

# Executive Summary

## Skyway - Area 025

### Annual Update

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

**Previous Physical Inspection:** 2012

**Number of Improved Sales:** 525

**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>	\$85,100	\$129,800	\$214,900			11.65%
<b>2014 Value</b>	\$92,800	\$175,400	\$268,200	\$292,400	93.4%	11.16%
<b>\$ Change</b>	+\$7,700	+\$45,600	+\$53,300			
<b>% Change</b>	+9.0%	+35.1%	+24.8%			

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 11.16% is an improvement from the previous COD of 11.65%. 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>	\$88,000	\$108,800	\$196,800
<b>2014 Value</b>	\$96,300	\$147,200	\$243,500
<b>% Change</b>	+9.4%	+35.3%	+23.7%

**Number of one to three unit residences in the population:** 5,652

**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, parcels in Neighborhood 4, were generally at lower assessment levels than the rest of the population. This was also the case with parcels in Neighborhood 3 whose grade was greater than 6 and condition was greater than average. This annual update valuation model corrects for these strata differences.

To allow a feathering of values with adjacent neighborhoods, the physical inspection review in Area 25 was completed through GIS and GeoStatistical Surface analysis. The first digit of the neighborhood code represents the neighborhood designation. The second digit represents the result of the GeoStatistical analysis. For example, *Neighborhood 4-5* represents *neighborhood 4* and *GeoStatistical location adjustment 5*.



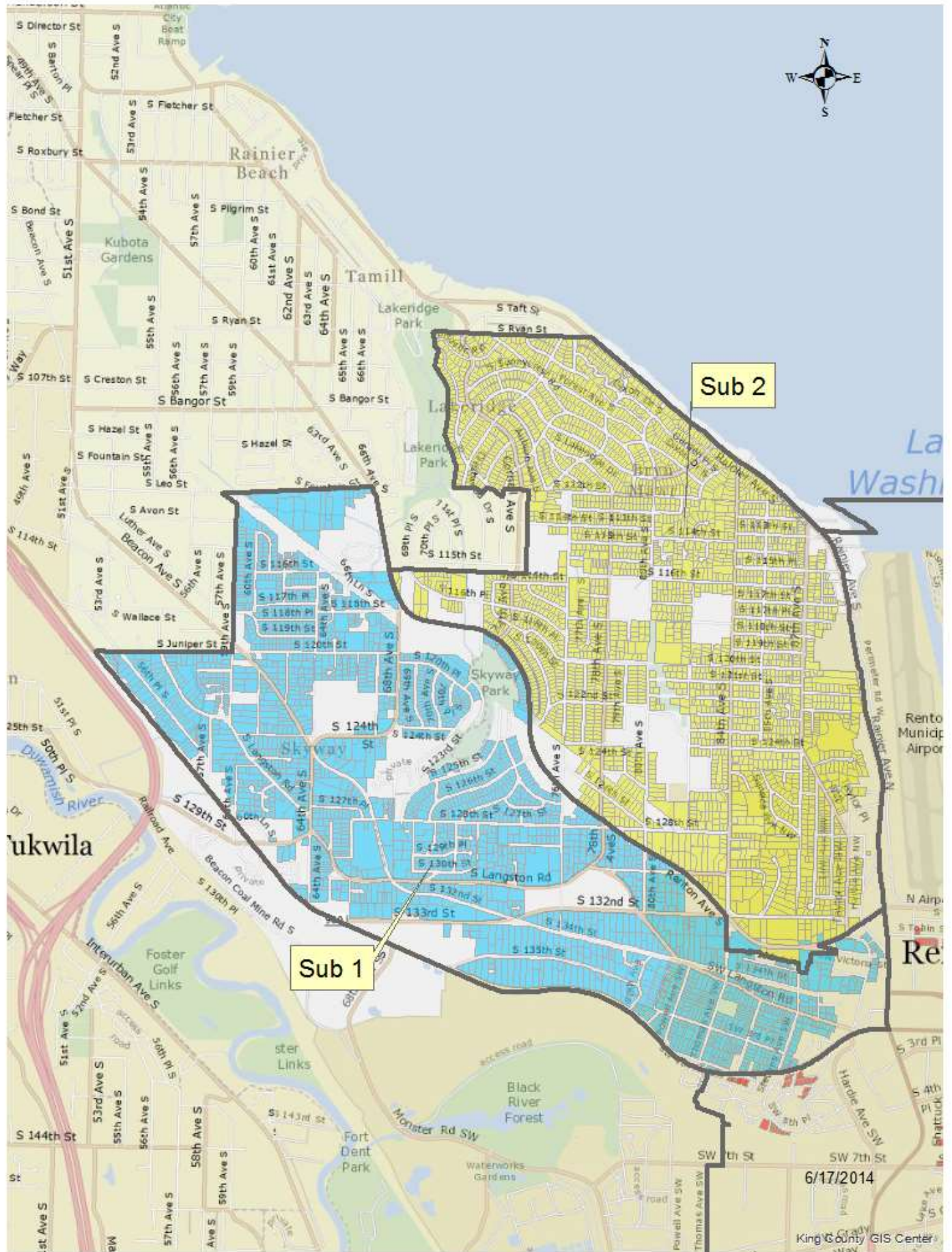
## Area 025 - Map



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.

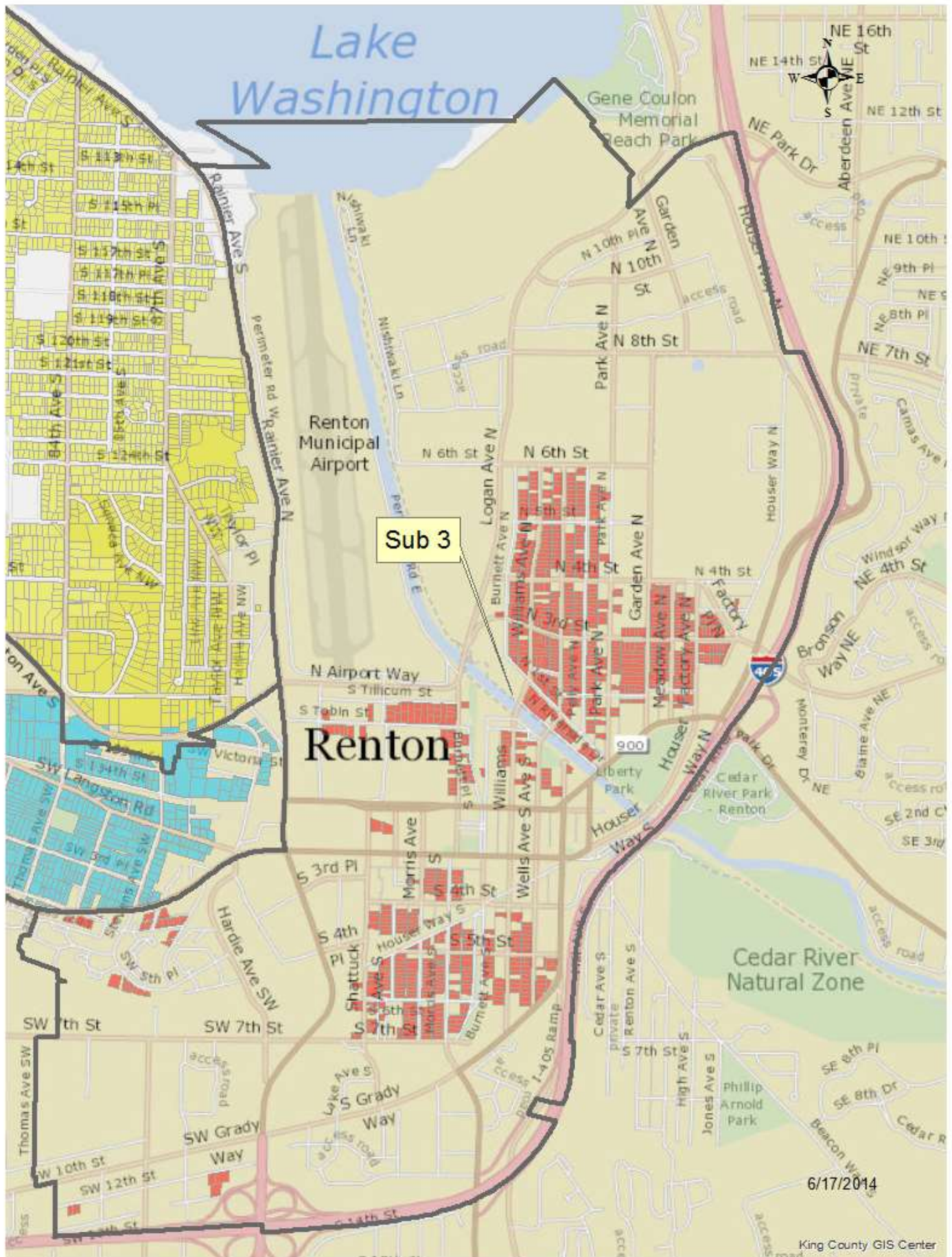


## Area 025 – Sub Area 1 and 2 Map





## Area 025 – Sub Area 3 Map



## Area 025 - Model Adjustments

### 1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
<b>+21.09%</b>	4,706	83%

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.

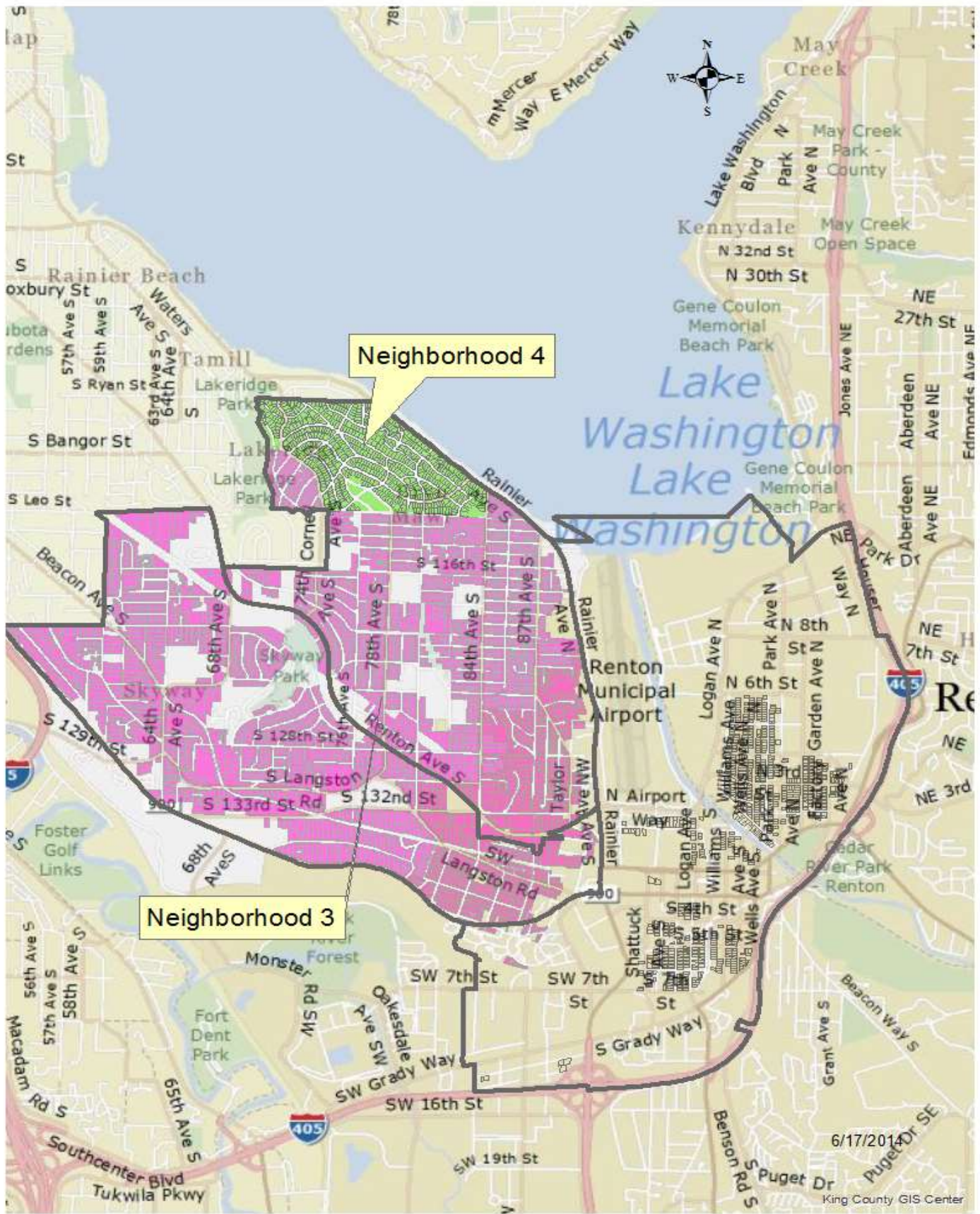
Model Variable	Adj %	# Sales	# in Pop	% Rep
<b>Neighborhood 4</b>	+34.77%	56	669	8%
<b>Neighborhood 3 Grade&gt;6Cond&gt;Average</b>	+34.38%	77	277	28%

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

Generally, Neighborhood 4 and Neighborhood 3 Grade>6Condition>Average parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.



## Area 025 – Neighborhood 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: June 18, 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 +9.4% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value \* 1.100, 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, parcels in Neighborhood 4, were generally at lower assessment levels than the rest of the population. This was also the case with parcels in Neighborhood 3 whose grade was greater than 6 and condition was greater than average. This annual update valuation model corrects for these strata differences.

To allow a feathering of values with adjacent neighborhoods, the physical inspection review in Area 25 was completed through GIS and GeoStatistical Surface analysis. The first digit of the neighborhood code represents the neighborhood designation. The second digit represents the result of the GeoStatistical



analysis. For example, *Neighborhood 4-5* represents *neighborhood 4* and *GeoStatistical location adjustment 5*.

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 521 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.776273 - 5.305341E-04 * \text{SaleDay} - 4.226752E-07 * \text{SaleDaySq} - 7.878094E-02 * \text{Neighborhood4} - 7.674763E-02 * \text{Neighborhood3grd6cond}) > \text{avg}$$

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 025; therefore mobile homes were adjusted by the land factor of 1.10. The adjustment formula is:

$$\begin{aligned} 2014 \text{ Total Value} &= 2013 \text{ Total Value} * 1.10 \\ 2014 \text{ Improvements Value} &= 2014 \text{ Total Value} \text{ minus } 2014 \text{ Land Value} \end{aligned}$$

## Results

The resulting assessment level is 0.934. 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 +23.7%. 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) \* 1.248.
- 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 1.10 to arrive at a new total value. (2013 Land Value + Previous Improvement Value) \* 1.10.
- 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.

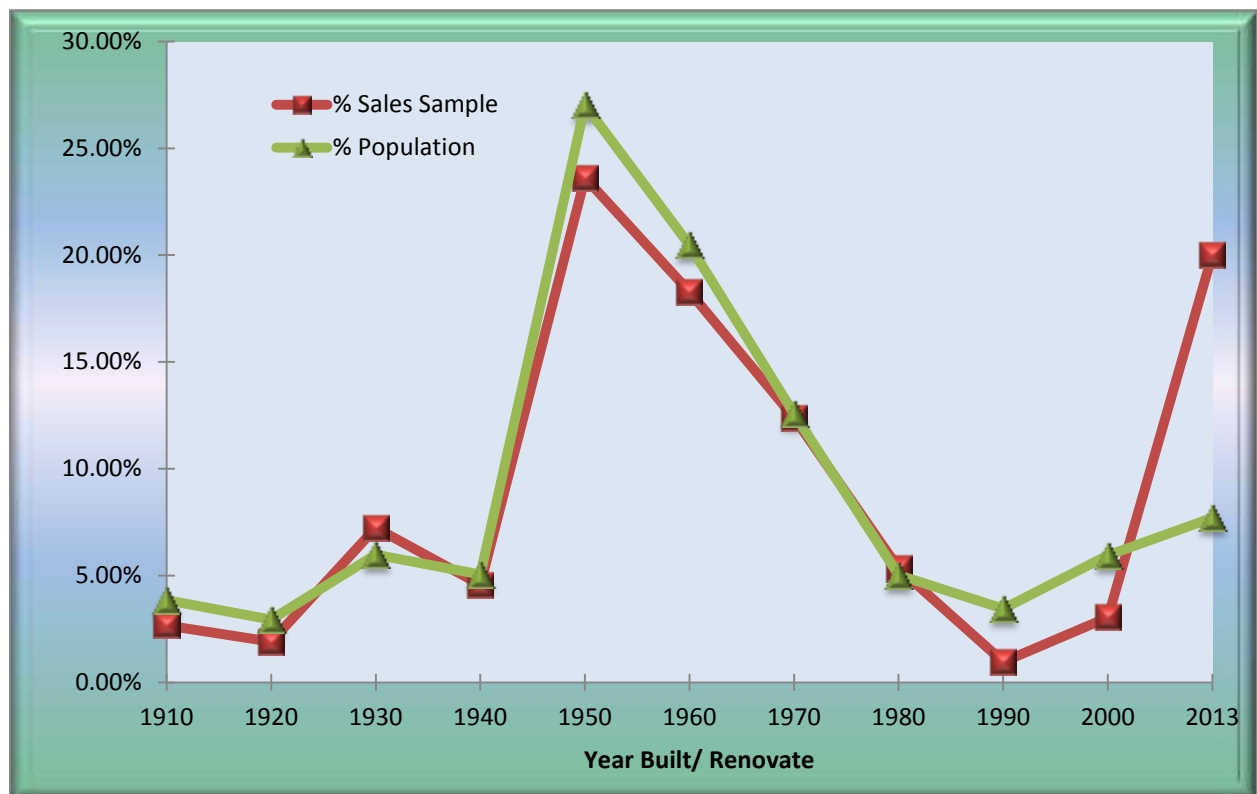
## Sales Sample Representation of Population Year Built or Renovated

**Sales Sample**

Year Built/Ren	Frequency	% Sales Sample
1910	14	2.69%
1920	10	1.92%
1930	38	7.29%
1940	24	4.61%
1950	123	23.61%
1960	96	18.43%
1970	64	12.28%
1980	27	5.18%
1990	5	0.96%
2000	16	3.07%
2013	104	19.96%
	521	

**Population**

Year Built/Ren	Frequency	% Population
1910	218	3.86%
1920	166	2.94%
1930	338	5.98%
1940	285	5.04%
1950	1,527	27.02%
1960	1,157	20.47%
1970	711	12.58%
1980	284	5.02%
1990	195	3.45%
2000	336	5.94%
2013	435	7.70%
	5,652	



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.



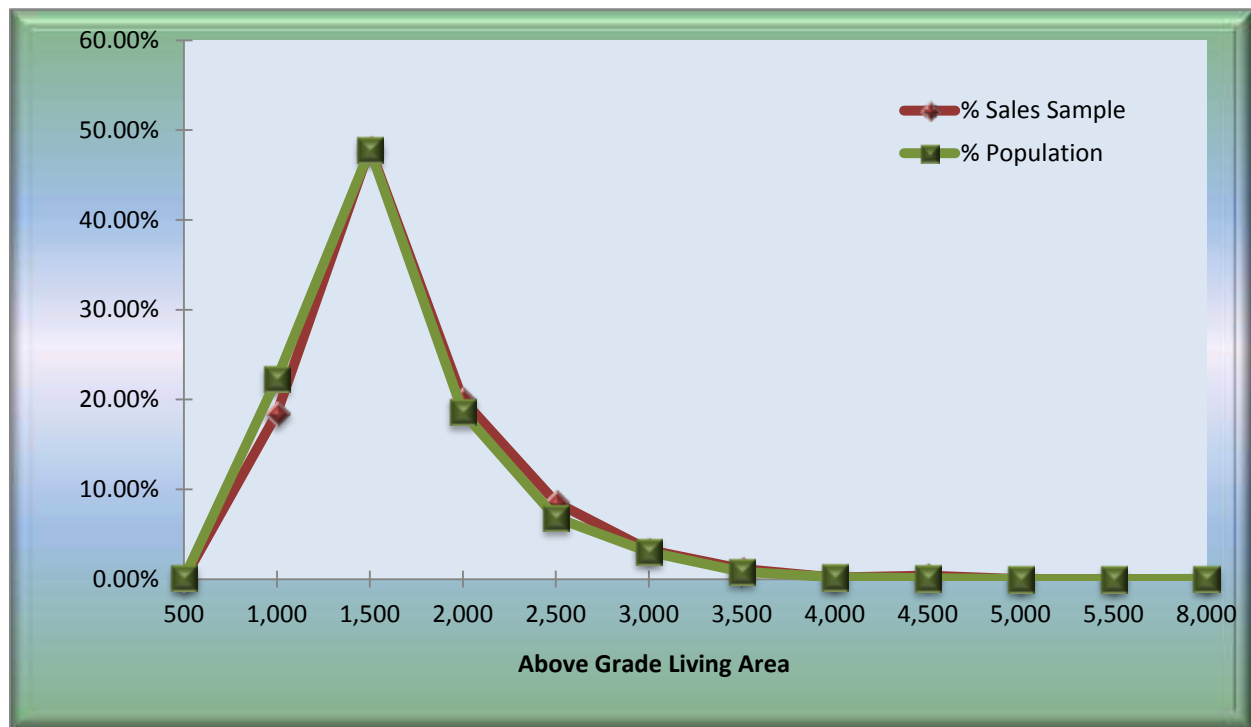
## Sales Sample Representation of Population Above Grade Living Area

**Sales Sample**

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	97	18.62%
1,500	251	48.18%
2,000	103	19.77%
2,500	44	8.45%
3,000	17	3.26%
3,500	6	1.15%
4,000	1	0.19%
4,500	2	0.38%
5,000	0	0.00%
5,500	0	0.00%
8,000	0	0.00%
521		

**Population**

AGLA	Frequency	% Population
500	8	0.14%
1,000	1,261	22.31%
1,500	2,703	47.82%
2,000	1,052	18.61%
2,500	387	6.85%
3,000	172	3.04%
3,500	47	0.83%
4,000	12	0.21%
4,500	7	0.12%
5,000	0	0.00%
5,500	0	0.00%
8,000	3	0.05%
5,652		



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.

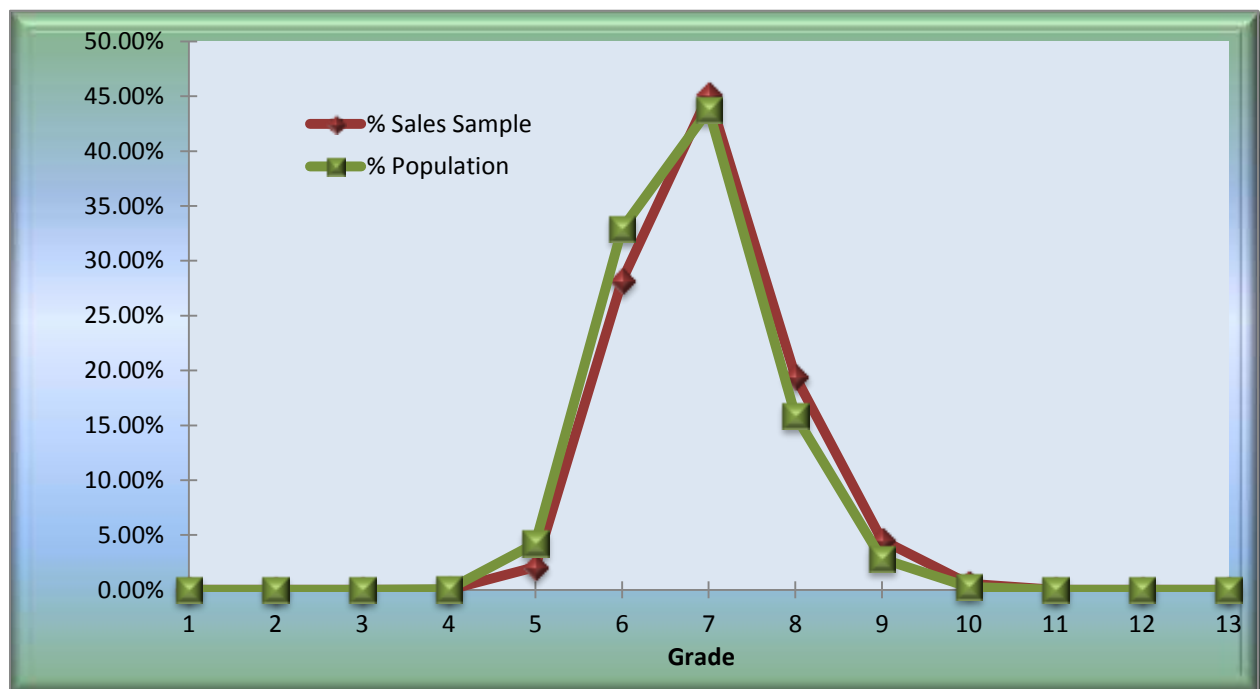
## Sales Sample Representation of Population Building Grade

**Sales Sample**

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	11	2.11%
6	148	28.41%
7	235	45.11%
8	101	19.39%
9	23	4.41%
10	3	0.58%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	521	

**Population**

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.07%
5	239	4.23%
6	1,860	32.91%
7	2,474	43.77%
8	898	15.89%
9	160	2.83%
10	15	0.27%
11	1	0.02%
12	0	0.00%
13	1	0.02%
	5,652	



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 025 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 1.205, resulting in an adjusted value of \$572,000 ( $\$475,000 \times 1.205 = \$572,375$ ) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.098	9.8%
2/1/2011	1.114	11.4%
3/1/2011	1.127	12.7%
4/1/2011	1.141	14.1%
5/1/2011	1.153	15.3%
6/1/2011	1.164	16.4%
7/1/2011	1.175	17.5%
8/1/2011	1.184	18.4%
9/1/2011	1.192	19.2%
10/1/2011	1.200	20.0%
11/1/2011	1.206	20.6%
12/1/2011	1.211	21.1%
1/1/2012	1.215	21.5%
2/1/2012	1.218	21.8%
3/1/2012	1.220	22.0%
4/1/2012	1.221	22.1%
5/1/2012	1.221	22.1%
6/1/2012	1.220	22.0%
7/1/2012	1.218	21.8%
8/1/2012	1.214	21.4%
9/1/2012	1.210	21.0%
10/1/2012	1.205	20.5%
11/1/2012	1.198	19.8%
12/1/2012	1.191	19.1%
1/1/2013	1.182	18.2%
2/1/2013	1.173	17.3%
3/1/2013	1.163	16.3%
4/1/2013	1.151	15.1%
5/1/2013	1.139	13.9%
6/1/2013	1.125	12.5%
7/1/2013	1.111	11.1%
8/1/2013	1.095	9.5%
9/1/2013	1.078	7.8%
10/1/2013	1.060	6.0%
11/1/2013	1.041	4.1%
12/1/2013	1.021	2.1%
1/1/2014	1.000	0.0%

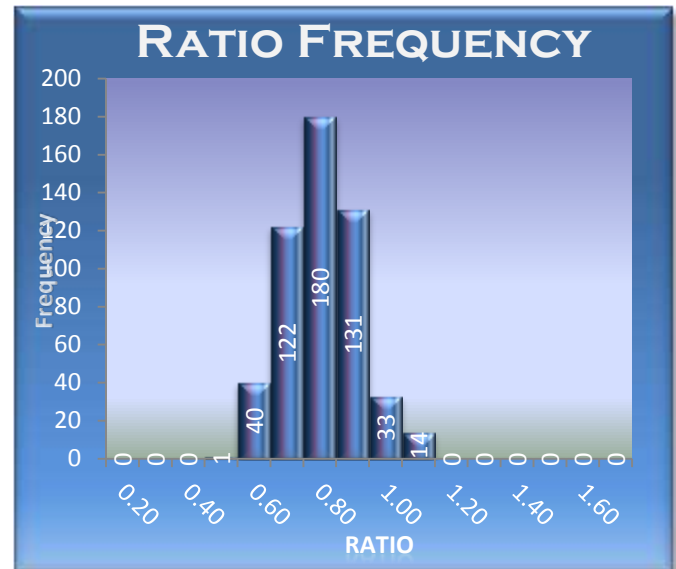
The time adjustment formula for Area 025 is:  $(0.776273 - 0.0005305341 * \text{SaleDay} - 0.0000004226752 * \text{SaleDaySq} - 0.07878094 * 0.1477927 - 0.07674763 * 0.1477927) / (0.776273 - 0.07878094 * 0.1477927 - 0.07674763 * 0.1477927)$   
SaleDay = SaleDate - 41640  
SaleDaySq = (SaleDate - 41640)^2



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

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Skyway</b>	<b>1/1/2013</b>	<b>6/18/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 25</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>	521
<b>Mean Assessed Value</b>	214,900
<b>Mean Adj. Sales Price</b>	292,400
<b>Standard Deviation AV</b>	64,385
<b>Standard Deviation SP</b>	102,658
<b>ASSESSMENT LEVEL</b>	
<b>Arithmetic Mean Ratio</b>	0.756
<b>Median Ratio</b>	0.753
<b>Weighted Mean Ratio</b>	0.735
<b>UNIFORMITY</b>	
<b>Lowest ratio</b>	0.497
<b>Highest ratio:</b>	1.096
<b>Coefficient of Dispersion</b>	11.65%
<b>Standard Deviation</b>	0.110
<b>Coefficient of Variation</b>	14.59%
<b>Price Related Differential (PRD)</b>	1.029
<b>RELIABILITY</b>	
<b>95% Confidence: Median</b>	
Lower limit	0.742
Upper limit	0.766
<b>95% Confidence: Mean</b>	
Lower limit	0.746
Upper limit	0.765
<b>SAMPLE SIZE EVALUATION</b>	
<b>N (population size)</b>	5652
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.110
<b>Recommended minimum:</b>	19
<b>Actual sample size:</b>	521
<b>Conclusion:</b>	OK
<b>NORMALITY</b>	
<b>Binomial Test</b>	
# ratios below mean:	269
# ratios above mean:	252
z:	0.745
<b>Conclusion:</b>	<b>Normal*</b>
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

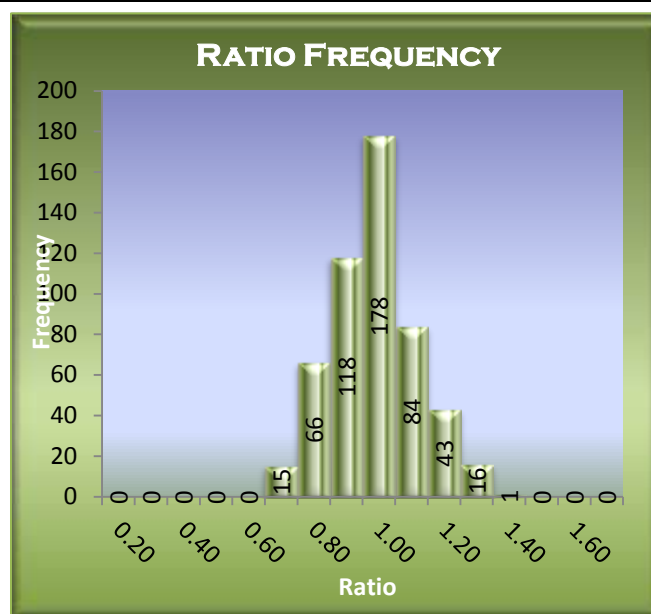
1 to 3 Unit Residences throughout Area 025

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

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

<b>District: WC / Team: 2</b>	<b>Appr. Date:</b>	<b>Date of Report:</b>	<b>Sales Dates:</b>
<b>Area Name: Skyway</b>	<b>1/1/2014</b>	<b>6/18/2014</b>	<b>1/2011 - 12/2013</b>
<b>Area Number: 25</b>	<b>Appr. ID:</b>	<b>Property Type:</b>	<b>Adjusted for time?</b>
	<b>SKEN</b>	<b>1 to 3 Unit</b>	<b>YES</b>

SAMPLE STATISTICS	
<b>Sample size (n)</b>	521
<b>Mean Assessed Value</b>	268,200
<b>Mean Sales Price</b>	292,400
<b>Standard Deviation AV</b>	85,014
<b>Standard Deviation SP</b>	102,658
ASSESSMENT LEVEL	
<b>Arithmetic Mean Ratio</b>	0.938
<b>Median Ratio</b>	0.934
<b>Weighted Mean Ratio</b>	0.917
UNIFORMITY	
<b>Lowest ratio</b>	0.640
<b>Highest ratio:</b>	1.322
<b>Coefficient of Dispersion</b>	11.16%
<b>Standard Deviation</b>	0.131
<b>Coefficient of Variation</b>	14.01%
<b>Price Related Differential (PRD)</b>	1.022
RELIABILITY	
<b>95% Confidence: Median</b>	
Lower limit	0.921
Upper limit	0.947
<b>95% Confidence: Mean</b>	
Lower limit	0.926
Upper limit	0.949
SAMPLE SIZE EVALUATION	
<b>N (population size)</b>	5652
<b>B (acceptable error - in decimal)</b>	0.05
<b>S (estimated from this sample)</b>	0.131
<b>Recommended minimum:</b>	28
<b>Actual sample size:</b>	521
<b>Conclusion:</b>	OK
NORMALITY	
<b>Binomial Test</b>	
# ratios below mean:	265
# ratios above mean:	256
z:	0.394
<b>Conclusion:</b>	Normal*
<b>*i.e. no evidence of non-normality</b>	



### COMMENTS:

1 to 3 Unit Residences throughout Area 025

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



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-2	768960	0435	07/10/12	\$212,500	\$259,000	700	6	1943	Good	7,200	N	N	7056 S 126TH ST
1	3-4	788720	0040	06/12/13	\$229,900	\$257,000	700	6	1939	VGood	9,600	N	N	12821 65TH AVE S
1	3-3	768960	0845	06/21/12	\$102,500	\$125,000	710	6	1943	Avg	8,160	N	N	7236 S 128TH ST
1	3-3	768960	0230	05/09/13	\$159,450	\$181,000	710	6	1943	VGood	9,078	N	N	12536 69TH AVE S
1	3-2	768960	0635	01/26/12	\$103,400	\$126,000	780	6	1943	Avg	7,680	N	N	7002 S 128TH ST
1	3-3	768960	0800	07/05/12	\$100,000	\$122,000	780	6	1943	Avg	7,371	N	N	7029 S 127TH ST
1	3-5	112304	9043	08/21/12	\$136,000	\$165,000	780	6	1949	Avg	12,820	N	N	6478 S 118TH ST
1	3-2	214370	1210	07/02/13	\$170,000	\$189,000	790	6	1940	VGood	2,631	N	N	520 SW SUNSET BLVD
1	3-3	396930	0070	01/03/13	\$120,000	\$142,000	800	6	1943	Avg	7,200	N	N	7408 S 128TH ST
1	3-2	781280	1375	05/03/13	\$141,888	\$161,000	810	6	1945	Avg	6,360	N	N	6928 S 120TH PL
1	3-2	781280	1845	08/22/13	\$219,000	\$237,000	810	6	1944	Good	6,050	N	N	12030 68TH AVE S
1	3-2	768960	0570	10/10/12	\$147,950	\$178,000	820	6	1943	Avg	7,980	N	N	7045 S 126TH ST
1	3-5	214650	0300	10/19/11	\$142,560	\$172,000	840	6	1910	Avg	10,940	N	N	8436 S 134TH ST
1	3-2	768960	0410	09/19/13	\$205,000	\$219,000	850	6	1943	Avg	7,200	N	N	7026 S 126TH ST
1	3-2	768960	0330	08/05/13	\$124,900	\$136,000	860	6	1960	Avg	7,740	N	N	7063 S 125TH ST
1	3-4	214370	1216	05/07/12	\$195,000	\$238,000	890	6	1920	Good	10,080	N	N	513 SW 3RD PL
1	3-4	214370	0461	08/03/11	\$180,000	\$213,000	910	6	1928	VGood	4,505	N	N	313 EARLINGTON AVE SW
1	3-5	600240	0070	02/08/13	\$172,000	\$201,000	910	6	1971	Good	7,440	N	N	6143 S 125TH ST
1	3-2	768960	0905	03/22/13	\$140,000	\$162,000	940	6	1944	Avg	7,791	N	N	12610 74TH AVE S
1	3-4	182305	9207	03/14/13	\$285,000	\$330,000	940	6	1945	VGood	7,840	N	N	510 SW LANGSTON RD
1	3-2	768960	0445	04/30/12	\$115,000	\$140,000	990	6	1943	Avg	7,020	N	N	7200 S 126TH ST
1	3-2	396930	0020	12/04/13	\$135,000	\$138,000	1,000	6	1943	Avg	7,134	N	N	12660 74TH PL S
1	3-2	781280	1235	01/27/12	\$150,000	\$183,000	1,000	6	1944	Avg	6,504	N	N	11933 RENTON AVE S
1	3-4	798980	0151	03/27/13	\$235,000	\$271,000	1,010	6	2005	Avg	13,860	N	N	11200 59TH AVE S
1	3-4	018500	0110	08/21/13	\$275,000	\$298,000	1,010	6	2009	Avg	17,700	Y	N	12025 56TH PL S
1	3-5	039920	0055	01/17/13	\$159,000	\$187,000	1,010	6	1958	Avg	6,432	N	N	6222 S 117TH ST
1	3-4	787840	0024	06/19/12	\$131,000	\$160,000	1,040	6	1960	Good	6,000	N	N	7027 S 128TH ST
1	3-4	214370	1035	12/20/13	\$263,000	\$265,000	1,050	6	1940	Good	12,300	N	N	708 SW 4TH PL
1	3-2	781280	1810	12/13/12	\$120,000	\$143,000	1,070	6	1944	Avg	6,350	N	N	12220 68TH AVE S
1	3-2	781280	1720	09/25/12	\$125,000	\$151,000	1,070	6	1944	Good	6,050	N	N	12025 69TH AVE S
1	3-3	768960	0790	02/23/12	\$134,000	\$163,000	1,090	6	1943	Avg	7,739	N	N	7201 S 127TH ST
1	3-4	214370	0960	11/12/12	\$167,500	\$200,000	1,090	6	1924	Good	5,216	Y	N	813 SW 3RD PL

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-4	182305	9152	06/15/12	\$194,000	\$236,000	1,100	6	1928	Good	14,750	Y	N	8921 S 133RD ST
1	3-2	781320	0055	11/12/12	\$163,000	\$195,000	1,110	6	1962	Avg	9,359	N	N	12038 70TH PL S
1	3-2	768960	0715	11/12/13	\$170,000	\$176,000	1,110	6	1943	Good	7,425	N	N	12653 74TH AVE S
1	3-3	781280	1935	08/20/13	\$150,000	\$163,000	1,130	6	1944	Avg	6,000	N	N	6921 S 124TH ST
1	3-4	788720	0095	07/10/12	\$145,000	\$176,000	1,160	6	1956	Good	6,654	N	N	6407 S LANGSTON RD
1	3-5	780600	0180	01/29/13	\$184,900	\$217,000	1,160	6	1958	Avg	7,954	Y	N	7103 S 130TH ST
1	3-5	132304	9072	08/27/12	\$140,000	\$169,000	1,170	6	1958	Avg	8,160	N	N	13433 81ST AVE S
1	3-3	039900	0060	04/22/13	\$178,000	\$203,000	1,180	6	1954	Avg	6,115	N	N	6022 S 118TH PL
1	3-2	768960	0340	05/20/13	\$130,000	\$147,000	1,240	6	1943	Avg	7,200	N	N	7051 S 125TH ST
1	3-4	214370	0800	08/01/13	\$265,000	\$290,000	1,260	6	1943	Good	4,946	N	N	1048 SW 4TH PL
1	3-5	039920	0010	09/24/13	\$250,000	\$266,000	1,270	6	1961	VGood	6,614	N	N	6237 S 116TH ST
1	3-5	217140	0208	02/14/13	\$153,996	\$180,000	1,280	6	1964	Avg	9,380	N	N	12051 64TH AVE S
1	3-5	214480	0810	04/12/13	\$160,000	\$183,000	1,300	6	1910	Avg	10,700	N	N	8436 S 134TH ST
1	3-5	214370	0731	02/09/12	\$239,950	\$292,000	1,310	6	2012	Avg	7,920	N	N	351 THOMAS AVE SW
1	3-4	217140	0219	11/20/13	\$150,000	\$154,000	1,400	6	1960	Avg	8,000	N	N	12019 64TH AVE S
1	3-4	798980	0016	04/01/11	\$177,000	\$202,000	1,420	6	1940	Good	11,852	N	N	11100 59TH AVE S
1	3-4	039900	0030	03/27/13	\$245,950	\$284,000	1,420	6	2012	Avg	5,923	N	N	6216 S 118TH PL
1	3-5	112304	9168	06/01/11	\$285,000	\$332,000	1,430	6	1947	Good	19,596	N	N	12609 BEACON AVE S
1	3-5	094900	0031	04/26/12	\$169,950	\$207,000	1,450	6	1955	Avg	8,730	N	N	6703 S 122ND ST
1	3-5	132304	9033	09/28/11	\$199,950	\$240,000	1,470	6	1947	Good	19,000	N	N	7431 S 132ND ST
1	3-3	396930	0075	08/19/13	\$189,000	\$205,000	1,480	6	1943	Good	7,200	N	N	7414 S 128TH ST
1	3-3	768960	0665	04/27/11	\$150,000	\$173,000	1,500	6	1943	Avg	9,480	N	N	7040 S 127TH ST
1	3-3	781280	1315	02/12/13	\$182,000	\$213,000	1,540	6	1944	Good	6,240	N	N	6804 S 120TH PL
1	3-4	788720	0116	03/28/12	\$175,200	\$214,000	1,590	6	1956	Good	7,200	N	N	6423 S LANGSTON RD
1	3-3	781320	0145	04/27/12	\$196,900	\$240,000	1,710	6	1944	Good	6,138	N	N	7008 S 124TH ST
1	3-5	214370	0986	10/16/12	\$349,000	\$419,000	2,300	6	1939	Good	17,520	N	N	832 SW 4TH PL
1	3-4	214370	0460	04/11/12	\$238,000	\$291,000	900	7	1918	Good	6,948	Y	N	325 EARLINGTON AVE SW
1	3-4	214370	0105	03/20/13	\$195,000	\$225,000	950	7	1967	Avg	7,260	N	N	511 SW LANGSTON RD
1	3-5	298880	0017	05/10/13	\$325,000	\$369,000	950	7	1947	Good	16,482	Y	N	13444 80TH AVE S
1	3-4	214480	0887	04/10/13	\$185,000	\$212,000	960	7	1955	Avg	27,700	N	N	13248 RENTON AVE S
1	3-5	214650	0310	09/17/13	\$244,000	\$261,000	960	7	1960	Avg	9,033	N	N	8426 S 134TH ST
1	3-5	214480	0330	08/19/13	\$225,000	\$244,000	1,010	7	1957	Avg	9,000	N	N	13027 80TH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-3	768960	0870	09/24/13	\$169,000	\$180,000	1,050	7	1954	Avg	12,330	N	N	12510 74TH AVE S
1	3-4	315160	0045	04/01/13	\$180,000	\$207,000	1,050	7	1943	VGood	5,719	N	N	5920 S 118TH ST
1	3-4	214370	0675	03/07/13	\$225,000	\$261,000	1,050	7	1951	VGood	4,920	N	N	277 THOMAS AVE SW
1	3-5	112304	9177	09/16/11	\$226,000	\$270,000	1,060	7	1966	Avg	9,825	N	N	11263 RENTON AVE S
1	3-5	670640	0060	12/03/12	\$147,000	\$175,000	1,080	7	1968	Avg	6,823	N	N	11906 64TH PL S
1	3-5	132304	9076	11/23/11	\$251,500	\$304,000	1,080	7	1967	VGood	14,208	N	N	6848 S 133RD ST
1	3-2	781320	0045	06/20/13	\$201,800	\$225,000	1,100	7	1966	Avg	10,710	N	N	12037 70TH PL S
1	3-2	768960	0425	07/03/13	\$258,760	\$287,000	1,110	7	1972	Good	7,200	N	N	7046 S 126TH ST
1	3-4	018200	0105	07/30/13	\$253,500	\$278,000	1,120	7	1943	Good	12,500	Y	N	5357 S 120TH ST
1	3-5	217200	0880	06/27/13	\$300,000	\$334,000	1,140	7	1958	Avg	15,000	N	N	12633 64TH AVE S
1	3-2	768960	0405	08/06/13	\$250,000	\$273,000	1,150	7	2012	Avg	7,200	N	N	7020 S 126TH ST
1	3-4	214370	1110	08/22/13	\$211,500	\$229,000	1,180	7	1975	Avg	8,072	N	N	519 SW 3RD PL
1	3-4	112304	9132	08/26/13	\$242,500	\$262,000	1,180	7	1959	VGood	9,590	N	N	6701 S 124TH ST
1	3-5	132304	9074	09/20/13	\$270,000	\$288,000	1,190	7	2002	Avg	4,000	N	N	1090 SW 3RD PL
1	3-4	214370	0390	09/18/13	\$300,000	\$320,000	1,200	7	1918	Good	9,110	N	N	729 SW LANGSTON RD
1	3-5	427990	0190	07/31/13	\$220,000	\$241,000	1,200	7	1964	Avg	6,000	N	N	11449 61ST AVE S
1	3-5	637040	0100	08/07/12	\$276,000	\$335,000	1,220	7	1966	Avg	7,320	N	N	6144 S 125TH ST
1	3-5	801360	0045	08/20/12	\$365,000	\$442,000	1,220	7	1951	Avg	42,420	Y	N	7231 S 135TH ST
1	3-5	217200	0870	03/22/13	\$250,000	\$289,000	1,230	7	1919	VGood	7,132	N	N	6108 S 126TH PL
1	3-4	214370	0917	09/18/13	\$300,000	\$320,000	1,240	7	1955	Good	11,520	Y	N	629 SW 3RD PL
1	3-5	000140	0040	05/30/13	\$252,000	\$284,000	1,240	7	1967	Good	15,540	N	N	7061 S 133RD ST
1	3-5	112304	9163	12/27/13	\$300,000	\$301,000	1,250	7	1965	Avg	9,023	N	N	5526 S LANGSTON RD
1	3-4	112304	9134	07/18/11	\$175,000	\$206,000	1,280	7	1959	Good	10,534	N	N	11211 RENTON AVE S
1	3-5	427990	0120	03/08/13	\$175,000	\$203,000	1,280	7	1979	Avg	5,854	N	N	11416 61ST AVE S
1	3-5	018200	0437	04/05/12	\$258,000	\$315,000	1,280	7	1959	Good	17,900	N	N	5727 S LANGSTON RD
1	3-3	781320	0140	08/17/11	\$210,000	\$250,000	1,290	7	1978	Good	7,700	N	N	12055 71ST AVE S
1	3-4	094900	0015	01/25/12	\$190,000	\$231,000	1,300	7	1964	Avg	8,322	N	N	12029 68TH AVE S
1	3-5	039920	0130	05/08/12	\$174,500	\$213,000	1,300	7	1962	Avg	6,500	N	N	6221 S 117TH ST
1	3-5	418790	0060	03/30/13	\$200,000	\$230,000	1,310	7	1961	Avg	9,734	N	N	6433 S 127TH PL
1	3-5	418790	0050	04/11/13	\$215,000	\$247,000	1,310	7	1961	Avg	9,858	N	N	6427 S 127TH PL
1	3-5	112304	9121	07/19/11	\$280,000	\$330,000	1,310	7	1997	Avg	6,495	N	N	12438 64TH AVE S
1	3-5	788720	0520	04/03/12	\$258,500	\$316,000	1,320	7	1944	Good	14,521	Y	N	13127 66TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-5	637040	0130	07/29/13	\$299,950	\$329,000	1,330	7	1964	Good	9,600	N	N	6151 S 125TH ST
1	3-4	039900	0020	08/16/13	\$275,000	\$299,000	1,340	7	2013	Avg	6,011	N	N	6228 S 118TH PL
1	3-4	780610	0030	03/04/13	\$246,000	\$286,000	1,350	7	1962	Good	6,768	N	N	7111 S 128TH ST
1	3-5	677800	0030	01/25/11	\$170,000	\$189,000	1,350	7	1972	Avg	7,070	N	N	6028 S 127TH PL
1	3-4	184720	0095	06/06/13	\$284,950	\$320,000	1,360	7	2000	Avg	8,898	N	N	218 SW LANGSTON RD
1	3-5	298880	0181	07/23/13	\$372,250	\$409,000	1,360	7	1957	VGood	10,500	Y	N	7930 S 134TH PL
1	3-5	677800	0100	04/18/12	\$289,000	\$353,000	1,370	7	1967	VGood	5,999	N	N	12624 60TH AVE S
1	3-5	214480	0115	02/26/13	\$262,500	\$306,000	1,380	7	1964	Avg	9,900	N	N	12824 77TH AVE S
1	3-5	112304	9114	07/09/13	\$319,950	\$354,000	1,380	7	1956	Avg	18,270	N	N	5543 S 120TH ST
1	3-4	768960	0820	07/23/13	\$187,000	\$206,000	1,400	7	1943	Avg	7,455	N	N	7206 S 128TH ST
1	3-5	780600	0155	09/21/11	\$327,000	\$392,000	1,410	7	1960	Good	7,954	Y	N	6913 S 130TH ST
1	3-5	427990	0310	07/20/11	\$190,855	\$225,000	1,420	7	1977	Avg	6,001	N	N	11446 60TH AVE S
1	3-5	039920	0115	12/31/13	\$200,000	\$200,000	1,420	7	1957	Avg	6,300	N	N	11710 62ND AVE S
1	3-5	214370	0355	02/07/12	\$194,300	\$237,000	1,430	7	1954	Avg	11,790	N	N	621 SW LANGSTON RD
1	3-5	112304	9197	01/12/12	\$230,000	\$280,000	1,430	7	1979	Good	8,187	N	N	11612 59TH AVE S
1	3-5	427990	0180	12/31/12	\$254,000	\$300,000	1,430	7	1977	VGood	6,136	N	N	11453 61ST AVE S
1	3-5	739040	0027	10/31/11	\$255,654	\$308,000	1,430	7	1961	Avg	9,636	N	N	7460 S 129TH ST
1	3-5	214370	0275	11/26/13	\$230,000	\$236,000	1,440	7	1950	Avg	12,240	Y	N	500 SW 3RD PL
1	3-5	747190	0005	05/06/13	\$250,000	\$284,000	1,440	7	1934	Good	13,920	N	N	1124 SW SUNSET BLVD
1	3-2	768960	0416	06/03/13	\$260,000	\$292,000	1,470	7	2004	Avg	7,200	N	N	7038 S 126TH ST
1	3-4	214370	0100	08/16/12	\$310,000	\$376,000	1,500	7	1938	Good	6,600	N	N	507 SW LANGSTON RD
1	3-5	039920	0085	03/12/13	\$226,600	\$263,000	1,510	7	1957	Avg	7,340	N	N	11717 64TH AVE S
1	3-5	112304	9222	03/28/12	\$239,900	\$293,000	1,510	7	2005	Avg	4,622	N	N	6438 S 118TH ST
1	3-5	739040	0024	02/27/13	\$296,000	\$344,000	1,530	7	1959	VGood	9,504	N	N	7430 S 129TH ST
1	3-5	112304	9111	08/24/12	\$302,750	\$367,000	1,570	7	2010	Avg	5,814	N	N	6471 S 118TH ST
1	3-5	214480	0195	11/27/12	\$318,000	\$379,000	1,570	7	1954	Avg	14,866	N	N	7820 S 130TH ST
1	3-5	418790	0230	02/06/12	\$168,000	\$205,000	1,580	7	1959	Avg	7,936	N	N	6428 S 127TH PL
1	3-5	112304	9228	12/02/13	\$323,000	\$330,000	1,630	7	2007	Avg	3,858	N	N	6463 S 118TH ST
1	3-5	112304	9229	08/27/13	\$328,000	\$354,000	1,630	7	2007	Avg	5,564	N	N	6467 S 118TH ST
1	3-5	781350	0090	05/21/12	\$209,000	\$255,000	1,640	7	2007	Avg	3,326	N	N	12719 67TH PL S
1	3-5	670640	0050	08/19/11	\$270,000	\$321,000	1,640	7	1969	Good	6,767	N	N	11905 64TH PL S
1	3-5	779840	0120	07/02/13	\$223,200	\$248,000	1,660	7	1968	Avg	6,636	N	N	12673 61ST PL S



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-5	787840	0130	05/09/13	\$295,000	\$335,000	1,660	7	1955	Good	11,697	Y	N	6925 S LANGSTON RD
1	3-5	132304	9059	08/29/12	\$225,500	\$273,000	1,670	7	1956	Avg	23,448	Y	N	6806 S 133RD ST
1	3-4	132304	9091	07/11/13	\$250,000	\$276,000	1,690	7	1995	Avg	5,794	Y	N	201 POWELL AVE SW
1	3-5	788720	0204	06/19/13	\$253,000	\$282,000	1,710	7	2001	Avg	5,086	N	N	6446 S LANGSTON RD
1	3-5	637040	0050	10/21/11	\$265,000	\$319,000	1,770	7	1968	Avg	7,320	N	N	6112 S 125TH ST
1	3-4	182305	9144	06/04/12	\$165,000	\$201,000	1,780	7	1949	Avg	11,169	N	N	406 SW LANGSTON RD
1	3-5	781350	0040	11/03/11	\$235,000	\$283,000	1,900	7	2007	Avg	3,301	N	N	12742 67TH PL S
1	3-4	156880	0090	10/12/12	\$290,000	\$349,000	1,910	7	2012	Avg	3,841	N	N	11706 64TH LN S
1	3-5	781350	0010	04/17/12	\$235,000	\$287,000	1,960	7	2007	Avg	3,414	N	N	12760 67TH PL S
1	3-4	866350	0075	03/07/11	\$298,000	\$337,000	1,970	7	1908	Good	7,125	N	N	401 SW LANGSTON RD
1	3-5	156880	0040	04/23/12	\$254,000	\$310,000	1,980	7	2012	Avg	3,343	N	N	11736 64TH LN S
1	3-5	156880	0020	11/12/12	\$261,000	\$312,000	1,980	7	2012	Avg	3,257	N	N	11748 64TH LN S
1	3-5	781350	0020	12/19/11	\$235,000	\$285,000	2,000	7	2007	Avg	3,150	N	N	12754 67TH PL S
1	3-5	781350	0070	04/30/12	\$235,000	\$287,000	2,000	7	2007	Avg	3,264	N	N	12724 67TH PL S
1	3-4	156880	0080	07/20/12	\$306,500	\$373,000	2,060	7	2012	Avg	2,808	N	N	11712 64TH LN S
1	3-5	180150	0100	10/03/13	\$229,000	\$242,000	2,200	7	1962	Avg	9,060	N	N	12914 74TH AVE S
1	3-5	781350	0050	04/02/12	\$230,000	\$281,000	2,250	7	2007	Avg	3,379	N	N	12736 67TH PL S
1	3-5	781350	0060	04/06/12	\$235,000	\$287,000	2,250	7	2007	Avg	3,372	N	N	12730 67TH PL S
1	3-5	156880	0030	04/17/12	\$289,000	\$353,000	2,280	7	2012	Avg	3,388	N	N	11742 64TH LN S
1	3-5	781250	0080	09/20/11	\$220,000	\$263,000	2,368	7	2000	Avg	4,500	N	N	5838 S 122ND ST
1	3-4	214370	0405	01/29/13	\$248,000	\$291,000	2,390	7	1900	Good	7,560	N	N	278 THOMAS AVE SW
1	3-4	156880	0100	07/03/12	\$309,000	\$376,000	2,390	7	2012	Avg	4,255	N	N	11700 64TH LN S
1	3-5	182305	9009	07/08/13	\$289,000	\$320,000	2,440	7	1999	Avg	5,068	Y	N	120 HARDIE AVE SW
1	3-5	214370	0985	04/09/13	\$299,950	\$344,000	2,780	7	1949	Good	12,000	N	N	364 THOMAS AVE SW
1	3-5	217200	0845	10/03/13	\$252,000	\$267,000	3,060	7	1988	Avg	11,550	N	N	5930 S LANGSTON RD
1	3-5	780600	0140	07/26/12	\$270,000	\$328,000	1,040	8	1961	Avg	10,300	Y	N	7116 S 130TH ST
1	3-4	018500	0115	04/01/13	\$291,000	\$335,000	1,140	8	2012	Avg	6,110	N	N	12028 56TH PL S
1	3-4	214370	0575	05/15/13	\$245,000	\$278,000	1,200	8	2003	Avg	7,200	N	N	220 POWELL AVE SW
1	3-4	132304	9056	11/13/12	\$350,000	\$418,000	1,290	8	1950	Good	12,384	Y	N	150 OAKESDALE AVE SW
1	3-4	112304	9198	02/07/13	\$310,000	\$363,000	1,310	8	2004	Avg	10,036	N	N	12030 64TH AVE S
1	3-5	298880	0085	12/17/13	\$400,000	\$404,000	1,350	8	1976	Avg	37,485	Y	N	7524 S 135TH ST
1	3-5	214370	1010	11/10/11	\$265,000	\$320,000	1,530	8	2003	Avg	6,732	N	N	816 4TH PL SW

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	3-5	298880	0116	08/30/11	\$305,000	\$364,000	1,580	8	1978	Avg	10,080	Y	N	7603 S 135TH ST
1	3-5	156880	0130	03/25/13	\$280,000	\$323,000	1,660	8	2012	Avg	3,371	N	N	11741 64TH LN S
1	3-5	156880	0140	10/18/12	\$286,000	\$344,000	1,660	8	2012	Avg	3,461	N	N	11747 64TH LN S
1	3-5	156880	0150	10/16/12	\$286,000	\$344,000	1,660	8	2012	Avg	4,199	N	N	11753 64TH LN S
1	3-5	156880	0120	05/01/13	\$290,616	\$331,000	1,660	8	2012	Avg	3,762	N	N	11735 64TH LN S
1	3-5	156880	0060	11/14/12	\$292,000	\$349,000	1,670	8	2012	Avg	3,657	N	N	11724 64TH LN S
1	3-5	132304	9061	12/12/13	\$344,000	\$349,000	1,670	8	1962	Good	12,089	Y	N	6828 S 133RD ST
1	3-5	142304	9027	12/05/13	\$365,000	\$372,000	1,700	8	2001	Avg	25,849	N	N	6633 S 132ND ST
1	3-5	156880	0160	07/16/12	\$269,000	\$327,000	1,750	8	2012	Avg	5,337	N	N	11759 64TH LN S
1	3-5	000380	0004	08/28/13	\$327,500	\$354,000	1,750	8	1961	Good	34,465	Y	N	12249 58TH PL S
1	3-5	156880	0170	03/25/13	\$319,950	\$369,000	1,810	8	2012	Avg	3,657	N	N	11738 64TH AVE S
1	3-5	156880	0190	03/27/13	\$325,000	\$375,000	1,810	8	2012	Avg	3,375	N	N	11726 64TH AVE S
1	3-5	156880	0210	12/12/12	\$326,950	\$388,000	1,810	8	2012	Avg	3,675	Y	N	11714 64TH AVE S
1	3-4	739040	0021	06/13/13	\$305,000	\$341,000	1,820	8	1961	Avg	37,224	N	N	7410 S 129TH ST
1	3-5	156880	0050	10/16/12	\$296,000	\$356,000	1,880	8	2012	Avg	2,702	N	N	11730 64TH LN S
1	3-5	787840	0145	07/03/13	\$421,000	\$467,000	1,930	8	1961	Good	16,675	Y	N	7117 S LANGSTON RD
1	3-5	780610	0151	09/26/12	\$260,000	\$313,000	2,030	8	1962	Avg	8,672	Y	N	7124 S 129TH PL
1	3-5	156880	0010	06/27/12	\$315,000	\$384,000	2,050	8	2012	Avg	3,399	N	N	11752 64TH LN S
1	3-5	156880	0110	05/13/13	\$330,000	\$374,000	2,050	8	2012	Avg	5,186	N	N	11729 64TH LN S
1	3-4	214370	0255	07/13/12	\$410,950	\$500,000	2,210	8	2006	Avg	6,600	Y	N	516 SW 3RD PL
1	3-5	156880	0200	09/21/12	\$342,000	\$413,000	2,310	8	2012	Avg	3,375	Y	N	11720 64TH AVE S
1	3-5	156880	0180	03/22/13	\$359,500	\$415,000	2,310	8	2012	Avg	3,375	N	N	11732 64TH AVE S
1	3-5	156880	0220	12/05/12	\$342,000	\$407,000	2,340	8	2012	Avg	3,375	Y	N	11708 64TH AVE S
1	3-4	182305	9292	06/05/12	\$313,950	\$383,000	2,400	8	2012	Avg	5,297	N	N	261 LIND AVE
1	3-6	214650	0120	07/01/11	\$309,900	\$364,000	1,550	9	2005	Avg	4,856	N	N	8607 S 133RD PL
1	3-4	670640	0110	08/26/11	\$339,900	\$405,000	2,350	9	1968	Avg	9,900	N	N	11832 64TH AVE S
1	3-6	214650	0270	06/11/12	\$285,000	\$347,000	2,380	9	2006	Avg	5,279	N	N	8726 S 133RD PL
1	3-6	214650	0210	06/27/11	\$300,000	\$352,000	2,460	9	2006	Avg	4,789	N	N	8516 S 133RD PL
1	3-4	214370	0755	06/24/13	\$499,950	\$557,000	2,470	9	2006	Avg	19,440	N	N	979 SW 3RD PL
1	3-6	214650	0260	09/07/12	\$305,000	\$369,000	2,520	9	2006	Avg	5,062	N	N	8714 S 133RD PL
2	3-4	118000	5220	04/17/13	\$149,500	\$171,000	1,070	5	1922	Good	6,000	N	N	12012 84TH AVE S
2	3-3	118000	1115	11/18/13	\$155,000	\$160,000	720	6	1923	Good	6,000	N	N	8540 S 115TH PL





## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-3	118000	5280	10/02/13	\$155,600	\$165,000	730	6	1941	Avg	6,000	N	N	8533 S 120TH ST
2	3-3	405880	2180	08/23/13	\$220,000	\$238,000	740	6	1943	VGood	8,060	N	N	11049 PARKVIEW AVE S
2	3-4	420240	0245	09/25/12	\$152,000	\$183,000	740	6	1935	Good	4,000	N	N	462 LIND AVE NW
2	3-3	118000	5400	04/19/13	\$108,000	\$124,000	770	6	1948	Avg	6,000	N	N	8508 S 121ST ST
2	3-4	765760	0100	11/15/13	\$135,000	\$139,000	790	6	1944	Avg	7,750	N	N	12003 77TH AVE S
2	3-4	781280	0065	10/02/12	\$192,000	\$231,000	790	6	1944	Good	6,050	N	N	7474 S 116TH ST
2	3-3	765760	0015	03/26/12	\$121,000	\$148,000	810	6	1944	Avg	7,125	N	N	12016 76TH AVE S
2	3-2	781280	1185	03/05/13	\$150,000	\$174,000	820	6	1944	Avg	6,484	N	N	11914 RENTON AVE S
2	3-2	781280	0520	11/29/13	\$185,000	\$189,000	820	6	1944	Good	6,000	N	N	7461 S 118TH PL
2	3-2	781280	0335	10/11/12	\$190,000	\$229,000	820	6	1944	Good	7,565	N	N	11604 72ND PL S
2	3-3	781280	1050	01/08/13	\$130,000	\$153,000	820	6	1944	Avg	6,405	N	N	12058 RENTON AVE S
2	3-3	781280	0565	05/19/11	\$152,000	\$176,000	820	6	1944	Good	6,400	N	N	7548 S 120TH ST
2	3-3	781280	0691	08/30/12	\$202,000	\$244,000	820	6	1944	VGood	7,840	N	N	12009 76TH AVE S
2	3-4	405880	1955	09/04/12	\$155,000	\$187,000	820	6	1945	Avg	8,558	N	N	10833 RUSTIC RD S
2	3-4	781280	0070	04/24/13	\$205,000	\$234,000	820	6	1944	VGood	7,480	N	N	7480 S 116TH ST
2	3-4	405880	1960	03/22/11	\$209,950	\$239,000	820	6	1945	Good	9,730	N	N	10841 RUSTIC RD S
2	3-3	781280	0055	09/24/12	\$250,000	\$301,000	840	6	2012	Avg	6,050	N	N	7462 S 116TH ST
2	3-2	765700	0135	12/19/13	\$183,000	\$185,000	860	6	1944	VGood	7,467	N	N	12038 78TH AVE S
2	3-2	781280	0190	04/18/13	\$190,000	\$217,000	860	6	1944	VGood	7,643	N	N	7431 S 116TH PL
2	3-2	781280	0100	09/11/13	\$200,000	\$214,000	860	6	1944	VGood	6,905	N	N	7463 S 116TH ST
2	3-3	765700	0160	02/15/13	\$132,500	\$155,000	860	6	2006	Fair	7,467	N	N	12049 79TH AVE S
2	3-3	118000	3695	10/17/13	\$172,500	\$181,000	860	6	1955	Avg	7,500	N	N	11805 87TH AVE S
2	3-5	809360	0005	03/26/13	\$158,000	\$182,000	860	6	1958	Avg	6,426	Y	N	260 MAPLE AVE NW
2	3-4	118000	2400	08/01/13	\$200,000	\$219,000	900	6	2013	Avg	5,000	N	N	8416 S 117TH PL
2	3-4	118000	5230	12/26/13	\$179,950	\$181,000	920	6	1925	Good	3,496	N	N	8501 S 120TH ST
2	3-2	781280	1190	04/23/13	\$240,000	\$274,000	936	6	2012	Avg	6,615	N	N	11910 RENTON AVE S
2	3-4	214480	0875	12/28/12	\$150,000	\$178,000	940	6	1908	Avg	14,100	N	N	13264 RENTON AVE S
2	3-2	781280	1175	12/07/12	\$145,000	\$172,000	1,010	6	1944	Avg	6,527	N	N	7227 S 120TH ST
2	3-3	118000	3685	03/15/12	\$138,880	\$170,000	1,020	6	1924	Avg	6,000	N	N	8543 S 118TH ST
2	3-5	809360	0065	04/22/13	\$187,000	\$214,000	1,030	6	1955	Good	6,621	N	N	302 NW 2ND PL
2	3-4	809360	0026	09/26/11	\$150,000	\$180,000	1,080	6	1942	Good	6,000	N	N	257 TAYLOR AVE NW
2	3-3	758020	0100	07/19/13	\$214,000	\$236,000	1,090	6	1941	Good	10,875	N	N	12427 79TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-3	122304	9159	01/30/13	\$156,000	\$183,000	1,100	6	1944	VGood	6,000	N	N	7022 S 116TH ST
2	3-3	122304	9159	09/20/13	\$179,000	\$191,000	1,100	6	1944	VGood	6,000	N	N	7022 S 116TH ST
2	3-4	765700	0105	05/25/12	\$110,000	\$134,000	1,100	6	1944	Avg	8,840	N	N	12004 78TH AVE S
2	3-5	420440	0201	04/30/12	\$160,000	\$195,000	1,120	6	1948	Avg	7,797	N	N	321 TAYLOR AVE NW
2	3-2	781280	0585	08/28/12	\$105,000	\$127,000	1,140	6	1944	Avg	6,500	N	N	7524 S 120TH ST
2	3-3	765700	0290	05/25/11	\$198,000	\$230,000	1,140	6	1947	VGood	7,467	N	N	12017 78TH AVE S
2	3-2	765760	0060	09/21/11	\$194,750	\$233,000	1,150	6	1944	VGood	6,954	N	N	12049 77TH AVE S
2	3-4	420240	0355	12/04/13	\$219,000	\$223,000	1,210	6	1928	Good	7,889	N	N	457 MAPLE AVE NW
2	3-5	420440	0203	06/27/11	\$183,162	\$215,000	1,220	6	1948	Avg	7,488	N	N	309 TAYLOR AVE NW
2	3-4	381000	0360	05/10/11	\$195,000	\$225,000	1,270	6	1955	Avg	7,055	N	N	11603 84TH AVE S
2	3-2	765700	0235	12/27/12	\$152,800	\$181,000	1,290	6	1944	Avg	7,467	N	N	12038 77TH AVE S
2	3-5	420240	0310	12/23/11	\$184,000	\$223,000	1,310	6	1929	Good	4,000	N	N	401 MAPLE AVE NW
2	3-2	781280	0965	10/24/11	\$165,000	\$199,000	1,320	6	1944	Avg	5,985	N	N	12041 75TH AVE S
2	3-2	765700	0125	04/23/12	\$169,900	\$207,000	1,320	6	1944	Avg	7,467	N	N	12028 78TH AVE S
2	3-4	765700	0090	06/19/12	\$149,950	\$183,000	1,340	6	1943	Avg	8,319	N	N	12007 80TH AVE S
2	3-4	765700	0090	02/26/13	\$163,000	\$190,000	1,340	6	1943	Avg	8,319	N	N	12007 80TH AVE S
2	3-5	122304	9154	09/19/13	\$234,950	\$251,000	1,410	6	1949	Avg	12,753	Y	N	8049 S 118TH ST
2	3-5	420440	0208	02/13/13	\$125,000	\$146,000	1,430	6	1914	Avg	7,106	N	N	307 TAYLOR AVE N
2	3-4	765700	0300	03/24/11	\$160,000	\$182,000	1,460	6	1944	Avg	8,777	N	N	12003 78TH AVE S
2	3-5	122304	9003	05/21/12	\$197,000	\$240,000	1,470	6	1924	Avg	24,386	Y	N	8200 S 120TH ST
2	3-3	781280	0125	03/22/13	\$231,950	\$268,000	1,510	6	1944	VGood	6,175	N	N	11631 76TH AVE S
2	3-2	781280	0595	09/27/11	\$159,950	\$192,000	1,520	6	1944	Avg	6,745	N	N	7516 S 120TH ST
2	3-3	122304	9085	05/21/13	\$180,000	\$203,000	1,560	6	1946	Avg	20,250	N	N	12450 80TH AVE S
2	3-4	214480	0282	03/08/13	\$130,000	\$151,000	1,580	6	1950	Avg	5,980	N	N	8237 S 130TH ST
2	3-4	765700	0200	04/25/13	\$285,500	\$326,000	1,660	6	1944	Good	9,141	N	N	12003 79TH AVE S
2	3-4	420440	0060	07/15/13	\$205,000	\$226,000	620	7	1943	VGood	7,700	N	N	8820 S 122ND ST
2	3-3	122304	9158	12/04/13	\$159,900	\$163,000	670	7	1944	VGood	6,000	N	N	7026 S 116TH ST
2	3-4	413680	0205	12/11/13	\$140,000	\$142,000	750	7	1945	Avg	6,553	Y	N	11633 RAINIER AVE S
2	3-4	118000	0225	05/04/12	\$257,000	\$314,000	780	7	1959	Good	6,000	Y	N	8534 S 113TH ST
2	3-2	765700	0530	12/03/13	\$190,000	\$194,000	860	7	1944	VGood	7,980	N	N	12234 77TH AVE S
2	3-2	118000	1570	06/25/12	\$220,000	\$268,000	860	7	1977	Avg	6,000	Y	N	11535 87TH AVE S
2	3-4	214480	0286	05/03/12	\$159,000	\$194,000	890	7	1952	Avg	7,145	Y	N	8219 S 130TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-4	118000	3365	12/04/13	\$215,000	\$219,000	890	7	1941	Avg	6,000	N	N	8421 S 117TH PL
2	3-4	118000	2095	03/28/13	\$158,568	\$183,000	900	7	1948	Avg	6,000	N	N	8518 S 117TH ST
2	3-4	118000	1365	05/10/13	\$175,250	\$199,000	930	7	1948	Good	4,500	N	N	8419 S 115TH PL
2	3-4	118000	5695	04/24/13	\$269,225	\$307,000	960	7	1962	Good	6,000	N	N	8428 S 122ND ST
2	3-5	928280	1545	12/05/12	\$145,900	\$174,000	980	7	1942	Avg	6,000	N	N	7821 S 114TH ST
2	3-5	118000	0158	06/03/13	\$313,000	\$352,000	990	7	1949	Avg	6,000	Y	N	8515 S 112TH ST
2	3-2	781280	0135	05/10/13	\$219,000	\$249,000	1,010	7	1944	VGood	9,000	N	N	7464 S 116TH PL
2	3-4	928280	0305	02/13/13	\$229,000	\$268,000	1,010	7	1944	Good	6,000	N	N	7632 S 114TH ST
2	3-4	118000	1465	07/16/13	\$250,000	\$276,000	1,020	7	1956	Good	6,000	N	N	8406 S 116TH ST
2	3-4	118000	2605	11/13/13	\$170,000	\$176,000	1,030	7	1956	Avg	6,000	N	N	8508 S 117TH PL
2	3-5	122304	9125	05/04/11	\$205,000	\$237,000	1,030	7	1957	Avg	7,695	N	N	11901 84TH AVE S
2	3-4	928280	0470	07/11/11	\$235,000	\$277,000	1,040	7	1956	Avg	7,500	N	N	7645 S 114TH ST
2	3-6	062305	9061	04/13/11	\$249,950	\$286,000	1,040	7	1926	Good	7,803	Y	N	11017 RAINIER AVE S
2	3-6	062305	9061	10/09/13	\$344,760	\$364,000	1,040	7	1926	Good	7,803	Y	N	11017 RAINIER AVE S
2	3-6	420440	0176	03/05/13	\$233,000	\$271,000	1,050	7	2004	Avg	4,595	Y	N	357 LIND AVE NW
2	3-4	118000	0790	01/23/13	\$232,500	\$273,000	1,070	7	1944	VGood	6,000	N	N	8408 S 115TH ST
2	3-5	420240	0275	04/02/13	\$210,000	\$242,000	1,080	7	1978	Avg	4,000	Y	N	410 LIND AVE NW
2	3-6	420440	0177	07/06/11	\$230,000	\$271,000	1,080	7	1956	Avg	10,500	N	N	371 LIND AVE NW
2	3-4	118000	0690	05/16/13	\$200,000	\$226,000	1,120	7	1939	Avg	6,450	N	N	8415 S 114TH ST
2	3-4	118000	3475	08/01/11	\$237,000	\$281,000	1,120	7	1952	Avg	9,000	N	N	8405 S 118TH ST
2	3-4	928280	0025	09/19/13	\$215,000	\$229,000	1,130	7	1952	Good	6,000	N	N	7617 S 112TH ST
2	3-4	118000	3255	10/01/13	\$248,000	\$263,000	1,130	7	1934	VGood	6,000	N	N	8542 S 118TH ST
2	3-4	118000	1010	01/25/11	\$199,000	\$221,000	1,140	7	1908	Avg	6,000	N	N	8507 S 115TH ST
2	3-4	118000	0887	03/08/12	\$250,000	\$305,000	1,150	7	2011	Avg	3,532	N	N	8545 S 114TH ST
2	3-5	118000	4935	02/29/12	\$266,000	\$324,000	1,180	7	1954	Good	6,000	Y	N	8231 S 120TH ST
2	3-5	381000	0040	10/23/12	\$298,000	\$358,000	1,190	7	1925	VGood	8,610	N	N	8234 S 114TH ST
2	3-5	118000	6425	06/10/13	\$364,808	\$409,000	1,200	7	1958	VGood	6,000	Y	N	8247 S 122ND ST
2	3-4	928280	1730	07/03/12	\$310,000	\$377,000	1,210	7	1943	Good	6,000	Y	N	7823 S 113TH ST
2	3-4	928280	1970	02/07/13	\$330,000	\$386,000	1,210	7	1943	Good	6,000	Y	N	7907 S 112TH ST
2	3-3	118000	1675	04/11/11	\$220,000	\$252,000	1,220	7	1950	Avg	10,950	Y	N	11530 87TH AVE S
2	3-3	118000	1675	04/19/13	\$250,000	\$286,000	1,220	7	1950	Avg	10,950	Y	N	11530 87TH AVE S
2	3-5	122304	9028	06/20/13	\$165,000	\$184,000	1,220	7	1945	Avg	11,880	Y	N	11919 82ND AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-4	956480	0090	01/31/13	\$221,000	\$259,000	1,230	7	1955	Good	14,850	N	N	217 NW 6TH ST
2	3-3	928280	0265	01/16/13	\$184,500	\$217,000	1,250	7	1955	Avg	6,000	N	N	7639 S 113TH ST
2	3-5	381000	0515	07/20/12	\$219,900	\$267,000	1,250	7	1960	Avg	8,960	N	N	8027 S 117TH ST
2	3-4	318560	0005	03/24/11	\$173,500	\$197,000	1,260	7	1956	Avg	6,750	N	N	115 NW 3RD PL
2	3-5	118000	7865	09/21/11	\$280,000	\$335,000	1,260	7	1954	Avg	6,000	Y	N	8211 S 123RD PL
2	3-5	381000	0137	07/01/13	\$268,000	\$298,000	1,270	7	1989	Avg	7,200	N	N	11316 80TH AVE S
2	3-4	214480	0235	05/14/13	\$311,950	\$354,000	1,280	7	1963	Good	26,200	N	N	12837 84TH AVE S
2	3-3	122304	9102	09/27/13	\$170,000	\$181,000	1,290	7	1954	Avg	7,200	N	N	7010 S 116TH PL
2	3-5	670620	0140	04/01/11	\$266,000	\$303,000	1,290	7	1966	Avg	7,920	N	N	11820 77TH AVE S
2	3-5	122304	9140	02/27/13	\$275,000	\$320,000	1,290	7	1964	Avg	8,580	Y	N	11823 82ND AVE S
2	3-5	118000	7315	04/29/13	\$293,000	\$334,000	1,290	7	1961	Avg	6,030	Y	N	12311 84TH AVE S
2	3-5	122304	9166	07/01/11	\$310,000	\$364,000	1,290	7	1968	Avg	9,450	Y	N	8222 S 120TH ST
2	3-4	928280	1670	12/15/11	\$175,000	\$212,000	1,300	7	1956	Avg	6,000	N	N	7808 S 114TH ST
2	3-5	381000	0698	05/23/13	\$255,000	\$288,000	1,300	7	1977	Good	13,440	N	N	11809 77TH AVE S
2	3-4	420440	0041	05/21/12	\$199,950	\$244,000	1,310	7	1942	Avg	7,700	N	N	8721 S 121ST ST
2	3-5	420240	0064	02/25/13	\$187,000	\$218,000	1,320	7	1964	Avg	6,000	N	N	500 STEVENS AVE NW
2	3-4	956480	0125	08/14/13	\$200,000	\$218,000	1,340	7	1954	Avg	13,725	N	N	216 NW 5TH ST
2	3-3	118000	3425	11/20/13	\$246,000	\$253,000	1,350	7	1931	Avg	6,000	N	N	8428 S 118TH ST
2	3-5	174300	0010	09/04/13	\$280,000	\$301,000	1,350	7	1960	Avg	7,380	N	N	8035 S 117TH ST
2	3-5	118000	7255	11/06/13	\$333,000	\$346,000	1,360	7	1943	VGood	6,000	Y	N	8223 S 123RD ST
2	3-5	174300	0020	08/08/11	\$212,000	\$251,000	1,380	7	1960	Avg	7,380	N	N	8041 S 117TH ST
2	3-4	405880	2335	04/10/13	\$250,000	\$287,000	1,390	7	1963	Avg	7,380	N	N	11023 CRESTWOOD DR S
2	3-5	796140	0020	08/08/13	\$230,000	\$251,000	1,400	7	1965	Avg	11,700	Y	N	8523 S 124TH ST
2	3-5	381000	0245	05/15/13	\$340,000	\$385,000	1,400	7	1977	Avg	15,000	N	N	8220 S 116TH ST
2	3-5	570800	0060	07/14/11	\$268,000	\$316,000	1,440	7	1964	Avg	9,730	N	N	8235 S 126TH ST
2	3-3	118000	4610	12/06/11	\$196,000	\$237,000	1,450	7	1948	Good	6,000	N	N	11901 85TH AVE S
2	3-4	420240	0239	05/02/12	\$180,000	\$220,000	1,450	7	1966	Avg	6,000	N	N	466 LIND AVE NW
2	3-5	182305	9193	06/04/12	\$239,000	\$291,000	1,470	7	1963	Avg	9,800	N	N	622 NW 3RD ST
2	3-3	765700	0045	02/27/13	\$225,000	\$262,000	1,500	7	1944	Avg	8,065	N	N	12050 79TH AVE S
2	3-4	928280	0306	03/27/13	\$260,000	\$300,000	1,500	7	2012	Avg	3,000	N	N	7636 S 114TH ST
2	3-5	118000	8355	11/13/13	\$205,000	\$212,000	1,500	7	1958	Avg	6,000	N	N	8518 S 124TH ST
2	3-4	381000	0025	01/28/13	\$356,000	\$418,000	1,510	7	1948	VGood	32,480	N	N	11307 84TH AVE S



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-5	381000	0135	04/25/12	\$244,000	\$298,000	1,510	7	1950	Avg	10,561	N	N	8008 S 114TH ST
2	3-5	381000	0095	12/20/11	\$226,000	\$274,000	1,530	7	1957	Avg	9,840	N	N	8226 S 114TH ST
2	3-5	420440	0115	11/25/13	\$337,000	\$346,000	1,530	7	1911	Good	3,848	N	N	100 NW 3RD PL
2	3-4	765700	0005	11/20/12	\$185,000	\$221,000	1,620	7	1955	Avg	10,203	N	N	7905 S 120TH ST
2	3-3	413680	0070	04/02/12	\$196,000	\$239,000	1,690	7	1936	Avg	4,300	Y	N	11629 88TH AVE S
2	3-5	670620	0070	08/28/13	\$330,000	\$356,000	1,730	7	1930	Avg	7,945	N	N	11815 78TH AVE S
2	3-5	420440	0097	07/30/12	\$296,500	\$360,000	1,760	7	1963	VGood	8,250	Y	N	405 LIND AVE NW
2	3-5	118000	6800	03/29/13	\$302,000	\$348,000	1,790	7	1998	Avg	5,509	N	N	8697 S 123RD ST
2	3-5	118050	0060	09/09/13	\$325,000	\$349,000	1,790	7	1998	Avg	5,424	N	N	11427 81ST PL S
2	3-3	405880	2190	10/16/12	\$161,000	\$193,000	1,810	7	1943	Avg	7,100	N	N	11004 LAKERIDGE DR S
2	3-4	928280	0295	04/11/12	\$203,000	\$248,000	1,820	7	1955	Avg	6,000	N	N	7659 S 113TH ST
2	3-5	118000	6703	12/10/13	\$320,000	\$325,000	1,910	7	1999	Avg	5,082	N	N	8624 S 123RD ST
2	3-4	118000	0628	12/23/13	\$305,000	\$307,000	1,980	7	2003	Avg	3,225	N	N	8422 S 114TH ST
2	3-4	381000	0469	07/10/12	\$234,500	\$285,000	1,990	7	2002	Avg	5,000	N	N	8055 S 117TH ST
2	3-4	118000	3146	02/08/12	\$200,000	\$244,000	2,070	7	2005	Avg	3,000	N	N	8511 S 117TH PL
2	3-5	118050	0020	04/26/13	\$355,450	\$406,000	2,180	7	1998	Avg	4,827	N	N	11407 81ST PL S
2	3-4	928280	0205	02/01/12	\$275,000	\$335,000	1,120	8	1952	Good	6,000	Y	N	7605 S 113TH ST
2	3-4	118000	0920	04/13/12	\$295,000	\$360,000	1,150	8	2011	Avg	9,000	N	N	8541 S 114TH ST
2	3-5	182305	9224	07/26/11	\$355,000	\$420,000	1,260	8	1964	Good	42,813	Y	N	253 SENECA PL NW
2	3-5	337920	0170	09/01/11	\$320,000	\$382,000	1,350	8	1965	Avg	5,451	Y	N	12459 84TH AVE S
2	3-5	928280	1300	08/13/12	\$277,000	\$336,000	1,360	8	1979	Avg	6,000	Y	N	11516 78TH AVE S
2	3-5	337920	0110	10/01/12	\$315,000	\$379,000	1,400	8	1965	Avg	6,080	Y	N	12421 84TH AVE S
2	3-5	174260	0065	11/04/13	\$315,000	\$327,000	1,430	8	1957	Avg	8,400	N	N	8017 S 113TH ST
2	3-5	337920	0120	07/26/11	\$275,000	\$325,000	1,440	8	1965	Avg	6,080	Y	N	12427 84TH AVE S
2	3-5	337920	0160	10/10/13	\$388,000	\$409,000	1,460	8	1965	Good	6,175	Y	N	12451 84TH AVE S
2	3-4	928280	1990	03/27/12	\$324,450	\$396,000	1,490	8	2012	Avg	6,154	Y	N	7919 S 112TH ST
2	3-5	381000	0136	12/27/12	\$320,000	\$379,000	1,550	8	1961	VGood	8,000	N	N	8018 S 113TH ST
2	3-5	420240	0172	12/27/13	\$465,000	\$467,000	1,570	8	1979	VGood	8,000	Y	N	426 STEVENS AVE NW
2	3-5	928280	0930	03/16/11	\$432,000	\$490,000	1,580	8	1950	Avg	10,000	Y	N	7720 S 116TH ST
2	3-4	420440	0336	02/15/12	\$325,000	\$396,000	1,620	8	2012	Avg	5,078	Y	N	215 NW 2ND PL
2	3-5	115910	0030	04/03/13	\$325,000	\$374,000	1,630	8	1973	VGood	7,725	N	N	11330 82ND AVE S
2	3-6	174280	0390	12/01/11	\$260,000	\$315,000	1,640	8	1969	Avg	7,782	Y	N	413 STEVENS AVE NW

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-5	913360	0040	07/18/13	\$310,000	\$342,000	1,680	8	1956	Avg	22,544	Y	N	351 SENECA AVE NW
2	3-6	118000	4795	01/31/12	\$320,000	\$390,000	1,720	8	1979	Good	9,000	Y	N	8108 S 121ST ST
2	3-6	913360	0090	04/15/13	\$420,000	\$481,000	1,770	8	1962	Avg	12,242	Y	N	254 SENECA AVE NW
2	3-4	118000	0870	10/24/13	\$460,000	\$481,000	1,790	8	1959	Avg	9,675	Y	N	8539 S 114TH ST
2	3-5	118050	0050	08/07/13	\$348,000	\$380,000	1,790	8	1998	Good	5,641	N	N	11423 81ST PL S
2	3-5	337920	0010	07/05/13	\$365,000	\$405,000	1,790	8	1965	VGood	6,840	Y	N	12406 82ND AVE S
2	3-4	118000	0190	06/29/11	\$270,000	\$317,000	1,840	8	1948	Avg	6,660	Y	N	11207 RAINIER AVE S
2	3-6	913360	0020	05/01/13	\$460,000	\$524,000	1,850	8	1978	Good	17,931	Y	N	270 SENECA PL NW
2	3-6	182305	9248	10/03/11	\$344,000	\$413,000	1,900	8	2004	Avg	11,328	Y	N	600 3RD CT NW
2	3-6	796150	0030	04/30/12	\$320,000	\$391,000	2,000	8	1975	Avg	10,753	Y	N	8514 S 125TH ST
2	3-5	118000	6706	11/16/11	\$255,000	\$308,000	2,030	8	1999	Avg	5,467	N	N	8658 S 123RD ST
2	3-5	956480	0106	03/23/11	\$309,000	\$351,000	2,030	8	2009	Avg	24,812	N	N	117 NW 6TH ST
2	3-6	118000	7968	02/25/11	\$355,800	\$400,000	2,120	8	2007	Avg	3,000	Y	N	8306 S 124TH ST
2	3-6	956480	0102	09/28/11	\$375,000	\$450,000	2,190	8	2009	Avg	5,542	Y	N	101 NW 6TH ST
2	3-5	928280	0877	12/03/12	\$395,000	\$470,000	2,310	8	2006	Avg	3,900	N	N	7725 S 115TH PL
2	3-5	928280	0878	08/28/12	\$405,000	\$490,000	2,310	8	2006	Avg	3,900	Y	N	7729 S 115TH PL
2	3-5	928280	0879	01/24/12	\$445,000	\$542,000	2,310	8	2006	Avg	3,900	Y	N	7733 S 115TH PL
2	3-5	928280	0876	08/13/13	\$430,000	\$468,000	2,340	8	2006	Avg	3,900	N	N	7721 S 115TH PL
2	3-6	118000	6030	07/12/12	\$399,949	\$487,000	2,360	8	1979	VGood	12,000	Y	N	8123 S 121ST ST
2	3-5	420240	1080	04/26/11	\$300,000	\$345,000	2,620	8	2007	Avg	4,000	N	N	658 LIND AVE NW
2	3-6	928280	1150	11/15/11	\$295,000	\$356,000	2,640	8	1979	Good	7,500	N	N	7905 S 115TH PL
2	3-5	163760	0032	03/01/13	\$260,000	\$302,000	2,710	8	1994	Avg	9,900	N	N	8222 S 128TH ST
2	3-6	118000	7915	08/20/13	\$425,000	\$461,000	2,940	8	2003	Good	10,500	Y	N	8243 S 123RD PL
2	3-6	420440	0312	12/18/12	\$299,950	\$356,000	3,450	8	2004	Avg	10,569	Y	N	221 LIND AVE NW
2	3-5	405880	1096	09/18/13	\$302,220	\$323,000	3,490	8	2006	Avg	6,649	N	N	10905 CORNELL AVE S
2	3-5	913360	0010	11/01/13	\$415,000	\$432,000	1,490	9	1964	Avg	18,199	Y	N	255 SENECA AVE NW
2	3-6	912460	0060	04/12/13	\$456,000	\$523,000	1,840	9	1961	VGood	9,072	Y	N	7705 S 117TH ST
2	3-6	174280	0400	03/30/12	\$417,000	\$509,000	2,000	9	1967	Avg	24,200	Y	N	415 SENECA AVE NW
2	3-5	420240	0300	03/08/13	\$303,000	\$352,000	2,440	9	2007	Avg	4,000	Y	N	404 LIND AVE NW
2	3-5	122304	9094	05/21/13	\$495,000	\$559,000	2,570	9	2013	Avg	8,510	Y	N	7426 S 114TH ST
2	3-5	122304	9192	09/12/13	\$515,000	\$552,000	2,570	9	2013	Avg	9,361	Y	N	7424 S 114TH ST
2	3-5	118000	4800	06/13/13	\$515,000	\$576,000	2,650	9	1986	VGood	9,000	Y	N	8028 S 121ST ST



**King County**

**Department of Assessments**

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	3-6	420440	0311	11/02/12	\$320,000	\$383,000	2,690	9	2004	Avg	6,170	Y	N	227 LIND AVE NW
2	3-6	722929	0020	06/13/11	\$515,000	\$602,000	2,720	9	2007	Avg	4,992	Y	N	306 LIND AVE NW
2	3-6	956480	0072	02/24/11	\$408,000	\$459,000	2,840	9	2008	Avg	6,560	Y	N	102 NW 6TH ST
2	3-6	956480	0103	10/28/13	\$493,000	\$514,000	3,030	9	2008	Avg	17,305	Y	N	107 NW 6TH ST
2	3-6	118000	7316	12/06/12	\$575,000	\$684,000	3,450	9	2005	Avg	6,000	Y	N	8248 S 123RD PL
2	3-5	115910	0140	11/16/12	\$535,000	\$639,000	4,060	9	2008	Avg	7,400	N	N	11335 82ND AVE S
2	3-6	420440	0184	07/23/13	\$495,000	\$544,000	2,887	10	2006	Avg	5,130	Y	N	323 LIND AVE NW
2	3-6	167840	0095	01/18/11	\$505,000	\$559,000	3,160	10	2007	Avg	5,541	Y	N	11007 RAINIER AVE S
2	3-6	420440	0185	12/19/12	\$495,000	\$587,000	3,850	10	2006	Avg	6,745	Y	N	321 LIND AVE NW
2	4-5	405820	1145	08/09/11	\$250,000	\$297,000	920	7	2011	Avg	9,030	Y	N	7756 S MISSION DR
2	4-5	405820	0520	05/28/13	\$298,000	\$336,000	920	7	2011	Avg	6,292	N	N	8014 S LAKERIDGE DR
2	4-5	405880	0785	02/11/13	\$224,000	\$262,000	970	7	1949	Avg	7,140	Y	N	7533 S LAKERIDGE DR
2	4-5	405820	0755	04/18/13	\$304,500	\$348,000	970	7	1954	Avg	5,700	Y	N	7914 S LAKERIDGE DR
2	4-4	405820	1225	03/08/13	\$227,000	\$263,000	1,000	7	1951	Avg	7,680	N	N	7717 S MISSION DR
2	4-5	405880	0805	12/20/11	\$305,000	\$370,000	1,030	7	2011	Avg	13,225	Y	N	7551 S LAKERIDGE DR
2	4-5	405820	0410	02/02/11	\$229,000	\$255,000	1,040	7	1951	Avg	6,262	Y	N	10803 DIXON DR S
2	4-5	405820	0680	07/05/13	\$225,000	\$249,000	1,060	7	1949	Avg	9,955	N	N	8040 S 112TH ST
2	4-5	405820	0540	07/09/13	\$279,000	\$309,000	1,080	7	1948	Avg	5,555	Y	N	10926 OAKWOOD AVE S
2	4-5	405820	0180	11/25/13	\$283,600	\$291,000	1,130	7	1951	Good	6,960	Y	N	10922 DIXON DR S
2	4-5	405820	0990	08/09/13	\$375,000	\$409,000	1,130	7	1957	Good	8,341	Y	N	7714 S LAKERIDGE DR
2	4-5	405880	0040	05/21/12	\$270,001	\$329,000	1,140	7	1955	Good	6,490	Y	N	7464 S 112TH ST
2	4-5	405820	0380	05/06/13	\$211,000	\$240,000	1,150	7	1951	Avg	7,390	Y	N	10845 DIXON DR S
2	4-5	405820	0740	05/20/11	\$277,300	\$322,000	1,150	7	1955	Avg	7,200	Y	N	7924 S 112TH ST
2	4-5	405880	1440	04/19/13	\$375,000	\$429,000	1,220	7	1953	Avg	13,216	Y	N	7123 S SUNNYCREST RD
2	4-5	405880	0455	06/15/12	\$325,000	\$396,000	1,230	7	1964	Good	6,780	Y	N	7537 S RYAN ST
2	4-5	405880	1240	08/12/13	\$230,000	\$250,000	1,280	7	1950	Avg	7,150	Y	N	11004 CORNELL AVE S
2	4-5	405820	0695	07/05/12	\$300,000	\$365,000	1,290	7	1951	Avg	6,060	Y	N	7925 S LAKERIDGE DR
2	4-5	405820	0970	08/13/12	\$355,000	\$431,000	1,290	7	1954	Avg	5,525	Y	N	7740 S LAKERIDGE DR
2	4-5	405880	0420	09/11/13	\$391,000	\$419,000	1,300	7	1970	Avg	5,880	Y	N	7508 S LAUREL ST
2	4-5	405820	0260	05/18/12	\$199,900	\$244,000	1,360	7	1946	Avg	9,354	Y	N	11045 84TH AVE S
2	4-5	405880	0940	01/20/11	\$306,000	\$339,000	1,360	7	1957	Avg	6,077	Y	N	11020 AUBURN AVE S
2	4-5	204580	0310	04/01/11	\$350,000	\$399,000	1,370	7	1965	Avg	6,900	Y	N	10505 DIXON DR S

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	4-5	405880	1815	05/04/11	\$316,500	\$365,000	1,380	7	1950	Avg	10,660	Y	N	10604 RUSTIC RD S
2	4-5	405880	0345	11/15/11	\$295,000	\$356,000	1,420	7	1955	Avg	7,920	Y	N	10606 FOREST AVE S
2	4-5	405820	0620	05/15/12	\$265,000	\$323,000	1,430	7	1953	Avg	6,912	Y	N	8021 S LAKERIDGE DR
2	4-5	204580	0006	02/16/12	\$274,900	\$335,000	1,450	7	1928	Good	4,551	Y	N	10498 DIXON DR S
2	4-5	405880	0300	12/18/12	\$437,500	\$519,000	1,500	7	1955	VGood	6,840	Y	N	7595 S LAUREL ST
2	4-5	204580	0390	11/09/11	\$272,000	\$328,000	990	8	1947	Good	7,906	Y	N	10436 76TH AVE S
2	4-5	405880	0035	01/10/11	\$280,000	\$309,000	1,100	8	1952	Avg	4,488	Y	N	11066 ROWAN RD S
2	4-5	405820	0935	05/25/11	\$305,000	\$354,000	1,190	8	1953	Good	5,100	Y	N	7706 S SUNNYCREST RD
2	4-5	755380	0045	12/10/12	\$360,000	\$428,000	1,230	8	1949	Avg	10,740	Y	N	10720 FOREST AVE S
2	4-5	405880	1425	02/22/12	\$320,000	\$390,000	1,290	8	1955	Avg	6,608	Y	N	7139 S SUNNYCREST RD
2	4-5	405880	0295	04/25/12	\$320,000	\$391,000	1,310	8	1953	Avg	6,660	Y	N	7589 S LAUREL ST
2	4-6	405880	1725	06/06/13	\$405,000	\$455,000	1,310	8	1958	Avg	9,800	Y	N	6922 S RUSTIC RD
2	4-5	405880	0495	10/19/11	\$287,000	\$345,000	1,340	8	1949	Avg	5,768	Y	N	7515 S LAUREL ST
2	4-5	204620	0025	04/03/13	\$450,000	\$518,000	1,370	8	1953	Good	10,500	Y	N	7609 S LAUREL ST
2	4-6	405820	1375	04/17/12	\$380,000	\$464,000	1,370	8	1965	Avg	3,780	Y	N	10901 ROWAN RD S
2	4-6	405880	1600	09/12/13	\$338,000	\$362,000	1,380	8	1977	Avg	7,550	Y	N	10516 CORNELL AVE S
2	4-5	405820	1050	08/02/12	\$260,000	\$316,000	1,400	8	1956	Good	8,250	Y	N	7749 S LAKERIDGE DR
2	4-5	204620	0010	10/22/13	\$459,000	\$481,000	1,460	8	1958	Good	12,720	Y	N	10670 FOREST AVE S
2	4-5	405880	0170	03/02/11	\$305,000	\$344,000	1,480	8	1950	Avg	7,440	Y	N	7603 S SUNNYCREST RD
2	4-5	405880	0170	09/17/13	\$334,500	\$357,000	1,480	8	1950	Avg	7,440	Y	N	7603 S SUNNYCREST RD
2	4-5	405820	0025	09/25/13	\$330,000	\$351,000	1,520	8	1956	Avg	7,645	Y	N	10862 GARDEN PL S
2	4-5	204580	0380	10/24/11	\$288,850	\$348,000	1,540	8	1955	Avg	9,920	Y	N	10441 DIXON DR S
2	4-5	405880	1375	01/11/13	\$320,000	\$377,000	1,540	8	1963	Good	6,875	N	N	7001 S LAKERIDGE DR
2	4-5	405880	0860	09/25/12	\$300,000	\$362,000	1,560	8	1965	Avg	8,487	Y	N	7605 S MISSION DR
2	4-5	405880	0795	07/31/12	\$345,000	\$419,000	1,560	8	1955	Avg	6,420	Y	N	7537 S LAKERIDGE DR
2	4-5	405880	1320	07/17/12	\$375,000	\$456,000	1,600	8	1955	Good	6,400	Y	N	10715 CRESTWOOD DR S
2	4-6	405880	1755	10/30/13	\$358,000	\$373,000	1,720	8	1962	Avg	8,609	Y	N	6950 S RUSTIC RD
2	4-5	405880	1865	04/21/11	\$472,500	\$543,000	2,430	8	2001	Avg	10,564	Y	N	10501 RUSTIC RD S
2	4-5	405880	0780	04/13/12	\$485,500	\$593,000	2,630	8	1990	Avg	7,860	Y	N	7523 S LAKERIDGE DR
2	4-5	405820	0635	08/13/13	\$650,000	\$707,000	4,500	8	2007	Avg	7,178	Y	N	11122 OAKWOOD AVE S
2	4-5	405880	1200	01/17/12	\$415,000	\$505,000	1,640	9	1973	Good	8,424	Y	N	10802 CORNELL AVE S
2	4-5	405820	0625	11/02/13	\$630,000	\$655,000	2,750	9	2013	Avg	6,600	Y	N	8015 S LAKERIDGE DR



## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	4-5	204580	0035	10/16/13	\$555,000	\$583,000	3,000	9	2004	Avg	7,368	Y	N	10484 DIXON DR S
3	9-2	135230	0310	11/28/12	\$125,000	\$149,000	570	5	1929	Avg	4,120	N	N	347 MEADOW AVE N
3	9-2	784130	0465	06/07/13	\$163,500	\$183,000	580	5	1947	Good	4,800	N	N	515 WHITWORTH AVE S
3	9-2	135230	0285	07/08/13	\$104,000	\$115,000	630	5	1937	Avg	4,120	N	N	304 GARDEN AVE N
3	9-2	135230	0200	10/21/11	\$174,000	\$209,000	730	5	1923	Good	4,120	N	N	211 MEADOW AVE N
3	9-2	783930	0105	03/17/11	\$130,000	\$147,000	770	5	1900	Avg	4,800	N	N	511 BURNETT AVE S
3	9-2	784030	0070	04/26/13	\$135,900	\$155,000	910	5	1906	Avg	4,800	N	N	516 MORRIS AVE S
3	9-2	722550	0320	10/03/12	\$147,500	\$178,000	1,040	5	1920	Avg	4,500	N	N	339 WELLS AVE N
3	9-2	135230	0720	07/27/12	\$166,000	\$202,000	1,060	5	1937	Avg	4,738	N	N	1402 N 2ND ST
3	9-2	722400	0465	12/07/12	\$140,000	\$167,000	1,210	5	1916	Avg	4,838	N	N	335 PARK AVE N
3	9-2	722550	0175	08/07/13	\$110,000	\$120,000	1,290	5	1925	Fair	4,500	N	N	429 WELLS AVE N
3	9-2	135230	0295	04/02/12	\$113,500	\$139,000	730	6	1940	Avg	4,120	N	N	359 MEADOW AVE N
3	9-1	723150	2505	11/14/12	\$170,000	\$203,000	780	6	1923	VGood	6,000	N	N	518 BURNETT AVE S
3	9-2	722550	0480	07/02/12	\$189,950	\$231,000	790	6	1925	VGood	4,815	N	N	322 BURNETT AVE N
3	9-2	000720	0122	12/05/12	\$120,000	\$143,000	800	6	1937	Avg	5,750	N	N	95 WILLIAMS AVE S
3	9-2	722550	0120	02/15/13	\$175,000	\$204,000	860	6	1929	Good	4,815	N	N	414 BURNETT AVE N
3	9-2	722600	0070	11/25/13	\$145,000	\$149,000	880	6	1937	Avg	5,296	N	N	706 N 1ST ST
3	9-2	722400	0520	03/28/11	\$192,750	\$220,000	880	6	1942	Good	4,838	N	N	330 PELLY AVE N
3	9-2	756460	0305	08/13/13	\$140,000	\$152,000	890	6	1925	Good	2,500	N	N	1203 N 2ND ST
3	9-2	722500	0095	11/15/13	\$175,000	\$181,000	910	6	1938	Avg	4,500	N	N	430 WELLS AVE N
3	9-2	722500	0090	08/20/12	\$190,150	\$230,000	910	6	1932	Good	4,500	N	N	434 WELLS AVE N
3	9-3	135230	0115	03/21/13	\$185,000	\$214,000	910	6	1932	VGood	4,120	N	N	226 GARDEN AVE N
3	9-3	722600	0095	08/09/13	\$233,900	\$255,000	920	6	1927	Good	5,046	N	N	105 WELLS AVE N
3	9-2	722450	0245	09/25/13	\$211,000	\$224,000	970	6	1997	Avg	5,000	N	N	502 WILLIAMS AVE N
3	9-2	722550	0170	01/05/11	\$196,625	\$216,000	1,000	6	2005	Avg	5,000	N	N	425 WELLS AVE N
3	9-2	722400	0365	08/30/13	\$239,500	\$258,000	1,040	6	1924	VGood	4,838	N	N	238 PELLY AVE N
3	9-2	722650	0090	11/21/12	\$160,000	\$191,000	1,080	6	1929	Avg	5,444	N	N	802 N 2ND ST
3	9-2	723150	1600	06/13/12	\$200,000	\$244,000	1,100	6	1904	Good	6,000	N	N	515 WELLS AVE S
3	9-2	722450	0120	10/25/11	\$210,000	\$253,000	1,110	6	1929	VGood	5,000	N	N	506 WELLS AVE N
3	9-1	723150	2420	06/29/12	\$140,000	\$170,000	1,140	6	1923	Avg	5,750	N	N	434 BURNETT AVE S
3	9-2	723150	1615	11/26/12	\$165,000	\$197,000	1,140	6	1978	Avg	2,250	N	N	819 S 5TH ST
3	9-1	784130	0280	09/09/13	\$191,000	\$205,000	1,180	6	1928	Avg	4,800	N	N	516 WHITWORTH AVE S

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	9-3	784130	0540	08/20/12	\$133,000	\$161,000	1,180	6	1948	Avg	4,140	N	N	618 MOSES LN S
3	9-2	722450	0115	06/10/12	\$145,000	\$177,000	1,200	6	1929	Good	5,000	N	N	508 WELLS AVE N
3	9-2	756460	0285	03/27/13	\$230,000	\$265,000	1,230	6	1916	Good	5,100	N	N	1206 N 2ND ST
3	9-2	722500	0125	03/26/13	\$220,000	\$254,000	1,250	6	1923	Good	4,500	N	N	410 WELLS AVE N
3	9-2	722450	0130	02/09/12	\$205,000	\$250,000	1,270	6	1946	Good	5,000	N	N	501 WELLS AVE N
3	9-2	135230	0240	07/22/13	\$269,950	\$297,000	1,330	6	1939	Good	4,120	N	N	336 GARDEN AVE N
3	9-3	722500	0405	07/11/12	\$212,000	\$258,000	1,500	6	1925	Avg	5,000	N	N	200 WELLS AVE N
3	9-2	722400	0110	01/23/13	\$240,000	\$282,000	1,540	6	1922	VGood	5,913	N	N	132 PELLY AVE N
3	9-2	722400	0320	03/06/13	\$164,900	\$191,000	1,630	6	1903	Avg	4,838	N	N	229 PARK AVE N
3	9-2	135230	0760	08/29/12	\$169,500	\$205,000	1,760	6	1917	Avg	4,120	N	N	221 FACTORY AVE N
3	9-2	135230	1025	06/04/12	\$150,000	\$183,000	2,360	6	1909	Avg	4,400	N	N	1510 N BROOKS ST
3	9-1	784130	0330	11/12/13	\$199,900	\$207,000	760	7	1924	Good	4,800	N	N	539 MORRIS AVE S
3	9-2	722550	0305	01/30/13	\$176,000	\$206,000	980	7	1959	Avg	4,500	N	N	325 WELLS AVE N
3	9-1	172305	9078	12/03/12	\$180,000	\$214,000	1,060	7	1923	Good	6,000	N	N	601 WILLIAMS AVE S
3	9-2	722550	0235	11/10/11	\$162,000	\$196,000	1,080	7	1950	Avg	6,600	N	N	428 WILLIAMS AVE N
3	9-2	723150	1616	03/23/11	\$215,000	\$244,000	1,140	7	1930	Good	3,750	N	N	501 WELLS AVE S
3	9-2	135230	0520	12/28/12	\$230,000	\$272,000	1,140	7	2012	Avg	4,120	N	N	350 MEADOW AVE N
3	9-2	722600	0080	10/23/13	\$238,000	\$249,000	1,250	7	1958	Good	4,280	N	N	206 BURNETT AVE N
3	9-2	784130	0230	01/18/11	\$245,000	\$271,000	1,290	7	1929	Good	4,800	N	N	415 WHITWORTH AVE S
3	9-4	172305	9075	02/24/11	\$298,500	\$336,000	1,340	7	1940	Good	6,175	N	N	817 N 1ST ST
3	9-2	135230	1065	11/10/11	\$182,000	\$220,000	1,400	7	1999	Avg	5,496	N	N	1515 N MARION ST
3	9-3	722450	0180	01/28/13	\$270,000	\$317,000	1,400	7	1952	Avg	5,000	N	N	541 WELLS AVE N
3	9-2	723150	1650	04/08/13	\$235,000	\$270,000	1,440	7	1909	Good	5,750	N	N	424 WILLIAMS AVE S
3	9-3	784130	0515	06/14/13	\$240,000	\$269,000	1,510	7	1951	Good	4,800	N	N	628 SHATTUCK AVE S
3	9-2	722450	0242	09/27/12	\$247,000	\$298,000	1,550	7	1997	Avg	5,000	N	N	508 WILLIAMS AVE N
3	9-2	723150	1610	02/24/11	\$212,000	\$238,000	1,620	7	1905	VGood	6,000	N	N	505 WELLS AVE S
3	9-2	722400	0030	02/10/11	\$320,000	\$358,000	1,680	7	2000	Avg	6,284	N	N	1008 N RIVERSIDE DR
3	9-2	756460	0300	04/23/13	\$310,000	\$354,000	1,750	7	1932	VGood	3,650	N	N	1210 N 2ND ST
3	9-2	722500	0370	03/23/12	\$307,000	\$375,000	1,810	7	2006	Avg	4,500	N	N	232 WELLS AVE N
3	9-2	722500	0370	07/05/13	\$340,000	\$377,000	1,810	7	2006	Avg	4,500	N	N	232 WELLS AVE N
3	9-1	723150	2545	05/06/13	\$240,000	\$273,000	1,960	7	1924	Good	6,000	N	N	531 WILLIAMS AVE S
3	9-2	722550	0345	07/25/13	\$269,500	\$296,000	2,090	7	1947	VGood	5,700	N	N	803 N 4TH ST

## Improved Sales Used in This Annual Update Analysis

### Area 025 -- 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	9-2	722400	0545	01/22/13	\$316,000	\$372,000	2,130	7	1930	Good	4,838	N	N	310 PELLY AVE N
3	9-1	296390	0090	02/09/11	\$255,000	\$285,000	2,160	7	1910	VGood	6,600	N	N	611 SMITHERS AVE S
3	9-2	135230	0195	06/28/12	\$288,950	\$352,000	2,210	7	1983	Avg	4,120	N	N	215 MEADOW AVE N
3	9-2	722550	0005	07/24/13	\$245,000	\$269,000	2,460	7	1977	Avg	5,250	N	N	401 WILLIAMS AVE N
3	9-2	784030	0157	06/25/13	\$206,500	\$230,000	1,160	8	2007	Avg	2,399	N	N	509 SMITHERS AVE S
3	9-2	135230	1026	01/29/13	\$317,500	\$373,000	2,180	8	2013	Avg	4,400	N	N	1516 N BROOKS ST
3	9-2	722500	0275	04/25/12	\$358,000	\$437,000	2,260	8	1937	Good	8,900	N	N	912 N 2ND ST
3	9-3	000720	0054	11/13/12	\$295,000	\$353,000	2,420	8	1943	Avg	16,000	N	N	220 SHATTUCK AVE S
3	9-4	000720	0214	05/16/13	\$310,000	\$351,000	2,550	9	2007	Avg	7,810	N	N	311 S TILLCUM ST

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3-2	214370	1210	10/09/12	\$67,000	DOR RATIO;NO MARKET EXPOSURE
1	3-2	396930	0155	12/20/13	\$259,950	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	3-2	396930	0155	08/22/13	\$164,651	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
1	3-2	768960	0095	10/07/13	\$173,902	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-2	768960	0180	11/06/13	\$97,000	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
1	3-2	768960	0210	10/11/11	\$114,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-2	768960	0330	11/06/12	\$122,316	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	3-2	768960	0405	08/16/12	\$169,696	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3-2	768960	0405	10/23/12	\$162,400	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-2	768960	0416	03/01/13	\$222,300	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	3-2	768960	0425	12/06/11	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	3-2	768960	0425	06/13/12	\$115,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3-2	768960	0435	03/08/12	\$95,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-2	768960	0470	07/23/12	\$79,900	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-2	768960	0500	11/29/11	\$68,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-2	768960	0515	09/05/12	\$193,623	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3-2	768960	0515	11/10/12	\$129,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-2	768960	0695	04/12/11	\$117,000	IMP COUNT;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
1	3-2	768960	0695	10/26/11	\$215,000	IMP COUNT
1	3-2	768960	0715	06/26/13	\$155,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3-2	768960	0895	11/09/11	\$100,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	3-2	768960	0895	01/20/12	\$117,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-2	768960	0905	11/30/12	\$286,005	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-2	781280	1365	08/07/13	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-2	781280	1365	10/02/12	\$256,557	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-2	781280	1365	10/05/12	\$223,381	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-2	781280	1375	03/04/13	\$123,300	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	3-2	781280	1700	11/18/11	\$101,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-2	781320	0040	08/31/11	\$97,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-3	039900	0085	02/07/12	\$125,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3-3	039900	0085	06/01/12	\$147,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-3	039900	0085	07/17/13	\$154,300	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-3	039900	0095	01/09/13	\$113,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-3	758020	0450	11/07/11	\$181,547	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	3-3	768960	0230	02/01/13	\$59,239	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-3	781280	1205	02/22/13	\$70,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-3	781280	1315	08/30/12	\$118,800	NON-REPRESENTATIVE SALE
1	3-3	781280	1410	11/28/11	\$150,125	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-3	781280	1935	12/04/12	\$157,744	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	3-3	781280	1935	12/10/12	\$141,175	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	3-3	781320	0145	09/20/11	\$97,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
1	3-4	018200	0260	12/17/12	\$199,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3-4	018500	0091	08/17/12	\$99,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-4	018500	0105	11/13/12	\$185,000	NON-REPRESENTATIVE SALE
1	3-4	018500	0165	10/08/13	\$266,331	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-4	018500	0185	12/14/12	\$140,000	NON-REPRESENTATIVE SALE
1	3-4	018500	0198	05/15/13	\$105,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
1	3-4	039900	0020	04/03/13	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-4	039900	0030	10/15/12	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE;
1	3-4	039900	0075	09/28/11	\$150,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-4	039900	0350	05/23/13	\$163,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-4	039920	0200	04/18/12	\$164,900	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-4	112304	9051	12/28/11	\$138,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	3-4	112304	9112	06/01/12	\$124,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-4	112304	9132	05/14/13	\$158,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
1	3-4	112304	9198	09/07/12	\$225,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
1	3-4	156880	0070	06/10/12	\$309,000	%COMPL;STATEMENT TO DOR
1	3-4	182305	9144	01/03/12	\$196,466	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
1	3-4	182305	9162	02/01/12	\$114,000	NON-REPRESENTATIVE SALE
1	3-4	182305	9163	02/20/13	\$135,000	NON-REPRESENTATIVE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3-4	184720	0090	10/03/13	\$116,200	EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE; NO MARKET EXPOSURE
1	3-4	214370	0180	01/02/13	\$305,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	3-4	214370	0550	11/08/13	\$405,000	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
1	3-4	214370	0645	07/13/13	\$180,000	NO MARKET EXPOSURE
1	3-4	214370	0675	06/14/12	\$103,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
1	3-4	214370	0677	08/23/11	\$269,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
1	3-4	214370	0754	09/16/13	\$160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
1	3-4	214370	1110	10/06/12	\$333,217	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION
1	3-4	214370	1110	03/28/13	\$333,217	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-4	214480	0215	04/25/13	\$142,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-4	214480	0547	07/02/12	\$125,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-4	214480	0548	09/28/12	\$110,000	NON-REPRESENTATIVE SALE
1	3-4	217140	0121	09/02/11	\$142,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-4	217140	0140	11/30/12	\$71,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-4	217140	0140	11/06/11	\$135,321	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
1	3-4	217200	0745	05/01/13	\$225,000	%NETCOND;PREVIMP<=25K;NO MARKET EXPOSURE; FIN. INSTITUTION RESALE; AUCTION SALE
1	3-4	298880	0105	06/07/11	\$78,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3-4	315160	0045	11/29/12	\$93,246	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-4	315160	0045	12/27/12	\$94,776	NO MARKET EXPOSURE
1	3-4	758020	0460	06/11/11	\$193,586	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3-4	788720	0040	03/08/13	\$104,300	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-4	788720	0095	08/12/11	\$78,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	3-4	788720	0300	03/18/13	\$225,000	DOR RATIO;PREVLAND<=25K;PREVIMP<=25K
1	3-4	788720	0390	12/03/13	\$143,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
1	3-4	798980	0151	10/02/12	\$106,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	3-4	866350	0075	10/11/13	\$5,000	DOR RATIO;EASEMENT OR RIGHT-OF-WAY
1	3-5	039920	0010	04/09/13	\$149,950	IMP. CHARACTERISTICS CHANGED SINCE SALE; SHORT SALE
1	3-5	112304	9088	04/24/13	\$115,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3-5	112304	9099	06/10/13	\$107,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-5	112304	9124	02/13/13	\$171,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3-5	112304	9124	03/07/13	\$193,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3-5	112304	9154	08/28/12	\$184,921	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	3-5	112304	9154	10/23/12	\$162,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	112304	9154	03/27/13	\$300,000	NO MARKET EXPOSURE
1	3-5	112304	9197	08/10/11	\$128,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3-5	112304	9219	02/15/11	\$200,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-5	132304	9035	05/31/11	\$320,000	NON-REPRESENTATIVE SALE; SHORT SALE
1	3-5	132304	9074	02/13/13	\$274,455	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-5	142304	9012	05/21/13	\$165,000	PREVIMP<=25K
1	3-5	142304	9034	04/28/12	\$84,058	PREVIMP<=25K;RELATED PARTY, FRIEND, OR NEIGHBOR
1	3-5	180150	0110	08/26/13	\$229,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	3-5	214370	0935	03/12/12	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	214370	0961	01/05/11	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	3-5	214480	0100	01/09/12	\$109,950	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
1	3-5	214480	0146	11/26/13	\$120,000	NO MARKET EXPOSURE
1	3-5	214480	0466	06/27/13	\$125,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	217140	0010	10/30/12	\$175,000	PREVIMP<=25K
1	3-5	217200	0846	03/01/13	\$143,299	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-5	217200	0870	06/20/12	\$90,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	3-5	217200	0887	11/29/11	\$92,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-5	298880	0005	01/18/13	\$146,448	PREVIMP<=25K
1	3-5	298880	0085	10/25/13	\$303,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
1	3-5	298880	0181	01/09/12	\$150,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
1	3-5	418790	0110	08/16/13	\$204,800	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	3-5	427990	0140	01/16/13	\$140,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-5	427990	0180	07/31/12	\$115,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	427990	0180	08/01/12	\$129,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	427990	0410	10/16/12	\$394,970	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-5	427990	0410	12/13/12	\$340,601	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-5	536520	0040	08/31/12	\$185,000	ACTIVE PERMIT BEFORE SALE>25K

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	3-5	536520	0040	04/02/12	\$70,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
1	3-5	600240	0070	09/03/12	\$102,000	SHORT SALE; IMP CHARS CHANGED SINCE SALE
1	3-5	670640	0060	10/16/12	\$252,756	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-5	677800	0100	10/25/11	\$134,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	3-5	779840	0050	04/03/13	\$131,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); EXEMPT FROM EXCISE TAX
1	3-5	780600	0070	07/25/13	\$305,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
1	3-5	780610	0090	07/25/12	\$5,000	DOR RATIO;QUIT CLAIM DEED; SEGREGATION AND/OR MERGER
1	3-5	781250	0240	12/02/13	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
1	3-5	781250	0240	12/02/13	\$105,000	DOR RATIO;NON-REPRESENTATIVE SALE
1	3-5	787840	0130	03/08/11	\$130,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	3-5	787840	0134	09/05/13	\$266,290	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
1	3-6	214650	0120	05/13/11	\$253,100	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
1	3-6	214650	0240	10/19/11	\$305,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-2	765700	0135	07/08/13	\$101,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
2	3-2	765700	0220	08/28/12	\$91,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-2	765700	0240	10/15/11	\$102,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	3-2	765700	0530	04/11/12	\$87,300	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-2	765700	0530	08/16/12	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-2	765700	0545	10/25/11	\$125,000	NON-REPRESENTATIVE SALE
2	3-2	781280	0135	09/20/12	\$293,393	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	3-2	781280	0230	05/21/12	\$90,500	STATISTICAL OUTLIER/DIAGNOSTIC OUTLIER
2	3-2	781280	0385	10/27/11	\$150,000	NO MARKET EXPOSURE
2	3-2	781280	0390	11/07/11	\$125,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-2	781280	0465	08/08/12	\$90,000	STATISTICAL OUTLIER/MODEL DEVELOPMENT
2	3-2	781280	0520	07/16/12	\$116,987	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-2	781280	1090	01/24/11	\$75,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	3-2	781280	1120	08/19/13	\$107,225	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	3-2	781280	1175	08/02/12	\$239,218	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-2	781280	1185	04/11/12	\$298,057	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-2	781280	1190	11/20/12	\$107,500	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	3-3	118000	1115	01/29/13	\$151,200	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	3-3	118000	5280	02/05/13	\$267,079	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; EXEMPT FROM EXCISE TAX
2	3-3	118000	5370	11/29/11	\$123,200	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-3	122304	9102	08/08/12	\$90,000	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	3-3	122304	9157	05/31/13	\$208,962	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	3-3	122304	9158	04/05/13	\$248,990	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	3-3	122304	9158	06/07/13	\$98,112	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	3-3	122304	9159	08/08/12	\$70,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-3	413680	0180	03/10/11	\$104,900	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-3	758020	0140	04/10/13	\$104,900	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-3	758020	0215	11/16/11	\$94,000	OBSOL;PREVIMP<=25K
2	3-3	758020	0405	08/02/13	\$233,035	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	3-3	758020	0425	07/21/11	\$126,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-3	765700	0290	03/03/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	3-3	765700	0290	06/28/13	\$118,960	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-3	765700	0610	03/24/11	\$152,240	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-3	765760	0030	05/25/11	\$110,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	3-3	781280	0055	01/13/12	\$95,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	3-3	781280	0405	05/15/13	\$32,500	DOR RATIO;QUIT CLAIM DEED; FINANCIAL INSTITUTION RESALE
2	3-3	781280	0681	07/12/12	\$107,000	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
2	3-3	781280	0691	03/14/12	\$249,107	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-3	781280	0691	04/24/12	\$117,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-3	781280	1030	10/11/11	\$95,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	3-4	037200	0045	08/13/13	\$210,699	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	3-4	037200	0045	12/16/13	\$147,000	FINANCIAL INSTITUTION RESALE; AUCTION SALE
2	3-4	118000	0275	05/19/11	\$255,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	3-4	118000	0628	06/06/13	\$309,847	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	3-4	118000	1235	02/14/12	\$154,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	3-4	118000	1345	10/19/12	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-4	118000	2400	11/27/12	\$72,251	BANKRUPTCY - RECEIVER OR TRUSTEE; IMP. CHARACTERISTICS CHANGED SINCE SALE

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	3-4	118000	2415	06/03/11	\$93,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	118000	2455	12/26/12	\$103,000	BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE; FINANCIAL INSTITUTION RESALE
2	3-4	118000	2470	09/06/13	\$263,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-4	118000	2615	10/14/11	\$164,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	118000	3035	05/02/12	\$145,000	NON-REPRESENTATIVE SALE
2	3-4	118000	3050	07/28/11	\$161,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-4	118000	3090	04/10/13	\$89,746	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	3-4	118000	3155	09/30/13	\$202,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-4	118000	3825	12/27/13	\$141,510	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-4	118000	4660	09/27/11	\$119,977	NON-REPRESENTATIVE SALE
2	3-4	118000	5220	11/06/12	\$176,937	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-4	118000	5325	07/17/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-4	122304	9023	12/28/11	\$56,100	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
2	3-4	122304	9045	10/13/11	\$144,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	214480	0011	05/16/12	\$40,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	3-4	214480	0255	02/06/12	\$149,900	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	3-4	214480	0280	05/26/11	\$2,500	DOR RATIO;QUIT CLAIM DEED
2	3-4	214480	0881	02/09/12	\$87,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-4	381000	0005	10/03/13	\$90,000	DOR RATIO;NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	3-4	381000	0025	02/10/12	\$160,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-4	381000	0660	12/27/13	\$205,000	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
2	3-4	405880	1055	06/10/13	\$208,001	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	3-4	405880	1065	07/22/13	\$137,950	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	3-4	405880	1150	02/07/12	\$119,000	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	3-4	405880	2055	12/05/11	\$159,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	3-4	405880	2275	01/10/12	\$179,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-4	405880	2275	03/30/12	\$92,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	420240	0074	03/27/13	\$100,000	NON-REPRESENTATIVE SALE
2	3-4	420240	0355	01/14/13	\$152,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-4	420240	0355	04/08/13	\$148,399	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	3-4	758020	0395	01/05/12	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	765700	0005	08/08/12	\$522,254	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-4	765700	0090	02/27/12	\$116,000	NON-REPRESENTATIVE SALE
2	3-4	765760	0100	11/28/11	\$85,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-4	928280	0235	05/07/12	\$205,000	STATISTICAL OUTLIER/OBSERVATION OUTSIDE THE NORM
2	3-4	928280	0295	01/27/11	\$188,888	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	3-4	928280	0305	08/13/12	\$229,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FORCED SALE
2	3-4	928280	0305	10/16/13	\$299,980	IMP. CHARACTERISTICS DON'T MATCH SALES CHARACTERISTICS
2	3-4	928280	0305	02/13/13	\$229,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-4	928280	1990	10/31/11	\$150,000	DOR RATIO
2	3-4	956480	0086	07/29/13	\$160,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-5	072305	9023	08/26/13	\$448,971	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-5	072305	9061	04/05/13	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	3-5	115910	0030	10/29/12	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-5	115910	0120	10/25/13	\$66,392	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	3-5	118000	5892	02/16/13	\$270,000	PARTIAL INTEREST (1/3, 1/2, Etc.)
2	3-5	122304	9075	03/05/13	\$287,672	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-5	122304	9134	05/05/11	\$255,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	3-5	163760	0086	10/04/13	\$189,437	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	3-5	214480	0765	12/21/11	\$255,000	REAL MH;PREVIMP<=25K;NO MARKET EXPOSURE; QUIT CLAIM DEED
2	3-5	214480	0765	10/01/11	\$250,000	REAL MH;PREVIMP<=25K;NO MARKET EXPOSURE; QUIT CLAIM DEED
2	3-5	381000	0135	12/12/11	\$221,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-5	381000	0136	12/20/11	\$250,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-5	381000	0136	06/28/12	\$84,600	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-5	381000	0136	05/21/12	\$169,199	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	3-5	381000	0136	11/23/11	\$250,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-5	381000	0638	04/11/13	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	3-5	381000	0698	11/21/12	\$317,707	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-5	405880	1105	06/10/13	\$121,822	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-5	405880	2125	01/10/12	\$620,000	LACK OF REPRESENTATION GRADE 11

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	3-5	420240	0172	08/16/13	\$315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-5	420240	0266	11/25/13	\$210,000	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
2	3-5	420240	0275	08/28/12	\$199,226	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-5	420240	1240	07/05/11	\$50,000	DOR RATIO;PREVIMP<=25K;NO MARKET EXPOSURE
2	3-5	420440	0005	02/11/11	\$150,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-5	420440	0097	03/01/12	\$195,050	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-5	570800	0040	02/18/11	\$121,250	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-5	670620	0040	10/02/12	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	3-5	809360	0005	02/22/13	\$216,147	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-5	913360	0005	02/06/13	\$165,250	NON-REPRESENTATIVE SALE
2	3-5	913360	0040	03/13/13	\$437,440	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-5	928280	0535	07/24/12	\$200,000	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
2	3-5	928280	1545	08/29/12	\$212,709	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-5	956480	0066	06/27/13	\$387,457	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	3-6	118000	6030	11/09/11	\$226,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	3-6	174280	0390	10/12/11	\$200,000	NO MARKET EXPOSURE
2	3-6	182305	9248	07/12/11	\$348,500	RELOCATION - SALE TO SERVICE
2	3-6	420440	0180	06/30/11	\$369,950	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	3-6	420440	0185	07/31/12	\$571,541	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
2	3-6	912460	0050	05/28/13	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	3-6	912460	0060	02/22/12	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	3-6	928280	1030	04/08/13	\$454,868	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	3-6	928280	1155	10/12/12	\$139,650	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	3-6	956480	0103	08/02/13	\$387,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	4-4	405820	0250	09/03/13	\$225,091	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	4-4	405820	0250	11/11/13	\$150,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	4-5	204540	0190	12/05/12	\$325,000	IMP COUNT
2	4-5	204580	0021	06/22/13	\$249,950	PREVIMP<=25K
2	4-5	204580	0140	09/12/13	\$150,000	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	4-5	204580	0140	09/12/13	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	4-5	405820	0100	07/26/11	\$180,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	4-5	405820	0380	02/15/13	\$217,350	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
2	4-5	405820	0680	03/13/13	\$189,000	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
2	4-5	405820	1080	11/17/11	\$173,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	4-5	405820	1145	04/01/11	\$125,501	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	4-5	405880	0040	10/27/11	\$496,383	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	4-5	405880	0440	06/28/12	\$158,000	DOR RATIO;%COMPL
2	4-5	405880	0640	02/26/12	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	4-5	405880	1240	04/02/13	\$313,334	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	4-5	405880	1400	08/27/13	\$648,800	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
2	4-5	405880	1435	12/18/12	\$234,767	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	4-6	405880	1702	08/23/13	\$420,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	4-6	405880	1702	11/07/13	\$349,097	NO MARKET EXPOSURE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	3-2	214370	1315	08/21/13	\$220,720	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-1	135230	1000	10/16/12	\$180,000	IMP COUNT
3	9-1	135230	1040	05/25/11	\$103,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9-1	296390	0070	07/08/11	\$125,000	IMP COUNT;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	9-1	722400	0850	11/22/13	\$123,600	PREVIMP<=25K
3	9-1	722550	0045	08/16/13	\$217,462	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
3	9-1	723150	1435	09/17/12	\$414,992	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-1	723150	1435	11/15/12	\$130,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
3	9-1	723150	2505	08/03/12	\$90,002	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; FORCED SALE
3	9-1	783930	0060	03/29/11	\$119,950	NON-REPRESENTATIVE SALE
3	9-1	783930	0165	08/25/11	\$108,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	9-1	783980	0140	03/29/13	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-1	784130	0275	06/11/13	\$218,727	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	9-1	784130	0345	03/22/12	\$92,000	STATISTICAL OUTLIER/DIAGNOSTIC OUTLIER
3	9-2	135230	0245	12/03/13	\$138,200	STATISTICAL OUTLIER/NON-NORMAL DISTRIBUTION
3	9-2	135230	0340	05/25/11	\$155,000	NON-REPRESENTATIVE SALE
3	9-2	135230	0520	06/25/12	\$105,500	DOR RATIO;GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE



## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9-2	135230	0535	06/08/11	\$197,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	9-2	135230	0545	12/27/13	\$186,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	9-2	135230	0580	09/25/12	\$149,000	IMP COUNT;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	9-2	135230	0695	12/04/12	\$172,642	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-2	135230	0755	07/26/13	\$96,000	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
3	9-2	135230	1070	06/27/13	\$9,250	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	9-2	296390	0125	04/06/12	\$93,000	PREVIMP<=25K
3	9-2	334040	4915	02/07/11	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARS CHANGED SINCE SALE
3	9-2	380600	0005	05/30/12	\$80,000	NON-REPRESENTATIVE SALE
3	9-2	380600	0010	02/17/11	\$106,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9-2	722400	0320	12/13/12	\$188,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-2	722400	0370	08/26/11	\$60,000	DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR
3	9-2	722400	0535	11/02/12	\$135,000	STATISTICAL OUTLIER/DIAGNOSTIC OUTLIER
3	9-2	722400	0610	03/05/12	\$99,900	STATISTICAL OUTLIER/OBSERVATION OUTSIDE THE NORM
3	9-2	722450	0045	03/20/13	\$216,500	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	9-2	722450	0090	04/16/13	\$102,500	STATISTICAL OUTLIER/DIAGNOSTIC OUTLIER
3	9-2	722450	0090	01/08/13	\$126,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-2	722450	0240	06/27/13	\$94,600	NON-REPRESENTATIVE SALE
3	9-2	722450	0260	08/18/11	\$115,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	9-2	722500	0080	06/24/11	\$215,000	IMP COUNT
3	9-2	722500	0090	04/30/12	\$161,046	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	9-2	722500	0095	06/12/13	\$168,196	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	9-2	722500	0185	07/19/11	\$108,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	9-2	722550	0010	12/03/13	\$249,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	9-2	722550	0025	01/08/13	\$125,000	IMP COUNT
3	9-2	722550	0095	03/22/12	\$101,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
3	9-2	722550	0225	06/16/11	\$136,300	NON-REPRESENTATIVE SALE
3	9-2	722550	0345	03/26/13	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9-2	722550	0390	11/27/12	\$250,000	IMP COUNT
3	9-2	722550	0440	08/12/13	\$275,235	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX

## Improved Sales Removed in This Annual Update Analysis

### Area 025 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	9-2	722550	0465	03/19/11	\$12,711	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
3	9-2	722550	0480	07/12/11	\$70,000	DOR RATIO;; IMP. CHARACTERISTICS CHANGED SINCE SALE
3	9-2	722600	0070	09/13/12	\$222,836	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-2	722600	0070	09/24/12	\$202,289	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
3	9-2	723150	2475	09/19/13	\$240,000	IMP COUNT
3	9-2	756460	0285	11/06/12	\$398,847	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	9-2	783930	0040	06/03/13	\$242,163	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
3	9-2	784030	0070	09/24/12	\$271,370	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
3	9-2	784130	0265	05/24/12	\$89,700	NON-REPRESENTATIVE SALE
3	9-2	784130	0460	06/24/13	\$117,000	NO MARKET EXPOSURE
3	9-3	135230	0628	03/20/13	\$182,211	EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
3	9-3	756460	0182	09/20/11	\$134,950	NO MARKET EXPOSURE
3	9-3	784130	0515	04/16/12	\$160,650	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	9-3	784130	0540	12/13/11	\$151,636	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY

## Vacant Sales Used in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	3-3	214370	0756	8/20/2013	\$79,750	5,040	N	N
001	3-5	182305	9292	3/25/2011	\$80,000	5,297	N	N
001	4-5	787840	0031	4/4/2013	\$88,000	44,866	N	N
002	3-4	420240	0396	1/2/2013	\$69,001	5,928	N	N
002	3-5	405820	0625	5/15/2012	\$125,000	6,600	Y	N
002	3-5	420440	0207	7/11/2012	\$55,000	6,407	N	N
002	4-5	381000	0142	4/22/2013	\$63,500	23,744	N	N
003	3-5	296390	0115	4/4/2012	\$70,000	5,960	N	N
003	9-2	135230	1026	9/4/2012	\$50,000	4,400	N	N

## Vacant Sales Removed in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	3-3	781280	1950	6/23/2011	\$25,000	DOR RATIO
001	3-4	018500	0115	4/21/2012	\$33,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	3-4	039900	0290	4/10/2013	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; STATEMENT TO DOR
001	3-4	039900	0301	4/10/2013	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE; MULTI-PARCEL SALE; STATEMENT TO DOR
001	3-4	214370	0076	5/6/2013	\$380,000	MULTI-PARCEL SALE
001	3-4	214370	0321	5/6/2013	\$380,000	MULTI-PARCEL SALE
001	3-4	214370	0322	5/6/2013	\$380,000	MULTI-PARCEL SALE
001	3-4	214370	0323	5/6/2013	\$380,000	MULTI-PARCEL SALE
001	3-5	132304	9093	12/26/2012	\$55,000	NO MARKET EXPOSURE
001	3-5	142304	9049	5/11/2012	\$310,000	MULTI-PARCEL SALE
001	3-5	156880	0010	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0020	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0030	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0040	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0050	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0060	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0070	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0080	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0090	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0100	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0110	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0120	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0130	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0140	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0150	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0160	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0170	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0180	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0190	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0200	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0210	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE

## Vacant Sales Removed in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	3-5	156880	0220	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	156880	0230	12/26/2012	\$314,950	SEGRAGATION AND OR MERGER
001	3-5	156880	0230	8/18/2011	\$500,000	MULTI-PARCEL SALE; FINANCIAL INSTITUTION RESALE
001	3-5	182305	9293	6/4/2012	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	3-5	214480	0154	10/24/2013	\$7,500	DOR RATIO
001	3-5	427990	0150	3/9/2011	\$210,000	MULTI-PARCEL SALE
001	3-5	670640	0040	7/8/2013	\$33,000	QUIT CLAIM DEED
001	3-5	739040	0046	8/22/2011	\$310,000	MULTI-PARCEL SALE
001	3-5	739040	0063	5/2/2012	\$273,500	MULTI-PARCEL SALE
002	3-3	413680	0091	6/27/2011	\$275,000	MULTI-PARCEL SALE
002	3-4	118000	1030	1/13/2011	\$199,950	MULTI-PARCEL SALE
002	3-4	118000	1060	4/11/2013	\$360,000	MULTI-PARCEL SALE
002	3-4	118000	1061	4/11/2013	\$360,000	MULTI-PARCEL SALE
002	3-4	118000	1075	4/11/2013	\$360,000	MULTI-PARCEL SALE
002	3-4	118000	1076	4/11/2013	\$360,000	MULTI-PARCEL SALE
002	3-4	118000	6165	7/22/2013	\$1,500	RELATED PARTY, FRIEND, OR NEIGHBOR
002	3-4	214480	0044	2/26/2013	\$35,000	RELATED PARTY, FRIEND, OR NEIGHBOR
002	3-4	405880	0439	2/1/2013	\$82,500	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
002	3-4	405880	0440	2/1/2013	\$82,500	NON-REPRESENTATIVE SALE; NO MARKET EXPOSURE
002	3-5	122304	9094	8/30/2012	\$260,000	MULTI-PARCEL SALE
002	3-5	122304	9192	8/30/2012	\$260,000	MULTI-PARCEL SALE
002	3-5	214480	0765	12/21/2011	\$255,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
002	3-5	214480	0765	10/1/2011	\$250,000	NO MARKET EXPOSURE; QUIT CLAIM DEED
002	3-5	214480	0774	11/15/2011	\$55,000	QUIT CLAIM DEED
002	3-5	214480	0774	12/21/2011	\$56,000	QUIT CLAIM DEED
002	3-5	414094	0010	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0020	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0030	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0040	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0050	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0060	8/30/2013	\$1,575,000	MULTI-PARCEL SALE



## Vacant Sales Removed in this Annual Update Analysis

### Area 025

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
002	3-5	414094	0070	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0080	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0090	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0100	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0110	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0120	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0130	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0140	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	414094	0150	8/30/2013	\$1,575,000	MULTI-PARCEL SALE
002	3-5	420240	1210	3/15/2013	\$569,607	EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE
002	3-5	420240	1240	7/5/2011	\$50,000	NO MARKET EXPOSURE;
002	3-5	928280	0855	4/22/2011	\$160,000	MULTI-PARCEL SALE
002	3-5	928280	0856	4/22/2011	\$160,000	MULTI-PARCEL SALE
002	3-5	928280	0857	4/22/2011	\$160,000	MULTI-PARCEL SALE
002	3-5	928280	0858	4/22/2011	\$160,000	MULTI-PARCEL SALE
002	3-5	956480	0136	11/14/2012	\$40,000	NO MARKET EXPOSURE
002	4-4	405820	1240	9/29/2011	\$158,000	MULTI-PARCEL SALE; STATEMENT TO DOR
002	4-5	204540	0035	9/22/2011	\$299,000	MULTI-PARCEL SALE; STATEMENT TO DOR
002	9-2	420440	0336	10/21/2011	\$72,940	SEGRAGATION AND OR MERGER
003	9-1	722400	0855	11/21/2013	\$385,000	MULTI-PARCEL SALE
003	9-2	756460	0275	7/12/2012	\$165,352	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

# 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:

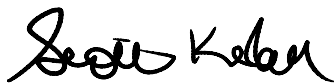
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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



6-18-2014

---

Appraiser II

Date