963	Avg	12,240	Y	N	11469 MARINE VIEW DR SW
4	6	932280	0135	05/01/13	$845,000	$906,000	2,140	10	1996	Avg	11,900	Y	N	10444 47TH AVE SW
4	6	932280	0341	07/12/11	$930,000	$1,080,000	2,300	10	1994	Avg	22,220	Y	N	10405 47TH AVE SW
4	6	932280	0115	06/26/12	$908,500	$1,030,000	2,510	10	2008	Avg	17,437	Y	N	10460 47TH AVE SW
4	6	932280	0125	08/29/12	$895,000	$1,006,000	2,610	10	2008	Avg	12,007	Y	N	10454 47TH AVE SW
4	6	028700	0166	01/05/11	$890,000	$1,030,000	2,830	10	2008	Avg	9,310	Y	N	11001 39TH AVE SW
4	7	632900	0055	04/16/13	$656,888	$707,000	1,090	6	1938	Good	6,933	Y	Y	11435 ARROYO BCH PL SW
4	7	632900	0165	08/23/12	$549,950	$619,000	1,200	8	1940	Avg	24,807	Y	Y	11411 MARINE VIEW DR SW
4	7	022303	9303	05/13/13	$1,180,000	$1,262,000	1,280	8	1960	Good	23,070	Y	Y	10039 51ST AVE SW
4	7	248720	1300	07/30/12	$1,200,000	$1,354,000	1,730	8	1921	Good	30,692	Y	Y	9223 FAUNTLEROY WAY SW
4	7	028400	0203	09/20/13	$885,000	$914,000	1,775	9	1999	Avg	20,010	Y	Y	10835 ARROYO BCH PL SW
4	7	248720	1280	10/15/13	$1,465,000	$1,502,000	1,910	9	1983	Good	30,943	Y	Y	9201 FAUNTLEROY WAY SW
4	7	028400	0080	08/29/11	$1,625,000	$1,885,000	2,390	9	1998	Avg	17,727	Y	Y	11095 ARROYO BCH PL SW
4	7	028400	0005	03/18/11	$1,240,000	$1,439,000	2,480	9	2003	Avg	22,647	Y	Y	11013 ARROYO BCH PL SW
4	7	248720	1260	08/23/13	$1,500,000	$1,562,000	2,580	9	1926	Good	42,574	Y	Y	9111 FAUNTLEROY WAY SW
4	7	932280	0080	01/30/12	$1,637,500	$1,884,000	2,590	9	1959	Good	36,377	Y	Y	10477 MAPLEWOOD PL SW
4	7	028400	0010	12/09/13	$1,360,000	$1,371,000	3,635	9	1982	Avg	22,782	Y	Y	11019 ARROYO BCH PL SW
4	7	198120	0164	05/22/13	$1,325,000	$1,414,000	1,500	10	2006	Avg	18,680	Y	Y	7055 BEACH DR SW
4	7	028400	0059	08/02/12	$1,875,000	$2,115,000	2,240	10	1955	Good	24,187	Y	Y	11071 ARROYO BCH PL SW
4	7	352403	9221	03/18/13	$1,314,685	$1,424,000	2,400	10	1988	Avg	9,459	Y	Y	8807 FAUNTLEROY WAY SW
4	7	112303	9006	10/22/12	$1,845,000	$2,056,000	3,960	10	2002	Avg	30,949	Y	Y	3515 SW SEOLA LN
4	7	028400	0044	05/05/13	$1,300,000	$1,393,000	1,810	11	1977	Avg	20,738	Y	Y	11065 ARROYO BCH PL SW

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	9	431920	0710	02/10/12	$126,668	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	9	431920	0675	06/18/13	$160,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	006500	0280	03/18/13	$375,000	NON-REPRESENTITIVE SALE
1	9	029300	0088	09/23/13	$481,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	029300	0159	06/18/13	$349,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	029300	0025	03/07/13	$235,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	112100	0200	10/27/11	$329,963	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	9	112100	0215	12/23/13	$96,869	DOR RATIO
1	9	112100	0200	03/08/12	$195,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	9	178150	0160	01/25/11	$220,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	178150	0120	04/12/13	$185,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	9	178200	0165	02/27/12	$235,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	178200	0006	11/14/13	$299,950	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	178200	0020	11/09/12	$453,430	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
1	9	178200	0006	12/12/12	$215,156	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
1	9	178250	0100	11/07/13	$415,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	178250	0040	05/05/11	$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	178250	0105	10/25/11	$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	248920	0160	08/22/12	$302,750	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; AUCTION SALE
1	9	248920	0165	08/15/11	$343,500	RELOCATION - SALE TO SERVICE
1	9	249020	0035	11/25/13	$55,356	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	249020	0350	07/08/13	$383,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	249020	0490	04/19/13	$372,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	249020	0475	11/08/13	$365,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	249020	0150	03/12/12	$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	9	249020	0490	04/16/13	$372,000	RELOCATION - SALE TO SERVICE;
1	9	249120	0685	09/01/11	$125,000	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	9	249120	0675	04/11/12	$400,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	249120	0080	08/17/12	$215,000	NON-REPRESENTATIVE SALE
1	9	249220	0105	11/19/13	$474,950	ACTIVE PERMIT BEFORE SALE>25K;OBSOL

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	9	249220	0435	08/12/13	$156,325	DOR RATIO;QUIT CLAIM DEED
1	9	249220	0235	09/05/13	$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	249220	0025	06/20/12	$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	249220	0085	07/18/11	$317,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
1	9	249220	0105	05/28/13	$282,950	OBSOLESCENCE
1	9	249220	0220	04/03/13	$800,000	SEGREGATION AND/OR MERGER
1	9	262403	9108	06/25/13	$555,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	269560	0160	10/24/11	$300,000	DOR RATIO;PERCENT COMPLETE
1	9	269560	0030	12/03/13	$398,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	269560	0190	01/17/13	$195,900	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	269560	0340	06/15/11	$198,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	9	269560	0370	06/22/11	$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	301330	0040	04/12/11	$212,990	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	301330	1455	07/19/13	$305,000	OBSOLESCENCE
1	9	431770	0380	02/18/13	$575,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	431770	0114	09/16/13	$380,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	431770	0085	03/17/11	$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	9	431820	0205	08/09/13	$161,809	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	9	431820	0295	03/09/11	$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	9	431820	0385	08/25/11	$194,000	OBSOLESCENCE;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	431920	0521	08/14/12	$200,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	9	431920	0720	08/08/13	$223,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	431920	0125	12/23/11	$265,000	OBSOLESCENCE
1	9	431920	0325	03/18/11	$715,000	RELOCATION - SALE TO SERVICE
1	9	563750	0255	08/19/11	$347,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	9	923890	1385	04/25/12	$245,000	PERCENT COMPLETE;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	9	984230	0190	10/14/13	$619,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	984230	0156	05/21/13	$493,700	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	984230	0330	08/20/13	$434,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	984230	0195	10/10/13	$560,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	9	984230	0150	08/07/12	$285,600	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	9	984230	0130	10/23/12	$215,001	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	9	984230	0466	03/06/12	$205,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	9	112100	0505	06/14/13	$910,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	249320	0155	11/14/12	$245,000	DOR RATIO;SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	9	249320	0155	10/30/12	$223,000	DOR RATIO;STATEMENT TO DOR
1	9	262403	9115	03/10/11	$167,086	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
1	9	271660	0265	09/23/13	$675,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	271660	0185	06/19/13	$675,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	9	271910	0030	08/27/12	$415,000	PERCENT COMPLETE
1	9	271910	0030	04/11/13	$399,000	PERCENT COMPLETE
1	9	271910	0290	06/15/12	$450,000	DOR RATIO
1	9	271910	0145	05/09/12	$190,000	DOR RATIO
1	9	271910	0145	05/13/13	$5,096	DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR
1	9	271910	0080	06/18/13	$695,000	RELOCATION - SALE TO SERVICE
1	9	301330	0145	03/23/11	$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	9	301330	0505	02/24/11	$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	9	386990	0147	12/19/13	$459,950	PERCENT COMPLETE
1	9	386990	0140	12/21/12	$400,000	ACTIVE PERMIT BEFORE SALE>25K;PERCENT COMPLETE
1	9	431770	0165	03/25/13	$318,950	PERCENT NET CONDITION;EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
1	9	431770	0255	08/02/12	$468,996	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
1	9	984230	0365	11/09/11	$699,900	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
3	2	150480	0135	03/26/12	$183,500	NON-REPRESENTATIVE SALE
3	2	190410	0085	08/21/12	$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	190410	0272	07/05/12	$350,000	NON-REPRESENTATIVE SALE
3	2	249120	1300	05/22/13	$336,100	ACTIVE PERMIT BEFORE SALE>25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	2	249120	1290	08/22/13	$292,449	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE
3	2	249120	1022	04/21/11	$159,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	2	249120	1026	03/10/11	$159,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	2	249120	1024	01/14/11	$165,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	2	249120	1297	08/26/11	$155,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	2	259780	0148	07/24/13	$495,001	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; AUCTION SALE
3	3	190960	0005	03/21/11	$169,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	3	285860	0083	10/23/12	$130,000	PERCENT NET CONDITION;PREVIMP<=25K;STATEMENT TO DOR
3	3	285860	0083	05/16/12	$20,000	DOR RATIO;PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	3	935700	0215	10/26/11	$260,000	UNFIN AREA
3	3	022303	9246	12/03/13	$679,950	RELOCATION - SALE TO SERVICE
3	3	022303	9325	03/07/12	$365,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	3	025400	0540	01/10/13	$242,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
3	3	025400	0560	10/23/13	$279,040	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
3	3	025400	0605	11/02/12	$120,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	3	025400	0075	09/23/13	$243,500	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	3	025400	0365	02/12/13	$393,430	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; BANKRUPTCY; FIN. INSTITUTION RESALE
3	3	025400	0275	12/09/13	$512,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	3	025400	0185	06/27/11	$136,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	025400	0125	10/05/11	$400,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	190960	0146	03/28/12	$187,500	PERCENT COMPLETE
3	3	190960	0146	06/24/11	$125,000	PERCENT COMPLETE; NO MARKET EXPOSURE
3	3	190960	0025	03/11/11	$138,000	DOR RATIO
3	3	190960	0147	08/25/11	$500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE; SHORT SALE
3	3	190960	0057	08/23/13	$377,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	3	251840	0034	03/23/11	$263,400	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	3	252580	0030	03/01/11	$190,000	DIAGNOSTIC OUTLIER/STATISTCAL OUTLIER
3	3	259530	0355	04/23/12	$183,162	IMP COUNT
3	3	285860	0040	02/06/13	$390,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	3	289560	0680	04/09/13	$295,580	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
3	3	289560	0325	07/06/11	$290,000	NO MARKET EXPOSURE
3	3	289560	0175	03/27/12	$191,000	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	3	312380	0320	07/06/12	$325,000	NON-REPRESENTITIVE SALE
3	3	811860	0141	12/05/12	$589,000	IMP COUNT;STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	3	811860	0215	09/18/12	$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	811860	0350	03/03/11	$184,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR;
3	3	935700	0650	05/08/13	$165,000	DOR RATIO
3	3	935700	0780	04/19/13	$114,250	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	935700	0400	07/26/11	$285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	3	935700	0760	02/20/12	$209,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	3	935700	0935	09/11/12	$160,050	NON-REPRESENTATIVE SALE
3	3	935700	1020	11/28/11	$142,500	NON-REPRESENTATIVE SALE; SHORT SALE
3	3	935700	0520	06/24/13	$210,000	PREVIMP<=25K
3	3	571560	0015	08/23/11	$147,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	4	245840	0150	10/24/12	$315,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	4	245840	0280	11/01/11	$145,000	NON-REPRESENTATIVE SALE
3	4	745400	1085	06/22/12	$155,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
3	4	745400	1225	03/04/11	$174,900	AFFORDABLE HOUSING SALES
3	4	745400	1225	03/04/11	$65,000	DOR RATIO;AFFORDABLE HOUSING SALES
3	4	745400	0690	01/03/12	$127,200	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	745400	0165	09/02/11	$100,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	745400	0030	07/01/13	$82,000	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	4	745400	0780	02/21/12	$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
3	4	745400	0610	04/21/11	$200,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
3	4	745400	0605	05/28/13	$308,658	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;NO MARKET EXPOSURE
3	4	745400	0035	01/29/13	$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	745400	0365	03/25/13	$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	745400	0365	09/27/13	$290,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	4	745400	0235	03/27/13	$225,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	4	745400	1270	11/08/13	$185,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	4	745400	0605	04/30/13	$359,952	NO MARKET EXP; BANKRUPTCY; EXEMPT FROM EXCISE TAX
3	4	745400	0840	08/23/12	$178,059	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
3	4	004900	0062	09/13/12	$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	4	004900	0062	01/18/13	$290,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	4	004900	0005	03/30/12	$301,000	RELOCATION - SALE TO SERVICE
3	4	245840	0390	01/06/12	$146,000	NON-REPRESENTATIVE SALE
4	1	003400	0071	09/26/11	$191,500	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
4	1	003400	1020	08/03/11	$206,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
4	1	131530	0095	04/09/13	$355,000	SEGREGATION AND/OR MERGER
4	1	432220	0225	01/03/13	$184,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	1	923890	0880	08/06/13	$330,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	1	003400	1830	12/27/13	$305,420	NO MARKET EXPOSURE
4	1	003400	1285	05/02/13	$465,000	NO MARKET EXPOSURE; SHORT SALE
4	1	249120	0490	04/14/11	$649,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NON-REPRESENTATIVE SALE; SHORT SALE
4	1	431570	0918	12/12/13	$380,000	ACTIVE PERMIT BEFORE SALE>25K
4	1	431670	0061	03/22/11	$887,500	NON-REPRESENTATIVE SALE
4	1	432270	0015	12/06/11	$330,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
4	1	923890	0855	12/19/11	$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	248470	0065	02/28/11	$359,700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
4	1	352403	9209	09/27/12	$537,000	OBSOLESCENCE
4	1	432250	0160	11/22/13	$185,584	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	1	432250	0075	01/11/13	$380,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	1	432250	0155	08/03/11	$500,000	RELOCATION - SALE TO SERVICE
4	1	916960	0197	10/03/13	$556,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	1	916960	0203	10/10/13	$695,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	1	916960	0159	09/06/13	$900,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	1	248500	0130	06/28/13	$588,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	2	248720	1185	03/23/11	$42,901	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	248720	0875	04/29/13	$542,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	2	248720	1015	06/23/13	$548,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	2	248720	0166	03/20/13	$190,000	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
4	2	248720	0791	07/24/13	$625,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	2	248720	0115	10/24/11	$399,950	QUESTIONABLE PER APPRAISAL
4	2	248720	0110	07/26/12	$249,950	UNFIN AREA; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	2	248720	0110	05/29/12	$180,000	UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	2	248770	0266	07/06/11	$342,500	RELOCATION - SALE TO SERVICE
4	2	248820	0010	02/20/13	$320,589	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE;
4	2	248820	0416	06/23/11	$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	2	248820	0240	07/15/13	$820,000	RELOCATION - SALE TO SERVICE
4	2	248820	0325	04/22/13	$620,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	2	916910	0105	10/08/13	$735,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	3	259420	0335	04/23/13	$395,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	3	259420	0335	06/27/12	$244,900	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	3	259530	0095	03/04/13	$465,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	3	259530	0030	07/26/13	$300,000	RELOCATION - SALE TO SERVICE
4	3	022303	9223	05/01/13	$599,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	3	259420	0227	10/27/11	$495,602	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	3	678420	0090	07/13/11	$380,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
4	5	012303	9443	01/23/13	$254,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	5	012303	9424	10/25/13	$150,000	NON-REPRESENTITIVE SALE
4	5	022303	9273	02/25/11	$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	176960	0285	05/04/11	$6,000	DOR RATIO;NO MARKET EXPOSURE; EASEMENT OR RIGHT-OF-WAY
4	5	632900	0335	04/27/11	$167,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
4	5	710000	0015	07/31/12	$166,569	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	5	710000	0135	10/01/13	$322,500	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	5	710000	0060	05/03/13	$244,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	710060	0035	12/04/12	$277,760	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	5	809840	0035	02/28/11	$150,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	809840	0095	12/11/13	$406,000	UNFIN AREA
4	5	502820	0010	10/09/13	$377,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	5	502820	0005	01/06/12	$229,141	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
4	5	511900	0220	05/11/11	$344,000	RELOCATION - SALE TO SERVICE
4	5	632900	0385	04/11/12	$325,000	DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE
4	5	790220	0110	06/14/13	$168,053	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis
Area 017 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	5	809840	0316	10/20/11	$240,000	NO MARKET EXPOSURE
4	6	248720	1355	08/19/11	$650,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
4	6	028700	0125	08/20/12	$645,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	6	028700	0170	02/04/11	$435,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	6	259420	0120	01/23/13	$200,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
4	6	259420	0070	06/03/11	$720,000	RELOCATION - SALE TO SERVICE
4	6	932280	0250	02/11/11	$565,000	IMP CHARS CHANGED SINCE SALE; OBSOL
4	6	932280	0245	09/12/13	$810,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	6	932280	0230	07/17/12	$830,000	NON-REPRESENTATIVE SALE
4	6	932280	0160	07/12/13	$380,000	DIAGNOSTIC OUTLIER/STATISTCAL OUTLIER
4	6	932280	0344	11/19/13	$1,360,102	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
4	6	932280	0160	01/15/13	$405,603	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY
4	7	198120	0169	02/09/12	$750,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
4	7	352403	9183	01/24/11	$277,672	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	7	028400	0200	09/27/11	$1,075,000	OBSOLESCENCE
4	7	352403	9055	04/26/13	$1,435,000	UNFIN AREA
4	7	028400	0090	02/10/12	$950,000	OBSOLESCENCE

Vacant Sales Used in this Annual Update Analysis
Area 017

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	9	271660	0008	5/24/2011	$230,000	6,875	Y	N
001	9	301330	0597	6/29/2011	$167,500	4,227	Y	N
001	9	301330	0910	3/28/2011	$185,000	4,211	Y	N
001	9	301330	1175	6/13/2012	$200,000	4,203	Y	N
001	9	431920	0095	9/9/2013	$200,000	8,014	Y	N
003	2	150480	0120	4/10/2012	$132,000	5,400	N	N
003	4	745400	0111	12/3/2013	$95,000	6,776	N	N
004	1	003400	1516	8/22/2011	$200,000	6,600	Y	N
004	1	178150	0506	7/26/2013	$244,000	10,500	Y	N
004	1	916960	0304	12/6/2011	$110,000	10,095	N	N
004	2	248720	0465	12/3/2013	$338,000	9,292	Y	N
004	2	248720	0530	9/14/2011	$157,000	6,400	Y	N
004	3	259420	0161	6/26/2012	$275,000	8,480	N	N
004	3	259420	0555	4/26/2011	$141,000	9,152	N	N
004	6	022303	9188	6/15/2011	$125,000	7,198	Y	N
004	6	022303	9279	7/8/2011	$165,000	18,300	Y	N
004	6	028400	0222	6/11/2012	$142,000	11,250	Y	N
004	7	028400	0212	3/29/2012	$380,000	21,738	Y	Y

Vacant Sales Removed in this Annual Update Analysis
Area 017

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	9	178250	0225	8/29/2013	$246,100	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
001	9	249120	0680	11/7/2012	$660,000	SALES CHARACTERISTICS DON'T MATCH ASSESSOR CHARACTERISTICS
001	9	301330	1115	10/22/2012	$950,000	MULTI-PARCEL SALE
003	2	249120	1001	3/12/2012	$240,000	MULTI-PARCEL SALE
003	2	249120	1070	8/24/2011	$286,000	MULTI-PARCEL SALE
003	2	249120	1070	9/13/2012	$348,888	MULTI-PARCEL SALE
003	3	025400	0603	9/19/2012	$230,500	MULTI-PARCEL SALE
003	3	025400	0607	9/19/2012	$230,500	MULTI-PARCEL SALE
003	3	190960	0025	3/11/2011	$138,000	SEGREGATION AND OR MERGER
003	3	285860	0021	9/21/2012	$12,000	RELATED PARTY, FRIEND OR NEIGHBOR
003	4	745400	0111	7/11/2013	$65,000	NON-REPRESENTITIVE SALE
004	1	861260	0030	8/15/2012	$1,250,000	MULTI-PARCEL SALE
004	1	916960	0250	6/9/2011	$255,000	QUIT CLAIM DEED;
004	2	248820	0080	3/29/2012	$309,000	MULTI-PARCEL SALE
004	2	248820	0085	3/29/2012	$309,000	MULTI-PARCEL SALE
004	2	259780	0035	1/18/2012	$390,000	MULTI-PARCEL SALE
004	2	259780	0036	1/18/2012	$390,000	MULTI-PARCEL SALE
004	6	022303	9244	3/17/2011	$1,018,000	MULTI-PARCEL SALE
004	6	028400	0204	3/26/2012	$670,000	MULTI-PARCEL SALE
004	6	234680	0081	5/1/2013	$650,000	SEGREGATION AND/OR MERGER
004	7	028400	0182	12/26/2012	$440,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

> *All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.*
>
> *An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

7/15/2014

Appraiser II | Date