

Executive Summary

Enumclaw Plateau / Area 040

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2013
Number of Improved Sales: 241
Range of Sale Dates: 1/1/2011 – 1/1/2014

Sales - Improved Valuation Change Summary:						
	Land	Improvements	Total	Mean Sale Price	Ratio	COD
2013 Value	\$142,800	\$185,200	\$328,000			10.69%
2014 Value	\$145,900	\$194,600	\$340,500	\$368,500	93.5%	10.61%
\$ Change	+\$3,100	+\$9,400	+\$12,500			
% Change	+2.2%	+5.1%	+3.8%			

Coefficient of Dispersion (COD) is a measure of the uniformity of the predicted assessed values for properties within this geographic area. The 2014 COD of 10.61% is an improvement from the previous COD of 10.69%. 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.

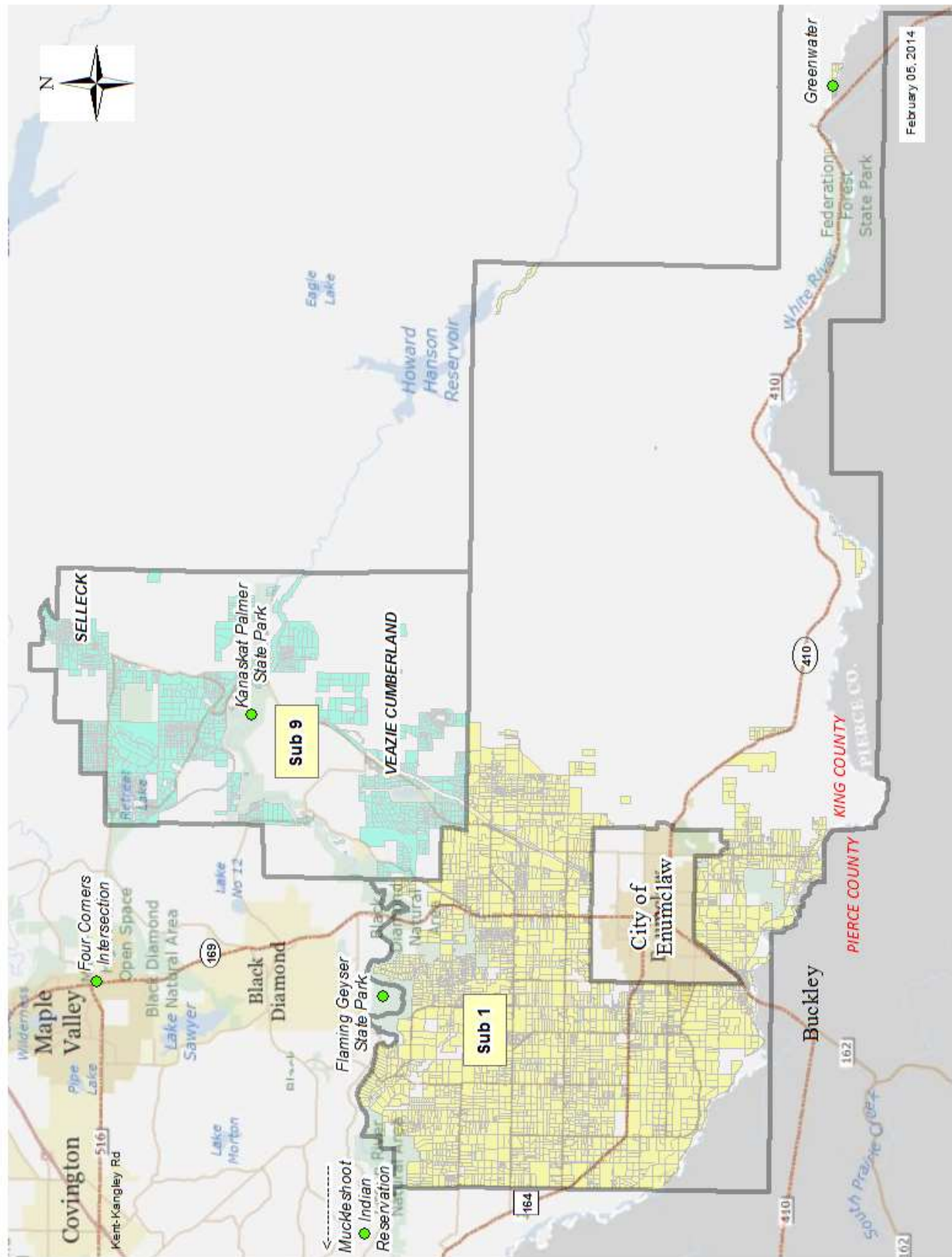
Population - Improved Parcel Summary Data:			
	Land	Improvements	Total
2013 Value	\$146,600	\$169,600	\$316,200
2014 Value	\$149,800	\$177,000	\$326,800
% Change	+2.2%	+4.4%	+3.4%

Number of one to three unit residences in the population: 3,694

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable was needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 9 and above were at a lower ratio compared to the rest of the population, which resulted in higher upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.

We recommend posting these values for the 2014 Assessment Roll.

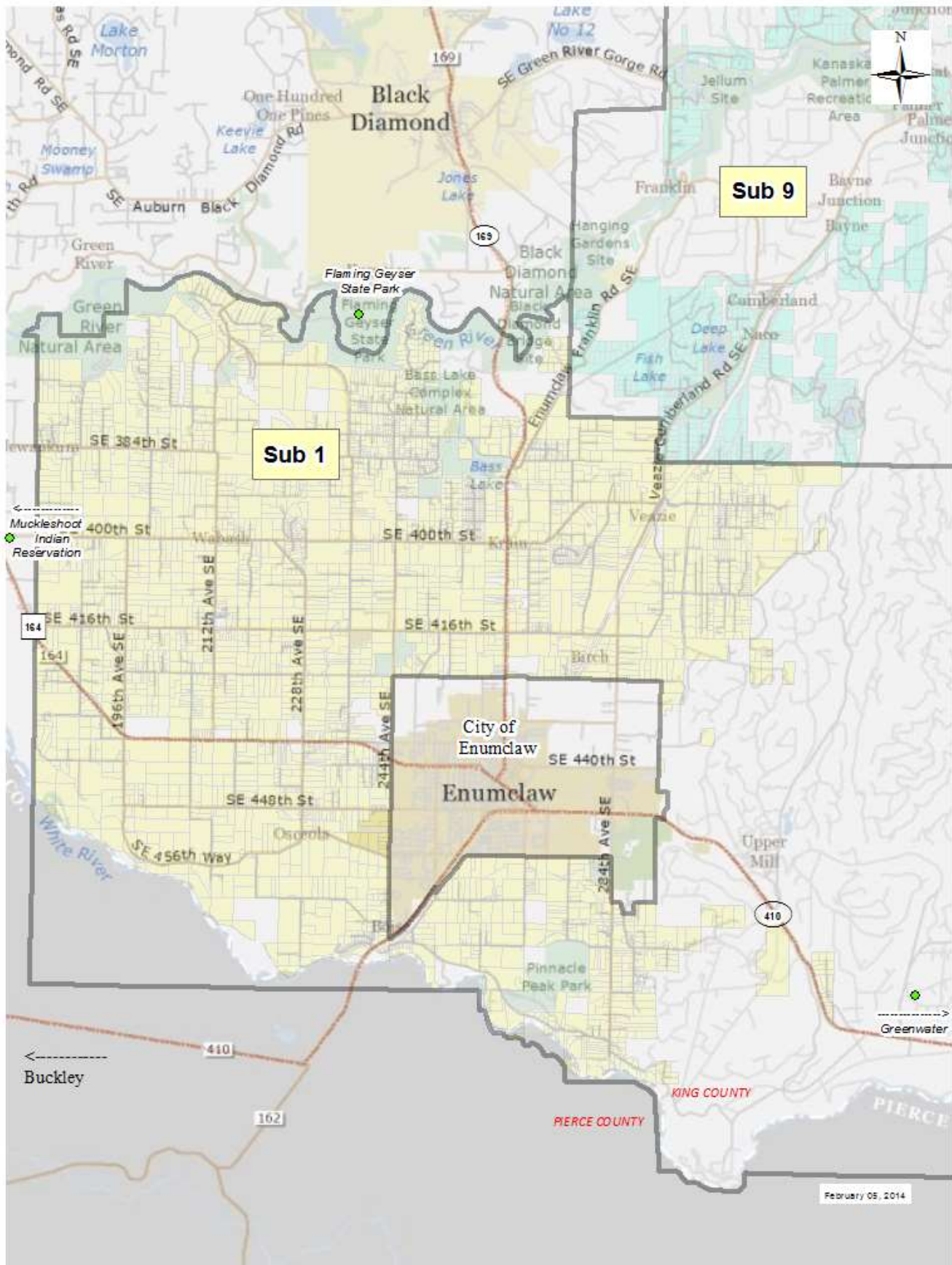
Area 040 - Area Map



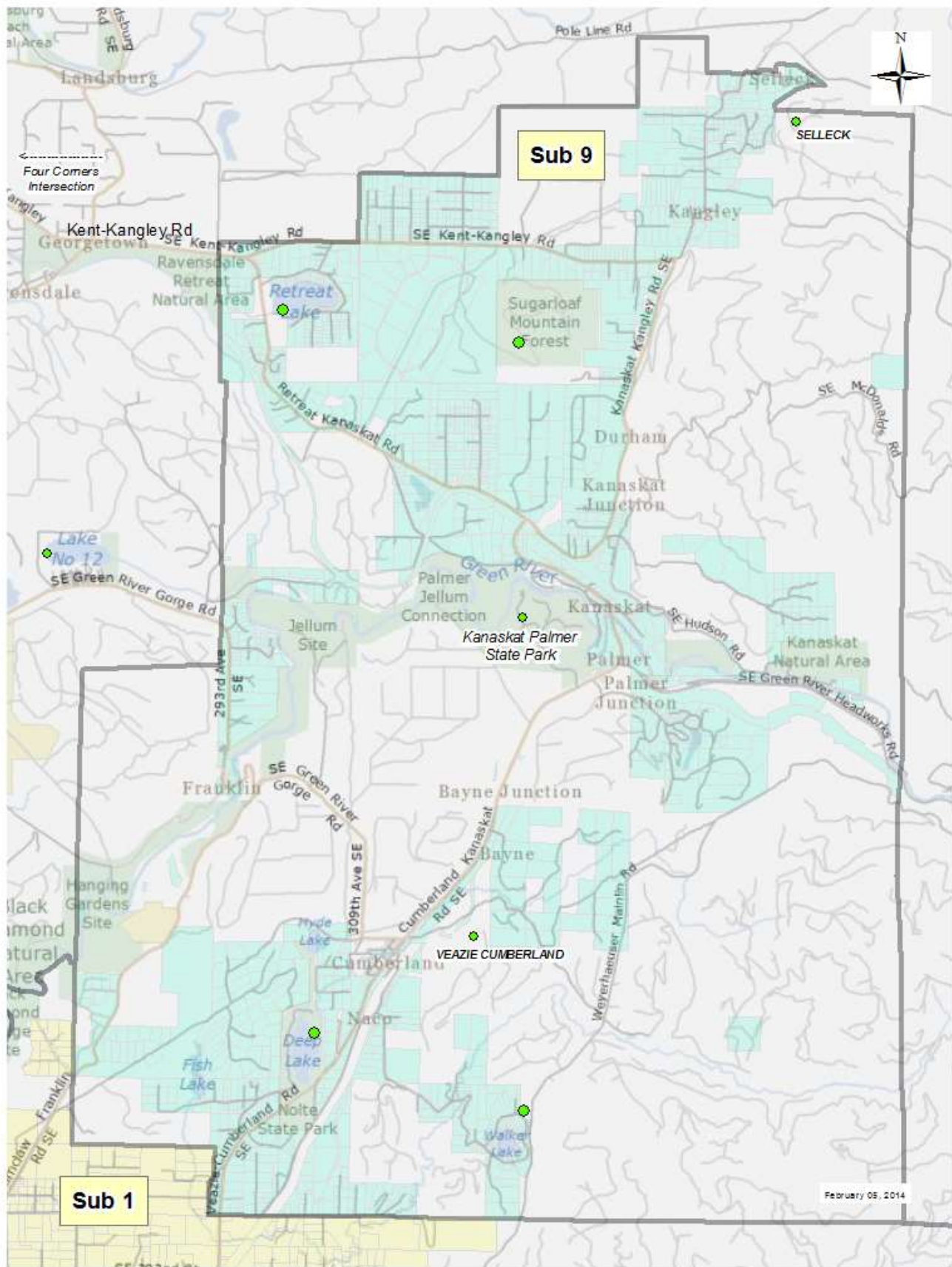
February 05, 2014

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Area 040 – Sub Area 1 Map



Area 040 – Sub Area 9 Map



Area 040 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+2.26%	3,154	85%

Due to truncating of 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 adjustments achieved in production.

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

Model Variable	Adj %	# Sales	# in Pop	% Rep
Grade9&Above	+7.58%	51	540	9%

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

Generally, building grades 9 and above parcels were at a lower assessment level than the rest of the population. This model corrects for these strata differences.

Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: January 30, 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 16 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 +2.2% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

2014 Land Value = 2013 Land Value * 1.025, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that a characteristic-based variable was needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 9 and above were at a lower ratio compared to the rest of the population, which resulted in higher upward adjustment. The remaining improved properties in the population will receive an upward adjustment as indicated by the standard adjustment. The formula adjusts for these differences, thus improving equalization.



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 241 useable residential sales in the area.

A statistical review of 3 years of sales revealed that there was no area wide market movement. Therefore sales were not trended for time. The chosen adjustment model was developed using multiple regression. An explanatory adjustment table is included in this report.

The derived adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.9192174 - 4.543431E-02 * \text{Grade9\&Above})$$

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 23 sales of mobile homes within Area 040. Analysis of the mobile home sales indicated a value increase in line with the overall area adjustment; therefore the total % Change as indicated by the sales sample summary of +3.8% was applied to mobile homes. The adjustment formula is:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.038$$

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

Results

The resulting assessment level is 0.935. 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 +3.4%. 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:

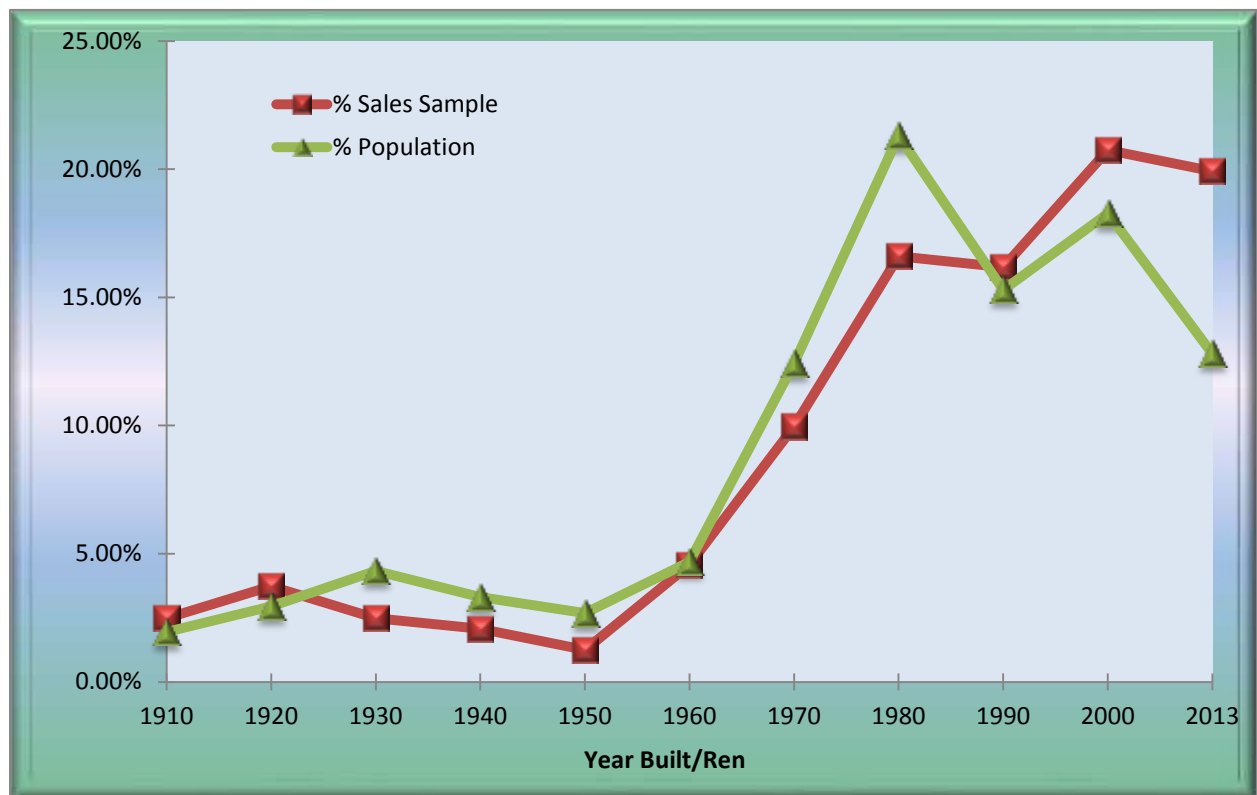
- If multiple houses exist on a parcel and building grade is less than a grade 9, the Total % Change indicated by the sales sample is used to arrive at the new total value (Previous Land Value + Previous Improvement Value) * 1.038.
- If multiple houses exist on a parcel, and building grade is grade 9 and above, the Total % Change indicated by the Building Grade 9 and above variable is used to arrive at the new total value (Previous Land Value + Previous Improvement Value)*1.0758
- 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 summary is used to arrive at a new total value. (Previous Land Value + Previous Improvement Value) * 1.038.
- If land value =< \$10,000 no adjustment is applied.
- If improvements and accessories =< \$10,000 no further adjustment applied.

- 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 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 Real Property.

Sales Sample Representation of Population Year Built or Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	6	2.49%
1920	9	3.73%
1930	6	2.49%
1940	5	2.07%
1950	3	1.24%
1960	11	4.56%
1970	24	9.96%
1980	40	16.60%
1990	39	16.18%
2000	50	20.75%
2013	48	19.92%
	241	

Population		
Year Built/Ren	Frequency	% Population
1910	72	1.95%
1920	109	2.95%
1930	160	4.33%
1940	122	3.30%
1950	99	2.68%
1960	173	4.68%
1970	459	12.43%
1980	787	21.30%
1990	565	15.30%
2000	675	18.27%
2013	473	12.80%
	3,694	

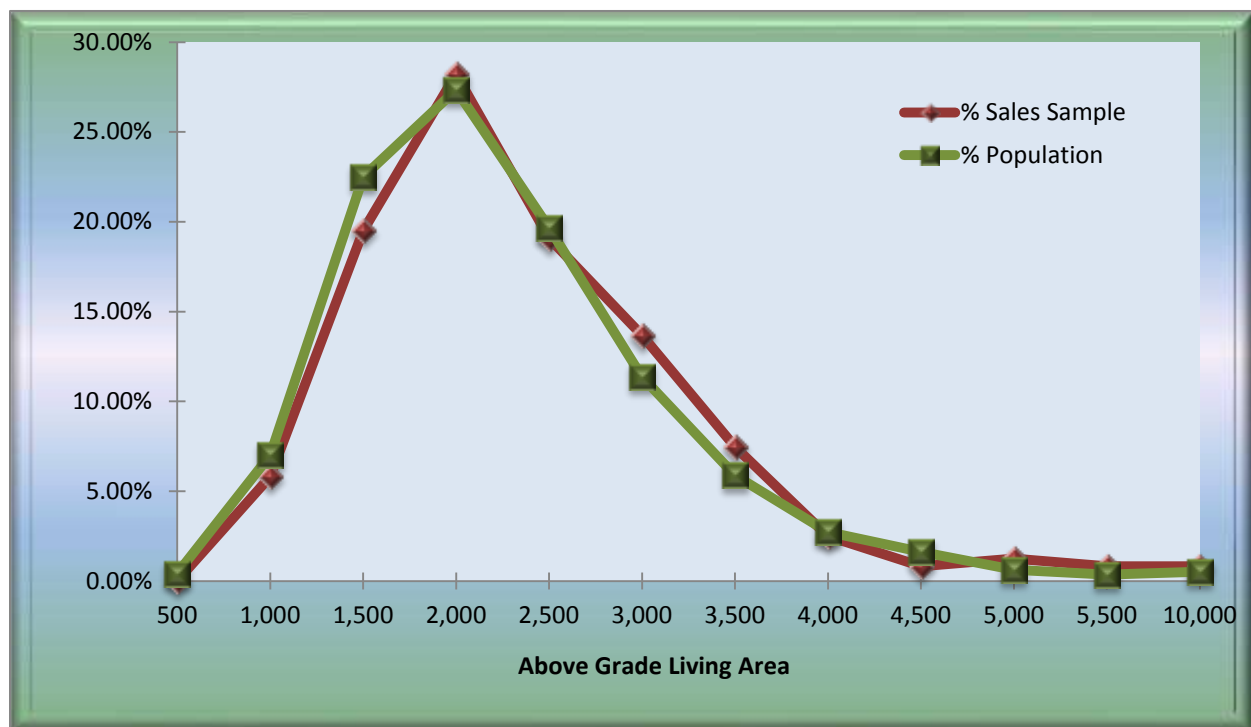


The sales sample frequency distribution follows the population distribution fairly closely with regard to Year Built or Renovated. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1,000	14	5.81%
1,500	47	19.50%
2,000	68	28.22%
2,500	46	19.09%
3,000	33	13.69%
3,500	18	7.47%
4,000	6	2.49%
4,500	2	0.83%
5,000	3	1.24%
5,500	2	0.83%
10,000	2	0.83%
		241

Population		
AGLA	Frequency	% Population
500	15	0.41%
1,000	259	7.01%
1,500	831	22.50%
2,000	1,010	27.34%
2,500	726	19.65%
3,000	420	11.37%
3,500	217	5.87%
4,000	101	2.73%
4,500	60	1.62%
5,000	23	0.62%
5,500	13	0.35%
10,000	19	0.51%
		3,694

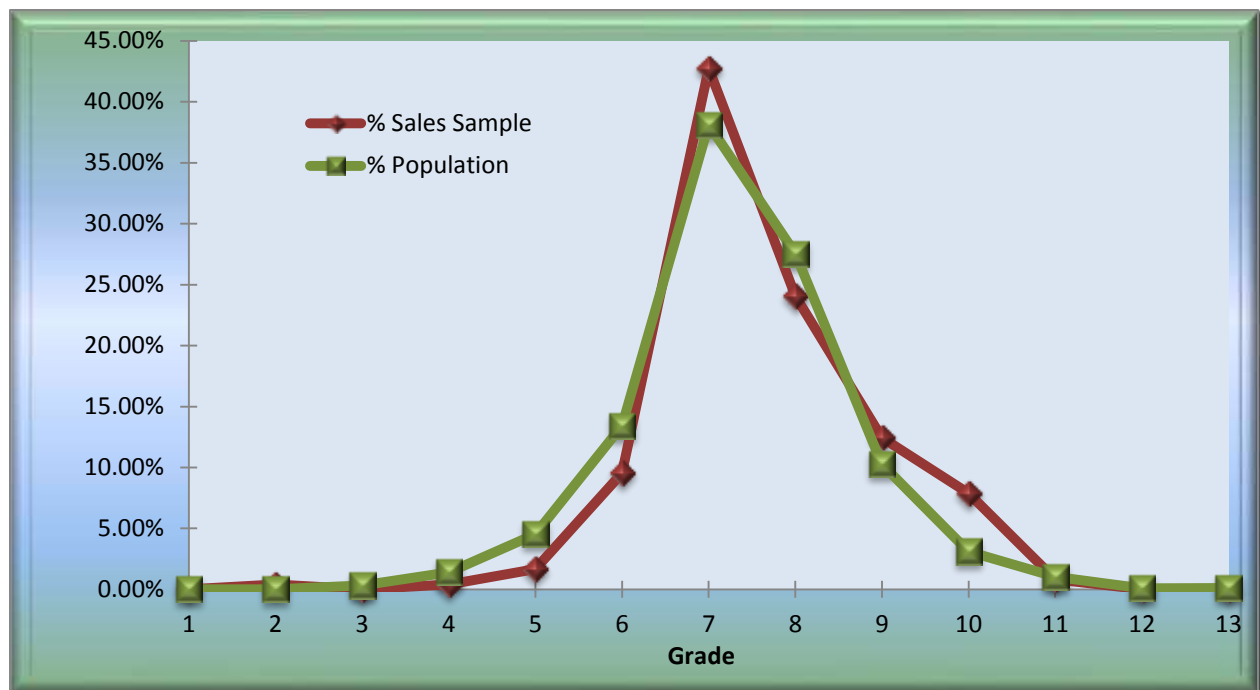


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area (AGLA). This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population Building Grade

Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	1	0.41%
3	0	0.00%
4	1	0.41%
5	4	1.66%
6	23	9.54%
7	103	42.74%
8	58	24.07%
9	30	12.45%
10	19	7.88%
11	2	0.83%
12	0	0.00%
13	0	0.00%
241		

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	12	0.32%
4	52	1.41%
5	167	4.52%
6	496	13.43%
7	1,409	38.14%
8	1,018	27.56%
9	380	10.29%
10	115	3.11%
11	38	1.03%
12	3	0.08%
13	4	0.11%
3,694		

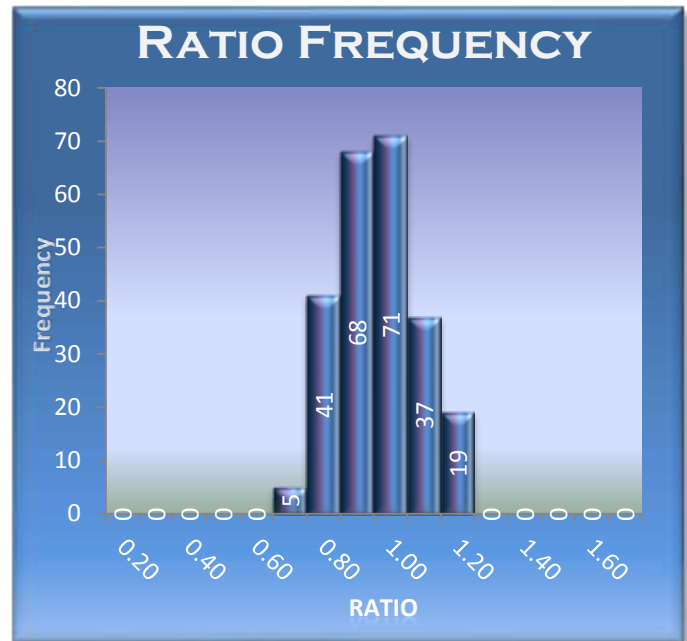


The sales sample frequency distribution follows the population distribution relatively closely with regard to Building Grades. This distribution is adequate for both accurate analysis and appraisals.

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Enumclaw Plateau	1/1/2013	1/27/2014	1/2011 - 12/2013
Area Number: 40	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	NO

SAMPLE STATISTICS	
Sample size (n)	241
Mean Assessed Value	328,000
Mean Sales Price	368,500
Standard Deviation AV	123,462
Standard Deviation SP	149,459
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.909
Median Ratio	0.910
Weighted Mean Ratio	0.890
UNIFORMITY	
Lowest ratio	0.648
Highest ratio:	1.191
Coefficient of Dispersion	10.69%
Standard Deviation	0.120
Coefficient of Variation	13.16%
Price Related Differential (PRD)	1.022
RELIABILITY	
95% Confidence: Median	
Lower limit	0.877
Upper limit	0.928
95% Confidence: Mean	
Lower limit	0.894
Upper limit	0.925
SAMPLE SIZE EVALUATION	
N (population size)	3694
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	241
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	120
# ratios above mean:	121
z:	0.064
Conclusion:	Normal*



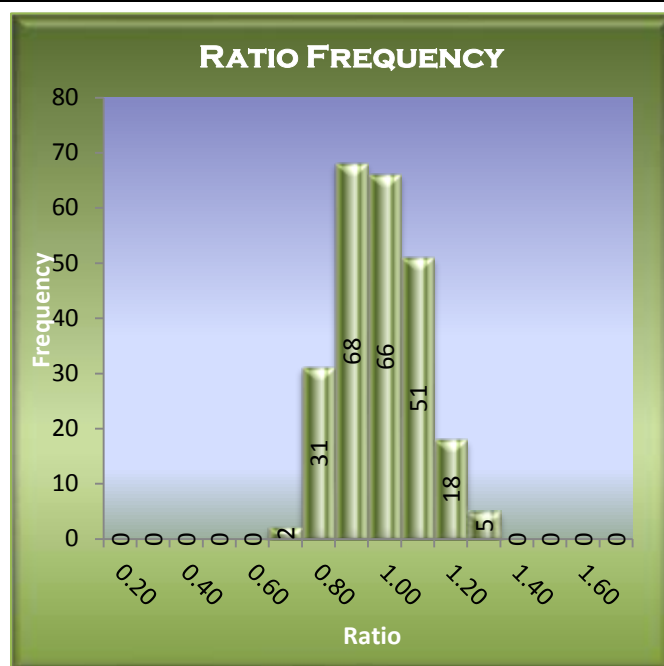
COMMENTS:

1 to 3 Unit Residences throughout Area 040

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 3	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Enumclaw Plateau	1/1/2014	1/27/2014	1/2011 - 12/2013
Area Number: 40	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	NO

SAMPLE STATISTICS	
Sample size (n)	241
Mean Assessed Value	340,500
Mean Sales Price	368,500
Standard Deviation AV	135,272
Standard Deviation SP	149,459
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.938
Median Ratio	0.935
Weighted Mean Ratio	0.924
UNIFORMITY	
Lowest ratio	0.661
Highest ratio:	1.232
Coefficient of Dispersion	10.61%
Standard Deviation	0.122
Coefficient of Variation	13.01%
Price Related Differential (PRD)	1.016
RELIABILITY	
95% Confidence: Median	
Lower limit	0.912
Upper limit	0.955
95% Confidence: Mean	
Lower limit	0.923
Upper limit	0.954
SAMPLE SIZE EVALUATION	
N (population size)	3694
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.122
Recommended minimum:	24
Actual sample size:	241
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	123
# ratios above mean:	118
z:	0.322
Conclusion:	Normal*
*i.e. no evidence of non-	



COMMENTS:

1 to 3 Unit Residences throughout Area 040

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	132006	9239	3/12/13	\$560,000	\$560,000	2900	2	1966	VGood	224334	Y	N	27124 SE 424TH ST
001	0016	941340	0180	9/27/11	\$190,000	\$190,000	1110	5	1929	VGood	23085	Y	Y	52503 SE 496TH PL
001	0000	272006	9038	9/11/13	\$234,000	\$234,000	1520	5	1900	Fair	112384	Y	N	23024 SE 452ND ST
001	0000	932610	0150	9/12/11	\$200,000	\$200,000	880	6	1978	Good	10697	N	N	21322 SE 412TH PL
001	0000	132006	9087	9/13/12	\$165,000	\$165,000	890	6	1942	Good	37024	Y	N	41804 264TH AVE SE
001	0000	092006	9015	10/8/13	\$345,000	\$345,000	940	6	1912	VGood	415998	Y	N	22328 SE 416TH ST
001	0000	212006	9018	6/15/12	\$245,000	\$245,000	1080	6	1900	Good	831996	Y	N	44203 228TH AVE SE
001	0000	312106	9015	11/9/12	\$310,000	\$310,000	1200	6	1936	VGood	267894	N	N	19126 SE 384TH ST
001	0000	932610	0030	8/22/13	\$146,850	\$146,850	1200	6	1972	Good	9962	N	N	21216 SE 414TH ST
001	0000	182006	9023	8/1/12	\$250,000	\$250,000	1220	6	1918	Good	425581	Y	N	18307 SE 416TH ST
001	0000	222006	9199	5/9/13	\$315,000	\$315,000	1220	6	1977	Good	425581	Y	N	43208 228TH AVE SE
001	0000	338000	0040	5/8/12	\$174,900	\$174,900	1230	6	1968	VGood	11396	N	N	43833 241ST PL SE
001	0000	312107	9021	4/27/11	\$205,000	\$205,000	1320	6	1951	Avg	104108	Y	N	38327 292ND AVE SE
001	0000	932610	0210	10/11/13	\$174,900	\$174,900	1340	6	1975	Good	10262	N	N	41327 214TH AVE SE
001	0000	112006	9001	8/27/12	\$720,000	\$720,000	1510	6	1900	Poor	1440964	Y	N	25901 SE 400TH ST
001	0000	272006	9002	3/26/12	\$380,000	\$380,000	1710	6	1937	VGood	427323	Y	N	23715 SE 448TH ST
001	0000	122006	9007	7/23/13	\$300,000	\$300,000	1730	6	1900	Good	158994	Y	N	26023 SE 400TH ST
001	0000	032006	9080	7/11/11	\$325,000	\$325,000	1830	6	1995	Avg	439956	N	N	38707 236TH AVE SE
001	0000	012006	9019	4/25/12	\$300,000	\$300,000	2010	6	1928	Good	122839	Y	N	39612 264TH AVE SE
001	0000	932610	0140	5/4/13	\$247,500	\$247,500	970	7	1978	Good	11530	N	N	21310 SE 412TH PL
001	0000	282006	9044	6/24/11	\$273,900	\$273,900	990	7	1934	VGood	17255	Y	N	44927 228TH AVE SE
001	0000	092006	9099	7/3/13	\$326,000	\$326,000	1010	7	1973	Good	82764	Y	N	22431 SE 405TH ST
001	0000	032006	9021	2/16/12	\$295,000	\$295,000	1050	7	1967	Good	228254	Y	N	39524 236TH AVE SE
001	0000	122006	9062	4/10/12	\$208,804	\$208,804	1080	7	1960	Avg	40000	Y	N	40311 264TH AVE SE
001	0000	082007	9034	6/4/12	\$281,450	\$281,450	1080	7	1972	Good	138520	Y	N	40626 302ND AVE SE
001	0000	092006	9072	10/29/13	\$285,000	\$285,000	1150	7	1980	Avg	180338	N	N	40826 218TH AVE SE
001	0000	132006	9086	2/23/13	\$223,100	\$223,100	1200	7	1963	Good	37024	Y	N	41720 264TH AVE SE
001	0000	282106	9023	8/10/12	\$100,000	\$100,000	1200	7	1951	Avg	77536	Y	N	36606 224TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	052007	9051	10/14/13	\$292,000	\$292,000	1250	7	2008	Avg	232610	N	N	30412 SE 392ND ST
001	0000	182006	9050	7/1/13	\$200,000	\$200,000	1250	7	1967	Avg	42032	Y	N	42808 AUBURN-ENUMCLAW RD
001	0000	342006	9001	5/28/13	\$144,000	\$144,000	1250	7	1930	Good	21375	Y	N	46529 244TH AVE SE
001	0000	144330	0030	7/9/13	\$182,673	\$182,673	1290	7	1968	Avg	47916	Y	N	39221 303RD AVE SE
001	0000	282106	9041	8/10/12	\$285,000	\$285,000	1310	7	1966	VGood	42215	Y	N	36602 224TH AVE SE
001	0000	072006	9033	5/9/11	\$380,000	\$380,000	1350	7	1963	Good	240887	Y	N	19412 SE 416TH ST
001	0000	032006	9040	7/19/13	\$250,000	\$250,000	1370	7	1970	Good	42000	Y	N	23729 SE 384TH ST
001	0000	980450	0170	6/21/12	\$233,000	\$233,000	1390	7	1974	Avg	44666	N	N	25810 SE 392ND ST
001	0000	312107	9028	2/9/11	\$570,000	\$570,000	1430	7	1972	VGood	872942	Y	N	37915 292ND WAY SE
001	0000	162006	9035	8/28/13	\$210,250	\$210,250	1430	7	1948	VGood	22770	Y	N	42411 228TH AVE SE
001	0000	062006	9074	12/30/13	\$265,000	\$265,000	1,460	7	1984	Avg	221,284	Y	N	18313 SE 396TH ST
001	0000	152006	9029	2/8/11	\$250,000	\$250,000	1480	7	1921	VGood	380278	Y	N	42508 236TH AVE SE
001	0000	172006	9066	4/23/13	\$285,000	\$285,000	1500	7	1971	Good	242193	Y	N	41900 196TH AVE SE
001	0000	132006	9161	12/13/12	\$213,300	\$213,300	1510	7	1953	VGood	52707	Y	N	42203 264TH AVE SE
001	0000	352006	9052	10/22/13	\$226,000	\$226,000	1520	7	1967	Good	81661	Y	N	47302 252ND AVE SE
001	0000	222006	9006	1/25/13	\$224,950	\$224,950	1520	7	1928	Good	143748	Y	N	24216 SE 440TH ST
001	0000	212006	9062	9/19/13	\$300,000	\$300,000	1530	7	1964	Good	35150	Y	N	44429 228TH AVE SE
001	0000	222006	9082	7/29/11	\$253,900	\$253,900	1540	7	2010	Avg	21736	Y	N	43804 228TH AVE SE
001	0000	322106	9022	7/9/13	\$250,000	\$250,000	1540	7	1979	Good	172062	N	N	38105 204TH AVE SE
001	0000	272006	9041	9/27/11	\$295,000	\$295,000	1590	7	1929	VGood	104979	Y	N	23225 SE 448TH ST
001	0000	278133	0120	9/20/13	\$218,000	\$218,000	1660	7	1977	Avg	20700	N	N	23515 SE 473RD ST
001	0000	272006	9071	4/11/11	\$460,000	\$460,000	1690	7	1911	VGood	455637	Y	N	23408 SE 464TH ST
001	0000	152006	9059	6/13/13	\$379,950	\$379,950	1690	7	1969	Good	165963	Y	N	43103 234TH PL SE
001	0000	052006	9039	8/7/12	\$278,000	\$278,000	1710	7	2005	Avg	227250	N	N	19607 SE 384TH ST
001	0000	122006	9033	3/12/13	\$280,000	\$280,000	1740	7	1919	VGood	211661	Y	N	41021 264TH AVE SE
001	0000	032006	9060	5/3/13	\$395,000	\$395,000	1750	7	1974	Avg	406414	Y	N	38909 236TH AVE SE
001	0000	092006	9033	9/14/12	\$279,000	\$279,000	1750	7	1953	VGood	244807	N	N	40427 228TH WAY SE
001	0000	142006	9022	10/23/12	\$269,000	\$269,000	1760	7	1995	Avg	50965	Y	N	42132 252ND WAY SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	082007	9058	10/22/12	\$291,500	\$291,500	1790	7	1969	Good	128000	Y	N	30517 SE 408TH ST
001	0000	278132	0050	8/6/13	\$310,000	\$310,000	1810	7	1974	Good	20790	N	N	23702 SE 473RD ST
001	0000	182006	9037	1/12/12	\$365,000	\$365,000	1810	7	1956	Avg	94960	N	N	19311 SE 416TH ST
001	0000	342006	9039	7/26/13	\$389,000	\$389,000	1810	7	1919	VGood	181708	Y	N	23729 SE 468TH WAY
001	0000	362006	9036	11/11/11	\$205,000	\$205,000	1820	7	1966	Good	32666	N	N	46901 276TH AVE SE
001	0000	062006	9055	11/22/11	\$338,000	\$338,000	1860	7	1972	Good	210394	Y	N	39002 191ST AVE SE
001	0000	082007	9023	11/30/11	\$365,000	\$365,000	1860	7	1955	Good	425581	Y	N	29926 SE 408TH ST
001	0000	072006	9075	2/23/11	\$365,000	\$365,000	1910	7	1978	Good	319290	Y	N	40306 185TH AVE SE
001	0000	322007	9022	10/18/13	\$253,000	\$253,000	1920	7	1967	Good	17370	N	N	29520 SE 472ND ST
001	0000	352006	9007	6/4/12	\$200,000	\$200,000	1980	7	1911	Fair	17674	Y	N	46618 248TH WAY SE
001	0000	082006	9050	1/9/12	\$385,000	\$385,000	2000	7	1989	Avg	216493	N	N	40622 196TH AVE SE
001	0000	072006	9064	8/27/12	\$345,000	\$345,000	2020	7	1968	Avg	209523	Y	N	40823 196TH AVE SE
001	0000	022006	9098	7/10/12	\$325,000	\$325,000	2040	7	1984	Good	62726	Y	N	25825 SE 396TH ST
001	0000	278132	0010	5/7/13	\$200,000	\$200,000	2070	7	1973	Avg	17384	N	N	23734 SE 472ND ST
001	0000	022006	9058	10/2/12	\$288,600	\$288,600	2080	7	1999	Avg	195584	Y	N	39817 254TH AVE SE
001	0000	338000	0050	8/6/12	\$225,000	\$225,000	2130	7	1967	VGood	11102	N	N	43821 241ST PL SE
001	0000	072007	9080	7/6/11	\$349,000	\$349,000	2140	7	1993	Good	25027	Y	N	40010 278TH AVE SE
001	0000	202006	9013	3/26/13	\$172,900	\$172,900	2170	7	1960	Avg	22275	Y	N	44004 196TH AVE SE
001	0000	282106	9034	8/29/13	\$295,000	\$295,000	2200	7	1987	Good	53143	N	N	36514 212TH WAY SE
001	0000	272006	9013	9/6/13	\$415,000	\$415,000	2320	7	1911	Good	98010	Y	N	23117 SE 452ND ST
001	0000	082006	9049	7/2/13	\$350,000	\$350,000	2370	7	1977	Good	206474	N	N	40510 196TH AVE SE
001	0000	282006	9026	8/10/11	\$369,600	\$369,600	2460	7	1919	VGood	72310	Y	N	21730 SE 456TH WAY
001	0000	122006	9056	1/17/13	\$518,000	\$518,000	2540	7	2005	Avg	217800	Y	N	40145 268TH AVE SE
001	0000	041909	9025	11/13/13	\$270,000	\$270,000	2550	7	1963	VGood	26000	Y	Y	50721 SE ENUMCLAW-CHINOOK
001	0000	980451	0200	7/9/11	\$335,000	\$335,000	2670	7	1983	Good	28353	Y	N	25801 SE 396TH ST
001	0000	022006	9110	5/1/13	\$330,000	\$330,000	2680	7	1993	Avg	108464	Y	N	39711 248TH AVE SE
001	0000	342106	9090	2/21/13	\$379,950	\$379,950	2730	7	1991	Good	217800	N	N	23724 SE 380TH ST
001	0000	332007	9038	4/23/13	\$405,000	\$405,000	2794	7	1998	Avg	368159	N	N	47802 323RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	342106	9093	11/21/11	\$500,000	\$500,000	2900	7	1979	Good	607662	Y	N	23322 SE 380TH ST
001	0000	032006	9063	9/15/11	\$400,000	\$400,000	1010	8	1981	Good	207781	N	N	39008 232ND AVE SE
001	0000	342106	9022	5/16/12	\$357,500	\$357,500	1120	8	1972	Good	162043	N	N	23523 SE 380TH ST
001	0000	192006	9039	4/24/13	\$358,500	\$358,500	1230	8	2004	Avg	210394	Y	N	19133 SE 436TH ST
001	0000	980450	0310	5/17/12	\$295,000	\$295,000	1280	8	1979	Avg	36884	N	N	25630 SE 390TH ST
001	0000	172006	9133	5/28/13	\$395,000	\$395,000	1320	8	1984	Good	132422	Y	N	42125 212TH AVE SE
001	0000	142240	0210	8/14/12	\$298,000	\$298,000	1500	8	1966	Good	43539	N	Y	39824 226TH AVE SE
001	0015	605500	0280	6/7/13	\$391,000	\$391,000	1510	8	1969	Good	41770	Y	N	27619 SE 401ST ST
001	0000	312007	9107	3/6/13	\$399,950	\$399,950	1510	8	1975	VGood	285430	N	N	47323 288TH AVE SE
001	0000	342106	9157	12/12/12	\$315,000	\$315,000	1530	8	1991	Good	44431	N	N	23913 SE 374TH ST
001	0000	312007	9092	3/5/13	\$420,000	\$420,000	1570	8	2007	Avg	45600	N	N	47503 288TH AVE SE
001	0000	980450	0150	3/20/12	\$325,000	\$325,000	1630	8	1978	Avg	47480	Y	N	39437 260TH AVE SE
001	0000	342106	9048	7/1/13	\$395,000	\$395,000	1680	8	1997	Avg	206038	N	N	37122 237TH PL SE
001	0000	342106	9048	4/26/11	\$319,000	\$319,000	1680	8	1997	Avg	206038	N	N	37122 237TH PL SE
001	0000	312007	9070	12/31/13	\$392,500	\$392,500	1,780	8	2004	Avg	40,635	Y	N	29005 SE 472ND ST
001	0000	980450	0550	5/7/13	\$329,452	\$329,452	1820	8	1972	Good	44720	Y	N	39441 258TH AVE SE
001	0000	352106	9026	3/3/11	\$325,000	\$325,000	1820	8	2004	Avg	98000	N	N	24620 SE 372ND ST
001	0000	062006	9008	11/1/13	\$360,000	\$360,000	1850	8	1978	Good	130244	Y	N	18703 SE 384TH ST
001	0000	342106	9126	4/13/13	\$399,000	\$399,000	1900	8	1986	VGood	49658	N	N	38020 236TH AVE SE
001	0000	052007	9083	9/13/12	\$400,000	\$400,000	1900	8	1982	Good	237837	Y	N	30406 SE 392ND ST
001	0000	082007	9070	9/6/11	\$415,000	\$415,000	2090	8	2001	Avg	220206	Y	N	40316 304TH AVE SE
001	0000	112006	9035	4/24/12	\$329,900	\$329,900	2100	8	1989	Good	127890	Y	N	24928 SE 416TH ST
001	0000	222006	9127	9/13/11	\$349,900	\$349,900	2110	8	1961	Good	307098	Y	N	23322 SE 440TH ST
001	0000	112006	9012	7/23/12	\$435,000	\$435,000	2150	8	1988	Good	222126	Y	N	24900 SE 416TH ST
001	0000	162006	9074	1/17/13	\$485,000	\$485,000	2250	8	1987	Good	221720	Y	N	41901 218TH AVE SE
001	0000	052007	9055	9/2/11	\$386,000	\$386,000	2370	8	1996	Good	50965	N	N	39415 302ND AVE SE
001	0000	052007	9055	2/9/13	\$350,000	\$350,000	2370	8	1996	Good	50965	N	N	39415 302ND AVE SE
001	0000	056150	0170	7/8/13	\$323,500	\$323,500	2370	8	1994	Avg	38022	N	N	24631 SE 387TH ST

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	112006	9047	10/19/12	\$321,000	\$321,000	2410	8	1978	Good	217800	Y	N	25019 SE 406TH ST
001	0000	072006	9080	9/5/12	\$559,000	\$559,000	2470	8	1991	Avg	435600	Y	N	41003 196TH AVE SE
001	0000	142240	0160	4/25/13	\$350,000	\$350,000	2500	8	1975	Good	34162	N	Y	39616 226TH AVE SE
001	0000	182006	9038	5/9/12	\$425,000	\$425,000	2530	8	1988	Avg	179902	Y	N	42019 196TH AVE SE
001	0000	061907	9098	9/19/12	\$369,000	\$369,000	2560	8	1994	Good	75024	N	N	48902 284TH AVE SE
001	0000	322106	9020	5/22/13	\$414,000	\$414,000	2660	8	1989	Good	388119	Y	N	38121 208TH AVE SE
001	0000	162007	9007	11/12/12	\$495,400	\$495,400	2670	8	2008	Avg	871200	N	N	31527 SE 418TH ST
001	0000	056150	0010	6/28/13	\$412,000	\$412,000	2730	8	1991	Good	43500	N	N	24807 SE 384TH ST
001	0000	172006	9147	8/3/11	\$432,500	\$432,500	2780	8	1999	Avg	87120	Y	N	42129 202ND PL SE
001	0000	732770	0120	5/23/12	\$357,199	\$357,199	2810	8	1993	Avg	255261	N	N	22015 SE 358TH ST
001	0000	322106	9005	6/13/11	\$435,000	\$435,000	3010	8	1975	Avg	432393	Y	N	37010 200TH AVE SE
001	0000	732770	0012	3/16/12	\$475,000	\$475,000	3060	8	1997	Avg	217364	N	N	22126 SE 358TH ST
001	0000	302007	9075	4/16/13	\$450,000	\$450,000	3300	8	1990	Avg	217902	Y	N	46031 284TH AVE SE
001	0000	312007	9130	11/27/12	\$371,500	\$371,500	3480	8	1987	Good	207168	N	N	47622 284TH AVE SE
001	0000	056150	0140	3/15/11	\$356,000	\$356,000	3630	8	1992	Good	37958	N	N	24511 SE 387TH ST
001	0000	092006	9123	1/24/13	\$310,000	\$310,000	3640	8	2006	Avg	30833	N	N	40317 228TH AVE SE
001	0000	342106	9081	3/30/12	\$365,000	\$365,000	3870	8	1986	Good	54450	N	N	24212 SE 380TH ST
001	0015	605500	0540	5/9/13	\$469,999	\$469,999	1810	9	1974	Good	35747	Y	N	27341 SE 403RD ST
001	0000	022006	9105	6/18/12	\$560,000	\$560,000	1960	9	1988	Good	108900	Y	N	25519 SE 392ND ST
001	0000	172006	9091	12/12/12	\$500,000	\$500,000	2110	9	1972	Good	205459	Y	N	20415 SE 416TH ST
001	0000	082007	9093	7/5/12	\$539,250	\$539,250	2220	9	1975	Good	208216	Y	N	40414 292ND AVE SE
001	0000	262106	9056	3/7/11	\$380,000	\$380,000	2290	9	1991	Avg	204296	N	N	35856 249TH AVE SE
001	0000	062006	9038	8/2/12	\$325,000	\$325,000	2390	9	1972	Avg	120461	Y	N	38707 191ST AVE SE
001	0000	172006	9011	12/23/11	\$349,000	\$349,000	2420	9	1998	Avg	248292	Y	N	42230 200TH AVE SE
001	0000	022006	9112	2/4/13	\$465,000	\$465,000	2430	9	1994	Avg	108464	Y	N	39725 248TH AVE SE
001	0000	052007	9079	3/2/11	\$340,000	\$340,000	2440	9	2007	Avg	67953	N	N	39110 302ND AVE SE
001	0000	082006	9075	10/3/12	\$475,000	\$475,000	2500	9	1985	Good	426016	Y	N	40332 196TH AVE SE
001	0000	012006	9087	8/2/13	\$549,000	\$549,000	2580	9	1995	Avg	396396	Y	N	38515 276TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
001	0000	352106	9153	6/16/11	\$425,000	\$425,000	2620	9	1999	Avg	84000	N	N	24878 SE 372ND ST
001	0000	162006	9050	1/21/11	\$384,800	\$384,800	2640	9	2003	Avg	24000	Y	N	22622 SE 419TH ST
001	0000	342106	9156	6/24/11	\$426,000	\$426,000	2690	9	1994	Avg	47480	N	N	23721 SE 374TH ST
001	0000	202006	9039	6/8/13	\$430,000	\$430,000	2700	9	1985	Good	110206	Y	N	44709 199TH PL SE
001	0000	062007	9052	7/31/12	\$590,000	\$590,000	2710	9	2006	Avg	453024	Y	N	39229 278TH WAY SE
001	0000	082007	9091	9/12/12	\$601,000	\$601,000	2830	9	1992	Good	204732	Y	N	40206 292ND AVE SE
001	0000	072007	9076	10/19/12	\$495,000	\$495,000	2870	9	1983	Avg	475239	Y	N	40103 292ND AVE SE
001	0000	212006	9006	5/5/12	\$400,000	\$400,000	2890	9	1935	VGood	318961	Y	N	43901 228TH AVE SE
001	0000	352106	9023	7/10/12	\$449,900	\$449,900	2980	9	2002	Avg	94090	N	N	36902 244TH AVE SE
001	0000	082007	9065	6/25/12	\$449,500	\$449,500	3120	9	1992	Avg	217800	N	N	41410 299TH AVE SE
001	0000	342106	9057	11/15/12	\$439,000	\$439,000	3130	9	1986	Good	141134	N	N	24004 SE 384TH ST
001	0000	032006	9061	5/3/12	\$505,000	\$505,000	3310	9	1987	Good	198198	N	N	38924 232ND AVE SE
001	0000	072006	9041	10/1/12	\$385,000	\$385,000	3430	9	1991	Avg	131551	Y	N	19103 SE 400TH ST
001	0000	061907	9016	6/19/12	\$663,000	\$663,000	4400	9	1993	Good	186846	N	N	28808 SE MUD MOUNTAIN RD
001	0000	642700	0400	1/25/13	\$587,500	\$587,500	5270	9	2006	Avg	42148	N	N	24727 SE MUD MOUNTAIN RD
001	0000	052006	9068	11/4/13	\$650,500	\$650,500	2160	10	1988	Avg	435600	N	N	20616 SE 396TH ST
001	0000	102006	9053	4/11/11	\$799,999	\$799,999	2500	10	1994	Good	445183	Y	N	23139 SE 406TH ST
001	0000	022006	9062	12/6/11	\$565,000	\$565,000	2540	10	1988	Good	100623	Y	N	25224 SE 392ND ST
001	0000	122006	9097	8/15/13	\$674,500	\$674,500	3150	10	1987	Good	207781	Y	N	26920 SE 411TH ST
001	0000	122006	9091	5/5/11	\$700,000	\$700,000	3321	10	1999	Avg	202989	Y	N	26927 SE 407TH ST
001	0000	122006	9091	12/17/12	\$685,000	\$685,000	3321	10	1999	Avg	202989	Y	N	26927 SE 407TH ST
001	0000	342006	9079	11/16/11	\$575,000	\$575,000	3480	10	1993	Avg	42510	Y	N	23715 SE 471ST ST
001	0000	061907	9093	1/6/11	\$795,000	\$795,000	3590	10	1998	Avg	220838	N	N	28635 SE 487TH ST
001	0000	022006	9117	5/24/11	\$625,000	\$625,000	3610	10	2007	Avg	69300	Y	N	39922 249TH AVE SE
001	0013	242360	0150	11/27/12	\$650,000	\$650,000	3710	10	1981	Avg	125017	Y	N	37302 204TH AVE SE
001	0000	222006	9119	1/25/12	\$537,500	\$537,500	4010	10	1991	Good	93218	Y	N	44704 228TH AVE SE
001	0000	162006	9015	12/13/11	\$805,000	\$805,000	6770	11	2007	Avg	385941	Y	N	42830 212TH AVE SE
009	0009	322207	9047	3/19/13	\$275,000	\$275,000	550	4	1942	Good	35220	Y	Y	29807 SE LAKE RETREAT NORTH

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Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	0000	042107	9018	5/14/13	\$174,000	\$174,000	620	5	1990	Avg	138520	N	N	31515 SE RETREAT-KANASKAT RD
009	0000	262207	9009	6/12/13	\$385,000	\$385,000	1820	5	1914	Avg	906661	N	N	26131 348TH AVE SE
009	0000	282207	9090	5/6/11	\$185,000	\$185,000	810	6	1985	Good	54689	N	N	27027 316TH AVE SE
009	0000	042107	9069	7/20/12	\$323,500	\$323,500	830	6	1981	VGood	280090	N	N	30119 321ST AVE SE
009	0000	187140	0395	8/28/13	\$133,500	\$133,500	910	6	1906	Good	5500	N	N	31218 SE 354TH ST
009	0000	312107	9036	12/7/12	\$227,500	\$227,500	920	6	1994	Avg	217800	N	N	36829 286TH AVE SE
009	0000	322107	9043	11/6/12	\$175,000	\$175,000	960	6	1936	Avg	74923	N	N	29422 SE 384TH ST
009	0000	342107	9046	9/21/11	\$210,000	\$210,000	1210	6	1980	Good	108900	N	N	37205 WEST LAKE WALKER DR SE
009	0000	422440	0140	10/18/13	\$210,000	\$210,000	1510	6	2003	Good	43264	N	N	34909 SE 257TH ST
009	0000	322107	9059	5/19/11	\$217,000	\$217,000	950	7	1968	Good	81021	N	N	29705 SE 370TH ST
009	0000	187140	0335	1/16/13	\$149,000	\$149,000	1000	7	1900	VGood	12375	N	N	35314 312TH WAY SE
009	0000	322107	9054	9/11/13	\$251,000	\$251,000	1060	7	1972	Good	85813	N	N	38301 307TH AVE SE
009	0000	240880	0231	3/28/12	\$205,000	\$205,000	1100	7	1967	Good	49658	N	N	31803 SE 268TH ST
009	0000	187140	0495	7/29/13	\$169,000	\$169,000	1150	7	2012	Avg	5500	N	N	35225 VEAZIE-CUMBERLAND RD
009	0000	187140	0135	12/14/12	\$159,000	\$159,000	1230	7	1990	Avg	9865	N	N	31307 SE 354TH ST
009	0000	102107	9147	7/10/12	\$175,000	\$175,000	1280	7	2011	Avg	19747	N	N	33544 SE 309TH PL
009	0000	042107	9121	6/28/12	\$310,000	\$310,000	1290	7	1991	Avg	48787	N	N	31926 SE 291ST ST
009	0000	322207	9137	7/8/13	\$339,950	\$339,950	1340	7	1978	Good	111949	N	N	27709 293RD AVE SE
009	0000	322207	9205	4/19/12	\$160,000	\$160,000	1340	7	1953	Avg	29724	N	N	27406 RETREAT-KANASKAT RD SE
009	0000	042107	9100	9/9/11	\$265,000	\$265,000	1390	7	1991	Avg	101494	N	N	31925 SE 291ST ST
009	0000	142107	9067	9/25/13	\$202,000	\$202,000	1420	7	2001	Avg	28025	N	N	32422 LAKE UMEK RD SE
009	0000	042107	9097	7/17/13	\$365,000	\$365,000	1480	7	1989	Avg	97138	N	N	31701 SE 291ST ST
009	0000	262207	9120	2/21/13	\$335,000	\$335,000	1530	7	1975	Good	222156	N	N	34203 SE 270TH ST
009	0000	282207	9056	2/26/13	\$225,000	\$225,000	1576	7	1986	Avg	54586	N	N	26911 312TH AVE SE
009	0000	322207	9169	5/8/12	\$243,000	\$243,000	1590	7	1983	Good	65340	N	N	28226 303RD AVE SE
009	0000	342207	9020	9/26/13	\$280,000	\$280,000	1610	7	2000	Avg	74488	Y	N	33618 SE 287TH ST
009	0000	042107	9117	4/6/13	\$280,000	\$280,000	1640	7	1990	Avg	39300	N	N	29708 322ND AVE SE
009	0000	282107	9109	9/12/13	\$330,000	\$330,000	1670	7	2005	Avg	140895	N	N	36410 VEAZIE-CUMBERLAND RD

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	0000	240880	0271	3/28/11	\$274,900	\$274,900	1680	7	1960	VGood	99316	N	N	32126 SE 270TH ST
009	0000	342107	9074	4/17/13	\$349,000	\$349,000	1700	7	1997	Avg	165528	N	N	37213 WEST LAKE WALKER DR SE
009	0000	322107	9089	2/16/12	\$249,900	\$249,900	1800	7	1972	Good	236966	N	N	37920 VEAZIE-CUMBERLAND RD
009	0000	042107	9144	11/19/12	\$316,500	\$316,500	1810	7	1991	VGood	48787	N	N	29435 322ND AVE SE
009	0000	232207	9033	10/26/11	\$205,000	\$205,000	1820	7	2008	Avg	14100	N	N	35119 SE 254TH ST
009	0000	292107	9058	8/20/13	\$395,000	\$395,000	1830	7	2008	Avg	218696	N	N	36536 VEAZIE-CUMBERLAND RD
009	0000	262207	9003	7/11/12	\$357,000	\$357,000	1860	7	2008	Avg	242685	N	N	26030 348TH AVE SE
009	0000	240880	0450	9/5/13	\$270,000	\$270,000	1950	7	1970	Avg	99752	N	N	31621 SE 266TH ST
009	0000	342207	9032	3/4/11	\$295,500	\$295,500	1990	7	1978	Good	216493	N	N	27502 337TH AVE SE
009	0000	142107	9093	6/3/11	\$300,000	\$300,000	2040	7	2005	Avg	219229	Y	N	32523 342ND AVE SE
009	0000	322207	9108	5/9/13	\$380,000	\$380,000	2080	7	1994	Avg	218671	N	N	30606 SE LAKE RETREAT NORTH
009	0000	322207	9183	1/12/12	\$258,150	\$258,150	2110	7	1984	Good	59241	N	N	28537 298TH PL NE
009	0000	240880	0120	4/29/13	\$311,000	\$311,000	2140	7	1959	VGood	49658	N	N	31620 SE KENT-KANGLEY RD
009	0000	332107	9065	12/23/11	\$350,000	\$350,000	2140	7	1981	Good	205603	N	N	37120 316TH AVE SE
009	0000	282207	9045	8/30/12	\$335,000	\$335,000	2170	7	1987	Good	54686	N	N	30922 SE 268TH ST
009	0000	102107	9138	7/25/13	\$189,950	\$189,950	2170	7	1995	Avg	23225	N	N	33724 SE HUDSON RD
009	0000	042107	9161	8/12/11	\$315,000	\$315,000	2240	7	1996	Avg	53143	N	N	29408 318TH AVE SE
009	0000	032107	9073	3/6/13	\$420,000	\$420,000	3210	7	2005	Avg	609404	N	N	29815 KANASKAT-KANGLEY RD SE
009	0000	342107	9021	3/11/13	\$318,000	\$318,000	1840	8	2008	Avg	52272	N	N	37425 WEST LAKE WALKER DR SE
009	0000	312107	9030	8/30/13	\$479,000	\$479,000	1850	8	1993	Avg	280090	N	Y	29101 SE 371ST ST
009	0000	342207	9069	5/9/11	\$325,000	\$325,000	1854	8	1983	Good	128502	N	N	33907 SE KENT-KANGLEY RD
009	0000	142107	9100	7/20/11	\$329,950	\$329,950	1890	8	1999	Avg	212200	N	N	32610 343RD AVE SE
009	0000	092107	9032	7/17/12	\$448,000	\$448,000	1920	8	2000	Avg	261364	N	N	31720 SE 307TH ST
009	0000	240880	0220	6/27/12	\$351,750	\$351,750	2050	8	2000	Avg	39079	N	N	31727 SE 268TH ST
009	0000	032107	9090	3/1/12	\$485,000	\$485,000	2220	8	2004	Avg	871636	Y	N	28920 327TH WAY SE
009	0000	082107	9037	6/15/12	\$280,000	\$280,000	2400	8	2004	Avg	77972	N	N	31926 293RD AVE SE
009	0000	042107	9046	12/18/13	\$418,000	\$418,000	2,460	8	2004	Avg	53,143	N	N	29328 318TH AVE SE
009	0000	032107	9071	7/20/12	\$340,000	\$340,000	2570	8	2002	Avg	44866	N	N	33528 SE 301ST ST

Improved Sales Used in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Above Grade Living	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
009	0000	292107	9094	12/6/13	\$415,000	\$415,000	2680	8	2008	Avg	154202	N	N	36118 307TH AVE SE
009	0000	042107	9182	2/15/12	\$475,000	\$475,000	2730	8	1995	Avg	266587	Y	N	30228 321ST AVE SE
009	0000	342207	9064	11/28/12	\$380,570	\$380,570	2830	8	2004	Avg	234353	Y	N	33720 SE 287TH ST
009	0000	332107	9074	4/4/12	\$425,000	\$425,000	3500	8	2006	Avg	120661	N	N	37422 323RD AVE SE
009	0000	102107	9015	10/11/12	\$523,000	\$523,000	2330	9	1979	VGood	155944	Y	Y	31407 KANASKAT RD SE
009	0012	292107	9084	6/22/12	\$495,000	\$495,000	3090	9	2007	Avg	265280	N	N	36132 293RD PL SE
009	0000	322107	9128	12/6/11	\$390,000	\$390,000	3140	9	2003	Avg	220413	N	N	37624 297TH PL SE
009	0000	032107	9034	3/10/11	\$615,000	\$615,000	3360	9	2008	Avg	233970	Y	N	KANASKAT-KANGLEY RD SE
009	0000	032107	9078	8/21/12	\$550,000	\$550,000	2600	10	2005	Avg	298678	Y	N	32338 SE 307TH ST
009	0000	342207	9079	4/1/13	\$645,000	\$645,000	2860	10	2010	Avg	221284	Y	N	28237 338TH AVE SE
009	0000	322207	9109	4/26/13	\$559,000	\$559,000	2900	10	2008	Avg	45738	N	N	28204 305TH AVE SE
009	0000	352207	9024	5/15/12	\$730,000	\$730,000	3270	10	2007	Avg	321659	N	N	27546 340TH AVE SE
009	0000	352207	9035	3/21/11	\$694,000	\$694,000	4650	10	2008	Avg	201223	N	N	27850 340TH AVE SE
009	0012	292107	9073	5/25/11	\$625,000	\$625,000	4680	10	2008	Avg	282704	N	N	29625 SE 358TH ST
009	0000	352207	9030	7/11/13	\$796,450	\$796,450	5150	10	2007	Avg	261361	N	N	34336 SE KENT-KANGLEY RD
009	0000	092107	9028	11/30/12	\$1,071,000	\$1,071,000	6260	10	2005	Avg	755207	N	N	32028 SE 307TH ST
009	0000	322207	9167	4/25/13	\$840,000	\$840,000	4890	11	2005	Good	212568	Y	N	30721 SE KENT-KANGLEY RD

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	012006	9030	10/12/11	\$1,750	DOR RATIO;NON-REPRESENTATIVE SALE
001	0000	022006	9022	4/26/13	\$2,000	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	0000	022006	9042	7/23/13	\$40,000	DOR RATIO;IMP COUNT;QUIT CLAIM DEED
001	0000	022006	9042	7/23/13	\$385,000	IMP COUNT;SEGREGATION AND/OR MERGER; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	022006	9088	1/4/11	\$399,000	CONTRACT OR CASH SALE; NON-REPRESENTATIVE SALE
001	0000	022006	9098	12/6/11	\$274,809	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	0000	022006	9112	1/28/13	\$465,000	RELOCATION - SALE TO SERVICE
001	0000	032006	9015	3/22/13	\$300,000	RELATED PARTIES;CORPORATE AFFILIATES
001	0000	032006	9019	12/12/12	\$175,700	NON-REPRESENTATIVE SALE
001	0000	032006	9070	7/4/12	\$217,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	042007	9038	8/8/13	\$342,000	PRESENT CHAR DO NOT MATCH SALE CHAR
001	0000	042007	9052	4/23/12	\$220,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NO MARKET EXPOSURE
001	0000	052007	9081	6/25/13	\$590,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
001	0000	052007	9103	5/10/12	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	056150	0070	12/13/11	\$195,199	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	0000	056150	0170	12/19/12	\$295,288	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	056150	0200	2/22/12	\$290,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	061907	9098	7/12/12	\$215,800	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	062007	9039	10/30/13	\$1,500	DOR RATIO;NO MARKET EXPOSURE; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	0000	062006	9071	12/18/13	\$577,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
001	0000	072006	9040	3/24/11	\$219,820	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	072007	9021	6/22/11	\$66,250	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	072007	9021	8/22/11	\$170,000	DOR RATIO;IMP COUNT;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	072007	9062	7/28/11	\$286,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	0000	072007	9075	5/5/11	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OPEN SPACE DESIGNATION CONTINUED
001	0000	082007	9028	3/1/12	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REPRESENTATIVE SALE
001	0000	082007	9081	12/31/13	\$515,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
001	0000	082007	9091	1/12/11	\$458,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
001	0000	092006	9006	9/20/11	\$200,000	OPEN SPACE/GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	092006	9011	10/2/12	\$506,400	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	092006	9018	4/23/13	\$400,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	092006	9033	3/27/12	\$100,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	102006	9041	7/7/11	\$300,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	0000	112006	9027	9/12/13	\$110,275	DOR RATIO;QUIT CLAIM DEED
001	0000	122006	9036	2/9/11	\$250,000	REAL MH;BANKRUPTCY - RECEIVER OR TRUSTEE; FORCED SALE
001	0000	122006	9054	7/19/13	\$198,959	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	122006	9062	8/29/12	\$155,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	122006	9109	4/15/13	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	132006	9086	9/18/12	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	132006	9103	8/17/11	\$800,000	REAL MH;OPEN SPACE
001	0000	142006	9009	6/6/11	\$333,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	142006	9031	10/7/13	\$76,699	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	144330	0030	10/12/11	\$364,129	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
001	0000	144330	0090	2/3/12	\$262,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	0000	144330	0100	7/20/12	\$188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	162006	9025	1/3/12	\$599,000	IMP COUNT
001	0000	162006	9043	9/20/12	\$275,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	172006	9035	1/10/11	\$420,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OPEN SPACE DESIGNATION CONTINUED
001	0000	172006	9114	8/10/12	\$410,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	0000	172006	9114	2/7/12	\$450,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	0000	182006	9050	6/29/11	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0000	182006	9079	8/11/11	\$148,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
001	0000	182007	9072	10/10/12	\$560,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	202006	9004	8/26/13	\$50,000	DOR RATIO;IMP COUNT;OPEN SPACE/QUIT CLAIM DEED
001	0000	202006	9004	9/9/13	\$450,000	IMP COUNT;OPEN SPACE
001	0000	202006	9013	1/24/13	\$204,829	OBSOLECENCE;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	202006	9034	3/7/11	\$35,000	PREVIMP<=25K
001	0000	222006	9030	9/27/13	\$245,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	222006	9122	5/19/11	\$79,992	DOR RATIO; QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
001	0000	262006	9021	6/27/12	\$4,600	DOR RATIO;GOVERNMENT AGENCY
001	0000	262006	9127	4/11/13	\$336,107	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	262106	9060	5/22/12	\$401,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
001	0000	278132	0010	12/4/12	\$306,040	GOVERNMENT AGENCY; FORCED SALE; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
001	0000	292106	9079	4/19/11	\$150,000	NO MARKET EXPOSURE
001	0000	302007	9036	8/1/13	\$265,000	SAS DIAGNOSTIC OUTLIER; NON NORMAL DISTRIBUTION
001	0000	312007	9038	9/7/12	\$183,986	OBSOLECENCE;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	312007	9038	3/7/13	\$125,000	OBSOLECENCE;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	312007	9048	8/22/12	\$198,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
001	0000	312007	9091	9/9/11	\$270,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	0000	312007	9096	5/9/11	\$123,375	DOR RATIO;NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	0000	312007	9124	9/8/11	\$384,500	IMP COUNT; OBSOLESCENCE;IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	312106	9009	6/14/13	\$440,000	IMP COUNT
001	0000	312106	9032	11/28/11	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; MULTI-PARCEL SALE; AND OTHER WARNINGS
001	0000	312106	9048	11/4/13	\$150,000	SAS DIAGNOSTIC OUTLIER; NON NORMAL DISTRIBUTION
001	0000	322007	9022	11/7/12	\$401,422	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	322106	9082	4/10/12	\$800,000	IMP COUNT; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	322106	9087	12/19/11	\$350,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	0000	342106	9017	5/25/11	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE; AND OTHER WARNINGS
001	0000	342106	9022	2/23/12	\$391,681	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	0000	342106	9025	10/9/13	\$380,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
001	0000	342106	9026	12/6/12	\$299,950	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	342106	9126	3/7/12	\$248,900	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	352006	9007	3/26/12	\$385,610	BANKRUPTCY - RECEIVER OR TRUSTEE;NON-REPRESENTATIVE SALE
001	0000	352006	9048	1/21/13	\$244,800	OPEN SPACE; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	352106	9001	12/12/12	\$375,000	DOR RATIO;GOVERNMENT AGENCY
001	0000	352106	9040	12/30/11	\$100,000	PREVIMP<=25K; NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	352106	9153	5/15/11	\$425,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	362006	9017	8/21/12	\$175,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OPEN SPACE DESIGNATION CONTINUED
001	0000	362006	9025	9/6/12	\$304,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OPEN SPACE DESIGNATION CONTINUED
001	0000	362006	9028	6/17/11	\$195,200	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0000	362006	9030	5/1/13	\$316,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; OTHER WARNINGS
001	0000	362006	9047	10/17/12	\$124,000	OBSOLECENCE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
001	0000	362006	9047	8/29/12	\$186,426	OBSOLESCENCE; GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0014	362106	9050	5/16/12	\$695,000	NON-REPRESENTATIVE SALE; OPEN SPACE CONTINUED AFTER SALE
001	0015	605500	0210	2/22/12	\$280,000	NON-REPRESENTATIVE SALE; SHORT SALE
001	0015	605500	0360	3/22/11	\$398,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0015	605500	0500	8/19/13	\$296,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
001	0015	605500	0540	5/14/12	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
001	0000	721550	0010	7/6/11	\$240,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
001	0000	721550	0282	4/4/12	\$139,100	NON-REPRESENTATIVE SALE; SHORT SALE
001	0000	932610	0100	8/13/13	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
001	0000	932610	0140	5/21/12	\$99,900	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
001	0000	932610	0210	6/24/13	\$131,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
001	0000	980450	0470	10/2/13	\$415,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
001	0000	980450	0520	12/7/12	\$275,000	NO MARKET EXPOSURE; NON-REPRESENTATIVE SALE
001	0000	980451	0020	9/6/13	\$500,000	ACTIVE PERMIT BEFORE SALE>25K;%COMPL
009	0000	032107	9080	7/2/13	\$380,000	NON-REPRESENTATIVE SALE
009	0000	042107	9017	1/11/11	\$505,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	0000	042107	9045	8/23/12	\$203,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	0000	042107	9045	3/26/12	\$397,014	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	0000	042107	9063	5/25/13	\$80,000	DOR RATIO; BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	042107	9144	1/27/11	\$287,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	0000	082107	9034	11/19/12	\$215,824	UNFIN AREA; NO MARKET EXPOSURE; BANKRUPTCY - RECEIVER OR TRUSTEE
009	0000	102107	9083	3/23/12	\$190,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	0000	102107	9086	12/27/12	\$1,804	DOR RATIO; PARTIAL INTEREST (1/3, 1/2, Etc.)
009	0000	112107	9030	6/4/13	\$150,000	DOR RATIO; IMP COUNT; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0000	122107	9044	8/9/13	\$420,000	PRESENT CHARACTERISTICS DO NOT MATCH SALE CHARACTERISTICS
009	0000	122107	9045	1/8/13	\$63,155	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	0000	142107	9010	7/2/13	\$278,126	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	187140	0030	3/14/13	\$93,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	187140	0030	8/20/13	\$85,000	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	0000	187140	0040	9/4/12	\$73,000	DOR RATIO;IMP COUNT;GOVERNMENT AGENCY
009	0000	187140	0040	2/22/12	\$142,462	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
009	0000	187140	0181	11/8/11	\$213,427	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	187140	0335	6/1/12	\$50,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
009	0000	187140	0385	11/9/11	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
009	0000	187140	0490	1/24/13	\$100,000	NON-REPRESENTATIVE SALE
009	0000	187140	1075	5/30/13	\$80,000	DOR RATIO;NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	0000	232207	9054	7/23/13	\$281,932	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	240880	0450	12/12/12	\$412,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	262207	9003	2/13/12	\$181,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; STATEMENT TO DOR
009	0000	262207	9089	2/18/13	\$141,193	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	262207	9089	6/19/13	\$68,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	0000	262207	9101	4/5/12	\$25,000	DOR RATIO;PREVIMP<=25K;NON-REPRESENTATIVE SALE
009	0000	282107	9035	7/26/12	\$122,099	DOR RATIO;GOVERNMENT AGENCY
009	0000	282107	9088	3/13/13	\$248,158	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	282207	9039	12/5/11	\$313,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	0000	282207	9047	3/21/13	\$365,088	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	292107	9035	6/10/11	\$72,515	DOR RATIO;UNFIN AREA;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
009	0012	292107	9050	1/31/11	\$565,000	SAS DIAGNOSTIC OUTLIER; NON NORMAL DISTRIBUTION
009	0012	292107	9091	11/28/11	\$671,026	OPEN SPACE/BANKRUPTCY - RECEIVER OR TRUSTEE; TIMBER AND FOREST LAND
009	0012	292107	9091	5/15/12	\$500,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	0000	292107	9093	2/10/11	\$140,583	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE
009	0000	322107	9005	3/7/11	\$529,000	%NETCOND;PREVIMP<=25K; SEGREGATION AND/OR MERGER
009	0000	322107	9054	3/25/13	\$199,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 040 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0000	322107	9117	8/3/11	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	0000	322107	9139	3/7/13	\$215,000	NON-REPRESENTATIVE SALE
009	0000	322107	9145	7/3/12	\$467,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
009	0000	322107	9185	10/4/13	\$412,750	QUIT CLAIM DEED
009	0009	322207	9028	5/24/11	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	0009	322207	9062	1/11/12	\$125,000	%NETCOND;PREVIMP<=25K;NON-REPRESENTATIVE SALE
009	0000	322207	9092	5/3/11	\$8,340	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
009	0000	322207	9100	11/16/11	\$160,000	NON-REPRESENTATIVE SALE
009	0000	322207	9108	11/10/11	\$325,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	332107	9022	12/21/12	\$53,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	0000	332107	9069	12/27/11	\$245,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS
009	0000	342107	9060	4/17/12	\$59,900	DOR RATIO;GOVERNMENT AGENCY
009	0000	342107	9073	10/27/11	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
009	0000	342207	9020	4/25/13	\$184,001	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	342207	9064	6/28/12	\$275,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	0000	342207	9073	4/30/13	\$269,156	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	342207	9073	6/3/13	\$269,156	NO MARKET EXPOSURE; GOVERNMENT AGENCY
009	0000	352207	9028	5/14/12	\$189,597	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
009	0000	352207	9028	1/28/13	\$112,500	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0010	712340	0185	7/17/13	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE

Mobile Home Sales Used in This Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	SaleDate	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
001	0000	012006	9051	02/27/13	\$260,000	\$260,000	1,848	3	1990	Good	277,912	Y	27265 SE 400TH WAY
001	0000	032006	9068	09/25/13	\$190,000	\$190,000	960	3	2000	Avg	98,010	Y	39506 236TH AVE SE
001	0000	042006	9038	11/23/12	\$92,000	\$92,000	840	1	1974	Fair	43,200	N	21531 SE 392ND ST
001	0000	042007	9042	03/22/13	\$139,500	\$139,500	1,248	3	1987	VGood	41,850	N	39107 310TH AVE SE
001	0000	162007	9006	10/25/13	\$160,000	\$160,000	920	1	1967	Good	217,800	Y	30819 SE 408TH ST
001	0000	182007	9046	03/21/11	\$235,000	\$235,000	1,440	3	1981	Avg	208,413	Y	28914 SE 424TH ST
001	0000	222006	9040	12/06/13	\$205,000	\$205,000	1,300	3	1997	Good	57,935	Y	28915 SE 424TH ST
001	0000	342106	9063	09/26/13	\$191,000	\$191,000	2,016	4	1988	VGood	43,080	N	37605 244TH AVE SE
001	0000	342106	9101	07/29/13	\$204,970	\$204,970	1,848	4	1981	Exc	44,431	N	24326 SE 380TH ST
001	0000	342106	9102	10/22/12	\$250,000	\$250,000	1,848	4	1985	VGood	47,045	N	24309 SE 378TH ST
009	0000	032107	9069	10/19/12	\$215,000	\$215,000	2,706	3	1998	VGood	43,995	N	33436 SE 301ST ST
009	0000	042107	9136	12/16/13	\$125,000	\$125,000	1,848	3	1992	Avg	38,838	N	32215 SE 291ST ST
009	0000	102107	9036	04/12/13	\$191,448	\$191,448	1,848	3	1986	Good	47,916	N	30428 KANASKAT RD SE
009	0000	142107	9016	08/15/12	\$289,000	\$289,000	1,680	3	1986	Good	871,200	Y	33310 353RD AVE SE
009	0000	222107	9037	02/15/11	\$210,000	\$210,000	938	1	1986	Avg	871,200	N	34842 336TH AVE SE
009	0000	240880	0020	03/10/11	\$200,000	\$200,000	1,530	3	1989	Good	99,316	N	32216 SE KENT-KANGLEY RD
009	0000	240880	0530	06/04/13	\$199,000	\$199,000	1,848	3	1979	Avg	209,959	N	32310 SE 266TH ST
009	0000	282207	9027	11/25/13	\$305,000	\$305,000	2,760	4	2004	Exc	49,920	N	27129 312TH AVE SE
009	0000	282207	9078	12/10/12	\$265,000	\$265,000	1,620	4	1984	VGood	87,507	N	26609 312TH AVE SE
009	0000	322107	9151	05/19/11	\$155,000	\$155,000	1,782	3	1988	VGood	45,738	N	38216 297TH PL SE
009	0000	322107	9173	01/17/13	\$279,999	\$279,999	2,400	3	2008	Avg	43,146	N	29413 SE 371ST ST
009	0000	342107	9049	04/23/13	\$120,000	\$120,000	1,960	2	1978	Fair	261,795	N	36911 327TH PL SE
009	0000	342207	9053	08/20/13	\$134,900	\$134,900	1,080	3	1990	Good	61,419	N	27533 337TH AVE SE

Mobile Home Sales Removed in This Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	092006	9046	09/11/11	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	122006	9036	10/09/11	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
001	0000	182006	9031	08/09/12	\$65,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	0000	222006	9098	06/16/11	\$208,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	342106	9068	03/22/13	\$186,897	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
001	0000	342106	9160	06/24/13	\$100,000	RELATED PARTY, FRIEND, OR NEIGHBOR
009	0000	042107	9062	05/23/12	\$63,000	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0000	102107	9036	04/08/13	\$256,812	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0000	142107	9054	05/14/13	\$316,900	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0000	142107	9054	04/16/13	\$316,900	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0000	240880	0070	08/30/11	\$130,000	GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
009	0000	240880	0380	03/20/13	\$155,755	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
009	0000	282107	9049	10/03/11	\$64,576	GOVERNMENT AGENCY;NON-REPRESENTATIVE SALE
009	0000	282107	9049	11/04/11	\$64,576	GOVERNMENT AGENCY; CORRECTION DEED
009	0000	282207	9011	08/16/11	\$46,064	QUIT CLAIM DEED; MOBILE HOME; RELATED PARTIES
009	0000	322107	9073	07/08/13	\$329,135	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
009	0000	322107	9155	10/16/12	\$110,000	MOBILE HOME; RELATED PARTY, FRIEND, OR NEIGHBOR
009	0000	322207	9164	06/14/13	\$204,700	NO MARKET EXPOSURE
009	0000	322207	9176	03/27/13	\$249,781	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER TRUSTEE
009	0000	332107	9061	05/10/12	\$100,867	NO MARKET EXPOSURE
009	0000	332107	9061	02/07/13	\$150,000	NON REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
009	0000	342207	9053	12/26/12	\$138,178	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
009	0000	342207	9057	06/17/13	\$95,000	FINANCIAL INSTITUTION RESALE;NO MARKET EXPOSURE
009	0000	342207	9057	04/02/13	\$86,936	NO MARKET EXPOSURE;GOVERNMENT AGENCY
009	0011	410200	0100	04/02/13	\$112,719	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)

Vacant Sales Used in this Annual Update Analysis Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
001	0000	022006	9130	03/28/11	\$305,000	217,800	Y	N
001	0000	052006	9076	06/14/11	\$114,000	427,759	Y	N
001	0000	052007	9093	05/22/12	\$112,500	219,542	N	N
001	0000	052007	9123	10/05/11	\$207,500	222,361	Y	N
001	0000	052007	9127	09/17/12	\$130,000	53,579	N	N
001	0000	072007	9034	08/26/13	\$175,000	83,319	Y	N
001	0000	092006	9103	01/10/12	\$255,000	440,391	Y	N
001	0000	222006	9194	05/24/12	\$180,000	435,600	Y	N
001	0000	312007	9125	05/31/12	\$250,000	218,005	Y	N
001	0000	352106	9033	08/06/13	\$136,000	787,881	Y	N
001	0000	362006	9021	06/12/13	\$130,000	332,846	N	N
001	0000	980451	0020	08/29/12	\$120,000	44,174	Y	N
009	0000	132107	9045	06/13/13	\$180,000	380,432	Y	Y
009	0000	222107	9019	07/15/11	\$130,000	871,200	Y	N
009	0000	322207	9211	12/24/12	\$160,000	217,800	N	N
009	0000	042107	9190	02/14/11	\$142,500	217,710	N	N

Vacant Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
001	0000	022006	9077	07/12/13	\$115,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
001	0000	041909	9033	01/14/11	\$17,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	061907	9044	09/23/11	\$39,632	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
001	0000	061907	9051	09/24/13	\$42,500	GOVERNMENT AGENCY; NO MARKET EXPOSURE
001	0000	061911	9002	12/05/12	\$1,813,000	TIMBER AND FOREST LAND; MULTI-PARCEL SALE
001	0000	062007	9015	07/19/11	\$125,000	NON-REPRESENTATIVE SALE; AND OTHER WARNINGS
001	0000	082006	9018	11/26/13	\$15,000	NO MARKET EXPOSURE
001	0000	082006	9018	12/10/12	\$163,125	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE
001	0000	082007	9036	11/28/12	\$15,000	NON-REPRESENTATIVE SALE
001	0000	092006	9117	09/27/12	\$75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
001	0000	122006	9017	05/31/13	\$175,000	OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	0000	131911	9001	09/05/12	\$173,644	GOVERNMENT AGENCY;OPEN SPACE
001	0000	132006	9079	04/12/12	\$170,000	SEGREGATION AND/OR MERGER
001	0000	152006	9043	04/11/13	\$102,000	GOVERNMENT AGENCY; OPEN SPACE DESIGNATION CONTINUED/OK'D AFTER SALE
001	0000	222006	9159	06/11/12	\$32,000	CONTRACT OR CASH SALE; OPEN SPACE DESIGNATION
001	0000	271911	9002	08/23/13	\$3,642	GOVERNMENT AGENCY;TIMBER AND FOREST LAND;DOR RATIO
001	0000	271911	9002	08/26/13	\$3,642	GOVERNMENT AGENCY; TIMBER AND FOREST LAND;DOR RATIO
001	0000	272006	9075	05/21/13	\$30,000	PARTIAL INTEREST;NO MARKET EXPOSURE
001	0000	342106	9112	09/20/13	\$31,325	CORPORATE AFFILIATES;NOMARKET EXPOSURE
001	0000	342106	9155	01/20/12	\$46,400	NO MARKET EXPOSURE
001	0000	362006	9001	08/21/12	\$45,000	NON-REPRESENTATIVE SALE
001	0000	362106	9003	08/07/13	\$408,975	GOVERNMENT AGENCY; NO MARKET EXPOSURE
001	0000	605500	0130	12/06/12	\$72,000	NON-REPRESENTATIVE SALE
001	0000	721550	0300	09/17/13	\$25,000	CORPORATE AFFILIATES;FINANCIAL INSTITUTION RESALE
002	0000	081700	0430	12/13/13	\$75,000	QUIT CLAIM DEED
009	0000	032107	9084	10/25/13	\$115,000	TIMBER AND FOREST LAND;TAX EXEMPT
009	0000	032107	9087	01/03/12	\$140,000	TIMBER AND FOREST LAND;TAX EXEMPT
009	0000	042107	9053	02/01/11	\$10,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
009	0000	082107	9006	05/21/12	\$75,000	NON-REPRESENTATIVE SALE
009	0000	102107	9151	05/23/11	\$25,000	NO MARKET EXPOSURE
009	0000	142107	9042	07/20/12	\$15,000	NO MARKET EXPOSURE;BANKRUPTCY - RECEIVER OR TRUSTEE



Vacant Sales Removed in this Annual Update Analysis

Area 040

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
009	0000	187140	1060	07/25/13	\$30,000	NO MARKET EXPOSURE
009	0000	262207	9116	12/20/12	\$9,000	QUIT CLAIM DEED
009	0000	262207	9125	06/13/12	\$140,000	QUIT CLAIM DEED
009	0000	282107	9084	06/20/13	\$3,500	QUIT CLAIM DEED
009	0000	292107	9093	02/15/13	\$55,000	NON REPRESENTATIVE SALE
009	0000	322107	9022	03/08/11	\$71,000	RELATED PARTY, FRIEND, OR NEIGHBOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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

Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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

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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

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

Maui "Minky" Tianson

1-28-2014

Appraiser II

Date