

# Executive Summary

## West Seattle - Area 016

### Annual Update

#### Characteristics Based Market Adjustment for 2014 Assessment Roll

**Previous Physical Inspection:** 2010  
**Number of Improved Sales:** 708  
**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
<b>2013 Value</b>	\$221,900	\$265,000	\$486,900			9.65%
<b>2014 Value</b>	\$254,700	\$303,100	\$557,800	\$602,200	92.9%	8.98%
<b>\$ Change</b>	+\$32,800	+\$38,100	+\$70,900			
<b>% Change</b>	+14.8%	+14.4%	+14.6%			

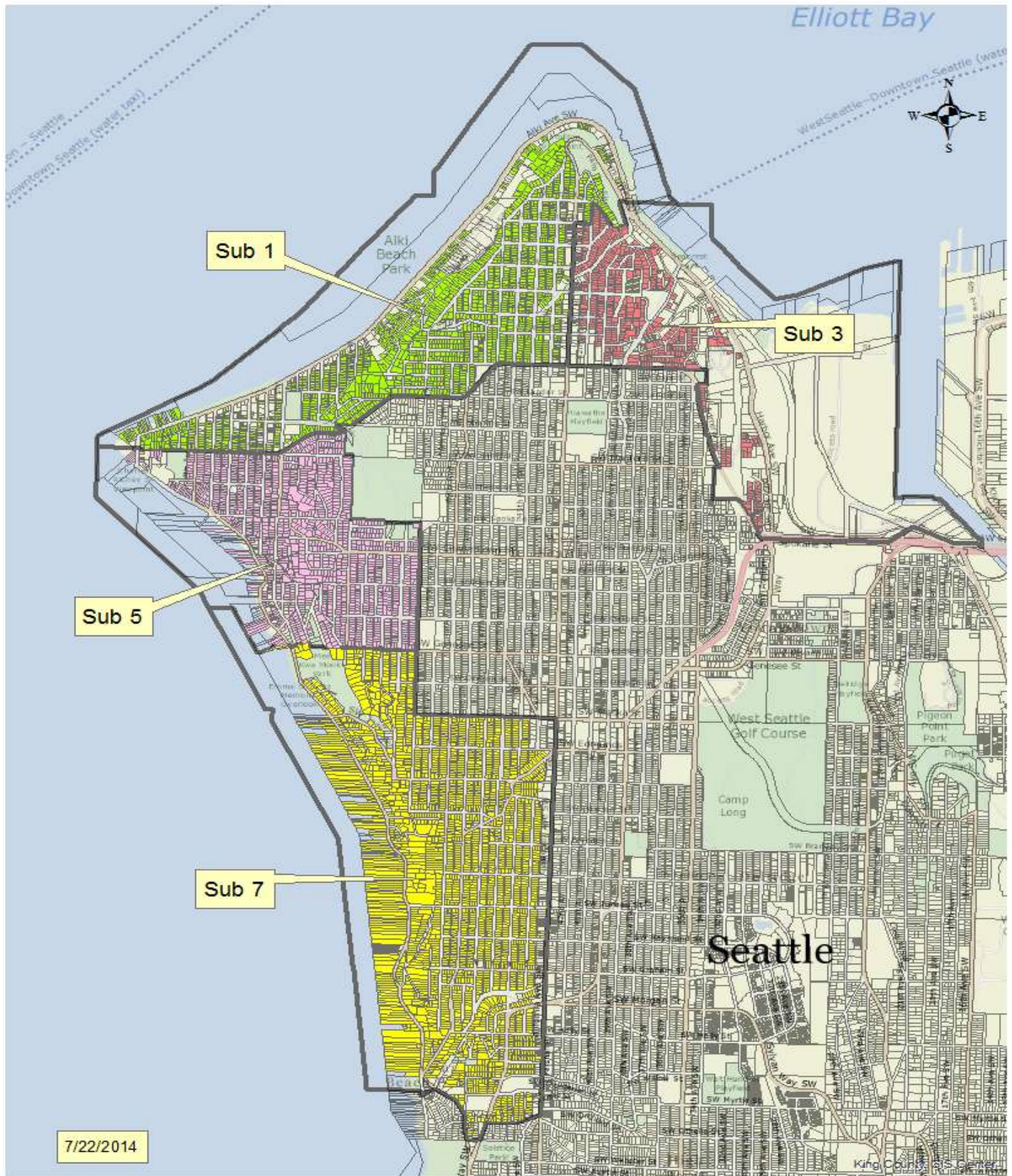
Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 8.98% is an improvement from the previous COD of 9.65%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards 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
<b>2013 Value</b>	\$247,800	\$247,500	\$495,300
<b>2014 Value</b>	\$284,500	\$283,600	\$568,100
<b>% Change</b>	+14.8%	+14.6%	+14.7%

**Number of one to three unit residences in the population:** 5,991

**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. For instance, improved parcels in neighborhood 4, neighborhood 5 parcels with present use as single family, Townhouse parcels with grade less than 10 and not in neighborhoods 4 and 5, parcels that are less than grade 6 in neighborhoods 3, 6, 7 and 10 with condition greater than fair, parcels with grade less than 8 and condition less than average not in neighborhoods 4 and 5. These were all generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

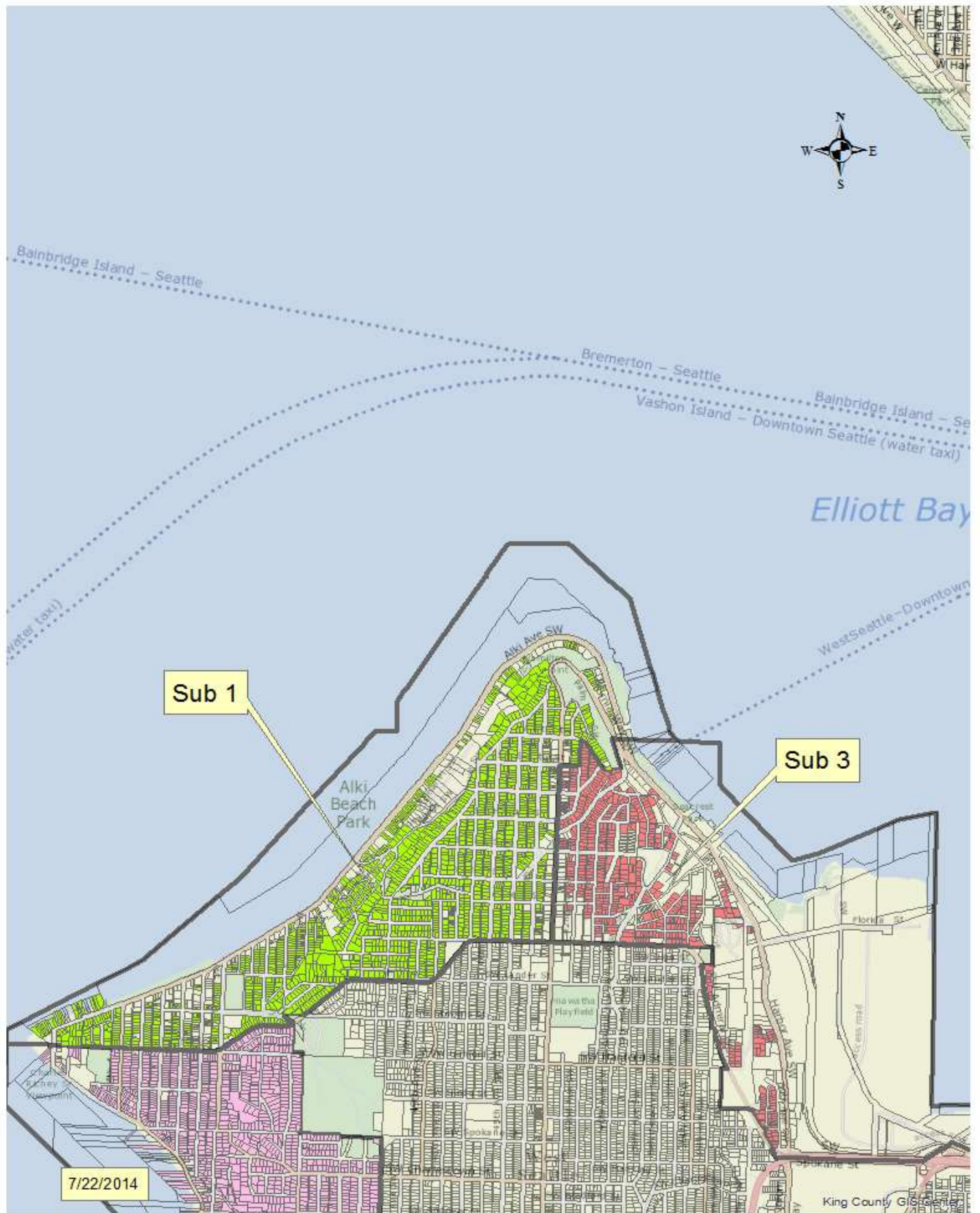
## Area 016 - Map



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

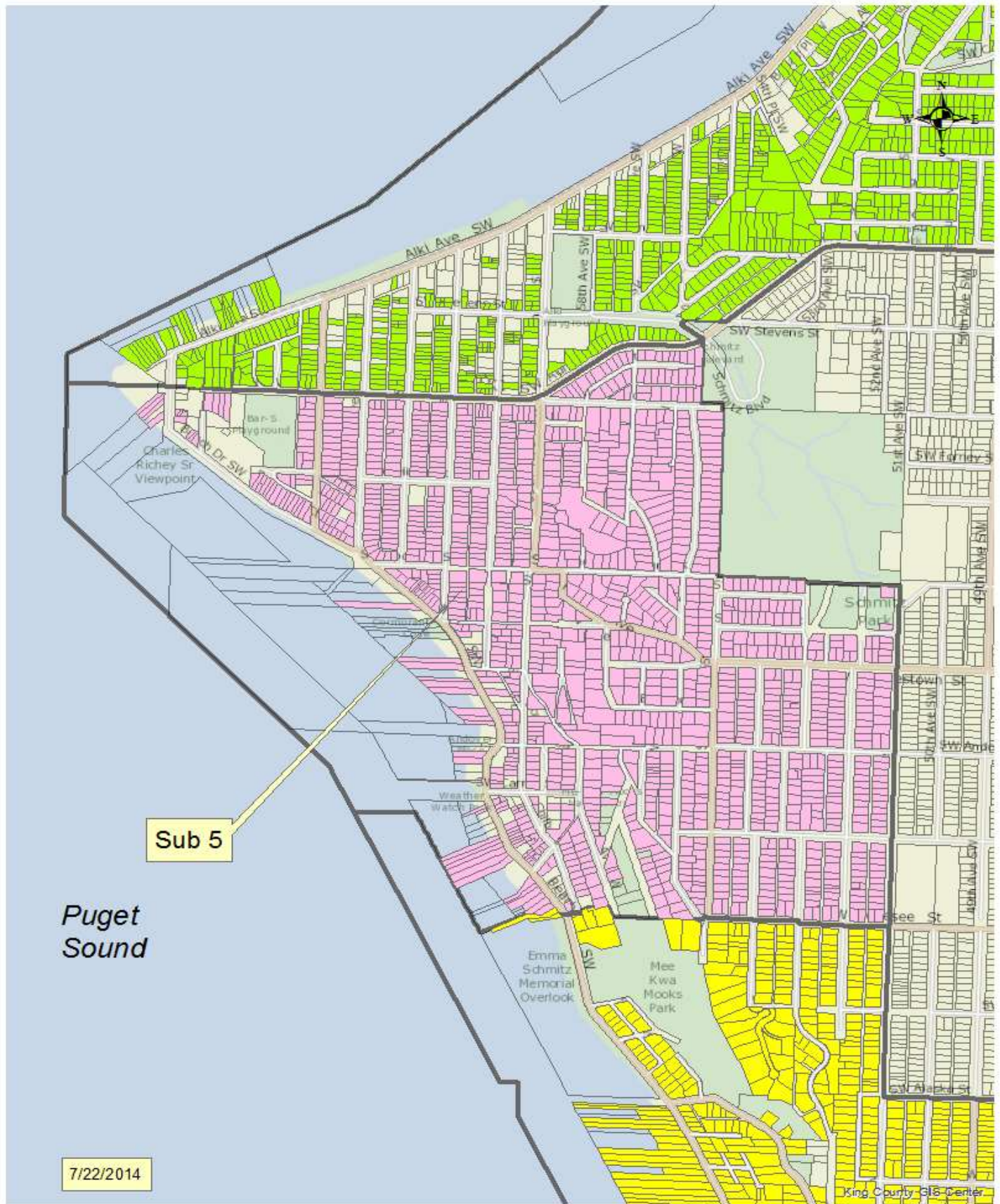


## Area 016 - Sub Areas 1 and 3 Map



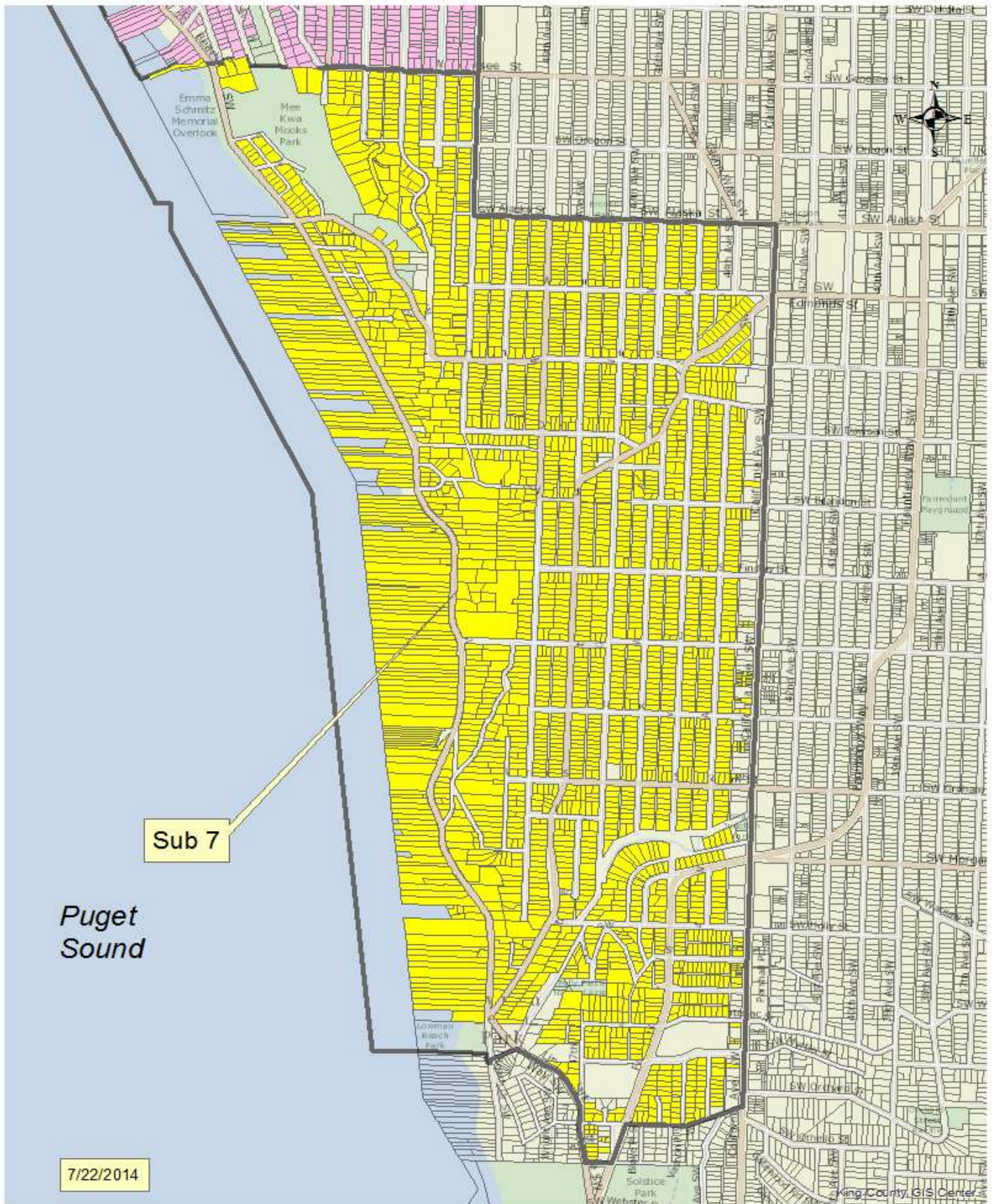


## Area 016 - Sub Area5 Map





## Area 016 – Sub Area 7 Map



## Area 016 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+16.43%</b>	5,229	87%

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

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

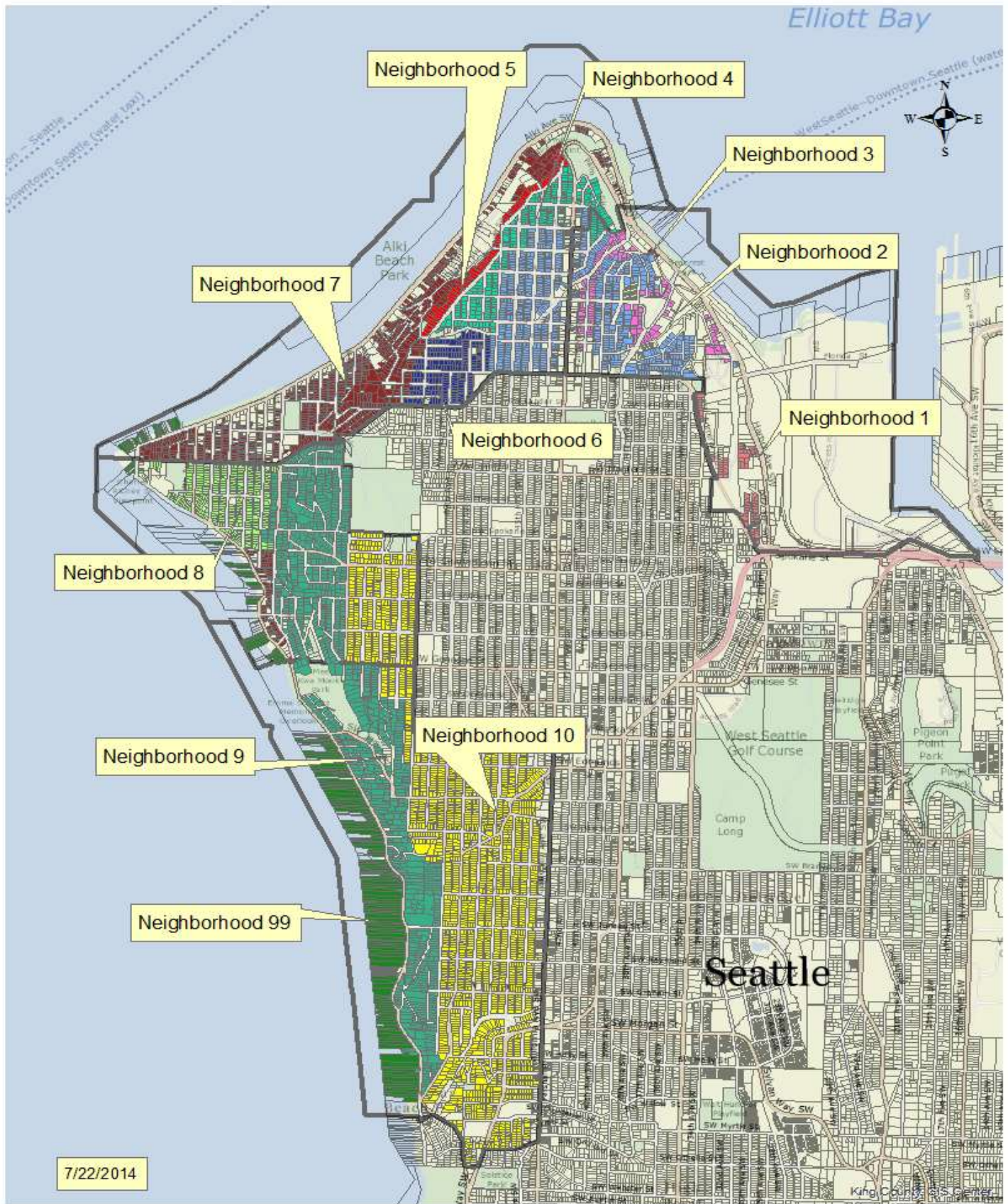
Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Neighborhood4</b>	+4.40%	35	285	12%
<b>Neighborhood5PresentUse=SingleFamily</b>	+0.32%	7	69	10%
<b>TownhouseNghb&lt;&gt;4or5Grade&lt;10</b>	+11.34%	71	263	27%
<b>Grade&lt;6Neighborhoods3,6,7and10CCond&gt;Fair</b>	-0.32%	7	76	9%
<b>Cond&lt;AverageNghb&lt;&gt;4or5Grade&lt;8</b>	-11.67%	6	71	8%

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

Generally the following were at higher assessment levels than the rest of the population: Parcels in neighborhood 4, neighborhood 5 parcels with present use as single family, Townhouse parcels with grade less than 10 and not in neighborhoods 4 and 5, parcels that are less than grade 6 in neighborhoods 3, 6, 7 and 10 with condition greater than fair, parcels with grade less than 8 and condition less than average not in neighborhoods 4 and 5. This annual update valuation model corrects for these strata differences.



## Area 016 - Neighborhoods Map



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

# Annual Update Process

**Effective Date of Appraisal: January 1, 2014**

**Date of Appraisal Report: July 25, 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 25 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 +14.8% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.150, 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. For instance, improved parcels in neighborhood 4, neighborhood 5 parcels with present use as single family, Townhouse parcels with grade less than 10 and not in neighborhoods 4 and 5, parcels that are less than grade 6 in neighborhoods 3, 6, 7 and 10 with condition greater than fair, parcels with grade less than 8 and condition less than average not in neighborhoods 4 and 5. These were all generally at higher



assessment levels than the rest of the population. 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 708 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:

$$\begin{aligned} 2014 \text{ Total Value} = & 2013 \text{ Total Value} * (1 - 0.06) / (.8073713 + 9.303386E-02 * Nghb4 + \\ & .1296285 * Nghb5PresentUseSingleFamily + 3.687917E-02 * TownhouseNotNghb4,5Grade < 10 + \\ & .1356902 * Grade < 6Nghb3,6,7,10 + .2567642 * Cond < AvgNotNghb4,5Grade < 8) \end{aligned}$$

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

$$2014 \text{ Improvements Value} = 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value}$$

## Mobile Home Update

There were no mobile homes in this area.

## 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 +14.7%. 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) \* 1.146.
- 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) \* 1.146.
- 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  $\leq$  \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded “non-perc” (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded “unbuildable” = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.



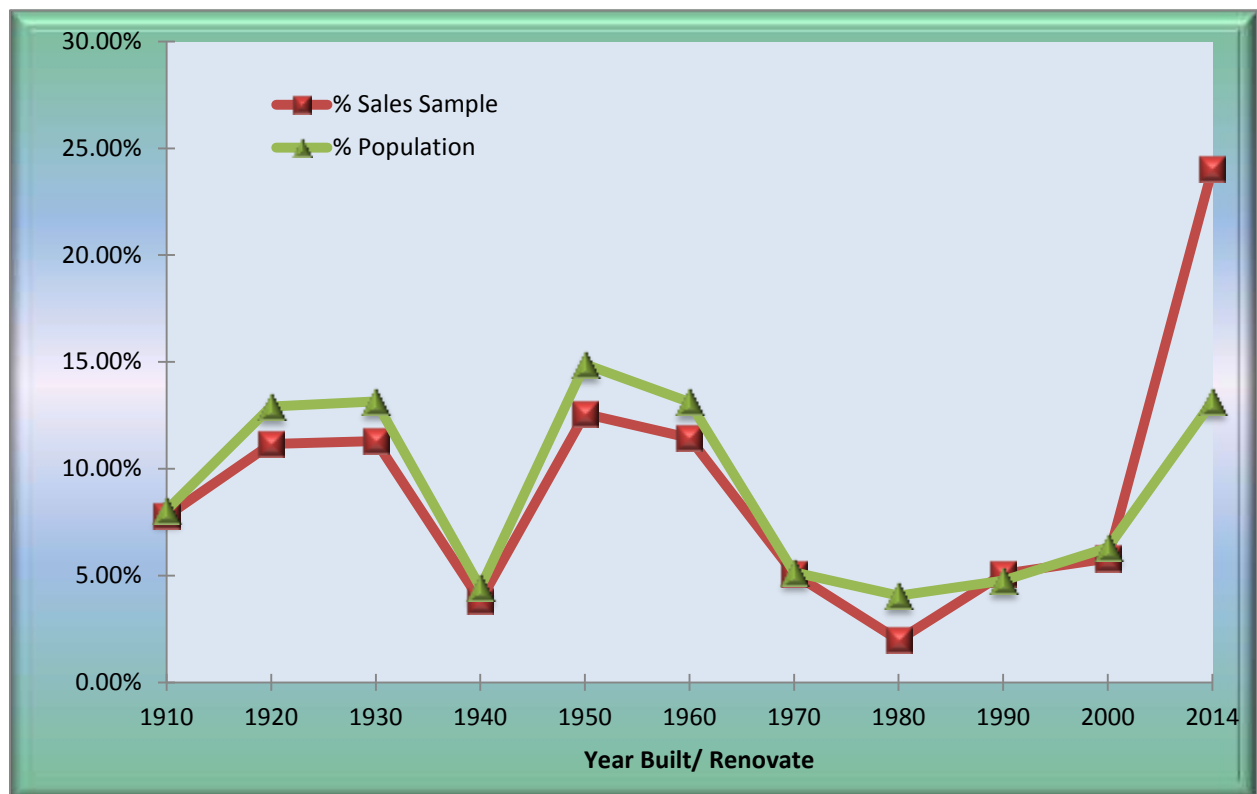
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	55	7.77%
1920	79	11.16%
1930	80	11.30%
1940	27	3.81%
1950	89	12.57%
1960	81	11.44%
1970	36	5.08%
1980	14	1.98%
1990	36	5.08%
2000	41	5.79%
2014	170	24.01%
	708	

**Population**

Year Built/Ren	Frequency	% Population
1910	483	8.06%
1920	774	12.92%
1930	788	13.15%
1940	266	4.44%
1950	892	14.89%
1960	786	13.12%
1970	309	5.16%
1980	243	4.06%
1990	285	4.76%
2000	378	6.31%
2014	787	13.14%
	5,991	



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.

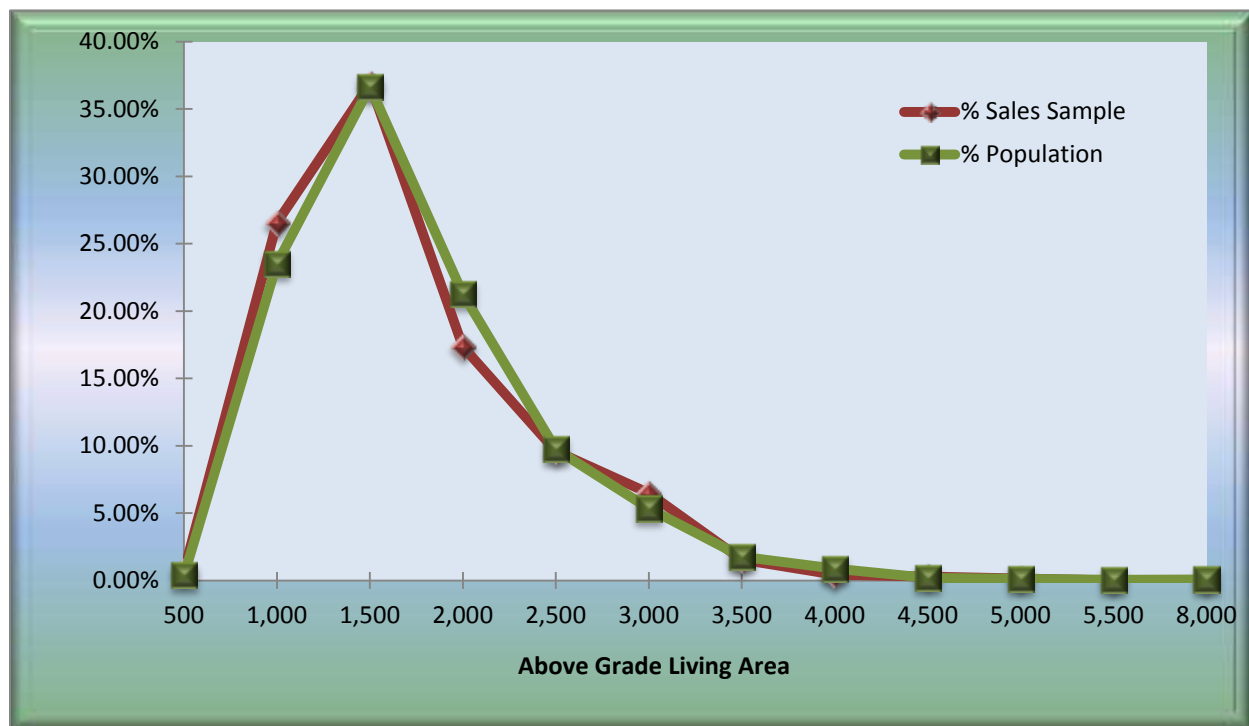
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	5	0.71%
1,000	188	26.55%
1,500	261	36.86%
2,000	123	17.37%
2,500	68	9.60%
3,000	46	6.50%
3,500	11	1.55%
4,000	3	0.42%
4,500	2	0.28%
5,000	1	0.14%
5,500	0	0.00%
8,000	0	0.00%
708		

**Population**

AGLA	Frequency	% Population
500	23	0.38%
1,000	1,409	23.52%
1,500	2,196	36.65%
2,000	1,275	21.28%
2,500	584	9.75%
3,000	320	5.34%
3,500	105	1.75%
4,000	53	0.88%
4,500	12	0.20%
5,000	7	0.12%
5,500	3	0.05%
8,000	4	0.07%
5,991		



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.



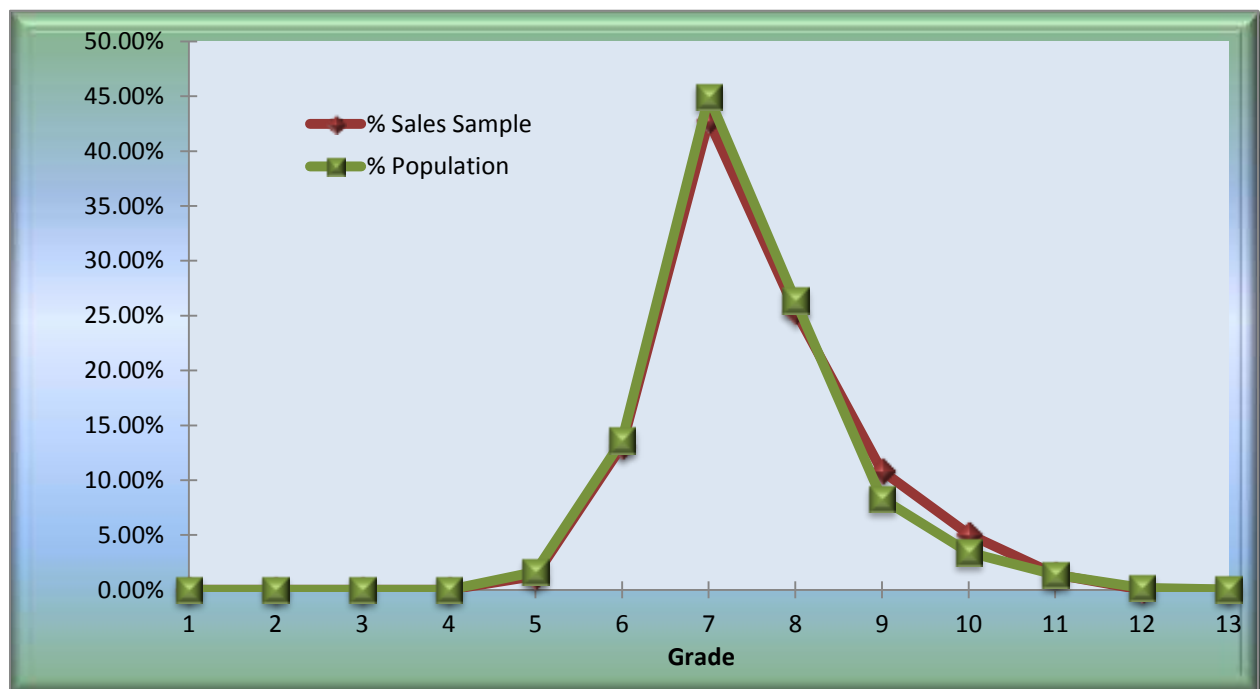
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	9	1.27%
6	93	13.14%
7	303	42.80%
8	180	25.42%
9	77	10.88%
10	36	5.08%
11	10	1.41%
12	0	0.00%
13	0	0.00%
708		

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.02%
5	99	1.65%
6	816	13.62%
7	2,694	44.97%
8	1,580	26.37%
9	498	8.31%
10	206	3.44%
11	83	1.39%
12	12	0.20%
13	2	0.03%
5,991		



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 016 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 1.126, resulting in an adjusted value of \$534,000 ( $\$475,000 \times 1.126 = \$534,850$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.175	17.5%
2/1/2011	1.176	17.6%
3/1/2011	1.177	17.7%
4/1/2011	1.177	17.7%
5/1/2011	1.177	17.7%
6/1/2011	1.177	17.7%
7/1/2011	1.176	17.6%
8/1/2011	1.175	17.5%
9/1/2011	1.174	17.4%
10/1/2011	1.172	17.2%
11/1/2011	1.170	17.0%
12/1/2011	1.168	16.8%
1/1/2012	1.165	16.5%
2/1/2012	1.162	16.2%
3/1/2012	1.159	15.9%
4/1/2012	1.155	15.5%
5/1/2012	1.151	15.1%
6/1/2012	1.147	14.7%
7/1/2012	1.142	14.2%
8/1/2012	1.137	13.7%
9/1/2012	1.131	13.1%
10/1/2012	1.126	12.6%
11/1/2012	1.120	12.0%
12/1/2012	1.113	11.3%
1/1/2013	1.107	10.7%
2/1/2013	1.099	9.9%
3/1/2013	1.093	9.3%
4/1/2013	1.085	8.5%
5/1/2013	1.077	7.7%
6/1/2013	1.068	6.8%
7/1/2013	1.060	6.0%
8/1/2013	1.051	5.1%
9/1/2013	1.041	4.1%
10/1/2013	1.031	3.1%
11/1/2013	1.021	2.1%
12/1/2013	1.011	1.1%
1/1/2014	1.000	0.0%



The time adjustment formula for Area 016 is:  $(.8073713 - 2.937223E-04 * \text{SaleDay} - 1.482992E-07 * \text{SaleDaySq} + 9.303386E-02 * 4.943503E-02 + .1296285 * 9.887005E-03 + 3.687917E-02 * 0.1002825 + .1356902 * 9.887005E-03 + .2567642 * 8.474576E-03) / (.8073713 + 9.303386E-02 * 4.943503E-02 + .1296285 * 9.887005E-03 + 3.687917E-02 * 0.1002825 + .1356902 * 9.887005E-03 + .2567642 * 8.474576E-03)$

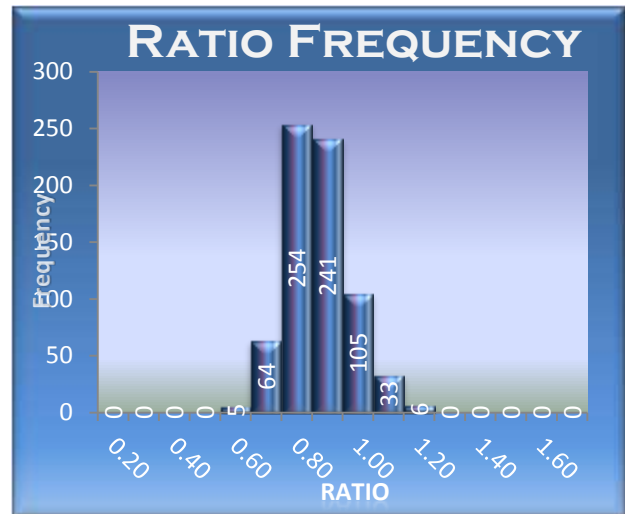
$\text{SaleDay} = \text{SaleDate} - 41640$

$\text{SaleDaySq} = (\text{SaleDate} - 41640)^2$

# Annual Update Ratio Study Report (Before) – 2013 Assessments

<b>District: WC / Team: 3</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: West Seattle</b>	<b>1/1/2013</b>	<b>7/25/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 16</b>	<b>Appr ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit Residences</b>	<b>YES</b>

<b>SAMPLE STATISTICS</b>	
<b>Sample size (n)</b>	708
<b>Mean Assessed Value</b>	486,900
<b>Mean Adj. Sales Price</b>	602,200
<b>Standard Deviation AV</b>	217,181
<b>Standard Deviation SP</b>	275,216
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.820
<b>Median Ratio</b>	0.810
<b>Weighted Mean Ratio</b>	0.809
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.540
<b>Highest ratio:</b>	1.153
<b>Coefficient of Dispersion</b>	9.65%
<b>Standard Deviation</b>	0.102
<b>Coefficient of Variation</b>	12.43%
<b>Price Related Differential (PRD)</b>	1.015
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.801
Upper limit	0.819
<b>95% Confidence: Mean</b>	
Lower limit	0.813
Upper limit	0.828
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5991
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.102
<b>Recommended minimum:</b>	17
<b>Actual sample size:</b>	708
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
<b># ratios below mean:</b>	388
<b># ratios above mean:</b>	320
<b>z:</b>	2.556
<b>Conclusion:</b>	<b>Non-normal</b>



## COMMENTS:

1 to 3 Unit Residences throughout Area 016

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: West Seattle		1/1/2014	7/25/2014	1/2011 - 12/2013
		Appr. ID:	Property Type:	Adjusted for time?
Area Number: 16		SKEN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)	708			
Mean Assessed Value	557,600			
Mean Sales Price	602,200			
Standard Deviation AV	245,346			
Standard Deviation SP	275,216			
ASSESSMENT LEVEL				
Arithmetic Mean Ratio	0.939			
Median Ratio	0.929			
Weighted Mean Ratio	0.926			
UNIFORMITY				
Lowest ratio	0.628			
Highest ratio:	1.340			
Coefficient of Dispersion	8.98%			
Standard Deviation	0.111			
Coefficient of Variation	11.84%			
Price Related Differential (PRD)	1.014			
RELIABILITY				
95% Confidence: Median				
Lower limit	0.921			
Upper limit	0.937			
95% Confidence: Mean				
Lower limit	0.931			
Upper limit	0.947			
SAMPLE SIZE EVALUATION				
N (population size)	5991			
B (acceptable error - in decimal)	0.05			
S (estimated from this sample)	0.111			
Recommended minimum:	20			
Actual sample size:	708			
Conclusion:	OK			
NORMALITY				
Binomial Test				
# ratios below mean:	387			
# ratios above mean:	321			
z:	2.480			
Conclusion:	Non-normal			

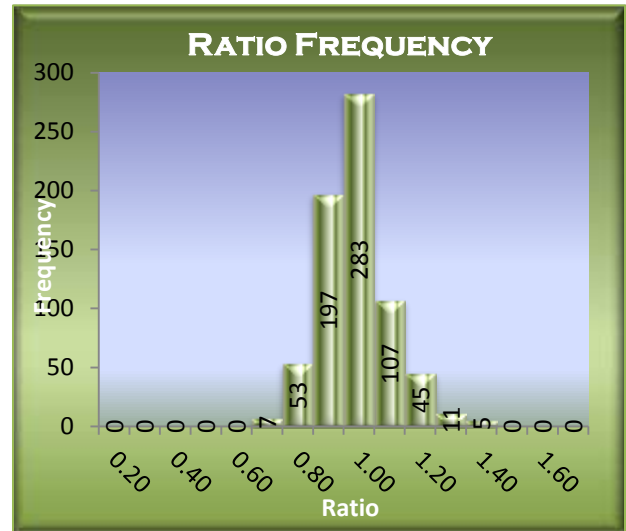
### RATIO FREQUENCY

Ratio	Frequency
0.75	53
0.85	197
0.95	283
1.05	107
1.15	45
1.25	11
1.35	5
1.45	0
1.55	0

COMMENTS:

1 to 3 Unit Residences throughout Area 016

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



### COMMENTS:

1 to 3 Unit Residences throughout Area 016

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



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	3	927420	2700	05/12/11	\$235,000	\$277,000	710	6	1908	Avg	2,496	N	N	4514 SW WALKER ST
1	3	927420	2840	05/16/13	\$439,000	\$471,000	790	7	1919	VGood	2,849	N	N	4615 SW HILL ST
1	3	637950	0485	09/27/11	\$425,000	\$498,000	830	7	1928	VGood	3,100	N	N	2307 45TH AVE SW
1	3	927420	0570	07/23/13	\$439,950	\$463,000	880	7	1948	Avg	1,512	N	N	1924 44TH AVE SW
1	3	927420	3190	08/14/12	\$310,000	\$352,000	1,030	7	1928	Avg	5,750	N	N	1923 46TH AVE SW
1	3	637950	0158	04/04/12	\$279,000	\$322,000	1,050	7	2008	Avg	1,391	N	N	2342 B 44TH AVE SW
1	3	253080	0020	10/03/12	\$500,000	\$563,000	1,060	7	1947	Avg	5,640	N	N	2215 45TH AVE SW
1	3	927420	0540	10/22/13	\$505,000	\$517,000	1,090	7	1927	Good	2,970	N	N	1916 44TH AVE SW
1	3	637950	0189	03/20/13	\$329,000	\$358,000	1,100	7	2001	Avg	1,171	N	N	2328 D 44TH AVE SW
1	3	637950	0495	02/02/11	\$435,600	\$512,000	1,120	7	1918	Avg	6,250	N	N	2311 45TH AVE SW
1	3	927420	1395	04/02/12	\$443,000	\$512,000	1,190	7	1928	Good	2,280	N	N	4403 SW MASSACHUSETTS ST
1	3	927420	2270	07/22/12	\$492,750	\$561,000	1,190	7	1900	Avg	5,750	N	N	1730 46TH AVE SW
1	3	927420	3150	03/05/12	\$657,000	\$761,000	1,450	7	1906	VGood	3,640	N	N	4602 SW HILL ST
1	3	927420	2985	05/13/13	\$650,000	\$698,000	1,460	7	1910	Good	3,795	N	N	2127 46TH AVE SW
1	3	927420	1280	06/10/12	\$640,000	\$733,000	1,470	7	1915	VGood	6,250	N	N	1728 45TH AVE SW
1	3	443260	0145	12/03/12	\$549,900	\$612,000	1,490	7	1926	Avg	5,000	N	N	2222 45TH AVE SW
1	3	927420	1515	10/04/12	\$499,950	\$563,000	1,500	7	1912	Avg	3,440	N	N	4422 SW MASSACHUSETTS ST
1	3	927420	0720	04/05/11	\$488,800	\$575,000	1,510	7	1986	Avg	2,875	N	N	2120 44TH AVE SW
1	3	927420	1560	08/30/11	\$586,000	\$688,000	1,550	7	1999	Avg	5,750	N	N	1629 44TH AVE SW
1	3	927420	0410	06/22/11	\$565,000	\$665,000	1,640	7	1926	Avg	5,200	N	N	4320 SW HOLGATE ST
1	3	927420	2730	06/22/12	\$570,000	\$652,000	1,700	7	1916	VGood	4,750	N	N	2137 45TH AVE SW
1	3	927420	1020	11/22/13	\$632,000	\$641,000	1,810	7	1955	Avg	5,625	N	N	1910 45TH AVE SW
1	3	927220	1300	04/10/12	\$477,500	\$551,000	900	8	2007	Avg	1,908	Y	N	4215 SW ATLANTIC ST
1	3	637950	0194	03/04/11	\$345,000	\$406,000	920	8	2006	Avg	1,358	N	N	2322 A 44TH AVE SW
1	3	637950	0219	08/23/13	\$375,000	\$391,000	1,100	8	2010	Avg	1,284	N	N	2312 B 44TH AVE SW
1	3	637950	0706	06/01/12	\$527,500	\$605,000	1,138	8	1931	Avg	2,385	Y	N	4609 SW COLLEGE ST
1	3	927420	2620	06/09/11	\$590,000	\$694,000	1,210	8	1931	Good	2,860	N	N	4519 SW HILL ST
1	3	927420	1535	04/06/11	\$440,000	\$518,000	1,220	8	1990	Avg	3,360	N	N	4414 SW MASSACHUSETTS ST
1	3	927420	1535	11/26/12	\$456,800	\$509,000	1,220	8	1990	Avg	3,360	N	N	4414 SW MASSACHUSETTS ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	3	927420	2290	11/02/12	\$530,450	\$594,000	1,250	8	1931	Good	3,135	N	N	4522 SW HOLGATE ST
1	3	927420	1085	09/11/12	\$627,500	\$709,000	1,440	8	1929	Good	3,640	N	N	1950 45TH AVE SW
1	3	927420	2855	04/25/12	\$565,000	\$651,000	1,500	8	1930	Avg	2,808	N	N	2106 47TH AVE SW
1	3	927420	1006	05/21/13	\$725,000	\$777,000	1,520	8	2013	Avg	4,316	N	N	1902 45TH AVE SW
1	3	927420	3320	05/16/11	\$790,000	\$930,000	1,550	8	1929	Good	4,400	N	N	4606 SW HOLGATE ST
1	3	927420	2955	04/03/13	\$736,250	\$798,000	1,660	8	2007	Avg	4,590	N	N	4602 SW WALKER ST
1	3	927420	0321	08/30/13	\$495,000	\$516,000	1,680	8	2008	Avg	934	Y	N	1609 B CALIFORNIA AVE SW
1	3	927420	0320	12/19/12	\$450,000	\$499,000	1,740	8	2008	Avg	1,280	Y	N	1609 C CALIFORNIA AVE SW
1	3	927420	0320	05/29/12	\$450,000	\$516,000	1,740	8	2008	Avg	1,280	Y	N	1609 C CALIFORNIA AVE SW
1	3	637950	0715	03/14/11	\$505,500	\$595,000	1,930	8	1926	Good	5,750	Y	N	2307 46TH AVE SW
1	3	927420	3036	03/03/11	\$716,788	\$844,000	2,450	8	2001	Avg	4,446	N	N	2103 46TH AVE SW
1	3	637950	0855	04/24/13	\$680,000	\$734,000	2,898	8	1993	Avg	5,750	N	N	2336 47TH AVE SW
1	3	927420	1550	03/23/11	\$950,000	\$1,118,000	3,030	9	1919	Good	6,325	N	N	4408 SW MASSACHUSETTS ST
1	3	927420	0755	06/28/13	\$975,000	\$1,034,000	2,753	10	2013	Avg	5,175	N	N	2134 44TH AVE SW
1	3	927220	1455	12/16/13	\$1,125,000	\$1,131,000	3,330	10	1985	Avg	6,600	N	N	1503 42ND AVE SW
1	3	927420	0960	07/29/13	\$735,000	\$773,000	3,530	10	2004	Avg	4,440	N	N	2125 FERRY AVE SW
1	4	927420	0028	03/08/11	\$274,250	\$323,000	900	7	2009	Avg	1,089	N	N	1510 A 44TH AVE SW
1	4	927420	0027	02/17/11	\$285,000	\$335,000	900	7	2009	Avg	1,089	N	N	1510 B 44TH AVE SW
1	4	927420	0025	03/07/11	\$304,100	\$358,000	900	7	2009	Avg	1,096	N	N	1512 A 44TH AVE SW
1	4	927420	1875	06/02/11	\$479,500	\$564,000	1,050	7	1916	Avg	2,875	N	N	1516 46TH AVE SW
1	4	927220	0810	10/29/13	\$460,000	\$470,000	1,140	7	1942	Avg	4,750	Y	N	1307 CALIFORNIA AVE SW
1	4	927220	0700	08/21/12	\$409,950	\$465,000	1,200	7	1915	Avg	4,400	N	N	1330 44TH AVE SW
1	4	927220	0710	09/07/11	\$630,000	\$739,000	1,530	7	1907	Good	4,125	N	N	1334 44TH AVE SW
1	4	927420	1760	09/30/13	\$550,000	\$567,000	1,650	7	1910	Avg	5,750	N	N	1529 44TH AVE SW
1	4	927420	0018	02/26/13	\$412,500	\$451,000	1,140	8	2009	Avg	1,437	N	N	1508 A 44TH AVE SW
1	4	927420	0017	06/19/12	\$427,000	\$488,000	1,140	8	2009	Avg	1,437	N	N	1508 B 44TH AVE SW
1	4	927420	1720	02/27/12	\$549,000	\$636,000	1,190	8	1910	VGood	3,500	N	N	1530 45TH AVE SW
1	4	927920	0491	02/23/11	\$478,500	\$563,000	1,280	8	1955	Avg	7,440	N	N	4807 SW WALKER ST
1	4	927220	0685	06/11/13	\$625,000	\$666,000	1,320	8	1985	Good	2,750	Y	N	1326 44TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
1	4	927420	2080	02/17/12	\$530,000	\$615,000	1,340	8	1991	Avg	5,750	N	N	1622 46TH AVE SW
1	4	927220	1075	10/24/11	\$450,000	\$527,000	1,360	8	1946	Good	5,100	N	N	4114 SW ATLANTIC ST
1	4	927320	0155	07/22/11	\$810,000	\$952,000	1,500	8	1941	Good	2,100	Y	N	1436 PALM AVE SW
1	4	927220	2780	05/24/11	\$730,000	\$859,000	1,660	8	1974	Avg	6,938	Y	N	1123 CALIFORNIA AVE SW
1	4	927420	1880	08/05/13	\$644,950	\$677,000	1,680	8	1975	Good	5,750	N	N	1518 46TH AVE SW
1	4	927420	1740	06/20/13	\$660,000	\$702,000	1,750	8	1928	Avg	3,330	N	N	1533 44TH AVE SW
1	4	927920	0445	05/15/12	\$580,000	\$667,000	1,800	8	1952	Avg	8,910	N	N	2130 49TH AVE SW
1	4	927970	0110	05/01/12	\$900,000	\$1,036,000	2,070	8	1928	VGood	4,922	Y	N	1730 SUNSET AVE SW
1	4	927420	0007	02/04/11	\$585,000	\$688,000	1,620	9	2006	Avg	1,193	N	N	1500 44TH AVE SW
1	4	927220	0610	09/24/12	\$799,000	\$901,000	1,810	9	1960	Good	6,050	Y	N	1144 44TH AVE SW
1	4	927420	2050	08/08/12	\$660,000	\$750,000	1,820	9	1930	Good	5,665	Y	N	4521 SW SEATTLE ST
1	4	927420	2020	10/10/11	\$690,336	\$809,000	2,080	9	1928	Good	4,000	N	N	1507 45TH AVE SW
1	4	927920	0770	04/12/12	\$872,000	\$1,006,000	2,440	9	1931	VGood	6,000	Y	N	1914 48TH AVE SW
1	4	927220	0945	06/03/13	\$825,000	\$881,000	2,720	9	2013	Avg	2,415	Y	N	1337 42ND AVE SW
1	4	927220	1050	01/04/13	\$1,000,000	\$1,106,000	3,140	9	2008	Avg	5,000	Y	N	1322 42ND AVE SW
1	4	927920	0790	03/19/12	\$800,000	\$925,000	1,740	10	1986	Avg	4,500	Y	N	1924 48TH AVE SW
1	4	927220	0940	05/22/13	\$1,108,000	\$1,187,000	2,310	10	2013	Avg	3,800	Y	N	1348 42ND AVE SW
1	4	927220	0565	03/28/13	\$1,375,000	\$1,493,000	2,420	10	1926	Good	11,550	Y	N	1124 SUNSET AVE SW
1	4	927970	0006	11/30/11	\$1,280,000	\$1,495,000	2,550	10	2008	Avg	7,252	Y	N	1936 SUNSET AVE SW
1	4	927420	3565	10/10/11	\$850,000	\$996,000	2,660	10	2006	Avg	4,600	N	N	1629 46TH AVE SW
1	4	927220	0860	07/26/11	\$1,150,000	\$1,352,000	3,050	10	2006	Avg	5,850	Y	N	1314 CALIFORNIA AVE SW
1	5	927970	0240	10/15/12	\$715,000	\$803,000	1,170	8	1936	Good	5,365	Y	N	1747 SUNSET AVE SW
1	5	927420	3695	08/27/12	\$1,020,000	\$1,155,000	2,240	9	1981	Avg	7,500	Y	N	1515 SUNSET AVE SW
1	5	927970	0565	11/21/13	\$1,100,000	\$1,116,000	1,960	10	1981	VGood	8,570	Y	N	2239 SUNSET AVE SW
1	5	927420	3720	12/15/11	\$1,095,000	\$1,277,000	2,020	10	2011	Avg	4,656	Y	N	1527 SUNSET AVE SW
1	5	927970	0550	06/19/13	\$1,125,000	\$1,196,000	2,590	10	1942	Good	8,930	Y	N	2233 SUNSET AVE SW
1	5	927220	0025	07/03/12	\$1,395,000	\$1,593,000	2,799	10	2002	Avg	6,000	Y	N	1119 SUNSET AVE SW
1	5	927970	0160	05/02/13	\$1,375,000	\$1,480,000	3,210	10	1910	Good	6,847	Y	N	1707 SUNSET AVE SW
1	6	927620	1430	06/19/13	\$300,000	\$319,000	770	6	1940	Avg	5,280	N	N	2601 50TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	6	058500	0655	09/06/11	\$230,000	\$270,000	840	6	1923	Avg	5,000	N	N	5006 SW WAITE ST
1	6	927620	1105	09/24/12	\$267,500	\$302,000	980	6	1915	Avg	4,000	N	N	2638 49TH AVE SW
1	6	058500	0570	12/06/13	\$361,000	\$364,000	890	7	1954	Avg	4,800	N	N	5052 SW WAITE ST
1	6	761620	0085	03/22/11	\$347,500	\$409,000	1,000	7	1953	Avg	6,300	N	N	5058 SW PRITCHARD ST
1	6	350510	0200	09/24/13	\$410,000	\$424,000	1,000	7	1955	Avg	5,500	N	N	5119 SW WAITE ST
1	6	927620	1480	09/25/12	\$475,000	\$535,000	1,110	7	1951	Good	5,500	N	N	2627 50TH AVE SW
1	6	350510	0325	03/01/11	\$395,000	\$465,000	1,120	7	1955	Avg	5,000	N	N	5115 SW OLGA ST
1	6	927620	1260	12/04/13	\$395,000	\$399,000	1,210	7	1927	Avg	6,000	N	N	2645 49TH AVE SW
1	6	928120	0055	09/04/13	\$431,500	\$449,000	1,220	7	1930	Good	3,700	N	N	2336 50TH AVE SW
1	6	927620	1120	10/21/13	\$495,000	\$507,000	1,280	7	1968	Avg	5,000	N	N	2626 49TH AVE SW
1	6	927620	1180	10/20/11	\$343,000	\$402,000	1,310	7	1930	Avg	4,112	N	N	2601 49TH AVE SW
1	6	928170	0035	12/13/12	\$420,000	\$467,000	1,310	7	1959	Avg	6,264	N	N	2328 48TH AVE SW
1	6	928120	0005	10/17/11	\$333,500	\$391,000	1,340	7	1928	Avg	5,000	N	N	4902 SW WAITE ST
1	6	927620	1536	03/13/13	\$560,000	\$610,000	1,790	7	1921	Avg	6,250	N	N	5008 SW ADMIRAL WAY
1	6	350510	0065	06/13/12	\$595,000	\$681,000	1,230	8	1950	Avg	7,500	N	N	5111 SW GRAYSON ST
1	6	350510	0520	03/29/11	\$725,000	\$853,000	1,250	8	1953	Avg	11,000	Y	N	5121 SW PRITCHARD ST
1	6	058500	0445	08/16/12	\$575,000	\$652,000	1,470	8	2007	Avg	5,000	N	N	5023 SW GRAYSON ST
1	6	927620	1130	04/20/12	\$650,000	\$749,000	2,450	8	2008	Avg	5,000	N	N	2620 49TH AVE SW
1	6	350510	0150	11/09/12	\$535,000	\$598,000	1,279	9	2000	Avg	5,500	N	N	5106 SW WAITE ST
1	6	928120	0331	08/20/13	\$574,000	\$600,000	1,610	9	2013	Avg	1,700	N	N	2323 50TH AVE SW
1	6	928120	0335	07/05/13	\$589,000	\$624,000	1,610	9	2013	Avg	1,701	N	N	2321 48TH AVE SW
1	6	928120	0336	08/22/13	\$595,000	\$621,000	1,610	9	2013	Avg	2,027	N	N	2319 48TH AVE SW
1	6	928120	0330	06/19/13	\$599,000	\$637,000	1,610	9	2013	Avg	2,028	N	N	2325 48TH AVE SW
1	6	928120	0305	12/26/13	\$589,000	\$590,000	1,660	9	2013	Avg	1,697	N	N	2337 48TH AVE SW
1	6	928120	0306	10/02/13	\$599,000	\$618,000	1,660	9	2013	Avg	2,028	N	N	2335 48TH AVE SW
1	6	350510	0314	09/07/12	\$795,000	\$899,000	2,530	9	2012	Avg	7,000	N	N	5109 SW OLGA ST
1	7	938520	0105	10/10/12	\$285,000	\$320,000	530	5	1924	Good	4,800	N	N	2434 WICKSTROM PL SW
1	7	927220	2450	03/23/11	\$150,500	\$177,000	620	5	1937	Fair	3,330	N	N	1119 ELM PL SW
1	7	013900	0180	03/13/13	\$499,000	\$544,000	730	5	1918	Avg	3,450	Y	N	1766 ALKI AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	7	091300	0050	08/29/11	\$208,000	\$244,000	750	5	1908	Avg	2,112	N	N	2139 BONAIR DR SW
1	7	762120	0175	02/06/13	\$290,000	\$318,000	780	5	1914	Good	2,010	N	N	6106 SW ADMIRAL WAY
1	7	762120	0150	10/07/13	\$410,000	\$422,000	820	5	1914	Good	3,600	N	N	3045 61ST AVE SW
1	7	637300	0186	02/16/12	\$249,000	\$289,000	450	6	1944	Good	1,587	N	N	3007 B 62ND AVE SW
1	7	927220	2470	12/20/13	\$270,000	\$271,000	610	6	1916	Avg	2,100	Y	N	4011 SW MARYLAND PL
1	7	299780	0120	01/25/12	\$375,000	\$436,000	790	6	1923	Good	2,398	N	N	5909 SW STEVENS ST
1	7	765240	0060	08/01/13	\$437,500	\$460,000	860	6	1909	Avg	3,600	N	N	2619 MARINE AVE SW
1	7	762120	0110	11/04/13	\$455,000	\$464,000	980	6	1906	Avg	5,400	N	N	3021 61ST AVE SW
1	7	091300	0205	04/19/11	\$414,000	\$487,000	1,070	6	1910	Good	4,000	Y	N	2144 HALLECK AVE SW
1	7	532310	0110	09/22/13	\$525,000	\$543,000	1,110	6	1915	Avg	4,800	N	N	3024 61ST AVE SW
1	7	762120	0145	10/29/12	\$426,000	\$477,000	1,240	6	1914	Good	3,600	N	N	3043 61ST AVE SW
1	7	938520	0110	08/08/13	\$205,000	\$215,000	590	7	1956	Good	2,005	N	N	2430 WICKSTROM PL SW
1	7	938520	0111	11/20/13	\$225,000	\$228,000	590	7	1956	Good	1,947	N	N	2432 WICKSTROM PL SW
1	7	637100	0065	07/19/13	\$370,000	\$390,000	720	7	1918	Avg	1,322	N	N	6010 SW STEVENS ST
1	7	102403	9022	10/24/13	\$525,000	\$538,000	720	7	1919	VGood	4,000	N	N	2450 55TH AVE SW
1	7	091300	0220	10/11/12	\$387,000	\$435,000	730	7	1943	Good	3,952	Y	N	2154 HALLECK AVE SW
1	7	637200	0320	09/30/13	\$435,000	\$449,000	780	7	1941	Good	2,356	N	N	2471 55TH AVE SW
1	7	637200	0345	10/15/12	\$460,000	\$517,000	780	7	1941	Good	5,105	N	N	2570 56TH AVE SW
1	7	637350	0100	08/09/11	\$475,000	\$558,000	840	7	1938	Good	4,840	N	N	3056 64TH AVE SW
1	7	637200	0460	10/24/13	\$448,500	\$459,000	860	7	1940	Avg	4,153	N	N	2728 57TH AVE SW
1	7	762120	0062	09/26/13	\$465,000	\$480,000	880	7	2008	Avg	1,512	N	N	6112 SW STEVENS ST
1	7	637200	0155	03/02/11	\$530,000	\$624,000	890	7	1997	Avg	4,520	N	N	2565 56TH AVE SW
1	7	014800	0165	05/29/12	\$308,000	\$353,000	980	7	1940	Avg	4,720	N	N	3043 63RD AVE SW
1	7	005600	0040	04/25/13	\$548,000	\$591,000	1,050	7	1951	Good	5,850	Y	N	5750 SW ADMIRAL WAY
1	7	005600	0060	05/09/12	\$575,000	\$661,000	1,050	7	1956	Good	4,483	Y	N	5730 SW ADMIRAL WAY
1	7	014500	0015	04/05/11	\$645,000	\$759,000	1,080	7	2001	Avg	5,068	Y	N	5628 SW ADMIRAL WAY
1	7	014800	0185	08/30/11	\$380,000	\$446,000	1,090	7	1941	Avg	5,900	N	N	3069 63RD AVE SW
1	7	005900	0500	03/25/13	\$539,000	\$586,000	1,170	7	1952	Avg	5,500	Y	N	5312 SW ADMIRAL WAY
1	7	005900	0655	12/12/13	\$565,000	\$569,000	1,230	7	1942	Avg	7,000	Y	N	5530 SW LANDER PL

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	7	005900	0510	03/25/13	\$612,000	\$665,000	1,290	7	1959	Good	5,143	Y	N	5308 SW ADMIRAL WAY
1	7	927120	0040	01/18/13	\$585,000	\$645,000	1,340	7	1933	Good	11,880	Y	N	1024 CALIFORNIA LN SW
1	7	927120	0046	10/16/12	\$549,000	\$616,000	1,350	7	1932	Avg	10,896	Y	N	1026 CALIFORNIA LN SW
1	7	637200	0230	09/26/13	\$775,000	\$801,000	1,430	7	1927	Avg	3,250	Y	N	2428 ALKI AVE SW
1	7	015100	0070	12/07/11	\$500,000	\$584,000	1,460	7	1951	Avg	4,920	N	N	3053 64TH AVE SW
1	7	637300	0131	07/08/11	\$470,000	\$553,000	1,470	7	2007	Avg	2,420	N	N	3051 62ND AVE SW
1	7	091400	0065	01/17/11	\$430,000	\$506,000	1,520	7	1933	Good	3,640	Y	N	2212 BONAIR PL SW
1	7	762220	0205	10/04/12	\$447,500	\$504,000	1,540	7	1968	Avg	5,200	N	N	5710 SW STEVENS ST
1	7	762120	0090	11/21/13	\$600,000	\$609,000	1,650	7	1926	Good	3,600	N	N	3009 61ST AVE SW
1	7	005600	0090	11/27/12	\$618,000	\$689,000	1,730	7	1926	Good	5,608	Y	N	5706 SW ADMIRAL WAY
1	7	350810	0205	10/17/12	\$684,694	\$769,000	1,790	7	1928	Good	4,152	Y	N	2359 HUGHES AVE SW
1	7	637200	0100	06/26/13	\$480,000	\$509,000	1,840	7	1990	Avg	3,051	N	N	2525 56TH AVE SW
1	7	637200	0440	10/25/12	\$450,000	\$505,000	2,040	7	1989	Avg	5,070	N	N	2712 57TH AVE SW
1	7	005900	0290	08/07/12	\$625,000	\$710,000	2,310	7	1940	Avg	5,000	Y	N	5529 SW CAMPBELL PL
1	7	927120	0045	12/04/12	\$647,000	\$720,000	2,660	7	1990	Avg	12,464	Y	N	1058 CALIFORNIA LN SW
1	7	637100	0020	07/10/12	\$320,100	\$365,000	760	8	2004	Avg	780	N	N	2717 B 60TH AVE S
1	7	637100	0145	03/23/12	\$391,000	\$452,000	840	8	2008	Avg	1,160	N	N	3057 60TH AVE SW
1	7	014800	0140	10/18/13	\$515,000	\$528,000	900	8	2010	Avg	1,312	N	N	3021 63RD AVE SW
1	7	637200	0321	10/25/13	\$495,000	\$507,000	1,030	8	2013	Avg	1,248	N	N	2469 A 55TH AVE SW
1	7	637300	0188	02/08/12	\$359,000	\$417,000	1,050	8	2012	Avg	1,353	N	N	3009 A 62ND AVE SW
1	7	637300	0187	01/30/12	\$381,000	\$443,000	1,050	8	2012	Avg	1,353	N	N	3009 B 62ND AVE SW
1	7	637100	0102	08/17/12	\$369,000	\$419,000	1,060	8	2005	Avg	1,210	N	N	3023 A 60TH AVE SW
1	7	637100	0107	06/26/13	\$384,000	\$408,000	1,060	8	2005	Avg	1,209	N	N	3025 B 60TH AVE SW
1	7	637100	0106	07/17/13	\$389,900	\$411,000	1,090	8	2005	Avg	789	N	N	3027 A 60TH AVE SW
1	7	637100	0108	09/17/12	\$379,000	\$428,000	1,100	8	2005	Avg	1,418	N	N	3025 A 60TH AVE SW
1	7	637200	0295	06/20/12	\$425,000	\$486,000	1,120	8	2009	Avg	1,434	N	N	2451 A 55TH AVE SW
1	7	637200	0232	01/18/12	\$618,000	\$719,000	1,120	8	2011	Avg	1,188	Y	N	2510 56TH AVE SW
1	7	015100	0055	07/30/12	\$630,000	\$716,000	1,180	8	2008	Avg	4,920	N	N	3041 64TH AVE SW
1	7	299780	0080	10/03/13	\$429,500	\$443,000	1,190	8	2005	Avg	1,595	N	N	3043 A 59TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	7	299780	0082	12/18/12	\$450,000	\$499,000	1,190	8	2005	Avg	1,176	N	N	3045 A 59TH AVE SW
1	7	386740	0125	07/19/12	\$850,000	\$968,000	1,450	8	1964	Avg	5,227	Y	N	1320 ALKI AVE SW
1	7	005600	0065	11/18/13	\$725,000	\$736,000	1,470	8	1988	Good	4,000	Y	N	5726 SW ADMIRAL WAY
1	7	637200	0235	10/22/11	\$779,500	\$913,000	1,530	8	1954	Avg	5,535	Y	N	2424 ALKI AVE SW
1	7	762220	0176	04/18/13	\$491,000	\$530,000	1,710	8	1983	Avg	2,400	N	N	5716 SW STEVENS ST
1	7	014500	0035	10/14/13	\$542,500	\$557,000	1,710	8	1927	Good	4,844	Y	N	5618 SW ADMIRAL WAY
1	7	102403	9051	04/01/13	\$821,500	\$891,000	1,780	8	1956	Avg	24,295	Y	N	5318 SW LANDER ST
1	7	091300	0200	05/11/11	\$663,500	\$781,000	1,950	8	1910	VGood	4,000	Y	N	2142 HALLECK AVE SW
1	7	637200	0500	10/10/12	\$857,000	\$963,000	1,950	8	1990	Good	11,667	Y	N	5635 SW TEIG PL
1	7	938520	0088	09/22/11	\$390,000	\$457,000	1,300	9	2005	Avg	1,873	N	N	2444 WICKSTROM PL SW
1	7	014800	0073	07/25/12	\$519,000	\$591,000	1,500	9	2011	Avg	1,722	N	N	5910 SW STEVENS ST
1	7	014800	0070	04/19/12	\$525,000	\$605,000	1,500	9	2011	Avg	1,885	N	N	2771 59TH AVE SW
1	7	014800	0071	03/20/12	\$535,000	\$619,000	1,500	9	2011	Avg	2,175	N	N	2775 59TH AVE SW
1	7	014800	0072	05/02/12	\$520,000	\$599,000	1,530	9	2011	Avg	1,988	N	N	5912 SW STEVENS ST
1	7	637200	0510	07/18/12	\$703,000	\$801,000	1,660	9	2005	Avg	3,250	N	N	5621 SW TEIG PL
1	7	782920	0080	05/17/12	\$550,000	\$632,000	1,680	9	2012	Avg	1,600	N	N	5918 SW STEVENS ST
1	7	782920	0081	06/01/12	\$560,000	\$642,000	1,680	9	2012	Avg	1,600	N	N	5916 SW STEVENS ST
1	7	102403	9052	09/19/11	\$810,000	\$950,000	1,820	9	2009	Avg	7,933	Y	N	5305 SW PRITCHARD ST
1	7	015300	0025	05/18/12	\$635,000	\$729,000	1,880	9	1991	Avg	2,967	Y	N	3116 ALKI AVE SW
1	7	762220	0160	08/14/13	\$630,000	\$659,000	1,980	9	1985	Avg	6,263	N	N	2734 58TH AVE SW
1	7	927920	1170	04/19/12	\$1,020,000	\$1,176,000	2,120	9	1982	VGood	19,098	Y	N	1940 BONAIR DR SW
1	7	015300	0020	09/19/11	\$623,877	\$732,000	2,670	9	1991	Avg	3,000	Y	N	3112 ALKI AVE SW
1	7	927920	1280	08/22/11	\$860,000	\$1,010,000	2,410	10	1988	Avg	3,780	Y	N	2041 BONAIR DR SW
1	7	637450	0091	03/26/13	\$1,070,000	\$1,162,000	2,690	10	2003	Avg	6,662	Y	N	6614 SW ADMIRAL WAY
1	7	091400	0070	04/05/11	\$1,085,000	\$1,277,000	3,880	10	1995	Avg	3,920	Y	N	2213 HALLECK AVE SW
1	7	091300	0099	02/02/11	\$699,000	\$822,000	940	11	2008	Avg	1,240	Y	N	2121 BONAIR DR SW
1	7	637200	0069	05/29/13	\$699,950	\$748,000	1,670	11	2002	Avg	1,575	Y	N	2508 57TH AVE SW
1	7	091300	0090	10/16/13	\$1,000,000	\$1,026,000	2,690	11	2002	Avg	2,928	Y	N	2107 BONAIR DR SW
1	99	015400	0030	03/19/13	\$1,720,000	\$1,872,000	1,950	10	1998	Avg	8,409	Y	Y	3103 ALKI AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	1	798740	0316	10/14/11	\$177,777	\$208,000	500	5	1910	Avg	1,642	N	N	3318 31ST AVE SW
3	1	691170	0010	04/22/13	\$148,000	\$160,000	660	6	1917	Fair	2,310	N	N	3011 HARBOR AVE SW
3	1	798740	0332	04/26/11	\$305,000	\$359,000	960	6	1910	VGood	4,000	Y	N	3305 30TH AVE SW
3	1	934540	0025	03/24/13	\$502,000	\$546,000	1,000	7	1985	Good	4,450	Y	N	3570 SW ADMIRAL WAY
3	1	798740	0305	08/08/13	\$406,000	\$426,000	1,170	7	2007	Avg	1,750	N	N	3016 SW HINDS ST
3	1	719280	0215	06/27/13	\$485,000	\$515,000	2,160	7	2012	Avg	5,512	N	N	3271 31ST AVE SW
3	1	957780	0465	08/16/12	\$431,000	\$489,000	1,350	8	1984	Avg	4,750	Y	N	3310 SW ADMIRAL WAY
3	1	934540	0020	10/17/12	\$749,000	\$841,000	2,120	9	1997	Avg	4,200	Y	N	3566 SW ADMIRAL WAY
3	2	927420	3885	03/27/12	\$355,500	\$411,000	750	6	1944	VGood	3,125	N	N	1929 42ND AVE SW
3	2	927420	4330	05/24/13	\$435,000	\$466,000	810	6	1930	Good	3,750	N	N	4118 SW HILL ST
3	2	927220	2220	03/30/11	\$320,000	\$377,000	880	6	1903	Good	2,013	N	N	1923 FERRY AVE SW
3	2	927420	4005	04/14/13	\$461,500	\$499,000	1,310	7	1910	Good	5,804	Y	N	1712 FERRY AVE SW
3	2	011700	0120	05/20/13	\$565,000	\$605,000	1,330	7	1927	VGood	5,750	N	N	2124 42ND AVE SW
3	2	608710	0305	07/18/12	\$460,000	\$524,000	1,200	8	1928	Avg	3,113	N	N	2301 42ND AVE SW
3	2	122403	9013	05/17/12	\$671,750	\$772,000	1,400	8	1982	Avg	9,566	Y	N	2274 LOTUS AVE
3	2	927570	1235	06/29/12	\$1,098,000	\$1,254,000	2,630	10	2006	Avg	5,679	Y	N	2100 FAIRMOUNT AVE SW
3	3	927420	4580	12/05/13	\$270,000	\$273,000	550	5	1918	Good	2,185	N	N	2111 41ST AVE SW
3	3	632400	0175	10/24/11	\$238,500	\$279,000	660	6	1906	Avg	1,800	N	N	4063 SW PRINCE ST
3	3	011700	0415	09/13/12	\$320,600	\$362,000	960	6	1908	Avg	5,750	N	N	2211 41ST AVE SW
3	3	915160	0081	09/07/12	\$555,000	\$627,000	1,170	6	1900	VGood	6,130	Y	N	1939 WALNUT AVE SW
3	3	632400	0075	05/10/12	\$483,500	\$556,000	790	7	1909	Good	3,780	Y	N	2328 WALNUT AVE SW
3	3	927570	2085	09/19/13	\$490,000	\$507,000	1,150	7	1926	Avg	5,000	N	N	3725 SW GRAYSON ST
3	3	632400	0190	07/26/12	\$455,000	\$518,000	1,210	7	1917	Avg	3,700	N	N	4055 SW PRINCE ST
3	3	632400	0130	04/16/13	\$447,500	\$484,000	1,310	7	1908	Good	4,000	N	N	2316 WALNUT AVE SW
3	3	632400	0050	03/30/12	\$510,000	\$589,000	1,320	7	1910	Good	5,000	N	N	2317 WALNUT AVE SW
3	3	927570	1915	03/28/12	\$427,000	\$493,000	1,380	7	1925	Avg	3,360	N	N	3806 SW ADMIRAL WAY
3	3	632400	0125	01/03/13	\$514,000	\$569,000	1,430	7	1909	Good	4,000	N	N	2320 WALNUT AVE SW
3	3	927420	4610	11/28/12	\$450,000	\$501,000	1,520	7	1922	Avg	2,875	N	N	4109 SW HILL ST
3	3	632400	0200	12/16/12	\$515,000	\$572,000	1,570	7	1918	Avg	6,543	N	N	4023 SW PRINCE ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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	683770	0151	12/03/12	\$590,000	\$657,000	1,680	7	1909	Avg	6,000	Y	N	4007 SW WALKER ST
3	3	011700	0050	03/23/11	\$550,000	\$647,000	1,750	7	1924	VGood	5,750	N	N	2135 41ST AVE SW
3	3	927570	1947	05/23/11	\$525,500	\$619,000	1,920	7	2004	Avg	2,500	Y	N	3781 SW GRAYSON ST
3	3	927570	2315	09/12/13	\$654,300	\$679,000	2,020	7	1922	Avg	7,425	Y	N	2301 37TH AVE SW
3	3	927420	3968	06/26/12	\$485,000	\$554,000	2,070	7	1998	Avg	2,254	Y	N	1719 WALNUT AVE SW
3	3	915160	0055	12/12/12	\$670,000	\$744,000	2,100	7	1910	VGood	6,000	Y	N	1925 WALNUT AVE SW
3	3	915160	0095	09/08/11	\$829,950	\$974,000	2,210	7	1977	Good	7,070	Y	N	1943 WALNUT AVE SW
3	3	683770	0130	10/25/11	\$405,000	\$474,000	790	8	1931	Avg	2,500	N	N	4057 SW COLLEGE ST
3	3	927220	1537	09/10/12	\$457,500	\$517,000	1,430	8	2002	Avg	1,501	N	N	1632 A CALIFORNIA AVE SW
3	3	927570	2020	05/18/12	\$647,500	\$744,000	1,660	8	1948	Good	5,313	Y	N	3700 SW ADMIRAL WAY
3	3	927220	1975	09/26/11	\$710,700	\$833,000	1,720	8	1909	Good	3,200	Y	N	1602 PALM AVE SW
3	3	927420	3839	04/16/13	\$625,000	\$676,000	1,830	8	2007	Avg	2,106	Y	N	2008 B CALIFORNIA AVE SW
3	3	927420	4125	02/24/12	\$439,950	\$510,000	1,840	8	1970	Avg	3,696	N	N	1743 41ST AVE SW
3	3	632400	0005	06/02/11	\$690,000	\$812,000	1,920	8	2009	Avg	5,500	N	N	2324 41ST AVE SW
3	3	927570	0016	05/15/13	\$1,180,000	\$1,266,000	2,020	8	2005	Avg	4,620	Y	N	1712 ARCH AVE SW
3	3	927570	0006	07/04/11	\$800,000	\$941,000	2,230	8	1989	Avg	5,308	Y	N	1700 ARCH AVE SW
3	3	927570	0010	04/03/13	\$790,000	\$857,000	2,310	8	1976	Good	4,551	Y	N	1709 VICTORIA AVE SW
3	3	927570	0080	12/17/12	\$700,000	\$777,000	1,270	9	1998	Avg	7,095	Y	N	1740 ARCH AVE SW
3	3	683770	0195	08/08/12	\$900,000	\$1,022,000	2,010	9	2009	Avg	10,000	Y	N	2216 WALNUT AVE SW
3	3	927570	2021	05/04/13	\$769,500	\$828,000	2,640	9	2013	Avg	4,386	N	N	3704 SW ADMIRAL WAY
3	3	927220	1555	12/16/13	\$1,200,000	\$1,207,000	2,980	9	1906	VGood	8,250	N	N	1637 42ND AVE SW
3	3	683770	0240	04/26/11	\$890,000	\$1,048,000	2,170	10	2002	Avg	5,000	Y	N	2312 WALNUT AVE SW
3	3	915160	0710	03/13/13	\$928,000	\$1,011,000	2,690	10	2002	Avg	5,400	Y	N	2108 41ST AVE SW
3	3	927570	2040	10/18/11	\$978,000	\$1,145,000	2,720	10	2005	Avg	8,000	Y	N	2507 37TH AVE SW
3	3	927220	2020	05/23/11	\$1,121,000	\$1,319,000	2,790	10	2002	Avg	5,095	Y	N	1628 PALM AVE SW
3	3	927220	2011	12/06/12	\$925,000	\$1,029,000	2,880	10	2002	Avg	5,090	Y	N	1626 PALM AVE SW
3	3	927570	0580	11/12/12	\$1,488,000	\$1,663,000	2,610	11	1993	Good	5,300	Y	N	1720 VICTORIA AVE SW
3	4	927220	1790	10/28/11	\$550,000	\$644,000	1,370	7	1929	Avg	4,800	N	N	1508 42ND AVE SW
5	7	156310	0769	04/11/13	\$397,500	\$430,000	950	6	1911	Avg	2,900	N	N	4007 CHILBERG AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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
5	7	102400	0145	06/09/11	\$427,500	\$503,000	1,040	6	1909	VGood	5,550	Y	N	3719 59TH AVE SW
5	7	156310	0730	06/06/11	\$420,000	\$494,000	1,300	6	1910	Good	4,256	N	N	4021 CHILBERG AVE SW
5	7	102100	0034	05/04/11	\$632,000	\$744,000	2,820	7	1982	Avg	4,417	Y	N	3811 59TH AVE SW
5	8	782870	0092	06/20/11	\$199,950	\$235,000	480	6	1918	Avg	1,397	N	N	3221 62ND AVE SW
5	8	147440	0045	07/22/11	\$320,000	\$376,000	890	6	1957	Good	4,720	N	N	3224 61ST AVE SW
5	8	014800	0410	08/16/11	\$418,500	\$492,000	900	6	1940	Good	4,800	N	N	3245 63RD AVE SW
5	8	014800	0450	09/13/13	\$320,000	\$332,000	940	6	1955	Avg	4,800	N	N	3209 63RD AVE SW
5	8	147440	0030	06/21/11	\$345,000	\$406,000	940	6	1911	Avg	4,366	N	N	3210 61ST AVE SW
5	8	984130	0070	09/06/11	\$305,000	\$358,000	960	6	1925	Avg	3,660	N	N	3235 60TH AVE SW
5	8	037500	0230	11/13/12	\$215,000	\$240,000	970	6	1922	Fair	3,729	N	N	3401 63RD AVE SW
5	8	037500	0070	01/06/12	\$250,000	\$291,000	1,130	6	1920	Avg	2,220	N	N	6319 SW WILTON CT
5	8	782870	0020	02/09/12	\$424,000	\$492,000	1,200	6	1922	Good	5,900	N	N	3220 63RD AVE SW
5	8	014800	0675	10/22/13	\$332,500	\$341,000	820	7	1941	Avg	4,800	N	N	3416 62ND AVE SW
5	8	014800	0690	09/18/13	\$466,000	\$483,000	830	7	1941	VGood	3,787	N	N	6109 SW HINDS ST
5	8	037500	0215	01/28/11	\$400,000	\$470,000	880	7	1925	Good	2,700	N	N	6304 SW MARGUERITE CT
5	8	637250	0275	06/04/12	\$415,000	\$476,000	1,010	7	1938	Good	4,800	Y	N	3421 60TH AVE SW
5	8	181880	0042	07/02/13	\$587,500	\$622,000	1,020	7	2003	Avg	3,213	Y	N	3642 BEACH DR SW
5	8	637400	0085	05/22/13	\$970,000	\$1,039,000	1,180	7	1967	Good	4,500	Y	N	3436 BEACH DR SW
5	8	637150	0055	07/13/11	\$433,500	\$510,000	1,300	7	1928	VGood	4,800	N	N	3242 62ND AVE SW
5	8	637250	0015	12/01/11	\$285,000	\$333,000	1,310	7	1949	Avg	4,800	N	N	5915 SW ADMIRAL WAY
5	8	637150	0045	09/27/11	\$270,000	\$317,000	1,320	7	1928	Fair	4,800	N	N	3234 62ND AVE SW
5	8	942240	0115	03/25/11	\$432,200	\$509,000	1,400	7	1959	Avg	4,800	N	N	3421 62ND AVE SW
5	8	147440	0085	05/17/13	\$448,000	\$480,000	1,440	7	1930	Good	4,720	N	N	3254 61ST AVE SW
5	8	942240	0070	05/29/13	\$535,000	\$572,000	1,450	7	1914	Avg	3,240	Y	N	6212 SW SPOKANE ST
5	8	942240	0120	04/12/13	\$517,000	\$559,000	1,460	7	1965	VGood	4,800	N	N	3419 62ND AVE SW
5	8	782870	0025	10/08/13	\$639,750	\$658,000	1,550	7	1908	VGood	5,900	N	N	3226 63RD AVE SW
5	8	147440	0050	04/02/12	\$320,000	\$370,000	1,740	7	1909	Avg	4,720	N	N	3226 61ST AVE SW
5	8	181880	0100	03/03/11	\$499,000	\$587,000	1,810	7	1929	VGood	4,716	N	N	3614 61ST AVE SW
5	8	637250	0006	06/17/11	\$428,500	\$504,000	1,030	8	1951	Avg	3,655	N	N	3208 60TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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
5	8	181880	0039	08/29/12	\$285,000	\$323,000	1,190	8	1984	Avg	1,601	N	N	3628 BEACH DR SW
5	8	152403	9045	07/15/13	\$801,000	\$846,000	1,300	8	1955	Good	4,995	Y	N	3635 59TH AVE SW
5	8	181880	0030	08/09/13	\$670,000	\$702,000	1,480	8	1950	Avg	5,163	N	N	3618 BEACH DR SW
5	8	637250	0235	05/29/13	\$675,000	\$722,000	1,560	8	1927	Good	4,800	Y	N	3453 60TH AVE SW
5	8	014800	0661	05/23/12	\$595,000	\$683,000	1,940	8	1991	Good	4,800	N	N	3432 62ND AVE SW
5	8	014800	0661	06/19/13	\$662,000	\$704,000	1,940	8	1991	Good	4,800	N	N	3432 62ND AVE SW
5	8	942240	0055	01/08/13	\$748,000	\$827,000	1,980	8	1971	Avg	5,060	Y	N	3446 63RD AVE SW
5	8	299880	0070	04/16/12	\$554,600	\$640,000	2,050	8	1999	Avg	4,800	Y	N	3428 60TH AVE SW
5	8	984130	0090	08/08/13	\$625,000	\$655,000	2,080	8	1993	Avg	7,320	N	N	3249 60TH AVE SW
5	8	299880	0050	08/20/13	\$630,000	\$658,000	2,370	8	1955	Good	4,800	Y	N	3416 60TH AVE SW
5	8	075500	0064	02/27/12	\$470,000	\$545,000	1,180	9	2005	Avg	1,459	Y	N	3216 A ALKI AVE SW
5	8	014800	0705	06/20/11	\$750,000	\$882,000	2,030	9	2007	Avg	4,440	N	N	3433 61ST AVE SW
5	8	147440	0075	07/30/12	\$685,000	\$779,000	2,470	9	2007	Avg	4,720	N	N	3248 61ST AVE SW
5	8	299880	0095	02/28/13	\$1,070,000	\$1,169,000	2,720	9	2002	Good	7,200	Y	N	3452 60TH AVE SW
5	8	210270	0010	05/16/12	\$790,000	\$908,000	2,840	9	2006	Avg	5,750	Y	N	6010 SW ORLEANS ST
5	8	014800	0305	10/21/11	\$948,250	\$1,110,000	3,560	9	1977	Avg	9,450	Y	N	6621 SW ADMIRAL WAY
5	9	102100	0060	11/06/13	\$429,000	\$437,000	830	7	1909	Good	7,400	Y	N	3838 59TH AVE SW
5	9	299880	0110	07/17/13	\$495,000	\$522,000	890	7	1961	Avg	4,920	Y	N	3429 59TH AVE SW
5	9	014500	0175	08/22/12	\$432,000	\$490,000	940	7	1940	Avg	5,750	Y	N	5607 SW WINTHROP ST
5	9	156310	2990	06/20/12	\$377,000	\$431,000	950	7	1949	Avg	5,000	N	N	4127 55TH AVE SW
5	9	156310	2355	06/06/13	\$595,000	\$635,000	1,080	7	1960	VGood	5,000	Y	N	4006 57TH AVE SW
5	9	014800	0030	04/29/13	\$620,000	\$668,000	1,100	7	1941	Good	6,435	Y	N	5524 SW HANFORD ST
5	9	156310	0985	10/26/12	\$299,000	\$335,000	1,130	7	1952	Avg	5,500	Y	N	4015 AIKINS AVE SW
5	9	181880	0221	09/05/12	\$725,000	\$820,000	1,130	7	1951	VGood	6,360	Y	N	3662 HILLCREST AVE SW
5	9	156310	2345	07/15/13	\$605,000	\$639,000	1,160	7	1947	Good	5,000	Y	N	5615 SW ANDOVER ST
5	9	156310	2634	10/07/11	\$418,500	\$490,000	1,200	7	1947	Good	6,200	N	N	4024 56TH AVE SW
5	9	014800	0062	05/07/12	\$550,000	\$633,000	1,200	7	1948	Good	7,053	Y	N	5515 SW WINTHROP ST
5	9	156310	2765	05/23/12	\$451,000	\$518,000	1,300	7	1931	Good	5,000	N	N	4035 55TH AVE SW
5	9	299830	0045	02/21/13	\$625,000	\$684,000	1,300	7	1956	Good	6,050	Y	N	5813 SW HORTON ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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
5	9	014800	0463	02/17/12	\$524,000	\$608,000	1,350	7	1953	Good	7,350	Y	N	3306 58TH AVE SW
5	9	152403	9046	10/15/12	\$475,000	\$533,000	1,420	7	1997	Avg	3,840	N	N	3966 59TH AVE SW
5	9	156310	2445	08/18/11	\$441,500	\$519,000	1,460	7	1926	Avg	5,400	Y	N	4103 56TH AVE SW
5	9	210270	0035	07/06/12	\$550,000	\$628,000	1,480	7	2003	Avg	7,725	Y	N	3621 59TH AVE SW
5	9	156310	1095	06/06/12	\$605,000	\$693,000	1,920	7	1963	Avg	5,000	Y	N	4107 AIKINS AVE SW
5	9	014800	0531	06/21/12	\$428,000	\$489,000	2,080	7	1910	Fair	8,125	Y	N	5615 SW HANFORD ST
5	9	014500	0080	08/28/13	\$604,000	\$630,000	2,490	7	1904	Avg	6,000	Y	N	5627 SW ADMIRAL WAY
5	9	156310	2745	02/21/13	\$427,500	\$468,000	1,020	8	1949	Avg	6,200	N	N	4043 55TH AVE SW
5	9	014800	0532	01/09/13	\$530,000	\$586,000	1,300	8	1952	Avg	9,750	Y	N	3218 57TH AVE SW
5	9	021900	0105	07/18/11	\$572,500	\$673,000	1,300	8	1954	Avg	7,344	Y	N	3255 56TH AVE SW
5	9	021940	0090	08/15/11	\$645,000	\$758,000	1,400	8	1956	Good	7,140	Y	N	3327 56TH AVE SW
5	9	156310	2690	06/27/12	\$540,000	\$617,000	1,420	8	1987	Avg	5,000	N	N	4052 56TH AVE SW
5	9	014800	0059	06/03/11	\$495,000	\$583,000	1,430	8	1948	Avg	5,200	Y	N	5611 SW ADMIRAL WAY
5	9	102100	0105	03/26/13	\$620,000	\$674,000	1,480	8	1954	Avg	11,916	Y	N	3828 CHILBERG AVE SW
5	9	181880	0350	08/12/11	\$735,000	\$863,000	1,480	8	1960	Avg	7,525	Y	N	3811 56TH AVE SW
5	9	299830	0266	08/02/13	\$787,000	\$827,000	1,490	8	1962	Good	7,860	Y	N	5710 SW SPOKANE ST
5	9	299830	0265	12/27/11	\$508,000	\$592,000	1,520	8	1956	Avg	5,720	Y	N	5714 SW SPOKANE ST
5	9	021900	0025	01/05/12	\$615,000	\$716,000	1,540	8	1954	Good	8,690	Y	N	3224 56TH AVE SW
5	9	513500	0090	06/01/12	\$615,000	\$705,000	1,550	8	1959	Avg	6,000	Y	N	3609 55TH AVE SW
5	9	156310	2965	09/16/13	\$510,000	\$528,000	1,570	8	1927	VGood	5,000	N	N	4139 55TH AVE SW
5	9	513500	0015	05/23/13	\$577,000	\$618,000	1,580	8	1950	Avg	6,000	Y	N	3817 55TH AVE SW
5	9	949020	0090	06/14/13	\$689,000	\$734,000	1,580	8	1979	Good	8,580	Y	N	5610 SW ANDOVER ST
5	9	181880	0130	04/18/11	\$550,000	\$647,000	1,610	8	1955	Avg	5,000	Y	N	3614 59TH AVE SW
5	9	014800	0541	08/29/11	\$650,000	\$763,000	1,620	8	1966	Avg	8,250	Y	N	3239 56TH PL SW
5	9	021920	0025	08/21/12	\$725,000	\$822,000	1,620	8	1966	Avg	9,828	Y	N	3331 FRATER AVE SW
5	9	513500	0110	09/05/13	\$644,500	\$670,000	1,680	8	1959	Avg	6,000	Y	N	3614 56TH AVE SW
5	9	513500	0147	01/11/12	\$1,150,000	\$1,339,000	2,150	8	2006	Avg	6,380	Y	N	5608 SW CHARLESTOWN ST
5	9	156310	0890	07/25/11	\$535,000	\$629,000	1,690	9	1990	Fair	3,500	Y	N	4000 58TH PL SW
5	9	156310	2730	10/10/11	\$565,000	\$662,000	1,720	9	1993	Avg	5,900	Y	N	4049 55TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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
5	9	181880	0264	07/06/12	\$1,200,000	\$1,370,000	1,930	9	1959	VGood	6,575	Y	N	5715 SW SPOKANE ST
5	9	014800	0553	11/26/12	\$1,200,000	\$1,337,000	1,970	9	2012	Avg	7,236	Y	N	3455 58TH AVE SW
5	9	156310	2805	04/14/11	\$610,000	\$718,000	2,140	9	1949	Good	10,000	Y	N	4017 55TH AVE SW
5	9	181880	0146	09/25/13	\$1,288,000	\$1,331,000	2,440	9	2007	Avg	6,000	Y	N	3603 58TH AVE SW
5	9	156310	2685	06/25/12	\$735,000	\$840,000	2,520	9	1995	Good	3,750	Y	N	4048 56TH AVE SW
5	9	014800	0596	03/02/11	\$665,000	\$783,000	2,790	9	2007	Avg	4,296	N	N	3410 59TH AVE SW
5	9	014800	0596	07/17/13	\$805,000	\$849,000	2,790	9	2007	Avg	4,296	N	N	3410 59TH AVE SW
5	9	513500	0095	06/23/12	\$1,050,000	\$1,200,000	3,010	9	2012	Avg	6,000	Y	N	5501 SW SPOKANE ST
5	9	152403	9073	12/11/12	\$675,000	\$750,000	1,890	10	1984	Avg	7,447	Y	N	5715 SW BRADFORD ST
5	9	156310	2035	06/12/13	\$1,075,000	\$1,145,000	1,990	10	2000	Avg	6,898	Y	N	4057 HILLCREST AVE SW
5	9	156310	1200	08/24/11	\$1,250,000	\$1,468,000	4,260	10	2011	Avg	5,000	Y	N	4228 CHILBERG AVE SW
5	9	156310	1210	07/05/11	\$1,220,000	\$1,435,000	4,580	10	2011	Avg	5,000	Y	N	4832 CHILBERG AVE SW
5	9	156310	2005	07/26/13	\$960,000	\$1,010,000	2,100	11	1961	Good	8,271	Y	N	4051 57TH AVE SW
5	9	156310	2530	03/22/11	\$1,000,000	\$1,177,000	2,760	11	1998	Avg	5,000	Y	N	4021 56TH AVE SW
5	9	021920	0085	10/10/13	\$1,150,000	\$1,183,000	3,350	11	1959	Good	18,460	Y	N	3264 57TH AVE SW
5	10	239210	0395	09/29/11	\$350,000	\$410,000	1,000	6	1911	VGood	3,748	N	N	4138 53RD AVE SW
5	10	239210	0395	12/09/11	\$385,000	\$449,000	1,000	6	1911	VGood	3,748	N	N	4138 53RD AVE SW
5	10	239210	0035	05/10/11	\$274,900	\$324,000	1,020	6	1992	Good	5,750	N	N	4119 51ST AVE SW
5	10	239210	0300	07/18/12	\$315,000	\$359,000	830	7	1952	Good	3,565	N	N	4137 52ND AVE SW
5	10	764690	0500	11/17/12	\$293,000	\$327,000	840	7	1952	Avg	4,640	N	N	5252 SW CHARLESTOWN ST
5	10	636590	0295	06/28/11	\$365,000	\$429,000	930	7	1948	Avg	5,635	N	N	4027 52ND AVE SW
5	10	014200	0215	03/25/11	\$290,000	\$341,000	940	7	1918	Avg	6,050	N	N	4111 53RD AVE SW
5	10	205610	0335	09/20/11	\$310,000	\$364,000	1,040	7	1947	Good	5,000	N	N	4016 54TH AVE SW
5	10	205610	0085	05/23/12	\$355,000	\$408,000	1,060	7	1947	Good	7,500	N	N	4042 53RD AVE SW
5	10	638450	0210	12/13/13	\$446,000	\$449,000	1,110	7	1952	VGood	6,300	N	N	3815 52ND AVE SW
5	10	636590	0015	07/06/11	\$327,400	\$385,000	1,130	7	1951	Avg	5,750	N	N	4007 51ST AVE SW
5	10	700770	0005	06/26/13	\$425,000	\$451,000	1,130	7	1952	Good	6,000	N	N	5305 SW ORLEANS ST
5	10	239210	0285	11/01/13	\$450,000	\$460,000	1,140	7	1950	VGood	5,750	N	N	4133 52ND AVE SW
5	10	239210	0170	07/19/12	\$430,000	\$490,000	1,200	7	1963	Avg	5,750	N	N	4128 52ND AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 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
5	10	764690	0370	06/20/13	\$341,000	\$362,000	1,260	7	1910	Avg	5,000	N	N	3711 51ST AVE SW
5	10	636590	0255	02/18/11	\$472,000	\$555,000	1,270	7	1948	VGood	5,635	N	N	4007 52ND AVE SW
5	10	549620	0125	09/18/13	\$440,000	\$456,000	1,310	7	1941	Avg	8,250	N	N	4156 55TH AVE SW
5	10	638450	0075	04/04/12	\$434,000	\$501,000	1,430	7	1952	Good	6,050	N	N	3838 53RD AVE SW
5	10	205610	0600	03/20/12	\$425,000	\$492,000	1,450	7	1945	Good	5,000	Y	N	4002 55TH AVE SW
5	10	771260	0060	09/12/11	\$420,000	\$493,000	1,640	7	1947	Avg	9,375	Y	N	3830 55TH AVE SW
5	10	205610	0585	05/30/12	\$527,000	\$604,000	1,820	7	1988	Good	5,500	N	N	4008 55TH AVE SW
5	10	771260	0415	06/16/12	\$579,000	\$663,000	1,260	8	1966	VGood	6,250	N	N	3831 53RD AVE SW
5	10	771260	0015	05/03/12	\$580,000	\$667,000	1,380	8	1952	Good	6,250	Y	N	3806 55TH AVE SW
5	10	205610	0205	02/14/11	\$525,000	\$618,000	1,500	8	1992	Avg	5,000	N	N	4041 53RD AVE SW
5	10	205610	0037	02/12/13	\$451,250	\$495,000	1,780	8	2007	Avg	2,500	N	N	4018 53RD AVE SW
5	10	239210	0140	07/30/12	\$525,000	\$597,000	1,900	8	1983	Avg	5,750	N	N	4142 52ND AVE SW
5	10	205610	0425	07/22/13	\$749,000	\$789,000	2,120	8	1997	Avg	8,000	N	N	4031 54TH AVE SW
5	10	771260	0426	05/10/11	\$610,000	\$718,000	2,200	8	2011	Avg	3,119	N	N	3829 53RD AVE SW
5	10	014200	0103	01/02/13	\$725,000	\$802,000	2,670	8	2002	Avg	6,048	Y	N	4152 54TH AVE SW
5	10	239210	0165	06/05/12	\$599,950	\$688,000	1,640	9	2012	Avg	2,875	N	N	4136 52ND AVE SW
5	10	771260	0310	11/21/12	\$790,000	\$881,000	1,980	9	2012	Avg	5,000	N	N	3834 54TH AVE SW
5	10	239210	0396	06/19/13	\$603,000	\$641,000	2,130	9	2013	Avg	2,876	N	N	4140 53RD AVE SW
5	10	239210	0160	09/05/12	\$644,000	\$728,000	2,290	9	2012	Avg	2,875	N	N	4134 52ND AVE SW
5	10	205610	0440	06/14/12	\$700,000	\$801,000	2,970	9	1999	Avg	7,000	N	N	4035 54TH AVE SW
5	10	205610	0235	08/14/13	\$830,000	\$869,000	3,260	9	2003	Avg	5,713	N	N	5304 SW DAKOTA ST
5	10	771260	0035	04/02/13	\$881,000	\$955,000	2,330	10	2004	Avg	6,250	Y	N	3816 55TH AVE SW
7	9	793500	0181	08/13/13	\$355,000	\$372,000	810	6	1909	Good	3,750	N	N	6319 49TH AVE SW
7	9	793500	0130	06/05/12	\$350,000	\$401,000	860	6	1906	Avg	7,500	N	N	6049 49TH AVE SW
7	9	793500	0227	11/01/13	\$275,000	\$281,000	880	6	1920	Avg	4,500	N	N	6421 49TH AVE SW
7	9	764940	0090	04/28/11	\$260,000	\$306,000	940	6	1919	Avg	3,862	Y	N	5262 BEACH DR SW
7	9	793500	0136	07/31/12	\$405,000	\$461,000	790	7	1919	Good	5,250	N	N	6055 49TH AVE SW
7	9	793600	0325	05/02/13	\$215,000	\$231,000	800	7	1902	Fair	7,260	N	N	5029 51ST AVE SW
7	9	793500	0115	11/29/12	\$258,128	\$288,000	820	7	1954	Avg	3,750	N	N	6056 50TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	9	793500	0115	08/26/13	\$395,000	\$412,000	820	7	1954	Avg	3,750	N	N	6056 50TH AVE SW
7	9	793600	0609	07/08/13	\$403,850	\$427,000	860	7	1942	Avg	5,000	N	N	5411 SW GENESEE ST
7	9	793600	0610	03/14/13	\$409,000	\$446,000	860	7	1942	Good	5,000	N	N	5407 SW GENESEE ST
7	9	793500	0565	11/30/11	\$465,000	\$543,000	960	7	1950	Good	5,688	Y	N	6025 ATLAS PL SW
7	9	764940	0075	04/25/12	\$475,000	\$547,000	1,060	7	1985	Good	4,230	N	N	5301 SW SHORE PL
7	9	793600	0545	05/10/12	\$393,000	\$452,000	1,210	7	1961	Avg	7,000	N	N	4829 51ST AVE SW
7	9	858740	0006	03/21/13	\$665,000	\$723,000	1,240	7	1956	Good	7,680	Y	N	4500 53RD AVE SW
7	9	858740	0052	08/29/13	\$630,000	\$656,000	1,460	7	1968	Good	8,750	Y	N	4553 53RD AVE SW
7	9	793500	0345	10/26/12	\$785,000	\$880,000	1,560	7	1912	Good	12,239	Y	N	6057 50TH AVE SW
7	9	214120	0105	03/07/11	\$524,000	\$617,000	1,580	7	1914	VGood	6,340	Y	N	4422 54TH AVE SW
7	9	515420	0071	09/05/12	\$465,000	\$526,000	1,780	7	1903	Good	23,192	Y	N	4770 54TH AVE SW
7	9	738450	0100	10/25/12	\$469,500	\$526,000	1,880	7	1921	Good	8,100	N	N	5438 SW ANGELINE ST
7	9	059300	0020	09/26/12	\$575,000	\$648,000	960	8	1958	Good	6,750	N	N	5406 SW BEACH DRIVE TER
7	9	793500	0505	11/15/12	\$620,000	\$692,000	1,230	8	2012	Avg	13,500	Y	N	5934 BEACH DR SW
7	9	239160	1505	08/22/13	\$840,000	\$877,000	1,250	8	1939	VGood	5,750	Y	N	4515 51ST PL SW
7	9	858740	0036	08/15/13	\$631,500	\$661,000	1,340	8	1963	Avg	12,600	Y	N	4727 53RD AVE SW
7	9	059300	0033	10/26/11	\$545,000	\$638,000	1,370	8	1958	Good	6,825	N	N	5407 SW BEACH DRIVE TER
7	9	281560	0305	02/24/13	\$660,000	\$722,000	1,380	8	1952	Good	6,800	Y	N	5655 49TH AVE SW
7	9	015800	0020	09/18/13	\$650,000	\$673,000	1,400	8	1965	Good	10,675	Y	N	6570 BEACH DR SW
7	9	793500	0530	02/14/13	\$649,950	\$713,000	1,520	8	1986	Avg	8,000	Y	N	5954 BEACH DR SW
7	9	743600	0150	07/05/13	\$725,000	\$767,000	1,890	8	1911	Fair	8,235	Y	N	6523 49TH AVE SW
7	9	793650	0048	06/26/13	\$730,000	\$775,000	2,190	8	1928	Good	8,838	N	N	5627 49TH AVE SW
7	9	793600	0131	09/19/11	\$590,000	\$692,000	2,290	8	1965	Good	11,410	N	N	4812 BEACH DR SW
7	9	738450	0060	10/26/12	\$885,000	\$992,000	2,360	8	1911	VGood	9,630	N	N	5459 SW JACOBSEN RD
7	9	738450	0040	11/07/13	\$814,080	\$830,000	2,520	8	2000	Avg	4,000	N	N	4706 BEACH DR SW
7	9	793600	0417	03/01/11	\$635,000	\$747,000	2,210	9	1927	Good	8,940	N	N	5410 BEACH DR SW
7	9	793600	0417	07/12/13	\$826,101	\$873,000	2,210	9	1927	Good	8,940	N	N	5410 BEACH DR SW
7	9	793600	0449	10/06/11	\$860,000	\$1,008,000	2,270	9	2011	Avg	12,525	Y	N	5435 49TH AVE SW
7	9	858740	0025	08/13/13	\$1,300,000	\$1,361,000	2,400	9	1958	VGood	9,715	Y	N	4576 53RD AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	9	793600	0253	05/20/13	\$630,000	\$675,000	2,520	9	1912	Avg	26,400	Y	N	4872 BEACH DR SW
7	9	793500	0070	08/01/13	\$738,000	\$775,000	2,410	10	1993	Avg	7,950	N	N	5955 49TH AVE SW
7	9	743600	0171	01/20/12	\$1,148,200	\$1,336,000	3,050	10	1996	VGood	7,000	Y	N	5001 SW MORGAN ST
7	9	793500	0460	09/18/13	\$1,600,000	\$1,657,000	4,120	11	2007	Avg	24,870	Y	N	5909 ATLAS PL SW
7	10	431620	0055	09/28/12	\$200,000	\$225,000	430	5	1921	Good	5,000	N	N	6780 48TH AVE SW
7	10	431570	0110	09/14/11	\$195,100	\$229,000	480	6	1918	Good	3,529	N	N	7011 FAUNTLEROY WAY SW
7	10	431570	0050	06/25/13	\$245,000	\$260,000	590	6	1907	Avg	4,720	N	N	7122 FAUNTLEROY WAY SW
7	10	281010	0065	06/03/11	\$280,000	\$330,000	640	6	1919	Avg	4,160	N	N	4345 SW WILLOW ST
7	10	431570	0545	08/30/11	\$300,000	\$352,000	650	6	1928	Good	3,200	N	N	4636 SW MYRTLE ST
7	10	762570	3512	04/20/13	\$237,500	\$256,000	670	6	1918	Avg	6,000	N	N	4418 SW GRAHAM ST
7	10	431620	0040	07/10/12	\$280,000	\$319,000	670	6	1920	Avg	6,000	N	N	6765 MURRAY AVE SW
7	10	762570	3575	02/28/12	\$330,000	\$382,000	690	6	1923	Good	6,000	N	N	6001 45TH AVE SW
7	10	031200	0245	07/12/13	\$344,000	\$363,000	700	6	1943	Avg	4,224	N	N	4817 SW HUDSON ST
7	10	814960	0385	01/10/13	\$280,000	\$309,000	710	6	1943	Good	4,680	N	N	4714 47TH AVE SW
7	10	762570	3805	03/14/13	\$405,000	\$441,000	710	6	1943	Good	6,000	N	N	6006 47TH AVE SW
7	10	793600	0503	10/30/13	\$359,000	\$367,000	720	6	1946	Avg	7,095	N	N	4736 50TH AVE SW
7	10	390210	0200	03/09/12	\$237,000	\$274,000	730	6	1926	Avg	5,400	N	N	4964 LEWIS PL SW
7	10	743550	0125	10/28/13	\$375,000	\$383,000	750	6	2002	Avg	6,600	N	N	4636 SW DAWSON ST
7	10	570550	0105	11/01/11	\$237,000	\$277,000	760	6	1920	Avg	6,120	N	N	5032 50TH AVE SW
7	10	762570	3955	08/15/12	\$285,000	\$323,000	770	6	1948	Good	5,811	N	N	6447 MARSHALL AVE SW
7	10	762570	0840	03/12/13	\$320,000	\$349,000	770	6	1915	Good	3,300	N	N	5221 45TH AVE SW
7	10	762570	3405	06/21/12	\$332,000	\$380,000	780	6	1918	Avg	6,500	N	N	6036 44TH AVE SW
7	10	859590	0020	03/24/11	\$340,000	\$400,000	780	6	1947	Good	5,760	N	N	4746 48TH AVE SW
7	10	939370	0032	11/07/13	\$349,000	\$356,000	780	6	1918	Avg	3,840	N	N	4824 49TH AVE SW
7	10	135830	0055	07/10/12	\$379,950	\$433,000	780	6	1947	Good	5,040	N	N	4743 48TH AVE SW
7	10	135830	0060	03/14/11	\$425,000	\$500,000	790	6	1947	VGood	5,040	N	N	4739 48TH AVE SW
7	10	422990	0015	05/17/11	\$243,000	\$286,000	810	6	1944	Avg	7,125	N	N	5408 49TH AVE SW
7	10	762570	3560	10/14/11	\$284,950	\$334,000	820	6	1924	Good	4,000	N	N	4421 SW RAYMOND ST
7	10	281010	0060	08/06/12	\$280,000	\$318,000	830	6	1949	Avg	4,160	N	N	4341 SW WILLOW ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	0906	04/01/13	\$340,000	\$369,000	830	6	1915	Avg	6,203	N	N	4504 SW BRANDON ST
7	10	762570	4130	10/31/13	\$328,000	\$335,000	840	6	1918	Avg	6,000	N	N	6314 47TH AVE SW
7	10	281060	0145	06/28/11	\$340,000	\$400,000	840	6	1919	Good	4,480	N	N	4329 SW HOLLY ST
7	10	431570	0270	12/06/11	\$315,000	\$368,000	860	6	1910	Good	3,552	N	N	7140 FAUNTLEROY WAY SW
7	10	793600	0694	12/18/13	\$373,000	\$375,000	860	6	1921	Good	7,560	N	N	4711 SW DAWSON ST
7	10	370290	0180	04/10/13	\$350,000	\$379,000	870	6	1918	Good	5,200	N	N	4850 50TH AVE SW
7	10	762570	4066	08/02/12	\$317,000	\$360,000	890	6	1918	Avg	4,800	N	N	6311 46TH AVE SW
7	10	762570	4316	09/19/13	\$357,850	\$370,000	890	6	1939	Good	4,500	N	N	6613 FAUNTLEROY WAY SW
7	10	762620	0285	03/05/12	\$220,000	\$255,000	910	6	1912	Avg	5,000	N	N	6531 FAUNTLEROY WAY SW
7	10	762570	1595	10/19/12	\$350,000	\$393,000	910	6	1921	Good	6,000	N	N	5640 45TH AVE SW
7	10	762570	1540	10/10/13	\$384,950	\$396,000	910	6	1910	Good	6,250	N	N	5623 44TH AVE SW
7	10	762570	0930	05/10/12	\$325,000	\$374,000	920	6	1908	Good	6,000	N	N	5417 46TH AVE SW
7	10	757120	0075	07/29/11	\$425,000	\$500,000	920	6	1949	Good	5,031	Y	N	4843 46TH AVE SW
7	10	931980	0005	06/28/12	\$345,000	\$394,000	960	6	1942	Good	6,600	N	N	4703 49TH AVE SW
7	10	762570	0851	05/09/13	\$474,000	\$509,000	960	6	1910	Good	3,750	Y	N	5231 45TH AVE SW
7	10	281060	0140	01/14/11	\$253,000	\$297,000	980	6	1927	Avg	4,480	N	N	4333 SW HOLLY ST
7	10	432320	0115	08/24/13	\$415,000	\$433,000	980	6	1939	Good	4,821	N	N	6732 MURRAY AVE SW
7	10	762620	0280	03/08/11	\$300,000	\$353,000	1,030	6	1920	Good	5,000	N	N	6525 FAUNTLEROY WAY SW
7	10	762570	1955	07/11/12	\$340,000	\$388,000	1,040	6	1919	Good	6,000	N	N	5940 47TH AVE SW
7	10	762570	1095	05/15/12	\$300,000	\$345,000	1,050	6	1910	Avg	6,000	N	N	4514 SW FINDLAY ST
7	10	762570	2055	04/15/13	\$395,000	\$427,000	1,050	6	1950	Avg	6,000	N	N	5957 45TH AVE SW
7	10	955720	0070	06/08/12	\$340,000	\$390,000	1,080	6	1949	Good	3,825	N	N	7109 44TH AVE SW
7	10	280960	0045	08/20/11	\$315,000	\$370,000	1,120	6	1914	Good	5,100	N	N	4315 SW MILLS ST
7	10	390210	0205	01/19/13	\$375,950	\$414,000	1,190	6	2012	Avg	4,500	N	N	4970 LEWIS PL SW
7	10	031200	0270	04/23/13	\$379,200	\$409,000	1,190	6	1943	Avg	5,120	N	N	5020 49TH AVE SW
7	10	939370	0090	08/21/12	\$411,500	\$466,000	1,260	6	1918	Good	5,120	N	N	4804 48TH AVE SW
7	10	370290	0110	06/25/13	\$467,000	\$496,000	1,310	6	1905	VGood	6,120	N	N	5022 50TH AVE SW
7	10	762570	1387	11/15/13	\$386,500	\$393,000	1,480	6	1922	VGood	4,333	N	N	4327 SW BRANDON ST
7	10	764990	0225	05/06/13	\$386,000	\$415,000	1,520	6	1908	Avg	4,600	N	N	4955 SW BRUCE ST



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	3600	03/27/12	\$232,000	\$268,000	610	7	1918	Avg	4,800	N	N	6029 45TH AVE SW
7	10	762570	3496	07/13/12	\$238,000	\$271,000	640	7	1918	Avg	4,000	N	N	4408 SW GRAHAM ST
7	10	281060	0022	05/10/11	\$259,000	\$305,000	760	7	2003	Avg	1,202	N	N	6717 B CALIFORNIA AVE SW
7	10	762570	3445	04/26/13	\$356,000	\$384,000	770	7	1942	Avg	2,250	Y	N	4317 SW RAYMOND ST
7	10	941740	0220	08/26/11	\$370,000	\$434,000	770	7	1941	Good	4,880	N	N	6001 48TH AVE SW
7	10	762570	1277	10/21/13	\$322,500	\$331,000	790	7	1910	Good	3,000	N	N	4315 SW BRANDON ST
7	10	762570	2287	11/07/13	\$340,000	\$347,000	790	7	2013	Avg	714	Y	N	5947 B CALIFORNIA AVE SW
7	10	762570	2286	11/19/13	\$350,000	\$355,000	790	7	2013	Avg	982	Y	N	5947 A CALIFORNIA AVE SW
7	10	431570	0125	06/07/12	\$304,000	\$348,000	800	7	1983	Avg	4,400	N	N	6706 46TH AVE SW
7	10	281560	0105	01/11/12	\$319,500	\$372,000	800	7	1944	Avg	6,210	N	N	5640 48TH AVE SW
7	10	281560	0095	05/03/13	\$338,000	\$364,000	800	7	1944	Avg	6,210	N	N	5636 48TH AVE SW
7	10	422990	0110	08/08/13	\$425,000	\$446,000	800	7	1943	Avg	6,125	N	N	5407 48TH AVE SW
7	10	422990	0075	03/28/12	\$308,000	\$356,000	810	7	1943	Avg	6,125	N	N	5421 48TH AVE SW
7	10	422990	0070	04/29/11	\$350,000	\$412,000	810	7	1943	Good	6,125	N	N	5427 48TH AVE SW
7	10	762570	2262	03/04/11	\$229,000	\$270,000	820	7	2008	Avg	1,027	N	N	5923 A CALIFORNIA AVE SW
7	10	762570	3795	10/24/12	\$369,000	\$414,000	820	7	1913	Good	6,000	N	N	6016 47TH AVE SW
7	10	762570	3715	05/10/11	\$327,800	\$386,000	830	7	1950	Good	6,000	N	N	6023 46TH AVE SW
7	10	793600	0690	07/11/13	\$375,000	\$396,000	830	7	1948	Good	6,075	N	N	4703 SW DAWSON ST
7	10	762570	2271	09/17/13	\$285,000	\$295,000	840	7	2008	Avg	671	N	N	5937 B CALIFORNIA AVE SW
7	10	762570	1750	11/05/12	\$350,000	\$392,000	840	7	1926	Avg	6,000	N	N	5606 46TH AVE SW
7	10	762570	2120	10/07/13	\$439,000	\$452,000	840	7	1918	Good	4,000	N	N	4407 SW JUNEAU ST
7	10	762570	2288	11/19/13	\$359,000	\$364,000	850	7	2013	Avg	981	Y	N	5947 C CALIFORNIA AVE SW
7	10	135830	0005	12/11/13	\$380,000	\$383,000	850	7	1925	Good	5,040	N	N	4732 49TH AVE SW
7	10	793400	0235	12/17/12	\$353,000	\$392,000	870	7	1995	Avg	6,900	Y	N	5272 ERSKINE WAY SW
7	10	281060	0100	05/16/11	\$320,000	\$377,000	880	7	1926	Avg	4,000	N	N	6710 FAUNTLEROY WAY SW
7	10	762570	4360	01/12/12	\$410,000	\$477,000	880	7	1916	VGood	5,580	N	N	6544 FAUNTLEROY WAY SW
7	10	762570	1775	05/21/13	\$424,123	\$454,000	880	7	1925	Avg	6,000	Y	N	5615 46TH AVE SW
7	10	793400	0115	05/05/11	\$301,000	\$354,000	890	7	1941	Good	6,400	N	N	5047 48TH AVE SW
7	10	281560	0290	04/21/11	\$350,000	\$412,000	890	7	1925	Avg	3,960	N	N	4809 SW FINDLAY ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	1205	01/30/12	\$410,000	\$477,000	890	7	1940	Good	5,625	N	N	5451 44TH AVE SW
7	10	380750	0051	08/09/11	\$325,000	\$382,000	900	7	1948	Avg	4,250	N	N	7146 WOODSIDE PL SW
7	10	710410	0050	03/26/11	\$440,000	\$518,000	900	7	1920	VGood	5,412	N	N	5909 48TH AVE SW
7	10	281060	0120	10/02/13	\$365,000	\$376,000	910	7	1926	Good	4,000	N	N	6702 FAUNTLEROY WAY SW
7	10	762620	0140	10/03/13	\$381,500	\$393,000	910	7	1955	Avg	6,119	Y	N	6659 BEVERIDGE PL SW
7	10	910000	0075	09/12/11	\$434,500	\$510,000	910	7	1922	Avg	4,400	Y	N	5219 ERSKINE WAY SW
7	10	762570	4096	07/15/13	\$441,500	\$466,000	910	7	1955	Avg	5,265	N	N	6414 47TH AVE SW
7	10	431570	0717	12/05/11	\$470,000	\$549,000	910	7	1953	Good	5,100	Y	N	7109 47TH AVE SW
7	10	762620	0110	07/19/13	\$503,000	\$530,000	910	7	1958	Good	9,561	N	N	6626 BEVERIDGE PL SW
7	10	431570	0717	09/12/12	\$527,000	\$595,000	910	7	1953	Good	5,100	Y	N	7109 47TH AVE SW
7	10	537620	0026	07/02/13	\$425,000	\$450,000	920	7	1948	Avg	5,920	N	N	7145 45TH AVE SW
7	10	558020	0028	08/20/12	\$372,000	\$422,000	940	7	1950	Good	5,760	N	N	5235 48TH AVE SW
7	10	380750	0040	06/11/12	\$366,000	\$419,000	960	7	1916	Good	4,500	Y	N	7136 WOODSIDE PL SW
7	10	762570	0585	11/01/13	\$435,000	\$444,000	960	7	1951	Good	6,500	N	N	5268 44TH AVE SW
7	10	762570	1665	09/16/11	\$447,500	\$525,000	960	7	1911	Good	6,000	N	N	5627 45TH AVE SW
7	10	762570	2258	02/18/11	\$265,000	\$312,000	970	7	2008	Avg	840	N	N	5919 B CALIFORNIA AVE SW
7	10	911300	0091	09/17/12	\$379,000	\$428,000	970	7	1943	Avg	6,125	N	N	5441 48TH AVE SW
7	10	762570	1442	04/05/13	\$252,000	\$273,000	980	7	2006	Avg	1,006	N	N	5643 B CALIFORNIA AVE SW
7	10	762570	2264	01/24/11	\$264,000	\$310,000	980	7	2008	Avg	1,155	N	N	5919 A CALIFORNIA AVE SW
7	10	762570	1444	03/13/12	\$268,000	\$310,000	980	7	2006	Avg	962	N	N	5641 B CALIFORNIA AVE SW
7	10	762570	2259	03/01/11	\$270,000	\$318,000	980	7	2008	Avg	1,083	N	N	5919 CALIFORNIA AVE SW
7	10	941740	0150	02/01/12	\$280,000	\$325,000	980	7	1949	Avg	4,800	N	N	6059 48TH AVE SW
7	10	762620	0070	06/04/12	\$410,000	\$470,000	980	7	1956	Good	12,960	N	N	6603 BEVERIDGE PL SW
7	10	757120	0045	10/21/13	\$322,700	\$331,000	990	7	2009	Avg	5,850	Y	N	4850 46TH AVE SW
7	10	941740	0115	01/14/11	\$379,000	\$446,000	990	7	1951	Avg	4,840	N	N	6034 49TH AVE SW
7	10	762570	2080	03/18/13	\$392,067	\$427,000	990	7	1952	Avg	6,000	N	N	5936 46TH AVE SW
7	10	762570	2263	02/24/11	\$285,888	\$336,000	1,000	7	2008	Avg	1,666	N	N	5921 CALIFORNIA AVE SW
7	10	558020	0071	06/21/13	\$423,500	\$450,000	1,010	7	1933	Avg	3,600	N	N	4816 SW BRANDON ST
7	10	281060	0125	09/14/11	\$452,000	\$530,000	1,020	7	1926	Good	5,457	N	N	4411 SW HOLLY ST

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	431570	0045	07/27/12	\$450,000	\$512,000	1,030	7	1907	VGood	5,250	N	N	7118 FAUNTLEROY WAY SW
7	10	252340	0161	01/22/13	\$495,000	\$545,000	1,030	7	1920	VGood	5,100	N	N	5007 46TH AVE SW
7	10	860890	0135	12/12/13	\$430,000	\$433,000	1,040	7	1944	Avg	5,850	Y	N	4807 46TH AVE SW
7	10	252340	0163	11/21/12	\$365,000	\$407,000	1,050	7	1951	Avg	4,896	N	N	5013 46TH AVE SW
7	10	431570	0140	12/14/12	\$401,000	\$445,000	1,050	7	1925	Good	3,500	N	N	4551 SW WILLOW ST
7	10	762570	0650	08/02/12	\$485,000	\$551,000	1,050	7	2012	Avg	4,064	N	N	4321 SW DAWSON ST
7	10	793600	0513	08/27/12	\$399,950	\$453,000	1,060	7	1961	Good	6,600	N	N	4741 50TH AVE SW
7	10	558020	0010	05/22/13	\$396,500	\$425,000	1,070	7	1977	Good	4,000	N	N	4806 SW BRANDON ST
7	10	762570	1190	06/11/12	\$415,000	\$475,000	1,080	7	1921	Good	6,250	N	N	5435 44TH AVE SW
7	10	941740	0385	09/15/11	\$435,000	\$510,000	1,080	7	1948	Avg	5,000	N	N	5932 48TH AVE SW
7	10	762570	3475	02/03/12	\$458,000	\$532,000	1,080	7	1918	VGood	5,000	N	N	6027 44TH AVE SW
7	10	762570	1448	06/25/12	\$280,000	\$320,000	1,090	7	2006	Avg	1,352	N	N	5643 A CALIFORNIA AVE SW
7	10	762570	1446	11/20/13	\$352,000	\$357,000	1,090	7	2006	Avg	1,378	N	N	5641 A CALIFORNIA AVE SW
7	10	793600	0651	07/21/11	\$375,100	\$441,000	1,090	7	1966	Avg	5,120	N	N	4710 48TH AVE SW
7	10	793600	0652	08/15/13	\$430,000	\$450,000	1,090	7	1966	Avg	5,120	N	N	4722 48TH AVE SW
7	10	710410	0100	02/16/12	\$385,000	\$447,000	1,100	7	1963	Good	5,500	N	N	5919 47TH AVE SW
7	10	431570	0891	11/15/12	\$475,000	\$530,000	1,100	7	1955	Good	11,610	N	N	6726 48TH AVE SW
7	10	570550	0021	06/02/11	\$500,000	\$588,000	1,100	7	1956	Good	6,875	N	N	5040 51ST AVE SW
7	10	239160	1705	08/06/12	\$375,000	\$426,000	1,110	7	1993	Avg	2,875	Y	N	4550 51ST PL SW
7	10	762570	4380	12/11/12	\$375,000	\$417,000	1,110	7	1941	Good	6,250	N	N	6529 44TH AVE SW
7	10	762570	1165	12/20/12	\$377,000	\$418,000	1,110	7	1965	Good	6,250	N	N	5413 44TH AVE SW
7	10	762570	4400	07/18/11	\$411,075	\$483,000	1,110	7	1926	Avg	5,280	N	N	6636 FAUNTLEROY WAY SW
7	10	762570	2130	10/18/11	\$352,500	\$413,000	1,120	7	1953	Avg	6,250	N	N	5911 44TH AVE SW
7	10	431570	0765	08/19/13	\$350,000	\$366,000	1,130	7	1910	Avg	2,979	N	N	7015 47TH AVE SW
7	10	380750	0045	05/10/12	\$311,000	\$358,000	1,140	7	1963	Avg	4,500	N	N	7138 WOODSIDE PL SW
7	10	432320	0015	04/17/13	\$540,000	\$584,000	1,140	7	1963	Good	7,797	Y	N	6724 47TH PL SW
7	10	390210	0041	03/20/12	\$385,000	\$445,000	1,150	7	1927	Good	3,250	Y	N	4802 RUTAN PL SW
7	10	762570	4171	05/18/12	\$355,000	\$408,000	1,160	7	1960	Avg	5,640	N	N	6327 45TH AVE SW
7	10	762570	1525	03/30/11	\$435,000	\$512,000	1,160	7	1920	VGood	6,250	N	N	5607 44TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	2190	06/28/13	\$440,000	\$467,000	1,160	7	1955	Avg	6,000	N	N	5946 45TH AVE SW
7	10	431570	0883	05/01/12	\$339,000	\$390,000	1,170	7	1961	Avg	6,912	N	N	6711 MURRAY AVE SW
7	10	814960	0095	06/19/13	\$405,000	\$431,000	1,180	7	1918	Avg	6,350	Y	N	4747 45TH AVE SW
7	10	762570	0646	04/24/12	\$445,000	\$513,000	1,190	7	1946	Good	4,095	N	N	5212 44TH AVE SW
7	10	370290	0145	10/23/12	\$460,000	\$516,000	1,190	7	1959	Avg	4,680	N	N	5007 49TH AVE SW
7	10	793600	0553	01/14/13	\$460,000	\$508,000	1,200	7	1947	Good	6,000	Y	N	4736 51ST PL SW
7	10	793600	0555	06/21/12	\$551,000	\$630,000	1,200	7	1947	VGood	6,000	Y	N	4756 51ST PL SW
7	10	762570	3415	04/17/12	\$394,000	\$454,000	1,210	7	1918	VGood	6,500	N	N	6026 44TH AVE SW
7	10	793600	0677	10/17/13	\$411,000	\$422,000	1,210	7	1944	Avg	6,075	N	N	5220 49TH AVE SW
7	10	394890	0075	02/15/13	\$495,000	\$543,000	1,210	7	1920	VGood	4,907	Y	N	6705 HOLLY PL SW
7	10	356080	0046	07/06/12	\$325,000	\$371,000	1,220	7	1950	Avg	6,600	N	N	4915 SW BRUCE ST
7	10	762570	2340	01/29/13	\$355,000	\$391,000	1,220	7	1949	Avg	6,500	N	N	5916 44TH AVE SW
7	10	762570	3435	05/24/12	\$270,000	\$310,000	1,230	7	1918	Avg	6,500	N	N	6008 44TH AVE SW
7	10	793600	0693	03/08/12	\$377,900	\$438,000	1,230	7	1988	Avg	5,327	N	N	5210 48TH AVE SW
7	10	931980	0130	12/06/11	\$380,000	\$444,000	1,230	7	1954	Avg	9,920	N	N	4708 51ST AVE SW
7	10	941740	0165	08/31/11	\$257,000	\$302,000	1,260	7	1910	Avg	4,800	N	N	6045 48TH AVE SW
7	10	941740	0200	11/02/12	\$465,000	\$521,000	1,270	7	1918	VGood	4,840	N	N	6017 48TH AVE SW
7	10	135830	0070	02/26/13	\$526,000	\$575,000	1,270	7	2013	Avg	5,040	N	N	4731 48TH AVE SW
7	10	031200	0180	11/13/12	\$493,000	\$551,000	1,280	7	1925	VGood	5,304	N	N	5012 48TH AVE SW
7	10	762570	4065	10/21/13	\$480,000	\$492,000	1,310	7	2013	Avg	4,800	N	N	6307 46TH AVE SW
7	10	762620	0166	09/06/11	\$355,000	\$417,000	1,320	7	1976	Avg	6,250	N	N	6681 BEVERIDGE PL SW
7	10	431570	0894	06/14/11	\$460,000	\$541,000	1,320	7	1968	Good	6,345	N	N	6723 MURRAY AVE SW
7	10	281560	0005	03/18/11	\$415,000	\$488,000	1,340	7	1982	Avg	5,742	N	N	4711 SW FINDLAY ST
7	10	031200	0300	06/21/13	\$435,000	\$462,000	1,350	7	1931	Good	5,120	N	N	5017 48TH AVE SW
7	10	078300	0020	07/06/12	\$450,000	\$514,000	1,360	7	1947	Good	5,715	N	N	4756 50TH AVE SW
7	10	281010	0135	08/07/13	\$455,000	\$477,000	1,370	7	1926	VGood	3,393	N	N	6917 FAUNTLEROY WAY SW
7	10	941740	0260	10/09/13	\$495,000	\$509,000	1,370	7	1961	Avg	5,000	N	N	6024 48TH AVE SW
7	10	743600	0040	09/15/11	\$278,000	\$326,000	1,400	7	2001	Avg	3,836	N	N	6329 48TH AVE SW
7	10	762570	3545	05/02/12	\$385,000	\$443,000	1,400	7	1981	Avg	6,000	N	N	6022 45TH AVE SW



## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	1770	10/01/12	\$440,000	\$495,000	1,420	7	1924	Good	6,000	Y	N	5611 46TH AVE SW
7	10	281560	0120	06/14/12	\$385,000	\$441,000	1,440	7	1944	Good	6,256	N	N	5648 48TH AVE SW
7	10	239160	1105	10/22/13	\$415,000	\$425,000	1,440	7	1943	Good	5,750	N	N	4410 52ND AVE SW
7	10	762570	4365	08/28/13	\$582,000	\$607,000	1,460	7	2013	Avg	6,250	N	N	6515 44TH AVE SW
7	10	390210	0165	10/25/13	\$529,000	\$541,000	1,470	7	1926	Good	3,600	N	N	4932 ERSKINE WAY SW
7	10	394890	0045	06/20/13	\$500,800	\$532,000	1,500	7	1917	Good	7,450	N	N	6710 HOLLY PL SW
7	10	762570	1335	01/07/13	\$436,000	\$482,000	1,510	7	1907	Good	6,500	N	N	4326 SW FINDLAY ST
7	10	814960	0365	12/19/13	\$535,000	\$537,000	1,600	7	1943	Good	4,640	N	N	4623 SW ALASKA ST
7	10	281010	0110	06/29/11	\$457,000	\$538,000	1,610	7	1918	VGood	3,480	Y	N	6905 FAUNTLEROY WAY SW
7	10	281560	0265	05/06/11	\$250,000	\$294,000	1,630	7	1960	Avg	6,812	N	N	5611 48TH AVE SW
7	10	281010	0055	04/23/12	\$399,950	\$461,000	1,640	7	1919	Good	4,160	N	N	4337 SW WILLOW ST
7	10	762570	4255	08/27/12	\$544,000	\$616,000	1,660	7	1930	VGood	6,000	N	N	4421 SW GRAHAM ST
7	10	431570	0165	03/01/11	\$525,000	\$618,000	1,700	7	1918	VGood	5,750	N	N	7022 46TH AVE SW
7	10	031200	0085	07/26/13	\$393,500	\$414,000	1,740	7	1969	Good	6,961	N	N	4834 48TH AVE SW
7	10	762570	1150	07/15/13	\$494,500	\$522,000	1,750	7	1908	Good	6,000	Y	N	5404 46TH AVE SW
7	10	911300	0150	12/28/11	\$499,991	\$583,000	1,760	7	1942	Good	6,250	N	N	5450 48TH AVE SW
7	10	762570	2000	10/10/13	\$557,450	\$573,000	1,760	7	1957	Good	7,440	N	N	4507 SW JUNEAU ST
7	10	762570	4375	09/01/11	\$499,500	\$586,000	1,770	7	1912	Good	6,250	N	N	6527 44TH AVE SW
7	10	762570	3900	06/27/11	\$550,000	\$647,000	2,020	7	1954	Good	9,600	N	N	6554 49TH AVE SW
7	10	762570	0725	12/05/12	\$335,000	\$373,000	2,220	7	1985	Avg	6,250	Y	N	5277 44TH AVE SW
7	10	762570	3960	10/02/13	\$500,000	\$516,000	2,570	7	1995	Avg	7,281	N	N	6453 MARSHALL AVE SW
7	10	281010	0015	05/10/13	\$310,000	\$333,000	960	8	2007	Avg	872	N	N	6903 CALIFORNIA AVE SW
7	10	537620	0005	10/09/12	\$399,000	\$449,000	960	8	1948	Good	5,120	N	N	7150 45TH AVE SW
7	10	762570	3379	01/23/12	\$294,000	\$342,000	970	8	2012	Avg	750	N	N	6063 CALIFORNIA AVE SW
7	10	762570	3378	01/25/12	\$300,000	\$349,000	970	8	2012	Avg	750	N	N	6061 CALIFORNIA AVE SW
7	10	762570	3381	03/01/12	\$305,000	\$353,000	970	8	2012	Avg	750	N	N	6065 CALIFORNIA AVE SW
7	10	762570	3382	02/09/12	\$307,000	\$356,000	970	8	2012	Avg	1,850	N	N	6067 CALIFORNIA AVE SW
7	10	281010	0013	11/07/13	\$320,000	\$326,000	1,000	8	2007	Avg	1,346	N	N	6901 CALIFORNIA AVE SW
7	10	762570	3348	11/28/11	\$285,000	\$333,000	1,010	8	2011	Avg	1,387	N	N	6025 A CALIFORNIA AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	762570	3327	11/29/11	\$287,000	\$335,000	1,010	8	2011	Avg	2,104	N	N	6025 D CALIFORNIA AVE SW
7	10	431570	0431	04/26/12	\$455,000	\$524,000	1,100	8	2007	Avg	6,030	N	N	4606 SW MAPLE WAY
7	10	281010	0019	07/08/13	\$361,000	\$382,000	1,120	8	2007	Avg	1,251	N	N	4305 SW WILLOW ST
7	10	762570	3326	01/10/12	\$265,000	\$309,000	1,140	8	2011	Avg	800	N	N	6025 C CALIFORNIA AVE SW
7	10	762570	3349	02/14/12	\$300,000	\$348,000	1,140	8	2011	Avg	800	N	N	6025 B CALIFORNIA AVE SW
7	10	431570	0007	05/09/13	\$315,000	\$339,000	1,200	8	2006	Avg	1,355	N	N	7019 CALIFORNIA AVE SW
7	10	431570	0011	04/25/11	\$325,000	\$383,000	1,200	8	2006	Avg	1,199	N	N	7021 CALIFORNIA AVE SW
7	10	431570	0013	04/10/12	\$329,000	\$380,000	1,200	8	2006	Avg	1,275	N	N	7015 CALIFORNIA AVE SW
7	10	793600	0731	11/13/12	\$460,000	\$514,000	1,250	8	1954	Avg	6,075	Y	N	5309 47TH AVE SW
7	10	793600	0678	10/31/12	\$404,000	\$452,000	1,310	8	1944	Good	5,771	N	N	5224 49TH AVE SW
7	10	390210	0160	10/22/13	\$514,000	\$527,000	1,310	8	1950	Good	4,500	N	N	4928 ERSKINE WAY SW
7	10	910000	0095	06/23/11	\$567,000	\$667,000	1,320	8	1965	Good	4,080	Y	N	4510 SW HEINZE WAY
7	10	644140	0045	12/09/11	\$575,000	\$671,000	1,340	8	1949	VGood	7,140	Y	N	5322 47TH AVE SW
7	10	743550	0118	10/05/11	\$390,000	\$457,000	1,350	8	1965	Avg	5,560	N	N	5121 46TH AVE SW
7	10	252340	0131	06/08/11	\$434,000	\$511,000	1,370	8	1959	Avg	5,508	Y	N	5016 46TH AVE SW
7	10	252340	0130	04/03/13	\$586,600	\$636,000	1,370	8	1959	Good	5,406	Y	N	5022 46TH AVE SW
7	10	390210	0035	04/22/11	\$540,000	\$636,000	1,390	8	1926	VGood	6,350	Y	N	4832 45TH AVE SW
7	10	762570	4091	06/25/12	\$494,900	\$566,000	1,650	8	2000	Avg	6,714	N	N	6335 46TH AVE SW
7	10	762570	2110	12/05/12	\$519,950	\$578,000	1,660	8	1918	VGood	6,000	N	N	5906 46TH AVE SW
7	10	762620	0162	04/18/11	\$489,000	\$576,000	1,710	8	1942	VGood	6,250	N	N	6675 BEVERIDGE PL SW
7	10	762570	1855	10/17/12	\$645,000	\$724,000	1,790	8	1928	VGood	6,000	Y	N	5622 47TH AVE SW
7	10	239160	1305	02/01/11	\$617,500	\$726,000	1,820	8	1961	VGood	11,500	Y	N	4455 52ND AVE SW
7	10	762570	3624	12/30/13	\$670,000	\$670,000	1,870	8	2003	Avg	4,320	N	N	6049 45TH AVE SW
7	10	762570	3425	11/10/11	\$589,000	\$689,000	1,890	8	1918	VGood	6,500	N	N	6016 44TH AVE SW
7	10	370290	0156	04/13/12	\$575,000	\$663,000	1,920	8	2012	Avg	6,510	N	N	4910 SW HUDSON ST
7	10	762570	0830	10/04/13	\$600,000	\$618,000	1,980	8	1968	Avg	6,300	Y	N	5203 45TH AVE SW
7	10	431570	0255	11/22/13	\$580,000	\$588,000	1,990	8	2006	Avg	4,180	N	N	4552 SW OTHELLO ST
7	10	762570	0985	05/16/13	\$756,000	\$811,000	2,020	8	1920	Good	6,000	Y	N	5448 47TH AVE SW
7	10	793600	0659	06/28/12	\$489,000	\$559,000	2,120	8	1992	Avg	5,017	N	N	4711 47TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	10	931980	0065	06/08/11	\$555,000	\$653,000	2,130	8	1995	Avg	6,874	N	N	4700 50TH AVE SW
7	10	394890	0051	10/23/13	\$698,000	\$715,000	2,130	8	2013	Avg	2,877	N	N	6722 HOLLY PL SW
7	10	910000	0020	07/21/11	\$584,000	\$687,000	2,210	8	2011	Avg	4,080	N	N	5035 46TH AVE SW
7	10	078300	0050	03/13/13	\$637,500	\$695,000	2,210	8	1948	VGood	8,370	N	N	5016 SW EDMUNDS ST
7	10	431570	0166	03/10/11	\$575,000	\$677,000	2,300	8	2011	Avg	5,750	N	N	7026 46TH AVE SW
7	10	422990	0125	06/18/13	\$650,000	\$691,000	2,410	8	2008	Avg	5,750	N	N	5402 48TH AVE SW
7	10	762570	4510	03/23/12	\$535,000	\$619,000	2,450	8	1994	Avg	6,500	N	N	6530 44TH AVE SW
7	10	570550	0025	05/13/13	\$725,000	\$778,000	2,490	8	2008	Avg	6,250	N	N	5030 51ST AVE SW
7	10	031200	0060	09/24/12	\$700,000	\$789,000	2,630	8	2012	Avg	5,120	N	N	4845 48TH AVE SW
7	10	762570	3540	12/02/13	\$740,000	\$748,000	2,630	8	2013	Avg	6,000	N	N	6026 45TH AVE SW
7	10	793600	0628	02/22/12	\$565,000	\$655,000	2,640	8	2010	Avg	5,000	N	N	4700 49TH AVE SW
7	10	239160	1330	03/29/12	\$559,000	\$646,000	2,680	8	1977	Avg	5,100	Y	N	5223 SW GENESEE ST
7	10	644140	0035	06/18/12	\$891,500	\$1,020,000	2,800	8	1940	VGood	10,634	Y	N	4616 SW BRANDON ST
7	10	762570	4053	04/07/11	\$715,000	\$842,000	1,900	9	1997	Avg	7,423	Y	N	6468 MARSHALL AVE SW
7	10	884630	0100	11/23/11	\$619,000	\$723,000	1,910	9	2011	Avg	4,800	N	N	7126 44TH AVE SW
7	10	910000	0090	03/15/11	\$710,650	\$836,000	2,060	9	2004	Avg	4,080	Y	N	5028 46TH AVE SW
7	10	710410	0090	06/18/13	\$558,500	\$594,000	2,200	9	1998	Avg	5,094	N	N	5920 48TH AVE SW
7	10	762570	3885	09/01/11	\$790,000	\$927,000	2,220	9	2011	Avg	7,108	N	N	6550 49TH AVE SW
7	10	031200	0225	11/30/12	\$655,000	\$729,000	2,280	9	2012	Avg	5,120	N	N	5011 47TH AVE SW
7	10	941740	0265	04/19/13	\$724,000	\$782,000	2,450	9	2013	Avg	5,000	N	N	6028 48TH AVE SW
7	10	762570	0995	02/25/11	\$705,000	\$830,000	2,680	9	1990	Avg	6,000	Y	N	5440 47TH AVE SW
7	10	558020	0020	06/14/11	\$675,000	\$794,000	2,800	9	2006	Avg	6,400	N	N	5245 48TH AVE SW
7	10	757120	0007	09/10/13	\$899,000	\$933,000	2,810	9	2013	Avg	4,318	Y	N	4834 46TH AVE SW
7	10	757120	0005	09/13/13	\$890,000	\$923,000	2,930	9	2012	Avg	4,318	Y	N	4832 46TH AVE SW
7	10	931980	0045	07/31/12	\$675,000	\$768,000	2,940	9	2007	Avg	5,000	N	N	4722 50TH AVE SW
7	10	762570	0910	04/10/12	\$765,000	\$883,000	2,370	10	2006	Avg	4,135	Y	N	5324 46TH AVE SW
7	10	762570	1705	03/22/13	\$739,000	\$804,000	2,560	10	2013	Avg	6,000	N	N	5650 46TH AVE SW
7	10	762570	1710	05/01/13	\$750,000	\$808,000	2,580	10	2013	Avg	6,000	N	N	5646 46TH AVE SW
7	10	232403	9012	06/04/13	\$985,000	\$1,051,000	3,080	10	1909	Good	11,303	Y	N	4845 45TH AVE SW

## Improved Sales Used in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
7	99	793600	0426	02/10/11	\$730,000	\$859,000	780	6	1978	Good	17,326	Y	Y	5433 BEACH DR SW
7	99	793650	0123	02/19/13	\$885,000	\$969,000	1,020	8	1979	Good	28,196	Y	Y	5661 BEACH DR SW
7	99	766670	7715	03/22/11	\$1,315,000	\$1,548,000	1,120	8	1974	VGood	37,473	Y	Y	6737 BEACH DR SW
7	99	793650	0170	05/13/13	\$915,000	\$982,000	1,150	8	1955	Avg	27,346	Y	Y	5929 BEACH DR SW
7	99	793600	0088	07/24/13	\$1,200,000	\$1,264,000	2,260	8	1973	Avg	13,671	Y	Y	4731 BEACH DR SW
7	99	793600	0158	07/03/13	\$1,300,000	\$1,377,000	2,890	8	1964	VGood	15,232	Y	Y	4831 BEACH DR SW
7	99	793600	0280	03/02/11	\$1,350,000	\$1,589,000	1,290	9	1961	VGood	34,730	Y	Y	5015 BEACH DR SW
7	99	793600	0277	06/28/13	\$1,600,000	\$1,697,000	1,470	9	2000	Avg	34,703	Y	Y	5019 BEACH DR SW
7	99	431570	1100	05/04/12	\$965,000	\$1,110,000	1,890	9	1936	Good	27,594	Y	Y	6729 BEACH DR SW
7	99	793650	0171	11/06/12	\$1,425,000	\$1,594,000	2,080	10	1998	Avg	28,598	Y	Y	5933 BEACH DR SW
7	99	793650	0117	08/08/13	\$1,850,000	\$1,940,000	2,780	11	1994	Avg	26,276	Y	Y	5641 BEACH DR SW
7	99	793600	0423	06/24/13	\$1,915,750	\$2,034,000	3,070	11	2003	Avg	21,503	Y	Y	5411 BEACH DR SW



## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	637950	0145	02/11/11	\$377,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	637950	0147	08/01/11	\$231,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	637950	0149	08/02/11	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3	927220	1707	08/09/13	\$370,000	PERCENT COMPLETE
1	3	927220	1708	03/26/13	\$356,500	PERCENT COMPLETE
1	3	927220	1711	09/20/13	\$369,000	PERCENT COMPLETE
1	3	927420	0260	12/31/13	\$449,000	PREVIMP<=25K
1	3	927420	0755	08/21/12	\$300,000	DOR RATIO
1	3	927420	1006	07/31/12	\$387,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	927420	1190	12/10/13	\$413,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3	927420	1290	06/10/12	\$806,000	NO MARKET EXPOSURE
1	3	927420	2180	06/22/11	\$275,000	NO MARKET EXPOSURE
1	3	927420	2205	10/24/11	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3	927420	2270	05/24/11	\$208,000	DOR RATIO
1	3	927420	2975	08/26/11	\$321,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3	928170	0160	02/06/12	\$270,500	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	4	927220	0375	05/07/12	\$680,000	DIAGNOSTIC OUTLIER/NON-NORMAL DISTRIBUTION
1	4	927220	0430	05/11/11	\$580,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
1	4	927220	0855	04/11/13	\$695,000	DIAGNOSTIC OUTLIER/MODEL DEVELOPMENT EXCLUSION
1	4	927220	1190	10/25/13	\$1,062,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	5	927970	0500	04/27/11	\$950,000	PREVIMP<=25K
1	6	058500	0530	10/07/11	\$770,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
1	6	058500	0635	07/09/13	\$450,432	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	6	350510	0314	03/02/11	\$295,000	DOR RATIO
1	6	761620	0030	09/10/13	\$299,250	OBSOLESCENCE
1	6	761620	0030	07/22/13	\$370,863	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	6	761620	0095	08/14/13	\$388,450	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	6	927620	1200	11/06/13	\$230,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
1	6	927620	1259	07/17/12	\$131,513	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	6	928120	0300	11/15/13	\$599,000	BUILDER OR DEVELOPER SALES

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	6	928120	0300	08/17/12	\$465,000	SEGREGATION AND/OR MERGER
1	6	928120	0345	06/19/13	\$500,000	DOR RATIO;IMP COUNT;NO MARKET EXPOSURE
1	7	005900	0765	10/08/12	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	7	013900	0040	07/09/13	\$775,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	7	013900	0055	05/16/13	\$650,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	7	013900	0130	10/14/11	\$524,950	PREVIMP<=25K
1	7	014500	0045	02/13/12	\$200,000	NON-REPRESENTATIVE SALE
1	7	015100	0075	10/17/12	\$240,000	PERCENT COMPLETE
1	7	015200	0040	06/12/13	\$720,000	IMP COUNT
1	7	091300	0310	05/10/11	\$240,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	7	091300	0360	12/13/13	\$182,500	DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
1	7	091400	0065	01/17/11	\$430,000	RELOCATION - SALE TO SERVICE
1	7	091400	0111	04/29/11	\$357,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	7	299780	0075	06/26/13	\$390,000	IMP COUNT;TEAR DOWN
1	7	299780	0115	04/02/13	\$403,813	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	7	350810	0040	03/04/11	\$535,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	7	637100	0075	08/20/13	\$609,000	ACTIVE PERMIT BEFORE SALE>25K
1	7	637100	0077	07/30/13	\$589,000	PERCENT COMPLETE
1	7	637100	0078	07/26/13	\$595,000	PERCENT COMPLETE
1	7	637200	0060	10/25/13	\$439,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	7	637200	0106	10/03/11	\$335,000	DOR RATIO
1	7	637200	0120	05/04/12	\$320,000	IMP COUNT;PERCENT COMPLETE
1	7	637200	0265	11/28/12	\$339,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	7	637300	0185	04/28/11	\$462,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
1	7	637300	0185	04/09/12	\$245,000	NO MARKET EXPOSURE
1	7	637350	0110	07/03/12	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
1	7	762120	0090	11/06/13	\$600,000	RELOCATION - SALE TO SERVICE
1	7	762120	0150	04/15/13	\$425,631	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	7	765240	0065	12/28/11	\$300,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	7	782920	0080	07/22/11	\$225,000	DOR RATIO;TEAR DOWN

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	7	927120	0005	03/19/12	\$290,000	PREVIMP<=25K;NO MARKET EXPOSURE
1	7	927220	2470	07/31/13	\$180,000	NO MARKET EXPOSURE
1	7	927220	2475	07/31/13	\$600,000	NO MARKET EXPOSURE
1	7	927220	2595	08/06/13	\$720,000	PREVIMP<=25K
1	7	927220	2605	08/06/13	\$510,000	PREVIMP<=25K;MULTI-PARCEL SALE
1	7	927220	2645	02/27/13	\$1,050,000	PREVIMP<=25K
1	7	927220	2655	12/27/13	\$600,000	NO MARKET EXPOSURE
1	7	938520	0040	08/23/12	\$400,000	TEAR DOWN; SEGREGATION AND/OR MERGER
1	7	938520	0045	08/23/12	\$400,000	IMP COUNT;SEGREGATION AND/OR MERGER
1	7	938520	0088	09/22/11	\$464,100	RELOCATION - SALE TO SERVICE
1	99	015400	0040	04/11/13	\$456,200	DOR RATIO;OBSOL;NO MARKET EXPOSURE
3	1	691170	0005	01/10/13	\$58,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	1	691170	0010	01/15/13	\$321,059	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	1	691170	0065	10/02/13	\$180,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
3	1	691170	0065	06/15/11	\$108,615	DOR RATIO
3	1	719280	0139	09/17/13	\$224,806	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	1	798740	0440	08/28/13	\$275,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	2	011700	0382	11/11/11	\$309,000	NON-REPRESENTATIVE SALE
3	2	011700	0383	12/20/11	\$304,000	NO MARKET EXPOSURE; BUILDER OR DEVELOPER SALES
3	2	011700	0384	11/11/11	\$294,000	NON-REPRESENTATIVE SALE
3	2	011700	0385	11/11/11	\$319,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
3	2	927220	2250	09/14/12	\$50,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	927220	2260	04/10/12	\$47,500	ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;PREVIMP<=25K
3	2	927420	3780	08/20/12	\$345,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	2	927420	3885	10/27/11	\$263,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	2	927420	4015	04/25/13	\$433,000	DOR RATIO;NO MARKET EXPOSURE; QUIT CLAIM DEED
3	2	927520	0045	07/12/13	\$250,000	NO MARKET EXPOSURE
3	2	927520	0045	05/09/13	\$120,000	DOR RATIO
3	2	927520	0045	11/17/11	\$337,500	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	2	927520	0095	03/20/13	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER;

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	2	927520	0125	09/03/13	\$380,000	PREVIMP<=25K
3	2	927520	0240	03/20/13	\$115,000	DOR RATIO;PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	2	927570	0146	05/30/13	\$735,000	NO MARKET EXPOSURE
3	3	608710	0070	12/26/12	\$120,000	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	3	608710	0070	02/01/13	\$180,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	3	632400	0075	05/10/12	\$483,500	RELOCATION - SALE TO SERVICE
3	3	632400	0130	09/28/12	\$362,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
3	3	632400	0195	12/05/12	\$810,000	BUILDER OR DEVELOPER SALES
3	3	683770	0225	12/26/12	\$540,000	IMP COUNT;PREVIMP<=25K;TEAR DOWN
3	3	915160	0075	09/09/13	\$350,000	DIAGNOSTIC OUTLIER/STATISTICAL OUTLIER
3	3	915160	0145	08/30/13	\$150,000	DOR RATIO;PERCENT COMPLETE
3	3	915160	0520	01/12/11	\$350,000	PERCENT COMPLETE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	927420	3839	04/15/13	\$625,000	RELOCATION - SALE TO SERVICE
3	3	927420	3975	11/15/11	\$475,199	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	3	927420	4270	04/08/13	\$600,000	SEGREGATION AND/OR MERGER
5	7	102100	0008	01/25/11	\$275,000	DOR RATIO
5	7	102400	0145	01/07/11	\$682,476	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX
5	7	156310	0465	06/08/12	\$355,000	PREVIMP<=25K
5	7	156310	0605	09/27/11	\$273,600	PREVIMP<=25K;NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	8	037500	0065	06/25/13	\$80,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	8	075500	0013	07/26/11	\$1,205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	8	075500	0064	01/25/12	\$409,413	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
5	8	147440	0055	12/19/11	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	8	147440	0055	08/18/11	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	8	152403	9045	01/29/13	\$431,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
5	8	181880	0042	01/10/13	\$462,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	8	782870	0025	02/21/12	\$510,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	9	005600	0110	09/24/12	\$275,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
5	9	005600	0145	12/14/11	\$629,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
5	9	014800	0522	05/06/13	\$452,000	UNFINISHED AREA

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	9	014800	0553	02/15/12	\$515,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	9	152403	9039	12/17/12	\$154,500	DOR RATIO;PERCENT COMPLETE
5	9	156310	0805	06/26/13	\$637,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	9	156310	1080	02/11/13	\$200,000	DOR RATIO
5	9	156310	1780	08/23/12	\$360,918	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
5	9	156310	2435	01/30/11	\$950,000	NO MARKET EXPOSURE; STATEMENT TO DOR
5	9	181880	0263	09/26/12	\$530,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	9	210270	0025	04/12/11	\$665,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	9	299830	0005	10/12/11	\$325,000	NON-REPRESENTATIVE SALE
5	9	299830	0130	11/23/11	\$210,667	DOR RATIO;CORRECTION DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS
5	9	513500	0120	02/14/13	\$664,094	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	9	513500	0120	05/29/13	\$640,500	QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
5	9	513500	0170	11/04/11	\$281,360	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
5	10	130930	0095	12/16/12	\$860,000	NO MARKET EXPOSURE; SEGREGATION AND/OR MERGER
5	10	636590	0195	07/12/11	\$384,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	10	636590	0295	05/17/13	\$150,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	10	638450	0075	10/05/11	\$277,750	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	10	638450	0125	06/13/12	\$321,898	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; EXEMPT FROM EXCISE TAX
5	10	638450	0220	05/23/13	\$500,507	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	10	771260	0025	09/13/13	\$182,500	DOR RATIO
5	10	771260	0310	11/08/11	\$385,000	TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
5	10	771260	0315	01/15/13	\$730,000	BUILDER OR DEVELOPER SALES
5	10	771260	0346	09/23/13	\$318,000	ACTIVE PERMIT BEFORE SALE>25K
5	10	771260	0425	04/22/11	\$219,000	SEGREGATION AND/OR MERGER
7	9	431570	1134	10/25/12	\$562,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	738450	0140	11/09/11	\$649,900	DIAGNOSTIC OUTLIER/ANOMOLY DETECTION
7	9	793500	0505	02/03/12	\$362,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	793500	0640	07/23/12	\$217,500	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	793600	0017	03/15/11	\$982,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	793600	0061	11/29/12	\$395,000	PREVIMP<=25K



## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	9	793600	0128	08/02/11	\$150,000	PREVIMP<=25K
7	9	793600	0360	07/25/11	\$695,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	793600	0413	05/18/11	\$465,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	793600	0417	07/22/13	\$826,101	RELOCATION - SALE TO SERVICE
7	9	793600	0534	09/25/12	\$639,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	9	793650	0010	11/08/12	\$375,000	OBSOLESCENCE;PREVIMP<=25K
7	9	793650	0010	05/31/12	\$380,000	OBSOL;PREVIMP<=25K
7	9	793650	0252	11/01/11	\$630,001	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
7	10	031200	0005	10/01/12	\$382,000	PREVIMP<=25K
7	10	031200	0060	06/01/11	\$209,900	PERCENT COMPLETE
7	10	031200	0090	08/12/13	\$215,000	OBSOL;PREVIMP<=25K
7	10	031200	0225	12/12/11	\$260,721	PERCENT COMPLETE
7	10	031200	0290	05/25/11	\$177,500	PERCENT COMPLETE
7	10	135830	0055	05/02/12	\$218,916	NO MARKET EXPOSURE
7	10	135830	0070	07/16/12	\$226,000	DOR RATIO
7	10	149530	0466	12/27/12	\$335,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
7	10	149530	0466	03/08/13	\$353,500	NO MARKET EXPOSURE
7	10	239160	1105	02/22/13	\$491,234	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	10	239160	1105	03/29/13	\$415,675	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	10	280960	0065	06/11/12	\$212,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
7	10	281010	0195	07/26/13	\$500,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	281560	0235	03/21/12	\$320,000	UNFIN AREA
7	10	356080	0080	03/21/12	\$140,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	370290	0156	10/04/13	\$375,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	380750	0055	03/06/13	\$223,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	390210	0165	01/25/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	390210	0205	08/17/12	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	422990	0005	09/24/13	\$380,000	OBSOLESCENCE
7	10	431570	0405	10/04/12	\$395,000	NO MARKET EXPOSURE
7	10	431570	0535	11/08/13	\$240,000	IMP COUNT

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	431570	0717	12/05/11	\$470,000	RELOCATION - SALE TO SERVICE
7	10	431620	0095	09/17/13	\$812,500	BUILDER OR DEVELOPER SALES
7	10	432220	0001	10/28/13	\$570,000	DOR RATIO;PREVIMP<=25K
7	10	432220	0004	10/18/13	\$516,500	DOR RATIO;PREVIMP<=25K
7	10	432220	0075	07/03/13	\$340,000	SEGREGATION AND/OR MERGER
7	10	527620	0020	08/13/13	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	558020	0020	04/06/11	\$142,214	DOR RATIO;QUIT CLAIM DEED
7	10	743600	0045	05/25/12	\$300,000	OBSOLESCENCE
7	10	757120	0005	04/13/12	\$390,000	TEAR DOWN; SEGREGATION AND/OR MERGER;
7	10	762570	0650	03/15/12	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	10	762570	0660	01/10/11	\$450,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
7	10	762570	0735	04/27/12	\$256,200	UNFIN AREA;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	762570	0795	07/02/13	\$488,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	10	762570	0845	01/16/13	\$610,000	RELOCATION - SALE BY SERVICE; STATEMENT TO DOR
7	10	762570	0845	01/08/13	\$610,000	RELOCATION - SALE TO SERVICE
7	10	762570	0976	08/01/12	\$467,000	UNFIN AREA
7	10	762570	1105	08/12/13	\$525,000	PERCENT COMPLETE
7	10	762570	1165	08/02/12	\$180,000	PERCENT COMPLETE
7	10	762570	1190	06/11/12	\$415,000	RELOCATION - SALE TO SERVICE
7	10	762570	1444	02/28/12	\$269,000	RELOCATION - SALE TO SERVICE
7	10	762570	1770	01/19/12	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	762570	2285	10/20/11	\$430,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER
7	10	762570	3395	12/11/13	\$800,000	DOR RATIO;IMP COUNT;PREVIMP<=25K
7	10	762570	3415	09/15/11	\$202,000	PERCENT COMPLETE
7	10	762570	3435	11/13/13	\$247,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	762570	3470	02/18/11	\$254,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	762570	3865	01/13/11	\$230,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	10	762570	3884	10/12/11	\$750,000	PERCENT COMPLETE
7	10	762570	4065	05/07/13	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
7	10	762570	4066	07/03/12	\$336,000	RELOCATION - SALE TO SERVICE

## Improved Sales Removed in This Annual Update Analysis

### Area 016 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	10	762570	4185	07/25/12	\$315,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
7	10	762570	4206	06/19/12	\$125,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARECTERISTICS
7	10	764940	0330	12/16/11	\$62,795	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
7	10	793600	0550	06/18/12	\$549,000	UNFINISHED AREA
7	10	793600	0649	05/12/11	\$350,000	UNFINISHED AREA
7	10	793600	0694	08/23/13	\$383,494	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	10	814960	0015	11/06/13	\$333,698	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
7	10	814960	0105	05/27/12	\$355,000	UNFINISHED AREA
7	10	910000	0060	07/20/12	\$375,000	ACTIVE PERMIT BEFORE SALE>25K
7	10	910000	0060	08/15/13	\$405,000	ACTIVE PERMIT BEFORE SALE>25K
7	10	931980	0005	03/14/12	\$399,474	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
7	10	941740	0130	06/05/12	\$282,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
7	10	941740	0175	11/06/13	\$444,599	UNFINISHED AREA
7	99	431570	1093	03/30/11	\$663,188	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
7	99	743600	0250	05/01/13	\$415,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
7	99	764940	0020	06/02/11	\$394,086	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR
7	99	793600	0234	11/28/12	\$750,000	NO MARKET EXPOSURE
7	99	793600	0348	07/26/11	\$871,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED

## Vacant Sales Used in this Annual Update Analysis

### Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	4	927220	1165	11/23/2011	\$550,000	6,000	Y	N
1	4	927920	0715	10/31/2011	\$425,000	8,910	N	N
1	5	927420	3710	8/29/2011	\$970,000	7,344	Y	N
1	6	761620	0120	4/4/2013	\$200,000	6,804	N	N
1	6	927620	1460	6/4/2013	\$185,000	5,500	N	N
1	7	091300	0430	10/22/2013	\$162,500	3,200	Y	N
3	1	691120	0253	8/15/2013	\$45,000	8,289	N	N
3	1	719280	0215	5/11/2011	\$220,000	5,512	N	N
3	3	927570	2021	1/9/2012	\$165,000	4,386	N	N
5	8	637400	0025	9/7/2011	\$750,000	4,650	Y	N
5	9	152403	9039	12/17/2012	\$154,500	4,536	N	N
5	9	156310	2385	8/19/2011	\$100,000	5,000	Y	N
5	9	513500	0095	7/15/2011	\$250,000	6,000	Y	N
5	10	130930	0180	9/12/2012	\$310,000	5,000	N	N
7	9	793600	0128	11/20/2013	\$200,000	7,680	Y	N
7	9	858740	0021	12/26/2012	\$190,000	8,491	Y	N
7	10	031200	0225	3/22/2012	\$176,199	5,120	N	N
7	10	380750	0056	7/18/2013	\$160,000	3,751	N	N
7	10	394890	0051	8/12/2013	\$167,000	2,877	N	N
7	10	431620	0095	10/10/2012	\$200,000	4,880	Y	N
7	10	762570	3395	2/14/2013	\$239,950	6,500	N	N
7	10	762570	3540	1/22/2013	\$248,000	6,000	N	N
7	10	941740	0265	8/10/2012	\$195,000	5,000	N	N
7	99	793600	0138	4/20/2012	\$799,950	5,054	Y	Y
7	99	793600	0420	3/31/2011	\$950,000	3,943	Y	Y

## Vacant Sales Removed in this Annual Update Analysis

### Area 016

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3	927420	0260	3/25/2013	\$475,000	TEAR DOWN; SEGREGATION AND/OR MERGER
1	4	927220	0945	6/13/2012	\$500,000	MULTI-PARCEL SALE
1	6	928120	0335	6/12/2012	\$465,000	MULTI-PARCEL SALE
1	7	014800	0070	3/30/2011	\$529,000	TEAR DOWN; SEGREGATION AND/OR MERGER; FINANCIAL INSTITUTION RESALE
1	7	091300	0330	9/19/2012	\$85,000	NO MARKET EXPOSURE; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	7	927220	2660	12/21/2012	\$3,200,000	MULTI-PARCEL SALE
1	7	927220	2660	12/24/2012	\$392,500	QUIT CLAIM DEED; MULTI-PARCEL SALE
1	7	927920	1192	5/21/2012	\$920,000	MULTI-PARCEL SALE
1	7	938520	0050	12/13/2012	\$370,000	SEGREGATION AND/OR MERGER
3	1	691120	0240	11/27/2012	\$220,000	MULTI-PARCEL SALE
3	1	691170	0085	11/27/2012	\$220,000	MULTI-PARCEL SALE
3	2	927220	2240	9/20/2011	\$42,500	DOR RATIO
3	2	927220	2250	9/14/2012	\$50,000	DOR RATIO
3	3	927220	2070	12/3/2011	\$1,060,000	MULTI-PARCEL SALE
3	3	927570	2021	4/7/2011	\$525,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
3	3	927570	2278	10/4/2011	\$1,235,000	MULTI-PARCEL SALE
5	10	239210	0160	3/11/2011	\$265,000	TEAR DOWN; SEGREGATION AND/OR MERGER
7	9	515420	0090	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXPOSURE
7	9	764940	0080	6/12/2013	\$150,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
7	9	793500	0410	4/6/2012	\$950,000	MULTI-PARCEL SALE
7	9	793500	0615	1/11/2012	\$930,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
7	9	793600	0083	12/5/2013	\$135,000	NO MARKET EXPOSURE
7	9	793600	0084	11/14/2011	\$100,000	DOR RATIO
7	9	793600	0087	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXPOSURE
7	9	793600	0090	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXPOSURE
7	9	793600	0111	5/10/2012	\$20,000	MULTI-PARCEL SALE;NO MARKET EXPOSURE
7	10	757120	0005	3/23/2012	\$325,000	SEGREGATION AND/OR MERGER; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	10	762570	1705	8/3/2012	\$390,000	TEAR DOWN; SEGREGATION AND/OR MERGER
7	10	793600	0691	6/7/2011	\$388,000	MULTI-PARCEL SALE;NO MARKET EXPOSURE



# Uniform Standards of Professional Appraisal Practice Compliance

## Client and Intended Use of the Appraisal:

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

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

## Definition and date of value estimate:

### Market Value

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

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

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

### Highest and Best Use

#### **RCW 84.40.030**

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

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



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

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

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

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

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

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

**Date of Value Estimate**

**RCW 84.36.005**

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

**RCW 36.21.080**

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

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

## Property Rights Appraised: Fee Simple

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

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

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

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

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

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

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

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

## Assumptions and Limiting Conditions:

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



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

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

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

## Certification:

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

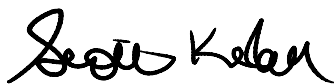
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- 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



Appraiser II

7/31/2014

Date