

Executive Summary

Fairwood - Area 030

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 593

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

Sales - Improved Valuation Change Summary:

	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$98,600	\$149,500	\$248,100			9.51%
2014 Value	\$108,100	\$181,300	\$289,400	\$312,800	93.4%	9.08%
\$ Change	+\$9,500	+\$31,800	+\$41,300			
% Change	+9.6%	+21.3%	+16.6%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 9.08% is an improvement from the previous COD of 9.51%. The lower the COD, the more uniform are the predicted assessed values. Assessment standards prescribed by the International Association of Assessing Officers identify that the COD in rural or diverse neighborhoods should be no more than 20%. The resulting COD meets or exceeds the industry assessment standards.

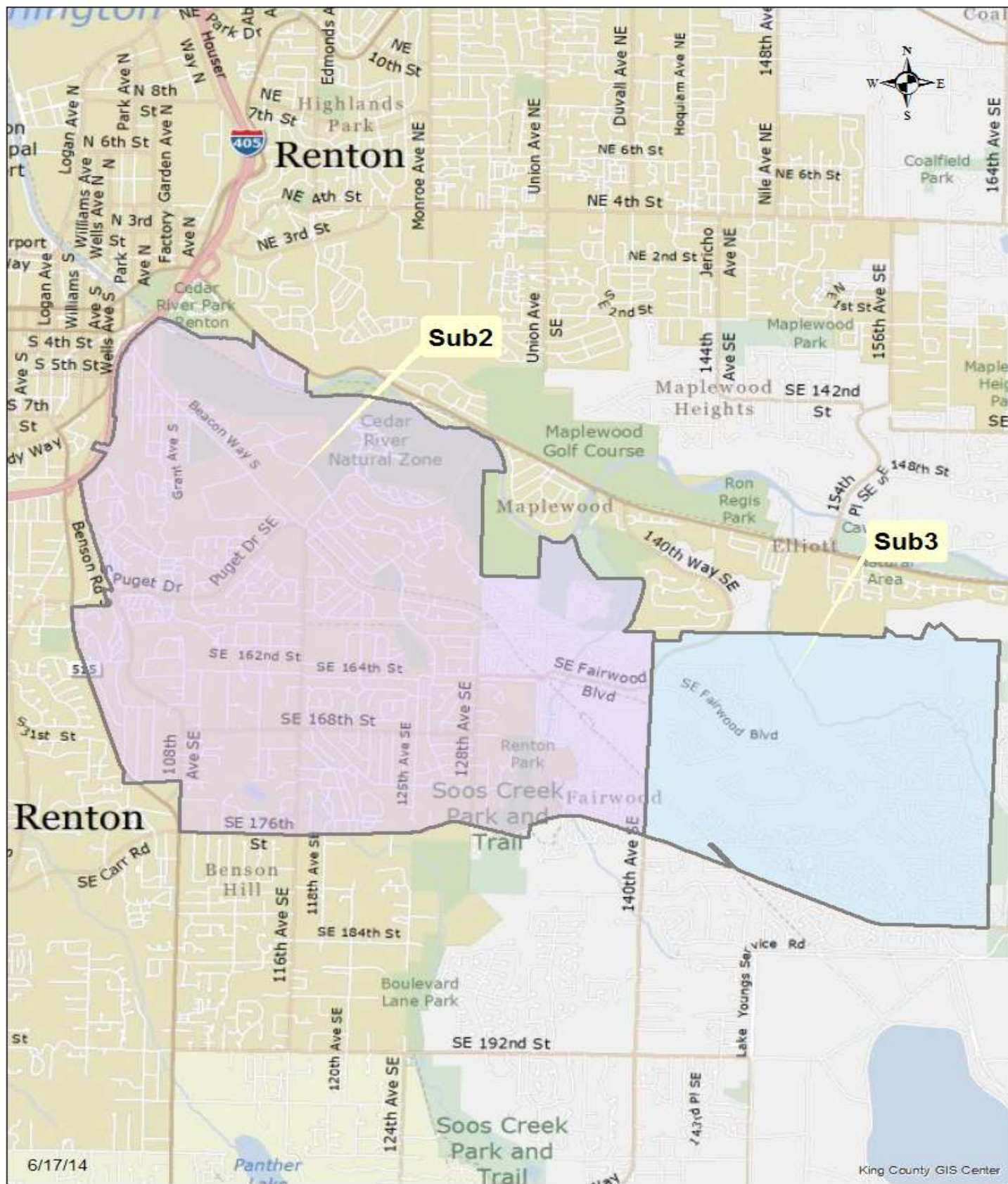
Population - Improved Parcel Summary Data:

	Land	Improvements	Total
2013 Value	\$95,300	\$136,400	\$231,700
2014 Value	\$104,500	\$166,900	\$271,400
% Change	+9.7%	+22.4%	+17.1%

Number of one to three unit residences in the population: 6,683

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based and a plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 326057 (Heritage Renton Hill) and Townhomes were at higher assessment levels than the rest of the population and required downward adjustments. This annual update valuation model corrects for these strata differences.

Area 030 - Map



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Area 030 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+17.92%	6,558	98%

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.

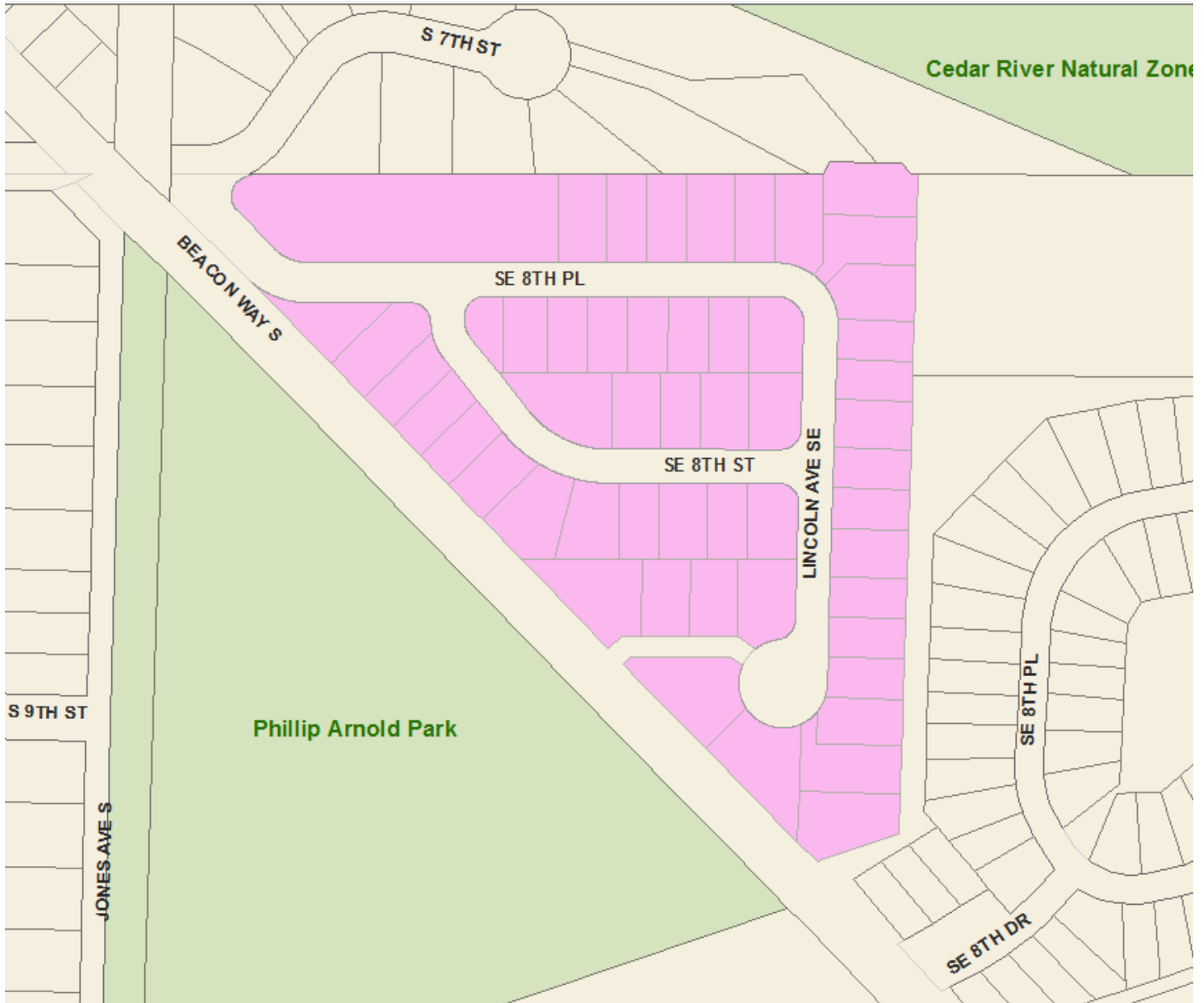
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Plat326057	-1.04%	11	50	22%
Townhouse	-5.77%	13	75	17%

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

Generally, Plat 326057 (Heritage Renton Hill) and Townhome parcels were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

Area 030 - Plat 326057 Map



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Heritage Renton Hill

Area 030 - Summary of Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% Pop	QSTR	Sub	Range of Building Grades	Range of Year Built
326057	Heritage Renton Hill	11	50	22%	NE-20-23-5	2	10	2003-2004

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 5 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 +9.7% 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 a characteristic-based and a plat-based variable needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area.

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 593 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.7971666 + .1527195 * \text{Plat326057} + .2004059 * \text{Townhouses})$$

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 an insufficient number of sales of mobile homes within Area 030, therefore mobile homes received no change in assessed value. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1$$

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

Results

The resulting assessment level is 93.4. 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 +17.1%. 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) * 1.166.
- If the site is improved with a house and mobile home, the formula derived from the house is used to arrive at new total value.
- If "accessory improvements only", the Total % Change, as indicated by the sales sample, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.166.
- 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	2	0.34%
1920	2	0.34%
1930	1	0.17%
1940	2	0.34%
1950	7	1.18%
1960	66	11.13%
1970	176	29.68%
1980	165	27.82%
1990	65	10.96%
2000	18	3.04%
2103	89	15.01%
	593	

Population

Year Built/Ren	Frequency	% Population
1910	23	0.34%
1920	19	0.28%
1930	17	0.25%
1940	23	0.34%
1950	114	1.71%
1960	965	14.44%
1970	2,190	32.77%
1980	2,104	31.48%
1990	723	10.82%
2000	184	2.75%
2103	321	4.80%
	6,683	



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.

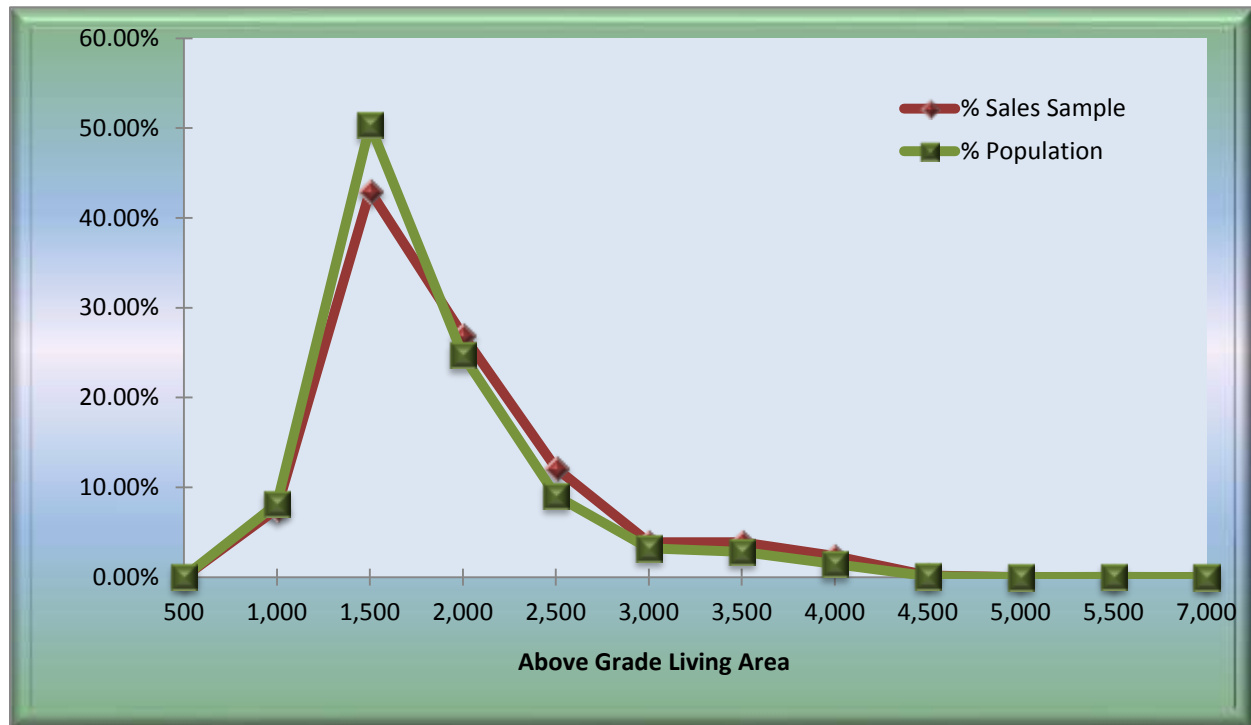
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	45	7.59%
1,500	255	43.00%
2,000	160	26.98%
2,500	72	12.14%
3,000	23	3.88%
3,500	23	3.88%
4,000	14	2.36%
4,500	1	0.17%
5,000	0	0.00%
5,500	0	0.00%
7,000	0	0.00%
593		

Population

AGLA	Frequency	% Population
500	2	0.03%
1,000	545	8.16%
1,500	3,366	50.37%
2,000	1,652	24.72%
2,500	605	9.05%
3,000	215	3.22%
3,500	188	2.81%
4,000	98	1.47%
4,500	8	0.12%
5,000	1	0.01%
5,500	2	0.03%
7,000	1	0.01%
6,683		



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

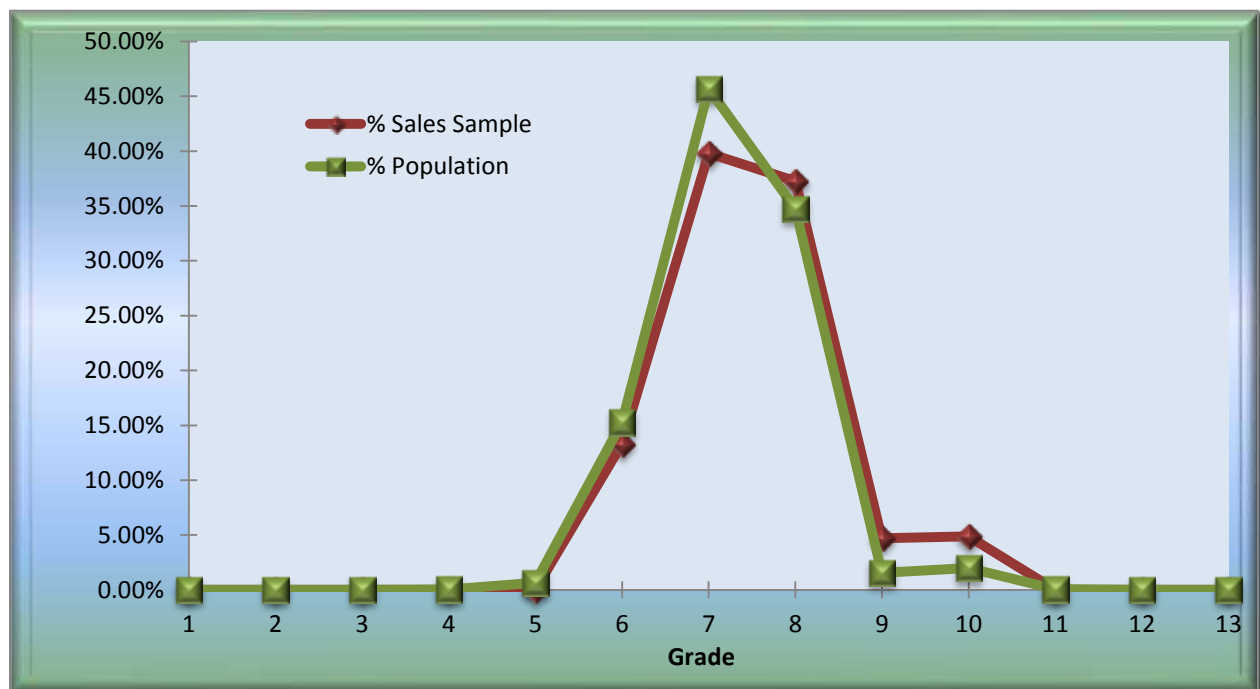
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	79	13.32%
7	236	39.80%
8	221	37.27%
9	28	4.72%
10	29	4.89%
11	0	0.00%
12	0	0.00%
13	0	0.00%
	593	

Population

Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	2	0.03%
5	43	0.64%
6	1,020	15.26%
7	3,053	45.68%
8	2,323	34.76%
9	104	1.56%
10	133	1.99%
11	4	0.06%
12	1	0.01%
13	0	0.00%
	6,683	



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

Area 030 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 1.185, resulting in an adjusted value of \$562,000 ($\$475,000 \times 1.185 = \$562,875$) – truncated to the nearest \$1000.

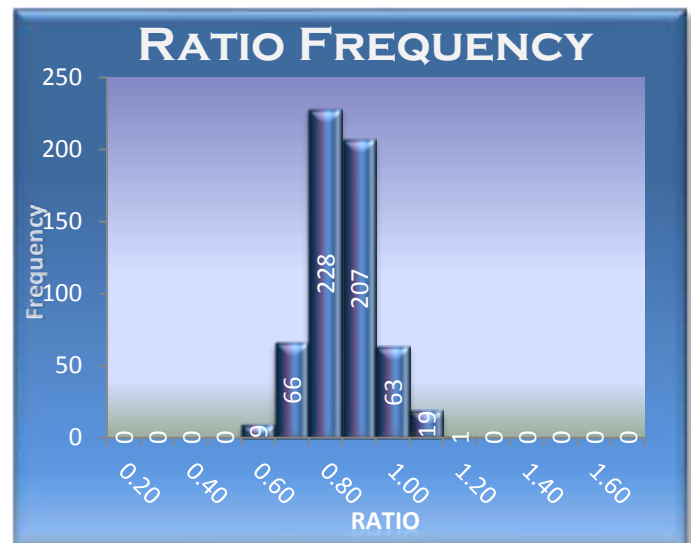
SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.178	17.8%
2/1/2011	1.186	18.6%
3/1/2011	1.192	19.2%
4/1/2011	1.198	19.8%
5/1/2011	1.203	20.3%
6/1/2011	1.208	20.8%
7/1/2011	1.211	21.1%
8/1/2011	1.215	21.5%
9/1/2011	1.217	21.7%
10/1/2011	1.219	21.9%
11/1/2011	1.220	22.0%
12/1/2011	1.220	22.0%
1/1/2012	1.220	22.0%
2/1/2012	1.219	21.9%
3/1/2012	1.217	21.7%
4/1/2012	1.215	21.5%
5/1/2012	1.211	21.1%
6/1/2012	1.208	20.8%
7/1/2012	1.203	20.3%
8/1/2012	1.198	19.8%
9/1/2012	1.192	19.2%
10/1/2012	1.185	18.5%
11/1/2012	1.177	17.7%
12/1/2012	1.169	16.9%
1/1/2013	1.160	16.0%
2/1/2013	1.151	15.1%
3/1/2013	1.141	14.1%
4/1/2013	1.130	13.0%
5/1/2013	1.119	11.9%
6/1/2013	1.106	10.6%
7/1/2013	1.093	9.3%
8/1/2013	1.080	8.0%
9/1/2013	1.065	6.5%
10/1/2013	1.050	5.0%
11/1/2013	1.034	3.4%
12/1/2013	1.018	1.8%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 030 is: $(.7971666 - 4.648323E-04 * \text{SaleDay} - 3.048834E-07 * \text{SaleDaySq} + .1527195 * 1.854975E-02 + .2004059 * 2.192243E-02) / (.7971666 + .1527195 * 1.854975E-02 + .2004059 * 2.192243E-02)$
SaleDay = SaleDate - 41640
SaleDaySq = (SaleDate - 41640)^2

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SW / Team: 1	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Fairwood	1/1/2013	6/18/2014	1/2011 - 12/2013
Area Number: 30	Appr ID:	Property Type:	Adjusted for time?
	BSIM	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	593
Mean Assessed Value	248,100
Mean Adj. Sales Price	312,800
Standard Deviation AV	72,177
Standard Deviation SP	97,224
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.804
Median Ratio	0.797
Weighted Mean Ratio	0.793
UNIFORMITY	
Lowest ratio	0.548
Highest ratio:	1.145
Coefficient of Dispersion	9.51%
Standard Deviation	0.097
Coefficient of Variation	12.10%
Price Related Differential (PRD)	1.014
RELIABILITY	
95% Confidence: Median	
Lower limit	0.786
Upper limit	0.807
95% Confidence: Mean	
Lower limit	0.797
Upper limit	0.812
SAMPLE SIZE EVALUATION	
N (population size)	6683
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.097
Recommended minimum:	15
Actual sample size:	593
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	312
# ratios above mean:	281
z:	1.273
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 030

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SW / Team: 1		Appr. Date:	Date of Report:	Sales Dates:
Area Name: Fairwood		1/1/2014	6/18/2014	1/2011 - 12/2013
Area Number: 30		Appr. ID:	Property Type:	Adjusted for time?
		BSIM	1 to 3 Unit	YES
SAMPLE STATISTICS				
Sample size (n)		593		
Mean Assessed Value		289,400		
Mean Sales Price		312,800		
Standard Deviation AV		81,822		
Standard Deviation SP		97,224		
ASSESSMENT LEVEL				
Arithmetic Mean Ratio		0.938		
Median Ratio		0.934		
Weighted Mean Ratio		0.925		
UNIFORMITY				
Lowest ratio		0.644		
Highest ratio:		1.247		
Coefficient of Dispersion		9.08%		
Standard Deviation		0.108		
Coefficient of Variation		11.47%		
Price Related Differential (PRD)		1.014		
RELIABILITY				
95% Confidence: Median				
Lower limit		0.923		
Upper limit		0.946		
95% Confidence: Mean				
Lower limit		0.930		
Upper limit		0.947		
SAMPLE SIZE EVALUATION				
N (population size)		6683		
B (acceptable error - in decimal)		0.05		
S (estimated from this sample)		0.108		
Recommended minimum:		19		
Actual sample size:		593		
Conclusion:		OK		
NORMALITY				
Binomial Test				
# ratios below mean:		308		
# ratios above mean:		285		
z:		0.944		
Conclusion:		Normal*		
*i.e. no evidence of non-normality				

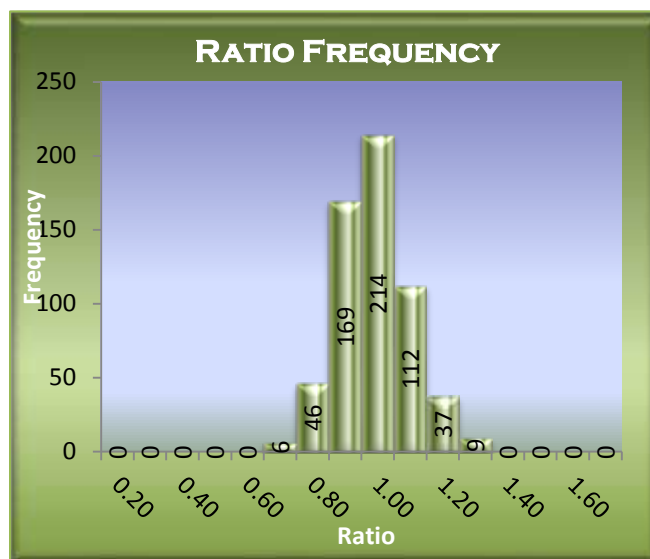
RATIO FREQUENCY

Ratio	Frequency
0.60	6
0.70	46
0.80	169
0.90	214
1.00	112
1.10	37
1.20	9

COMMENTS:

1 to 3 Unit Residences throughout Area 030

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



COMMENTS:

1 to 3 Unit Residences throughout Area 030

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

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	142350	0750	11/07/13	\$190,000	\$196,000	790	6	1959	Good	8,413	N	N	16244 122ND AVE SE
2	0	142340	0305	02/23/12	\$115,200	\$140,000	800	6	1958	Avg	9,045	N	N	16110 120TH AVE SE
2	0	142320	0050	05/16/12	\$175,000	\$212,000	840	6	2008	Avg	9,450	N	N	11667 SE 163RD ST
2	0	142340	0040	12/16/11	\$130,000	\$159,000	860	6	1958	Good	11,796	N	N	16107 119TH AVE SE
2	0	008800	0424	06/07/13	\$182,000	\$201,000	860	6	1952	Good	18,759	N	N	16644 111TH AVE SE
2	0	289260	0067	10/16/12	\$199,950	\$236,000	860	6	1953	Avg	10,000	N	N	11404 SE 169TH ST
2	0	143240	1150	07/08/13	\$189,500	\$207,000	890	6	1959	Avg	9,140	N	N	12307 SE 172ND ST
2	0	143270	0970	07/10/12	\$170,000	\$204,000	920	6	1959	Good	9,128	N	N	12724 SE 172ND ST
2	0	143260	0350	06/25/13	\$171,000	\$187,000	920	6	1958	Avg	7,560	N	N	15767 119TH PL SE
2	0	143240	0215	03/22/13	\$193,650	\$220,000	920	6	1958	Good	8,926	N	N	16864 123RD AVE SE
2	0	143240	0175	12/12/13	\$184,900	\$187,000	920	6	1958	Avg	8,314	N	N	16804 123RD AVE SE
2	0	143270	0590	01/08/13	\$222,000	\$257,000	920	6	1959	Avg	7,560	N	N	12627 SE 169TH PL
2	0	143240	0670	02/02/12	\$140,000	\$171,000	930	6	1958	Good	7,560	N	N	16811 122ND AVE SE
2	0	143270	1280	08/07/13	\$155,000	\$167,000	940	6	1959	Good	8,805	N	N	12521 SE 170TH PL
2	0	008700	0177	06/18/13	\$225,000	\$247,000	940	6	1959	Good	11,895	N	N	16803 106TH AVE SE
2	0	008700	0188	12/18/13	\$165,000	\$166,000	950	6	1955	Good	19,684	N	N	16839 106TH AVE SE
2	0	143260	0745	11/14/13	\$220,000	\$226,000	950	6	1959	Good	8,502	N	N	11870 SE 157TH PL
2	0	142340	0115	09/12/12	\$179,900	\$214,000	960	6	1958	VGood	9,202	N	N	16150 119TH AVE SE
2	0	142340	0030	01/22/13	\$174,950	\$202,000	960	6	1958	Good	9,029	N	N	16123 119TH AVE SE
2	0	143260	0320	11/21/11	\$179,500	\$219,000	960	6	1958	VGood	7,708	N	N	11860 SE 160TH ST
2	0	143270	1560	06/18/12	\$199,999	\$241,000	970	6	1960	Good	11,734	N	N	16925 125TH PL SE
2	0	143270	1030	08/19/13	\$215,000	\$230,000	970	6	1959	Good	7,482	N	N	17035 128TH AVE SE
2	0	008700	0227	08/05/13	\$170,000	\$183,000	990	6	1962	Avg	7,800	N	N	16607 BENSON RD S
2	0	008800	0042	10/23/13	\$197,000	\$205,000	1,000	6	1962	Good	12,880	N	N	16015 114TH AVE SE
2	0	142320	0105	09/19/13	\$237,000	\$250,000	1,008	6	1958	VGood	9,450	N	N	11644 SE 164TH ST
2	0	143240	0560	01/11/12	\$154,300	\$188,000	1,030	6	1958	Good	7,560	N	N	16950 121ST AVE SE
2	0	143240	1040	03/08/12	\$142,000	\$173,000	1,030	6	1958	Avg	7,200	N	N	11823 SE 170TH PL
2	0	143240	0785	06/04/13	\$170,000	\$188,000	1,030	6	1958	Good	8,714	N	N	11934 SE 169TH PL
2	0	337810	0110	11/21/13	\$175,000	\$179,000	1,040	6	1962	Avg	7,056	N	N	1525 S 28TH ST

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	142350	0080	11/09/11	\$137,400	\$168,000	1,080	6	1960	Good	9,450	N	N	16155 121ST AVE SE
2	0	142340	0055	02/28/12	\$150,000	\$183,000	1,080	6	1958	Good	14,059	N	N	11906 SE 161ST ST
2	0	142340	0160	02/11/11	\$165,700	\$197,000	1,080	6	1958	Avg	9,435	N	N	11923 SE 161ST ST
2	0	143240	0205	02/21/13	\$165,000	\$189,000	1,080	6	1958	Avg	7,560	N	N	16848 123RD AVE SE
2	0	142320	0120	05/24/13	\$190,000	\$211,000	1,090	6	1958	Good	9,450	N	N	11626 SE 164TH ST
2	0	289260	0037	05/17/12	\$125,000	\$151,000	1,120	6	1953	Avg	11,700	N	N	11313 SE 168TH ST
2	0	142320	0070	03/20/12	\$193,500	\$235,000	1,140	6	1957	Good	9,297	N	N	16311 119TH AVE SE
2	0	143270	0640	04/17/12	\$175,000	\$212,000	1,160	6	1959	Good	10,434	N	N	12616 SE 170TH ST
2	0	143240	0840	03/14/13	\$140,000	\$159,000	1,170	6	1958	Avg	7,560	N	N	11818 SE 170TH PL
2	0	143240	0720	04/07/11	\$195,000	\$234,000	1,170	6	1958	VGood	7,394	N	N	12028 SE 169TH PL
2	0	143260	0020	10/18/13	\$230,000	\$239,000	1,180	6	1958	VGood	7,560	N	N	15726 116TH AVE SE
2	0	143240	0350	07/24/13	\$130,200	\$141,000	1,188	6	2014	Avg	7,560	N	N	16812 122ND AVE SE
2	0	863710	0080	03/02/12	\$155,000	\$189,000	1,190	6	1993	Avg	4,110	N	N	10931 SE 169TH PL
2	0	863710	0280	11/01/11	\$155,000	\$189,000	1,190	6	1993	Avg	4,402	N	N	10918 SE 169TH PL
2	0	863710	0280	12/05/12	\$173,000	\$202,000	1,190	6	1993	Avg	4,402	N	N	10918 SE 169TH PL
2	0	142340	0255	06/02/11	\$157,000	\$190,000	1,200	6	1959	Good	9,045	N	N	16300 120TH AVE SE
2	0	143260	0575	10/01/12	\$149,500	\$177,000	1,210	6	1959	Avg	8,514	N	N	11765 SE 158TH PL
2	0	008800	0392	09/26/13	\$245,000	\$258,000	1,210	6	1952	VGood	11,099	N	N	16474 111TH AVE SE
2	0	142350	0310	08/26/11	\$145,500	\$177,000	1,220	6	1959	Avg	8,625	N	N	16128 121ST AVE SE
2	0	143260	0620	09/04/13	\$225,000	\$239,000	1,220	6	1959	Good	7,300	N	N	15751 118TH AVE SE
2	0	143270	1200	04/03/12	\$164,697	\$200,000	1,230	6	1960	Good	8,808	N	N	12527 SE 172ND ST
2	0	142350	0690	10/13/11	\$178,500	\$218,000	1,230	6	1959	Good	10,629	N	N	16203 123RD AVE SE
2	0	143270	0480	09/05/12	\$180,000	\$214,000	1,230	6	1959	Good	7,560	N	N	12656 SE 169TH PL
2	0	143270	1190	04/12/13	\$190,000	\$214,000	1,230	6	1960	Good	8,783	N	N	12535 SE 172ND ST
2	0	143270	1530	05/01/13	\$138,100	\$155,000	1,250	6	1959	Avg	8,135	N	N	12516 SE 171ST ST
2	0	143270	1550	01/05/12	\$177,000	\$216,000	1,250	6	1959	Good	13,463	N	N	16937 125TH PL SE
2	0	143270	0530	10/01/13	\$182,000	\$191,000	1,250	6	1959	Avg	7,560	N	N	12671 SE 169TH PL
2	0	863710	0360	06/26/13	\$190,000	\$208,000	1,290	6	1994	Avg	4,530	N	N	17021 110TH PL SE
2	0	863710	0430	12/13/11	\$200,000	\$244,000	1,290	6	1994	Avg	4,365	N	N	17010 110TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	143240	0200	05/01/13	\$200,000	\$224,000	1,300	6	1958	Avg	7,560	N	N	16842 123RD AVE SE
2	0	142350	0670	03/23/11	\$195,000	\$233,000	1,320	6	1959	VGood	16,818	N	N	16206 123RD AVE SE
2	0	143260	0205	08/16/11	\$195,000	\$237,000	1,320	6	1958	Good	9,360	N	N	11975 SE 160TH ST
2	0	143270	1220	09/06/12	\$200,000	\$238,000	1,340	6	1959	Good	8,865	N	N	12513 SE 172ND ST
2	0	863710	0370	04/11/13	\$229,500	\$259,000	1,340	6	1994	Avg	5,670	N	N	17025 110TH PL SE
2	0	143240	0970	11/09/11	\$169,500	\$207,000	1,370	6	1958	Avg	7,560	N	N	11917 SE 169TH PL
2	0	142320	0165	03/28/13	\$172,500	\$195,000	1,490	6	1957	Good	9,829	N	N	11644 SE 163RD ST
2	0	143260	0015	07/29/13	\$228,000	\$246,000	1,600	6	1958	Good	7,560	N	N	15718 116TH AVE SE
2	0	008700	0305	03/05/13	\$152,000	\$173,000	1,680	6	1946	Avg	5,649	N	N	17011 108TH AVE SE
2	0	008800	0022	02/25/13	\$217,000	\$248,000	1,720	6	1947	Good	14,400	N	N	11114 SE 162ND ST
2	0	282305	9132	02/01/13	\$283,000	\$326,000	1,729	6	2009	Avg	8,640	N	N	17255 117TH AVE SE
2	0	143270	1720	05/02/11	\$253,000	\$304,000	2,100	6	1959	VGood	8,178	N	N	16805 126TH PL SE
2	0	008700	0203	01/23/13	\$252,000	\$291,000	2,275	6	1947	VGood	19,684	N	N	17023 106TH AVE SE
2	0	247336	0170	04/22/11	\$227,500	\$273,000	880	7	1981	Good	10,737	N	N	13410 SE 171ST PL
2	0	142380	0660	11/13/13	\$222,000	\$228,000	890	7	1965	Good	8,050	N	N	11902 SE 168TH ST
2	0	142390	1120	12/09/11	\$163,000	\$199,000	910	7	1967	Good	8,492	N	N	16617 123RD AVE SE
2	0	142380	1000	10/10/13	\$195,000	\$204,000	910	7	1966	Avg	7,700	N	N	12030 SE 165TH ST
2	0	889870	0880	07/17/12	\$250,000	\$300,000	910	7	1984	Avg	8,000	N	N	1018 S 23RD ST
2	0	247310	0380	08/01/13	\$172,000	\$186,000	950	7	1967	Good	9,750	N	N	13621 SE 173RD PL
2	0	247336	0070	06/06/13	\$255,000	\$282,000	950	7	1981	Avg	15,653	N	N	13411 SE 172ND PL
2	0	142370	0350	09/03/13	\$245,000	\$261,000	960	7	1963	Good	8,736	N	N	11815 SE 165TH ST
2	0	739930	0390	07/18/12	\$150,000	\$180,000	970	7	1969	Avg	8,316	N	N	2111 SE 20TH CT
2	0	864550	0120	09/08/11	\$200,000	\$244,000	980	7	1963	Good	7,420	N	N	1401 LAKE YOUNGS WAY SE
2	0	142391	1150	06/26/13	\$195,000	\$214,000	980	7	1968	Avg	8,561	N	N	16713 127TH AVE SE
2	0	247342	0120	05/18/11	\$224,950	\$271,000	990	7	1981	Avg	16,800	N	N	16805 135TH PL SE
2	0	247338	0480	01/07/11	\$230,000	\$271,000	1,000	7	1976	Good	7,210	N	N	16210 131ST AVE SE
2	0	142380	0840	05/23/11	\$219,000	\$264,000	1,010	7	1966	VGood	7,297	N	N	16517 121ST AVE SE
2	0	143280	0200	11/16/12	\$185,000	\$217,000	1,010	7	1961	Good	7,700	N	N	12645 SE 161ST ST
2	0	143290	0370	07/12/13	\$185,000	\$201,000	1,010	7	1962	Avg	9,259	N	N	16332 128TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	143290	0020	02/21/13	\$186,200	\$213,000	1,010	7	1962	Avg	7,700	N	N	12720 SE 163RD ST
2	0	143170	0270	06/13/13	\$211,000	\$232,000	1,010	7	1962	Good	6,720	N	N	12638 SE 160TH ST
2	0	143290	0330	03/06/13	\$198,000	\$226,000	1,010	7	1962	Avg	8,438	N	N	16306 128TH AVE SE
2	0	143320	0150	02/13/12	\$220,000	\$268,000	1,010	7	1967	Good	10,049	N	N	12511 SE 164TH PL
2	0	143310	0390	11/01/11	\$190,000	\$232,000	1,010	7	1962	Good	8,668	N	N	12705 SE 164TH ST
2	0	143290	0250	07/20/11	\$201,000	\$244,000	1,010	7	1962	Good	8,550	N	N	12751 SE 164TH ST
2	0	684300	0120	11/17/12	\$216,000	\$253,000	1,010	7	1963	Good	9,159	N	N	1624 EDMONDS WAY SE
2	0	684300	0140	06/29/12	\$228,000	\$274,000	1,010	7	1962	Good	8,804	N	N	2509 SE 16TH ST
2	0	143320	0040	10/29/12	\$237,000	\$279,000	1,010	7	1967	Good	9,513	N	N	12512 SE 164TH PL
2	0	143290	0310	03/23/11	\$250,000	\$299,000	1,010	7	1962	VGood	8,474	N	N	16134 128TH AVE SE
2	0	143170	0490	08/17/11	\$182,990	\$223,000	1,030	7	1962	Avg	12,768	N	N	12835 SE 160TH ST
2	0	143170	0430	09/11/12	\$223,000	\$265,000	1,030	7	1962	Good	12,600	N	N	12661 SE 160TH ST
2	0	247310	0390	12/10/13	\$241,033	\$244,000	1,040	7	1967	Avg	9,750	N	N	13701 SE 173RD PL
2	0	142390	0130	05/24/12	\$251,999	\$305,000	1,050	7	1967	Good	7,350	N	N	16409 125TH AVE SE
2	0	247340	0170	02/16/11	\$255,000	\$303,000	1,060	7	1978	Good	8,400	N	N	16625 132ND PL SE
2	0	722921	0020	12/04/13	\$219,000	\$222,000	1,060	7	1968	Avg	8,010	N	N	17219 130TH AVE SE
2	0	864550	1030	06/28/12	\$220,500	\$265,000	1,070	7	1969	Avg	7,700	N	N	1604 FERNDAL AVE SE
2	0	864551	1400	06/13/12	\$185,000	\$223,000	1,080	7	1977	Avg	12,352	N	N	1656 INDEX AVE SE
2	0	864552	0010	11/23/11	\$245,000	\$299,000	1,080	7	1980	VGood	7,597	N	N	3111 SE 20TH CT
2	0	246070	0220	09/09/13	\$226,000	\$240,000	1,080	7	1981	Good	7,481	N	N	12940 SE 159TH ST
2	0	864551	1740	01/09/12	\$238,000	\$290,000	1,080	7	1977	Good	7,488	N	N	1408 HARRINGTON AVE SE
2	0	247325	0790	07/17/12	\$253,500	\$304,000	1,080	7	1976	Good	7,350	N	N	13551 SE 163RD ST
2	0	246070	0150	10/11/12	\$255,000	\$302,000	1,080	7	1981	Good	8,125	N	N	15808 130TH PL SE
2	0	864552	0320	03/04/13	\$287,000	\$327,000	1,080	7	1980	Good	9,150	N	N	3108 SE 19TH CT
2	0	142360	0270	10/28/11	\$170,000	\$207,000	1,090	7	1967	Good	7,171	N	N	12519 SE 166TH ST
2	0	864550	0600	01/25/11	\$208,550	\$247,000	1,090	7	1977	Avg	8,330	N	N	1734 GLENNWOOD AVE SE
2	0	247340	0280	05/22/13	\$179,000	\$199,000	1,100	7	1978	Avg	9,300	N	N	13414 SE 168TH ST
2	0	889870	1090	08/30/12	\$240,000	\$286,000	1,100	7	1985	Avg	7,500	Y	N	3003 CEDAR AVE S
2	0	722920	0380	10/25/12	\$199,950	\$236,000	1,110	7	2005	Avg	10,583	N	N	16926 130TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	864550	0410	10/10/11	\$216,000	\$263,000	1,120	7	1963	Good	9,322	N	N	2548 SE 16TH ST
2	0	247336	0250	05/01/13	\$210,000	\$235,000	1,120	7	1981	Good	8,540	N	N	17213 134TH AVE SE
2	0	142390	0210	10/15/13	\$228,000	\$238,000	1,120	7	1966	Good	7,756	N	N	12300 SE 165TH ST
2	0	289260	0056	01/23/12	\$190,000	\$232,000	1,130	7	1953	Good	12,500	N	N	11516 SE 169TH ST
2	0	247340	0310	05/16/13	\$265,000	\$295,000	1,130	7	1977	Avg	8,470	N	N	13316 SE 168TH ST
2	0	142380	0320	03/11/11	\$184,500	\$220,000	1,140	7	1963	Good	11,853	N	N	16554 119TH AVE SE
2	0	142380	0230	10/17/13	\$208,500	\$217,000	1,140	7	1966	Good	7,355	N	N	11917 SE 165TH ST
2	0	247310	1130	11/05/13	\$239,950	\$248,000	1,140	7	1967	Good	10,780	N	N	13616 SE 173RD PL
2	0	247310	0890	02/26/13	\$235,000	\$268,000	1,140	7	1967	Avg	8,034	N	N	13703 SE 172ND ST
2	0	142370	0840	04/17/13	\$205,000	\$230,000	1,150	7	1963	Good	8,592	N	N	16519 116TH PL SE
2	0	246070	0290	01/15/13	\$250,000	\$289,000	1,160	7	1981	Avg	7,600	N	N	12937 SE 157TH PL
2	0	896000	0020	08/27/13	\$162,000	\$173,000	1,180	7	1967	Avg	7,669	N	N	17225 125TH AVE SE
2	0	739930	0210	05/25/11	\$235,000	\$284,000	1,180	7	1976	Avg	6,300	N	N	2023 ABERDEEN AVE SE
2	0	247520	0870	08/17/12	\$172,000	\$205,000	1,200	7	1985	Avg	5,773	N	N	2160 SE 8TH DR
2	0	795507	0070	06/11/13	\$259,900	\$286,000	1,200	7	1979	Avg	7,077	N	N	12847 SE 161ST ST
2	0	247338	0640	04/22/13	\$225,000	\$253,000	1,210	7	1976	Avg	7,000	N	N	16309 128TH PL SE
2	0	739930	1260	07/16/13	\$260,500	\$283,000	1,210	7	1967	Good	8,510	N	N	1801 ABERDEEN AVE SE
2	0	739930	0510	06/03/13	\$260,000	\$287,000	1,210	7	1968	Avg	8,100	N	N	2125 BLAINE CIR SE
2	0	008800	0282	05/29/13	\$160,000	\$177,000	1,220	7	1957	Avg	14,000	N	N	16226 114TH AVE SE
2	0	247310	1360	10/28/13	\$188,000	\$195,000	1,220	7	1966	VGood	7,004	N	N	13640 SE 171ST PL
2	0	864550	1520	04/26/12	\$239,000	\$290,000	1,220	7	1980	Avg	8,250	Y	N	1807 FERNDAL AVE SE
2	0	142370	0590	05/10/11	\$173,000	\$208,000	1,230	7	1963	Avg	7,614	N	N	11706 SE 166TH PL
2	0	142391	0010	02/22/11	\$182,700	\$217,000	1,230	7	1966	Good	7,416	N	N	12758 SE 168TH ST
2	0	142380	1050	06/28/11	\$205,000	\$248,000	1,230	7	1966	Good	9,060	N	N	16404 120TH AVE SE
2	0	142380	0960	10/13/11	\$246,500	\$301,000	1,234	7	2012	Avg	8,142	N	N	16512 121ST AVE SE
2	0	889870	0910	11/23/11	\$205,000	\$250,000	1,240	7	1983	Avg	8,364	N	N	1112 S 23RD ST
2	0	080600	0125	10/26/12	\$239,950	\$283,000	1,240	7	1973	Avg	61,629	N	N	16535 115TH AVE SE
2	0	739930	0800	12/14/11	\$234,500	\$286,000	1,240	7	1968	Good	7,680	N	N	2009 DAYTON CT SE
2	0	247310	0635	05/17/11	\$278,000	\$335,000	1,240	7	2010	Avg	10,800	N	N	17104 139TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	864551	0360	06/06/13	\$310,000	\$342,000	1,240	7	1977	Good	7,400	N	N	1650 LAKE YOUNGS WAY SE
2	0	142360	0360	12/17/12	\$170,000	\$198,000	1,250	7	1966	Good	7,280	N	N	16620 126TH AVE SE
2	0	247339	0100	02/08/13	\$183,750	\$211,000	1,250	7	1968	Avg	10,472	N	N	16012 133RD PL SE
2	0	247310	0370	11/26/12	\$249,000	\$292,000	1,250	7	1967	VGood	9,750	N	N	13613 SE 173RD PL
2	0	247338	0300	05/25/11	\$220,000	\$265,000	1,250	7	1969	Avg	7,175	N	N	16111 131ST PL SE
2	0	722920	0350	09/25/13	\$243,000	\$256,000	1,250	7	1967	Good	6,698	N	N	16946 130TH AVE SE
2	0	247339	0100	07/10/13	\$340,000	\$370,000	1,250	7	1968	Avg	10,472	N	N	16012 133RD PL SE
2	0	142370	0820	08/24/12	\$204,500	\$244,000	1,260	7	1963	Good	9,451	N	N	16431 116TH PL SE
2	0	142360	0350	07/16/13	\$224,000	\$243,000	1,260	7	1963	Good	7,280	N	N	16616 126TH AVE SE
2	0	722920	0220	05/10/13	\$236,000	\$263,000	1,270	7	1995	Avg	14,141	N	N	13018 SE 171ST PL
2	0	142391	0380	06/06/12	\$216,500	\$261,000	1,270	7	1967	Good	8,041	N	N	12736 SE 167TH ST
2	0	889870	0200	09/17/12	\$252,000	\$299,000	1,270	7	1984	Avg	9,619	N	N	2701 MILL AVE S
2	0	246070	0440	09/01/11	\$221,500	\$270,000	1,280	7	1981	Good	14,515	N	N	15630 129TH PL SE
2	0	246070	0810	03/25/11	\$224,950	\$269,000	1,280	7	1979	Good	7,750	N	N	12921 SE 160TH ST
2	0	142370	0300	06/28/13	\$170,000	\$186,000	1,280	7	1963	Avg	7,965	N	N	16542 118TH AVE SE
2	0	246070	0270	07/26/11	\$230,000	\$279,000	1,280	7	1981	Good	6,396	N	N	15712 129TH PL SE
2	0	864554	0330	08/12/11	\$233,000	\$283,000	1,280	7	1980	Avg	7,320	N	N	1720 PIERCE AVE SE
2	0	795507	0100	06/19/13	\$255,000	\$280,000	1,280	7	1979	Good	7,250	N	N	12852 SE 161ST ST
2	0	864551	0200	08/24/12	\$267,500	\$319,000	1,280	7	1978	Good	9,906	N	N	3115 SE 17TH CT
2	0	246070	0690	03/07/13	\$269,000	\$306,000	1,280	7	1979	Avg	8,144	N	N	12906 SE 158TH PL
2	0	638700	0130	11/26/13	\$282,250	\$288,000	1,280	7	1960	Good	10,530	N	N	1307 S 27TH ST
2	0	247520	0630	01/04/13	\$269,950	\$313,000	1,280	7	1989	Avg	4,000	N	N	2038 SE 8TH DR
2	0	247520	0950	08/06/13	\$275,000	\$296,000	1,280	7	1989	Avg	4,125	N	N	2078 SE 8TH DR
2	0	381130	0090	05/01/12	\$250,000	\$303,000	1,290	7	1983	Good	8,048	N	N	17210 109TH PL SE
2	0	008700	0068	06/28/13	\$255,000	\$279,000	1,290	7	2004	Avg	5,400	N	N	1509 S 28TH PL
2	0	247520	0660	05/11/11	\$215,500	\$260,000	1,290	7	1989	Avg	3,700	N	N	2025 SE 8TH DR
2	0	864551	0080	11/08/13	\$230,200	\$237,000	1,290	7	1976	Avg	6,776	N	N	1624 INDEX CT SE
2	0	739900	0210	08/20/12	\$185,500	\$221,000	1,310	7	1964	Good	10,185	N	N	1507 ROLLING HILLS AVE SE
2	0	247325	0240	11/02/11	\$209,000	\$255,000	1,330	7	1979	Good	11,172	N	N	16111 135TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247325	0250	01/18/13	\$245,000	\$283,000	1,330	7	1979	Good	9,100	N	N	16117 135TH AVE SE
2	0	247325	0820	01/26/11	\$240,000	\$284,000	1,340	7	1968	VGood	7,650	N	N	13632 SE FAIRWOOD BLVD
2	0	246070	0070	10/18/13	\$277,300	\$289,000	1,340	7	1980	VGood	7,000	N	N	15820 131ST PL SE
2	0	142370	0050	12/04/13	\$277,070	\$281,000	1,340	7	1963	VGood	9,914	N	N	16720 117TH AVE SE
2	0	142380	0710	03/20/13	\$305,000	\$346,000	1,340	7	1965	Good	11,514	N	N	12104 SE 167TH ST
2	0	142390	0910	05/21/12	\$208,000	\$251,000	1,360	7	1966	Good	8,054	N	N	16605 123RD AVE SE
2	0	864554	0140	06/24/13	\$205,000	\$225,000	1,390	7	1980	Avg	8,800	N	N	3620 SE 18TH CT
2	0	864554	0190	10/17/12	\$210,000	\$248,000	1,390	7	1980	Avg	8,100	N	N	1807 PIERCE AVE SE
2	0	864551	0780	02/26/13	\$217,000	\$248,000	1,390	7	1977	Avg	7,350	N	N	1691 MONROE AVE SE
2	0	864554	0040	08/17/12	\$216,300	\$258,000	1,390	7	1980	Avg	8,228	N	N	1611 PIERCE AVE SE
2	0	142390	0410	04/27/11	\$218,500	\$263,000	1,390	7	1966	Avg	8,250	N	N	12212 SE 166TH ST
2	0	864553	0230	04/08/11	\$259,900	\$312,000	1,390	7	1980	Avg	14,750	N	N	1402 OLYMPIA AVE SE
2	0	142370	0680	11/26/13	\$239,000	\$244,000	1,390	7	1965	VGood	7,700	N	N	11655 SE 164TH ST
2	0	008700	0028	04/26/12	\$236,000	\$286,000	1,390	7	1956	Good	10,272	N	N	16551 106TH AVE SE
2	0	864551	1630	12/12/13	\$322,000	\$326,000	1,390	7	1977	Good	8,120	N	N	1601 INDEX AVE SE
2	0	247310	1370	11/21/12	\$231,500	\$271,000	1,400	7	1966	Good	7,004	N	N	13634 SE 171ST PL
2	0	864550	1290	03/14/12	\$204,200	\$248,000	1,400	7	1963	Good	8,140	N	N	1724 BEACON WAY SE
2	0	247310	1250	12/10/12	\$281,823	\$329,000	1,400	7	1967	VGood	7,210	N	N	13635 SE 171ST PL
2	0	247310	0530	04/01/13	\$259,500	\$293,000	1,400	7	1967	Good	9,625	N	N	17240 139TH PL SE
2	0	247310	0130	06/06/13	\$244,000	\$269,000	1,400	7	1967	Avg	7,480	N	N	13616 SE 170TH ST
2	0	008700	0155	03/18/13	\$250,000	\$284,000	1,420	7	1983	Avg	9,785	N	N	10509 SE 166TH ST
2	0	722920	0330	09/26/13	\$264,000	\$278,000	1,420	7	1968	Avg	7,530	N	N	13020 SE 170TH PL
2	0	247338	0320	11/21/11	\$226,000	\$276,000	1,430	7	1969	Good	9,652	N	N	16121 131ST PL SE
2	0	142380	0340	02/04/11	\$244,000	\$289,000	1,430	7	1965	VGood	7,995	N	N	16544 119TH AVE SE
2	0	142391	0590	04/22/13	\$277,000	\$311,000	1,430	7	1968	Good	7,720	N	N	12716 SE 166TH ST
2	0	247325	0110	10/24/11	\$245,000	\$299,000	1,440	7	1967	VGood	10,500	N	N	13800 SE 161ST PL
2	0	247310	0060	05/19/12	\$231,000	\$279,000	1,440	7	1966	Good	11,656	N	N	17002 138TH PL SE
2	0	247325	1150	12/26/13	\$250,000	\$251,000	1,450	7	1968	Good	10,329	N	N	13845 SE FAIRWOOD BLVD
2	0	143300	0050	08/15/13	\$199,000	\$214,000	1,460	7	1960	Avg	9,122	N	N	12526 SE 172ND ST

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247339	0430	04/04/11	\$208,000	\$249,000	1,480	7	1968	Good	8,125	N	N	13305 SE FAIRWOOD BLVD
2	0	739930	0430	08/10/11	\$220,000	\$267,000	1,480	7	1969	Good	7,920	N	N	2106 SE 20TH CT
2	0	739930	0940	08/26/13	\$223,000	\$238,000	1,480	7	1968	Good	7,210	N	N	2007 EDMONDS DR SE
2	0	247325	0650	10/21/11	\$220,000	\$268,000	1,480	7	1969	Good	7,210	N	N	13540 SE 163RD ST
2	0	739930	0910	02/04/11	\$239,950	\$285,000	1,480	7	1968	Good	7,663	N	N	2409 SE 19TH ST
2	0	864551	0770	08/01/12	\$255,000	\$305,000	1,480	7	1977	Avg	7,350	N	N	1687 MONROE AVE SE
2	0	739930	0270	09/20/13	\$270,000	\$285,000	1,480	7	1969	Good	8,228	N	N	2030 ABERDEEN AVE SE
2	0	739930	0830	11/01/13	\$253,950	\$263,000	1,480	7	1968	Avg	8,200	N	N	2024 DAYTON CT SE
2	0	247339	0490	05/08/13	\$280,000	\$312,000	1,480	7	1968	Good	8,126	N	N	16204 132ND PL SE
2	0	864551	0710	06/12/11	\$265,000	\$320,000	1,490	7	1977	Good	7,455	N	N	1661 INDEX AVE SE
2	0	864551	0710	07/30/13	\$291,000	\$314,000	1,490	7	1977	Good	7,455	N	N	1661 INDEX AVE SE
2	0	247310	1090	10/04/11	\$198,900	\$242,000	1,500	7	1967	Avg	8,690	N	N	17201 137TH AVE SE
2	0	247310	1210	08/23/13	\$270,000	\$289,000	1,500	7	1967	Good	7,210	N	N	13611 SE 171ST PL
2	0	008800	0933	04/22/13	\$199,000	\$223,000	1,510	7	1951	Good	18,480	N	N	11348 SE 168TH ST
2	0	143170	0280	05/11/11	\$255,000	\$307,000	1,510	7	1962	VGood	7,344	N	N	12630 SE 160TH ST
2	0	247325	1290	07/30/12	\$179,950	\$216,000	1,530	7	1968	Avg	9,600	N	N	13826 SE 163RD ST
2	0	142360	0070	10/04/13	\$265,000	\$278,000	1,530	7	1967	VGood	7,278	N	N	16624 125TH AVE SE
2	0	247520	0570	09/25/12	\$218,000	\$259,000	1,530	7	1988	Avg	4,156	N	N	2050 SE 8TH PL
2	0	739930	0100	12/28/12	\$240,000	\$279,000	1,540	7	1973	Avg	8,625	N	N	2007 ABERDEEN PL SE
2	0	864550	1331	05/02/13	\$230,000	\$257,000	1,550	7	1963	Good	7,920	Y	N	1632 BEACON WAY SE
2	0	864551	0170	04/22/11	\$223,000	\$268,000	1,560	7	1978	Avg	8,820	N	N	1706 LAKE YOUNGS WAY SE
2	0	143150	0020	07/19/13	\$244,000	\$265,000	1,560	7	1962	VGood	8,415	N	N	16001 123RD AVE SE
2	0	247310	1550	01/23/13	\$225,000	\$260,000	1,560	7	1966	Avg	7,154	N	N	13713 SE 170TH ST
2	0	142391	0680	06/11/13	\$180,000	\$198,000	1,570	7	1968	Avg	8,634	N	N	16431 126TH PL SE
2	0	142380	0820	01/26/12	\$211,600	\$258,000	1,570	7	1966	Good	9,174	N	N	12001 SE 165TH ST
2	0	722920	0090	09/30/11	\$242,000	\$295,000	1,575	7	1967	Good	7,435	N	N	17017 130TH AVE SE
2	0	247325	0970	09/18/13	\$310,000	\$328,000	1,580	7	1976	Avg	12,000	N	N	13417 SE FAIRWOOD BLVD
2	0	247339	0030	06/24/13	\$284,900	\$312,000	1,590	7	1968	Good	7,300	N	N	16202 133RD PL SE
2	0	246070	0710	10/19/12	\$232,000	\$274,000	1,600	7	1979	Avg	6,902	N	N	12901 SE 158TH PL

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247339	0120	06/27/13	\$209,250	\$229,000	1,600	7	1968	Avg	10,472	N	N	13301 SE 160TH PL
2	0	142390	0630	05/29/13	\$242,225	\$268,000	1,600	7	1967	Good	7,787	N	N	16729 125TH AVE SE
2	0	864550	0590	01/26/12	\$229,950	\$280,000	1,600	7	1977	Avg	8,260	N	N	1728 GLENNWOOD AVE SE
2	0	247339	0230	08/21/12	\$265,000	\$316,000	1,600	7	1968	Good	10,200	N	N	13226 SE 160TH PL
2	0	142391	0390	03/21/13	\$210,000	\$238,000	1,620	7	1967	Good	7,137	N	N	12732 SE 167TH ST
2	0	722900	0100	09/27/13	\$250,500	\$264,000	1,640	7	1961	Good	10,800	N	N	17218 128TH AVE SE
2	0	247520	1140	10/18/13	\$252,000	\$262,000	1,640	7	1986	Avg	4,953	N	N	2141 SE 8TH PL
2	0	247338	0210	07/24/13	\$300,000	\$325,000	1,650	7	1969	Good	8,485	N	N	13085 SE 160TH PL
2	0	247339	0800	07/31/13	\$295,000	\$319,000	1,660	7	1969	Good	7,909	N	N	16205 133RD PL SE
2	0	143310	0020	06/13/12	\$160,000	\$193,000	1,670	7	1962	Good	8,418	N	N	16115 126TH AVE SE
2	0	247338	1130	06/03/13	\$200,000	\$221,000	1,670	7	1969	Avg	7,000	N	N	16318 128TH PL SE
2	0	739930	1140	03/08/11	\$275,000	\$328,000	1,680	7	1968	Good	8,288	N	N	2212 CAMAS CIR SE
2	0	292305	9087	07/20/12	\$180,000	\$216,000	1,710	7	1956	Avg	15,120	N	N	16918 114TH AVE SE
2	0	739930	0670	10/24/12	\$218,950	\$258,000	1,710	7	1967	Good	7,000	N	N	1910 CAMAS CT SE
2	0	142380	0570	06/12/13	\$235,000	\$259,000	1,710	7	1964	Good	10,472	N	N	16715 121ST AVE SE
2	0	142380	0440	08/01/13	\$275,000	\$297,000	1,720	7	1966	Good	7,560	N	N	16553 119TH AVE SE
2	0	722910	0180	09/30/13	\$265,000	\$278,000	1,730	7	1964	Avg	10,396	N	N	17016 129TH AVE SE
2	0	008800	0023	12/19/13	\$250,000	\$252,000	1,740	7	1963	Avg	14,400	N	N	16126 111TH PL SE
2	0	722910	0050	05/21/13	\$236,950	\$263,000	1,750	7	1963	Avg	10,350	N	N	17016 128TH AVE SE
2	0	142391	1170	09/26/13	\$291,000	\$306,000	1,750	7	2013	Avg	8,007	N	N	16721 127TH AVE SE
2	0	722910	0210	12/02/13	\$254,000	\$258,000	1,755	7	1966	Good	10,396	N	N	16966 129TH AVE SE
2	0	247325	0390	01/12/11	\$199,950	\$236,000	1,760	7	1968	Good	7,119	N	N	13525 SE 162ND ST
2	0	143170	0160	10/01/13	\$256,000	\$269,000	1,770	7	1963	Good	8,260	N	N	12425 SE 158TH ST
2	0	282305	9074	12/13/12	\$235,000	\$274,000	1,776	7	2013	Avg	7,700	N	N	16017 126TH AVE SE
2	0	289260	0015	10/27/11	\$219,500	\$268,000	1,780	7	1985	Good	8,976	N	N	16803 113TH AVE SE
2	0	142390	0820	11/06/11	\$190,000	\$232,000	1,800	7	1966	Good	8,154	N	N	12313 SE 167TH ST
2	0	142380	0030	10/12/11	\$191,250	\$233,000	1,800	7	1966	Good	7,700	N	N	11833 SE 164TH ST
2	0	143150	0040	12/20/13	\$329,950	\$332,000	1,810	7	1962	VGood	8,732	N	N	15819 123RD AVE SE
2	0	247325	0150	06/05/13	\$350,000	\$387,000	1,850	7	2103	Avg	12,000	N	N	13550 SE 161ST PL

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	142390	0970	08/23/11	\$177,251	\$216,000	1,880	7	1966	Good	8,738	N	N	16640 122ND AVE SE
2	0	247520	1090	07/25/12	\$250,000	\$300,000	1,960	7	1986	Avg	4,847	N	N	2131 SE 8TH PL
2	0	247520	0470	07/02/12	\$265,000	\$319,000	1,990	7	1986	Good	4,586	N	N	2070 SE 8TH PL
2	0	864551	0510	09/28/11	\$252,000	\$307,000	2,000	7	1977	Avg	7,035	N	N	1606 LAKE YOUNGS WAY SE
2	0	080600	0095	04/23/12	\$250,000	\$303,000	2,030	7	1966	Good	14,700	N	N	16501 115TH AVE SE
2	0	247344	0240	08/23/11	\$265,000	\$322,000	2,030	7	1973	Good	8,931	N	N	15907 132ND PL SE
2	0	247338	0660	08/13/13	\$269,000	\$289,000	2,070	7	1969	Good	7,000	N	N	16323 128TH PL SE
2	0	008700	0132	10/24/13	\$389,000	\$404,000	2,090	7	1997	Avg	8,959	N	N	16842 104TH AVE SE
2	0	864550	0790	04/05/12	\$190,000	\$231,000	2,120	7	1977	Avg	7,700	N	N	1727 GLENNWOOD AVE SE
2	0	889870	0010	01/07/13	\$245,000	\$284,000	2,120	7	1984	Avg	11,440	N	N	3017 MILL AVE S
2	0	739930	0540	12/15/11	\$290,000	\$354,000	2,170	7	1968	VGood	8,112	N	N	2201 BLAINE CIR SE
2	0	247520	1030	04/24/13	\$280,000	\$314,000	2,210	7	1985	Good	5,095	N	N	2065 SE 8TH PL
2	0	143140	0280	10/04/12	\$253,000	\$300,000	2,220	7	1961	Good	8,640	N	N	12009 SE 160TH ST
2	0	722900	0160	05/07/13	\$272,000	\$304,000	2,240	7	1960	Good	15,200	N	N	17430 129TH AVE SE
2	0	247338	1040	05/18/12	\$262,750	\$318,000	2,440	7	1970	Good	8,261	N	N	16353 129TH AVE SE
2	0	739910	0150	09/20/11	\$138,500	\$169,000	840	8	1966	Avg	1,848	N	N	1605 BLAINE CT SE
2	0	278129	0050	05/03/12	\$132,800	\$161,000	1,100	8	2007	Avg	1,579	N	N	11564 SE 170TH CT
2	0	278128	0150	02/06/13	\$150,000	\$172,000	1,100	8	2006	Avg	1,737	N	N	11412 15 SE 171ST ST
2	0	278129	0050	09/09/13	\$180,000	\$191,000	1,100	8	2007	Avg	1,579	N	N	11564 SE 170TH CT
2	0	667306	0240	11/30/12	\$220,000	\$257,000	1,220	8	1979	Good	9,800	N	N	2114 MONTEREY CT SE
2	0	739920	0710	10/21/13	\$313,000	\$325,000	1,230	8	1977	Good	7,700	N	N	1931 ROLLING HILLS AVE SE
2	0	739900	0630	08/03/12	\$230,000	\$275,000	1,290	8	1964	Good	7,347	N	N	1614 ROLLING HILLS AVE SE
2	0	739920	0730	04/27/11	\$247,000	\$297,000	1,290	8	1976	Avg	9,213	N	N	1928 JONES CT SE
2	0	739900	0010	06/15/11	\$242,000	\$293,000	1,340	8	1966	Good	12,132	N	N	1749 JONES DR SE
2	0	394360	0190	02/14/12	\$329,950	\$402,000	1,390	8	2011	Avg	8,365	N	N	3129 104TH AVE SE
2	0	739900	0080	05/13/13	\$373,000	\$416,000	1,390	8	1965	Avg	12,937	N	N	1716 SE 16TH PL
2	0	739920	0180	06/28/12	\$229,000	\$276,000	1,420	8	1967	Avg	7,488	N	N	1804 KENNEWICK CIR SE
2	0	739900	0040	06/28/11	\$236,500	\$286,000	1,430	8	1965	Good	7,000	N	N	1709 JONES DR SE
2	0	739920	0360	06/25/13	\$357,000	\$391,000	1,440	8	1977	Good	11,856	N	N	2012 LINCOLN CIR SE

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Area 030 -- 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	0	667305	0180	11/12/12	\$200,000	\$235,000	1,450	8	1978	Avg	7,575	N	N	1907 SE 22ND PL
2	0	667305	0140	09/26/13	\$240,000	\$253,000	1,450	8	1978	Good	8,000	N	N	2203 LINCOLN PL SE
2	0	864550	1510	12/09/13	\$274,950	\$279,000	1,455	8	1999	Avg	7,700	Y	N	1813 FERNDAL AVE SE
2	0	667305	0040	11/08/11	\$240,000	\$293,000	1,490	8	1978	Avg	7,500	N	N	2203 JONES PL SE
2	0	667306	0150	09/26/13	\$290,450	\$306,000	1,490	8	1979	Good	9,702	N	N	2106 ABERDEEN CT SE
2	0	739900	0060	09/26/12	\$285,000	\$338,000	1,500	8	1968	Good	10,609	N	N	1625 JONES AVE NE
2	0	667306	0100	12/11/12	\$230,000	\$268,000	1,540	8	1979	Good	9,000	N	N	2116 SE 22ND PL
2	0	394360	0200	01/31/12	\$303,200	\$370,000	1,553	8	2011	Avg	7,668	N	N	3125 104TH AVE SE
2	0	739920	0110	03/15/13	\$240,000	\$273,000	1,560	8	1974	Avg	11,116	N	N	1725 LINCOLN CIR SE
2	0	278128	0380	11/20/12	\$194,000	\$227,000	1,610	8	2006	Avg	2,926	N	N	11413 SE 171ST PL
2	0	278128	0290	11/16/11	\$195,000	\$238,000	1,610	8	2006	Avg	3,516	N	N	17170 114TH LN SE
2	0	278128	0100	03/20/13	\$220,000	\$250,000	1,610	8	2006	Avg	2,889	N	N	17143 114TH AVE SE
2	0	278128	0290	02/10/12	\$197,800	\$241,000	1,610	8	2006	Avg	3,516	N	N	17170 114TH LN SE
2	0	278128	0240	06/25/12	\$199,000	\$240,000	1,610	8	2006	Avg	3,724	N	N	17130 114TH LN SE
2	0	739920	0600	09/26/11	\$285,000	\$347,000	1,610	8	1975	Good	7,600	N	N	1719 SE 18TH PL
2	0	739900	0580	01/25/11	\$240,000	\$284,000	1,680	8	1969	Avg	7,000	N	N	2002 SE 17TH CT
2	0	739920	0230	05/23/13	\$304,000	\$337,000	1,740	8	1973	Good	8,360	N	N	2030 ROLLING HILLS AVE SE
2	0	739920	0170	02/14/13	\$206,500	\$237,000	1,750	8	1967	Avg	8,668	N	N	1808 KENNEWICK CIR SE
2	0	394360	0140	12/20/11	\$281,000	\$343,000	1,812	8	2011	Avg	5,026	N	N	3213 CEDAR AVE S
2	0	278128	0050	08/09/13	\$203,000	\$218,000	1,830	8	2006	Avg	2,889	N	N	17105 114TH AVE SE
2	0	278128	0220	07/09/13	\$190,000	\$207,000	1,830	8	2006	Avg	3,300	N	N	17112 114TH LN SE
2	0	278128	0280	12/27/13	\$191,672	\$192,000	1,830	8	2005	Avg	3,049	N	N	17162 114TH LN SE
2	0	278128	0360	05/17/13	\$167,500	\$186,000	1,840	8	2006	Avg	3,197	N	N	11401 SE 171ST PL
2	0	292305	9074	11/21/11	\$285,000	\$348,000	1,940	8	2011	Avg	8,260	N	N	11417 SE 169TH ST
2	0	739920	0580	05/12/11	\$235,000	\$283,000	1,970	8	1969	Avg	9,800	N	N	1707 SE 18TH PL
2	0	008700	0283	01/26/11	\$320,000	\$379,000	1,980	8	1999	Avg	7,800	N	N	17030 106TH AVE SE
2	0	008700	0116	01/26/12	\$265,000	\$323,000	1,990	8	2011	Avg	4,526	N	N	16802 104TH AVE SE
2	0	008700	0117	11/23/11	\$265,000	\$323,000	1,990	8	2011	Avg	4,450	N	N	16806 104TH AVE SE
2	0	008700	0122	02/01/12	\$267,000	\$325,000	1,990	8	2011	Avg	4,451	N	N	16810 104TH AVE SE

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Area 030 -- 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	0	008700	0123	12/12/11	\$272,000	\$332,000	1,990	8	2011	Avg	4,452	N	N	16814 104TH AVE SE
2	0	386480	0030	01/17/13	\$220,000	\$254,000	2,060	8	2002	Avg	4,098	N	N	17240 125TH AVE SE
2	0	889870	1290	07/26/13	\$375,000	\$406,000	2,290	8	1991	Avg	11,100	N	N	1211 S 26TH ST
2	0	739920	0510	06/11/13	\$235,000	\$259,000	2,370	8	1966	Avg	10,580	N	N	2025 SE 18TH CT
2	0	008700	0130	10/07/13	\$374,000	\$392,000	2,377	8	2013	Avg	8,962	N	N	17000 104TH AVE SE
2	0	864550	0110	11/16/12	\$345,900	\$406,000	2,391	8	2012	Avg	7,480	N	N	1331 LAKE YOUNGS WAY SE
2	0	394360	0160	02/03/12	\$325,000	\$396,000	2,553	8	2011	Avg	6,007	N	N	3201 104TH AVE SE
2	0	394360	0180	10/19/11	\$328,000	\$400,000	2,553	8	2011	Avg	5,003	N	N	3115 104TH AVE SE
2	0	394360	0170	12/09/11	\$329,950	\$403,000	2,553	8	2011	Avg	6,007	N	N	3121 104TH AVE SE
2	0	394360	0150	10/22/11	\$325,000	\$396,000	2,632	8	2011	Avg	5,006	N	N	3207 104TH AVE SE
2	0	008800	0634	11/14/13	\$322,950	\$332,000	2,640	8	2005	Avg	5,903	N	N	1721 SE 30TH PL
2	0	147306	0050	10/15/12	\$505,000	\$597,000	3,300	9	2004	Avg	11,070	N	N	13564 SE 159TH PL
2	0	147306	0110	08/15/11	\$537,500	\$654,000	3,170	10	2004	Avg	10,679	N	N	13522 SE 156TH PL
2	0	147306	0100	08/05/11	\$538,000	\$654,000	3,300	10	2005	Avg	11,444	Y	N	13534 SE 159TH PL
2	0	147306	0020	10/27/11	\$565,000	\$689,000	3,520	10	2004	Avg	10,318	N	N	13559 SE 159TH PL
2	0	147306	0070	07/01/11	\$550,000	\$666,000	3,580	10	2004	Avg	9,846	Y	N	13552 SE 159TH PL
2	5	723150	0355	04/04/12	\$275,950	\$335,000	730	6	1907	VGood	8,625	Y	N	425 CEDAR AVE S
2	5	723150	0505	04/26/11	\$275,000	\$331,000	860	6	1994	Avg	6,000	Y	N	501 CEDAR AVE S
2	5	329470	0330	12/11/13	\$195,000	\$197,000	900	6	1947	Avg	9,581	N	N	701 HIGH AVE S
2	5	722140	0160	08/20/12	\$282,450	\$337,000	910	6	1930	VGood	7,200	Y	N	422 CEDAR AVE S
2	5	723150	0370	06/29/12	\$240,000	\$289,000	960	6	1966	VGood	5,730	Y	N	419 CEDAR AVE S
2	5	329470	0020	07/23/12	\$249,000	\$299,000	1,170	6	1943	VGood	10,875	Y	N	806 CEDAR AVE S
2	5	723150	0500	02/01/13	\$285,000	\$328,000	1,280	6	1989	Good	6,000	Y	N	505 CEDAR AVE S
2	5	329470	0331	09/27/11	\$195,000	\$238,000	1,730	6	1955	Avg	9,966	N	N	709 HIGH AVE S
2	5	722140	0121	08/03/12	\$280,000	\$335,000	1,030	7	1936	Good	8,100	Y	N	404 CEDAR AVE S
2	5	723150	0395	04/19/13	\$270,000	\$303,000	1,030	7	1910	Good	6,000	Y	N	1107 S 4TH ST
2	5	722140	0191	05/22/12	\$370,000	\$447,000	1,160	7	1949	Good	10,875	Y	N	515 RENTON AVE S
2	5	329470	0160	12/17/13	\$340,000	\$343,000	1,180	7	1961	Good	11,050	Y	N	811 GRANT AVE S
2	5	329470	0232	10/22/12	\$330,000	\$389,000	1,460	7	1996	Avg	6,459	Y	N	808 GRANT AVE S

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	5	329470	0430	07/21/11	\$296,000	\$359,000	1,540	7	1969	Good	10,075	N	N	901 JONES AVE S
2	5	722140	0303	09/25/12	\$410,000	\$486,000	1,580	7	1933	VGood	9,569	Y	N	610 RENTON AVE S
2	5	723150	0375	02/01/13	\$343,500	\$395,000	1,770	7	1911	Good	5,750	Y	N	415 CEDAR AVE S
2	5	722140	0245	05/16/13	\$388,000	\$432,000	2,010	7	1912	VGood	6,075	Y	N	611 CEDAR AVE S
2	5	723150	0380	05/30/13	\$299,800	\$332,000	1,020	8	1978	Avg	5,750	Y	N	411 CEDAR AVE S
2	5	722140	0165	02/07/12	\$385,000	\$469,000	1,220	8	1950	Good	6,750	Y	N	501 RENTON AVE S
2	5	329470	0180	03/22/11	\$335,000	\$401,000	1,460	8	1957	Avg	13,000	Y	N	715 GRANT AVE S
2	5	723150	0350	08/18/11	\$369,000	\$449,000	1,720	8	1970	VGood	8,625	Y	N	433 CEDAR AVE S
2	5	722140	0169	10/18/13	\$369,000	\$384,000	2,080	8	1981	Avg	7,500	Y	N	444 CEDAR AVE S
2	5	564050	0034	06/27/12	\$428,000	\$515,000	2,560	8	2003	Avg	5,876	Y	N	1406 BEACON WAY S
2	5	722140	0443	06/12/13	\$435,000	\$479,000	2,770	8	1993	Avg	14,225	Y	N	350 RENTON AVE S
2	5	722140	0477	10/02/12	\$579,900	\$687,000	1,760	10	2005	Avg	7,250	Y	N	1506 S 5TH PL
2	5	722140	0478	05/01/12	\$624,750	\$757,000	1,760	10	2005	Avg	7,250	Y	N	1512 S 5TH PL
2	5	326057	0440	03/30/12	\$378,000	\$459,000	3,290	10	2003	Avg	4,750	N	N	1835 SE 8TH PL
2	5	326057	0400	12/24/12	\$396,000	\$460,000	3,290	10	2003	Avg	4,750	N	N	1811 SE 8TH PL
2	5	326057	0220	06/28/11	\$498,250	\$603,000	3,420	10	2004	Avg	4,750	N	N	826 LINCOLN AVE SE
2	5	326057	0450	06/13/12	\$380,288	\$459,000	3,490	10	2003	Avg	6,305	N	N	1841 SE 8TH PL
2	5	326057	0370	12/14/12	\$400,000	\$466,000	3,500	10	2004	Avg	5,500	N	N	1822 SE 8TH PL
2	5	326057	0340	06/06/13	\$406,983	\$449,000	3,500	10	2004	Avg	5,500	N	N	1840 SE 8TH PL
2	5	326057	0320	01/23/12	\$416,000	\$507,000	3,500	10	2003	Avg	7,494	N	N	712 LINCOLN AVE SE
2	5	722140	0475	05/21/12	\$669,950	\$810,000	3,510	10	2005	Avg	8,700	Y	N	1500 S 5TH PL
2	5	326057	0350	04/08/11	\$482,000	\$578,000	3,520	10	2004	Avg	6,600	N	N	1834 SE 8TH PL
2	5	326057	0160	03/24/11	\$515,000	\$616,000	3,530	10	2003	Avg	10,229	N	N	837 LINCOLN AVE SE
2	5	326057	0010	08/26/13	\$427,000	\$456,000	3,590	10	2003	Avg	7,504	Y	N	1701 SE 8TH ST
2	5	326057	0120	05/02/13	\$485,000	\$542,000	3,590	10	2003	Avg	7,218	N	N	821 LINCOLN AVE SE
3	0	132834	0500	09/24/13	\$264,950	\$279,000	1,000	7	1981	Good	8,475	N	N	15234 SE 176TH PL
3	0	247335	1500	12/19/12	\$273,000	\$318,000	1,000	7	1970	Good	14,250	N	N	14114 SE 162ND PL
3	0	132833	0620	11/15/11	\$220,500	\$269,000	1,020	7	1980	Avg	7,412	N	N	15319 SE 178TH ST
3	0	132835	0160	11/03/11	\$246,000	\$300,000	1,020	7	1985	Avg	8,614	N	N	18008 158TH PL SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	132835	0160	03/25/13	\$283,000	\$321,000	1,020	7	1985	Avg	8,614	N	N	18008 158TH PL SE
3	0	132834	0310	07/26/12	\$238,000	\$285,000	1,070	7	1981	Avg	11,464	N	N	17706 153RD AVE SE
3	0	132834	0510	03/27/13	\$190,000	\$215,000	1,100	7	1980	Avg	7,875	N	N	15228 SE 176TH PL
3	0	247341	0170	10/29/13	\$301,000	\$312,000	1,140	7	1976	Avg	7,210	N	N	15708 SE 175TH ST
3	0	132834	0600	01/10/12	\$240,000	\$293,000	1,150	7	1983	Avg	7,350	N	N	17649 152ND PL SE
3	0	132835	0070	03/16/11	\$220,000	\$263,000	1,160	7	1983	Avg	9,005	N	N	15830 SE 180TH CT
3	0	132834	0300	07/30/12	\$280,000	\$335,000	1,170	7	1981	Good	10,720	N	N	17710 153RD AVE SE
3	0	132834	0750	09/19/13	\$289,900	\$306,000	1,180	7	1980	Avg	9,432	N	N	15319 SE 179TH ST
3	0	132834	0190	03/22/12	\$180,000	\$219,000	1,210	7	1980	Good	7,800	N	N	15212 SE 178TH PL
3	0	132835	0030	08/27/13	\$285,000	\$304,000	1,210	7	1984	Avg	8,062	N	N	15803 SE 179TH ST
3	0	247352	0220	05/30/13	\$280,500	\$311,000	1,300	7	1983	Good	7,350	N	N	16643 159TH PL SE
3	0	132834	0490	05/10/11	\$227,000	\$273,000	1,370	7	1983	Avg	7,350	N	N	15233 SE 176TH PL
3	0	132835	0020	06/25/12	\$190,000	\$229,000	1,410	7	1984	Avg	6,426	N	N	15811 SE 179TH ST
3	0	132835	0100	10/15/13	\$273,000	\$285,000	1,500	7	1984	Avg	9,617	N	N	15831 SE 180TH CT
3	0	247341	0870	01/22/13	\$295,000	\$340,000	1,510	7	1976	Good	7,070	N	N	17306 159TH AVE SE
3	0	132835	0150	11/13/13	\$282,500	\$290,000	1,540	7	1985	Avg	14,373	N	N	18012 158TH PL SE
3	0	132834	0240	09/05/13	\$349,950	\$372,000	1,640	7	1983	Avg	8,165	N	N	15307 SE 178TH ST
3	0	247341	0580	07/24/13	\$284,000	\$308,000	1,850	7	1976	Good	7,425	N	N	17310 158TH AVE SE
3	0	132834	0410	06/07/11	\$242,000	\$292,000	1,030	8	1980	Good	7,413	N	N	15210 SE 178TH ST
3	0	132830	0560	05/27/12	\$218,000	\$263,000	1,080	8	1977	Avg	6,804	N	N	17702 160TH AVE SE
3	0	247337	0670	10/08/13	\$269,000	\$281,000	1,080	8	1975	Good	7,350	N	N	15801 SE 171ST PL
3	0	132830	1230	04/25/13	\$259,000	\$290,000	1,080	8	1977	Avg	8,260	N	N	17728 159TH AVE SE
3	0	132830	1210	04/04/11	\$255,000	\$306,000	1,180	8	1977	Good	7,930	N	N	15914 SE 178TH ST
3	0	247337	1970	09/27/12	\$222,000	\$263,000	1,190	8	1973	Avg	8,874	N	N	15617 SE 168TH ST
3	0	247337	1360	07/22/13	\$304,950	\$331,000	1,190	8	1976	Good	10,334	N	N	16901 157TH PL SE
3	0	132833	0040	06/21/11	\$260,000	\$315,000	1,230	8	1978	Good	7,210	N	N	15512 SE 179TH ST
3	0	247345	0780	12/04/12	\$259,900	\$304,000	1,230	8	1979	Avg	7,548	N	N	16308 SE 165TH ST
3	0	247351	0330	06/24/11	\$285,000	\$345,000	1,230	8	1977	Good	7,350	N	N	15226 SE 176TH ST
3	0	352305	9060	10/30/13	\$290,900	\$301,000	1,230	8	1991	Avg	5,585	N	N	18020 161ST CT SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	132830	0190	03/25/13	\$280,000	\$317,000	1,240	8	1977	Good	7,128	N	N	17808 161ST AVE SE
3	0	132831	0470	02/05/13	\$289,000	\$332,000	1,240	8	1977	Avg	7,950	N	N	15615 SE 178TH ST
3	0	247345	0710	11/03/12	\$277,000	\$326,000	1,260	8	1980	Good	11,840	N	N	16602 163RD PL SE
3	0	132833	0600	03/07/13	\$283,900	\$323,000	1,260	8	1978	Avg	8,658	N	N	17731 153RD CT SE
3	0	247346	0630	09/25/12	\$230,000	\$273,000	1,270	8	1978	Avg	8,497	N	N	17338 160TH AVE SE
3	0	247337	0840	12/05/11	\$228,000	\$278,000	1,300	8	1977	Avg	8,400	N	N	16910 159TH PL SE
3	0	247346	0650	12/11/12	\$255,000	\$297,000	1,330	8	1978	Avg	7,848	N	N	17333 160TH AVE SE
3	0	132832	0420	09/06/13	\$287,500	\$305,000	1,340	8	1979	Good	7,383	N	N	17715 162ND AVE SE
3	0	132833	0570	10/13/11	\$250,000	\$305,000	1,350	8	1978	Good	9,501	N	N	17726 153RD CT SE
3	0	132830	0250	08/01/13	\$297,000	\$321,000	1,360	8	1977	Good	7,420	N	N	17626 161ST AVE SE
3	0	132830	0070	12/03/13	\$289,900	\$295,000	1,360	8	1977	Good	6,500	N	N	15919 SE 179TH ST
3	0	247346	0030	05/25/11	\$287,000	\$346,000	1,370	8	1978	Good	9,010	N	N	16015 SE 175TH PL
3	0	132830	0730	10/23/12	\$275,500	\$325,000	1,370	8	1977	Avg	7,350	N	N	17536 157TH PL SE
3	0	247352	0360	06/04/13	\$297,000	\$328,000	1,370	8	1978	Avg	7,000	N	N	15707 SE 166TH PL
3	0	132833	0080	10/02/13	\$310,000	\$325,000	1,370	8	1978	Avg	8,089	N	N	15503 SE 178TH PL
3	0	247348	0780	01/17/13	\$283,000	\$327,000	1,390	8	1984	Avg	7,350	N	N	17412 163RD PL SE
3	0	132830	1250	10/17/13	\$255,100	\$266,000	1,430	8	1977	Avg	9,100	N	N	17712 159TH AVE SE
3	0	247335	0090	06/20/12	\$275,000	\$331,000	1,430	8	1968	Avg	8,586	N	N	16212 142ND AVE SE
3	0	247335	0240	08/14/13	\$305,000	\$327,000	1,430	8	1968	Avg	11,250	N	N	14307 SE 164TH ST
3	0	247337	1520	11/27/12	\$250,000	\$293,000	1,440	8	1974	Good	7,350	N	N	17018 156TH AVE SE
3	0	247352	0540	04/04/11	\$280,000	\$336,000	1,450	8	1979	Avg	9,239	N	N	16646 158TH PL SE
3	0	247300	2730	08/08/12	\$303,000	\$362,000	1,450	8	1967	Avg	7,875	N	N	15020 SE 171ST ST
3	0	247335	0270	03/03/11	\$218,750	\$261,000	1,470	8	1970	Good	11,250	N	N	14325 SE 164TH ST
3	0	132830	0450	06/02/11	\$285,000	\$344,000	1,470	8	1977	Avg	6,732	N	N	17834 160TH AVE SE
3	0	247300	1090	11/04/13	\$285,000	\$294,000	1,490	8	1968	Good	7,590	N	N	16816 142ND AVE SE
3	0	247337	0470	03/12/13	\$275,000	\$313,000	1,500	8	1977	Good	7,560	N	N	17406 156TH PL SE
3	0	132832	0660	04/25/12	\$228,000	\$276,000	1,530	8	1979	Avg	6,860	N	N	16221 SE 178TH ST
3	0	132830	0990	05/29/12	\$224,900	\$272,000	1,530	8	1977	Good	7,650	N	N	17705 160TH AVE SE
3	0	247347	0140	01/30/12	\$273,000	\$333,000	1,530	8	1980	Good	7,210	N	N	16554 162ND PL SE

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Area 030 -- 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	0	247300	3290	08/30/12	\$250,000	\$298,000	1,530	8	1967	Avg	7,875	N	N	16710 145TH AVE SE
3	0	247337	2060	07/19/12	\$274,950	\$330,000	1,530	8	1973	Avg	7,350	N	N	15632 SE FAIRWOOD BLVD
3	0	247335	0480	12/03/13	\$299,950	\$305,000	1,530	8	1968	Avg	7,875	N	N	14313 SE 163RD ST
3	0	247345	0770	07/24/13	\$355,000	\$385,000	1,530	8	1979	Good	8,568	N	N	16316 SE 165TH ST
3	0	247346	0850	02/26/13	\$299,950	\$343,000	1,530	8	1978	Avg	8,400	N	N	17510 160TH AVE SE
3	0	247345	0720	04/16/12	\$224,900	\$273,000	1,540	8	1979	Avg	11,200	N	N	16528 163RD PL SE
3	0	247351	0310	12/03/13	\$275,000	\$280,000	1,540	8	1977	Avg	8,610	N	N	15206 SE 176TH ST
3	0	247346	0160	03/17/11	\$300,000	\$358,000	1,560	8	1978	Good	7,490	N	N	17416 161ST AVE SE
3	0	132833	0210	12/23/13	\$257,000	\$258,000	1,560	8	1978	Avg	6,300	N	N	17817 155TH AVE SE
3	0	247351	0410	09/04/12	\$295,000	\$351,000	1,580	8	1977	Good	9,375	N	N	15227 SE 175TH PL
3	0	247300	1460	08/20/12	\$335,000	\$400,000	1,600	8	1968	Good	9,720	N	N	14651 SE FAIRWOOD BLVD
3	0	247335	1030	02/23/12	\$195,000	\$237,000	1,610	8	1968	Avg	7,592	N	N	16512 147TH AVE SE
3	0	132831	0390	05/23/13	\$360,000	\$400,000	1,610	8	1977	Good	7,384	N	N	15630 SE 178TH ST
3	0	247335	0560	04/17/12	\$199,950	\$243,000	1,620	8	1968	Avg	8,025	N	N	14330 SE 163RD ST
3	0	247341	0260	11/14/12	\$254,900	\$299,000	1,620	8	1976	Avg	7,455	N	N	17515 157TH PL SE
3	0	247345	0070	05/31/11	\$262,950	\$318,000	1,620	8	1980	Avg	9,576	N	N	16039 SE 167TH PL
3	0	247347	0150	07/16/12	\$269,000	\$323,000	1,620	8	1980	Avg	7,210	N	N	16548 162ND PL SE
3	0	247345	0630	08/14/13	\$310,000	\$333,000	1,620	8	1979	Good	9,879	N	N	16728 163RD PL SE
3	0	132832	0390	03/19/13	\$316,500	\$359,000	1,620	8	1979	Avg	7,996	N	N	17623 162ND AVE SE
3	0	132831	0650	08/15/13	\$325,000	\$349,000	1,620	8	1977	Avg	7,725	N	N	15614 SE 179TH ST
3	0	247345	1120	10/11/13	\$367,000	\$383,000	1,620	8	1979	Good	12,750	N	N	16115 SE 166TH ST
3	0	132832	0550	12/11/11	\$252,000	\$307,000	1,640	8	1983	Good	5,950	N	N	16213 SE 178TH PL
3	0	247352	0620	06/11/12	\$288,450	\$348,000	1,640	8	1978	Good	13,569	N	N	15806 SE 166TH PL
3	0	937870	0170	06/04/12	\$265,000	\$320,000	1,640	8	1990	Avg	9,227	N	N	16101 SE 180TH PL
3	0	132831	0710	08/19/13	\$324,900	\$348,000	1,640	8	1977	Avg	6,300	N	N	17847 156TH PL SE
3	0	247352	0130	05/09/11	\$339,000	\$408,000	1,640	8	1979	Avg	12,598	N	N	15843 SE 167TH PL
3	0	247345	0960	03/25/13	\$300,000	\$340,000	1,690	8	1979	Good	9,396	N	N	16517 161ST AVE SE
3	0	247335	0350	02/15/11	\$288,500	\$343,000	1,690	8	1968	Good	8,400	N	N	14318 SE 164TH ST
3	0	132832	0700	04/12/11	\$255,000	\$306,000	1,700	8	1979	Avg	12,187	N	N	16224 SE 178TH ST

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Area 030 -- 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	0	247337	1530	10/05/12	\$259,950	\$308,000	1,720	8	1976	Avg	7,350	N	N	17010 156TH AVE SE
3	0	247300	2810	04/24/13	\$260,000	\$292,000	1,740	8	1967	Good	9,504	N	N	16912 150TH AVE SE
3	0	247337	0080	09/26/11	\$259,000	\$316,000	1,750	8	1973	Good	11,988	N	N	15010 SE 170TH ST
3	0	247351	0260	03/22/12	\$384,300	\$467,000	1,750	8	1978	VGood	9,760	N	N	15218 SE 175TH PL
3	0	247345	0690	01/29/13	\$255,000	\$294,000	1,760	8	1980	Avg	12,000	N	N	16618 163RD PL SE
3	0	132831	0570	03/23/12	\$270,000	\$328,000	1,770	8	1978	Avg	7,770	N	N	15617 SE 178TH PL
3	0	247337	2780	06/07/12	\$350,000	\$422,000	1,780	8	1974	Good	8,210	N	N	15252 SE 171ST PL
3	0	247345	0370	06/03/13	\$312,000	\$345,000	1,780	8	1979	Avg	7,350	N	N	16617 163RD PL SE
3	0	247337	2710	09/23/13	\$324,000	\$341,000	1,780	8	1973	Good	8,066	N	N	15246 SE FAIRWOOD BLVD
3	0	247300	2550	06/14/13	\$271,000	\$298,000	1,790	8	1968	Good	9,600	N	N	14717 SE 172ND PL
3	0	247300	0910	03/15/12	\$225,000	\$274,000	1,790	8	1967	Avg	7,875	N	N	16922 143RD AVE SE
3	0	247337	2420	02/09/11	\$312,500	\$371,000	1,800	8	1973	Good	10,800	N	N	16931 155TH PL SE
3	0	247300	2650	01/29/13	\$398,000	\$458,000	1,800	8	1968	VGood	11,640	N	N	17118 151ST AVE SE
3	0	247335	0490	08/13/13	\$305,000	\$328,000	1,800	8	1974	Avg	9,135	N	N	14319 SE 163RD ST
3	0	247300	3300	11/02/11	\$216,000	\$264,000	1,810	8	1967	Avg	8,162	N	N	16704 145TH AVE SE
3	0	937870	0130	09/21/12	\$243,000	\$288,000	1,810	8	1990	Avg	9,497	N	N	16021 SE 180TH PL
3	0	352305	9062	08/02/13	\$315,950	\$341,000	1,810	8	1991	Avg	9,458	N	N	18028 161ST CT SE
3	0	247337	1910	05/24/13	\$339,950	\$377,000	1,820	8	1973	Avg	9,799	N	N	15516 SE 168TH ST
3	0	247345	0840	11/05/12	\$245,000	\$288,000	1,830	8	1979	Avg	7,210	N	N	16503 162ND AVE SE
3	0	247348	0580	11/13/13	\$315,900	\$325,000	1,830	8	1984	Avg	12,325	N	N	16231 SE 174TH ST
3	0	247300	1960	11/09/12	\$349,950	\$411,000	1,830	8	1967	Avg	9,600	N	N	14630 SE 172ND ST
3	0	247352	0760	04/25/11	\$290,000	\$349,000	1,840	8	1978	Good	9,525	N	N	16641 157TH AVE SE
3	0	247320	0070	01/29/13	\$374,900	\$432,000	1,840	8	1967	VGood	11,440	N	N	14800 SE 170TH ST
3	0	132831	0080	06/11/12	\$295,000	\$356,000	1,850	8	1978	Avg	16,741	N	N	15711 SE 178TH PL
3	0	247335	0900	12/05/13	\$271,000	\$275,000	1,860	8	1967	Avg	9,718	N	N	14613 SE 165TH PL
3	0	247352	0350	04/03/12	\$229,000	\$278,000	1,870	8	1978	Avg	9,180	N	N	16642 157TH AVE SE
3	0	352305	9061	12/14/12	\$275,000	\$321,000	1,870	8	1991	Avg	6,873	N	N	18024 161ST CT SE
3	0	247300	1080	09/25/12	\$291,000	\$345,000	1,870	8	1967	Avg	8,066	N	N	16822 142ND AVE SE
3	0	247335	1380	04/25/11	\$237,415	\$285,000	1,890	8	1968	Avg	14,250	N	N	14336 SE 162ND PL

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247335	0320	06/28/11	\$227,000	\$275,000	1,940	8	1968	Avg	8,400	N	N	14406 SE 165TH ST
3	0	247348	0870	10/26/12	\$329,500	\$388,000	1,940	8	1984	Avg	8,325	N	N	17214 163RD PL SE
3	0	247345	0970	12/05/13	\$320,000	\$325,000	1,940	8	1979	Avg	10,030	N	N	16018 SE 166TH ST
3	0	247352	0560	01/23/12	\$265,000	\$323,000	1,950	8	1979	Good	7,700	N	N	16638 158TH PL SE
3	0	247348	1120	07/22/13	\$354,950	\$385,000	1,960	8	1983	VGood	10,736	N	N	16030 SE FAIRWOOD BLVD
3	0	247337	2400	08/10/12	\$316,250	\$378,000	1,960	8	1973	Good	9,600	N	N	16917 155TH PL SE
3	0	247352	0800	04/07/11	\$303,000	\$363,000	1,990	8	1978	Good	14,000	N	N	15419 SE 167TH PL
3	0	247348	1130	06/20/12	\$249,700	\$301,000	2,030	8	1983	Avg	9,600	N	N	16818 160TH CT SE
3	0	247337	0510	12/27/13	\$260,000	\$261,000	2,030	8	1974	Avg	9,030	N	N	17322 156TH AVE SE
3	0	247345	0700	12/06/11	\$346,000	\$422,000	2,050	8	1979	Avg	11,200	N	N	16610 163RD PL SE
3	0	247348	0250	08/05/11	\$336,000	\$408,000	2,050	8	1986	Avg	7,350	N	N	17120 161ST AVE SE
3	0	247345	0700	05/03/13	\$359,000	\$401,000	2,050	8	1979	Avg	11,200	N	N	16610 163RD PL SE
3	0	247341	1170	06/29/11	\$277,000	\$335,000	2,060	8	1975	Good	7,208	N	N	16024 SE 172ND PL
3	0	247341	0820	03/12/12	\$235,000	\$286,000	2,080	8	1976	Good	7,208	N	N	17400 159TH AVE SE
3	0	247348	0240	06/08/13	\$370,000	\$408,000	2,080	8	1986	Avg	7,350	N	N	17200 161ST AVE SE
3	0	247348	0020	05/28/13	\$293,000	\$325,000	2,120	8	1983	Avg	8,723	N	N	16001 SE FAIRWOOD BLVD
3	0	247348	0930	07/03/12	\$313,500	\$377,000	2,120	8	1984	Avg	7,350	N	N	17104 163RD PL SE
3	0	247350	0070	05/22/13	\$280,013	\$311,000	2,130	8	1976	Avg	7,560	N	N	17512 155TH AVE SE
3	0	247345	0280	05/10/12	\$272,000	\$329,000	2,140	8	1980	Good	9,844	N	N	16205 SE 165TH ST
3	0	247335	0280	06/22/11	\$272,750	\$330,000	2,140	8	1969	Good	13,156	N	N	14331 SE 164TH ST
3	0	132831	0600	03/04/11	\$350,000	\$417,000	2,150	8	1977	Avg	7,493	N	N	17837 157TH AVE SE
3	0	247348	0280	04/18/12	\$325,000	\$394,000	2,190	8	1984	Good	8,925	N	N	17102 161ST AVE SE
3	0	247337	2440	06/05/12	\$357,000	\$431,000	2,230	8	1973	Good	14,060	N	N	17003 156TH AVE SE
3	0	247345	0640	05/24/13	\$260,000	\$288,000	2,250	8	1980	Avg	11,060	N	N	16720 163RD PL SE
3	0	247337	0230	04/26/12	\$288,500	\$350,000	2,250	8	1973	Avg	11,049	N	N	15437 SE FAIRWOOD BLVD
3	0	132831	0620	05/08/12	\$307,750	\$373,000	2,260	8	1977	Avg	7,770	N	N	17849 157TH AVE SE
3	0	247300	0920	08/27/13	\$335,000	\$358,000	2,260	8	1966	Good	7,904	N	N	16916 143RD AVE SE
3	0	132833	0100	08/09/11	\$354,000	\$430,000	2,320	8	2010	Avg	7,210	N	N	15515 SE 178TH PL
3	0	247300	2610	08/10/11	\$322,000	\$391,000	2,320	8	1968	Good	9,600	N	N	14829 SE 172ND PL

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247337	2040	10/21/11	\$295,000	\$360,000	2,320	8	1973	Avg	7,350	N	N	15646 SE FAIRWOOD BLVD
3	0	247300	2530	08/23/13	\$365,000	\$390,000	2,320	8	1968	Avg	10,000	N	N	14707 SE 172ND PL
3	0	247300	1320	02/13/12	\$260,000	\$317,000	2,360	8	1967	Avg	8,640	N	N	14311 SE FAIRWOOD BLVD
3	0	247300	1920	06/19/12	\$352,000	\$424,000	2,370	8	1968	VGood	9,600	N	N	14662 SE 172ND ST
3	0	247348	1190	11/06/12	\$338,000	\$398,000	2,370	8	1983	Avg	14,589	N	N	16004 SE FAIRWOOD BLVD
3	0	247335	1340	11/04/13	\$280,000	\$289,000	2,400	8	1972	Avg	16,150	N	N	14412 SE 162ND PL
3	0	247337	1230	08/24/12	\$339,000	\$404,000	2,440	8	1974	Good	7,875	N	N	16932 157TH PL SE
3	0	247353	0380	02/01/13	\$355,000	\$409,000	2,450	8	1993	Avg	8,109	N	N	17018 160TH AVE SE
3	0	247350	0010	09/17/13	\$474,950	\$502,000	2,550	8	1985	Good	9,600	N	N	17411 155TH AVE SE
3	0	247335	0110	08/15/12	\$340,000	\$406,000	2,700	8	1968	Good	7,875	N	N	14211 SE 162ND PL
3	0	247352	0930	08/26/13	\$379,900	\$406,000	2,720	8	1979	Avg	25,740	N	N	15410 SE 167TH PL
3	0	247320	0100	06/25/12	\$340,000	\$409,000	2,730	8	1967	Good	11,152	N	N	14829 SE 170TH ST
3	0	247335	1060	03/06/13	\$344,000	\$392,000	2,730	8	1969	Avg	7,800	N	N	16509 148TH AVE SE
3	0	132833	0500	05/14/13	\$332,500	\$370,000	2,840	8	1978	Avg	8,030	N	N	15430 SE 177TH PL
3	0	247300	2120	09/20/12	\$414,000	\$492,000	2,850	8	1969	Avg	10,223	N	N	14605 SE 173RD ST
3	0	247337	0760	05/17/12	\$345,000	\$417,000	2,910	8	1974	Good	8,400	N	N	17036 159TH PL SE
3	0	247300	2770	05/21/12	\$300,000	\$363,000	3,210	8	1967	Avg	10,730	N	N	16942 150TH AVE SE
3	0	247337	2350	09/02/11	\$295,000	\$359,000	3,220	8	1972	Good	9,600	N	N	16809 155TH PL SE
3	0	247345	0910	10/23/12	\$295,000	\$348,000	3,220	8	1979	Good	12,096	N	N	16510 161ST AVE SE
3	0	247320	0190	02/24/12	\$352,000	\$429,000	3,220	8	1973	Good	11,340	N	N	15037 SE 171ST ST
3	0	247351	0170	08/16/11	\$378,000	\$460,000	3,220	8	1977	VGood	13,300	N	N	15524 SE 176TH ST
3	0	132831	0640	04/16/13	\$310,000	\$349,000	3,240	8	1977	Avg	8,240	N	N	17863 157TH AVE SE
3	0	247348	1010	02/07/13	\$420,000	\$482,000	3,240	8	1982	Avg	12,836	N	N	16117 SE 170TH PL
3	0	247337	1480	08/16/12	\$350,000	\$418,000	3,260	8	1975	Good	7,313	N	N	16967 157TH AVE SE
3	0	247337	0370	06/24/12	\$305,000	\$367,000	3,310	8	1973	Avg	9,918	N	N	15603 SE 174TH ST
3	0	247335	1390	06/25/13	\$369,000	\$404,000	3,330	8	1970	Good	16,150	N	N	14326 SE 162ND PL
3	0	247337	0870	08/16/11	\$339,950	\$413,000	3,490	8	1976	Good	8,400	N	N	16812 159TH PL SE
3	0	247300	2240	04/01/11	\$430,000	\$515,000	3,550	8	1968	VGood	9,600	N	N	14667 SE 173RD ST
3	0	247337	1310	03/10/11	\$340,000	\$406,000	3,630	8	1975	Good	8,925	N	N	15841 SE 169TH PL

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247337	2540	01/31/11	\$495,000	\$587,000	3,680	8	1973	VGood	14,408	N	N	17026 154TH PL SE
3	0	247337	1180	06/28/12	\$390,000	\$469,000	3,750	8	1974	Good	8,651	N	N	16974 157TH PL SE
3	0	247300	1000	07/30/13	\$435,000	\$470,000	3,780	8	1967	Avg	9,570	N	N	16925 143RD AVE SE
3	0	247300	2380	05/16/11	\$349,950	\$422,000	3,870	8	1967	Avg	10,500	N	N	17206 146TH AVE SE
3	0	247337	2830	09/04/12	\$345,000	\$411,000	1,910	9	1986	Avg	19,990	N	N	15209 SE FAIRWOOD BLVD
3	0	951220	0370	06/27/12	\$319,000	\$384,000	1,977	9	2011	Avg	4,000	N	N	15902 SE 164TH PL
3	0	951220	0410	10/31/11	\$345,950	\$422,000	1,977	9	2011	Avg	4,219	N	N	15776 SE 164TH PL
3	0	951220	0330	10/22/11	\$342,490	\$418,000	1,983	9	2011	Avg	4,000	N	N	15926 SE 164TH PL
3	0	951220	0420	05/29/12	\$329,950	\$399,000	2,154	9	2012	Avg	4,153	N	N	15770 SE 164TH PL
3	0	951220	0400	04/23/12	\$340,000	\$412,000	2,154	9	2012	Avg	4,091	N	N	15784 SE 164TH PL
3	0	951220	0380	07/24/12	\$329,950	\$396,000	2,154	9	2011	Avg	4,000	N	N	15796 SE 164TH PL
3	0	951220	0490	08/07/12	\$329,950	\$395,000	2,154	9	2011	Avg	4,249	N	N	16417 159TH CT SE
3	0	951220	0360	05/15/12	\$329,950	\$399,000	2,154	9	2011	Avg	4,000	N	N	15908 SE 164TH PL
3	0	951220	0310	06/22/12	\$340,000	\$410,000	2,154	9	2011	Avg	3,897	N	N	15938 SE 164TH PL
3	0	951220	0340	01/25/12	\$343,000	\$418,000	2,154	9	2011	Avg	4,000	N	N	15920 SE 164TH PL
3	0	951220	0280	03/01/11	\$345,000	\$411,000	2,180	9	2010	Avg	4,000	N	N	15956 SE 164TH PL
3	0	951220	0390	03/22/12	\$329,950	\$401,000	2,193	9	2011	Avg	4,000	N	N	15790 SE 164TH PL
3	0	951220	0320	03/27/12	\$329,950	\$401,000	2,213	9	2011	Avg	4,000	N	N	15932 SE 164TH PL
3	0	951220	0350	04/03/12	\$329,950	\$401,000	2,213	9	2011	Avg	4,000	N	N	15914 SE 164TH PL
3	0	951220	0150	11/08/12	\$400,000	\$470,000	2,220	9	2012	Avg	6,730	N	N	15348 SE 164TH PL
3	0	951220	0180	04/23/12	\$404,950	\$491,000	2,220	9	2012	Avg	7,481	N	N	15324 SE 164TH PL
3	0	951220	0120	08/01/12	\$399,950	\$479,000	2,220	9	2011	Avg	7,450	N	N	15372 SE 160TH PL
3	0	951220	0170	07/25/12	\$400,000	\$480,000	2,260	9	2012	Avg	5,864	N	N	15332 SE 160TH PL
3	0	951220	0140	08/08/12	\$407,950	\$488,000	2,260	9	2012	Avg	7,163	N	N	15356 SW 160TH PL
3	0	951220	0160	07/25/12	\$409,950	\$491,000	2,260	9	2011	Avg	6,297	N	N	15340 SE 160TH PL
3	0	951220	0110	09/26/11	\$414,000	\$505,000	2,260	9	2011	Avg	7,128	N	N	15380 SE 160TH PL
3	0	951220	0300	05/09/11	\$339,000	\$408,000	2,276	9	2010	Avg	4,000	N	N	15944 SE 164TH PL
3	0	951220	0270	05/17/11	\$339,000	\$409,000	2,280	9	2010	Avg	4,000	N	N	15962 SE 164TH PL
3	0	951220	0500	01/18/12	\$326,205	\$398,000	2,448	9	2008	Avg	3,770	N	N	16423 159TH CT SE

Improved Sales Used in This Annual Update Analysis

Area 030 -- 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	0	247337	2340	06/11/12	\$399,000	\$481,000	2,560	9	1973	Good	9,600	N	N	16801 155TH PL SE
3	0	951220	0130	11/15/11	\$424,000	\$517,000	2,620	9	2011	Avg	7,569	N	N	15364 SE 160TH PL
3	0	885690	0120	09/10/12	\$430,000	\$512,000	2,010	10	1987	Avg	23,510	N	N	16003 159TH PL SE
3	0	885690	0300	08/10/12	\$485,000	\$580,000	2,530	10	1987	Avg	12,000	N	N	15709 SE 160TH PL
3	0	951220	0080	09/19/11	\$420,000	\$512,000	2,620	10	2011	Avg	5,846	N	N	15510 SE 160TH PL
3	0	951220	0100	09/26/11	\$419,760	\$512,000	2,620	10	2011	Avg	6,806	N	N	15388 SE 160TH PL
3	0	885690	0330	03/19/13	\$485,000	\$550,000	2,620	10	1986	Avg	14,778	N	N	15805 SE 160TH PL
3	0	951220	0060	02/23/11	\$434,000	\$517,000	2,810	10	2010	Avg	4,638	N	N	15526 SE 160TH PL
3	0	885690	0010	04/22/13	\$442,500	\$497,000	2,920	10	1987	Avg	23,086	N	N	16056 160TH PL SE
3	0	951220	0050	02/23/11	\$459,000	\$546,000	3,090	10	2010	Avg	4,943	N	N	15534 SE 160TH PL
3	0	951220	0070	05/25/11	\$459,000	\$554,000	3,090	10	2010	Avg	5,146	N	N	15518 SE 160TH PL
3	0	885690	0110	11/06/13	\$625,000	\$644,000	3,870	10	1987	Good	26,913	Y	N	16002 159TH PL SE
3	0	247348	1000	09/19/13	\$535,000	\$565,000	4,450	10	1984	Avg	14,271	N	N	16113 SE 170TH PL

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	008700	0029	11/06/13	\$185,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
2	0	008700	0165	12/18/12	\$109,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
2	0	008700	0240	07/08/11	\$169,000	NON-NORMAL DISTRIBUTION
2	0	008700	0305	06/27/12	\$146,992	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	008700	0325	10/27/11	\$136,643	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	008700	0203	01/04/12	\$116,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008700	0162	01/31/12	\$97,500	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	008700	0029	07/20/12	\$115,600	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	008700	0028	09/08/11	\$126,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	008700	0337	07/19/12	\$130,000	IMP CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
2	0	008700	0208	06/26/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008700	0111	03/23/12	\$110,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
2	0	008800	0280	12/02/13	\$160,000	MODEL DEVELOPMENT EXCLUSION
2	0	008800	0050	09/09/13	\$143,000	STATISTICAL OUTLIER
2	0	008800	0761	06/17/13	\$162,750	OBSERVATION OUTSIDE THE NORM
2	0	008800	0043	06/06/12	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	008800	0761	04/02/13	\$283,637	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	008800	0392	02/26/13	\$121,600	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	008800	0381	03/01/12	\$65,000	DOR RATIO; NO MARKET EXPOSURE
2	0	008800	0426	08/27/12	\$107,500	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	008800	0370	07/03/12	\$199,158	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	008800	0240	01/25/12	\$137,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	008800	0043	09/26/12	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	008800	0190	07/10/12	\$119,291	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	073900	0027	07/01/13	\$155,417	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	073900	0027	10/28/13	\$140,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	080600	0085	03/13/13	\$154,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	080600	0090	10/03/11	\$125,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	142320	0105	11/28/12	\$118,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	142320	0030	10/30/12	\$249,999	OBSOLESCENCE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	142340	0035	11/04/13	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142340	0030	09/19/12	\$120,000	NON-REPRESENTATIVE SALE
2	0	142350	0670	09/08/12	\$92,653	DOR RATIO; NO MARKET EXPOSURE; QUIT CLAIM DEED
2	0	142350	0040	03/15/12	\$126,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	142350	0420	04/10/13	\$145,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142350	0690	05/17/11	\$110,000	NON-REPRESENTATIVE SALE
2	0	142360	0120	01/05/12	\$137,000	NON-NORMAL DISTRIBUTION
2	0	142360	0020	03/07/13	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR. CHANGED SINCE SALE
2	0	142360	0190	01/21/11	\$166,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	142360	0240	05/20/13	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142370	0610	10/30/13	\$149,579	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142370	0010	10/26/12	\$331,968	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	142370	0010	05/28/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; GOV'T AGENCY; EXEMPT FROM EXCISE TAX
2	0	142370	0770	10/24/11	\$236,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	142370	0220	03/03/11	\$204,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	142380	0300	03/22/12	\$139,900	ANOMALY DETECTION
2	0	142380	0300	11/02/11	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142380	0480	10/05/11	\$235,199	FORCED SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	142380	0920	04/14/11	\$137,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	142380	0300	12/27/11	\$139,900	QUIT CLAIM DEED; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	142380	0680	09/07/12	\$153,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	142390	0070	10/21/13	\$209,226	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142390	0050	11/19/12	\$244,499	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	142390	0920	07/29/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
2	0	142390	0250	08/19/13	\$77,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
2	0	142390	0050	02/28/13	\$165,050	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	142390	0130	12/28/11	\$157,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	142390	0600	09/13/11	\$206,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	142391	0890	02/12/13	\$193,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	0	142391	0590	01/10/13	\$192,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	142391	0570	08/16/11	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	142391	1170	12/11/12	\$164,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	143150	0370	12/02/13	\$191,350	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143150	0360	11/13/12	\$130,914	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	143150	0430	03/16/12	\$162,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	143150	0070	03/12/12	\$148,150	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	143150	0480	11/07/11	\$186,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
2	0	143150	0070	08/18/11	\$221,000	QUIT CLAIM DEED
2	0	143170	0370	11/14/13	\$171,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143170	0390	08/06/12	\$192,680	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143170	0260	03/28/12	\$163,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143170	0250	02/14/12	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	143170	0330	02/06/13	\$125,000	NON-REPRESENTATIVE SALE
2	0	143240	0875	04/30/13	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	143240	0790	04/04/13	\$181,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	143240	0350	04/25/13	\$187,742	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	143240	0600	10/27/11	\$132,625	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143240	0235	07/09/12	\$282,722	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143240	0175	09/27/13	\$175,000	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	143240	0670	07/06/11	\$108,900	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	143240	0235	10/30/12	\$167,000	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	143240	0330	09/14/12	\$150,000	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	143240	0415	12/30/11	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143240	0600	06/21/13	\$221,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143240	0415	11/02/11	\$85,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
2	0	143240	0805	01/09/12	\$103,000	NON-REPRESENTATIVE SALE
2	0	143240	0390	01/24/12	\$117,000	NON-REPRESENTATIVE SALE
2	0	143240	0750	09/30/11	\$159,600	NON-REPRESENTATIVE SALE
2	0	143240	1005	10/19/11	\$139,900	NON-REPRESENTATIVE SALE
2	0	143240	0600	02/10/12	\$95,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	143240	0505	01/25/11	\$142,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	143240	0285	06/13/12	\$132,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	143240	0420	12/28/11	\$110,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	143260	0350	01/14/11	\$278,861	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143260	0720	05/10/13	\$166,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143260	0040	06/04/12	\$138,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0355	05/14/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0360	03/15/13	\$232,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0740	06/20/13	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143260	0030	07/20/11	\$148,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	143260	0510	02/10/12	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	0	143270	1250	02/07/12	\$114,427	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143270	0120	11/04/13	\$160,289	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143270	1200	10/01/13	\$177,219	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143270	1080	03/31/11	\$141,300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	143270	1230	08/20/13	\$241,834	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143270	1220	09/02/11	\$117,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	143270	0760	02/27/13	\$165,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	143270	1250	01/09/13	\$152,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	143270	0280	06/02/11	\$234,950	UNFINISHED AREA
2	0	143280	0440	08/31/12	\$195,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143280	0140	03/23/11	\$263,361	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143280	0440	10/11/12	\$165,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	143290	0370	01/15/13	\$361,726	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143290	0100	02/03/12	\$184,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143290	0150	06/11/13	\$290,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	143310	0270	10/05/11	\$155,000	AUCTION SALE; NON-REPRESENTATIVE SALE
2	0	143310	0150	05/30/12	\$202,321	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143310	0020	02/22/12	\$265,046	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143310	0230	06/25/12	\$229,675	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	143310	0290	06/25/13	\$232,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	143310	0150	01/23/13	\$173,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	143310	0230	11/29/12	\$236,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	143310	0150	06/01/12	\$202,321	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	143320	0030	01/23/12	\$148,357	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	143320	0030	08/14/12	\$180,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	147306	0030	12/30/13	\$1,001,389	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	147306	0030	01/12/12	\$3,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
2	0	147306	0010	11/18/11	\$36,000	DOR RATIO; EASEMENT OR RIGHT-OF-WAY
2	0	162680	0060	12/29/11	\$118,650	OBSOLESCENCE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AUCTION SALE
2	0	246070	0920	04/23/13	\$261,147	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	246070	0240	02/02/12	\$225,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	246070	0920	12/20/13	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	246070	0560	07/22/11	\$202,000	NON-REPRESENTATIVE SALE; SHORT SALE
2	0	247310	0720	12/31/13	\$322,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHAR.CHANGED SINCE SALE
2	0	247310	1380	06/13/13	\$218,500	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX
2	0	247310	0600	07/14/11	\$180,000	AUCTION SALE; FINANCIAL INSTITUTION RESALE
2	0	247310	1200	06/01/12	\$165,200	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247310	1480	05/16/12	\$160,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247310	0860	12/07/12	\$291,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247310	1200	10/24/11	\$286,331	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247325	0370	10/27/11	\$231,814	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247325	0520	12/17/13	\$108,000	DOR RATIO; NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
2	0	247325	1350	10/12/12	\$178,100	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	0	247325	1150	01/05/11	\$215,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247325	1310	08/02/13	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	0030	05/01/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	0200	12/10/13	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	0030	07/17/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247325	1310	11/15/13	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	247325	0100	09/09/13	\$209,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
2	0	247325	0450	01/23/12	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR; SHORT SALE
2	0	247325	0660	12/14/11	\$170,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; SHORT SALE
2	0	247336	0230	01/25/13	\$168,100	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247336	0110	01/10/12	\$175,000	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	247336	0230	04/17/13	\$269,900	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247338	1130	02/05/13	\$138,573	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	247338	0690	10/29/12	\$225,708	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	247338	1190	02/27/13	\$326,020	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247338	0320	04/19/11	\$314,786	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247338	0810	09/10/13	\$238,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	247338	0120	11/11/13	\$338,087	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	247338	0690	01/21/13	\$160,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	247338	0690	10/29/12	\$199,440	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247338	1190	11/14/13	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247338	1190	05/16/13	\$210,100	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	247338	0060	05/13/11	\$220,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	247339	0120	09/13/12	\$305,011	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247339	0120	09/24/12	\$282,578	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	247339	0200	12/19/13	\$287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247339	0780	02/28/11	\$194,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	247340	0120	04/06/12	\$173,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247340	0120	12/02/13	\$267,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	1200	04/18/13	\$190,001	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247520	0250	08/22/12	\$297,943	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	247520	0930	06/27/13	\$262,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	247520	0020	05/10/13	\$133,600	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	0150	05/14/12	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	0020	08/13/13	\$243,800	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	247520	0150	12/12/12	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	247520	0630	11/04/11	\$185,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	278128	0360	12/17/12	\$167,685	AUCTION SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
2	0	278129	0050	12/07/11	\$147,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	282305	9074	11/03/11	\$130,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	282305	9074	05/10/12	\$113,000	DOR RATIO; NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	282305	9049	03/20/12	\$173,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	289260	0015	03/24/11	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	289260	0067	04/19/12	\$96,001	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	289260	0030	10/09/12	\$169,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	289260	0030	03/21/12	\$100,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
2	0	292305	9028	01/11/11	\$145,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
2	0	292305	9112	09/23/13	\$175,000	INSUFFICIENT REPRESENTATION FOR GRADE 5
2	0	292305	9112	06/04/13	\$267,432	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	292305	9105	07/18/13	\$148,590	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	292305	9025	07/05/11	\$325,000	NO MARKET EXPOSURE
2	0	381130	0110	11/02/12	\$360,356	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	667305	0220	08/09/13	\$232,500	RETENTION EXCLUSION FOR THE SAMPLE SET
2	0	667305	0170	03/14/11	\$217,900	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	667306	0240	07/26/12	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	667306	0210	06/05/12	\$152,900	NON-REPRESENTATIVE SALE
2	0	667307	0130	11/02/13	\$2,000	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
2	0	684300	0350	10/03/11	\$138,500	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	722910	0010	07/10/12	\$291,845	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	722910	0010	10/12/12	\$265,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	722910	0040	08/18/11	\$225,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	739900	0500	07/03/13	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739900	0030	05/16/12	\$183,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	739910	0010	03/17/11	\$167,281	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	739910	0050	05/09/13	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739910	0050	06/25/13	\$180,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	739930	1090	02/08/13	\$181,171	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	739930	1090	09/03/13	\$308,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739930	0110	06/21/13	\$339,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	739930	1090	03/22/13	\$195,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	863710	0360	03/06/13	\$158,479	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864550	0650	12/23/11	\$186,575	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864550	0110	05/25/12	\$62,000	DOR RATIO
2	0	864550	1290	01/05/12	\$137,308	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
2	0	864550	0650	05/04/12	\$175,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	864551	1530	05/24/12	\$216,149	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	864551	1530	09/10/12	\$217,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	864551	1330	07/13/12	\$279,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	864551	0180	06/25/13	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	864551	1330	03/14/12	\$156,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	864551	0350	04/23/13	\$90,000	IMP CHARACTERISTICS CHANGED SINCE SALE; PREVIMP<=25K
2	0	864551	0020	12/05/12	\$180,000	QUIT CLAIM DEED
2	0	864552	0320	05/10/12	\$182,919	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	0	864552	0040	04/18/11	\$195,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	864552	0180	12/28/11	\$205,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	864552	0320	10/09/12	\$188,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	864553	0340	11/15/11	\$180,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	864554	0300	03/15/13	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	889870	1400	11/21/11	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
2	0	889870	1400	01/11/12	\$307,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	889870	1040	11/26/13	\$275,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	889870	1070	07/14/11	\$142,500	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
2	0	889870	1370	01/30/12	\$42,500	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	889870	0230	03/14/13	\$212,800	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	889870	0970	08/27/13	\$333,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	889870	0600	09/18/12	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	5	326057	0120	03/19/13	\$463,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
2	5	329470	0251	05/22/12	\$147,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	5	564050	0108	08/14/12	\$550,000	NO MARKET EXPOSURE
2	5	564050	0031	06/25/12	\$395,310	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
2	5	722140	0421	03/25/11	\$239,000	INSUFFICIENT REPRESENTATION FOR FAIR CONDITION
2	5	722140	0447	08/09/13	\$310,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	5	722140	0160	04/16/12	\$117,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
2	5	722140	0443	12/20/12	\$295,001	AUCTION SALE; EXEMPT FROM EXCISE TAX
2	5	723150	0370	02/29/12	\$105,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
2	5	723150	0355	11/29/11	\$105,000	DOR RATIO; ESTATE ADMIN., GUARDIAN, OR EXECUTOR; IMP. CHAR CHANGED SINCE SALE
2	5	723150	0380	03/26/12	\$210,401	EXEMPT FROM EXCISE TAX; STATEMENT TO DOR; AUCTION SALE
3	0	132830	1080	06/06/13	\$242,200	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	132830	0490	10/17/13	\$239,338	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	132830	1230	12/18/12	\$279,947	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	132830	0380	01/06/12	\$230,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	132830	1050	06/06/13	\$254,950	NON-REPRESENTATIVE SALE
3	0	132830	0480	01/02/11	\$190,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
3	0	132830	0610	04/05/11	\$185,548	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	132832	0420	04/30/13	\$367,333	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	0	132832	0320	01/17/12	\$264,350	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	132832	0770	05/13/13	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132832	0410	05/10/13	\$204,150	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132832	0410	11/25/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132832	0770	08/12/13	\$358,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	132832	0070	12/04/12	\$287,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; DIVORCE; AND OTHER WARNINGS
3	0	132833	0210	05/31/13	\$328,522	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	132833	0770	02/08/12	\$179,900	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	132834	0600	11/09/11	\$180,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; AUCTION SALE
3	0	132834	0160	08/06/13	\$185,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE; IMP. CHAR.CHG SINCE SALE
3	0	132834	0490	03/15/11	\$161,800	SHORT SALE; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	132834	0300	04/26/12	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
3	0	132834	0410	01/06/11	\$143,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	132835	0150	03/15/13	\$239,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTIT. RESALE
3	0	247300	3540	10/29/13	\$236,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247300	1100	06/03/13	\$293,600	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247300	1160	06/25/13	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
3	0	247300	3540	11/05/13	\$236,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	247300	2950	04/27/12	\$188,000	ESTATE ADMIN., GUARDIAN, OR EXECUTOR; NO MKT EXPOSURE; NON-REPRESENTATIVE SALE
3	0	247300	2720	09/19/13	\$260,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247300	2720	04/15/13	\$430,758	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247300	2600	11/10/11	\$240,500	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247300	2720	04/15/13	\$375,338	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247300	0080	12/09/13	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	1560	10/15/12	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	1560	02/28/13	\$384,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	0840	11/27/13	\$306,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	2850	09/17/13	\$499,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247300	0520	07/14/11	\$615,000	NO MARKET EXPOSURE
3	0	247300	0100	09/01/11	\$500,000	NO MARKET EXPOSURE
3	0	247300	0290	02/05/13	\$250,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	247320	0190	02/22/12	\$340,000	RELOCATION - SALE TO SERVICE
3	0	247335	0430	11/22/11	\$90,941	DOR RATIO; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	247335	0690	04/17/13	\$434,013	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247335	0940	11/28/12	\$272,000	AUCTION SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	247335	0690	06/05/13	\$382,046	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247335	1490	05/21/13	\$365,000	IMP COUNT
3	0	247337	0100	06/21/13	\$260,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0600	05/31/13	\$278,800	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0580	08/19/13	\$302,936	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247337	0160	04/15/13	\$487,362	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 030 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
3	0	247337	2590	09/13/12	\$349,209	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247337	1700	12/02/11	\$473,955	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247337	1430	06/10/11	\$376,353	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
3	0	247337	1540	10/03/13	\$224,000	AUCTION SALE; EXEMPT FROM EXCISE TAX
3	0	247337	2590	05/13/13	\$310,000	NON-REPRESENTATIVE SALE; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
3	0	247337	1790	07/26/13	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247337	0330	06/19/13	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247337	1160	10/20/11	\$215,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	247337	0850	01/19/11	\$285,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	247337	0790	07/31/12	\$215,000	NON-REPRESENTATIVE SALE; SHORT SALE
3	0	247341	0090	10/28/12	\$196,500	MODEL DEVELOPMENT EXCLUSION
3	0	247341	1050	01/10/13	\$232,545	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
3	0	247341	0750	12/28/11	\$335,462	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247341	0680	11/09/12	\$170,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	0680	02/12/13	\$305,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	1050	12/16/13	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247341	1050	06/24/13	\$227,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
3	0	247345	1090	06/14/12	\$237,000	NON-REPRESENTATIVE SALE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247345	0580	04/17/13	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247345	0580	09/25/13	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247345	0800	06/25/13	\$355,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
3	0	247345	0750	10/19/11	\$245,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	247346	0260	03/20/13	\$216,000	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	247346	0350	09/12/11	\$208,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	247348	0090	04/11/12	\$118,277	DOR RATIO; QUIT CLAIM DEED
3	0	247351	0320	02/16/11	\$239,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
3	0	247353	0330	07/16/13	\$84,000	DOR RATIO; QUIT CLAIM; EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	352305	9060	05/31/13	\$310,834	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
3	0	951220	0540	07/12/12	\$116,121	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
3	0	951220	0500	01/07/12	\$342,500	RELOCATION - SALE TO SERVICE

Vacant Sales Used in this Annual Update Analysis

Area 030

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
2	0	292305	9022	02/05/13	\$1,500,000	394,036	0	0
2	0	292305	9023	11/14/11	\$210,000	53,578	0	0
2	0	337810	90	05/23/13	\$35,000	7,168	0	0
2	5	329470	125	06/13/12	\$90,000	8,450	0	0
3	0	951220	450	05/03/13	\$208,000	90,483	0	0

Vacant Sales Removed in this Annual Update Analysis

Area 030

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	008800	0032	02/09/13	\$65,000	NON-REPRESENTATIVE SALE
2	0	864551	0350	01/15/13	\$65,000	NO MARKET EXPOSURE

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

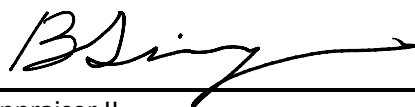
- The statements of fact contained in this report are true and correct
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present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

None

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

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

- Annual Update Model Development and Report Preparation
- Data Collection
- Sales Verification
- Appeals Response Preparation / Review
- Appeal Hearing Attendance



6/18/14

Appraiser II

Date