

Executive Summary

Black Diamond/East Maple Valley - Area 057

Annual Update

Characteristics Based Market Adjustment for 2014 Assessment Roll

Previous Physical Inspection: 2011

Number of Improved Sales: 630

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	\$115,700	\$221,100	\$336,800			9.56%
2014 Value	\$125,000	\$255,800	\$380,800	\$410,700	93.0%	9.38%
\$ Change	+\$9,300	+\$34,700	+\$44,000			
% Change	+8.0%	+15.7%	+13.1%			

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 9.38% is an improvement from the previous COD of 9.56%. 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:

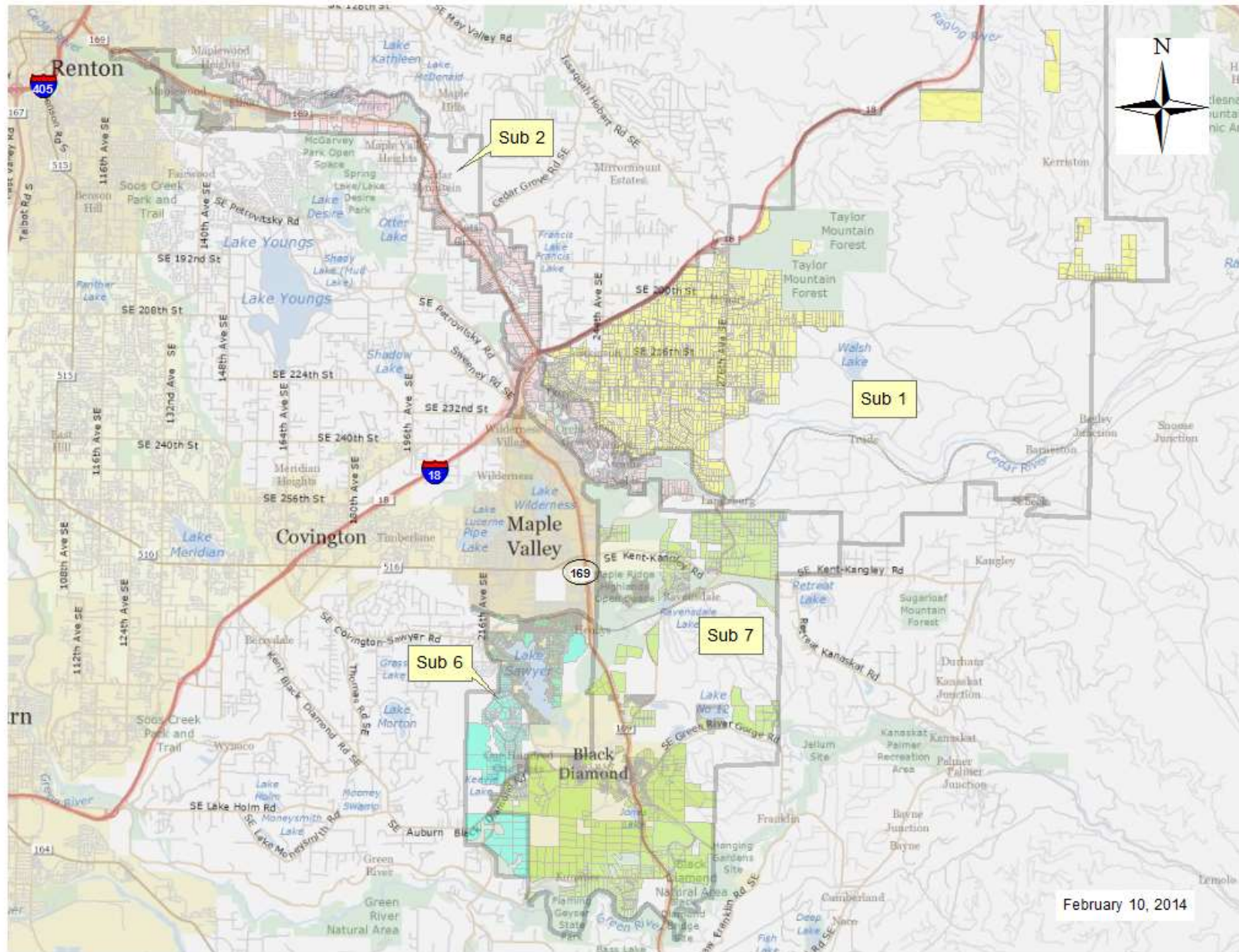
	Land	Improvements	Total
2013 Value	\$129,800	\$199,800	\$329,600
2014 Value	\$140,300	\$231,500	\$371,800
% Change	+8.1%	+15.9%	+12.8%

Number of one to three unit residences in the population: 5,699

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Low grade homes (Building Grade 5 & below), Neighborhood 17 (Lake Sawyer WFF) and Neighborhood 19 (Meadows @ Lake Sawyer and The Ridge @ Lake Sawyer Division 1 and 2), were generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

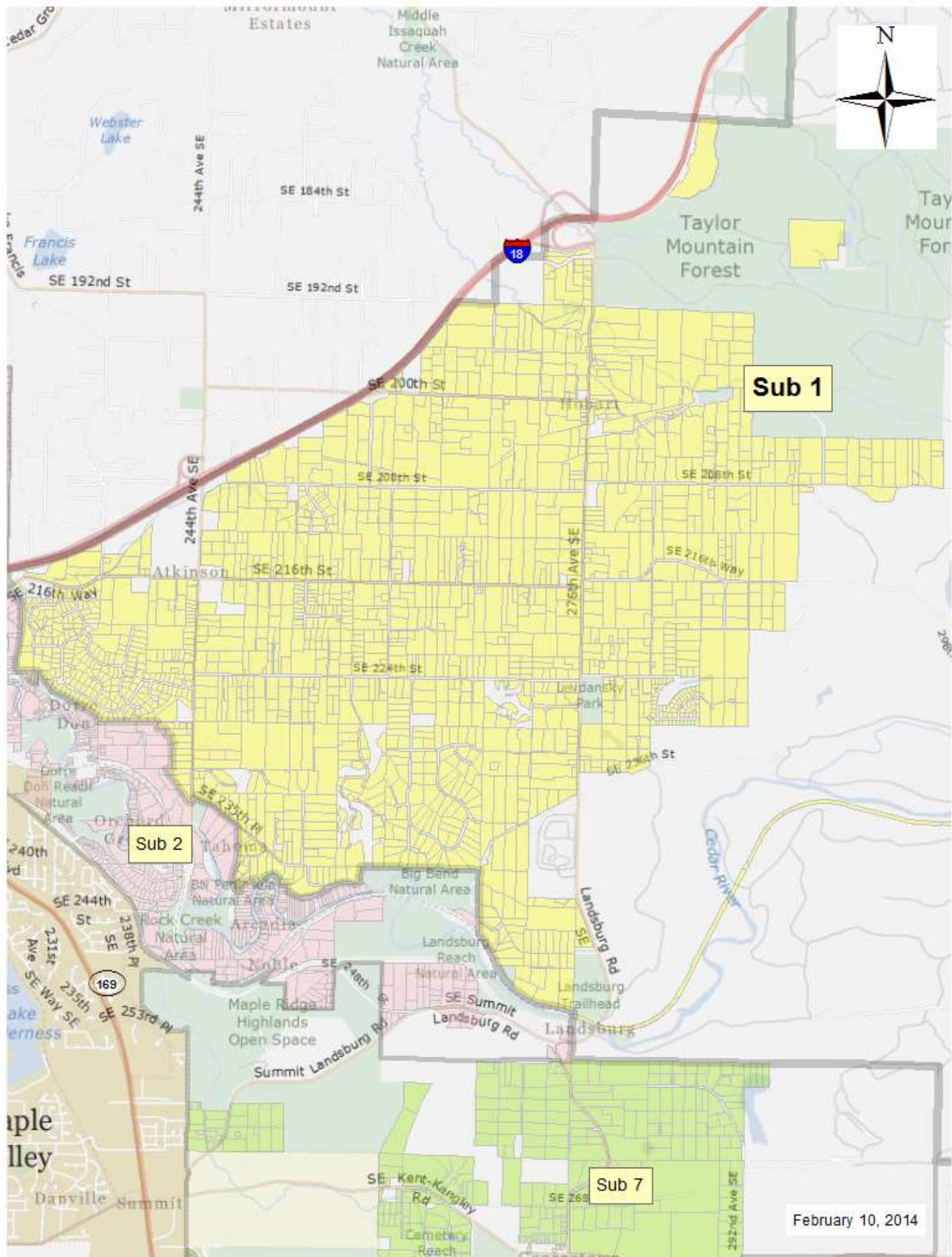


Area 057 - Area Map

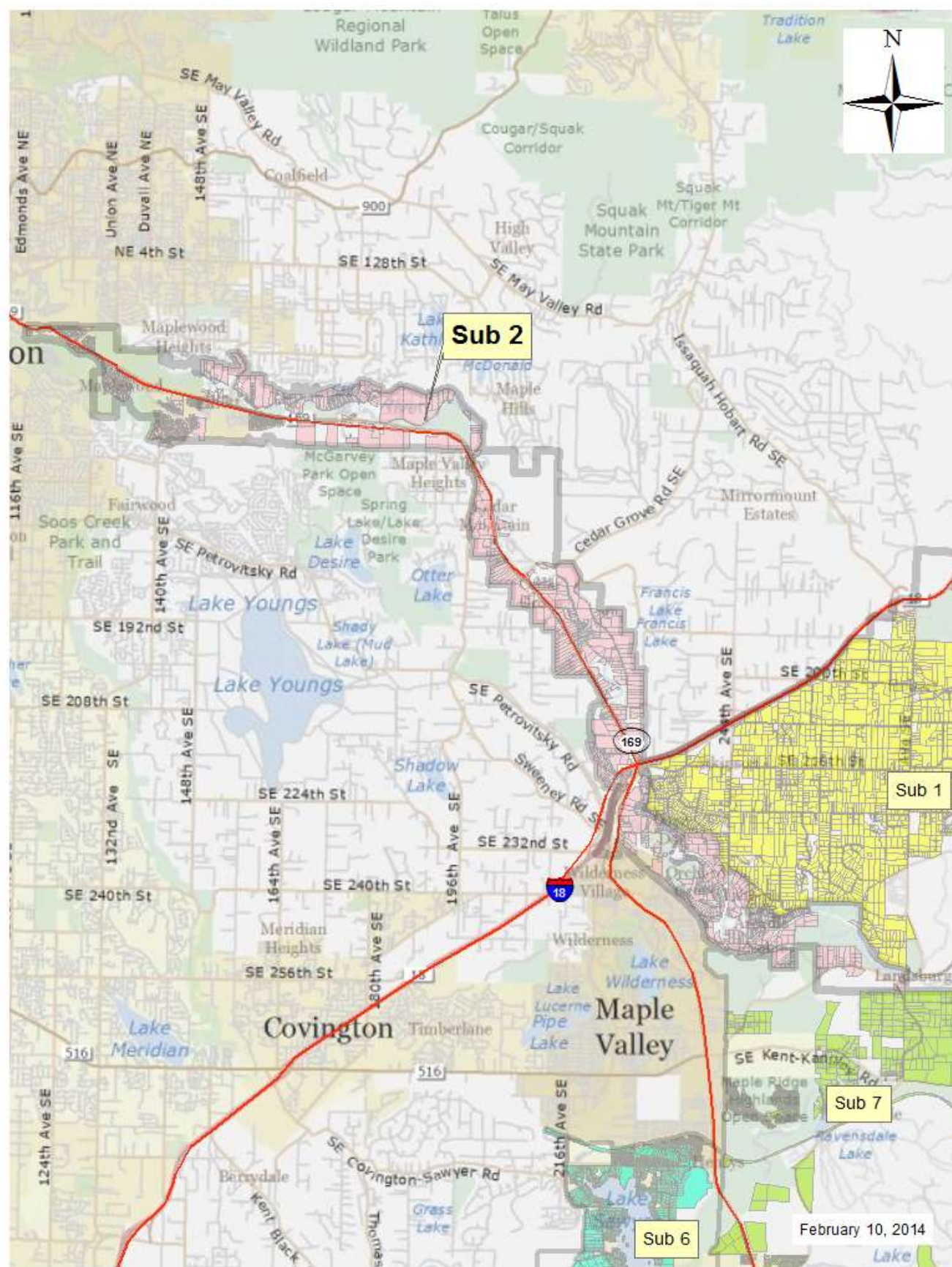


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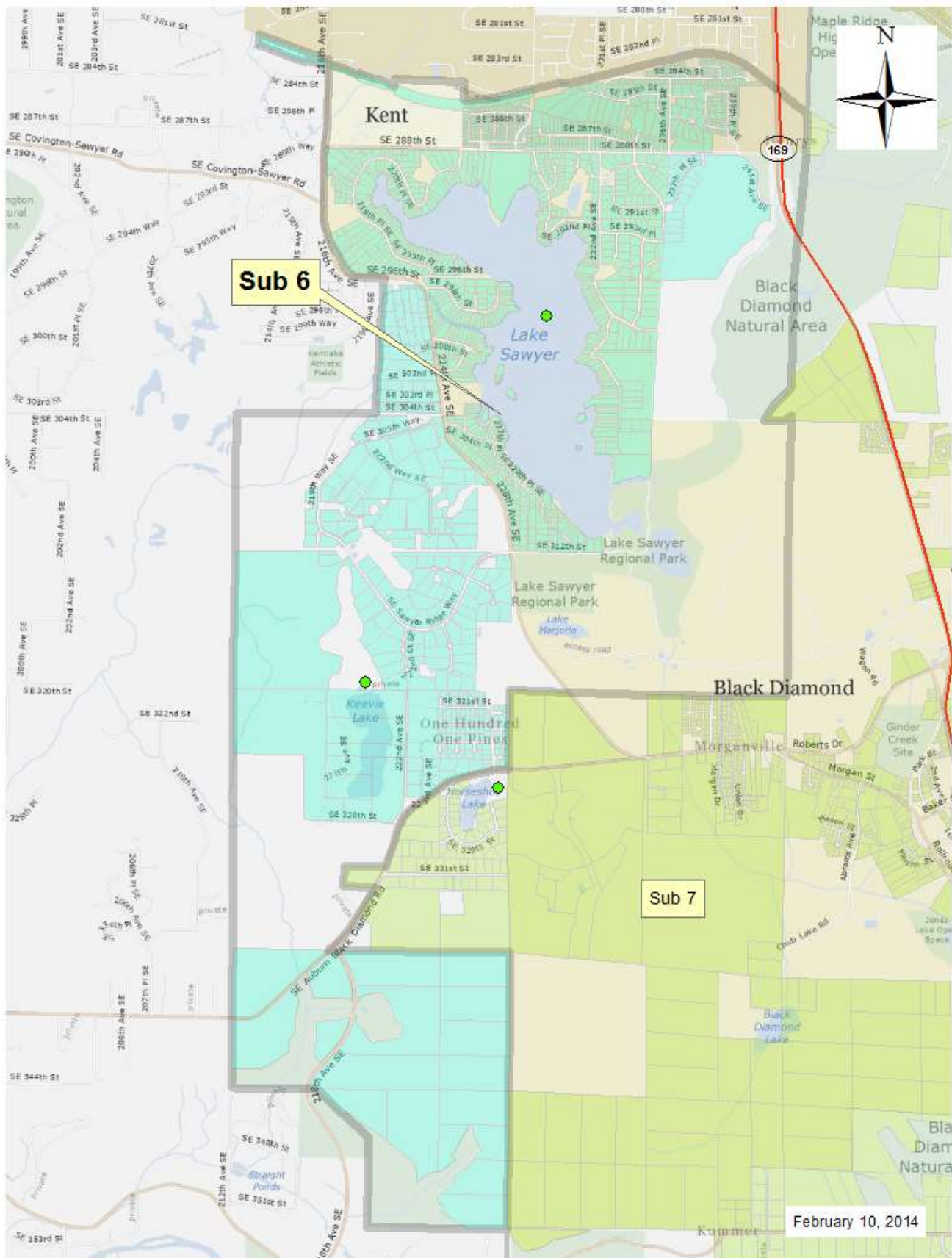
Area 057 – Sub Area 1 Map



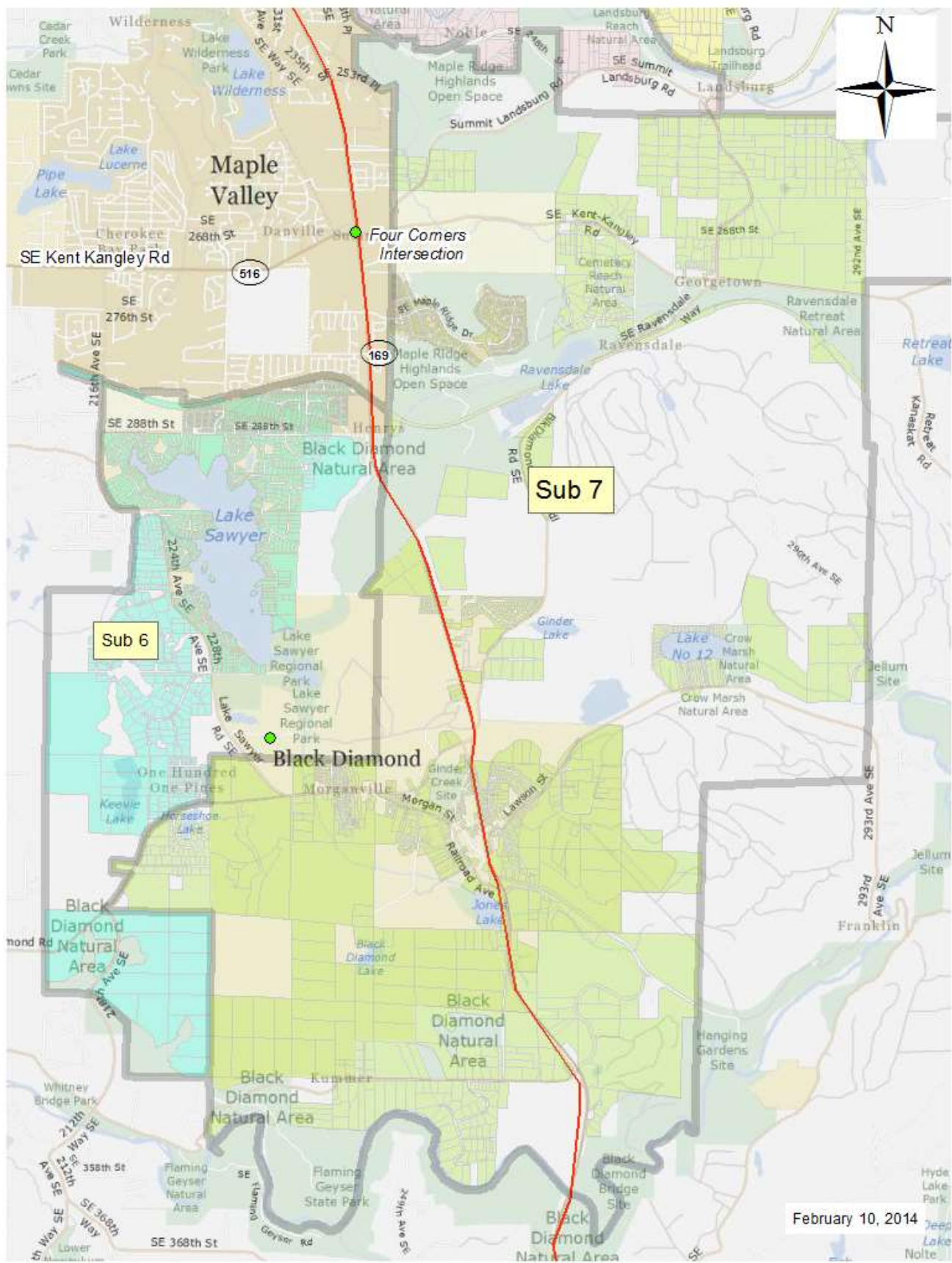
Area 057 – Sub Area 2 Map



Area 057 – Sub Area 6 Map



Area 057 – Sub Area 7 Map



Area 057 - Model Adjustments

1-3 Unit Residences

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

Standard Area Adjustment	# Parcels Adjusted	% of Population
+14.16%	5,032	88%

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.

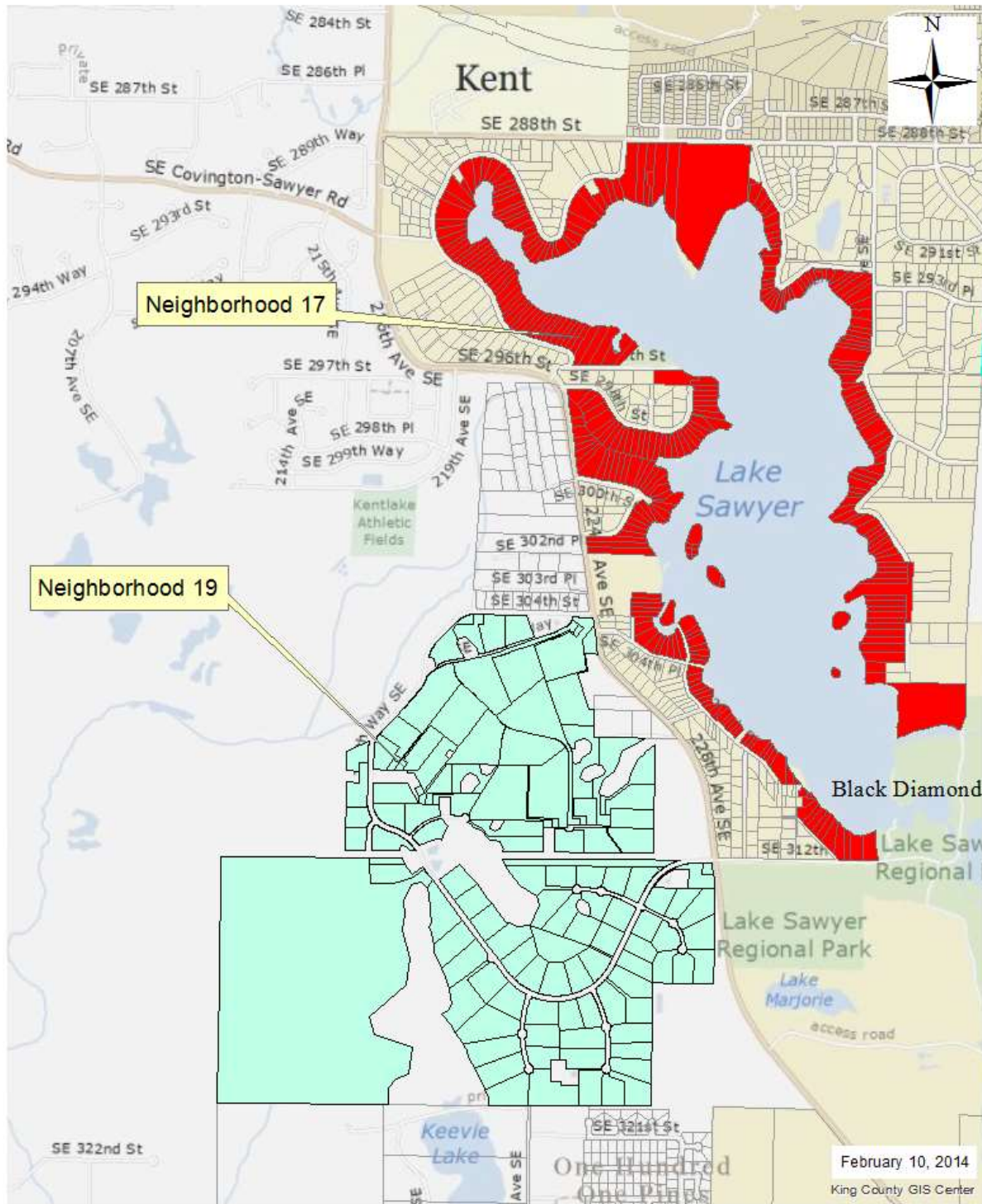
The percentages listed in the following table are total adjustments, not additive adjustments.

Model Variable	Adj %	# Sales	# in Pop	% Rep
Low Grade <= Building Grade 5 (Without Neighborhood 17)	+4.37%	18	226	8%
Neighborhood 17 (Lake Sawyer WFF)	+7.76%	16	334	5%
Neighborhood 19 (Meadows @ Lake Sawyer & The Ridge @ Lake Sawyer Division 1 and 2)	+0.03%	13	107	12%

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

Generally, Low grade homes (Building Grade 5 & below), Neighborhood 17 (Lake Sawyer WFF) and Neighborhood 19 (Meadows @ Lake Sawyer and The Ridge @ Lake Sawyer Division 1 and 2), were generally at higher assessment levels than the rest of the population. This model corrects for these strata differences.

Area 057 - Neighborhood 17 & 19 Map



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Annual Update Process

Effective Date of Appraisal: January 1, 2014

Date of Appraisal Report: July 8, 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 22 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 +8.1% increase in land assessments in the area for the 2014 Assessment Year. The formula is:

Sub 1 = 2014 Land Value = 2013 Land Value * 1.10, with the result truncated to the next \$1,000

Sub 2, 6 & 7 = 2014 Land Value = 2013 Land Value * 1.08, with the result truncated to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics, such as: grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the valuation formula in order to improve the uniformity of assessments throughout the area. For instance, Low grade homes (Building Grade 5 & below), Neighborhood 17 (Lake Sawyer WFF) and Neighborhood 19 (Meadows @ Lake Sawyer and The Ridge @ Lake Sawyer Division 1 and 2), were



generally at higher assessment levels than the rest of the population. This annual update valuation model corrects for these strata differences.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the new recommended values on all improved parcels were based on the analysis of the 630 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:

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * (1 - 0.06) / (.8233984 + 7.725617E-02 * \text{LowGr} + 4.890283E-02 * \text{Nghb17} + .116275 * \text{Nghb19})$$

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 12 sales of mobile homes within Area 057. Analysis of the mobile home sales indicated a value increase of 10% is reasonable for the area.

$$2014 \text{ Total Value} = 2013 \text{ Total Value} * 1.10$$

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

Results

The resulting assessment level is 0.930. 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 +12.8%. 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) * 1.131.
- 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 mobile home update, is used to arrive at a new total value. (2013 Land Value + Previous Improvement Value) * 1.10.
- If adjusted land value falls < \$1,000, then land value = \$1,000 or previous, whichever is less.

- If adjusted improvement value falls < \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- If land value <= \$10,000 no adjustment is applied.
- If improvements and accessories <= \$10,000 no further adjustment applied.
- If vacant parcel (no improvement value), the land adjustment applies.
- If a parcel is coded "non-perc" (sewer system=3 or 4), there is no change from previous land value.
- If a parcel is coded "unbuildable" = 1, there is no change from previous land value.
- If a parcel is coded water district private restricted, or public restricted, there is no change from previous land value.
- If an improvement is coded "% net condition" or is in "poor" condition, then there is no change from previous improvement value, only the land adjustment applies.
- Any properties excluded from the annual up-date process are noted in RealProperty.

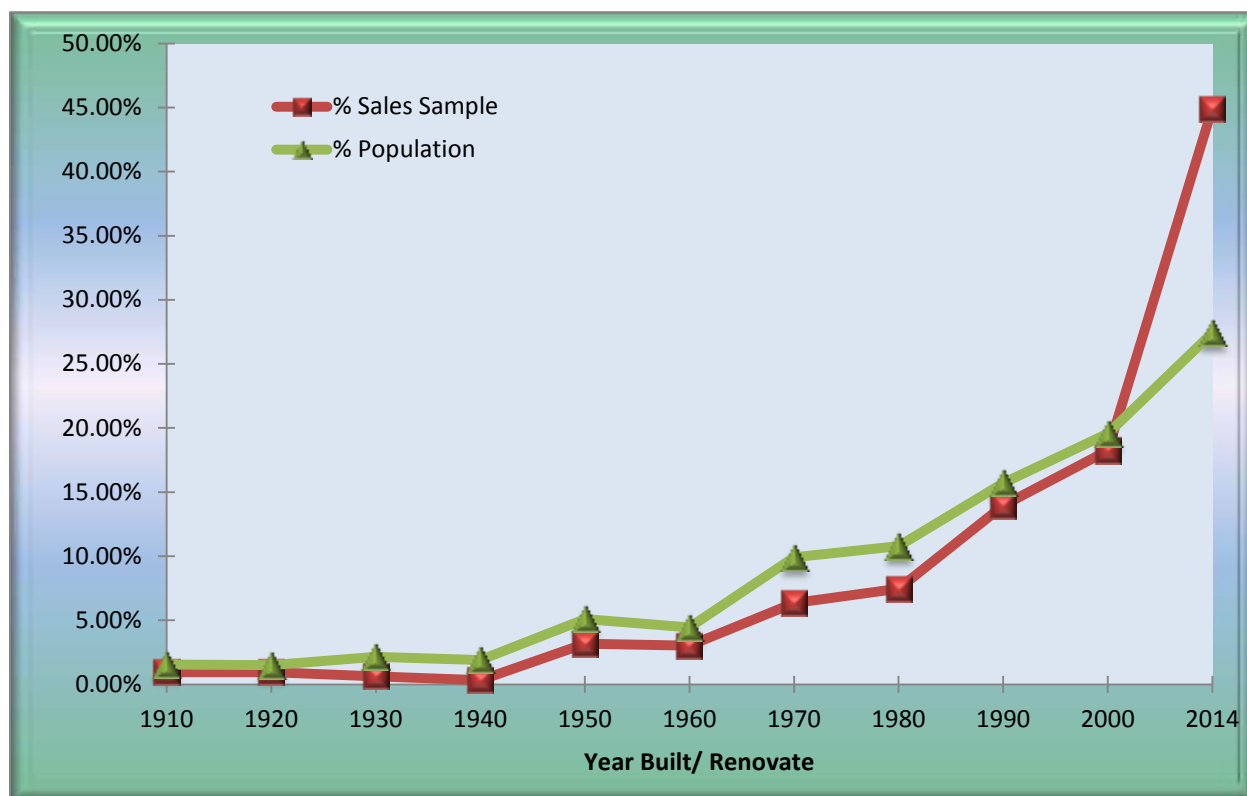
Sales Sample Representation of Population Year Built or Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	6	0.95%
1920	6	0.95%
1930	4	0.63%
1940	2	0.32%
1950	20	3.17%
1960	19	3.02%
1970	40	6.35%
1980	47	7.46%
1990	88	13.97%
2000	115	18.25%
2014	283	44.92%
	630	

Population

Year Built/Ren	Frequency	% Population
1910	89	1.56%
1920	86	1.51%
1930	122	2.14%
1940	108	1.90%
1950	290	5.09%
1960	253	4.44%
1970	565	9.91%
1980	614	10.77%
1990	895	15.70%
2000	1,115	19.56%
2014	1,562	27.41%
	5,699	



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.



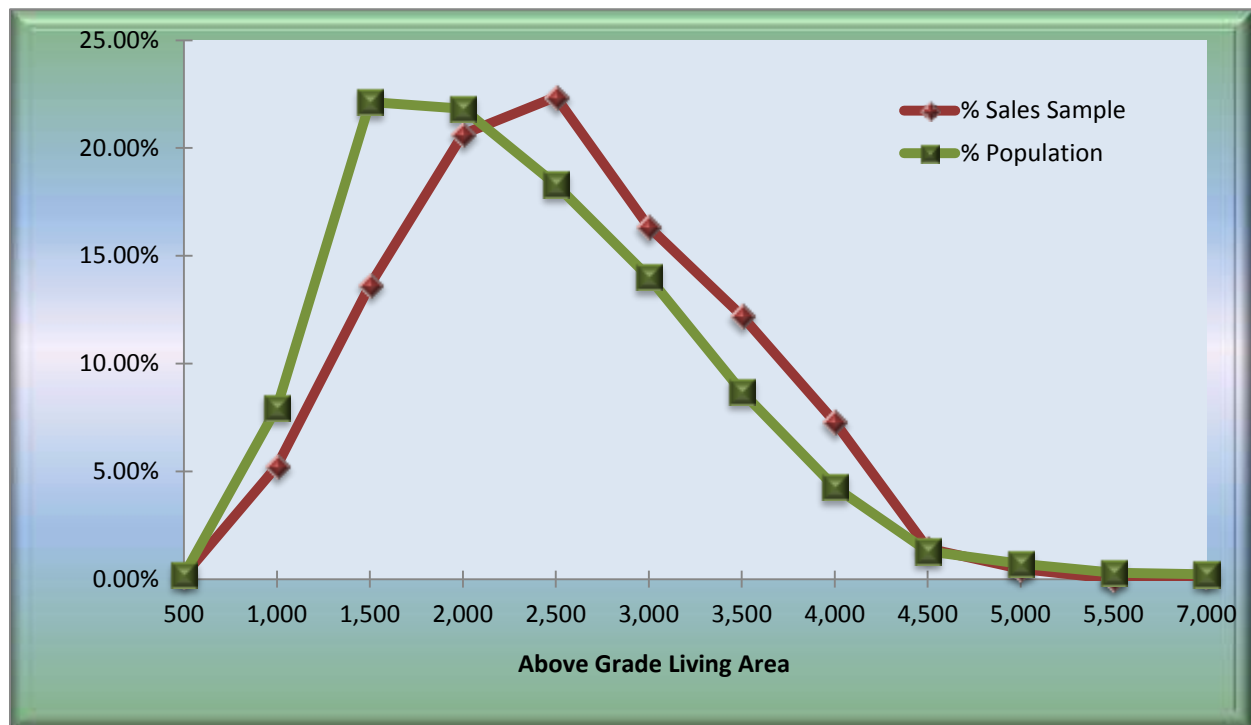
Sales Sample Representation of Population Above Grade Living Area

Sales Sample

AGLA	Frequency	% Sales Sample
500	1	0.16%
1,000	33	5.24%
1,500	86	13.65%
2,000	130	20.63%
2,500	141	22.38%
3,000	103	16.35%
3,500	77	12.22%
4,000	46	7.30%
4,500	9	1.43%
5,000	3	0.48%
5,500	0	0.00%
7,000	1	0.16%
630		

Population

AGLA	Frequency	% Population
500	12	0.21%
1,000	454	7.97%
1,500	1,262	22.14%
2,000	1,244	21.83%
2,500	1,043	18.30%
3,000	799	14.02%
3,500	496	8.70%
4,000	244	4.28%
4,500	74	1.30%
5,000	41	0.72%
5,500	17	0.30%
7,000	13	0.23%
5,699		



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

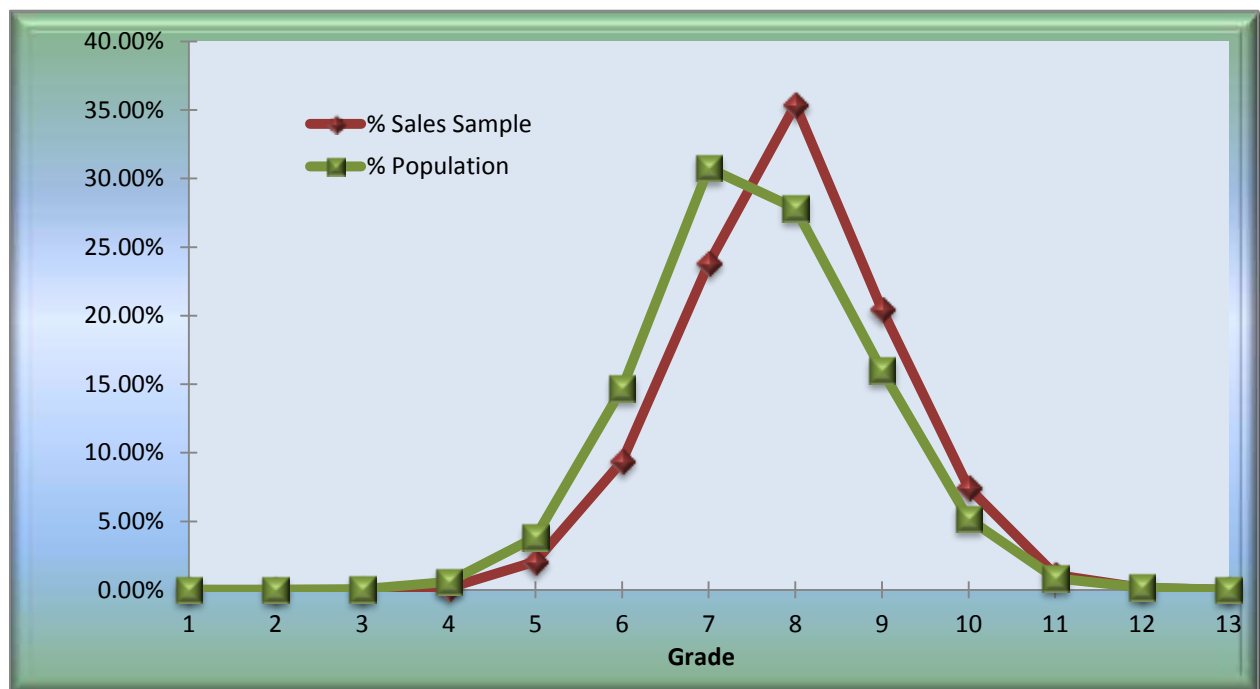
Sales Sample Representation of Population Building Grade

Sales Sample

Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	1	0.16%
5	13	2.06%
6	59	9.37%
7	150	23.81%
8	223	35.40%
9	129	20.48%
10	47	7.46%
11	7	1.11%
12	1	0.16%
13	0	0.00%
	630	

Population

Grade	Frequency	% Population
1	0	0.00%
2	1	0.02%
3	3	0.05%
4	34	0.60%
5	218	3.83%
6	837	14.69%
7	1,753	30.76%
8	1,586	27.83%
9	913	16.02%
10	296	5.19%
11	48	0.84%
12	10	0.18%
13	0	0.00%
	5,699	



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

Area 057 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 1.161, resulting in an adjusted value of \$551,000 ($\$475,000 \times 1.161 = \$551,475$) – truncated to the nearest \$1000.

SaleDate	Adjustment (Factor)	Equivalent Percent
1/1/2011	1.201	20.1%
2/1/2011	1.204	20.4%
3/1/2011	1.207	20.7%
4/1/2011	1.209	20.9%
5/1/2011	1.210	21.0%
6/1/2011	1.211	21.1%
7/1/2011	1.212	21.2%
8/1/2011	1.212	21.2%
9/1/2011	1.212	21.2%
10/1/2011	1.211	21.1%
11/1/2011	1.209	20.9%
12/1/2011	1.207	20.7%
1/1/2012	1.205	20.5%
2/1/2012	1.202	20.2%
3/1/2012	1.199	19.9%
4/1/2012	1.195	19.5%
5/1/2012	1.191	19.1%
6/1/2012	1.186	18.6%
7/1/2012	1.180	18.0%
8/1/2012	1.175	17.5%
9/1/2012	1.168	16.8%
10/1/2012	1.161	16.1%
11/1/2012	1.154	15.4%
12/1/2012	1.146	14.6%
1/1/2013	1.138	13.8%
2/1/2013	1.129	12.9%
3/1/2013	1.120	12.0%
4/1/2013	1.110	11.0%
5/1/2013	1.100	10.0%
6/1/2013	1.089	8.9%
7/1/2013	1.078	7.8%
8/1/2013	1.066	6.6%
9/1/2013	1.054	5.4%
10/1/2013	1.041	4.1%
11/1/2013	1.028	2.8%
12/1/2013	1.014	1.4%
1/1/2014	1.000	0.0%

The time adjustment formula for Area 057 is: $(.8233984 - 3.930559E-04 * \text{SaleDay} - 2.19874E-07 * \text{SaleDaySq} + 7.725617E-02 * 1.904762E-02 + 4.890283E-02 * 2.222222E-02 + .116275 * 2.063492E-02) / (.8233984 + 7.725617E-02 * 1.904762E-02 + 4.890283E-02 * 2.222222E-02 + .116275 * 2.063492E-02)$

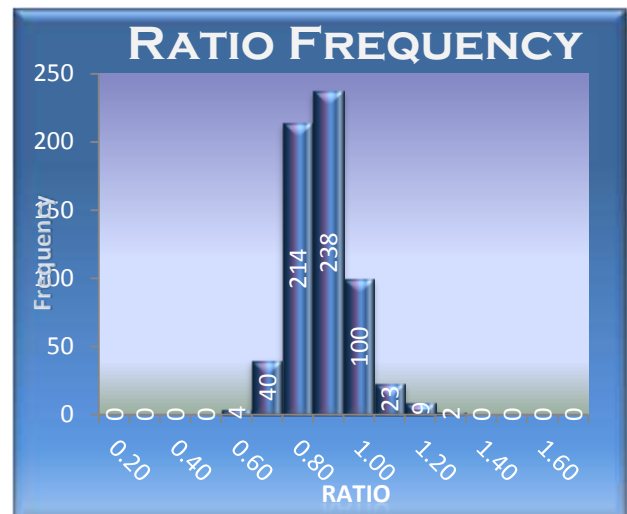
$\text{SaleDay} = \text{SaleDate} - 41640$

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

Annual Update Ratio Study Report (Before) – 2013 Assessments

District: SE / Team: 4	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Black Diamond/East Maple Valley	1/1/2013	7/8/2014	1/2011 - 12/2013
Area Number: 57	Appr ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit Residences	YES

SAMPLE STATISTICS	
Sample size (n)	630
Mean Assessed Value	336,800
Mean Adj. Sales Price	410,700
Standard Deviation AV	160,652
Standard Deviation SP	189,867
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.828
Median Ratio	0.820
Weighted Mean Ratio	0.820
UNIFORMITY	
Lowest ratio	0.555
Highest ratio:	1.231
Coefficient of Dispersion	9.56%
Standard Deviation	0.103
Coefficient of Variation	12.46%
Price Related Differential (PRD)	1.010
RELIABILITY	
95% Confidence: Median	
Lower limit	0.811
Upper limit	0.830
95% Confidence: Mean	
Lower limit	0.820
Upper limit	0.836
SAMPLE SIZE EVALUATION	
N (population size)	5699
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.103
Recommended minimum:	17
Actual sample size:	630
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	334
# ratios above mean:	296
z:	1.514
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

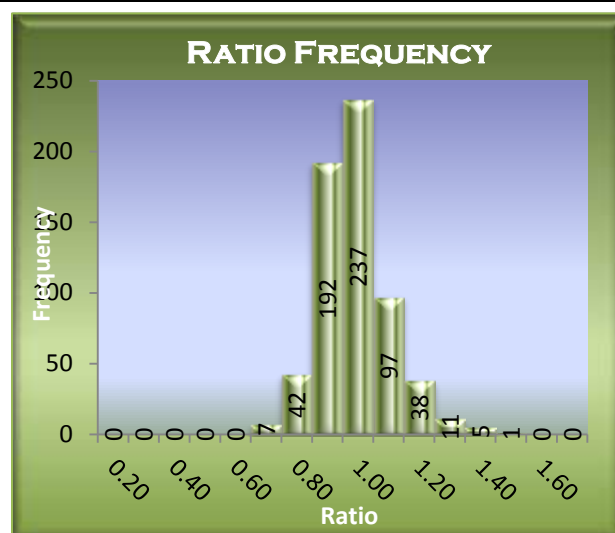
1 to 3 Unit Residences throughout Area 057

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

Annual Update Ratio Study Report (After) – 2014 Assessments

District: SE / Team: 4	Appr. Date:	Date of Report:	Sales Dates:
Area Name: Black Diamond/East Maple Valley	1/1/2014	7/8/2014	1/2011 - 12/2013
Area Number: 57	Appr. ID:	Property Type:	Adjusted for time?
	MTIA	1 to 3 Unit	YES

SAMPLE STATISTICS	
Sample size (n)	630
Mean Assessed Value	380,800
Mean Sales Price	410,700
Standard Deviation AV	177,489
Standard Deviation SP	189,867
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.939
Median Ratio	0.930
Weighted Mean Ratio	0.927
UNIFORMITY	
Lowest ratio	0.633
Highest ratio:	1.404
Coefficient of Dispersion	9.38%
Standard Deviation	0.115
Coefficient of Variation	12.28%
Price Related Differential (PRD)	1.012
RELIABILITY	
95% Confidence: Median	
Lower limit	0.921
Upper limit	0.939
95% Confidence: Mean	
Lower limit	0.930
Upper limit	0.948
SAMPLE SIZE EVALUATION	
N (population size)	5699
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.115
Recommended minimum:	21
Actual sample size:	630
Conclusion:	OK
NORMALITY	
Binomial Test	
# ratios below mean:	339
# ratios above mean:	291
z:	1.912
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Residences throughout Area 057

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

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
1	0	112206	9146	06/20/12	\$110,000	\$130,000	880	5	1950	Good	43,560	N	N	21403 260TH AVE SE
1	0	112206	9116	02/07/12	\$164,900	\$198,000	1,560	5	1941	Good	38,000	N	N	21635 260TH AVE SE
1	0	122206	9025	05/20/11	\$279,000	\$338,000	1,570	5	1915	Avg	207,781	Y	N	21433 276TH AVE SE
1	0	012206	9045	10/25/12	\$189,000	\$218,000	840	6	1960	Good	12,500	N	N	19523 276TH AVE SE
1	0	439600	0090	12/19/11	\$187,000	\$226,000	1,070	6	1964	Good	20,716	N	N	22505 285TH AVE SE
1	0	072207	9012	11/12/13	\$380,000	\$389,000	1,500	6	1982	Avg	120,661	N	N	28220 SE 224TH ST
1	0	112206	9138	10/22/12	\$309,950	\$358,000	1,550	6	1926	Good	206,910	N	N	24617 SE 216TH ST
1	0	362306	9018	06/15/11	\$225,000	\$273,000	1,810	6	1983	Avg	40,014	N	N	18903 276TH AVE SE
1	0	439600	0270	05/31/13	\$170,000	\$185,000	970	7	1965	Avg	15,878	N	N	28655 SE 225TH ST
1	0	152206	9077	06/05/13	\$223,000	\$243,000	1,040	7	1969	Avg	95,396	N	N	23211 244TH AVE SE
1	0	439600	0420	12/07/11	\$190,000	\$229,000	1,080	7	1968	Good	16,459	N	N	28615 SE 226TH ST
1	0	439600	0130	02/06/13	\$189,950	\$214,000	1,080	7	1968	Avg	20,680	N	N	22613 285TH AVE SE
1	0	112206	9080	07/13/11	\$327,000	\$396,000	1,150	7	1974	VGood	239,144	N	N	21917 260TH AVE SE
1	0	112206	9149	10/31/13	\$310,000	\$319,000	1,150	7	1978	Avg	208,652	N	N	22011 253RD AVE SE
1	0	122206	9049	10/28/13	\$345,000	\$355,000	1,180	7	1957	VGood	50,965	N	N	26210 SE 224TH ST
1	0	122206	9157	11/21/12	\$240,000	\$276,000	1,210	7	1979	Avg	52,707	N	N	22310 270TH AVE SE
1	0	112206	9173	06/21/12	\$272,500	\$322,000	1,220	7	2011	Avg	36,250	N	N	22139 250TH PL SE
1	0	082207	9034	10/28/13	\$294,000	\$303,000	1,220	7	1958	Good	59,100	N	N	29635 SE 208TH ST
1	0	511330	0181	02/19/13	\$271,600	\$305,000	1,250	7	1966	Good	16,188	N	N	23014 SE 220TH PL
1	0	803400	0020	11/03/11	\$280,000	\$339,000	1,290	7	1968	Good	78,210	Y	N	20833 253RD AVE SE
1	0	102206	9070	08/15/11	\$240,000	\$291,000	1,320	7	1958	Good	28,466	N	N	21837 244TH AVE SE
1	0	112206	9180	06/05/13	\$315,000	\$343,000	1,400	7	1984	Good	47,480	N	N	21824 256TH AVE SE
1	0	122206	9083	08/29/12	\$306,000	\$358,000	1,440	7	1959	Avg	102,801	N	N	21650 260TH AVE SE
1	0	112206	9109	11/14/12	\$329,950	\$380,000	1,530	7	1970	VGood	95,832	N	N	25604 SE 224TH ST
1	0	112206	9101	10/19/11	\$365,471	\$442,000	1,530	7	1969	Avg	444,748	N	N	25304 SE 224TH ST
1	0	012206	9050	05/03/13	\$185,000	\$203,000	1,560	7	1961	Avg	17,500	N	N	19611 276TH AVE SE
1	0	439600	0190	08/20/13	\$174,900	\$185,000	1,640	7	1967	Good	19,562	N	N	28601 SE 225TH ST
1	0	072207	9031	05/20/13	\$328,950	\$360,000	1,650	7	1963	VGood	29,742	N	N	21260 276TH AVE SE
1	0	072207	9087	11/22/11	\$200,129	\$242,000	1,670	7	2003	Avg	13,650	N	N	22302 284TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
1	0	102206	9075	06/21/12	\$200,000	\$236,000	1,680	7	1960	Good	77,135	N	N	24310 SE 223RD ST
1	0	012206	9026	07/18/12	\$385,000	\$453,000	1,966	7	2000	Avg	169,012	Y	N	27416 SE 208TH ST
1	0	072207	9126	07/03/13	\$440,000	\$474,000	2,030	7	1988	Avg	109,971	N	N	22305 284TH AVE SE
1	0	142206	9075	11/19/12	\$324,000	\$372,000	2,050	7	1975	Good	85,813	N	N	22623 255TH PL SE
1	0	112206	9166	02/16/12	\$310,804	\$373,000	2,060	7	1981	Good	191,664	Y	N	21008 244TH AVE SE
1	0	122206	9009	04/29/13	\$403,000	\$444,000	2,140	7	1958	Good	213,008	N	N	26424 SE 216TH ST
1	0	146540	0031	11/27/13	\$365,975	\$372,000	2,190	7	1964	Good	36,420	N	N	24840 SE 235TH PL
1	0	132206	9004	06/28/12	\$305,000	\$360,000	2,250	7	1959	Good	79,279	N	N	22849 276TH AVE SE
1	0	052207	9044	05/10/13	\$426,200	\$468,000	2,310	7	1972	Good	96,703	N	N	30116 SE 208TH ST
1	0	146540	0172	04/15/11	\$310,000	\$375,000	2,350	7	1983	Good	43,995	Y	N	24839 SE 235TH PL
1	0	142206	9084	06/13/11	\$419,950	\$509,000	2,850	7	1980	Good	53,143	N	N	22708 251ST AVE SE
1	0	152206	9074	03/28/12	\$437,500	\$523,000	1,610	8	2009	Avg	95,396	N	N	22851 244TH AVE SE
1	0	062207	9061	04/09/13	\$485,000	\$537,000	1,650	8	1978	VGood	97,138	N	N	28253 SE 204TH ST
1	0	062207	9024	06/19/12	\$465,000	\$550,000	1,860	8	1988	Avg	219,766	N	N	28214 SE 208TH ST
1	0	511440	0020	03/30/12	\$326,000	\$390,000	1,940	8	1968	Good	31,806	N	N	21615 253RD AVE SE
1	0	122206	9158	10/09/13	\$430,000	\$446,000	2,020	8	2002	Avg	52,707	N	N	22230 270TH AVE SE
1	0	052207	9040	11/16/11	\$497,000	\$601,000	2,040	8	1979	Good	217,800	N	N	20533 303RD AVE SE
1	0	052207	9067	10/03/13	\$618,000	\$643,000	2,160	8	1996	Avg	387,684	N	N	30618 SE 208TH ST
1	0	082207	9038	05/01/13	\$595,000	\$655,000	2,230	8	2008	Avg	351,093	N	N	30330 SE 208TH ST
1	0	856730	0010	11/12/13	\$409,900	\$419,000	2,250	8	1988	Avg	35,216	N	N	23402 SE 217TH PL
1	0	112206	9006	07/28/11	\$474,950	\$576,000	2,320	8	1996	Avg	185,130	N	N	25113 SE 208TH ST
1	0	511450	0080	07/18/13	\$353,000	\$378,000	2,410	8	1969	Avg	63,598	N	N	25315 SE 219TH ST
1	0	122206	9085	09/16/11	\$375,000	\$454,000	2,580	8	1976	Good	152,024	N	N	26024 SE 220TH ST
1	0	122206	9074	09/07/13	\$404,000	\$425,000	2,590	8	1962	Avg	141,000	N	N	26610 SE 216TH ST
1	0	146740	0181	03/14/11	\$344,100	\$416,000	2,770	8	1977	Avg	134,164	Y	N	25611 SE 240TH ST
1	0	112206	9124	06/03/13	\$519,950	\$566,000	2,800	8	2004	Avg	89,733	N	N	20819 259TH AVE SE
1	0	072207	9038	10/24/13	\$449,200	\$463,000	2,810	8	2012	Avg	175,546	N	N	22040 286TH AVE SE
1	0	803400	0141	07/17/12	\$485,000	\$571,000	3,000	8	2004	Avg	37,126	Y	N	20928 253RD AVE SE
1	0	146540	0065	10/24/13	\$673,000	\$694,000	3,303	8	1996	Good	124,146	N	N	23625 253RD AVE SE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
1	0	242206	9062	06/03/13	\$700,000	\$762,000	3,480	8	2007	Avg	205,603	N	Y	24621 270TH AVE SE
1	0	156092	0310	06/27/12	\$465,000	\$549,000	1,590	9	1985	Avg	37,362	N	N	23226 SE 224TH CT
1	0	156091	0190	09/04/13	\$427,600	\$450,000	2,420	9	1983	Avg	38,750	N	N	22526 241ST AVE SE
1	0	156092	0350	04/22/13	\$512,000	\$565,000	2,530	9	1991	Avg	39,707	N	N	22218 233RD AVE SE
1	0	156092	0080	09/30/11	\$397,000	\$481,000	2,530	9	1985	Avg	31,878	N	N	22603 238TH PL SE
1	0	156092	0430	08/12/13	\$566,000	\$601,000	2,630	9	1989	Avg	36,379	N	N	23418 SE 225TH ST
1	0	012206	9079	03/06/13	\$450,000	\$503,000	2,670	9	2008	Avg	205,074	N	N	19210 268TH AVE SE
1	0	052207	9016	05/25/11	\$600,000	\$727,000	2,720	9	2003	Avg	213,008	N	N	30506 SE 208TH ST
1	0	856730	0160	07/15/11	\$454,000	\$550,000	2,760	9	1986	Avg	34,600	N	N	23307 SE 219TH ST
1	0	122206	9193	08/05/11	\$575,000	\$697,000	2,790	9	1998	Avg	174,240	N	N	26122 SE 220TH ST
1	0	102206	9044	04/27/11	\$517,000	\$626,000	3,110	9	1992	Avg	217,364	N	N	23631 SE 216TH ST
1	0	156093	0540	05/21/13	\$567,000	\$620,000	3,180	9	1989	Avg	35,093	N	N	22200 238TH PL SE
1	0	156091	0200	09/27/11	\$360,000	\$436,000	3,280	9	1983	Avg	35,875	N	N	22506 241ST AVE SE
1	0	102206	9165	03/12/12	\$479,000	\$574,000	3,330	9	1994	Avg	143,748	N	N	21829 240TH PL SE
1	0	102206	9193	12/18/12	\$694,000	\$792,000	3,420	9	2003	Good	43,568	N	N	23107 SE 222ND ST
1	0	112206	9159	05/30/13	\$554,000	\$604,000	3,500	9	1979	Good	256,133	Y	N	21004 244TH AVE SE
1	0	156093	0515	05/15/13	\$580,000	\$635,000	3,530	9	1996	Avg	43,627	N	N	22130 238TH PL SE
1	0	156093	0220	10/03/13	\$624,950	\$650,000	3,560	9	1989	Avg	47,916	Y	N	23511 SE 221ST ST
1	0	732635	0110	07/25/13	\$619,000	\$662,000	3,010	10	1994	Avg	33,456	N	N	23008 SE 220TH PL
1	0	156091	0120	11/14/11	\$360,000	\$435,000	3,020	10	1978	Good	36,000	Y	N	22515 241ST AVE SE
1	0	062207	9125	06/29/11	\$1,650,00	\$2,000,000	3,120	10	1997	Avg	705,672	Y	N	28603 SE 204TH ST
1	0	102206	9169	07/18/11	\$629,000	\$762,000	3,310	10	2004	Avg	222,275	N	N	22131 230TH AVE SE
1	0	146540	0046	01/24/13	\$700,000	\$792,000	3,370	10	2002	Avg	104,426	N	N	23474 250TH PL SE
1	0	102206	9190	05/01/13	\$765,000	\$842,000	3,390	10	2006	Avg	198,634	N	N	23625 SE 216TH ST
1	0	156093	0520	12/03/12	\$575,000	\$659,000	3,680	10	1990	Avg	36,450	N	N	22102 238TH PL SE
1	0	112206	9100	04/18/12	\$1,096,02	\$1,307,000	3,400	11	1994	Avg	104,544	N	N	21860 244TH AVE SE
1	0	112206	9099	08/24/12	\$820,000	\$959,000	4,390	11	1994	Avg	104,544	N	N	21840 244TH AVE SE
1	13	142206	9120	08/30/13	\$745,000	\$786,000	3,720	9	2006	Avg	81,457	N	N	23340 257TH AVE SE
1	14	512621	0510	11/14/13	\$539,950	\$552,000	2,240	8	1989	VGood	125,452	N	N	26402 SE 230TH ST

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
1	14	512620	0010	11/02/11	\$365,000	\$441,000	2,280	8	1987	Avg	108,900	N	N	26100 SE 225TH PL
1	14	512621	0130	03/06/13	\$495,000	\$554,000	2,380	8	1989	Avg	116,305	N	N	23723 262ND PL SE
1	14	512621	0640	09/20/12	\$416,850	\$485,000	2,410	8	1986	Avg	118,483	N	N	26326 SE 237TH ST
1	14	512621	0660	08/04/11	\$370,000	\$448,000	2,630	8	1986	Avg	114,562	N	N	26216 SE 237TH ST
1	14	512621	0610	05/02/13	\$530,000	\$583,000	2,710	8	1987	Good	117,176	N	N	23643 266TH AVE SE
1	14	512621	0190	07/06/12	\$519,000	\$612,000	1,690	9	1993	Avg	111,949	N	N	23748 262ND PL SE
1	14	512621	0420	08/28/13	\$474,000	\$500,000	2,820	9	1987	Good	108,464	N	N	23065 265TH PL SE
1	14	512620	0060	11/05/13	\$595,000	\$611,000	2,940	9	1994	Avg	109,335	N	N	22625 262ND AVE SE
1	14	512621	0450	06/18/13	\$549,000	\$595,000	2,950	9	1987	Avg	101,494	N	N	23030 265TH PL SE
1	14	512621	0210	06/07/13	\$525,000	\$571,000	3,020	9	1990	Avg	104,544	N	N	23736 262ND PL SE
1	14	512621	0370	02/08/12	\$460,000	\$553,000	3,250	9	1988	Avg	152,024	N	N	23130 264TH AVE SE
1	14	512621	0360	09/06/13	\$565,000	\$594,000	3,420	9	1989	Avg	115,434	N	N	23220 264TH AVE SE
1	14	512621	0260	12/28/11	\$487,000	\$587,000	3,780	9	1989	Avg	110,642	Y	N	23662 266TH AVE SE
1	14	512621	0240	11/04/13	\$671,900	\$690,000	4,250	9	1989	Avg	220,414	Y	N	26531 SE 237TH ST
1	20	362307	9018	05/21/13	\$426,000	\$466,000	2,240	8	1995	Avg	305,355	N	N	19109 364TH AVE SE
2	0	322306	9105	02/09/12	\$108,000	\$130,000	480	5	1958	VGood	9,520	N	N	19001 REN-MAPLE VAL
2	0	092206	9079	01/24/12	\$101,000	\$121,000	770	5	1960	Good	10,066	N	N	22519 SE BAIN RD
2	0	322306	9038	10/25/12	\$129,000	\$149,000	780	6	1924	Good	40,448	N	N	18661 REN-MAPLE VAL
2	0	232305	9177	08/21/13	\$180,000	\$191,000	880	6	1959	Good	6,342	N	N	15213 150TH LN SE
2	0	511140	0091	01/11/12	\$128,000	\$154,000	1,140	6	1959	Avg	17,510	N	N	19861 REN-MAPLE VAL
2	0	232305	9014	10/01/12	\$225,000	\$261,000	1,830	6	1918	VGood	85,377	N	N	15224 150TH LN SE
2	0	322306	9067	05/01/13	\$219,950	\$242,000	1,080	7	1953	VGood	39,300	N	N	17615 REN-MAPLE VAL
2	0	152206	9089	05/02/13	\$155,000	\$170,000	1,240	7	1929	Good	28,850	N	N	23360 DORRE DON WY SE
2	0	275220	0064	06/26/13	\$326,000	\$352,000	1,620	7	1985	Good	78,294	N	N	22230 SE 214TH ST
2	0	680610	0010	07/11/12	\$255,000	\$301,000	1,680	7	2005	Avg	4,690	N	N	15311 145TH AVE SE
2	0	680610	0580	11/15/12	\$269,000	\$309,000	1,940	7	2005	Avg	4,751	N	N	14559 SE 153RD PL
2	0	680610	0560	02/17/11	\$249,950	\$301,000	1,940	7	2005	Avg	4,751	N	N	14547 SE 153RD PL
2	0	680610	0560	09/18/13	\$275,000	\$288,000	1,940	7	2005	Avg	4,751	N	N	14547 SE 153RD PL
2	0	680610	0150	04/22/13	\$255,000	\$281,000	2,260	7	2005	Avg	5,656	N	N	14555 SE 154TH ST

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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	680610	0620	07/09/13	\$293,000	\$315,000	2,410	7	2005	Avg	4,974	N	N	14583 SE 153RD PL
2	0	680610	0690	06/05/13	\$290,000	\$316,000	2,410	7	2005	Avg	4,751	N	N	14546 SE 154TH ST
2	0	680610	0650	08/23/13	\$300,000	\$317,000	2,530	7	2005	Avg	4,751	N	N	14570 SE 154TH ST
2	0	680610	0720	07/08/13	\$295,000	\$317,000	2,540	7	2005	Avg	4,751	N	N	14528 SE 154TH ST
2	0	680610	0350	12/08/11	\$305,000	\$368,000	2,748	7	2005	Avg	4,724	N	N	14608 SE 153RD PL
2	0	680610	0330	03/29/12	\$309,950	\$371,000	3,150	7	2005	Avg	5,410	N	N	15320 146TH PL SE
2	0	510445	0780	06/23/12	\$291,000	\$344,000	1,230	8	1989	Good	8,503	Y	N	13936 SE 158TH ST
2	0	885692	0610	06/21/13	\$251,000	\$272,000	1,540	8	1990	Avg	6,506	N	N	15620 156TH PL SE
2	0	510445	1210	10/01/13	\$309,000	\$322,000	1,590	8	1987	Avg	15,792	N	N	14020 SE 156TH CT
2	0	885691	0030	12/09/13	\$272,000	\$275,000	1,590	8	1989	Avg	15,039	N	N	16121 SE 156TH ST
2	0	510445	1010	08/19/11	\$285,500	\$346,000	1,620	8	1989	Avg	8,625	N	N	14025 SE 159TH PL
2	0	510445	1050	12/09/13	\$325,000	\$329,000	1,710	8	1990	Avg	11,506	N	N	14047 SE 159TH PL
2	0	510445	1050	03/13/12	\$265,900	\$318,000	1,710	8	1990	Avg	11,506	N	N	14047 SE 159TH PL
2	0	885689	0320	10/02/12	\$267,000	\$310,000	1,780	8	1987	Avg	10,716	N	N	16122 SE 156TH ST
2	0	510445	1090	09/07/11	\$267,300	\$324,000	1,790	8	1987	Good	11,646	N	N	14063 SE 159TH PL
2	0	510445	0700	07/01/13	\$352,000	\$380,000	1,800	8	1989	Avg	8,973	Y	N	14048 SE 158TH ST
2	0	231430	0030	09/24/13	\$366,500	\$383,000	1,800	8	2000	Avg	5,283	N	N	14112 SE 154TH PL
2	0	510445	0620	06/20/11	\$332,500	\$403,000	1,830	8	1988	Avg	8,761	N	N	15619 140TH PL SE
2	0	510445	0930	07/02/13	\$343,500	\$370,000	1,880	8	1989	Avg	9,451	Y	N	14052 SE 159TH PL
2	0	152206	9016	08/21/12	\$345,000	\$404,000	1,880	8	1967	Avg	48,787	N	N	23372 DORRE DON WY SE
2	0	510445	0890	08/09/12	\$289,300	\$339,000	1,920	8	1989	Avg	8,999	N	N	14019 SE 158TH ST
2	0	510445	0380	09/03/13	\$409,500	\$431,000	1,990	8	1987	VGood	8,710	N	N	15525 139TH AVE SE
2	0	510445	0570	10/03/13	\$374,000	\$389,000	2,030	8	1989	Good	10,751	Y	N	13961 SE 156TH ST
2	0	510445	0470	08/19/11	\$310,000	\$376,000	2,030	8	1988	Good	8,894	Y	N	15606 139TH CT SE
2	0	222206	9017	06/15/12	\$457,500	\$541,000	2,084	8	1996	Good	79,279	N	N	24235 SE 248TH ST
2	0	231430	0160	09/14/12	\$314,500	\$366,000	2,090	8	1997	Avg	6,820	N	N	14186 SE 154TH PL
2	0	885692	0190	03/06/12	\$275,000	\$330,000	2,110	8	1991	Avg	17,957	N	N	15619 SE 157TH ST
2	0	885692	0550	10/04/11	\$248,500	\$301,000	2,130	8	1991	Avg	8,404	N	N	15708 SE 157TH ST
2	0	885692	0710	03/04/11	\$248,500	\$300,000	2,130	8	1991	Avg	6,641	N	N	15606 157TH AVE SE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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	231430	0050	11/27/12	\$370,000	\$425,000	2,150	8	1998	Avg	4,579	N	N	14124 SE 154TH PL
2	0	231430	0290	06/22/13	\$381,000	\$412,000	2,150	8	1998	Avg	5,527	N	N	15494 141ST PL SE
2	0	231430	0190	09/12/13	\$386,500	\$406,000	2,180	8	1997	Avg	6,168	N	N	14198 SE 154TH PL
2	0	885692	0380	10/29/13	\$265,000	\$273,000	2,200	8	1990	Avg	11,362	N	N	15628 SE 156TH ST
2	0	510445	0210	07/24/13	\$326,750	\$349,000	2,230	8	1987	Avg	10,218	Y	N	13902 SE 155TH PL
2	0	510445	0640	11/04/11	\$275,000	\$333,000	2,290	8	1989	Avg	8,504	N	N	15631 140TH PL SE
2	0	231430	0250	09/17/12	\$317,900	\$370,000	2,370	8	1998	Avg	5,050	N	N	15478 141ST PL SE
2	0	885692	0040	02/19/13	\$329,950	\$371,000	2,400	8	1991	Avg	18,422	N	N	15615 159TH AVE SE
2	0	885692	0130	03/14/12	\$287,000	\$344,000	2,400	8	1992	Avg	9,757	N	N	15624 158TH AVE SE
2	0	885692	0570	03/27/13	\$320,000	\$356,000	2,420	8	1991	Avg	9,867	N	N	15620 SE 157TH ST
2	0	231430	0150	03/22/13	\$428,400	\$477,000	2,580	8	1997	Avg	5,988	N	N	14182 SE 154TH PL
2	0	231430	0280	05/01/12	\$350,700	\$418,000	2,580	8	1998	Avg	5,387	N	N	15490 141ST PL SE
2	0	231430	0670	09/13/13	\$445,000	\$467,000	2,670	8	1998	Avg	8,096	N	N	15707 142ND PL SE
2	0	231430	0660	07/26/12	\$419,500	\$493,000	2,690	8	1998	Avg	16,357	N	N	15713 142ND PL SE
2	0	231430	0590	11/27/12	\$419,000	\$481,000	2,700	8	1998	Avg	8,511	N	N	15773 142ND PL SE
2	0	231430	0820	10/26/12	\$421,500	\$487,000	2,700	8	1999	Avg	10,695	N	N	14219 SE 157TH PL
2	0	231430	0880	06/13/13	\$447,000	\$485,000	2,720	8	1997	Avg	7,636	N	N	15734 142ND PL SE
2	0	147157	0230	08/13/12	\$405,000	\$475,000	2,730	8	1995	Avg	33,623	N	N	24015 SE 241ST ST
2	0	231430	0860	08/15/13	\$440,000	\$467,000	2,740	8	1998	Avg	7,088	N	N	15756 142ND PL SE
2	0	231430	0640	11/07/13	\$445,000	\$456,000	2,740	8	1998	Avg	9,240	N	N	15729 142ND PL SE
2	0	231430	0690	10/10/12	\$389,000	\$451,000	2,760	8	1999	Avg	8,265	N	N	15712 143RD AVE SE
2	0	231430	0930	09/24/13	\$449,900	\$470,000	2,930	8	1998	Avg	7,463	N	N	15751 143RD AVE SE
2	0	510445	0980	12/16/13	\$424,999	\$428,000	2,980	8	1987	Avg	8,625	Y	N	14007 SE 159TH PL
2	0	891410	0150	10/25/11	\$429,900	\$520,000	1,900	9	1994	Avg	67,518	Y	N	13920 SE 159TH PL
2	0	029600	0080	10/08/12	\$535,000	\$620,000	2,050	9	1995	Avg	83,635	N	N	16425 SE JONES RD
2	0	891410	0160	08/28/12	\$470,000	\$549,000	2,570	9	1993	Avg	23,442	Y	N	13938 SE 159TH PL
2	0	780645	0170	03/28/12	\$479,950	\$574,000	2,720	9	1990	Avg	35,990	N	N	15239 160TH PL SE
2	0	780645	0090	07/01/11	\$451,000	\$547,000	2,810	9	1991	Avg	38,504	N	N	15233 162ND AVE SE
2	0	147157	0310	11/26/12	\$535,000	\$614,000	3,160	9	1994	Avg	36,367	N	N	24018 SE 243RD ST

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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	222206	9102	12/12/13	\$557,630	\$563,000	3,210	9	2000	Good	32,687	N	N	24015 SE 244TH ST
2	0	232206	9189	04/23/12	\$600,000	\$715,000	3,377	9	1999	Avg	62,726	N	N	24851 247TH PL SE
2	0	733030	0270	11/30/12	\$558,091	\$640,000	3,130	10	2012	Avg	10,086	N	N	23764 SE DAYBREAK PL
2	0	733030	0140	03/02/11	\$495,000	\$597,000	3,160	10	2007	Avg	8,327	N	N	23272 SE DAYBREAK PL
2	0	733030	0160	07/09/13	\$606,397	\$652,000	3,580	10	2013	Avg	7,942	N	N	23284 SE DAYBREAK PL
2	0	733030	0260	05/14/13	\$575,000	\$630,000	3,580	10	2012	Avg	13,817	N	N	23758 SE DAYBREAK PL
2	0	152206	9099	03/16/11	\$675,000	\$815,000	3,640	10	1990	VGood	297,514	N	N	22823 240TH AVE SE
2	0	733030	0060	02/01/11	\$520,000	\$626,000	3,680	10	2007	Avg	12,251	N	N	23423 SE DAYBREAK PL
2	0	222305	9157	04/23/13	\$730,000	\$805,000	3,780	10	2005	Avg	12,336	Y	N	13946 SE 159TH PL
2	0	891410	0130	05/07/13	\$961,500	\$1,056,000	4,270	11	2006	Avg	77,101	Y	N	13902 SE 159TH PL
2	2	212305	9036	11/17/11	\$347,000	\$419,000	970	7	2008	Avg	9,583	Y	Y	13003 SE 151ST ST
2	2	222305	9116	12/13/11	\$289,920	\$350,000	1,640	7	1970	Good	12,781	Y	Y	13307 SE 151ST ST
2	2	668940	0120	01/11/12	\$242,000	\$291,000	1,660	7	1967	Good	10,508	Y	Y	1205 SHELTON AVE SE
2	2	222305	9080	11/17/11	\$285,000	\$344,000	1,730	7	2005	Avg	19,884	Y	Y	15040 135TH AVE SE
2	2	918970	0045	08/10/11	\$355,000	\$430,000	2,290	8	1960	VGood	16,258	Y	Y	13215 SE 151ST ST
2	2	918970	0050	03/31/11	\$358,200	\$433,000	3,060	8	1965	Good	19,224	Y	Y	13221 SE 151ST ST
2	3	332306	9068	11/05/13	\$415,000	\$426,000	1,290	6	1963	Good	760,557	Y	Y	18825 MAXWELL RD SE
2	3	192306	9041	11/26/13	\$465,000	\$473,000	2,540	8	1980	VGood	16,400	N	Y	19037 SE JONES RD
2	3	242305	9057	07/23/13	\$1,200,00	\$1,284,000	6,140	12	2006	Avg	150,848	N	Y	16861 SE JONES RD
2	4	232206	9076	08/24/11	\$261,000	\$316,000	1,530	6	1983	Good	9,750	Y	Y	24129 250TH AVE SE
2	4	146740	0130	07/29/13	\$375,000	\$400,000	1,570	8	1961	VGood	41,430	Y	Y	25643 SE 242ND ST
2	4	152206	9007	02/21/13	\$425,000	\$477,000	2,140	8	1991	Avg	56,628	Y	Y	22734 228TH AVE SE
2	4	152206	9020	11/19/12	\$630,000	\$724,000	3,998	9	1998	Avg	427,660	Y	Y	23839 SE 241ST ST
2	4	146740	0010	09/27/13	\$755,000	\$788,000	2,050	10	2001	Avg	52,707	Y	Y	25211 SE 243RD ST
2	5	208520	0045	06/12/12	\$245,000	\$290,000	1,980	6	1969	Avg	29,801	Y	Y	22626 DORRE DON CT SE
2	5	208520	0570	11/28/12	\$143,750	\$165,000	790	7	1977	Avg	2,507	Y	Y	23203 DORRE DON WY SE
2	5	639960	0290	01/31/11	\$200,000	\$241,000	1,120	7	1974	Good	15,688	Y	Y	24133 SE 238TH ST
2	5	639960	0280	06/25/13	\$375,000	\$405,000	1,350	7	1966	Good	11,065	Y	Y	24123 SE 238TH ST
2	5	639960	0110	09/21/11	\$390,000	\$472,000	1,870	7	2005	Avg	9,982	Y	Y	23611 DORRE DON WY SE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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	102206	9071	12/27/13	\$240,000	\$241,000	1,870	7	1959	Avg	40,250	Y	Y	22035 DORRE DON WY SE
2	5	102206	9061	09/12/12	\$383,000	\$446,000	2,420	7	1974	Avg	50,490	Y	Y	22802 SE 224TH ST
2	5	142206	9092	05/21/12	\$475,000	\$564,000	2,520	8	1992	Good	247,246	Y	Y	24628 SE 238TH ST
2	6	222305	9135	10/19/11	\$140,000	\$169,000	1,190	5	1963	Good	10,018	N	N	13123 SE 149TH ST
2	6	512800	0030	04/14/11	\$134,417	\$163,000	890	6	1948	Good	8,040	N	N	14917 130TH AVE SE
2	6	918970	0250	07/22/13	\$210,000	\$225,000	970	6	1967	Good	7,076	N	N	13202 SE 150TH ST
2	6	512800	0085	10/09/12	\$126,000	\$146,000	1,110	6	1947	Good	11,500	N	N	14926 130TH AVE SE
2	6	512800	0040	11/19/11	\$201,000	\$243,000	1,250	6	1966	VGood	7,315	N	N	14905 130TH AVE SE
2	6	222305	9088	08/21/13	\$199,000	\$211,000	1,820	6	1949	VGood	10,660	N	N	13321 SE 148TH ST
2	6	222305	9049	11/30/11	\$140,000	\$169,000	1,040	7	1956	Good	12,580	N	N	14929 134TH AVE SE
2	6	918970	0210	01/16/13	\$199,950	\$227,000	1,080	7	1958	VGood	9,747	N	N	15027 133RD AVE SE
2	6	668940	0076	02/18/11	\$185,000	\$223,000	1,260	7	1959	Good	9,900	N	N	3913 SE 11TH ST
2	6	918970	0075	03/28/13	\$191,040	\$212,000	1,320	7	1963	Good	9,540	N	N	15027 131ST AVE SE
2	6	918970	0095	12/10/12	\$180,000	\$206,000	1,390	7	1959	Good	10,647	N	N	13104 SE 151ST ST
2	27	512640	0055	03/26/12	\$169,000	\$202,000	740	6	1943	Avg	7,200	N	N	3106 SE 5TH ST
2	27	512640	0070	04/07/11	\$122,000	\$148,000	750	6	1943	Good	7,200	N	N	3118 SE 5TH ST
2	27	512690	0165	11/16/12	\$148,000	\$170,000	790	6	1944	Avg	8,862	N	N	3224 SE 6TH ST
2	27	512690	0355	07/08/13	\$170,000	\$183,000	790	6	1944	Good	7,315	N	N	3624 SE 5TH PL
2	27	512690	0240	09/04/12	\$182,500	\$213,000	800	6	1944	Good	8,028	N	N	3425 SE 5TH ST
2	27	512640	0040	05/15/12	\$165,000	\$196,000	820	6	1943	VGood	7,200	N	N	3016 SE 5TH ST
2	27	512690	0135	02/02/12	\$160,000	\$192,000	850	6	1944	Good	8,531	N	N	3320 SE 6TH ST
2	27	512690	0060	04/19/13	\$186,500	\$206,000	870	6	1986	VGood	7,558	N	N	3436 SE 5TH ST
2	27	512690	0070	08/11/11	\$180,000	\$218,000	890	6	1944	Good	7,558	N	N	3500 SE 5TH ST
2	27	512640	0095	08/30/12	\$185,500	\$217,000	1,000	6	1943	Good	7,330	N	N	3224 SE 5TH ST
2	27	512690	0220	02/26/13	\$170,000	\$191,000	1,060	6	1944	Good	8,166	N	N	3330 SE 6TH ST
2	27	512640	0140	06/06/13	\$182,700	\$199,000	1,080	6	1943	Good	9,599	N	N	3217 SE 5TH ST
2	27	512640	0210	08/22/11	\$135,000	\$164,000	1,220	6	1943	VGood	7,086	N	N	3029 SE 6TH ST
2	27	512640	0015	06/21/12	\$143,000	\$169,000	1,320	6	1943	VGood	10,916	N	N	2930 SE 5TH ST
2	27	512640	0010	02/28/12	\$240,000	\$288,000	1,460	7	1998	Avg	6,824	N	N	2924 SE 5TH ST

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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	27	512690	0360	02/13/13	\$243,000	\$273,000	1,520	7	2003	Avg	7,544	N	N	3613 SE 5TH ST
6	0	615180	0569	01/11/12	\$153,000	\$184,000	1,010	6	1975	Avg	10,985	N	N	21719 SE 290TH ST
6	0	439220	0340	04/25/13	\$201,000	\$222,000	1,200	6	1973	VGood	11,061	N	N	22519 SE 304TH PL
6	0	615180	0604	12/28/11	\$135,000	\$163,000	1,270	6	1976	Avg	10,263	N	N	22005 SE 288TH ST
6	0	439220	0290	06/21/11	\$148,450	\$180,000	1,300	6	1977	Avg	17,576	N	N	30465 227TH PL SE
6	0	615180	0623	06/15/11	\$250,000	\$303,000	1,400	6	1975	Good	23,980	N	N	29010 220TH PL SE
6	0	615180	0568	11/07/12	\$150,000	\$173,000	1,430	6	1975	Avg	10,412	N	N	21711 SE 290TH ST
6	0	615180	0577	12/12/12	\$185,000	\$212,000	1,450	6	1975	VGood	15,807	N	N	28927 218TH AVE SE
6	0	615180	0586	04/23/13	\$216,000	\$238,000	1,590	6	1974	Good	15,808	N	N	28915 218TH AVE SE
6	0	757070	0020	07/18/13	\$190,000	\$204,000	1,010	7	1968	Avg	15,366	N	N	31042 228TH AVE SE
6	0	032106	9009	10/09/12	\$213,000	\$247,000	1,210	7	1987	Avg	33,899	N	N	30002 232ND AVE SE
6	0	757400	0110	01/14/13	\$227,000	\$257,000	1,490	7	1962	Avg	19,998	N	N	22242 SE 304TH ST
6	0	042106	9067	12/21/12	\$295,000	\$337,000	1,510	7	2005	Avg	81,022	N	N	29723 221ST AVE SE
6	0	615180	0202	12/24/13	\$303,000	\$304,000	1,590	7	2000	Avg	11,535	Y	N	28916 218TH AVE SE
6	0	757420	0080	03/03/11	\$307,000	\$370,000	1,800	7	1971	VGood	47,916	N	N	23527 SE 299TH ST
6	0	757070	0040	06/26/12	\$168,000	\$198,000	1,890	7	1969	Avg	16,895	N	N	31022 228TH AVE SE
6	0	757070	0100	01/11/13	\$290,000	\$329,000	1,980	7	1973	Good	27,128	N	N	30832 228TH AVE SE
6	0	928380	0006	11/11/13	\$419,000	\$429,000	2,190	7	1975	VGood	21,512	N	N	29707 226TH AVE SE
6	0	757420	0010	08/22/11	\$320,000	\$388,000	2,370	7	1985	Good	35,520	N	N	29852 232ND AVE SE
6	0	770143	0220	10/03/12	\$278,750	\$324,000	1,400	8	1995	Avg	67,871	N	N	23229 SE 285TH ST
6	0	406900	0110	09/19/13	\$325,000	\$340,000	1,430	8	1978	Avg	21,507	N	N	22434 SE 297TH ST
6	0	439160	0206	03/22/12	\$319,950	\$383,000	1,470	8	1988	Avg	30,008	N	N	22817 SE 307TH PL
6	0	615180	0520	01/15/13	\$395,550	\$448,000	1,550	8	1976	Good	57,063	N	N	29279 218TH PL SE
6	0	770143	0240	08/01/12	\$221,000	\$260,000	1,620	8	1995	Avg	35,634	N	N	28512 234TH CT SE
6	0	615180	0521	07/19/12	\$357,500	\$421,000	1,960	8	1992	Avg	35,360	N	N	29452 216TH AVE SE
6	0	102106	9067	06/17/13	\$409,500	\$444,000	2,000	8	1997	Avg	16,000	N	N	31025 230TH PL SE
6	0	615180	0513	07/16/12	\$375,000	\$442,000	2,270	8	1996	Avg	19,827	N	N	21731 SE 294TH ST
6	0	102106	9027	08/19/11	\$333,500	\$404,000	4,800	8	1997	Avg	40,020	N	N	22936 SE 312TH ST
6	0	615180	0685	11/05/13	\$365,000	\$375,000	1,760	9	1972	Good	54,885	N	N	22306 SE 290TH ST

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Area 057 -- 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
6	0	032106	9080	08/31/13	\$614,000	\$647,000	3,540	9	1999	Avg	47,916	N	N	29118 236TH AVE SE
6	0	032106	9080	09/04/13	\$614,000	\$646,000	3,540	9	1999	Avg	47,916	N	N	29118 236TH AVE SE
6	0	032106	9081	03/08/12	\$620,000	\$743,000	3,820	9	1999	Avg	47,916	N	N	29110 236TH AVE SE
6	0	615180	0687	06/01/11	\$335,000	\$406,000	2,190	10	1990	Avg	50,529	N	N	22314 SE 290TH ST
6	0	615180	0690	03/23/12	\$395,000	\$472,000	2,630	10	1990	Avg	43,560	N	N	28829 224TH AVE SE
6	0	153100	0120	07/19/13	\$640,000	\$686,000	3,390	10	2004	Avg	52,465	N	N	28827 237TH PL SE
6	0	162106	9046	05/02/11	\$605,000	\$732,000	3,490	10	2005	Avg	56,628	N	N	32504 223RD AVE SE
6	0	162106	9042	04/25/12	\$614,000	\$732,000	3,580	10	2006	Avg	74,923	N	N	32411 223RD AVE SE
6	0	153100	0020	05/03/12	\$762,000	\$907,000	4,980	10	2004	Avg	44,576	N	N	28828 237TH PL SE
6	15	679140	0600	12/26/12	\$228,950	\$261,000	1,080	7	1978	Good	12,036	N	N	22401 SE 322ND ST
6	15	679140	0810	03/01/13	\$199,950	\$224,000	1,180	7	1978	Avg	12,036	N	N	22404 SE 323RD ST
6	15	679140	0740	08/14/13	\$222,650	\$236,000	1,750	7	1968	Good	12,036	N	N	22600 SE 323RD ST
6	15	679140	1000	07/26/11	\$240,000	\$291,000	1,900	8	1968	Good	15,165	N	N	32323 227TH AVE SE
6	16	669995	0270	06/06/13	\$266,800	\$290,000	2,010	8	2008	Avg	5,188	N	N	28622 227TH AVE SE
6	16	669993	0480	11/27/13	\$290,000	\$295,000	2,050	8	2004	Avg	5,054	N	N	22527 SE 287TH PL
6	16	669995	0150	06/26/13	\$275,000	\$297,000	2,060	8	2008	Avg	5,246	N	N	28616 227TH CT SE
6	16	669993	0270	02/04/13	\$270,000	\$305,000	2,070	8	2004	Avg	5,240	N	N	28636 224TH PL SE
6	16	669994	0050	03/22/13	\$273,000	\$304,000	2,080	8	2004	Avg	5,100	N	N	28629 226TH AVE SE
6	16	669994	0100	11/22/11	\$225,000	\$272,000	2,080	8	2004	Avg	5,542	N	N	28601 226TH AVE SE
6	16	669995	0440	10/14/11	\$221,700	\$268,000	2,110	8	2008	Avg	6,330	N	N	22738 SE 286TH ST
6	16	669993	0250	06/25/13	\$314,950	\$340,000	2,150	8	2004	Avg	5,240	N	N	28624 224TH PL SE
6	16	669995	0240	05/04/12	\$265,000	\$315,000	2,410	8	2008	Avg	4,408	N	N	28640 227TH AVE SE
6	16	669993	0520	10/13/11	\$270,000	\$327,000	2,470	8	2004	Avg	4,993	N	N	22611 SE 287TH PL
6	16	669994	0330	02/12/13	\$265,000	\$298,000	2,470	8	2005	Avg	5,188	N	N	28605 227TH AVE SE
6	16	669993	0220	04/11/13	\$294,950	\$327,000	2,480	8	2004	Avg	5,240	N	N	28610 224TH PL SE
6	16	669993	0220	02/11/11	\$249,900	\$301,000	2,480	8	2004	Avg	5,240	N	N	28610 224TH PL SE
6	16	669995	0120	12/03/13	\$310,000	\$314,000	2,500	8	2008	Avg	5,738	N	N	22838 SE 287TH PL
6	16	669995	0130	04/18/13	\$282,000	\$312,000	2,500	8	2008	Avg	7,842	N	N	22839 SE 287TH PL
6	16	669995	0250	03/30/11	\$255,000	\$308,000	2,500	8	2008	Avg	4,513	N	N	28634 227TH AVE SE

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Area 057 -- 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
6	16	669993	0070	10/04/12	\$300,000	\$348,000	2,600	8	2003	Avg	5,914	N	N	28655 224TH PL SE
6	16	669994	0070	12/12/11	\$290,000	\$350,000	2,610	8	2004	Avg	5,100	N	N	28617 226TH AVE SE
6	16	669993	0460	11/10/11	\$285,000	\$345,000	2,610	8	2004	Avg	5,540	N	N	28644 225TH AVE SE
6	16	669993	0530	06/19/13	\$295,000	\$319,000	2,610	8	2004	Avg	4,978	N	N	22615 SE 287TH ST
6	16	669993	0260	07/19/12	\$303,000	\$357,000	3,130	8	2004	Avg	5,240	N	N	28632 224TH PL SE
6	16	669995	0360	05/16/13	\$305,000	\$334,000	3,130	8	2008	Avg	6,937	N	N	22618 SE 286TH ST
6	16	669993	0160	05/15/12	\$339,000	\$403,000	3,160	8	2004	Avg	7,297	N	N	28601 224TH PL SE
6	17	928380	0220	08/02/13	\$260,000	\$277,000	930	4	1986	Good	16,216	Y	Y	29820 224TH AVE SE
6	17	439160	0040	08/10/11	\$350,000	\$424,000	640	5	1938	Avg	6,662	Y	Y	30734 229TH PL SE
6	17	615180	0180	07/17/12	\$360,000	\$424,000	1,040	6	1964	Good	19,646	Y	Y	21825 SE 289TH ST
6	17	615180	0050	10/21/11	\$595,000	\$720,000	1,520	7	1964	Good	15,770	Y	Y	29058 222ND PL SE
6	17	615180	0125	11/10/11	\$372,000	\$450,000	1,660	7	2012	Avg	18,729	Y	Y	29023 220TH PL SE
6	17	615180	0015	12/10/13	\$760,000	\$768,000	1,980	7	1996	Avg	26,663	Y	Y	22307 SE 290TH ST
6	17	615180	0235	11/13/12	\$675,000	\$777,000	1,620	8	1977	Good	25,120	Y	Y	29116 218TH AVE SE
6	17	615180	0380	09/06/12	\$650,000	\$759,000	2,200	8	1992	Avg	13,492	Y	Y	22030 SE 295TH PL
6	17	928380	0180	08/02/13	\$775,000	\$826,000	2,470	8	1997	Avg	15,573	Y	Y	29708 226TH AVE SE
6	17	406820	0030	10/10/11	\$725,000	\$878,000	2,830	8	2000	Avg	12,750	Y	Y	29025 229TH AVE SE
6	17	615180	0130	07/29/11	\$498,995	\$605,000	3,100	8	1978	Good	14,872	Y	Y	29017 220TH PL SE
6	17	928380	0365	02/14/13	\$775,000	\$872,000	3,020	9	2005	Avg	36,463	Y	Y	30208 224TH AVE SE
6	17	439220	0100	09/23/13	\$780,000	\$815,000	2,940	11	1989	Avg	17,484	Y	Y	30428 227TH PL SE
6	17	928380	0295	03/06/12	\$975,000	\$1,168,000	3,750	11	2007	Avg	15,455	Y	Y	22506 SE 300TH ST
6	18	289630	0170	09/14/13	\$350,000	\$367,000	2,090	9	1993	Avg	35,000	N	N	29513 235TH AVE SE
6	18	289630	0260	03/23/12	\$350,000	\$419,000	2,150	9	1994	Avg	35,797	N	N	29325 233RD AVE SE
6	18	684200	0030	05/17/13	\$574,000	\$628,000	2,670	9	2001	Avg	23,890	N	N	23008 SE 291ST ST
6	18	289631	0160	09/13/12	\$542,000	\$632,000	3,190	9	1997	Avg	27,806	N	N	23325 SE 289TH ST
6	18	289631	0090	03/28/12	\$525,000	\$628,000	3,360	9	1997	Avg	27,653	N	N	28936 234TH AVE SE
6	18	684200	0090	04/02/13	\$579,000	\$643,000	3,470	9	2000	Avg	32,482	N	N	23016 SE 290TH ST
6	18	289631	0390	05/02/13	\$615,000	\$676,000	4,080	9	1998	Avg	40,152	N	N	28903 233RD AVE SE
6	19	541630	0030	08/30/11	\$553,000	\$670,000	3,240	10	2008	Avg	69,347	N	N	30418 219TH WAY SE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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
6	19	729980	0010	07/22/13	\$635,000	\$680,000	3,390	10	2003	Avg	69,538	N	N	22541 SAWYER RIDGE WY
6	19	729981	0040	11/27/12	\$675,000	\$774,000	3,500	10	2005	Avg	69,848	Y	N	31732 222ND CT SE
6	19	729980	0300	04/19/13	\$710,000	\$784,000	3,510	10	2005	Avg	64,218	Y	N	22423 SE 313TH PL
6	19	541630	0280	07/23/13	\$735,000	\$786,000	3,660	10	2012	Avg	168,566	N	N	30922 222ND WAY SE
6	19	729981	0010	03/19/13	\$635,000	\$708,000	3,700	10	2005	Avg	72,807	N	N	22235 SAWYER RIDGE WY
6	19	729980	0040	04/10/12	\$575,000	\$686,000	3,940	10	2004	Avg	97,941	N	N	22560 SE 313TH PL
6	19	729980	0180	01/31/13	\$643,750	\$727,000	4,240	10	2005	Avg	94,360	N	N	31750 224TH PL SE
6	19	729980	0120	02/10/11	\$800,000	\$964,000	4,270	10	2004	Avg	100,029	N	N	22443 SAWYER-RIDGE
6	19	729980	0170	07/14/11	\$750,000	\$909,000	4,270	10	2005	Avg	84,738	N	N	31740 224TH PL SE
6	19	729980	0150	06/21/12	\$670,000	\$792,000	4,950	10	2003	Avg	93,170	N	N	31718 224TH PL SE
6	19	729981	0170	02/18/11	\$665,000	\$802,000	3,890	11	2008	Avg	83,310	N	N	22020 SAWYER RIDGE
6	19	541630	0290	02/07/11	\$625,000	\$753,000	4,430	11	2008	Avg	58,490	N	N	30940 222ND WAY SE
6	28	757006	0180	08/13/13	\$253,488	\$269,000	1,500	8	1987	Good	13,513	N	N	28470 238TH AVE SE
6	28	757005	0260	05/01/12	\$252,500	\$301,000	1,730	8	2012	Avg	5,208	N	N	28410 239TH PL SE
6	28	278123	0110	06/28/11	\$292,500	\$354,000	1,850	8	2009	Avg	6,000	N	N	23323 SE 284TH ST
6	28	757005	0230	10/18/11	\$286,920	\$347,000	1,890	8	2010	Avg	5,491	N	N	23932 SE 284TH PL
6	28	757005	0170	03/05/13	\$280,000	\$313,000	1,990	8	2012	Avg	6,005	N	N	23902 SE 284TH PL
6	28	757005	0310	10/17/12	\$269,950	\$313,000	1,990	8	2012	Avg	5,831	N	N	28430 239TH PL SE
6	28	757005	0400	03/08/13	\$271,950	\$304,000	1,990	8	2012	Avg	5,548	N	N	28458 239TH PL SE
6	28	757005	0370	02/07/13	\$291,950	\$329,000	2,000	8	2012	Avg	4,431	N	N	28452 239TH PL SE
6	28	757005	0290	05/30/12	\$262,300	\$311,000	2,000	8	2012	Avg	4,442	N	N	28426 239TH PL SE
6	28	757006	0170	10/02/12	\$328,460	\$381,000	2,030	8	2012	Avg	13,480	N	N	28464 238TH AVE SE
6	28	757005	0060	05/30/13	\$369,950	\$403,000	2,120	8	2012	Avg	4,000	N	N	28469 239TH PL SE
6	28	757005	0020	07/22/13	\$369,950	\$396,000	2,120	8	2013	Avg	5,180	N	N	28617 239TH PL SE
6	28	757005	0270	05/15/12	\$281,950	\$335,000	2,140	8	2012	Avg	4,446	N	N	28416 239TH PL SE
6	28	757005	0150	03/20/12	\$260,900	\$312,000	2,150	8	2010	Avg	4,800	N	N	28419 239TH PL SE
6	28	757005	0420	12/27/12	\$277,950	\$317,000	2,180	8	2012	Avg	4,428	N	N	28462 239TH PL SE
6	28	757005	0210	11/01/12	\$284,950	\$329,000	2,250	8	2012	Avg	4,799	N	N	23924 SE 284TH PL
6	28	757005	0250	01/11/13	\$287,507	\$326,000	2,250	8	2012	Avg	4,716	N	N	23927 SE 284TH PL

Improved Sales Used in This Annual Update Analysis

Area 057 -- 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
6	28	757005	0120	12/11/12	\$284,950	\$326,000	2,250	8	2012	Avg	4,800	N	N	28435 239TH PL SE
6	28	757005	0410	03/01/13	\$289,950	\$325,000	2,250	8	2012	Avg	4,500	N	N	28460 239TH PL SE
6	28	757005	0380	01/02/13	\$284,950	\$324,000	2,250	8	2012	Avg	4,508	N	N	28454 239TH PL SE
6	28	757005	0180	01/29/13	\$285,000	\$322,000	2,250	8	2013	Avg	4,800	N	N	23910 SE 284TH PL
6	28	757005	0330	04/10/13	\$289,950	\$321,000	2,250	8	2012	Avg	4,497	N	N	28434 239TH PL SE
6	28	757005	0080	03/15/13	\$284,950	\$318,000	2,250	8	2012	Avg	4,800	N	N	28457 239TH PL SE
6	28	757005	0030	10/05/11	\$348,055	\$421,000	2,260	8	2011	Avg	5,420	N	N	28483 239TH PL SE
6	28	757005	0070	02/01/12	\$343,055	\$412,000	2,260	8	2012	Avg	5,000	N	N	28463 239TH PL SE
6	28	757005	0350	07/03/12	\$280,000	\$330,000	2,260	8	2012	Avg	4,436	N	N	28444 239TH PL SE
6	28	757005	0220	01/16/13	\$284,950	\$323,000	2,260	8	2012	Avg	3,682	N	N	23928 SE 284TH PL
6	28	757005	0100	05/22/13	\$284,950	\$311,000	2,260	8	2012	Avg	4,000	N	N	28447 239TH PL SE
6	28	757005	0240	08/30/11	\$300,000	\$363,000	2,290	8	2010	Avg	5,891	N	N	23931 SE 284TH PL
6	28	757005	0040	09/18/13	\$379,950	\$398,000	2,300	8	2013	Avg	4,800	N	N	28477 239TH PL SE
6	28	757005	0050	12/12/13	\$360,000	\$363,000	2,300	8	2013	Avg	4,800	N	N	28473 239TH PL SE
6	28	757005	0130	06/12/12	\$281,950	\$334,000	2,310	8	2012	Avg	4,800	N	N	28429 239TH PL SE
6	28	278123	0180	12/30/13	\$303,769	\$304,000	2,380	8	2010	Avg	5,878	N	N	23320 SE 284TH ST
6	28	278123	0190	03/15/13	\$268,000	\$299,000	2,440	8	2010	Avg	6,637	N	N	23326 SE 284TH ST
6	28	757005	0160	03/25/11	\$324,500	\$392,000	2,450	8	2010	Avg	5,365	N	N	28415 239TH PL SE
6	28	757005	0160	08/26/13	\$342,000	\$361,000	2,450	8	2010	Avg	5,365	N	N	28415 239TH PL SE
6	28	757005	0360	07/18/12	\$305,000	\$359,000	2,540	8	2012	Avg	4,434	N	N	28448 239TH PL SE
6	28	757005	0450	05/14/12	\$295,992	\$352,000	2,540	8	2010	Avg	4,760	N	N	28474 239TH PL SE
6	28	757005	0280	05/01/12	\$289,950	\$345,000	2,540	8	2012	Avg	4,444	N	N	28422 239TH PL SE
6	28	757005	0430	07/10/12	\$289,950	\$342,000	2,540	8	2012	Avg	4,426	N	N	28466 239TH PL SE
6	28	757005	0390	08/29/12	\$299,950	\$351,000	2,550	8	2012	Avg	5,572	N	N	28456 239TH PL SE
6	28	757005	0470	09/04/12	\$296,950	\$347,000	2,550	8	2012	Avg	4,571	N	N	28614 239TH PL SE
6	28	757005	0340	09/13/12	\$289,950	\$338,000	2,550	8	2012	Avg	4,438	N	N	28436 239TH PL SE
6	28	757005	0440	09/18/12	\$289,950	\$338,000	2,550	8	2012	Avg	6,430	N	N	28470 239TH PL SE
6	28	757005	0490	03/13/13	\$292,000	\$326,000	2,550	8	2012	Avg	5,313	N	N	28618 239TH PL SE
6	28	757005	0110	12/13/12	\$310,000	\$354,000	2,590	8	2012	Avg	4,800	N	N	28441 239TH PL SE

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Area 057 -- 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
6	28	757005	0090	04/16/13	\$314,950	\$348,000	2,590	8	2012	Avg	4,800	N	N	28451 239TH PL SE
6	28	757005	0300	04/26/13	\$314,950	\$347,000	2,590	8	2012	Avg	4,745	N	N	28428 239TH PL SE
6	28	757005	0320	08/18/11	\$322,980	\$391,000	2,600	8	2011	Avg	5,557	N	N	28432 239TH PL SE
6	28	757005	0200	02/11/13	\$310,000	\$349,000	2,600	8	2012	Avg	4,800	N	N	23920 SE 284TH PL
6	28	757006	0160	05/06/11	\$318,355	\$385,000	1,580	9	2011	Avg	16,556	N	N	28460 238TH AVE SE
6	28	757006	0030	11/04/13	\$330,000	\$339,000	1,580	9	2010	Avg	6,626	N	N	23886 SE 284TH PL
6	28	757006	0010	04/25/11	\$324,733	\$393,000	1,660	9	2011	Avg	8,013	N	N	23874 SE 284TH PL
6	28	757006	0120	10/18/11	\$325,520	\$394,000	1,680	9	2012	Avg	5,567	N	N	28434 238TH AVE SE
6	28	757006	0110	01/23/12	\$312,000	\$375,000	1,680	9	2011	Avg	5,150	N	N	28428 238TH AVE SE
6	28	757006	0050	01/07/11	\$319,900	\$384,000	2,080	9	2009	Avg	6,577	N	N	23898 SE 284TH PL
6	28	757006	0260	08/28/13	\$341,000	\$360,000	2,170	9	2009	Avg	7,921	N	N	23879 SE 284TH PL
6	28	757006	0220	05/28/13	\$379,900	\$414,000	2,300	9	2012	Avg	7,180	N	N	23870 SE 286TH PL
6	28	757006	0300	06/25/13	\$339,950	\$367,000	2,340	9	2012	Avg	7,691	N	N	23855 SE 286TH PL
6	28	757006	0140	07/05/12	\$377,466	\$445,000	2,500	9	2011	Avg	6,175	N	N	28446 238TH AVE SE
6	28	757006	0190	10/03/13	\$394,920	\$411,000	2,580	9	2013	Avg	6,000	N	N	28476 238TH AVE SE
6	28	757006	0230	07/12/13	\$390,000	\$419,000	2,650	9	2013	Avg	6,692	N	N	23876 SE 286TH PL
6	28	278126	0390	02/08/13	\$290,000	\$327,000	2,670	9	2006	Avg	5,758	N	N	23805 SE 283RD ST
6	28	278123	0200	08/31/11	\$330,000	\$400,000	2,740	9	2011	Avg	5,500	N	N	23330 SE 284TH ST
6	28	278123	0230	04/12/12	\$330,000	\$394,000	2,750	9	2012	Avg	7,965	N	N	23346 SE 284TH ST
6	28	278126	0380	06/11/13	\$399,000	\$433,000	2,760	9	2006	Avg	5,851	N	N	23804 SE 284TH ST
6	28	757006	0100	03/16/11	\$399,900	\$483,000	2,780	9	2011	Avg	4,834	N	N	28422 238TH AVE SE
6	28	757006	0100	12/27/12	\$400,000	\$456,000	2,780	9	2011	Avg	4,834	N	N	28422 238TH AVE SE
6	28	278126	0130	05/16/11	\$370,000	\$448,000	2,800	9	2005	Avg	5,800	N	N	23819 SE 284TH ST
6	28	278123	0170	05/23/12	\$360,000	\$427,000	2,800	9	2007	Avg	6,898	N	N	23359 SE 284TH ST
6	28	278126	0500	12/15/13	\$414,999	\$418,000	2,820	9	2005	Avg	5,340	N	N	23814 SE 283RD ST
6	28	757006	0270	03/29/13	\$382,450	\$425,000	2,830	9	2012	Avg	6,075	N	N	23873 SE 286TH PL
6	28	757006	0240	06/12/13	\$389,950	\$423,000	2,830	9	2013	Avg	5,822	N	N	23884 SE 286TH PL
6	28	278126	0490	01/19/11	\$356,250	\$429,000	3,040	9	2006	Avg	5,823	N	N	23820 SE 283RD ST
6	28	278123	0260	08/30/11	\$330,000	\$400,000	3,040	9	2011	Avg	5,633	N	N	23356 SE 284TH ST

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Area 057 -- 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
6	28	278123	0120	01/11/11	\$345,000	\$415,000	3,040	9	2010	Avg	6,000	N	N	23329 SE 284TH ST
6	28	278123	0210	07/31/13	\$378,000	\$403,000	3,040	9	2011	Avg	5,500	N	N	23336 SE 284TH ST
6	28	278123	0210	07/18/11	\$330,000	\$400,000	3,040	9	2011	Avg	5,500	N	N	23336 SE 284TH ST
6	28	278123	0030	11/01/13	\$370,000	\$380,000	3,040	9	2007	Avg	6,000	N	N	23233 SE 284TH ST
6	28	757006	0130	08/30/13	\$436,141	\$460,000	3,060	9	2013	Avg	5,237	N	N	28440 238TH AVE SE
6	28	278126	0250	08/19/11	\$429,950	\$521,000	3,120	9	2005	Avg	8,800	N	N	23944 SE 284TH ST
6	28	278123	0250	11/17/11	\$335,000	\$405,000	3,120	9	2011	Avg	5,500	N	N	23352 SE 284TH ST
6	28	278126	0520	02/16/13	\$359,000	\$404,000	3,120	9	2006	Avg	5,532	N	N	23802 SE 283RD ST
6	28	278123	0270	01/26/12	\$362,000	\$435,000	3,200	9	2012	Avg	6,628	N	N	23358 SE 284TH ST
6	28	278126	0400	06/13/12	\$334,000	\$395,000	3,280	9	2006	Avg	5,510	N	N	23811 SE 283RD ST
6	31	406830	0170	02/04/11	\$178,400	\$215,000	1,050	7	1976	Avg	9,375	N	N	28909 229TH PL SE
6	31	681795	0270	05/27/11	\$132,500	\$160,000	1,050	7	1980	Avg	11,179	N	N	28708 235TH AVE SE
6	31	406830	0070	04/16/12	\$180,000	\$215,000	1,220	7	1976	Good	8,307	N	N	28940 229TH PL SE
6	31	253880	0100	12/26/13	\$175,304	\$176,000	1,300	7	1966	Good	9,750	N	N	22935 SE 287TH ST
6	31	253880	0220	07/29/13	\$237,000	\$253,000	1,490	7	1969	Good	27,407	N	N	22902 SE 287TH ST
6	31	406830	0270	12/11/13	\$265,000	\$268,000	1,650	7	1976	Avg	9,600	N	N	28813 SE 288TH ST
6	31	253870	0110	06/10/13	\$209,000	\$227,000	1,890	7	1977	Good	10,039	N	N	23105 SE 287TH ST
6	31	253880	0050	04/26/13	\$253,000	\$279,000	2,090	7	1966	Good	11,721	N	N	22904 SE 288TH ST
7	0	142106	9049	12/09/13	\$135,000	\$136,000	760	5	1918	VGood	5,227	N	N	32721 COMMISSION AVE
7	0	084400	1150	06/20/13	\$143,251	\$155,000	890	5	1906	Good	5,233	N	N	25732 LAWSON ST
7	0	564360	0100	07/20/12	\$190,000	\$224,000	910	5	1922	VGood	8,560	N	N	32030 MORGAN DR
7	0	202550	0060	07/23/12	\$136,000	\$160,000	910	5	1966	Good	40,824	N	N	22421 SE 331ST ST
7	0	084400	1130	06/25/13	\$143,500	\$155,000	970	5	1906	Good	5,544	N	N	25718 LAWSON ST
7	0	084400	0870	11/22/11	\$125,001	\$151,000	1,170	5	1906	Good	6,435	N	N	32518 3RD AVE
7	0	142106	9116	11/26/12	\$120,000	\$138,000	820	6	1932	Avg	6,534	N	N	25403 JOHN ST
7	0	084400	1190	12/23/13	\$145,000	\$146,000	830	6	1906	Good	4,505	N	N	25615 LAWSON ST
7	0	202550	0042	05/29/12	\$164,000	\$195,000	840	6	1983	Good	40,116	N	N	22650 SE 331ST ST
7	0	084400	0110	07/21/11	\$125,000	\$152,000	940	6	1974	Fair	13,230	N	N	32102 3RD AVE
7	0	142106	9086	10/06/11	\$142,000	\$172,000	990	6	1915	Good	10,704	N	N	24717 MORGAN ST

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Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	0	084400	1255	01/26/12	\$175,000	\$210,000	1,010	6	1906	VGood	11,058	N	N	25729 LAWSON ST
7	0	152106	9070	07/19/11	\$160,000	\$194,000	1,040	6	1971	Good	7,405	N	N	32496 UNION DR
7	0	202650	0060	07/09/13	\$190,000	\$204,000	1,060	6	1986	Avg	14,100	N	N	24421 TERRACE PL
7	0	142106	9173	05/03/13	\$185,000	\$203,000	1,080	6	1986	Good	12,150	Y	N	32973 PACIFIC AVE
7	0	084400	0320	04/19/13	\$185,000	\$204,000	1,120	6	1990	Avg	7,570	N	N	32432 2ND AVE
7	0	232106	9032	03/29/11	\$225,000	\$272,000	1,180	6	1972	Good	214,750	N	N	34920 257TH AVE SE
7	0	084400	0011	10/26/12	\$170,000	\$196,000	1,220	6	1991	Avg	4,690	N	N	32104 RAILROAD AVE
7	0	084400	0070	07/24/12	\$129,950	\$153,000	1,240	6	1967	Good	6,453	N	N	25230 PARK ST
7	0	142106	9030	12/19/12	\$120,000	\$137,000	1,250	6	1942	Good	9,147	N	N	32721 5TH AVE
7	0	729950	0040	02/01/11	\$165,000	\$199,000	1,260	6	1994	Avg	10,159	N	N	24740 MASON ST
7	0	084400	0865	01/06/11	\$185,000	\$222,000	1,380	6	1904	VGood	6,018	N	N	32514 3RD AVE
7	0	362206	9037	02/22/13	\$205,000	\$230,000	1,540	6	1920	Good	7,654	N	N	26741 SE RAVENSDALE PL
7	0	152106	9017	11/26/13	\$265,000	\$269,000	1,790	6	1911	VGood	28,600	N	N	24124 ROBERTS DR
7	0	423340	0100	07/17/12	\$205,500	\$242,000	960	7	1994	Good	9,613	N	N	32501 NEWCASTLE DR
7	0	202575	0040	09/28/13	\$160,000	\$167,000	1,070	7	1996	Avg	10,318	N	N	32210 UNION DR
7	0	563601	0170	09/16/13	\$272,000	\$285,000	1,290	7	1998	Avg	10,818	N	N	25804 CUMBERLAND
7	0	563600	0220	10/11/11	\$195,000	\$236,000	1,300	7	1994	Avg	9,921	N	N	25301 CUMBERLAND PL
7	0	564360	0170	07/20/11	\$217,950	\$264,000	1,310	7	1990	Avg	8,760	N	N	32115 MORGAN DR
7	0	202560	0170	08/22/13	\$239,000	\$253,000	1,340	7	1990	Avg	8,041	N	N	25008 FRANKLIN DR
7	0	202560	0170	05/25/12	\$170,000	\$202,000	1,340	7	1990	Avg	8,041	N	N	25008 FRANKLIN DR
7	0	563600	0470	04/28/11	\$237,500	\$287,000	1,380	7	1995	Avg	10,400	N	N	25402 KANASKET DR
7	0	202560	0040	12/14/12	\$220,000	\$251,000	1,430	7	1990	Avg	7,200	N	N	25007 SUMMIT DR
7	0	202560	0240	10/01/13	\$235,000	\$245,000	1,430	7	1990	Avg	7,200	N	N	30405 KUMMER AVE
7	0	232106	9028	06/29/11	\$265,000	\$321,000	1,440	7	1972	Good	176,418	N	N	25230 GREEN VALLEY RD
7	0	563601	0270	02/25/13	\$265,000	\$297,000	1,480	7	1996	Avg	9,897	N	N	25512 CUMBERLAND
7	0	563601	0540	06/27/13	\$260,000	\$281,000	1,480	7	1996	Avg	9,600	N	N	25423 CUMBERLAND
7	0	084040	0050	12/05/12	\$245,000	\$281,000	1,490	7	1997	Avg	7,202	N	N	32349 LYNCH LN
7	0	563600	0200	07/19/13	\$260,000	\$279,000	1,510	7	1994	Avg	9,626	N	N	25204 CUMBERLAND PL
7	0	202560	0200	01/12/12	\$155,500	\$187,000	1,510	7	1990	Avg	7,200	N	N	30404 KUMMER AVE

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	0	162106	9040	05/10/12	\$299,900	\$357,000	1,560	7	2011	Avg	43,560	N	N	22135 SE 328TH PL
7	0	423340	0300	12/11/13	\$232,000	\$234,000	1,560	7	1993	Avg	11,143	N	N	32514 NEWCASTLE DR
7	0	563600	0190	10/01/11	\$210,000	\$254,000	1,570	7	1994	Avg	9,884	N	N	25206 CUMBERLAND PL
7	0	563601	0710	07/26/12	\$276,500	\$325,000	1,590	7	1997	Avg	10,416	N	N	30517 CUMBERLAND DR
7	0	084400	0185	08/29/11	\$222,000	\$269,000	1,600	7	1996	Avg	7,500	N	N	32225 5TH AVE
7	0	084040	0130	12/18/13	\$245,000	\$247,000	1,620	7	1997	Avg	7,221	N	N	24180 BUENA VISTA DR
7	0	202560	0300	05/28/13	\$218,000	\$238,000	1,650	7	1990	Avg	8,666	N	N	25002 SUMMIT DR
7	0	302207	9043	02/22/11	\$285,000	\$344,000	1,650	7	1988	Good	99,752	N	N	29121 SE 262ND ST
7	0	423340	0310	08/23/12	\$225,000	\$263,000	1,660	7	1994	Good	9,645	N	N	32600 NEWCASTLE DR
7	0	152106	9095	09/25/13	\$245,000	\$256,000	1,710	7	1993	Avg	9,393	N	N	32434 UNION DR
7	0	232106	9027	04/07/11	\$265,000	\$320,000	1,720	7	1978	Good	87,120	N	N	34810 257TH AVE SE
7	0	262206	9019	12/09/13	\$425,000	\$430,000	1,740	7	1975	Avg	163,350	N	N	24602 SUMMIT-LANDS
7	0	142106	9062	11/12/12	\$316,000	\$364,000	1,750	7	1983	Good	78,408	N	N	32823 MERINO ST
7	0	564360	0160	12/03/12	\$210,000	\$241,000	1,760	7	2004	Avg	5,840	N	N	32127 MORGAN DR
7	0	084400	0175	07/23/13	\$250,000	\$267,000	1,770	7	1996	Avg	8,905	N	N	32224 4TH AVE SE
7	0	084400	0845	11/25/13	\$195,000	\$198,000	1,790	7	1991	Avg	6,100	N	N	32428 3RD AVE
7	0	563601	0230	07/23/12	\$284,500	\$335,000	1,810	7	1997	Good	10,524	N	N	25612 CUMBERLAND
7	0	563601	0530	09/20/11	\$230,000	\$279,000	1,810	7	1997	Avg	9,600	N	N	25419 CUMBERLAND
7	0	423340	0450	12/07/12	\$229,900	\$263,000	1,840	7	1994	Avg	9,671	N	N	32503 MC KAY LN
7	0	563600	0170	04/15/13	\$265,000	\$293,000	1,860	7	1994	Avg	10,231	N	N	25210 CUMBERLAND PL
7	0	563600	0210	08/28/13	\$322,000	\$340,000	1,870	7	1995	Avg	9,624	N	N	25202 CUMBERLAND PL
7	0	563600	0280	03/28/11	\$289,950	\$350,000	1,880	7	1994	Avg	11,055	N	N	25401 KANASKET DR
7	0	202560	0210	06/24/13	\$268,106	\$290,000	1,900	7	1990	Avg	7,200	N	N	30406 KUMMER AVE
7	0	563601	0190	06/28/12	\$260,000	\$307,000	1,990	7	1998	Avg	9,623	N	N	25712 CUMBERLAND
7	0	563601	0240	09/11/12	\$285,000	\$332,000	2,000	7	1996	Avg	10,378	N	N	25608 CUMBERLAND
7	0	289140	0380	04/23/11	\$393,000	\$475,000	2,070	7	1999	Good	96,703	Y	N	35408 252ND AVE SE
7	0	563601	0600	05/24/13	\$317,500	\$347,000	2,090	7	1997	Avg	9,600	N	N	25607 CUMBERLAND
7	0	152106	9055	01/29/13	\$279,990	\$316,000	2,300	7	1978	Avg	52,272	N	N	24219 ROBERTS DR
7	0	563601	0260	02/23/11	\$295,000	\$356,000	2,310	7	1996	Avg	10,070	N	N	25516 CUMBERLAND

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	0	563601	0410	03/11/11	\$270,000	\$326,000	2,310	7	1996	Avg	9,776	N	N	25513 PALMER PL
7	0	152106	9076	04/27/12	\$315,000	\$375,000	2,380	7	1980	Good	65,340	N	N	32508 236TH AVE SE
7	0	563601	0560	02/16/11	\$293,000	\$353,000	2,390	7	1996	Avg	9,600	N	N	25507 CUMBERLAND
7	0	563601	0780	07/01/11	\$304,250	\$369,000	2,630	7	1997	VGood	10,099	N	N	30513 SELLECK PL
7	0	563601	0460	04/26/13	\$328,500	\$362,000	2,905	7	1998	Good	9,601	N	N	25418 PALMER PL
7	0	346340	0170	11/21/11	\$320,000	\$387,000	1,250	8	1984	Good	43,196	N	N	32818 227TH PL SE
7	0	132106	9065	11/14/11	\$340,000	\$411,000	1,300	8	1997	Avg	43,560	Y	N	32201 MOUNTAIN VIEW
7	0	142106	9072	12/23/11	\$262,520	\$317,000	1,510	8	1994	Good	101,494	N	N	32813 MERINO ST
7	0	346340	0040	08/23/11	\$287,000	\$348,000	1,550	8	1989	Good	24,899	N	N	22336 SE 328TH PL
7	0	346340	0030	06/05/12	\$242,000	\$287,000	1,850	8	1990	Avg	25,098	N	N	32729 224TH PL SE
7	0	563601	0160	05/01/13	\$281,200	\$309,000	1,900	8	1997	Good	10,327	N	N	25808 CUMBERLAND
7	0	302207	9063	07/11/13	\$385,579	\$414,000	1,940	8	1987	Avg	98,881	Y	N	28917 SE 258TH ST
7	0	346340	0250	04/05/12	\$320,000	\$382,000	2,110	8	1991	Avg	33,005	Y	Y	22414 SE 329TH ST
7	0	289140	0500	04/05/12	\$320,000	\$382,000	2,150	8	1990	Avg	94,089	Y	N	24831 GREEN VALLEY RD
7	0	346340	0090	08/04/13	\$391,000	\$416,000	2,220	8	1991	Avg	42,905	N	N	22421 SE 329TH ST
7	0	346340	0290	01/28/13	\$330,000	\$373,000	2,240	8	1991	Avg	26,325	Y	Y	32626 224TH PL SE
7	0	142106	9146	07/25/13	\$349,950	\$374,000	2,240	8	1990	Good	54,264	N	N	32990 PACIFIC PL
7	0	302207	9070	06/21/13	\$489,000	\$529,000	2,490	8	1988	Avg	99,752	N	N	29019 SE 262ND ST
7	0	142106	9162	11/19/11	\$245,000	\$296,000	2,570	8	1998	Avg	12,109	N	N	25006 MORGAN ST
7	0	272106	9055	05/17/11	\$425,000	\$515,000	2,690	8	1986	Good	212,965	Y	N	24207 GREEN VALLEY RD
7	0	272106	9053	06/20/12	\$465,000	\$550,000	2,720	8	1983	Avg	235,224	Y	N	23817 GREEN VALLEY RD
7	0	289140	0435	12/09/13	\$530,000	\$536,000	3,210	8	1999	Good	92,347	N	N	25240 SE 356TH ST
7	0	214095	0200	06/13/13	\$365,000	\$396,000	2,380	9	2013	Avg	7,695	N	N	32105 SUNNY LN
7	0	214095	0110	09/06/12	\$320,578	\$374,000	2,400	9	2012	Avg	7,811	N	N	23883 FAIRFAX ST
7	0	302207	9003	06/27/13	\$750,000	\$810,000	2,490	9	1982	Good	221,285	Y	N	28717 SE 262ND ST
7	0	214095	0040	10/11/11	\$329,383	\$399,000	2,500	9	2011	Avg	7,884	N	N	23897 BRUCKNERS CT
7	0	214095	0160	01/01/12	\$317,000	\$382,000	2,610	9	2011	Avg	7,227	N	N	32117 SUNNY LN
7	0	214095	0180	04/19/11	\$355,000	\$429,000	2,630	9	2007	Avg	7,439	N	N	32113 SUNNY LN
7	0	214095	0050	05/16/13	\$365,000	\$400,000	2,630	9	2007	Avg	7,590	N	N	23911 BRUCKNERS CT

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	0	214095	0070	07/26/13	\$272,250	\$291,000	2,630	9	2007	Avg	8,709	N	N	23906 BRUCKNERS CT
7	0	214095	0230	09/16/13	\$370,000	\$388,000	2,640	9	2007	Avg	7,239	N	N	23890 FAIRFAX ST
7	0	214095	0230	02/24/11	\$320,000	\$386,000	2,640	9	2007	Avg	7,239	N	N	23890 FAIRFAX ST
7	0	214095	0240	05/22/12	\$341,000	\$405,000	2,690	9	2012	Avg	7,672	N	N	23886 FAIRFAX ST
7	0	214095	0060	05/12/13	\$365,000	\$400,000	2,810	9	2007	Avg	8,546	N	N	23910 BRUCKNERS CT
7	0	214095	0310	07/29/13	\$380,750	\$406,000	2,820	9	2007	Avg	7,377	N	N	32113 BRUCKNERS WAY
7	0	214095	0020	01/24/11	\$320,000	\$385,000	2,820	9	2007	Avg	7,702	N	N	32222 BRUCKNERS WAY
7	0	214095	0350	10/12/12	\$330,000	\$382,000	2,900	9	2012	Avg	7,235	N	N	32129 BRUCKNERS WAY
7	0	214095	0080	01/11/11	\$355,000	\$427,000	3,030	9	2007	Avg	7,337	N	N	23896 BRUCKNERS CT
7	0	214095	0300	04/17/13	\$335,000	\$370,000	3,120	9	2007	Avg	7,417	N	N	32109 BRUCKNERS WAY
7	0	302207	9084	10/15/12	\$690,000	\$799,000	3,390	9	2003	Avg	489,614	N	N	22826 SE 268TH ST
7	0	302207	9049	07/25/13	\$838,500	\$896,000	2,390	10	1987	Good	206,474	Y	N	26032 292ND AVE SE
7	0	716700	0010	08/27/13	\$730,000	\$771,000	3,360	10	2004	Avg	175,050	N	N	26743 SE 271ST ST
7	0	302207	9035	12/12/12	\$640,000	\$732,000	3,400	10	2003	Avg	212,573	N	N	28609 SE 258TH ST
7	0	289400	0010	06/20/11	\$594,950	\$721,000	4,480	10	2009	Avg	220,309	N	N	26543 SE 354TH PL
7	8	510451	0820	11/06/13	\$284,000	\$291,000	1,630	7	2003	Avg	4,733	N	N	24520 SE 275TH ST
7	8	510451	0620	12/04/12	\$209,000	\$239,000	1,630	7	2004	Avg	6,145	N	N	24543 SE 276TH CT
7	8	510451	0790	04/05/11	\$228,000	\$276,000	1,690	7	2003	Avg	4,500	N	N	24513 SE 275TH ST
7	8	510452	0570	07/09/13	\$305,000	\$328,000	1,770	7	2004	Avg	5,145	N	N	28120 MAPLE RIDGE WY
7	8	510452	0790	06/05/13	\$285,500	\$311,000	1,770	7	2004	Avg	4,960	N	N	27978 251ST AVE SE
7	8	510452	0320	03/18/11	\$205,000	\$248,000	1,770	7	2004	Avg	5,329	N	N	27961 251ST AVE SE
7	8	510451	0050	11/21/13	\$319,900	\$326,000	1,830	7	2003	Avg	6,269	N	N	27543 245TH AVE SE
7	8	510451	0340	01/04/13	\$269,500	\$306,000	1,830	7	2002	Avg	7,308	N	N	27408 245TH AVE SE
7	8	510451	0440	04/23/12	\$240,000	\$286,000	1,830	7	2003	Avg	4,390	N	N	27514 245TH AVE SE
7	8	510451	0080	11/09/11	\$232,000	\$280,000	1,830	7	2002	Avg	5,175	N	N	27439 245TH AVE SE
7	8	510451	0660	05/10/12	\$229,950	\$273,000	1,830	7	2003	Avg	5,168	N	N	24515 SE 276TH CT
7	8	510451	0150	07/10/12	\$230,000	\$271,000	1,830	7	2003	Avg	5,175	N	N	27353 245TH AVE SE
7	8	510451	0190	12/26/11	\$217,000	\$262,000	1,830	7	2003	Avg	4,694	N	N	27321 245TH AVE SE
7	9	510451	1600	03/12/12	\$350,000	\$419,000	2,800	8	2002	Avg	7,845	N	N	27627 MAPLE RIDGE WY

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	9	510452	0220	04/26/13	\$335,000	\$369,000	2,800	8	2004	Avg	7,860	N	N	24924 SE 279TH ST
7	9	510451	1620	01/03/12	\$419,000	\$505,000	3,610	8	2002	Avg	8,179	N	N	27643 MAPLE RIDGE WY
7	9	510451	1290	03/15/11	\$412,000	\$498,000	3,610	8	2003	Avg	7,623	N	N	24878 SE 276TH PL
7	9	510451	1320	06/13/13	\$446,400	\$484,000	3,610	8	2003	Avg	11,004	N	N	24796 SE 276TH PL
7	9	510451	1320	09/09/11	\$390,000	\$472,000	3,610	8	2003	Avg	11,004	N	N	24796 SE 276TH PL
7	9	510451	1260	06/03/13	\$462,500	\$504,000	3,740	8	2003	Avg	10,837	N	N	24768 SE 276TH PL
7	9	510451	1230	11/14/12	\$393,900	\$453,000	3,740	8	2002	Avg	8,870	N	N	24744 SE 276TH PL
7	9	510451	1490	05/20/13	\$410,000	\$448,000	3,740	8	2003	Avg	7,211	N	N	27752 MAPLE RIDGE WY
7	9	510451	1800	08/07/13	\$414,950	\$442,000	3,740	8	2003	Avg	6,934	N	N	27708 246TH AVE SE
7	9	510452	0250	09/18/13	\$423,000	\$443,000	3,740	8	2004	Avg	10,710	N	N	24948 SE 279TH ST
7	9	510451	1870	05/26/11	\$359,000	\$435,000	3,740	8	2003	Avg	7,322	N	N	27649 246TH AVE SE
7	9	510452	0190	06/16/11	\$414,950	\$503,000	3,780	8	2004	Avg	8,139	N	N	27820 MAPLE RIDGE WY
7	9	510451	2170	11/09/12	\$429,000	\$494,000	3,780	8	2004	Avg	6,930	N	N	24627 SE 278TH ST
7	9	510452	0370	05/19/11	\$370,000	\$448,000	3,780	8	2004	Avg	9,287	N	N	24994 SE 279TH ST
7	10	510453	0660	04/17/13	\$259,950	\$287,000	2,040	8	2006	Avg	4,210	N	N	27729 257TH AVE SE
7	10	510453	0560	01/27/12	\$219,950	\$265,000	2,040	8	2006	Avg	3,810	N	N	27669 256TH PL SE
7	10	510453	0700	03/26/12	\$220,000	\$263,000	2,040	8	2006	Avg	5,545	N	N	27759 257TH AVE SE
7	10	510453	0730	06/25/13	\$328,000	\$354,000	2,370	8	2006	Avg	4,625	N	N	27813 257TH AVE SE
7	10	510453	1090	10/19/12	\$292,000	\$338,000	2,370	8	2005	Avg	4,094	N	N	25326 SE 279TH PL
7	10	510453	1070	02/10/12	\$270,000	\$324,000	2,370	8	2006	Avg	4,005	N	N	25338 SE 279TH PL
7	10	510453	0930	08/21/12	\$250,900	\$294,000	2,370	8	2005	Avg	3,825	N	N	27843 256TH CT SE
7	10	510453	0250	03/13/13	\$250,000	\$279,000	2,370	8	2006	Avg	4,348	N	N	27816 257TH AVE SE
7	10	510453	0230	04/09/13	\$320,000	\$354,000	2,380	8	2006	Avg	4,348	N	N	27832 257TH AVE SE
7	10	510453	0340	04/08/13	\$290,000	\$321,000	2,380	8	2006	Avg	4,455	N	N	27730 257TH AVE SE
7	10	510453	0170	01/28/11	\$290,000	\$349,000	2,390	8	2005	Avg	4,385	N	N	27880 257TH AVE SE
7	10	510453	0680	05/04/12	\$285,000	\$339,000	2,390	8	2006	Avg	4,639	N	N	27743 257TH AVE SE
7	10	510453	0710	06/18/13	\$320,000	\$347,000	2,550	8	2006	Avg	5,404	N	N	27771 257TH AVE SE
7	10	510453	0490	12/26/12	\$288,055	\$328,000	2,550	8	2006	Avg	4,758	N	N	27617 256TH PL SE
7	10	510453	0510	10/11/12	\$271,000	\$314,000	2,550	8	2006	Avg	4,547	N	N	27629 256TH PL SE

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Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	11	510453	1700	06/11/12	\$350,000	\$414,000	2,510	9	2006	Avg	6,853	Y	N	25417 SE 275TH PL
7	11	510453	1970	07/29/13	\$330,000	\$352,000	2,800	9	2005	Avg	5,682	N	N	25537 SE 274TH PL
7	11	510453	2000	04/17/13	\$395,000	\$437,000	2,910	9	2005	Avg	6,160	N	N	25548 SE 274TH PL
7	11	510453	1790	05/17/11	\$347,000	\$420,000	2,910	9	2006	Avg	5,281	N	N	25472 SE 275TH PL
7	11	510454	0010	06/28/12	\$319,000	\$377,000	3,190	9	2005	Avg	5,100	N	N	25498 SE 274TH PL
7	11	510454	0600	04/18/12	\$330,000	\$394,000	3,200	9	2006	Avg	7,639	N	N	25435 SE 274TH PL
7	11	510453	1720	06/17/13	\$505,000	\$547,000	3,400	9	2006	Avg	7,607	N	N	25416 SE 275TH PL
7	11	510453	1500	06/18/12	\$475,000	\$562,000	3,400	9	2006	Avg	5,889	Y	N	25495 SE 276TH CT
7	11	510453	1550	09/18/13	\$499,950	\$523,000	3,400	9	2006	Avg	6,258	N	N	25462 SE 276TH CT
7	11	510453	1720	06/30/11	\$425,000	\$515,000	3,400	9	2006	Avg	7,607	N	N	25416 SE 275TH PL
7	11	510453	1730	09/13/13	\$485,000	\$509,000	3,400	9	2006	Avg	5,512	N	N	25424 SE 275TH PL
7	11	510454	0620	03/24/11	\$395,000	\$477,000	3,400	9	2006	Avg	8,045	N	N	25451 SE 274TH PL
7	11	510454	0020	10/24/13	\$405,100	\$418,000	3,400	9	2005	Avg	5,326	N	N	25490 SE 274TH PL
7	11	510454	0110	03/22/12	\$329,000	\$394,000	3,400	9	2006	Avg	5,800	N	N	25418 SE 274TH PL
7	11	510453	1920	08/06/12	\$343,000	\$403,000	3,400	9	2006	Avg	6,799	N	N	25518 SE 275TH PL
7	12	510454	0410	01/28/13	\$450,000	\$509,000	2,630	9	2006	Avg	7,180	N	N	27530 254TH WAY SE
7	12	510453	1220	12/31/13	\$480,000	\$480,000	2,820	9	2005	Avg	6,347	N	N	27704 254TH WAY SE
7	12	510453	1450	07/05/12	\$460,000	\$543,000	3,030	9	2006	Avg	6,347	N	N	25452 SE 277TH ST
7	12	510453	1230	03/20/13	\$510,000	\$568,000	3,060	9	2006	Avg	6,399	N	N	27712 254TH WAY SE
7	12	510454	0280	02/08/12	\$505,000	\$607,000	3,190	10	2007	Avg	6,945	N	N	27489 254TH WAY SE
7	12	510453	1200	07/23/12	\$580,000	\$682,000	3,200	10	2006	Avg	6,273	N	N	27709 254TH WAY SE
7	12	510453	1420	08/30/13	\$540,000	\$570,000	3,480	10	2006	Avg	8,214	Y	N	25421 SE 277TH ST
7	12	510454	0300	03/21/11	\$480,000	\$580,000	3,570	10	2006	Avg	7,353	N	N	27511 254TH WAY SE
7	12	510454	0550	07/14/11	\$574,500	\$696,000	3,680	10	2005	Avg	8,690	Y	N	27493 254TH PL SE
7	12	510454	0530	05/14/13	\$598,000	\$655,000	3,680	10	2006	Avg	7,710	Y	N	27481 254TH PL SE
7	12	510454	0580	11/07/12	\$590,000	\$680,000	3,680	10	2006	Avg	7,751	Y	N	27492 254TH PL SE
7	12	510454	0530	03/18/11	\$515,000	\$622,000	3,680	10	2006	Avg	7,710	Y	N	27481 254TH PL SE
7	12	510454	0490	09/07/11	\$500,000	\$606,000	3,680	10	2006	Avg	8,074	N	N	27457 254TH PL SE
7	12	510453	1440	05/28/12	\$560,000	\$664,000	3,790	10	2005	Avg	8,701	N	N	25444 SE 277TH ST

Improved Sales Used in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	AGLA	Bldg Grade	Year Built/Ren	Cond	Lot Size	View	Water - front	Situs Address
7	21	362206	9096	05/06/13	\$650,000	\$714,000	3,120	9	2004	Avg	50,965	N	N	26379 SE 276TH ST
7	21	362206	9078	12/08/11	\$650,000	\$785,000	3,320	9	2003	Avg	63,162	N	N	26715 SE 272ND ST
7	21	362206	9086	11/07/13	\$624,000	\$640,000	3,380	9	2003	Avg	58,806	N	N	27337 264TH AVE SE
7	21	362206	9104	11/08/11	\$570,000	\$689,000	3,420	9	2004	Avg	62,726	N	N	26711 SE 276TH ST
7	21	362206	9104	07/13/13	\$625,000	\$671,000	3,420	9	2004	Avg	62,726	N	N	26711 SE 276TH ST
7	21	362206	9108	07/10/12	\$643,950	\$759,000	3,570	9	2004	Avg	36,155	N	N	26626 SE 276TH ST
7	21	362206	9101	02/09/12	\$612,500	\$736,000	3,600	9	2004	Avg	33,106	N	N	26521 SE 276TH ST
7	21	362206	9107	11/18/11	\$615,000	\$743,000	3,710	9	2004	Avg	32,670	N	N	26712 SE 276TH ST
7	21	362206	9090	05/03/11	\$685,000	\$829,000	3,710	9	2005	Avg	218,236	N	N	26226 SE 276TH ST
7	21	362206	9088	06/13/13	\$825,000	\$895,000	3,530	10	2006	Avg	189,922	Y	N	26258 SE 276TH ST
7	22	072107	9037	09/20/13	\$273,000	\$286,000	1,260	6	1950	Good	57,934	Y	Y	27660 SE GREEN RIVER
7	91	510451	2100	01/26/11	\$285,000	\$343,000	2,000	8	2003	Avg	5,544	N	N	27719 245TH AVE SE
7	91	510452	0550	02/07/12	\$276,000	\$332,000	2,080	8	2004	Avg	5,100	N	N	28107 MAPLE RIDGE WY
7	91	510452	0730	12/17/13	\$307,000	\$309,000	2,190	8	2004	Avg	6,944	N	N	28032 MAPLE RIDGE WY
7	91	510452	0420	11/07/12	\$300,000	\$346,000	2,350	8	2003	Avg	5,100	N	N	28003 MAPLE RIDGE WY
7	91	510452	0460	04/01/13	\$300,000	\$333,000	2,350	8	2003	Avg	5,100	N	N	28035 MAPLE RIDGE WY
7	91	510452	0440	04/03/12	\$275,000	\$329,000	2,350	8	2003	Avg	5,100	N	N	28019 MAPLE RIDGE WY
7	91	510451	2050	10/11/13	\$385,000	\$399,000	2,430	8	2003	Avg	21,197	N	N	24461 SE 277TH CT
7	91	510451	0740	01/30/12	\$250,000	\$301,000	2,430	8	2003	Avg	5,500	N	N	27515 MAPLE RIDGE WY
7	91	510451	2040	02/27/12	\$265,000	\$318,000	2,430	8	2003	Avg	7,406	N	N	24457 SE 277TH CT
7	91	510452	0010	05/18/11	\$371,900	\$450,000	2,510	8	2003	Avg	6,008	N	N	27815 MAPLE RIDGE WY

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012206	9093	09/30/13	\$650,000	ACTIVE PERMIT BEFORE SALE>25K
1	0	052207	9031	02/16/12	\$278,398	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
1	0	052207	9068	07/31/12	\$450,000	IMP COUNT
1	0	062207	9003	01/24/13	\$605,000	OPEN SPACE/NON-REPRESENTATIVE SALE; SHORT SALE
1	0	072207	9029	07/03/13	\$601,750	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	072207	9031	10/11/12	\$180,299	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	072207	9038	11/10/11	\$328,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	072207	9038	05/17/12	\$210,000	DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	072207	9086	06/17/13	\$389,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	102206	9027	08/02/12	\$111,500	DOR RATIO;QUIT CLAIM DEED; NON-REPRESENTATIVE SALE
1	0	102206	9075	01/03/12	\$226,354	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	102206	9166	08/04/11	\$475,000	DOR RATIO;UNFIN AREA;IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	112206	9009	11/16/11	\$72,000	DOR RATIO;GOVERNMENT AGENCY; NON-REPRESENTATIVE SALE
1	0	112206	9042	08/19/13	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	112206	9075	04/22/13	\$314,569	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	112206	9128	07/16/11	\$241,500	DOR RATIO;%COMPL;FINANCIAL INSTITUTION RESALE
1	0	112206	9176	07/14/12	\$474,000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	112206	9180	08/28/12	\$215,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	112206	9180	01/15/13	\$165,806	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
1	0	122206	9003	09/24/13	\$63,964	DOR RATIO;QUIT CLAIM DEED;RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	122206	9003	09/24/13	\$63,964	DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)
1	0	122206	9014	07/21/11	\$220,000	PREVIMP<=25K;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	0	122206	9140	08/06/13	\$312,000	AUCTION SALE; NO MARKET EXPOSURE
1	0	122206	9140	11/19/12	\$437,183	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	122206	9164	01/13/11	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
1	0	132206	9004	06/04/12	\$229,501	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	132206	9040	02/08/12	\$420,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	0	142206	9020	11/13/13	\$615,000	SAS DIAGNOSTIC OULITER;STATISTICAL OUTLIER
1	0	142206	9046	04/11/13	\$433,995	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	142206	9047	05/11/12	\$228,150	PREVIMP<=25K;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	142206	9074	07/10/12	\$218,000	REAL MH;RELATED PARTY FRIEND OR NEIGHBOR
1	0	142206	9088	12/05/12	\$207,881	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	146540	0090	03/11/13	\$261,000	SEGREGATION AND/OR MERGER
1	0	146540	0172	04/15/11	\$310,000	RELOCATION - SALE TO SERVICE
1	0	156093	0440	12/23/13	\$747,000	NON-REPRESENTATIVE SALE
1	0	182207	9033	04/18/12	\$83,200	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	182207	9036	10/01/13	\$445,500	IMP COUNT
1	0	182207	9044	02/22/12	\$65,000	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	0	182207	9044	11/02/11	\$117,900	NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	0	242206	9059	05/15/12	\$124,025	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	0	439600	0190	02/13/13	\$216,031	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	0	511450	0110	04/09/12	\$355,000	IMP COUNT
1	0	511450	0110	12/06/11	\$423,341	IMP COUNT;NO MARKET EXPOSURE; GOVERNMENT AGENCY
1	0	511450	0120	03/27/13	\$350,624	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	13	142206	9115	09/01/11	\$762,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
1	13	142206	9122	05/07/13	\$582,932	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
1	14	512620	0060	01/13/11	\$267,686	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
1	20	362307	9018	02/12/13	\$461,106	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	042206	9041	06/27/13	\$235,000	SEGREGATION AND/OR MERGER
2	0	042206	9042	08/15/11	\$112,000	DOR RATIO
2	0	042206	9042	06/06/13	\$240,500	SEGREGATION AND/OR MERGER
2	0	092206	9078	11/04/11	\$155,000	NON-REPRESENTATIVE SALE
2	0	092206	9079	12/02/11	\$201,316	NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	092206	9142	04/27/12	\$158,700	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	146940	0073	02/07/12	\$70,000	PREVIMP<=25K;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	0	146940	0090	12/26/13	\$219,000	SAS DIAGNOSTIC OULITER;STATISTICAL OUTLIER
2	0	152206	9089	02/26/13	\$103,300	DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	0	222206	9102	09/16/13	\$426,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	231430	0080	01/23/12	\$282,001	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
2	0	231430	0080	12/15/11	\$333,222	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	0	231430	0250	05/22/12	\$365,290	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	231430	0280	02/10/12	\$293,250	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	231430	0300	06/14/13	\$308,200	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	231430	0330	02/22/13	\$261,900	NON-REPRESENTATIVE SALE
2	0	231430	0580	03/12/13	\$59,136	DOR RATIO
2	0	231430	0590	09/19/12	\$285,126	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	231430	0590	03/08/13	\$352,750	SHERIFF / TAX SALE; NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	0	231430	0610	07/15/13	\$535,352	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	231430	0610	12/20/13	\$365,900	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
2	0	231430	0640	07/22/13	\$365,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	231430	0820	09/20/12	\$341,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	232305	9085	04/30/12	\$180,000	IMP COUNT
2	0	322306	9163	04/25/11	\$120,000	DOR RATIO
2	0	510445	0470	03/31/11	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	0	510445	0490	11/14/11	\$211,100	NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	510445	0540	01/24/13	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	510445	0910	06/28/12	\$273,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	511240	0051	07/12/12	\$3,000	DOR RATIO
2	0	511240	0060	09/05/13	\$89,950	PREVIMP<=25K
2	0	511240	0110	09/13/12	\$100,000	PREVIMP<=25K;GOVERNMENT AGENCY; FINANCIAL INSTITUTION RESALE
2	0	680610	0330	03/29/12	\$309,950	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
2	0	680610	0490	04/08/11	\$107,065	DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	680610	0740	03/30/12	\$236,189	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
2	0	885691	0030	05/23/13	\$258,024	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	885692	0130	11/23/11	\$340,175	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	885692	0380	04/11/13	\$347,077	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	885692	0610	12/05/12	\$399,329	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	0	885692	0610	01/28/13	\$371,453	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
2	0	891410	0150	10/25/11	\$429,900	RELOCATION - SALE TO SERVICE
2	1	147140	0040	02/19/13	\$168,000	DOR RATIO;NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
2	2	113400	0070	12/28/12	\$202,815	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
2	3	242305	9073	11/21/11	\$109,000	DOR RATIO;OBSOL;FINANCIAL INSTITUTION RESALE
2	3	511140	0130	10/24/12	\$533,500	PREVIMP<=25K;GOVERNMENT AGENCY
2	3	511140	0150	06/20/12	\$495,000	PREVIMP<=25K;NO MARKET EXPOSURE; GOVERNMENT AGENCY
2	4	146740	0140	07/25/13	\$535,000	SEGREGATION AND/OR MERGER
2	4	208520	0395	05/20/13	\$1,615	DOR RATIO
2	4	208520	0395	02/13/13	\$1,615	DOR RATIO
2	4	232206	9042	02/20/13	\$110,000	SAS DIAGNOSTIC OULITER;BOX PLOTS
2	4	510840	0041	03/23/11	\$70,000	DOR RATIO
2	5	092206	9083	05/21/13	\$1,350	DOR RATIO
2	5	092206	9083	03/14/13	\$1,350	DOR RATIO
2	5	102206	9061	04/30/13	\$1,700	DOR RATIO
2	6	918970	0210	10/02/12	\$110,000	DOR RATIO; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	6	918970	0240	06/04/13	\$255,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
2	6	918970	0255	09/18/13	\$153,743	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	27	512640	0240	10/03/13	\$120,000	GOVERNMENT AGENCY; IMP. CHARACTERISTICS CHANGED SINCE SALE
2	27	512690	0005	05/21/12	\$160,000	NON-REPRESENTATIVE SALE
2	27	512690	0160	03/22/13	\$157,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	27	512690	0160	06/14/13	\$105,299	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	27	512690	0225	12/05/12	\$116,500	NON-REPRESENTATIVE SALE; SHORT SALE
2	27	512690	0240	09/04/12	\$182,500	RELOCATION - SALE TO SERVICE
2	27	512690	0329	01/24/12	\$213,451	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	042106	9081	03/19/13	\$95,000	DOR RATIO;NON-REPRESENTATIVE SALE; SHORT SALE
6	0	042106	9081	05/23/13	\$157,500	NON-REPRESENTATIVE SALE
6	0	162106	9037	05/29/12	\$320,000	IMP COUNT
6	0	406900	0060	09/27/13	\$431,033	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	439160	0130	05/29/13	\$200,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
6	0	439160	0206	03/17/12	\$319,950	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	0	439220	0195	12/02/13	\$276,500	ACTIVE PERMIT BEFORE SALE>25K
6	0	439220	0195	05/18/12	\$83,500	DOR RATIO;FINANCIAL INSTITUTION RESALE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	0	439220	0340	12/11/12	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; EXEMPT FROM EXCISE TAX
6	0	615180	0202	04/17/13	\$353,727	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	615180	0571	05/01/12	\$135,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
6	0	681796	0010	10/06/11	\$105,000	REAL MH;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	0	757400	0110	09/11/12	\$114,431	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	770143	0150	04/30/12	\$165,199	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
6	0	770143	0240	05/22/12	\$272,841	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	0	928380	0006	11/09/13	\$419,000	RELOCATION - SALE TO SERVICE
6	15	679140	0140	04/12/11	\$194,818	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	15	679140	0650	12/13/13	\$222,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	15	679140	0660	11/08/13	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	15	679140	0740	04/03/13	\$162,170	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	15	679140	1000	03/29/11	\$145,203	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	16	669993	0260	07/19/12	\$310,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	16	669993	0270	09/25/12	\$377,429	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	16	669994	0070	12/12/11	\$290,000	RELOCATION - SALE TO SERVICE
6	16	669994	0250	04/14/11	\$363,361	NO MARKET EXPOSURE; GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	16	669995	0240	05/12/12	\$265,000	RELOCATION - SALE TO SERVICE
6	17	032106	9038	09/14/12	\$310,000	DOR RATIO;%COMPL
6	17	102106	9024	07/08/13	\$650,000	IMP COUNT;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	17	406760	0165	12/28/11	\$535,000	SAS DIAGNOSTIC OULITER;STATISTICAL OUTLIER
6	17	406760	0285	01/12/12	\$195,000	PREVIMP<=25K
6	17	406820	0030	10/04/11	\$725,000	RELOCATION - SALE TO SERVICE
6	17	439220	0140	09/28/13	\$150,000	DOR RATIO;QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
6	17	615180	0225	11/08/13	\$530,000	TEAR DOWN; SEGREGATION AND/OR MERGER
6	19	092106	9060	09/13/12	\$540,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	19	541630	0240	03/22/12	\$543,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
6	19	729980	0180	08/06/12	\$625,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
6	19	729980	0190	05/16/13	\$625,000	IMP COUNT
6	19	729980	0210	11/07/11	\$649,000	NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
6	19	729981	0030	05/01/13	\$588,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	19	729981	0030	06/26/13	\$705,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	19	729981	0060	06/14/11	\$579,000	NON-REPRESENTATIVE SALE; SHORT SALE
6	19	729981	0080	06/25/12	\$607,000	SAS DIAGNOSTIC OULITER;STATISTICAL OUTLIER
6	19	729981	0140	07/18/13	\$650,000	IMP COUNT
6	28	278126	0410	10/23/12	\$277,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	28	757005	0480	01/18/11	\$292,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
6	28	757006	0100	12/26/12	\$400,000	RELOCATION - SALE TO SERVICE
6	28	757006	0180	04/22/13	\$333,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	28	757006	0180	05/07/13	\$299,676	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
6	31	253870	0110	12/05/12	\$302,173	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
6	31	253870	0110	12/06/12	\$246,977	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	31	253870	0170	01/26/12	\$105,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
6	31	253880	0050	01/09/13	\$184,430	IMP CHARACTERISTICS CHANGED SINCE SALE
6	31	406830	0330	06/27/12	\$135,000	NON-REPRESENTATIVE SALE
6	31	681795	0020	08/28/12	\$115,000	SAS DIAGNOSTIC OULITER;BOX PLOTS
6	31	681795	0180	01/22/13	\$119,900	SAS DIAGNOSTIC OULITER;BOX PLOTS
6	31	681795	0180	12/20/12	\$131,242	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
6	31	681795	0220	08/24/11	\$105,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	084400	0080	04/27/12	\$130,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND OR NEIGHBOR
7	0	084400	0175	12/13/12	\$336,521	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	084400	0185	03/11/11	\$152,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; FINANCIAL INSTITUTION RESALE
7	0	084400	0225	09/20/13	\$253,289	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	084400	0320	09/12/12	\$60,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	0	084400	0935	07/29/13	\$299,330	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	084400	0935	08/07/13	\$299,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	084400	0935	05/17/13	\$299,331	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; FINANCIAL INSTITUTION RESALE
7	0	084400	0935	09/20/13	\$120,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
7	0	084400	1015	04/15/11	\$169,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	084400	1140	09/09/13	\$185,000	ACTIVE PERMIT BEFORE SALE>25K

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	084400	1140	07/20/12	\$51,050	DOR RATIO;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	084400	1150	10/15/12	\$93,600	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
7	0	142106	9005	02/02/12	\$275,000	IMP COUNT;BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
7	0	142106	9031	12/24/12	\$114,000	SAS DIAGNOSTIC OULITER;BOX PLOTS
7	0	142106	9062	02/16/12	\$445,124	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	142106	9066	11/16/12	\$10,000	DOR RATIO;PREVIMP<=25K
7	0	152106	9029	11/18/13	\$172,068	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	202560	0170	02/15/12	\$156,431	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	202575	0050	03/25/13	\$715,000	MULTI-PARCEL SALE
7	0	214095	0060	02/27/13	\$273,100	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	214095	0180	01/28/11	\$171,768	DOR RATIO;CORPORATE AFFILIATES
7	0	252206	9040	11/09/11	\$100,000	DOR RATIO
7	0	262106	9002	09/12/11	\$215,000	PREVIMP<=25K
7	0	289140	0250	12/26/13	\$190,000	PREVIMP<=25K
7	0	289400	0060	02/28/12	\$475,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	302207	9038	01/25/12	\$310,000	NON-REPRESENTATIVE SALE; STATEMENT TO DOR; FINANCIAL INSTITUTION RESALE
7	0	302207	9075	03/23/12	\$333,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	302207	9086	10/22/12	\$622,750	QUIT CLAIM DEED; BANKRUPTCY RECEIVER OR TRUSTEE
7	0	302207	9089	02/26/11	\$2,000	DOR RATIO
7	0	346340	0030	12/05/11	\$280,042	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	0	362206	9028	04/30/13	\$190,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
7	0	362206	9032	09/30/13	\$158,881	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	362206	9037	12/07/11	\$145,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	362206	9037	11/01/12	\$85,000	DOR RATIO;FINANCIAL INSTITUTION RESALE
7	0	423340	0100	04/18/12	\$106,500	DOR RATIO;BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	423340	0300	01/02/13	\$150,572	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
7	0	423340	0450	06/12/12	\$268,702	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
7	0	563600	0350	08/25/11	\$190,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	563601	0120	04/17/13	\$318,314	BANKRUPTCY - RECEIVER OR TRUSTEE; GOVERNMENT AGENCY
7	0	563601	0120	12/19/13	\$244,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	0	563601	0470	11/25/13	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	0	564360	0085	09/26/13	\$88,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	564360	0170	01/05/11	\$125,000	NON-REPRESENTATIVE SALE
7	0	564360	0285	05/28/13	\$80,000	OBSOLESCENCE
7	0	564360	0325	12/07/11	\$190,577	GOVERNMENT AGENCY; NEW PLAT (WITH LESS THAN 20% SOLD)
7	0	564360	0351	04/12/12	\$144,000	AUCTION SALE; NO MARKET EXPOSURE
7	8	510451	0150	10/27/11	\$353,076	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; Sale price updated by Sales ID group
7	8	510451	0340	01/04/13	\$269,500	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	8	510452	0740	12/16/11	\$163,044	NO MARKET EXPOSURE; QUIT CLAIM DEED
7	9	510451	1270	11/06/13	\$330,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	9	510451	1620	11/25/11	\$419,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	9	510451	1890	02/14/13	\$341,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	9	510451	2170	10/03/12	\$342,700	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	10	510453	0130	05/14/13	\$300,000	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	10	510453	0740	09/13/12	\$250,628	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	10	510453	1000	01/27/12	\$200,000	NON-REPRESENTATIVE SALE
7	10	510453	1090	10/15/12	\$292,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	11	510453	1500	04/26/12	\$352,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	11	510453	1720	05/03/13	\$505,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	11	510453	1870	03/26/12	\$234,250	QUIT CLAIM DEED; BANKRUPTCY RECEIVER OR TRUSTEE
7	11	510454	0650	02/03/11	\$344,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	11	510454	0650	07/07/11	\$345,000	NO MARKET EXPOSURE; FINANCIAL INSTITUTION RESALE
7	12	510453	1440	05/28/12	\$560,000	RELOCATION - SALE TO SERVICE
7	21	362206	9108	07/06/12	\$643,950	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
7	22	408080	0065	02/08/13	\$126,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX; NON-REPRESENTATIVE SALE
7	22	408080	0065	07/05/13	\$289,000	PRESENT CHARACTERISTICS DOES NOT MATCH SALE CHARACTERISTICS
7	22	408080	0170	08/26/13	\$65,000	PREVIMP<=25K
7	91	510451	2020	03/13/13	\$290,000	NO MARKET EXPOSURE; AUCTION SALE
7	91	510451	2050	06/06/13	\$310,200	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	91	510452	0520	06/27/13	\$291,265	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE

Improved Sales Removed in This Annual Update Analysis

Area 057 -- 1 to 3 Unit Residences

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
7	91	510452	0730	04/26/13	\$484,955	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
7	91	510452	0730	05/30/13	\$484,956	NO MARKET EXPOSURE; GOVERNMENT AGENCY

Vacant Sales Used in this Annual Update Analysis

Area 057

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Lot Size	View	Waterfront
1	0	012206	9103	03/01/13	\$85,000	206,038	N	N
1	0	052207	9070	10/03/13	\$147,000	47,480	N	N
1	0	132206	9042	04/11/12	\$171,103	250,905	N	N
1	0	132206	9136	10/06/11	\$125,000	219,542	N	N
1	0	574750	0010	07/09/13	\$182,500	148,630	N	N
1	13	142206	9017	07/10/13	\$167,000	91,476	N	N
1	13	142206	9102	10/24/11	\$179,000	215,186	N	N
1	13	142206	9130	04/24/13	\$250,000	130,680	N	N
1	20	362307	9024	06/14/13	\$62,500	109,771	N	N
2	0	192306	9016	06/13/13	\$140,000	916,066	Y	N
2	4	275220	0066	01/09/12	\$115,000	121,096	Y	Y
6	0	042106	9091	09/27/12	\$150,000	54,450	N	N
6	17	406760	0200	03/15/11	\$550,000	15,000	Y	Y
6	19	541630	0060	10/16/13	\$200,000	73,870	N	N
6	19	541630	0260	06/19/13	\$150,000	97,668	N	N
6	19	541630	0300	03/18/11	\$165,000	146,251	N	N
6	19	729981	0100	09/19/11	\$210,000	94,403	N	N
7	0	022106	9001	03/31/12	\$300,000	1,698,840	N	N
7	0	242106	9037	07/12/11	\$134,000	274,428	N	N
7	0	242106	9041	12/09/13	\$238,500	3,484,800	N	N
7	0	302207	9009	03/27/12	\$299,000	916,502	N	N
7	22	408080	0045	11/22/13	\$65,000	18,719	Y	Y

Vacant Sales Removed in this Annual Update Analysis

Area 057

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	012206	9086	09/26/11	\$45,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR;
1	0	072207	9006	05/20/13	\$102,486	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	072207	9036	08/29/13	\$91,932	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
1	0	146540	0187	06/20/11	\$50,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR
1	13	142206	9129	03/21/13	\$140,000	NON-REPRESENTATIVE SALE
2	0	146940	0050	01/25/13	\$172,744	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	152206	9110	03/13/12	\$135,000	NON-REPRESENTATIVE SALE
2	0	192306	9016	05/10/13	\$98,040	NON-REPRESENTATIVE SALE; STATEMENT TO DOR
2	0	242305	9102	07/30/13	\$54,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NON-REPRESENTATIVE SALE
2	0	275220	0065	06/27/12	\$72,000	NON-REPRESENTATIVE SALE
2	0	322306	9020	12/05/13	\$127,500	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE; EXEMPT FROM EXCISE TAX
2	0	322306	9025	02/24/12	\$2,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
2	0	322306	9140	02/05/13	\$103,000	NO MARKET EXPOSURE;GOVERNMENT AGENCY
2	0	332306	9013	02/26/13	\$8,000	NO MARKET EXPOSURE
2	3	192306	9053	01/09/13	\$260,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR (CONTRACT EQUITY)
2	3	192306	9053	10/26/12	\$290,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR (CONTRACT EQUITY)
2	3	232305	9013	08/07/12	\$554,402	BANKRUPTCY - RECEIVER OR TRUSTEE; NO MARKET EXPOSURE
2	4	232206	9084	04/05/13	\$8,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
6	17	615180	0215	08/16/13	\$294,000	TEAR DOWN; NO MARKET EXPOSURE
6	19	541630	0260	02/03/12	\$375,039	BANKRUPTCY - RECEIVER OR TRUSTEE; NOMARKET EXPOSURE;EXEMPT FROM EXCISE TAX
6	31	681795	0310	09/18/12	\$2,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
7	0	072107	9043	06/02/11	\$180,000	NON-REPRESENTATIVE SALE; FINANCIAL INSTITUTION RESALE
7	0	142106	9193	04/27/11	\$15,000	PLOTTAGE
7	0	142106	9194	04/27/11	\$20,000	PLOTTAGE
7	0	142106	9195	04/27/11	\$38,500	PLOTTAGE
7	0	214095	0040	05/03/11	\$47,000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	0	242106	9025	05/08/12	\$2,500	GOVERNMENT AGENCY; EASEMENT OR RIGHT-OF-WAY
7	0	252206	9078	09/24/13	\$128,000	NO MARKET EXPOSURE; GOVERNMENT AGENCY
7	0	272106	9002	03/02/11	\$27,500	NON-REPRESENTATIVE SALE

Mobile Home Sales Used in this Annual Update Analysis

Area 057

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Adj Sale Price	Living Area	Class	Year Built	Cond	Lot Size	View	Situs Address
1	0	022206	9090	08/07/13	\$257,000	\$257,000	1,625	4	2000	VGood	121,096	N	25920 SE 208TH ST
1	0	112206	9091	09/12/11	\$241,500	\$241,500	1,680	3	1986	Good	112,012	N	22125 257TH AVE SE
1	0	132206	9028	04/20/11	\$187,500	\$187,500	1,790	3	1988	Good	104,544	N	22607 276TH AVE SE
1	0	142206	9078	10/03/13	\$309,000	\$309,000	1,980	3	2003	Good	54,014	N	22616 253RD AVE SE
1	20	362307	9002	06/21/13	\$305,000	\$305,000	1,600	3	1990	Good	268,899	N	17901 364TH AVE SE
2	0	445900	0080	10/01/12	\$137,000	\$137,000	720	1	1970	Fair	10,350	N	15055 156TH PL SE
2	4	232206	9070	09/28/12	\$250,000	\$250,000	1,400	4	1996	VGood	73,826	Y	24512 250TH AVE SE
2	5	208520	0625	05/03/11	\$96,950	\$96,950	304	2	1965	Avg	7,262	Y	23225 LOWER DORRE DON WAY SE
6	0	928380	0187	09/24/12	\$110,000	\$110,000	1,570	3	1983	Avg	15,575	N	30032 224TH AVE SE
6	0	615180	0536	02/11/13	\$164,900	\$164,900	1,680	3	1986	Avg	47,480	N	29402 216TH AVE SE
7	0	289140	0010	01/10/11	\$265,000	\$265,000	1,512	3	1997	Exc	182,831	N	35232 253RD AVE SE
7	0	564360	0230	11/19/13	\$140,000	\$140,000	1,848	3	1988	Avg	15,400	N	32508 MORGAN DR

Mobile Home Sales Removed in this Annual Update Analysis

Area 057

Sub Area	Nghb	Major	Minor	Sale Date	Sale Price	Comments
1	0	102206	9191	11/16/11	\$85,956	FULL SALES PRICE NOT REPORTED; QUIT CLAIM DEED; MOBILE HOME; AND OTHER WARNINGS
1	0	152206	9082	03/26/12	\$57,500	NON-REPRESENTATIVE SALE
1	0	152206	9082	06/24/11	\$15,000	NO MARKET EXPOSURE; QUIT CLAIM DEED; MOBILE HOME; AND OTHER WARNINGS
2	0	152206	9050	01/30/12	\$100,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; NO MARKET EXPOSURE
2	5	102206	9060	06/06/13	\$1,000	PARTIAL INTEREST;EASEMENT RIGHT OF WAY
2	5	102206	9060	03/23/13	\$1,000	PARTIAL INTEREST;EASEMENT RIGHT OF WAY
7	0	142106	9181	10/17/12	\$154,227	NO MARKET EXPOSURE;GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	0	142106	9181	09/04/12	\$154,228	NO MARKET EXPOSURE;BANKRUPTCY RECEIVER OR TRUSTEE; EXEMPT FROM EXCISE TAX
7	0	252206	9068	05/17/13	\$65,000	NON REPRESENTATIVE SALE
7	22	408080	0190	09/12/12	\$90,000	RELATED PARTIES;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Uniform Standards of Professional Appraisal Practice Compliance

Client and Intended Use of the Appraisal:

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

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

Definition and date of value estimate:

Market Value

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

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

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

Highest and Best Use

RCW 84.40.030

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

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



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

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

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

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

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

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

Date of Value Estimate

RCW 84.36.005

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

RCW 36.21.080

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

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



Property Rights Appraised: Fee Simple

Wash Constitution Article 7 § 1 Taxation:

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

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

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

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

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

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

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

Assumptions and Limiting Conditions:

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



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

Scope of Work Performed:

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

Certification:

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

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

None

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

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

- Annual Update Model Development and Report Preparation
- 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 "Mindy" Tianson

7/8/14

Appraiser II

Date