

Executive Summary

Rainier Beach - Area 022

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013

Number of Improved Sales: 298

Range of Sale Dates: 1/1/2011 – 1/1/2014 Sales were time adjusted to 1/1/2014

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$74,100	\$132,700	\$206,800			11.63%
2014 Value	\$84,800	\$175,500	\$260,300	\$282,000	92.6%	11.46%
\$ Change	+\$10,700	+\$42,800	+\$53,500			
% Change	+14.4%	+32.3%	+25.9%			

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 11.46% is an improvement from the previous COD of 11.63%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

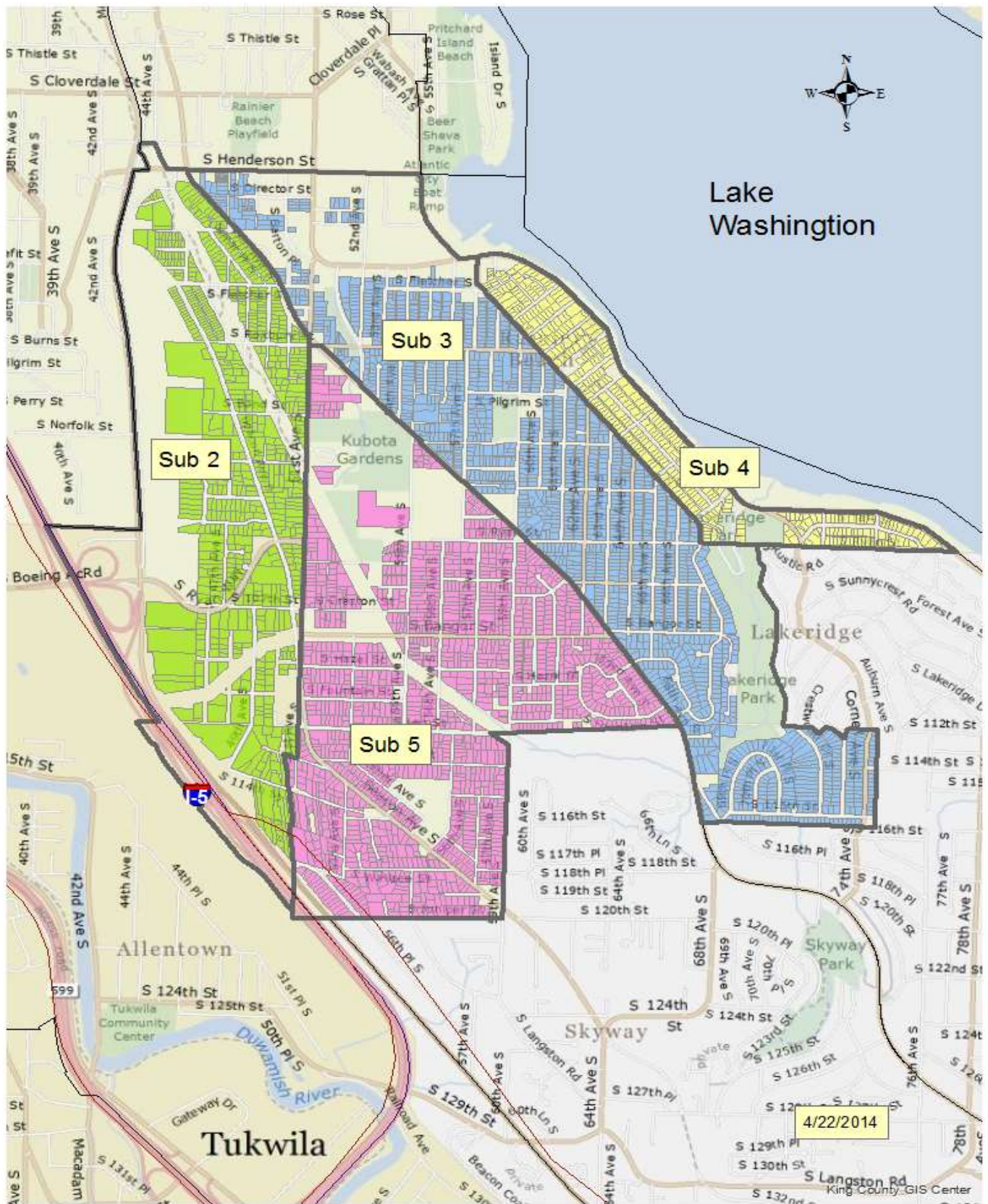
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$73,300	\$112,400	\$185,700
2014 Value	\$83,900	\$149,500	\$233,400
% Change	+14.5%	+33.0%	+25.7%

Number of one to three unit residences in the population: 3,772

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels whose grade was less than 7 were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

Area 022 - 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 022 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+26.89%	2,934	78%

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
LowGrade<7	+21.11%	52	838	6%

Choose a Multi-Variable Statement

Generally, LowGrade<7 parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: April 23, 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 9 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 +14.5% 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 a characteristic-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, parcels whose grade was less than 7 were 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 298 useable residential sales in the area.



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

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.740809 + 3.537666E-02 * \text{LowGrade} < 7)$$

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 recent fair market sales of mobile homes within Area 022; therefore mobile homes were adjusted by the LowGrade<7 variable of +21.11%. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.2111$$

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

Results

The resulting assessment level is 0.926. 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 +25.7%. 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) * 1.259.
- 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 previous total value is multiplied by land factor of 1.150 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.150.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.
- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.

- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded “% net condition” or is in “poor” condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

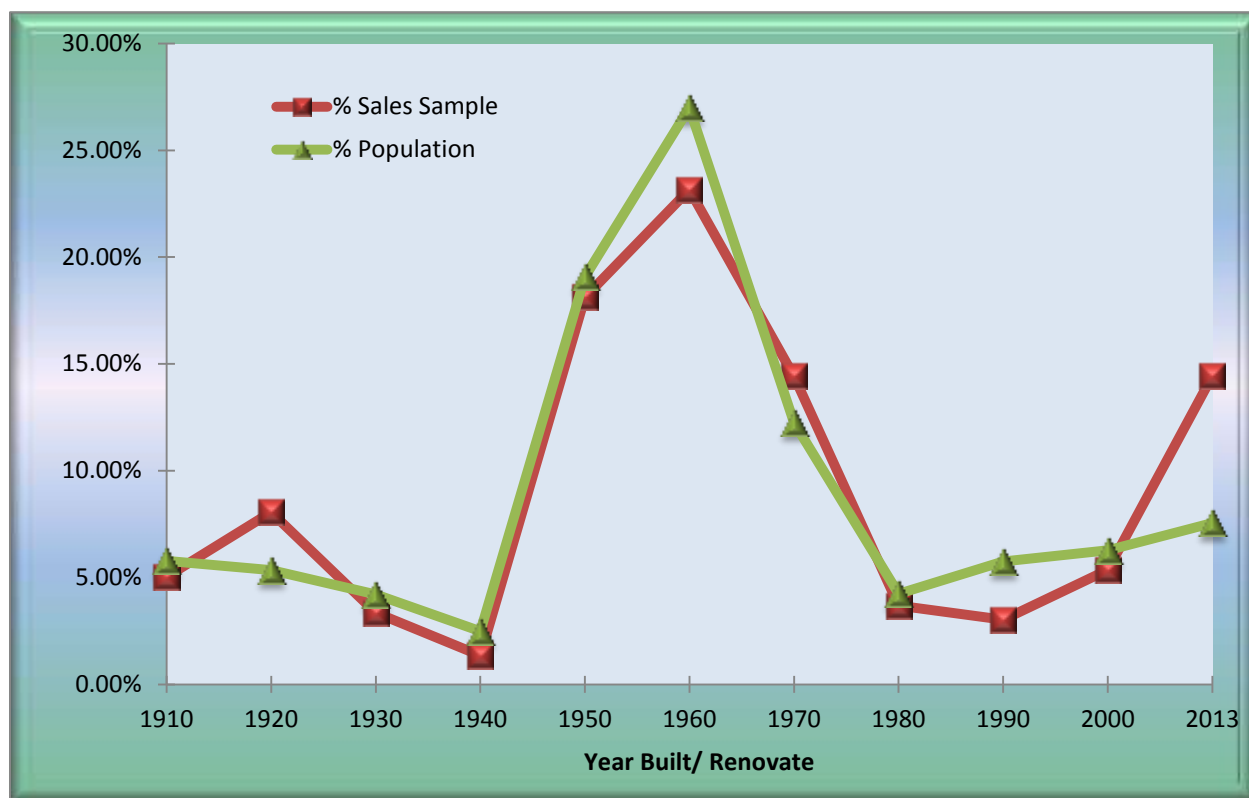
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	15	5.03%
1920	24	8.05%
1930	10	3.36%
1940	4	1.34%
1950	54	18.12%
1960	69	23.15%
1970	43	14.43%
1980	11	3.69%
1990	9	3.02%
2000	16	5.37%
2013	43	14.43%
	298	

Population

Year Built/Ren	Frequency	% Population
1910	218	5.78%
1920	202	5.36%
1930	159	4.22%
1940	94	2.49%
1950	720	19.09%
1960	1,018	26.99%
1970	462	12.25%
1980	160	4.24%
1990	217	5.75%
2000	237	6.28%
2013	285	7.56%
	3,772	



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

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

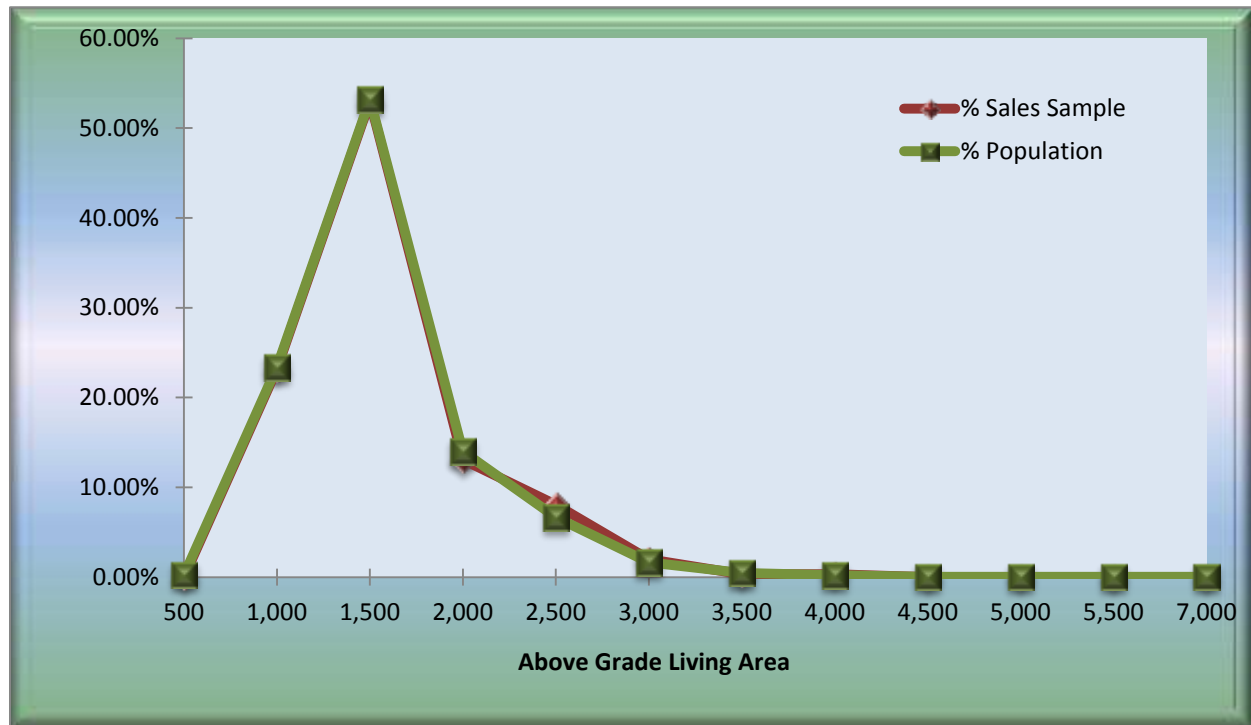
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	69	23.15%
1,500	158	53.02%
2,000	39	13.09%
2,500	24	8.05%
3,000	6	2.01%
3,500	1	0.34%
4,000	1	0.34%
4,500	0	0.00%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
298		

Population

AGLA	Frequency	% Population
500	10	0.27%
1,000	882	23.38%
1,500	2,007	53.21%
2,000	529	14.02%
2,500	251	6.65%
3,000	62	1.64%
3,500	18	0.48%
4,000	8	0.21%
4,500	2	0.05%
5,000	1	0.03%
5,500	1	0.03%
7,000	1	0.03%
3,772		



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



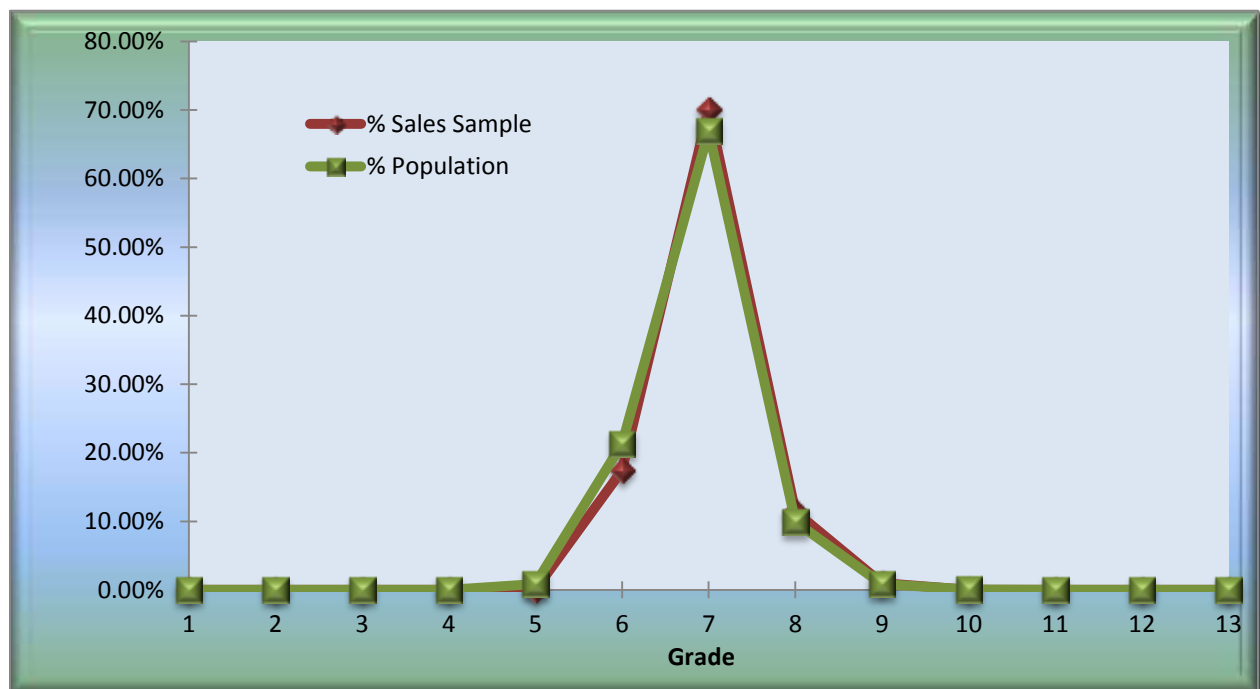
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	52	17.45%
7	209	70.13%
8	34	11.41%
9	3	1.01%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
298		

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.03%
5	33	0.87%
6	804	21.31%
7	2,525	66.94%
8	374	9.92%
9	32	0.85%
10	2	0.05%
11	1	0.03%
12	0	0.00%
13	0	0.00%
3,772		



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 022 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 1.159, resulting in an adjusted value of \$550,000 ($\$475,000 \times 1.159 = \$550,525$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.101	10.1%
2/1/2011	1.112	11.2%
3/1/2011	1.120	12.0%
4/1/2011	1.129	12.9%
5/1/2011	1.137	13.7%
6/1/2011	1.145	14.5%
7/1/2011	1.151	15.1%
8/1/2011	1.157	15.7%
9/1/2011	1.162	16.2%
10/1/2011	1.166	16.6%
11/1/2011	1.170	17.0%
12/1/2011	1.172	17.2%
1/1/2012	1.174	17.4%
2/1/2012	1.176	17.6%
3/1/2012	1.176	17.6%
4/1/2012	1.176	17.6%
5/1/2012	1.175	17.5%
6/1/2012	1.173	17.3%
7/1/2012	1.171	17.1%
8/1/2012	1.168	16.8%
9/1/2012	1.164	16.4%
10/1/2012	1.159	15.9%
11/1/2012	1.154	15.4%
12/1/2012	1.148	14.8%
1/1/2013	1.140	14.0%
2/1/2013	1.133	13.3%
3/1/2013	1.125	12.5%
4/1/2013	1.116	11.6%
5/1/2013	1.106	10.6%
6/1/2013	1.095	9.5%
7/1/2013	1.084	8.4%
8/1/2013	1.072	7.2%
9/1/2013	1.059	5.9%
10/1/2013	1.045	4.5%
11/1/2013	1.031	3.1%
12/1/2013	1.016	1.6%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 022 is: $(.740809 - 3.965554E-04 * \text{SaleDay} - 2.987387E-07 * \text{SaleDaySq} + 3.537666E-02 * 0.1744967) / (.740809 + 3.537666E-02 * 0.1744967)$

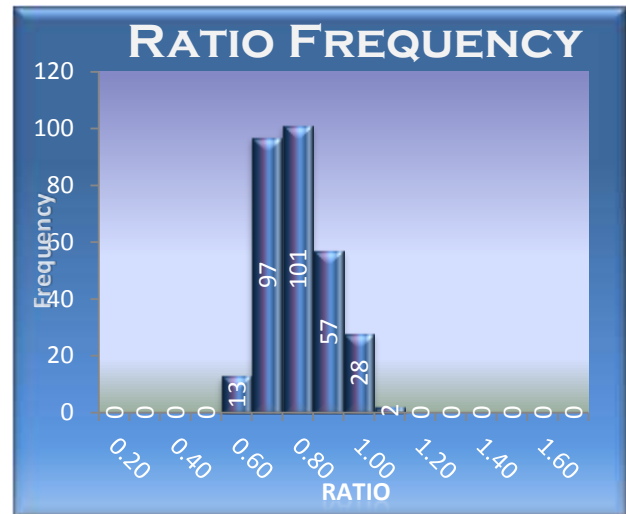
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: WC / Team: 2	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Rainier Beach	1/1/2013	4/23/2014	1/2011 - 12/2013
Area Number: 22	Appr ID:	Property Type:	Adjusted for time?
	SKEN	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	298
Mean Assessed Value	206,800
Mean Adj. Sales Price	282,000
Standard Deviation AV	66,502
Standard Deviation SP	95,438
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.747
Median Ratio	0.733
Weighted Mean Ratio	0.733
UNIFORMITY	
Lowest ratio	0.542
Highest ratio:	1.014
Coefficient of Dispersion	11.63%
Standard Deviation	0.105
Coefficient of Variation	14.01%
Price Related Differential (PRD)	1.019
RELIABILITY	
95% Confidence: Median	
Lower limit	0.717
Upper limit	0.751
95% Confidence: Mean	
Lower limit	0.735
Upper limit	0.759
SAMPLE SIZE EVALUATION	
N (population size)	3772
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.105
Recommended minimum:	18
Actual sample size:	298
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	162
# ratios above mean:	136
z:	1.506
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 022

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: 2		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Rainier Beach		1/1/2014	4/23/2014	1/2011 - 12/2013
Area Number: 22		Appr. ID:	Property Type:	Adjusted for time?
		SKEN	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		298		
Mean Assessed Value		260,300		
Mean Sales Price		282,000		
Standard Deviation AV		85,531		
Standard Deviation SP		95,438		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.938		
Median Ratio		0.926		
Weighted Mean Ratio		0.923		
UNIFORMITY				
Lowest ratio		0.685		
Highest ratio:		1.285		
Coefficient of Dispersion		11.46%		
Standard Deviation		0.130		
Coefficient of Variation		13.91%		
Price Related Differential (PRD)		1.016		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.905		
Upper limit		0.946		
95% Confidence: Mean				
Lower limit		0.923		
Upper limit		0.953		
SAMPLE SIZE EVALUATION				
N (population size)		3772		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.130		
Recommended minimum:		27		
Actual sample size:		298		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		160		
# ratios above mean:		138		
z:		1.274		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

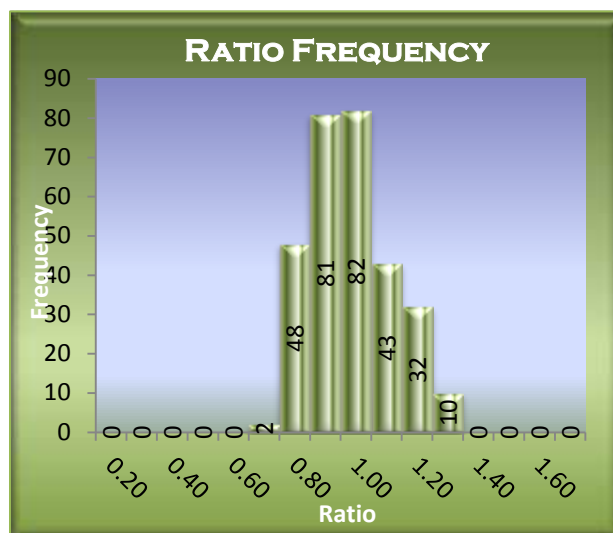
RATIO FREQUENCY

Ratio Bin	Frequency
0.75-0.80	48
0.80-0.85	81
0.85-0.90	82
0.90-0.95	43
0.95-1.00	32
1.00-1.05	10
1.05-1.10	0
1.10-1.15	0
1.15-1.20	0
1.20-1.25	0
1.25-1.30	0
1.30-1.35	0
1.35-1.40	0
1.40-1.45	0
1.45-1.50	0

COMMENTS:

1 to 3 Unit Residences throughout Area 022

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



COMMENTS:

1 to 3 Unit Residences throughout Area 022

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

Improved Sales Used in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	20	712930	5140	06/03/13	\$152,000	\$166,000	680	6	1950	Avg	6,350	N	N	9321 RENTON AVE S
2	20	785860	0070	12/27/11	\$130,000	\$153,000	1,050	6	1956	Avg	9,780	N	N	4661 S COOPER ST
2	20	681060	0015	08/19/13	\$160,000	\$170,000	900	7	1950	Avg	7,670	N	N	10205 51ST AVE S
2	20	414430	0008	06/25/12	\$195,000	\$228,000	1,040	7	1962	Avg	14,514	N	N	9927 51ST AVE S
2	20	414430	0061	01/09/12	\$240,000	\$282,000	1,090	7	1959	VGood	12,800	Y	N	9734 49TH AVE S
2	20	414430	0015	04/22/11	\$200,000	\$227,000	1,110	7	1988	Avg	11,217	N	N	4833 S GAZELLE ST
2	20	103700	0060	12/19/12	\$240,000	\$274,000	1,220	7	1960	Good	7,980	N	N	4620 S VICTOR ST
2	20	103500	0011	06/30/11	\$299,950	\$345,000	1,250	7	2010	Avg	7,740	N	N	4770 S BOND ST
2	20	103500	0012	05/23/11	\$310,000	\$354,000	1,260	7	2010	Avg	7,814	N	N	4774 S BOND ST
2	20	103700	0100	03/07/12	\$268,000	\$315,000	1,260	7	1968	VGood	17,303	N	N	10017 46TH AVE S
2	20	918820	1060	11/14/11	\$199,900	\$234,000	1,260	7	1968	Avg	4,171	N	N	9370 48TH AVE S
2	20	032304	9082	05/14/13	\$210,000	\$231,000	1,280	7	1978	Good	7,200	N	N	4644 S GAZELLE ST
2	20	103500	0013	09/08/11	\$305,000	\$355,000	1,280	7	2010	Avg	8,138	N	N	4778 S BOND ST
2	20	414430	0020	11/20/12	\$140,000	\$161,000	1,280	7	1979	Fair	7,360	N	N	9908 BEACON AVE S
2	20	032304	9262	07/11/11	\$230,000	\$265,000	1,310	7	2001	Avg	7,200	N	N	4913 S PILGRIM ST
2	20	032304	9199	11/30/11	\$247,000	\$290,000	1,320	7	1962	Good	10,800	N	N	9652 BEACON AVE S
2	20	322620	0205	06/03/13	\$189,400	\$207,000	1,320	7	1956	Avg	7,620	N	N	9227 RENTON AVE S
2	20	322620	0185	04/03/12	\$230,250	\$271,000	1,340	7	1968	VGood	6,468	N	N	9205 RENTON AVE S
2	20	547680	0271	06/17/11	\$290,000	\$333,000	1,440	7	2003	Avg	6,552	N	N	4808 S RYAN WAY
2	20	681060	0030	05/02/13	\$254,500	\$281,000	1,500	7	2012	Avg	7,257	N	N	10216 BEACON AVE S
2	20	785860	0015	08/23/13	\$350,000	\$372,000	1,510	7	2013	Avg	7,920	N	N	4652 S COOPER ST
2	20	103700	0010	02/28/13	\$239,000	\$269,000	1,530	7	1961	Avg	10,918	N	N	4726 S VICTOR ST
2	20	103500	0071	08/12/11	\$271,500	\$315,000	1,770	7	1989	Avg	7,662	N	N	9682 BEACON AVE S
2	20	103500	0014	01/17/13	\$227,000	\$258,000	1,860	7	1967	Avg	7,800	N	N	9675 51ST AVE S
2	20	032304	9260	01/28/13	\$280,000	\$317,000	1,979	7	1995	Avg	7,419	N	N	9626 49TH AVE S
2	20	032304	9184	01/28/13	\$237,000	\$269,000	1,400	8	1957	Avg	7,200	N	N	9633 51ST AVE S
2	20	918820	1155	09/05/13	\$385,000	\$407,000	2,358	8	2004	Avg	4,155	Y	N	4819 S FLETCHER ST
2	20	918820	1130	11/20/13	\$320,168	\$327,000	2,358	8	2005	Avg	4,155	Y	N	4815 A S FLETCHER ST
2	20	918820	0800	02/21/11	\$374,991	\$419,000	1,880	9	2004	Avg	3,676	Y	N	9312 46TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	10	712930	5090	06/12/12	\$110,000	\$129,000	910	6	1914	Fair	4,500	N	N	5007 S FLETCHER ST
3	10	713130	0034	07/09/12	\$110,000	\$129,000	720	7	2004	Avg	631	N	N	5117 B S ROXBURY ST
3	10	212270	0004	09/21/12	\$134,000	\$156,000	900	7	2006	Avg	947	N	N	9007 A 46TH AVE S
3	10	212370	0440	02/17/12	\$197,950	\$233,000	1,090	7	1998	Avg	16,200	N	N	9129 48TH AVE S
3	10	212370	0385	12/23/13	\$269,000	\$270,000	1,130	7	1945	VGood	5,670	N	N	9101 RAINIER AVE S
3	10	212370	0401	08/16/12	\$189,900	\$221,000	1,220	7	1945	Good	5,670	N	N	9115 RAINIER AVE S
3	10	712930	5098	08/26/13	\$185,000	\$196,000	1,430	7	1914	Avg	5,830	Y	N	9311 51ST AVE S
3	10	426570	0040	03/06/13	\$169,900	\$191,000	1,460	7	1909	Avg	8,400	N	N	5120 S DIRECTOR ST
3	10	212270	0045	02/10/12	\$265,000	\$312,000	1,630	7	1917	Good	14,555	N	N	4519 S HENDERSON ST
3	10	712930	5040	06/16/11	\$269,000	\$309,000	1,760	7	1953	Avg	5,500	Y	N	9284 50TH AVE S
3	10	806600	0046	03/06/12	\$288,100	\$339,000	2,310	7	1963	Avg	7,500	N	N	9312 51ST AVE S
3	10	212270	0019	09/06/11	\$175,000	\$203,000	980	8	2007	Avg	1,370	N	N	4537 D S HENDERSON ST
3	20	712930	2315	08/24/11	\$121,500	\$141,000	680	6	1950	Avg	5,650	N	N	9733 60TH AVE S
3	20	387890	1025	11/28/12	\$197,500	\$227,000	770	6	1942	VGood	5,500	N	N	6314 S BANGOR ST
3	20	712930	0655	11/04/11	\$192,500	\$225,000	780	6	1943	VGood	5,650	N	N	9809 61ST AVE S
3	20	405940	0640	12/23/11	\$238,000	\$279,000	780	6	1945	VGood	6,420	N	N	7124 S 115TH ST
3	20	435620	0060	07/31/12	\$116,000	\$135,000	780	6	1953	Avg	6,000	N	N	9632 54TH AVE S
3	20	406000	0490	08/30/13	\$199,950	\$212,000	790	6	1945	Good	6,050	N	N	7101 S 115TH ST
3	20	406000	0055	09/26/11	\$215,000	\$251,000	790	6	1945	VGood	10,230	N	N	11430 71ST PL S
3	20	406000	0225	07/13/11	\$259,000	\$299,000	810	6	1945	VGood	6,600	N	N	11424 69TH PL S
3	20	077000	0005	07/19/11	\$130,000	\$150,000	840	6	1905	Avg	7,500	N	N	5525 S NORFOLK ST
3	20	189500	0070	10/12/12	\$200,000	\$231,000	850	6	1992	Good	5,100	N	N	9630 56TH AVE S
3	20	405940	0175	07/12/13	\$135,500	\$146,000	880	6	1944	Avg	6,050	N	N	11416 WOODLEY AVE S
3	20	405940	0690	03/27/12	\$134,900	\$159,000	880	6	1944	Avg	6,050	N	N	7217 S 115TH ST
3	20	405940	0585	05/10/12	\$127,000	\$149,000	880	6	1945	Avg	18,205	N	N	11257 CRESTWOOD DR S
3	20	712930	4265	12/05/13	\$189,000	\$192,000	890	6	1919	Avg	5,040	N	N	9313 53RD AVE S
3	20	405940	0455	05/30/12	\$235,000	\$276,000	890	6	1944	VGood	6,050	N	N	11403 WOODLEY AVE S
3	20	405940	0035	10/09/11	\$179,000	\$209,000	960	6	1944	Avg	6,050	N	N	11430 CORNELL AVE S
3	20	712930	0430	04/19/12	\$214,950	\$253,000	960	6	1942	Good	5,650	N	N	10027 62ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	4370	09/20/13	\$175,000	\$184,000	980	6	1954	Avg	5,650	N	N	9334 52ND AVE S
3	20	022304	9029	09/09/13	\$195,000	\$206,000	980	6	1911	Good	7,564	N	N	9648 57TH AVE S
3	20	712930	4115	10/02/12	\$144,500	\$167,000	990	6	1903	Avg	5,500	Y	N	9323 54TH AVE S
3	20	712930	0790	06/11/13	\$248,000	\$271,000	1,010	6	1911	Good	5,650	Y	N	9833 62ND AVE S
3	20	713030	0305	10/21/11	\$257,000	\$300,000	1,010	6	1950	Avg	5,650	Y	N	10058 65TH AVE S
3	20	712930	0685	01/11/13	\$190,000	\$216,000	1,010	6	1918	VGood	5,650	N	N	9837 61ST AVE S
3	20	189500	0040	06/14/12	\$195,000	\$229,000	1,040	6	1918	Good	5,100	N	N	9633 57TH AVE S
3	20	712930	3910	11/04/13	\$220,000	\$226,000	1,080	6	1909	Good	5,500	N	N	9320 55TH AVE S
3	20	405940	0620	06/03/13	\$162,950	\$178,000	1,120	6	1945	Avg	15,235	N	N	11423 CRESTWOOD DR S
3	20	405940	0670	03/26/13	\$230,400	\$257,000	1,130	6	1944	Avg	6,050	N	N	7201 S 115TH ST
3	20	405940	0485	08/19/13	\$230,000	\$245,000	1,150	6	1944	Good	6,765	N	N	11229 WOODLEY AVE S
3	20	806700	0005	08/20/13	\$218,300	\$232,000	1,190	6	1911	Avg	5,460	N	N	10037 61ST AVE S
3	20	406000	0280	10/15/13	\$185,000	\$192,000	1,210	6	1945	Avg	6,050	N	N	6916 S 115TH ST
3	20	405940	0135	12/16/11	\$133,999	\$157,000	1,220	6	1944	Avg	6,050	N	N	11232 WOODLEY AVE S
3	20	712980	0005	01/29/13	\$145,000	\$164,000	1,370	6	1962	Avg	6,511	N	N	9651 56TH AVE S
3	20	712930	0735	09/26/13	\$200,000	\$210,000	1,390	6	1952	Good	5,650	N	N	9822 60TH AVE S
3	20	713030	0045	05/23/11	\$375,000	\$428,000	740	7	1948	VGood	6,720	Y	N	10127 WATERS AVE S
3	20	387890	0305	04/02/13	\$276,000	\$308,000	760	7	1947	VGood	6,150	Y	N	10241 WATERS AVE S
3	20	297680	0450	05/09/12	\$139,900	\$164,000	770	7	1954	Avg	8,113	N	N	10630 RENTON AVE S
3	20	405940	0600	03/19/13	\$241,000	\$270,000	790	7	1945	Good	16,500	N	N	11407 CRESTWOOD DR S
3	20	405940	0600	05/15/12	\$200,000	\$235,000	790	7	1945	Good	16,500	N	N	11407 CRESTWOOD DR S
3	20	405940	0435	01/23/13	\$250,000	\$284,000	810	7	1944	VGood	6,050	N	N	11419 WOODLEY AVE S
3	20	406000	0420	01/28/13	\$169,950	\$193,000	840	7	1945	Good	6,840	N	N	11439 71ST PL S
3	20	252090	0310	02/03/11	\$141,000	\$157,000	860	7	1946	Avg	6,000	N	N	10423 63RD AVE S
3	20	297680	0050	07/10/12	\$228,000	\$267,000	860	7	1955	Avg	7,200	N	N	10740 68TH AVE S
3	20	712930	0835	04/19/12	\$190,000	\$223,000	880	7	1949	Avg	5,650	N	N	9832 61ST AVE S
3	20	252090	0058	11/20/12	\$130,000	\$149,000	920	7	1949	Avg	3,850	N	N	10256 RENTON AVE S
3	20	712930	0540	09/27/13	\$298,900	\$313,000	930	7	1951	Good	5,650	Y	N	9809 60TH AVE S
3	20	806700	0095	08/24/12	\$250,000	\$291,000	930	7	1952	Good	5,041	Y	N	10028 59TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	0865	11/18/13	\$229,500	\$235,000	940	7	1943	Avg	6,554	Y	N	6103 S NORFOLK ST
3	20	435620	0261	05/17/11	\$258,500	\$295,000	960	7	1910	Good	6,500	N	N	9627 54TH AVE S
3	20	712930	0200	01/11/13	\$280,000	\$319,000	960	7	1908	Good	5,198	Y	N	10061 64TH AVE S
3	20	712930	3685	05/25/12	\$176,000	\$207,000	960	7	1959	Avg	5,250	N	N	9365 57TH AVE S
3	20	712930	2210	04/20/12	\$232,500	\$273,000	1,000	7	1951	Good	5,650	N	N	9733 61ST AVE S
3	20	712930	4065	06/19/12	\$175,000	\$205,000	1,000	7	1953	Good	5,500	Y	N	9314 54TH AVE S
3	20	712930	4005	12/04/12	\$249,950	\$287,000	1,010	7	1953	VGood	5,500	N	N	5418 S ROXBURY ST
3	20	713030	0035	04/17/13	\$275,000	\$305,000	1,010	7	1950	Avg	5,250	Y	N	10123 WATERS AVE S
3	20	712930	2465	10/26/12	\$205,000	\$237,000	1,010	7	1926	Good	5,250	Y	N	9634 59TH AVE S
3	20	712930	2015	07/20/11	\$375,000	\$433,000	1,020	7	1941	VGood	6,000	Y	N	9754 62ND AVE S
3	20	712930	4035	05/07/13	\$278,000	\$307,000	1,030	7	1949	Good	5,500	N	N	9344 54TH AVE S
3	20	712930	2535	09/19/12	\$297,000	\$345,000	1,040	7	2012	Avg	6,554	N	N	9636 60TH AVE S
3	20	392000	0020	12/11/12	\$195,000	\$223,000	1,040	7	1966	Avg	5,492	N	N	9618 53RD AVE S
3	20	392000	0010	06/01/12	\$185,199	\$217,000	1,040	7	1965	Avg	5,546	N	N	9622 53RD AVE S
3	20	392000	0060	12/18/12	\$250,000	\$286,000	1,040	7	1965	Good	5,438	N	N	9617 53RD AVE S
3	20	297680	1025	04/04/12	\$192,000	\$226,000	1,040	7	1955	Avg	7,911	Y	N	6601 S BANGOR ST
3	20	712930	2020	06/21/13	\$434,000	\$472,000	1,060	7	1951	Good	6,000	Y	N	9750 62ND AVE S
3	20	297680	0190	12/07/11	\$270,000	\$317,000	1,060	7	1955	VGood	7,553	Y	N	10814 66TH AVE S
3	20	387290	0060	05/22/13	\$295,000	\$324,000	1,070	7	1968	Good	5,650	N	N	9306 52ND AVE S
3	20	387290	0060	12/28/12	\$199,900	\$228,000	1,070	7	1968	Good	5,650	N	N	9306 52ND AVE S
3	20	022304	9115	05/18/11	\$190,000	\$217,000	1,080	7	1956	Avg	6,100	N	N	5716 S NORFOLK ST
3	20	712930	0155	02/22/12	\$270,000	\$318,000	1,090	7	1951	Good	5,650	Y	N	10023 64TH AVE S
3	20	712930	0680	05/06/13	\$261,000	\$288,000	1,100	7	1943	Good	5,650	N	N	9833 61ST AVE S
3	20	022304	9141	01/16/12	\$225,000	\$264,000	1,120	7	2000	Avg	5,551	N	N	9744 57TH AVE S
3	20	387890	0070	06/27/13	\$315,000	\$342,000	1,130	7	1956	Avg	5,650	Y	N	10219 65TH AVE S
3	20	387890	0860	04/01/11	\$280,000	\$316,000	1,150	7	1948	Avg	6,355	Y	N	10415 65TH AVE S
3	20	712930	0505	01/18/11	\$249,000	\$276,000	1,150	7	1978	Avg	5,650	N	N	10026 61ST AVE S
3	20	387290	0065	09/06/11	\$234,500	\$273,000	1,160	7	1968	Avg	5,650	N	N	9314 52ND AVE S
3	20	712980	0042	04/26/13	\$220,000	\$244,000	1,200	7	1951	Avg	6,300	N	N	5516 S NORFOLK ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	387890	0525	05/21/13	\$295,750	\$325,000	1,200	7	1928	Avg	5,650	N	N	10461 WATERS AVE S
3	20	387890	0395	08/27/13	\$308,000	\$327,000	1,200	7	1947	Avg	12,500	Y	N	10240 WATERS AVE S
3	20	712930	4100	10/05/11	\$250,000	\$292,000	1,200	7	1958	Avg	7,150	Y	N	9315 54TH AVE S
3	20	713030	0620	05/01/13	\$242,000	\$268,000	1,220	7	1920	Avg	8,475	Y	N	10026 64TH AVE S
3	20	712930	0780	04/23/12	\$225,000	\$264,000	1,220	7	1904	Good	5,650	Y	N	9821 62ND AVE S
3	20	387890	0230	05/25/12	\$352,000	\$413,000	1,220	7	1946	VGood	5,650	Y	N	10232 65TH AVE S
3	20	406000	0504	10/19/12	\$290,000	\$335,000	1,220	7	1986	Good	32,504	N	N	6734 S 112TH PL
3	20	435620	0040	12/06/12	\$245,000	\$281,000	1,230	7	2012	Avg	7,500	N	N	9626 54TH AVE S
3	20	712930	0845	11/21/12	\$255,500	\$294,000	1,250	7	1955	Good	5,650	N	N	9822 61ST AVE S
3	20	022304	9110	08/21/12	\$230,000	\$268,000	1,260	7	1924	Good	10,614	N	N	5728 S NORFOLK ST
3	20	712930	4725	04/21/11	\$299,000	\$339,000	1,270	7	1902	VGood	4,950	N	N	9280 56TH AVE S
3	20	712930	0830	07/10/12	\$262,500	\$307,000	1,270	7	1915	Good	5,650	N	N	9836 61ST AVE S
3	20	712930	0515	09/21/11	\$205,000	\$239,000	1,270	7	1952	Avg	5,650	N	N	10018 61ST AVE S
3	20	712930	4150	05/30/13	\$175,000	\$192,000	1,290	7	1914	Avg	5,500	N	N	9361 54TH AVE S
3	20	712930	4145	07/11/12	\$315,000	\$369,000	1,310	7	1911	Good	5,500	N	N	9355 54TH AVE S
3	20	387890	0615	12/19/12	\$220,000	\$252,000	1,310	7	1912	Good	5,650	Y	N	10427 67TH AVE S
3	20	712930	2225	09/20/12	\$246,800	\$286,000	1,340	7	1968	Avg	5,650	N	N	9747 61ST AVE S
3	20	713130	0258	04/16/13	\$321,200	\$357,000	1,390	7	1965	Good	5,456	N	N	5715 S COOPER ST
3	20	712980	0024	03/19/13	\$330,000	\$370,000	1,400	7	2003	Avg	5,956	N	N	9727 57TH AVE S
3	20	712930	3578	11/28/11	\$266,200	\$312,000	1,400	7	2005	Avg	5,250	Y	N	9330 57TH AVE S
3	20	297680	0350	10/08/13	\$239,500	\$250,000	1,400	7	1955	Good	13,570	N	N	10721 66TH AVE S
3	20	712930	1140	03/29/11	\$365,000	\$412,000	1,400	7	1977	Avg	5,760	Y	N	9935 65TH AVE S
3	20	806700	0010	09/24/12	\$258,000	\$299,000	1,410	7	1960	VGood	6,600	N	N	5915 S COOPER ST
3	20	387890	0215	12/24/13	\$325,000	\$326,000	1,430	7	1963	Avg	5,424	Y	N	10248 65TH AVE S
3	20	297680	0360	04/02/13	\$227,000	\$253,000	1,440	7	1955	Avg	7,260	N	N	10729 66TH AVE S
3	20	387890	0995	10/28/11	\$204,000	\$239,000	1,440	7	1954	Avg	5,450	N	N	10427 64TH AVE S
3	20	712930	0365	06/13/11	\$297,950	\$342,000	1,470	7	1908	Good	5,650	N	N	10036 62ND AVE S
3	20	712930	0625	05/08/13	\$250,000	\$276,000	1,490	7	1907	Avg	5,503	N	N	9820 59TH AVE S
3	20	252090	0070	06/19/13	\$310,000	\$337,000	1,490	7	1970	VGood	4,520	N	N	10200 62ND AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	712930	1165	05/15/12	\$340,000	\$399,000	1,510	7	1971	Avg	6,000	Y	N	9924 64TH AVE S
3	20	712930	1040	06/25/12	\$270,000	\$316,000	1,530	7	1922	Avg	5,650	Y	N	9917 64TH AVE S
3	20	712930	0490	04/11/13	\$300,300	\$334,000	1,540	7	1944	Good	5,650	N	N	10042 61ST AVE S
3	20	712930	3950	09/12/13	\$235,000	\$248,000	1,550	7	1948	Avg	6,270	N	N	9315 55TH AVE S
3	20	022304	9147	02/29/12	\$299,000	\$352,000	1,550	7	2006	Avg	5,877	N	N	9738B 57TH AVE S
3	20	712930	0900	02/12/13	\$420,000	\$474,000	1,570	7	1912	VGood	10,170	Y	N	9823 63RD AVE S
3	20	713030	0220	11/08/12	\$380,500	\$438,000	1,580	7	1961	Good	8,475	Y	N	10135 66TH AVE S
3	20	414168	0180	05/03/13	\$308,000	\$340,000	1,610	7	1987	Good	5,760	N	N	10738 68TH PL S
3	20	387890	0454	08/29/11	\$246,000	\$286,000	1,650	7	1948	Avg	6,625	N	N	10436 WATERS AVE S
3	20	414168	0090	07/22/13	\$249,950	\$269,000	1,660	7	1987	Avg	5,760	N	N	10723 68TH PL S
3	20	712930	0500	06/06/13	\$281,252	\$308,000	1,680	7	1950	Avg	5,650	N	N	10032 61ST AVE S
3	20	022304	9018	02/19/13	\$340,000	\$383,000	2,040	7	1900	Good	9,478	N	N	9742 57TH AVE S
3	20	405940	0400	05/02/12	\$218,000	\$256,000	2,040	7	1992	Good	6,050	N	N	11422 CRESTWOOD DR S
3	20	022304	9137	08/07/13	\$340,000	\$364,000	2,170	7	2013	Avg	6,177	N	N	10234 RENTON AVE S
3	20	712930	0235	05/27/11	\$323,000	\$369,000	2,240	7	1968	Good	5,650	Y	N	10032 63RD AVE S
3	20	806700	0018	11/08/11	\$243,000	\$284,000	2,350	7	2000	Avg	5,021	N	N	10035 A 61ST AVE S
3	20	713030	0440	08/15/13	\$350,000	\$373,000	1,010	8	1915	VGood	5,650	Y	N	10009 65TH AVE S
3	20	712930	0935	03/19/11	\$410,000	\$462,000	1,190	8	1956	Good	5,650	Y	N	9847 63RD AVE S
3	20	712930	0880	08/07/12	\$488,900	\$571,000	1,220	8	1991	Good	5,311	Y	N	9801 63RD AVE S
3	20	712930	0770	07/13/11	\$392,500	\$453,000	1,250	8	1966	Good	5,650	Y	N	9813 62ND AVE S
3	20	387890	0270	07/26/11	\$335,000	\$387,000	1,340	8	1926	Good	4,508	Y	N	6619 S RYAN ST
3	20	387890	0545	04/24/13	\$365,000	\$405,000	1,400	8	1999	Avg	5,650	N	N	10440 67TH AVE S
3	20	387890	0190	02/10/11	\$248,900	\$277,000	1,590	8	1949	VGood	5,650	Y	N	10229 66TH AVE S
3	20	712930	3660	09/17/12	\$368,000	\$427,000	1,640	8	1994	Good	5,250	Y	N	9345 57TH AVE S
3	20	712930	0586	03/23/11	\$399,950	\$451,000	1,760	8	2008	Avg	6,554	N	N	9851 60TH AVE S
3	20	713030	0670	02/28/12	\$510,000	\$600,000	2,280	8	1928	Avg	6,554	Y	N	10002 64TH AVE S
3	20	712930	3965	09/19/11	\$369,900	\$431,000	2,340	8	2008	Avg	5,500	N	N	9331 55TH AVE S
4	20	712930	3140	04/23/12	\$129,950	\$153,000	770	6	1949	Avg	6,150	N	N	6011 S REDWING ST
4	20	807100	0025	08/31/11	\$231,475	\$269,000	1,060	6	1922	Avg	5,687	N	N	5817 S FLETCHER ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
4	20	712930	2860	01/03/11	\$315,000	\$347,000	880	7	1953	VGood	5,250	Y	N	6118 S PILGRIM ST
4	20	713030	1025	03/19/13	\$312,500	\$350,000	910	7	1953	Avg	5,198	Y	N	10057 ARROWSMITH AVE S
4	20	524180	0035	07/05/12	\$270,000	\$316,000	950	7	1939	Good	4,750	Y	N	9330 LIMA TER S
4	20	712930	2695	01/10/13	\$322,000	\$367,000	1,020	7	1942	Avg	5,000	Y	N	9714 WATERS AVE S
4	20	807300	0050	07/06/12	\$235,000	\$275,000	1,030	7	1956	Avg	5,000	Y	N	6705 S THAYER ST
4	20	712930	1530	09/27/13	\$429,900	\$450,000	1,130	7	1959	Good	5,250	Y	N	9808 WATERS AVE S
4	20	713030	1180	07/26/12	\$319,500	\$373,000	1,140	7	1951	Avg	8,715	Y	N	10004 WATERS AVE S
4	20	807100	0095	01/10/12	\$230,000	\$270,000	1,250	7	1927	Avg	3,666	N	N	5908 S CARVER ST
4	20	712930	3135	05/08/12	\$155,000	\$182,000	1,280	7	1969	Avg	2,380	N	N	9550 WATERS AVE S
4	20	807100	0030	07/26/12	\$297,000	\$347,000	1,340	7	2012	Avg	5,992	N	N	5815 S FLETCHER ST
4	20	713030	0725	05/25/12	\$344,900	\$405,000	1,430	7	2011	Avg	6,875	Y	N	9917 RAINIER AVE S
4	20	807100	0080	08/01/13	\$304,300	\$326,000	1,440	7	1927	Avg	4,324	N	N	9336 WATERS AVE S
4	20	712930	2690	05/15/12	\$474,000	\$557,000	2,130	7	1994	Avg	5,800	Y	N	9718 WATERS AVE S
4	20	712930	1445	01/10/13	\$400,000	\$455,000	1,330	8	2012	Avg	5,650	Y	N	9849 ARROWSMITH AVE S
4	20	524180	0060	03/21/13	\$425,000	\$476,000	1,730	8	1959	Avg	6,549	Y	N	9306 MAYES CT S
4	20	712930	1900	09/04/13	\$350,000	\$370,000	1,890	8	1919	Good	5,650	Y	N	9767 ARROWSMITH AVE S
4	20	712930	1415	01/05/12	\$440,000	\$517,000	2,090	8	1907	Avg	7,006	Y	N	9833 ARROWSMITH AVE S
4	20	712930	3355	05/11/12	\$380,000	\$446,000	2,130	8	1911	Good	9,396	Y	N	9605 RAINIER AVE S
4	20	712930	1490	08/27/12	\$490,000	\$571,000	2,410	8	1931	Good	11,340	Y	N	9908 WATERS AVE S
4	20	712930	3150	08/29/11	\$350,000	\$406,000	3,590	8	2006	Avg	6,900	N	N	6027 S REDWING ST
4	20	737760	0023	02/13/13	\$341,500	\$386,000	1,800	9	2003	Avg	6,800	Y	N	9276 LIMA TER S
4	40	806900	0216	03/19/12	\$274,800	\$323,000	940	7	1928	VGood	10,062	Y	N	7503 S TAFT ST
4	40	807300	0315	02/07/12	\$229,000	\$269,000	2,320	7	1997	Avg	5,700	N	N	10120 CORNELL AVE S
4	40	806900	0230	06/04/12	\$406,000	\$476,000	1,120	8	1911	VGood	7,679	Y	N	7519 S TAFT ST
4	40	712930	0030	10/24/11	\$419,000	\$490,000	2,210	8	1910	Good	7,140	Y	N	7227 S TAFT ST
4	40	806900	0229	07/05/12	\$576,000	\$674,000	3,300	8	2005	Avg	6,910	Y	N	7514 S RYAN ST
4	40	807300	0400	09/29/11	\$554,000	\$646,000	2,960	9	2005	Avg	6,478	Y	N	7100 S RYAN ST
5	20	335240	1005	01/10/12	\$150,000	\$176,000	750	6	1914	Good	4,630	N	N	5623 S AVON ST
5	20	335240	1875	06/01/11	\$140,000	\$160,000	750	6	1946	Good	4,500	N	N	11239 LUTHER AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	335240	2281	03/23/11	\$117,000	\$132,000	750	6	1951	Avg	4,500	N	N	11762 BEACON AVE S
5	20	936870	0294	06/20/13	\$148,000	\$161,000	800	6	1946	Avg	9,200	N	N	5604 S FOUNTAIN ST
5	20	335240	2121	06/12/13	\$175,000	\$191,000	880	6	1942	VGood	9,600	N	N	11270 57TH AVE S
5	20	806800	0730	12/26/13	\$160,000	\$161,000	930	6	1918	Avg	5,336	N	N	10207 56TH AVE S
5	20	334840	1056	12/06/13	\$155,000	\$157,000	1,000	6	1909	Avg	21,056	N	N	11211 53RD AVE S
5	20	547620	0165	06/23/13	\$257,500	\$280,000	1,010	6	1919	Good	8,162	N	N	5349 S CRESTON ST
5	20	806800	0075	11/13/12	\$265,000	\$305,000	1,040	6	1936	Good	6,950	Y	N	5703 S RYAN ST
5	20	936870	0280	05/13/11	\$185,000	\$211,000	1,080	6	1941	Good	5,884	N	N	5610 S LEO ST
5	20	806800	0532	07/23/12	\$160,000	\$187,000	1,140	6	1950	Good	4,592	N	N	5516 S BANGOR ST
5	20	936870	0160	02/06/12	\$243,950	\$287,000	1,210	6	1939	Avg	14,257	N	N	10733 56TH AVE S
5	20	335240	1034	03/16/12	\$215,000	\$253,000	1,290	6	1943	Good	7,865	N	N	11127 59TH AVE S
5	20	806800	0440	10/10/13	\$205,000	\$213,000	1,620	6	1918	Avg	18,800	N	N	10219 57TH AVE S
5	20	297680	0620	08/23/12	\$234,000	\$273,000	820	7	1954	Good	12,950	N	N	6206 S HAZEL CT
5	20	297680	0590	02/07/12	\$110,800	\$130,000	840	7	1954	Avg	7,461	N	N	10665 63RD AVE S
5	20	335240	1675	11/13/13	\$170,000	\$174,000	890	7	1954	Avg	6,000	N	N	11117 LUTHER AVE S
5	20	335240	0855	11/05/12	\$166,000	\$191,000	910	7	1980	Avg	11,400	N	N	5717 S LEO ST
5	20	806800	0670	06/24/13	\$225,000	\$245,000	920	7	1951	Avg	10,672	N	N	10243 56TH AVE S
5	20	335240	2006	03/28/13	\$151,000	\$169,000	920	7	1951	Avg	9,440	N	N	11255 57TH AVE S
5	20	039300	0015	11/16/12	\$189,950	\$219,000	940	7	1952	Avg	5,200	N	N	10259 RENTON AVE S
5	20	297680	0491	01/07/13	\$195,000	\$222,000	960	7	1954	Avg	7,440	N	N	10735 RENTON AVE S
5	20	335240	0287	12/30/13	\$145,000	\$145,000	960	7	1955	Avg	7,350	N	N	10711 55TH AVE S
5	20	335240	0287	09/19/13	\$120,000	\$126,000	960	7	1955	Avg	7,350	N	N	10711 55TH AVE S
5	20	297680	0675	03/29/11	\$141,000	\$159,000	960	7	1954	Avg	7,320	N	N	6230 S FOUNTAIN ST
5	20	335240	2233	10/12/12	\$199,950	\$231,000	990	7	1962	Avg	6,720	N	N	11711 LUTHER AVE S
5	20	297680	0965	06/28/13	\$224,000	\$243,000	1,010	7	1954	Avg	7,560	N	N	6231 S FOUNTAIN ST
5	20	547620	0145	09/27/11	\$149,950	\$175,000	1,010	7	1952	Avg	9,300	N	N	5427 S PRENTICE ST
5	20	547620	0075	08/14/13	\$163,000	\$174,000	1,010	7	1963	Avg	7,700	N	N	5125 S RUGGLES ST
5	20	335240	2090	08/09/12	\$145,000	\$169,000	1,010	7	1963	Avg	8,000	N	N	11244 57TH AVE S
5	20	335240	2081	01/13/12	\$160,000	\$188,000	1,020	7	1956	Avg	7,520	N	N	11226 57TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	936870	0047	08/10/12	\$214,000	\$250,000	1,040	7	1955	Good	7,440	N	N	10631 59TH AVE S
5	20	936870	0121	08/05/13	\$210,000	\$225,000	1,040	7	1963	Good	7,830	N	N	5530 S HAZEL ST
5	20	297680	0665	06/01/12	\$263,950	\$310,000	1,040	7	1954	Good	7,200	N	N	6240 S FOUNTAIN ST
5	20	056100	0486	10/01/13	\$214,900	\$225,000	1,040	7	1961	Good	7,027	N	N	10616 61ST AVE S
5	20	297680	0510	09/30/13	\$135,000	\$141,000	1,050	7	1954	Avg	7,200	N	N	10751 RENTON AVE S
5	20	335240	0683	02/05/13	\$135,000	\$153,000	1,060	7	1965	Avg	7,200	N	N	5319 S LEO ST
5	20	335240	1910	10/28/13	\$201,000	\$208,000	1,080	7	1964	Avg	6,000	N	N	11203 LUTHER AVE S
5	20	547620	0006	07/09/12	\$152,500	\$178,000	1,080	7	1961	Avg	7,740	N	N	10202 51ST AVE S
5	20	547620	0146	11/26/13	\$184,500	\$188,000	1,130	7	1954	Avg	9,393	N	N	10425 55TH AVE S
5	20	335240	1655	04/03/13	\$158,000	\$176,000	1,130	7	1954	Avg	6,000	N	N	11129 LUTHER AVE S
5	20	022304	9130	11/26/12	\$238,000	\$273,000	1,160	7	1972	Avg	6,660	N	N	10601 RENTON AVE S
5	20	335240	1052	03/29/12	\$160,000	\$188,000	1,170	7	1962	VGood	7,272	N	N	5702 S AUGUSTA ST
5	20	547620	0136	11/06/12	\$198,000	\$228,000	1,180	7	1961	Avg	8,280	N	N	5333 S PRENTICE ST
5	20	335240	0710	11/11/13	\$235,000	\$241,000	1,190	7	1977	Avg	17,100	N	N	5355 S LEO ST
5	20	056100	0370	08/22/11	\$230,000	\$267,000	1,230	7	1959	Avg	6,900	N	N	10647 61ST AVE S
5	20	806800	0636	05/02/12	\$179,000	\$210,000	1,240	7	1994	Avg	7,619	N	N	10322 55TH AVE S
5	20	547620	0090	12/06/11	\$205,000	\$240,000	1,250	7	1994	Avg	6,943	N	N	10320 51ST AVE S
5	20	056100	0150	03/04/11	\$210,000	\$235,000	1,250	7	1957	Avg	6,099	N	N	10637 60TH AVE S
5	20	334840	1048	03/02/12	\$240,400	\$283,000	1,250	7	2005	Avg	9,600	N	N	5141 S AUGUSTA ST
5	20	126270	0010	07/03/12	\$209,000	\$245,000	1,250	7	1962	Good	10,260	N	N	5161 S 117TH ST
5	20	232880	0121	10/15/12	\$170,000	\$197,000	1,250	7	1958	Avg	7,740	N	N	5416 S PRENTICE ST
5	20	335240	2265	05/23/13	\$187,500	\$206,000	1,260	7	1964	Avg	6,360	N	N	11740 BEACON AVE S
5	20	936870	0107	06/27/13	\$188,000	\$204,000	1,270	7	1953	Avg	4,816	N	N	10603 56TH AVE S
5	20	056100	0265	04/27/11	\$203,456	\$231,000	1,290	7	1958	Avg	6,670	N	N	10614 60TH AVE S
5	20	056100	0235	03/27/13	\$170,299	\$190,000	1,300	7	1973	Avg	6,555	N	N	6003 S BANGOR ST
5	20	921840	0005	05/01/13	\$358,000	\$396,000	1,310	7	1967	VGood	4,002	Y	N	10109 RENTON AVE S
5	20	936870	0245	10/01/12	\$190,000	\$220,000	1,320	7	1908	Avg	17,400	N	N	10719 57TH AVE S
5	20	335240	0598	02/16/11	\$185,000	\$207,000	1,340	7	1989	Avg	7,200	N	N	10830 53RD AVE S
5	20	806800	0116	08/07/13	\$255,000	\$273,000	1,340	7	1955	Avg	6,570	N	N	5730 S BANGOR ST

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	232880	0085	10/24/12	\$220,000	\$254,000	1,350	7	1957	Avg	6,837	N	N	5345 S RUGGLES ST
5	20	039300	0370	06/05/13	\$233,000	\$255,000	1,350	7	1960	Good	7,980	N	N	10412 59TH AVE S
5	20	432760	0021	06/20/12	\$254,900	\$299,000	1,380	7	2012	Avg	8,983	N	N	5570 S JUNIPER ST
5	20	335240	0774	06/19/13	\$305,000	\$332,000	1,390	7	2013	Avg	9,350	N	N	5538 S AVON ST
5	20	335240	0505	07/03/13	\$217,875	\$236,000	1,410	7	1963	Avg	7,250	N	N	5128 S LEO ST
5	20	335240	0505	01/24/13	\$190,800	\$217,000	1,410	7	1963	Avg	7,250	N	N	5128 S LEO ST
5	20	335240	0460	12/06/11	\$275,000	\$322,000	1,480	7	1963	Good	10,011	N	N	10802 BEACON AVE S
5	20	713130	0480	06/07/12	\$200,000	\$235,000	1,480	7	1955	Avg	8,700	N	N	10018 51ST AVE S
5	20	334840	1059	02/13/13	\$280,000	\$316,000	1,550	7	2008	Avg	10,825	N	N	5145 C S AUGUSTA ST
5	20	335240	1067	01/15/13	\$219,000	\$249,000	1,550	7	1982	Avg	7,200	N	N	5606 S AUGUSTA ST
5	20	334840	1379	05/15/12	\$175,000	\$206,000	1,580	7	1988	Avg	11,842	N	N	5530 S 119TH ST
5	20	334840	1380	09/07/12	\$220,000	\$256,000	1,590	7	1983	Avg	12,662	N	N	5505 S WALLACE ST
5	20	335240	2290	10/05/11	\$249,000	\$290,000	1,590	7	1968	Avg	8,162	Y	N	11703 LUTHER AVE S
5	20	334840	1394	05/30/13	\$273,000	\$299,000	1,620	7	1994	Avg	9,633	N	N	5318 S WALLACE ST
5	20	334840	1322	03/08/12	\$282,000	\$332,000	1,650	7	1968	Avg	6,780	N	N	5510 S JUNIPER ST
5	20	056100	0510	07/25/11	\$184,900	\$214,000	1,700	7	1961	Avg	7,440	N	N	10628 61ST AVE S
5	20	806800	0270	03/08/13	\$329,000	\$369,000	1,790	7	2012	Avg	7,200	N	N	10461 57TH AVE S
5	20	713130	0485	04/04/12	\$181,714	\$214,000	1,970	7	1992	Avg	9,559	N	N	10030 51ST AVE S
5	20	936870	0220	06/14/12	\$239,000	\$280,000	2,020	7	2007	Avg	6,095	N	N	10712 55TH AVE S
5	20	334840	1511	02/01/13	\$280,000	\$317,000	2,060	7	1954	VGood	8,720	N	N	11624 54TH AVE S
5	20	806800	0400	08/20/12	\$227,050	\$265,000	2,080	7	1950	Good	10,000	N	N	10452 56TH AVE S
5	20	335240	1036	09/22/11	\$230,000	\$268,000	2,300	7	2004	Avg	6,435	N	N	11121 59TH AVE S
5	20	252090	0361	10/03/12	\$315,000	\$365,000	2,460	7	2012	Avg	5,596	N	N	10437 62ND AVE S
5	20	334840	1058	01/29/13	\$284,900	\$323,000	2,470	7	2008	Avg	9,600	N	N	5145 A S AUGUSTA ST
5	20	334840	1057	08/09/12	\$269,950	\$315,000	2,470	7	2008	Avg	10,243	N	N	5145 B S AUGUSTA ST
5	20	334840	1278	09/30/13	\$278,000	\$291,000	2,540	7	2001	Avg	8,740	N	N	11821 55TH AVE S
5	20	806800	0552	03/01/12	\$264,900	\$312,000	2,580	7	2007	Avg	8,104	N	N	5520 S BANGOR ST
5	20	056100	0415	02/08/11	\$370,000	\$412,000	2,710	7	1965	Good	6,900	N	N	10621 61ST AVE S
5	20	039300	0285	09/03/13	\$261,500	\$277,000	1,170	8	1959	Avg	6,510	N	N	10424 60TH AVE S

Improved Sales Used in This Annual Update Analysis

Area 022 -- 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	20	056100	0043	08/21/12	\$280,000	\$326,000	1,330	8	1997	Avg	5,375	N	N	10624 59TH AVE S
5	20	334840	1086	08/21/13	\$335,000	\$356,000	1,480	8	2013	Avg	23,300	Y	N	11836 54TH AVE S
5	20	806800	0470	02/25/13	\$465,000	\$524,000	1,530	8	1959	Avg	13,800	Y	N	5611 S RYAN ST
5	20	039300	0309	09/28/11	\$250,000	\$291,000	1,550	8	1975	Avg	7,844	N	N	5910 S BANGOR ST
5	20	921840	0075	05/08/12	\$396,000	\$465,000	1,720	8	1979	Avg	5,400	Y	N	5722 S RYAN ST
5	20	936870	0055	11/14/12	\$315,000	\$363,000	2,080	8	2005	Avg	7,600	N	N	5635 S BANGOR ST
5	20	806800	0460	07/21/11	\$399,500	\$461,000	2,600	8	1916	Good	13,800	Y	N	5623 S RYAN ST
5	20	806800	0118	07/28/13	\$320,000	\$344,000	2,600	8	2007	Avg	6,875	N	N	5724 S BANGOR ST
2	20	712930	5140	06/03/13	\$152,000	\$166,000	680	6	1950	Avg	6,350	N	N	9321 RENTON AVE S

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	032304	9031	6/26/2013	\$249,620	GOVERNMENT AGENCY;NO MARKET EXPOSURE
2	20	032304	9156	2/9/2011	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	20	032304	9199	7/11/2011	\$123,199	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	20	032304	9243	8/26/2013	\$352,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	20	032304	9253	6/11/2012	\$228,107	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	032304	9264	6/13/2013	\$96,253	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	20	103500	0010	4/26/2012	\$135,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	20	103500	0010	9/13/2011	\$186,136	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	20	103500	0016	9/21/2011	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	103500	0129	11/4/2011	\$147,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	20	103700	0060	7/16/2012	\$120,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	334840	0775	6/10/2011	\$75,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	334840	0810	10/29/2012	\$39,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	20	334840	0810	10/7/2013	\$128,000	PREVIMP<=25K
2	20	334840	0810	7/23/2012	\$96,000	PREVIMP<=25K;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	20	334840	1711	4/18/2011	\$131,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
2	20	414430	0020	6/15/2012	\$104,000	EXEMPT FROM EXCISE TAX; AUCTION SALE
2	20	547680	0171	4/17/2013	\$140,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
2	20	547680	0192	6/7/2013	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP.
2	20	547680	0241	3/22/2013	\$79,626	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	681060	0030	1/20/2012	\$66,150	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	20	785860	0034	5/18/2011	\$136,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	785860	0085	10/5/2011	\$165,000	NO MARKET EXPOSURE
2	20	785860	0110	9/24/2012	\$148,290	NON-REPRESENTATIVE SALE
2	20	918820	0150	1/17/2013	\$48,968	DOR RATIO;UNFIN AREA;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	918820	0520	12/20/2011	\$148,619	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	918820	0535	3/18/2013	\$245,300	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	20	918820	0640	11/7/2012	\$83,688	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	20	918820	0650	9/16/2013	\$11,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	20	918820	0801	10/4/2012	\$310,000	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	918820	0880	1/4/2012	\$108,253	DOR RATIO;QUIT CLAIM DEED
2	20	918820	1130	7/8/2013	\$299,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	10	212270	0009	1/3/2012	\$171,848	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	212270	0013	1/27/2011	\$162,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
3	10	212270	0045	9/6/2013	\$350,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	212270	0070	11/7/2013	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	10	212370	0385	12/4/2012	\$140,500	DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
3	10	212370	0401	2/22/2012	\$298,725	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	212370	0440	6/8/2011	\$305,849	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	426570	0040	12/7/2012	\$317,265	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
3	10	712930	5090	3/14/2012	\$435,855	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	10	713130	0025	5/24/2012	\$115,000	NON-REPRESENTATIVE SALE
3	10	713130	0027	12/22/2011	\$151,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	10	806600	0030	9/24/2013	\$302,601	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
3	10	806600	0070	12/26/2012	\$175,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	022304	9074	9/11/2013	\$44,510	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	20	022304	9079	10/11/2013	\$200,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	022304	9079	7/18/2013	\$110,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	022304	9109	7/22/2013	\$273,689	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	022304	9129	11/25/2013	\$369,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	022304	9129	4/19/2013	\$210,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	022304	9137	9/22/2011	\$168,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	022304	9137	3/15/2013	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	022304	9141	12/20/2013	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	039300	0410	3/1/2012	\$149,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	039300	0410	8/21/2012	\$120,000	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	20	077000	0075	5/29/2013	\$220,330	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
3	20	112304	9092	5/23/2013	\$177,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; AUCTION SALE
3	20	189500	0040	1/25/2012	\$96,000	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
3	20	189500	0050	7/19/2012	\$142,450	NON-REPRESENTATIVE SALE; SHORT SALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	252090	0080	8/27/2012	\$120,084	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	252090	0225	8/16/2012	\$220,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM
3	20	297680	0170	3/27/2013	\$206,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	20	297680	0190	8/4/2011	\$120,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	20	297680	0250	7/15/2011	\$143,500	DIAGNOSTIC OUTLIER;STATISTICAL OUTLIER
3	20	297680	0250	4/12/2011	\$189,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	297680	0285	9/24/2013	\$239,000	NO MARKET EXPOSURE
3	20	297680	0320	1/25/2012	\$42,124	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	297680	0380	12/5/2011	\$149,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	20	297680	0450	11/18/2011	\$125,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	297680	1025	12/16/2011	\$344,851	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	387290	0060	8/27/2012	\$209,622	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	387890	0165	8/6/2013	\$360,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	387890	0230	10/14/2011	\$205,750	NO MARKET EXPOSURE
3	20	387890	0620	7/24/2012	\$218,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	387890	0720	11/26/2013	\$345,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	387890	0800	4/22/2013	\$287,900	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	387890	0890	4/13/2012	\$128,250	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	387890	0910	11/13/2013	\$255,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	387890	0995	6/27/2011	\$251,267	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	387890	1010	5/16/2013	\$278,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	387890	1020	10/21/2013	\$118,800	NO MARKET EXPOSURE; AUCTION SALE
3	20	392000	0010	12/23/2011	\$207,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	392000	0060	8/20/2012	\$141,465	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	20	405940	0095	10/23/2012	\$170,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	20	405940	0190	12/22/2011	\$38,900	DOR RATIO;%NETCOND;PREVIMP<=25K; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	405940	0200	11/29/2011	\$91,574	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0200	7/3/2012	\$189,950	NON-REPRESENTATIVE SALE
3	20	405940	0385	11/18/2013	\$206,000	PREVIMP<=25K
3	20	405940	0385	6/3/2013	\$90,000	PREVIMP<=25K;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	405940	0435	8/13/2012	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0485	2/4/2013	\$123,200	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0485	12/6/2012	\$229,327	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	20	405940	0535	10/6/2011	\$124,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	20	405940	0585	2/29/2012	\$276,757	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	405940	0640	8/16/2011	\$117,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	405940	0655	7/7/2011	\$132,500	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	406000	0115	1/12/2012	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	406000	0155	6/17/2013	\$310,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	406000	0195	8/16/2011	\$55,000	DOR RATIO; NON-REPRESENTATIVE SALE
3	20	406000	0320	7/13/2012	\$109,500	SHERIFF / TAX SALE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	406000	0410	12/9/2013	\$268,796	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
3	20	406000	0410	11/27/2013	\$202,500	GOVERNMENT AGENCY; FORCED SALE
3	20	406000	0420	12/12/2012	\$92,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	406000	0455	11/5/2012	\$162,770	OBSOLESCENCE
3	20	406000	0455	4/7/2011	\$125,000	OBSOLESCENCE
3	20	406000	0504	1/26/2012	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	20	435620	0040	6/12/2012	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	435620	0060	2/10/2012	\$116,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	712930	0145	5/28/2013	\$412,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	712930	0195	7/8/2013	\$266,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	712930	0465	3/25/2013	\$42,985	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	712930	0540	3/5/2013	\$312,356	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	712930	0625	9/17/2013	\$236,000	SEGREGATION AND/OR MERGER
3	20	712930	0635	10/13/2011	\$187,100	EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	20	712930	0685	5/22/2012	\$139,500	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	712930	0815	8/19/2011	\$192,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	0915	11/26/2013	\$356,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	712930	2185	1/21/2011	\$58,550	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED
3	20	712930	2365	10/4/2013	\$219,950	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	20	712930	2370	4/1/2011	\$161,476	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
3	20	712930	2436	1/30/2013	\$148,100	CORRECTION DEED; EXEMPT FROM EXCISE TAX
3	20	712930	2436	1/31/2013	\$148,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	20	712930	2535	3/21/2012	\$106,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	712930	3460	5/18/2012	\$123,250	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	712930	3578	9/27/2011	\$312,741	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	712930	3755	10/28/2012	\$290,743	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	20	712930	3755	10/24/2012	\$329,317	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	20	712930	3890	3/30/2012	\$116,199	DOR RATIO;UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE
3	20	712930	3890	2/10/2012	\$239,000	UNFIN AREA;NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FIN. INSTITUTION RESALE
3	20	712930	3960	11/2/2012	\$85,000	DOR RATIO;IMP COUNT;NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	3965	4/28/2011	\$209,500	NO MARKET EXPOSURE; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
3	20	712930	4000	6/25/2013	\$185,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
3	20	712930	4035	11/15/2012	\$130,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	4100	6/30/2011	\$364,674	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	20	712930	4100	8/5/2011	\$364,674	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	712930	4135	12/28/2012	\$149,950	NON-REPRESENTATIVE SALE; SHORT SALE
3	20	712930	4375	3/8/2013	\$263,099	SHERIFF / TAX SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	20	712980	0005	10/22/2012	\$144,617	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	20	712980	0025	11/23/2013	\$330,000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	20	713030	0525	3/22/2013	\$143,000	NO MARKET EXPOSURE
3	20	713130	0258	10/23/2012	\$180,500	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	20	806700	0005	11/8/2012	\$258,918	NO MARKET EXPOSURE; GOVERNMENT AGENCY; FORCED SALE; AND OTHER WARNINGS
3	20	806700	0110	1/5/2012	\$239,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
4	20	524180	0025	4/25/2013	\$256,711	EXEMPT FROM EXCISE TAX; AUCTION SALE
4	20	524180	0025	9/27/2013	\$387,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	712930	1445	8/30/2012	\$170,000	DOR RATIO
4	20	712930	1885	6/20/2011	\$34,921	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
4	20	712930	2775	12/9/2013	\$450,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	712930	2800	8/19/2013	\$220,000	DIAGNOSTIC OUTLIER;OBSERVATION OUTSIDE THE NORM

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
4	20	712930	3180	2/4/2013	\$264,485	SHERIFF / TAX SALE; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP.
4	20	712930	3355	2/24/2012	\$280,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	712930	3410	7/25/2013	\$217,700	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	20	713030	0725	3/2/2011	\$189,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
4	20	713030	1085	8/6/2013	\$405,500	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	20	713030	1265	7/20/2012	\$250,000	NO MARKET EXPOSURE
4	20	807000	0225	9/14/2011	\$155,878	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
4	20	807100	0030	9/29/2011	\$125,000	DOR RATIO; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
4	20	807300	0205	7/24/2013	\$280,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
4	40	712930	0042	8/11/2012	\$508,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	712930	1190	10/16/2013	\$173,000	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
4	40	806900	0130	2/2/2012	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
4	40	806900	0216	11/30/2011	\$173,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
4	40	807300	0315	7/1/2011	\$375,858	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
4	40	807300	0400	4/5/2013	\$765,000	DIAGNOSTIC OUTLIER; EXCLUSION POINT EXHIBITS LARGE INFLUENCE ON PARAMETERS
5	20	022304	9085	5/3/2013	\$75,187	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	022304	9103	8/5/2013	\$100,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	022304	9105	4/23/2013	\$236,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	039300	0040	10/8/2013	\$162,712	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; PARTIAL INTEREST
5	20	039300	0143	6/24/2013	\$315,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	039300	0143	2/26/2013	\$162,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	039300	0309	2/14/2013	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	056100	0235	1/16/2013	\$162,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	20	056100	0285	9/18/2013	\$299,990	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	056100	0315	4/18/2011	\$40,000	DOR RATIO; ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	20	126270	0010	12/13/2011	\$202,332	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	232880	0075	2/10/2012	\$88,486	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
5	20	232880	0080	6/17/2013	\$290,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	252090	0340	12/30/2013	\$250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	297680	0590	11/23/2011	\$192,839	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	297680	0665	11/28/2011	\$120,000	NO MARKET EXPOSURE
5	20	297680	0700	11/12/2013	\$225,750	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	297680	0705	7/19/2013	\$271,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	297680	0751	2/7/2012	\$101,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	297680	0796	12/29/2011	\$165,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	297680	0840	6/4/2013	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	297680	0880	7/10/2012	\$273,099	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
5	20	297680	0880	6/12/2012	\$294,619	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	297680	0886	4/1/2011	\$68,500	DOR RATIO;NO MARKET EXPOSURE
5	20	297680	0945	5/1/2013	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	297680	0970	11/22/2011	\$108,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	20	297680	0970	6/8/2012	\$147,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	297680	1005	8/4/2011	\$110,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	334840	1086	12/11/2012	\$170,000	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
5	20	334840	1287	5/17/2012	\$140,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	20	334840	1372	10/10/2013	\$281,716	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	334840	1392	7/15/2011	\$165,250	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	334840	1394	4/3/2013	\$384,452	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	334840	1480	1/27/2012	\$110,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	334840	1490	7/15/2011	\$185,000	NO MARKET EXPOSURE
5	20	334840	1511	7/31/2012	\$159,700	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX; AUCTION SALE
5	20	334840	1593	12/23/2013	\$265,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	335240	0090	12/18/2013	\$234,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	335240	0175	12/12/2011	\$188,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
5	20	335240	0175	6/16/2012	\$100,199	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	335240	0230	6/6/2011	\$120,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	335240	0351	1/2/2013	\$177,026	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP.
5	20	335240	0351	6/6/2013	\$131,888	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXP.
5	20	335240	0351	12/21/2012	\$177,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	20	335240	0460	3/10/2011	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	335240	0476	2/18/2011	\$144,097	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
5	20	335240	0505	12/2/2013	\$310,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	335240	0634	7/19/2012	\$76,699	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
5	20	335240	0717	4/2/2013	\$284,932	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	335240	0850	7/16/2013	\$190,366	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	20	335240	0855	3/28/2011	\$124,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	20	335240	1007	5/7/2013	\$250,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	335240	1052	11/13/2011	\$75,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	335240	1077	12/9/2013	\$191,711	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	335240	2045	10/11/2012	\$150,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	335240	2121	12/4/2012	\$40,000	NO MARKET EXPOSURE; FORCED SALE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	335240	2201	9/20/2013	\$216,864	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	335240	2246	2/25/2011	\$160,000	NON-REPRESENTATIVE SALE; SHORT SALE
5	20	432760	0021	8/4/2011	\$120,000	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	547620	0002	5/5/2012	\$105,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	547620	0085	8/8/2012	\$126,008	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	547620	0085	12/2/2011	\$108,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	547620	0155	11/28/2011	\$76,000	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0250	12/19/2011	\$222,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0270	4/13/2011	\$70,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
5	20	806800	0270	6/20/2011	\$100,500	DOR RATIO;NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	806800	0385	10/21/2013	\$308,419	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	806800	0415	12/19/2012	\$146,300	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
5	20	806800	0415	7/16/2013	\$300,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	806800	0533	5/24/2012	\$155,889	NO MARKET EXPOSURE
5	20	806800	0551	3/15/2011	\$117,500	NON-REPRESENTATIVE SALE
5	20	806800	0575	10/23/2013	\$207,000	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	20	921840	0005	6/7/2012	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0015	11/27/2012	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	20	936870	0032	10/27/2011	\$110,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 022 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
5	20	936870	0055	8/2/2012	\$243,013	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
5	20	936870	0180	10/10/2013	\$271,700	EXEMPT FROM EXCISE TAX; FORCED SALE; NO MARKET EXPOSURE
5	20	936870	0181	6/26/2013	\$270,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
5	20	936870	0245	12/2/2011	\$322,922	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	20	936870	0267	2/17/2012	\$74,000	DOR RATIO;NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
5	20	936870	0315	4/9/2013	\$121,900	NON-REPRESENTATIVE SALE; SHORT SALE
5	20	936870	0330	6/29/2011	\$88,400	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
5	20	936870	0370	9/9/2013	\$141,000	DIAGNOSTIC OUTLIER;MODEL DEVELOPMENT EXCLUSION
5	20	936870	0370	4/30/2013	\$218,907	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
5	20	936870	0405	4/3/2012	\$118,620	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
5	20	936870	0405	8/16/2013	\$209,000	IMP CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS

Vacant Sales Used in this Annual Update Analysis
Area 022

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	20	032304	9093	10/15/2013	\$310,000	108,464	N	N
2	20	785860	0015	7/19/2012	\$65,000	7,920	N	N
2	20	918820	0130	8/21/2012	\$97,500	4,055	N	N
3	20	387890	0859	2/14/2012	\$90,000	4,943	Y	N
3	20	712930	0990	11/1/2011	\$149,000	8,475	Y	N
3	20	712930	3955	8/9/2013	\$78,500	5,500	N	N
3	20	712980	0043	4/8/2013	\$82,500	6,300	N	N
4	20	712930	2985	8/22/2013	\$105,000	7,875	Y	N
5	20	335240	0774	9/18/2012	\$72,000	9,350	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 022

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	20	032304	9130	3/23/2011	\$64,000	NON-REPRESENTATIVE SALE
2	20	103500	0119	4/29/2013	\$59,900	NON-REPRESENTATIVE SALE;BANKRUPTCY - RECEIVER OR TRUSTEE
2	20	334840	0780	11/22/2011	\$15,000	NO MARKET EXPOSURE
2	20	334840	0949	11/19/2012	\$11,250	RELATED PARTY, FRIEND, OR NEIGHBOR
2	20	547680	0080	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
2	20	547680	0090	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
2	20	547680	0110	4/8/2011	\$520,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
2	20	687420	0720	12/17/2013	\$15,000	DOR RATIO
2	20	785860	0005	7/12/2011	\$176,500	MULTI-PARCEL SALE
2	20	785900	0011	7/12/2011	\$176,500	MULTI-PARCEL SALE
3	20	189500	0130	9/8/2011	\$200,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
3	20	189500	0135	9/8/2011	\$200,000	QUIT CLAIM DEED; MULTI-PARCEL SALE
3	20	189500	0130	10/23/2012	\$350,000	MULTI-PARCEL SALE
3	20	189500	0135	10/23/2012	\$350,000	MULTI-PARCEL SALE
3	20	405940	0645	11/4/2011	\$14,000	BANKRUPTCY - RECEIVER OR TRUSTEE
3	20	712980	0040	12/22/2011	\$114,751	MULTI-PARCEL SALE; NO MARKET EXPOSURE
3	20	712980	0051	12/22/2011	\$114,751	MULTI-PARCEL SALE; NO MARKET EXPOSURE
3	20	713030	0550	7/16/2012	\$250,000	NO MARKET EXPOSURE
4	20	713030	0970	12/28/2012	\$16,000	MULTI-PARCEL SALE
4	20	713030	0975	12/28/2012	\$16,000	MULTI-PARCEL SALE
4	20	713030	0979	12/28/2012	\$16,000	MULTI-PARCEL SALE
4	20	713030	0980	12/28/2012	\$16,000	MULTI-PARCEL SALE
4	40	807300	0354	3/29/2011	\$385,000	MULTI-PARCEL SALE
4	40	807300	0355	3/29/2011	\$385,000	MULTI-PARCEL SALE
5	20	126270	0030	11/26/2012	\$22,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
5	20	936870	0210	7/23/2012	\$25,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (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:

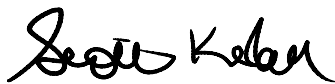
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present 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:

- Sales Verification
- Appeals Response Preparation / Review



4-24-2014

Appraiser II

Date